

AGENDA DESCRIPTION:

Consideration and possible action to review the status of Border Issues

RECOMMENDED COUNCIL ACTION:

- (1) Receive and file the current report on the status of Border Issues.

FISCAL IMPACT: None

Amount Budgeted:	N/A
Additional Appropriation:	N/A
Account Number(s):	N/A

ORIGINATED BY: Kit Fox, AICP, Senior Administrative Analyst 

REVIEWED BY: Gabriella Yap, Deputy City Manager 

APPROVED BY: Doug Willmore, City Manager 

ATTACHED SUPPORTING DOCUMENTS:

- A. May 9th RHE Planning Commission Staff report for 5883 Crest Road project (page A-1)
 - B. May 10th Board of Supervisors report regarding grant funding for Friendship Park project (page B-1)
 - C. Public notice for *Peninsula Pointe* project (page C-1)
-

EXECUTIVE SUMMARY:

This month's report includes:

- An update on the proposed 4-unit detached condominium project at 5883 Crest Road in Rolling Hills Estates;
- An update on the County's construction of proposed "observation stations" in Friendship Park within Rancho Palos Verdes; and,
- A report on the proposed conversion of the *Peninsula Pointe* office building at 27520 Hawthorne Boulevard in Rolling Hills Estates into a 102-bed residential care facility for the elderly.

BACKGROUND AND DISCUSSION:

The following is the regular bi-monthly report to the City Council on various "Border Issues" potentially affecting the residents of Rancho Palos Verdes. The complete text of the current status report is available for review on the City's website at:

Current Border Issues

5883 Crest Road Condominium Project, Rolling Hills Estates

On May 9, 2016, the Rolling Hills Estates Planning Commission considered a further-revised version of this 4-unit, detached condominium project at the northeast corner of Crest and Highridge roads. The major revisions included reducing the square footage of all four (4) proposed units and reducing the height of the unit closest to the intersection to a single story. However, the Planning Commission again found the revised project to be unacceptable, and directed the applicant to consider several alternative development schemes, including:

- Three (3) detached condominium units (as opposed to the four (4) units currently proposed);
- A single, 3- to 4-unit townhouse-style building (similar to the adjacent *Seaview Villas* complex); or,
- A lot split with two (2) detached single-family homes (similar to the lot split recently approved at the southeast corner of Whitley Collins Drive and Crest Road in Rancho Palos Verdes).

The applicant was tentatively scheduled to return to the Planning Commission with a revised proposal on June 6, 2016. Staff will continue to monitor this project in future Border Issues reports.

Friendship Park Observation Stations, Rancho Palos Verdes/Los Angeles (San Pedro)

County Parks and Recreation Staff have recently confirmed that the construction of the second observation station is underway. On May 10, 2016, the Los Angeles County Board of Supervisors approved the application for \$252,000 in Measure A grant funds for the Friendship Park General Improvements Project, which would include additional fences and barriers to control unauthorized access to the park from Calle Aventura, 25th Street and other surrounding areas. Staff will continue to monitor this project in future Border Issues reports.

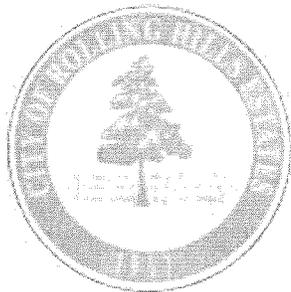
New Border Issues

Peninsula Pointe Project, Rolling Hills Estates

On May 16, 2016, the City received the attached public hearing notice for the proposed *Peninsula Pointe* project at 27520 Hawthorne Boulevard in Rolling Hills Estates. The proposed project would convert an existing, 2-story office building with a subterranean garage into a 102-bed residential care facility for the elderly (RCFE). The site takes access from Ravenspur Road, which is Rancho Palos Verdes' public right-of-way. The

Initial Study/Mitigated Negative Declaration for the project may be reviewed on Rolling Hills Estates' website at <http://www.ci.rolling-hills-estates.ca.us/index.aspx?page=404>. The deadline by which to submit comments on this project was June 2, 2016, and City Staff from the Community Development and Public Works departments reviewed the proposal to submit comments by that date.

The Rolling Hills Estates Planning Commission was scheduled to conduct a public hearing on the project on June 6, 2016. Staff will continue to monitor this project in future Border Issues reports.



Staff Report

City of Rolling Hills Estates

DATE: MAY 9, 2016

TO: PLANNING COMMISSION

FROM: DAVID WAHBA, PLANNING DIRECTOR
KELLEY THOM, CBGB, ASSOCIATE PLANNER

SUBJECT: PLANNING APPLICATION NO: 25-14
APPLICANT: MS. JUDY CHAI
LOCATION: 5883 CREST ROAD

OVERVIEW

The following is a request to approve: *

1. A General Plan Amendment to change the land use designation from Neighborhood Commercial to High Density Residential;
2. A Zone Change from Commercial Limited (CL) to Residential Planned Development (RPD);
3. A Zone Text Amendment for development standards for lot size in the RPD Zone;
4. A Tentative Parcel Map for a one-lot subdivision;
5. A Grading Application;
6. A Conditional Use Permit for a Residential Planned Development;
7. A Neighborhood Compatibility Determination for the construction of four single-family patio homes; and
8. A Mitigated Negative Declaration (IS/MND) under the California Environmental Quality Act (CEQA), finding that the project, with mitigation measures, will not have a significant impact on the environment.

BACKGROUND

Revised Application Filed:	4/15/2016
Application Deemed Complete:	4/25/2016
Public Notices Mailed:	4/25/2016
Public Notices Posted:	4/28/2016
Public Notices Published:	4/28/2016

* Note that the present request no longer includes a Minor Deviation for lot coverage.

A new Public Hearing Notice has been sent to all properties within a 500' radius, as the project been revised. As of this writing, staff has received a letter (attached) from the adjacent Seaview HOA reaffirming their support for this project.

Please note that the project has been re-silhouetted, to reflect the reduction in home sizes. Prior to the meeting, the Commission should visit the project site to better understand the project and its revisions.

Back in 2004, an application for a 5,700 sq.ft. single-story commercial building was approved for the subject property. The applicant and present owner of the property, Ms. Judy Chai, indicated at the time that she attempted unsuccessfully to construct and tenant the approved commercial building. As such, she requested a residential use since it is the predominant use in the surrounding area.

Nine years later, this project began with a "First Look" meeting held before the City Council and Planning Commission on July 9, 2013, to discuss conversion of the subject property from Commercial –Limited (C-L) to residential (Residential Planned Development (RPD)) and the development of four two-story free-standing patio homes. At the First Look meeting, there was general support of the project in terms of residential use, however there was no in-depth discussion with respect to the actual type of housing in terms of architectural style, massing, free-standing or attached product type, etc.; only general direction was provided to move forward with a residential type of development under the RPD zoning and to go through the formal process of City approval.

Three public hearings were held to review this application before the Planning Commission (12/1/14, 5/4/15, and 6/1/15). At the June 1, 2015, meeting, the consensus of the Commission was that a commercial use on this site is generally not an appropriate land use, given the adjacent residential zoning. However, the Commission felt the proposal was incompatible with the neighborhood due to the massing and aesthetics, and struggled with the level of residential density, specifically whether an RPD or RA-20,000 zone would be best suited for the site. Overall, the Commission felt that the development should be consistent with the design and maintenance of the adjacent Seaview Villas and directed staff to prepare a resolution recommending City Council denial of the revised project. On July 6, 2015, the Planning Commission adopted resolution PA-25-14 denying the project. Note that if the applicant had chosen to make further revisions to their plans, the project may have received a favorable recommendation from the Commission.

On August 11, 2015, a Public Hearing was held before the City Council at the applicant's request. After lengthy discussion, the consensus of the Council was that residential zoning makes more sense than a commercial use, and that the Zoning Text Amendment should have appropriate findings for the unique site. The Council also acknowledged the project support from the adjacent Seaview Villas. As a result, the Council recommended that the project be revised to satisfy the Planning Commission's concerns of unit size, building massing, etc. Please refer to the staff report and minutes (attached).

In response to the feedback received from the Planning Commission and City Council, the applicant has hired a new architect, Gary Maxwell, Maxwell and Associates, who has redesigned the project to reduce the appearance of mass by decreasing the home sizes, staggering the garages, and limiting the home at the front corner to be one-story.

DISCUSSION

As proposed, the project includes a one-lot subdivision of the .51-acre (22,366 sq. ft.) property with the construction of four patio homes. Located at the intersection of Crest Road and Highridge Road, the development would include a one-story, 1,662 sq. ft. home with two bedrooms and a 440 sq. ft. enclosed two-car garage at the front corner (Unit 1). The other three homes along Highridge/Crest

and toward the rear of the site would include two-story buildings, ranging in size from 2,054 sq. ft. to 2,160 sq. ft., each with three bedrooms and a 440 sq. ft. enclosed two-car garage (Units 2, 3 and 4). The two westerly homes (Units 1 and 3) would have entries on the first floor facing Highridge and the two easterly homes (Units 2 and 4) would have entries on the first floor facing the adjacent property. Guest parking would be accessible from the shared driveway and includes 1.5 spaces per unit, with a total of 14 parking spaces provided. The remainder of the site would be developed with private and common yard areas and landscaping.

The site plan also shows new fencing along the perimeter of the property and in the private yard areas to be 30" high wrought iron fence on top of 42" high concrete walls. The project's lot coverage is approximately 28.2% (30% maximum in the RPD zone). In addition, the revised project has been designed in a Santa Barbara-influenced Spanish Colonial Revival style, including a smooth finish stucco with wood corbels, a low roof pitch with Spanish tile roofing, recessed windows and doors that are wood-clad, copper gutters and wrought-iron railings. The street elevations are provided on Sheets A-5 and A-6 included separately to this report. A colored rendering will be provided at the public hearing.

The following chart provides the current project revisions:

Lot size: 22,366 sq. ft.	12.1.14	5.14.15	4.15.16 Revisions	Net Change
Lot Coverage	7,400 sq. ft.	6,628 sq. ft.	6,300 sq. ft.	- 328 sq. ft. building footprint decrease
Remainder Of Site	14,966 sq. ft.	15,738 sq. ft.	16,066 sq. ft.	<u>Exempt from Lot Coverage:</u> Primary driveways, walkways 4' wide or less, and landscaped area
30% Maximum	33%	29.6%	28.2%	Decrease from 33% to 28.2%
Livable Building Area	2,880 sq. ft.	2,431 sq. ft.	1,662 sq. ft.	- 1,218 sq. ft. building area decreases
	2,880 sq. ft.	2,431 sq. ft.	2,160 sq. ft.	- 720 sq. ft.
	2,880 sq. ft.	2,431 sq. ft.	2,054 sq. ft.	- 826 sq. ft.
	2,880 sq. ft.	2,431 sq. ft.	2,054 sq. ft.	- 826 sq. ft.
Overall	11,520 sq. ft.	9,724 sq. ft.	7,930 sq. ft.	(- 3,590 sq. ft.) total decrease 31.1%
Garage	* 630 sq. ft. per unit	427 sq. ft. per unit	440 sq. ft. per unit	* Includes covered guest spaces
Building Stories	All two-story	All two-story	One and two-story	Eliminated second-story at front building
Private Yards in Street Setbacks	2,560 sq. ft.	1,500 sq. ft.	568 sq. ft.	(- 932 sq. ft.) decrease
Crest Rd Setback				
Unit 3:	20 ft	30 ft	Unit 1: 25 ft.	5 ft. decrease
Unit 4:	20 ft	25 ft.	Unit 2: 20 ft.	5 ft. decrease
Grading	1,150 Cyds	1,150 Cyds	1,070 Cyds	(- 80 Cyds) decrease

Below are the revised home sizes in comparison with the Seaview and Peppertree neighborhoods.

- 5883 Crest Rd. home size ranges: 1,662 sq. ft. to 2,160 sq. ft. (Current Application)
- Seaview townhomes size ranges: 1,794 sq. ft. to 2,123 sq. ft.
Average: 1,938 sq. ft.
- Peppertree home size ranges: 2,359 sq. ft. to 2,546 sq. ft.
Average: 2,459 sq. ft.

California Environmental Quality Act (CEQA)

Under the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (MND) were prepared for this project last year (attached). Staff is of the opinion that the project revisions do not require the IS/MND to be re-circulated, as the project revisions are essentially minimal and would not result in any new potential impacts that would require additional study for mitigation. Ultimately, the document will need to be revised to reflect the revised project description and accompanying numbers, should the Commission wish to recommend approval of the project to the City Council.

In the interim, the City's environmental consultant, John Bellas of Michael Baker Intl., has provided an errata sheet that identifies the revisions to the project and documents all the necessary revisions to the Initial Study and the MND to reflect the current proposal. As a result, none of the changes modify the conclusions of the environmental analysis or constitute a substantial revision that requires recirculation on the MND (attached).

Grading Plan

When this project went before the Commission December 2014, the proposed grading included approximately 1,150 cubic yards of earthwork, including 650 cubic yards of fill and 500 cubic yards of export. As revised, approximately 1,070 cubic yards of earthwork, including 350 cubic yards of fill and 720 cubic yards of export. Proposed cuts would primarily occur to lower the building pad elevations to minimize building height of the new homes. Please refer to the grading application (attached).

Neighborhood Compatibility

Please note that the Neighborhood Compatibility criteria was previously addressed in the IS/MND and found to be in compliance. Given that the revisions would reduce the lot coverage to eliminate the Minor Deviation, and reduce the home sizes and building mass, it would appear that the revised proposal is more compatible with the neighborhood than the previous proposal.

General Plan & Zone Change

As discussed previously, should the Commission wish to move forward on this application as presented, staff will prepare the necessary findings for the project's required General Plan and Zoning changes from Commercial-Limited to Residential Planned development, which matches the adjacent land use designations.

CONCLUSION

Staff has worked closely with the applicant over the past several years to address the concerns of the City Council and Planning Commission, as well as working with a new architect this year to meet the direction of the Planning Commission and City Council.

Given the relatively small size of this lot at just over 1/2 acre, almost any type of development proves to be very challenging. While there is general consensus that commercial development is probably not the best use for this corner site, and that residential makes the most sense, the issue then becomes how to best develop the site. It has been suggested that the applicant consider building an attached product type with one single building (with perhaps three to four units) similar to what was built next door at Sea View Villas in the late 1970s, which perhaps would be the most compatible with the surrounding area. The applicant has considered this type of development, but feels that this is an "older" residential style that would be difficult to sell in today's housing market and thus is still presenting a free-standing four unit patio-type home development most similar to Pepper Tree Lane built some 15 years ago.

As the Commission may recall, staff has explored other residential types with the applicant ranging from one single family home to two single family homes on the site that would be around 3,000 sq.ft. in size each. The last option would be to explore three free-standing patio homes that may allow more open space at the corner of Highridge and Crest Roads and/or perhaps a more creative design with respect to home placement on the site.

While the project has been reduced in size and the corner unit reduced from a two-story home to a one-story home, it is still similar to the previous application in terms of site layout and design; however, given the constraints of the site and the access driveway from Highridge Road, the new architect was not able to make "significant" changes to the basic site plan design. Staff is of the opinion though that this is clearly the best site design if the Commission is willing to entertain the idea of approving four patio homes on the site. Obviously, if a unit is taken away or an attached product is considered, this would render the ability for more site design creativity, but the applicant has clearly stated that she is not willing to entertain anything less than four units and has thus reduced the size of the homes from what were originally 2,880 sq.ft. each (all two-story) to a range from 1,662 sq.ft.(single story) to 2,160 sq.ft., for the largest two-story unit. This represents a reduction from 11,520 sq.ft. to 7,930 sq. ft. of total livable area or a reduction of 31% of floor area, which is worth noting. Given this product type, staff believes there is not much more "room" for further square footage reductions, which staff has worked very hard with the applicant to reduce.

Lastly, the project as redesigned complies with all zoning development standards of the RPD Zone and it has demonstrated that it can be compatible with other patio home developments in the vicinity. The adjacent Sea View Villas have also supported the project as redesigned.

Should the Commission wish to support this latest redesign of the project, staff will bring back a resolution at the next meeting recommending City Council approval of the project. If the Commission is not in favor of supporting this revised application, then staff recommends that the applicant be given clear direction in terms of where the Commission stands on the type of housing that may be acceptable on this site.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take Public Testimony;
3. Discuss the Issues; and
4. Direct staff to take one of the following actions:

- a) Prepare a Resolution recommending City Council approval of the revised project for the next Planning Commission meeting of June 6, 2016

OR

- b) Continue this application to a date uncertain with guidance that the project be redesigned to include a revised housing type that is more acceptable for the site.

EXHIBITS

Attached

1. Minutes and Staff Reports dated August 11, 2015
2. Grading Application, dated April 15, 2016
3. Project Statistics Sheet, dated April 15, 2016
4. Letter from Seaview Villas HOA, dated May 4, 2016
5. Sketch #3, dated May 4, 2016
6. Errata Sheet for the 5883 Crest Road IS/MND, dated May 4, 2016

Separate

1. Architectural Drawings, dated May 3, 2016

Pa25-14 pm4

After brief discussion, COUNCILWOMAN MITCHELL moved, seconded by COUNCILWOMAN HUFF

TO ADOPT RESOLUTION NO. 2355 AND JOIN THE "FIX OUR ROADS COALITION" AS REQUESTED BY THE LEAGUE OF CALIFORNIA CITIES.

AYES: Addleman, Huff, Mitchell, Zerunyan
ABSENT: Zuckerman

City Manager Prichard read Resolution No. 2355 by title only.

8. PUBLIC HEARINGS/MEETINGS

A. CONGESTION MANAGEMENT PROGRAM (CMP) CONFORMANCE SELF-CERTIFICATION

Recommendation: That the City Council: 1) Open the public hearing; 2) Take public testimony; 3) Close the public hearing; and 4) Adopt Resolution No. 2354 and the 2015 CMP Local Development Report.

Assistant City Manager Grammer provided a staff report (as per agenda material).

COUNCILWOMAN MITCHELL moved, seconded by COUNCILMAN ZERUNYAN

TO OPEN THE PUBLIC HEARING.

THERE BEING NO OBJECTION, MAYOR ADDLEMAN SO ORDERED.

No public testimony was offered.

COUNCILWOMAN MITCHELL moved, seconded by COUNCILMAN ZERUNYAN

TO CLOSE THE PUBLIC HEARING.

THERE BEING NO OBJECTION, MAYOR ADDLEMAN SO ORDERED.

1. RESOLUTION NO. 2354 FOR ADOPTION

A RESOLUTION OF THE CITY COUNCIL OF ROLLING HILLS ESTATES FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089.

COUNCILWOMAN MITCHELL moved, seconded by COUNCILWOMAN HUFF

TO ADOPT RESOLUTION NO. 2354.

AYES: Addleman, Huff, Mitchell, Zerunyan
ABSENT: Zuckerman

City Manager Prichard read Resolution No. 2354 by title only.

B. PLANNING APPLICATION NO. 25-14; APPLICANT: JUDY CHAI; LOCATION: 5883 CREST ROAD

Recommendation: That the City Council: 1) Open the public hearing; 2) Take public testimony; and 3) Choose one of the following two options: a. Close the public hearing and direct staff to bring back a City Council Resolution denying PA-25-14, upholding the Planning Commission's recommendation; or b. Remand PA-25-14 back to the Planning Commission for further consideration of three free-standing patio homes (instead of four) or one single building with three to four attached units, as discussed in the staff report.

Planning Director Wahba provided a staff report (as per agenda material).

COUNCILWOMAN MITCHELL inquired as to what is the proposed Zone Text Amendment.

Planning Director Wahba noted that the Code requires a 10-acre minimum parcel size and that the project before the COUNCIL is one-half acre contiguous to Seaview Villas.

COUNCILWOMAN MITCHELL inquired if this would set a precedent. Planning Director Wahba responded that findings would have to be made to meet the requirements for a zone change because this property is unique with no other sites like it in the City.

COUNCILWOMAN MITCHELL inquired if the Zone Text Amendment would only affect this parcel. Planning Director Wahba noted that the Planning Commission had the same concerns and that additional research is needed to make the appropriate findings.

COUNCILMAN ZERUNYAN moved, seconded by COUNCILWOMAN HUFF

TO OPEN THE PUBLIC HEARING.

THERE BEING NO OBJECTION, MAYOR ADDLEMAN SO ORDERED.

Keith Palmer, Architect, representing the Applicant, provided an extensive background on this project. He noted that patio homes are now being considered in an attempt to come up with a solution for this property and provided a PowerPoint presentation. He further noted that the landscaping has been increased and the building mass has been reduced.

COUNCILWOMAN MITCHELL inquired if consideration was given to decreasing the size of the units to 1,500-1,800 square feet as the homes are quite large for the site.

Mr. Palmer responded that they did consider smaller units and consulted with realtors in the area. He noted that, while many people are downsizing, they still prefer a nice kitchen and open floor plan with larger closets and amenities. He further noted that the upper floor is the living level that includes a "great room" and an office/guestroom with two bedrooms downstairs.

COUNCILWOMAN MITCHELL noted that the first floor has two bedrooms plus an additional space which would essentially be a four bedroom unit.

COUNCILWOMAN HUFF noted that she was a Planning Commissioner at the time this item was considered in 2013, and at that time, the homes were 2,400 square feet and were increased to 2,800 square feet and questioned why they are now back to 2,400 square feet.

Mr. Palmer explained that the square footage on the lower level was a miscalculation, but the footprint remained the same.

COUNCILWOMAN HUFF noted that The Ranch development has tall trees and hedges, and inquired if this might be a way to respond to the mass as the homes would not be seen.

Planning Director Wahba noted that those homes are all single-story and the setbacks are greater in that development.

COUNCILWOMAN HUFF asked if there would be more room for foliage to block the ground level.

Mr. Palmer noted that landscaping at the lower level could mitigate the view of the buildings as the preferred view is from the second floor.

COUNCILWOMAN HUFF mentioned that the Seaview Villas' homes are higher and that this development does not seem to interfere with their view.

COUNCILWOMAN MITCHELL moved, seconded by COUNCILWOMAN HUFF

TO CLOSE THE PUBLIC HEARING.

THERE BEING NO OBJECTION, MAYOR ADDLEMAN SO ORDERED.

COUNCILWOMAN MITCHELL noted that the commercial aspect is probably not the correct zoning and that the Zone Text change needs to be considered. She noted that she concurs with the Planning Commission as far as the mass on the lot and encouraged some creative thinking to reduce the size to two 1,500-1,800 square foot units or townhomes with more open space instead of single-family homes. She further noted that the Planning Commission's concerns still remain regarding the size of the project and were not alleviated. She commended the Planning Commission on their good judgment and respects their decisions and recommended sending this item back for further consideration to review creative planning alternatives that would not be so massive but still be a viable development.

COUNCILMAN ZERUNYAN concurred with COUNCILWOMAN MITCHELL'S comments. He noted that the challenge is the awkward lot and that Mr. Palmer is doing a good job in attempting to find alternatives. He noted that at the first look meeting, the consensus was that residential zoning makes sense for this lot and that a commercial use was not desired. He further noted that the lot size of one-half acre is a problem. While he commended Mr. Palmer on the design, he suggested that perhaps mixing styles might be a better direction along with a recalculation of the site to reduce the wall-to-wall massing. Additionally, he commented that he is sympathetic to the Applicant, but concurred in sending this project back to the Planning Commission.

COUNCILWOMAN HUFF commented that she is concerned this process has taken awhile, and was sympathetic to the Applicant's concerns about the Planning Commission's denial. She noted that it is important for the COUNCIL not to micromanage a property owner's property. She suggested that since this is a difficult property, it could be designed in an attractive way with landscaping. She commended the Applicant for working with Seaview Villas' residents who are in support of this project. She noted that this proposal would be more suitable than a commercial business.

MAYOR ADDLEMAN also concurred with COUNCILWOMAN MITCHELL and COUNCILMAN ZERUNYAN'S comments and stated that the Planning Commission is very experienced. He noted his preference would be to redesign the property because the current project is too dense and there are too many concerns that were expressed that need to be discussed. He also agreed to send this item back to the Planning Commission for further consideration.

MAYOR ADDLEMAN moved, seconded by COUNCILWOMAN MITCHELL

TO REMAND PA-25-14 BACK TO THE PLANNING COMMISSION FOR FURTHER CONSIDERATION OF AN AMENDED PLAN.

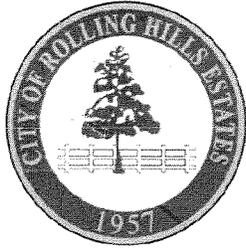
AYES: Addleman, Huff, Mitchell, Zerunyan
ABSENT: Zuckerman

~~10. OLD BUSINESS~~

~~NONE~~

~~11. CITY ATTORNEY ITEMS~~

- ~~A. Deputy City Attorney Steve McEwen noted his pleasure at attending the COUNCIL meeting in City Attorney Davis' absence.~~



Staff Report

City of Rolling Hills Estates

AGENDA
AUG 11 2015
ITEM NO. 8B

DATE: AUGUST 11, 2015
TO: MAYOR AND CITY COUNCIL
FROM: DAVID WAHBA, PLANNING DIRECTOR
KELLEY THOM, ASSOCIATE PLANNER
SUBJECT: PLANNING APPLICATION 25-14
APPLICANT: MS. JUDY CHAI
LOCATION: 5883 CREST ROAD

OVERVIEW

The following is a request to approve:

1. A General Plan Amendment to change the land use designation from Neighborhood Commercial to High Density Residential;
2. A Zone Change from Commercial Limited (CL) to Residential Planned Development (RPD);
3. A Zone Text Amendment for development standards for lot size in the RPD Zone;
4. A Tentative Parcel Map for a one-lot subdivision;
5. A Grading Application;
6. A Conditional Use Permit for a Residential Planned Development;
7. A Neighborhood Compatibility Determination for the construction of four single-family patio homes; and
8. A Mitigated Negative Declaration (IS/MND) under the California Environmental Quality Act (CEQA), finding that the project, with mitigation measures, will not have a significant impact on the environment.

BACKGROUND/DISCUSSION

Revised Application Filed:	5.14.15
Application Deemed Complete:	5.19.15
Public Notices Mailed:	7.30.15*
Public Notices Posted:	7.30.15*
Public Notices Published:	7.30.15*

*Dates for 8/11/15 City Council meeting only.

This application is before the City Council as the Planning Commission acts in an advisory capacity to the City Council for General Plan Amendments, Zoning Changes/Text Amendments, and Parcel Maps. Therefore, the City Council has the final authority to ultimately approve or disapprove this application.

The purpose of this report is to provide a general summary of the actions that have taken place to date for this project. Please refer to the attached information for a complete understanding of this application.

This project began with a "First Look" meeting held before the City Council and Planning Commission on July 9, 2013, to discuss conversion of the subject property from Commercial – Limited (C-L) to residential (Residential Planned Development (RPD)) and the development of four free-standing patio homes. At the First Look meeting, there was general support of the project in terms of residential use, however it is important to note that there was no decision made to approve this project in the manner it was first presented, as has been incorrectly stated in some of the attached correspondence. Rather, there was general direction provided by Council to further pursue a formal application before the Planning Commission, which entailed completion of all the necessary plans and an Initial Study under the California Environmental Quality Act (CEQA), and a public hearing as required for processing an application.

Three public hearings were held to review this application before the Planning Commission (12/1/14, 5/4/15, and 6/1/15). The project was ultimately recommended by the Commission to be denied by the City Council on July 6, 2015, finding the proposed application to be incompatible on a number of fronts, all of which are fully detailed in the attached staff reports and resolution to Council. Note that if the applicant had chosen to make further revisions to their plans, the project may have received a favorable recommendation from the Commission.

The project proposes the following:

A one-lot subdivision with four, two-story patio homes (each with 2,431 sq.ft. in livable area and a two two-car garage) designed in a Spanish/Monterey-style, on the .51-acre property. Two homes would be located on either side of a shared driveway accessible from Highridge Road. In order to approve this application, the following entitlements must be granted: 1) A General Plan Amendment to change the land use designation from Neighborhood Commercial to High Density Residential; 2) A Zone Change from Commercial Limited (CL) to Residential Planned Development (RPD); 3) A Zone Text Amendment for development standards for lot size in the RPD Zone; 4) A Tentative Parcel Map for a one-lot subdivision; 5) A Grading Application; 6) A Conditional Use Permit for a Residential Planned Development; 7) A Neighborhood Compatibility Determination for the construction of four single-family patio homes; and 8) A Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA). For a more detailed analysis on the required entitlements, please refer to the attached staff reports and to the plans, included as a separate exhibit.

In response to the Commission's previous comments, the applicant made a number of revisions to minimize the appearance of the proposed development, including reducing the home sizes from 2,880 sq. ft. to 2,431 sq. ft., reducing the building depth, second floor roof areas and second floor mass at corners, increasing the building setbacks along Crest Road, reducing and/or eliminating the private yard walls to create more open space and landscaped area, and increasing the number of guest parking spaces from four to six. The lot coverage was also decreased from 33% to 29.6% (30% maximum allowed) to eliminate a previously requested Minor Deviation application.

It should be noted that the adjacent neighbors and the homeowners' association of the Seaview Villas townhome development are in support of the project, and not a commercial project as the property is presently zoned. However, a nearby Rancho Palos Verdes resident opposes the project on the basis of it not being compatible with the types of lower-density developments in the immediate vicinity of the site.

Please note that the site was re-silhouetted to reflect the reduction in home sizes. Prior to the meeting, the City Council should visit the property to better understand the characteristics of the property, the proposed project and its immediate surroundings.

As of this writing, several letters have been received from the applicant and the applicant's

representatives (attached). The applicant will also be making a PowerPoint presentation at the City Council meeting.

The following provides a brief summary of the project's review before the Planning Commission:

Public hearings for the project were held before the Planning Commission on December 1, 2014, May 4, 2015, and June 1, 2015. Staff report and minutes are attached.

- At the December 1, 2014 Planning Commission meeting, the Commission expressed concerns about the project's compliance with Neighborhood Compatibility, including density, home size, building massing, lot coverage, parking, and a potential driveway hazard, and continued the project to allow the applicant the opportunity to address the issues.
- At the May 4, 2015 Planning Commission meeting, the applicant requested a continuance of the project to the June 1, 2015 meeting.
- At the June 1, 2015 Planning Commission meeting, the project was revised to reduce the visual massing of the homes, including decreasing the home sizes and increasing the building setback and open space on the site. As a result, the lot coverage was reduced to eliminate the Minor Deviation. The Commission discussed the project's density, the revised home sizes and building mass, and stated that the project still needed to integrate, and be more consistent with, the adjoining Seaview development. As a result, the applicant requested that the project be reviewed by the City Council and the Commission directed staff to prepare a resolution, recommending City Council denial of the project.
- At the July 6, 2015 Planning Commission meeting, the Commission adopted Resolution No. PA-25-14, recommending City Council denial of a General Plan Amendment to change the land use designation from neighborhood commercial to high density residential, a Zone Change from Commercial Limited (CL) to Residential Planned Development (RPD), a Zone Text Amendment for development standards for lot size in the RPD zone, a Tentative Parcel Map for a one-lot subdivision, a Grading Application, a Conditional Use Permit for a Residential Planned Development, a Neighborhood Compatibility Determination; and a Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA), finding that the project, with mitigation measures, will not have a significant impact on the environment for the subdivision and grading of land for the construction of four single-family patio homes on a 0.51-acre parcel in the Commercial Limited (CL) zone.

Initial Study and Mitigated Negative Declaration (MND) for the California Environmental Quality Act (CEQA)

Under the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (MND) were prepared for this project last year (attached). Staff is of the opinion that the project revisions do not require the IS/MND to be re-circulated, as the project revisions are essentially minimal and would not result in any new potential impacts that would require additional study for mitigation. Also note that this document, which favors approval of the project with mitigation, is provided as an "informational tool" to allow the decision makers to provide an environmental basis in which to approve or disapprove a project. Because a project could be approved with mitigation measures, CEQA does not require the City Council to approve the project. Rather, it can still be denied, particularly in this case, if the proposed land use, for example, is found to be incompatible with that of the General Plan.

STAFF FINDINGS & CONCLUSION

The applicant, Ms. Judy Chai, has been working with the City for quite some time now to develop the subject site, which is presently vacant. The history of the property first included an automobile service station and then a garden nursery in more recent years, both of which uses ultimately were not economically viable. Over the years, this broader location at the top of the hill has been essentially redeveloped and/or built out with mostly single family homes and multifamily attached homes in the immediate vicinity to the north east of the property, known as Seaview Villas South. For example, the Northrop site was rezoned from Scientific Research Development (SRD) to Residential Planned Development (RPD), whereby 67 single family homes (Vantage Pointe) were built in the late 90s and early 2000s. Also, Pepper Tree Lane (34 patio style free-standing homes) was built shortly after Vantage Pointe, where a shopping center once stood at the northeast corner of Hawthorne Blvd. and Crest Road. Lastly, the neighborhoods of Hillcrest Meadows and Manors and Wallace Ranch, all located along Highridge Road, were built on sites originally slated for a high school and on an old antenna farm.

As the immediate area has become essentially all residential, the need for a commercial use on the subject property has essentially vanished. In fact, Council may recall that several years ago, a small 5,000 sq.ft. +/- commercial building was approved here, but there was little market demand given its relatively remote location for commercial purposes, and hence abandoned.

Given that the parcel is only about a half-acre in size, this has presented many challenges for development. While there appears to be clear direction that the site should be rezoned from Commercial-Limited (C-L) to residential, the type and density of development remains a challenge. Given the ocean views from the adjacent Seaview Villa townhomes, the height of a proposed building(s) remains a challenge, but should be doable at about 24' as studied with the staking and flagging on the site.

Staff and the Planning Commission (in their recent review of the proposed project) have explored many alternatives with the applicant over the past several years, ranging from one to two single family homes, to three to four patio homes (as proposed), to one single building with three to four units, similar to that of the adjacent Seaview Villas. In a perfect world, this site would have been absorbed by Seaview Villas and made part of their development in the 1970s. Incidentally, this avenue too has been explored in recent times, but has not proven to be financially beneficial to either party.

Given all the possibilities for residential development that has been explored for this site, the applicant is still adamant that four two-story patio homes as proposed is the only economic viable option for the property. As summarized by the Planning Commission in their resolution recommending denial of the project to Council, the applicant should reconsider a revised project that would involve a single building option with three to four units, with a livable area of 2,000 sq.ft. for each unit, similar to the massing and orientation of the adjacent Seaview Villas project. Alternatively, if a free-standing patio home option is still preferable, then, the project should consider eliminating the corner unit on Crest and Highridge to improve the open space and landscaping of the project when viewed from the roadway intersection. The single building option, if considered, should also be setback to the rear corner of the site to achieve this same goal of maximizing corner open space and landscaping.

RECOMMENDATION

Staff recommends that the City Council:

1. Open the Public Hearing;
2. Take Public Testimony;
3. Choose One of the Following Two Options:
 - A. Close the Public Hearing and Direct Staff to Bring Back a City Council Resolution denying PA-25-14, Upholding the Planning Commission's Recommendation; OR
 - B. Remand PA-25-14 Back to the Planning Commission for Further Consideration of Three Free-standing Patio Homes (instead of four) OR One Single Building with Three to Four Attached Units.

EXHIBITS

Attached

1. Planning Commission Resolution No. PA-25-14
2. Minutes and Staff Reports dated July 9, 2013, December 1, 2014, May 4, 1015 and June 1, 2015
3. Letters to City Council received from the applicant
4. Draft Initial Study and Mitigated Negative Declaration (IS/MND) dated October 9, 2014

Separate

1. Architectural Drawings, dated June 1, 2015



CITY OF ROLLING HILLS ESTATES
 PLANNING DEPARTMENT
 4045 Palos Verdes Drive North
 Rolling Hills Estates, CA 90274
 Telephone-(310) 377-1577
 Fax-(310) 377-4468
 www.RollingHillsEstates-Ca.gov

GRADING APPLICATION

THIS GRADING PERMIT REVIEW SHALL AUTHORIZE ONLY THE GRADING WORK REQUESTED AND SHALL NOT CONSTITUTE APPROVAL OF OTHER STRUCTURES SHOWN ON THE GRADING PLAN.

OWNER JUOY CHAI DATE 04-15-16

ENGINEER _____ LICENSE # _____

CONTRACTOR _____ LICENSE # _____

LOCATION 5883 CREST ROAD

PROJECT DESCRIPTION 4 NEW HOUSES

REVISION

APR 15 2016

YES NO

EXTENT OF GRADING

A. WILL THIS APPLICATION INVOLVE THE IMPORTATION OF ACCEPTABLE FILL MATERIAL? _____ X

1. IF YES, HOW MANY CUBIC YARDS? _____ CUBIC YARDS

B. WILL THIS APPLICATION INVOLVE THE EXPORTATION OF EARTH MATERIAL? X _____

2. IF YES, HOW MANY CUBIC YARDS? 720 CUBIC YARDS

C. WILL THE AMOUNT OF FILL EQUAL THE AMOUNT OF CUT? _____ X

EXPLANATION CUT INTO (E) SLOPE TO REDUCE HEIGHT OF HOUSES

YES NO

D. WILL THIS PROPOSAL CUT INTO AN EXISTING SLOPE?

1. IF YES, WHAT IS THE MAXIMUM LENGTH AND DEPTH OF CUT SLOPE?

LENGTH 115 DEPTH 6

2. IF YES, WHAT IS THE RESULTANT RATIO? _____

3. IF YES, WHAT IS THE TOTAL NUMBER OF CUBIC YARDS BEING REMOVED?

1070

E. WILL THIS PROPOSAL FILL AN EXISTING SLOPE?

1. IF YES, WHAT IS THE MAXIMUM LENGTH AND DEPTH OF THE FILL SLOPE?

LENGTH _____ DEPTH _____

2. IF YES, WHAT IS THE RESULTANT SLOPE RATIO? _____

3. IF YES, WHAT IS THE TOTAL NUMBER OF CUBIC YARDS BEING FILLED?

350

HYDROLOGY

A. WILL THIS PROPOSAL ALTER NATURAL DRAINAGE PATTERNS?

B. WILL THIS PROPOSAL RESULT IN CONCENTRATION OF STORM WATER RUN-OFF?

C. WILL STORM WATER BE DISCHARGED INTO AN ACCEPTABLE DRAINAGE FACILITY?

D. WILL THIS PROPOSAL RESULT IN FLOW PATTERNS WHICH CAUSE WATER TO BE DIRECTED ONTO ADJACENT PROPERTIES?

1. IF YES, HAS THE WRITTEN APPROVAL OF THESE PROPERTY OWNERS BEEN OBTAINED?

E. WILL THIS PROPOSAL INSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND IMPROVEMENTS?

F. WILL THIS PROPOSAL ADVERSELY AFFECT THE HYDROLOGY OF OTHER PROPERTIES?

YES NO

G. WILL THIS PROPOSAL RESULT IN ANY EROSION? X

1. IF YES, WHAT MEASURES HAVE BEEN TAKEN TO ENSURE EROSION PROTECTION?

EXPLANATION _____

GRADING METHODS

A. WILL THIS PROPOSAL REQUIRE THE USE OF HEAVY EQUIPMENT? X

1. IF YES, WHAT MACHINERY WILL BE USED?

EXPLANATION BACKHOE & TRACTOR w/ BLADE

B. WILL THIS PROPOSAL INVOLVE THE USE OF TRUCK TRANSPORT? X

1. IF YES, WHAT CAPACITY OF VEHICLE AND WHAT HAUL ROUTE IS REQUESTED?

CAPACITY: 720 CUBIC YARDS

HAUL ROUTE _____

C. DESCRIBE METHODS OF DUST CONTROL TO BE EMPLOYED DURING GRADING.

EXPLANATION _____

GRADING COMPATIBILITY

A. WILL THIS PROPOSAL RESPECT AND PRESERVE NATURAL AMENITIES, INCLUDING TOPOGRAPHY, LANDSCAPING AND NATURAL FEATURES? X

YES NO

X X

X _____

X _____

X _____

X _____

B. WILL THIS PROPOSAL PRESERVE OPEN SPACE AND RESPECT
RESPECT THE PRIVACY OF SURROUNDING PROPERTIES?

EXPLANATION BUILDING HOUSES ON VACANT LOT
TAKES UP OPEN VACANT LOT

C. WILL THIS PROPOSAL INCORPORATE EXISTING AND/OR ADDITIONAL
LANDSCAPING TO ENSURE COMPATIBILITY WITH SURROUNDING
PROPERTIES?

EXPLANATION _____

D. WILL THIS PROPOSAL RESPECT AND MAINTAIN EXISTING PUBLIC
AND PRIVATE VIEWS?

E. WILL THIS PROPOSAL COMPLY WITH THE OBJECTIVES OF THE
NEIGHBORHOOD COMPATIBILITY ORDINANCE?

EXPLANATION _____

F. WILL THIS PROPOSAL COMPLY WITH ALL CONDITIONS AND
REQUIREMENTS OF THE CITY OF ROLLING HILLS ESTATES
GRADING ORDINANCE (MUNICIPAL CODE 17.07.010)?



PROJECT STATISTICS SHEET

PROJECT ADDRESS: 5883 CREST

	EXISTING	PROPOSED	PERMITTED
SETBACKS			
First Story			
Front:		29'	
Sides:		20'	
Rear:		20'	
Second Story			
Front:		SAME AS FIRST	
Sides:			
Rear:			
BUILDING HEIGHT:		16' to 22'-4" ABOVE GRADE	35' max
LIVING SPACE SQ.FT.			
1 ST floor:		1062 / 900 / 954 / 954	
2 ND floor:		0 / 1200 / 1100 / 1100	
Garage:		440 / 452 / 440 / 440	
TOTAL:		9702	

Front yard area sq.ft. (Refer to code for definition of front yard area)		3016	Street Frontage 125'
Front yard coverage sq.ft. (All hardscape and structures' square footage must be included to determine front yard coverage)		476	Street FRONTAGE 125' APR 15, 2016 between 100' + 149.99'
Total front yard coverage %: (total front yard coverage ÷ front yard area = total front yard coverage %)		13.2	30% max

	EXISTING SQ.FT.	+ PROPOSED SQ.FT.	= TOTAL SQ.FT.	X FACTOR SQ.FT.	= RESULT SQ.FT.
LOT COVERAGE					
Lot Size <u>22,366</u> sq.ft. <u>4928 + 1772</u>			$22,366 \times 0.30 = 6,710$ SF		max Lot coverage allowed
Residence + garage:		6300	6300	1.00	6300
Pool:				.75	
Patios & other decks					
≤ 1' high:				.75	
> 1' high:				1.00	
Barn:				1.00	
Utility Sheds ≥ 64 sq.ft.:				1.00	
Permanent accessory structures:				1.00	
Eaves ≥ 4' wide:				1.00	
Walkways > 4' wide:				.75	
Turfblock & grasscrete:				.50	
Secondary driveway:				.75	
TOTALS:					6300
Lot Coverage %:					28.2
(Total ÷ Lot Size = Lot Coverage Percentage)					

30% max RPD zone
A-19

May 4, 2016

To: The City of Rolling Hill Estates Planning Commission
4045 Palos Verdes Drive North
Rolling Hills Estates, CA, 90274

Attention: Mr. David Wahba

From: The Board of Seaview Villas Homeowners Association (SVHOA)

Subject:

Proposed Residential Development at Crest Road and Highridge Road owned by Judy Chai

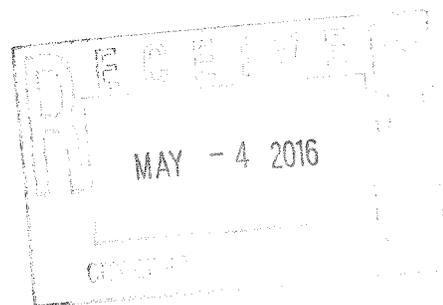
The Board of SVHOA has reviewed the current proposal to build four (4) patio homes on the property owned by Judy Chai.

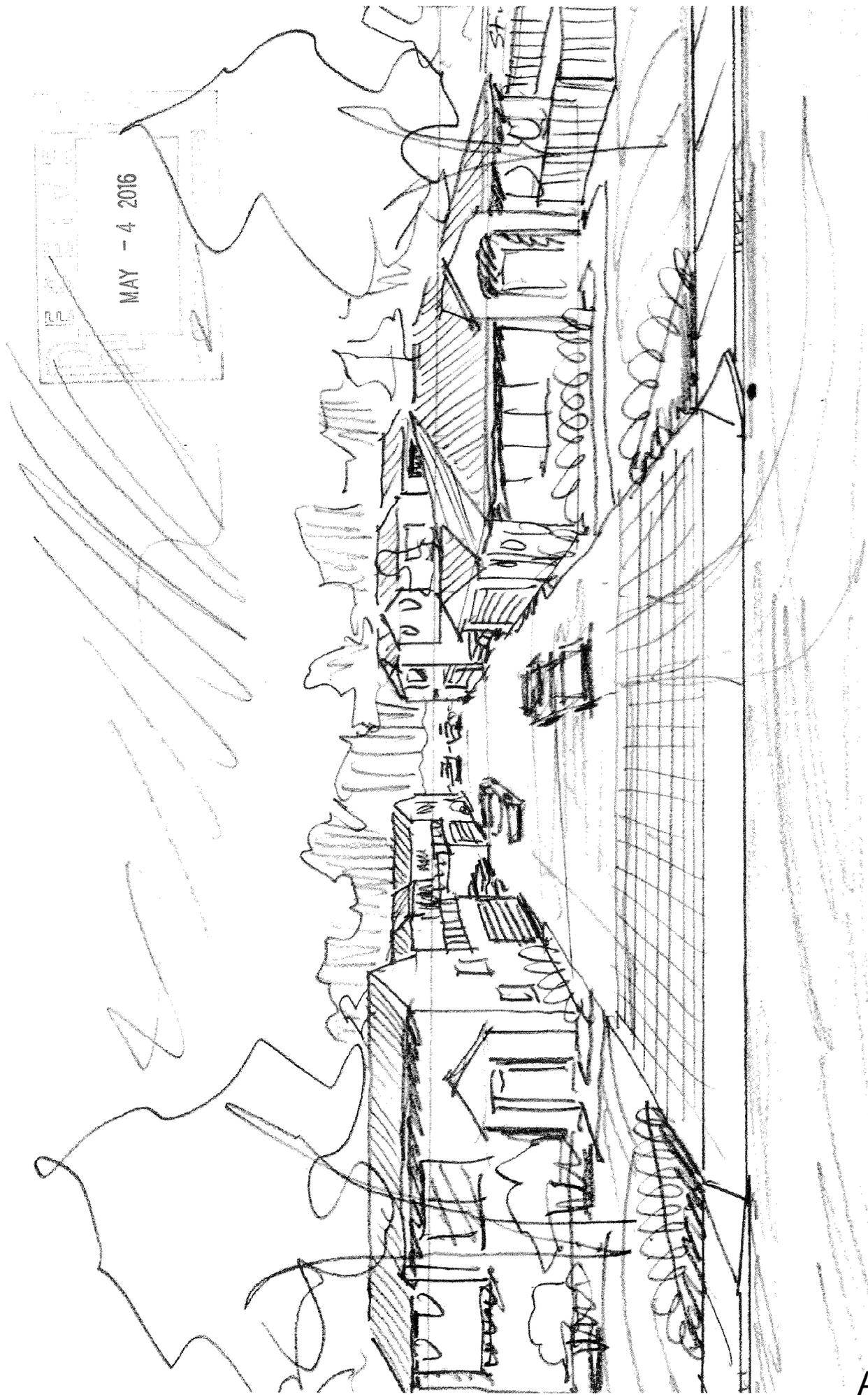
We have no objections to the proposal to construct the four (4) patio homes as illustrated and would prefer residential use for this property versus commercial.

However, we note that the property is currently zoned commercial (CL). The Board of SVHOA would expect to have the right to review any future proposal that would involve building a commercial enterprise on that site - prior to it being approved by the City of Rolling Hills Estates Planning Commission.

Sincerely,

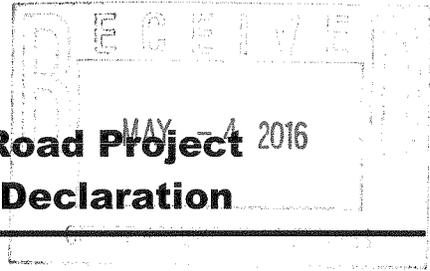
Helen Cannefax
President
SVHOA
(310) 614-5312
helen.cannefax@gmail.com





Sketch # 3
5883 Crest Rd.

Errata Sheet for the 5883 Crest Road Project Initial Study/Mitigated Negative Declaration



Introduction

The City of Rolling Hills Estates prepared an Initial Study and a Mitigated Negative Declaration (MND) for the proposed 5883 Crest Road Project. On October 9, 2014, the City published a corresponding Notice of Intent (NOI) to Adopt an MND. Subsequent to publishing the NOI and prior to adopting the MND, the applicant refined the proposed project. Accordingly, this Errata Sheet identifies the refinements to the proposed project and documents all the necessary revisions to the Initial Study and the MND to reflect the refined project. This Errata Sheet has been prepared by the City to fulfill its responsibility as the lead agency pursuant to the California Environmental Quality Act (CEQA).

CEQA Requirements and Determination

State CEQA Guidelines §15073.5(a) requires that a lead agency recirculate a negative declaration “when the document must be substantially revised.” A “substantial revision” means: (1) identification of a new, avoidable significant effect requiring mitigation measures or project revisions to reduce the effect to insignificance and/or (2) determination that proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required. Recirculation is not required when new information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

None of the changes noted herein modify the conclusions of the environmental analysis or the determination of the document that the proposed project would not have a significant effect on the environment after the incorporation of mitigation measures. None of the changes constitute a substantial revision that requires recirculation of the MND.

Changes to the IS/MND

Changes to the text of the Initial Study and MND are noted below by the corresponding section and page number of the document. Additions are indicated with double underlined text and the deletions are shown with ~~strikeout~~ text.

Section 8. Description of the Project (pp. 1-2):

Project Characteristics

The proposed project consists of the construction of four two-story, detached homes with a shared driveway, which connects to Highridge Road. The proposed homes ~~would be four-bedroom/four-bath units, approximately 3,295 square feet in floor area (2,880 livable square feet plus 415 square feet of garage space). All units would have a two-car garage and one additional guest parking space for a total of 12 off-street parking spaces~~ homes are anticipated to be of different floor plans. As currently proposed, Unit 1 would comprise a single-story, two-bedroom/one-and-one-half-bath unit comprising 1,662 square feet and a 440-square-foot two-car garage. Unit 2 would comprise a two-story, two-bedroom/and two-and-one-half-bath unit, comprising 2,160

square feet and a 440-square-foot two-car garage. As proposed, Units 3 and 4 both comprise two-story, three-bedroom/two-and-three-quarter-bath units, comprising 2,054 square feet with 440-square-foot garages. The lot size is 0.51-acre (22,366 square feet), with proposed total lot coverage of 33 28.2 percent. Each dwelling unit will have a fenced rear yard and side yard. The project will have a landscaped front yard fronting Highridge Road. Sidewalks, curbs, and gutters will be improved where needed according to City standards.

Minimal grading would be required. The proposed project will involve grading to lower the site for the purpose of minimizing the roof height by up to 3 feet. Additionally, backfilling the slope on the eastern side of the site to create side yards for two of the homes is proposed. The proposed cuts would remove approximately 1,150-1,070 cubic yards of material, of which approximately 650 350 cubic yards will be used in backfilling. A total of 500-720 cubic yards of fill would be exported off-site.

Section III. Aesthetics (pp. 22-23)

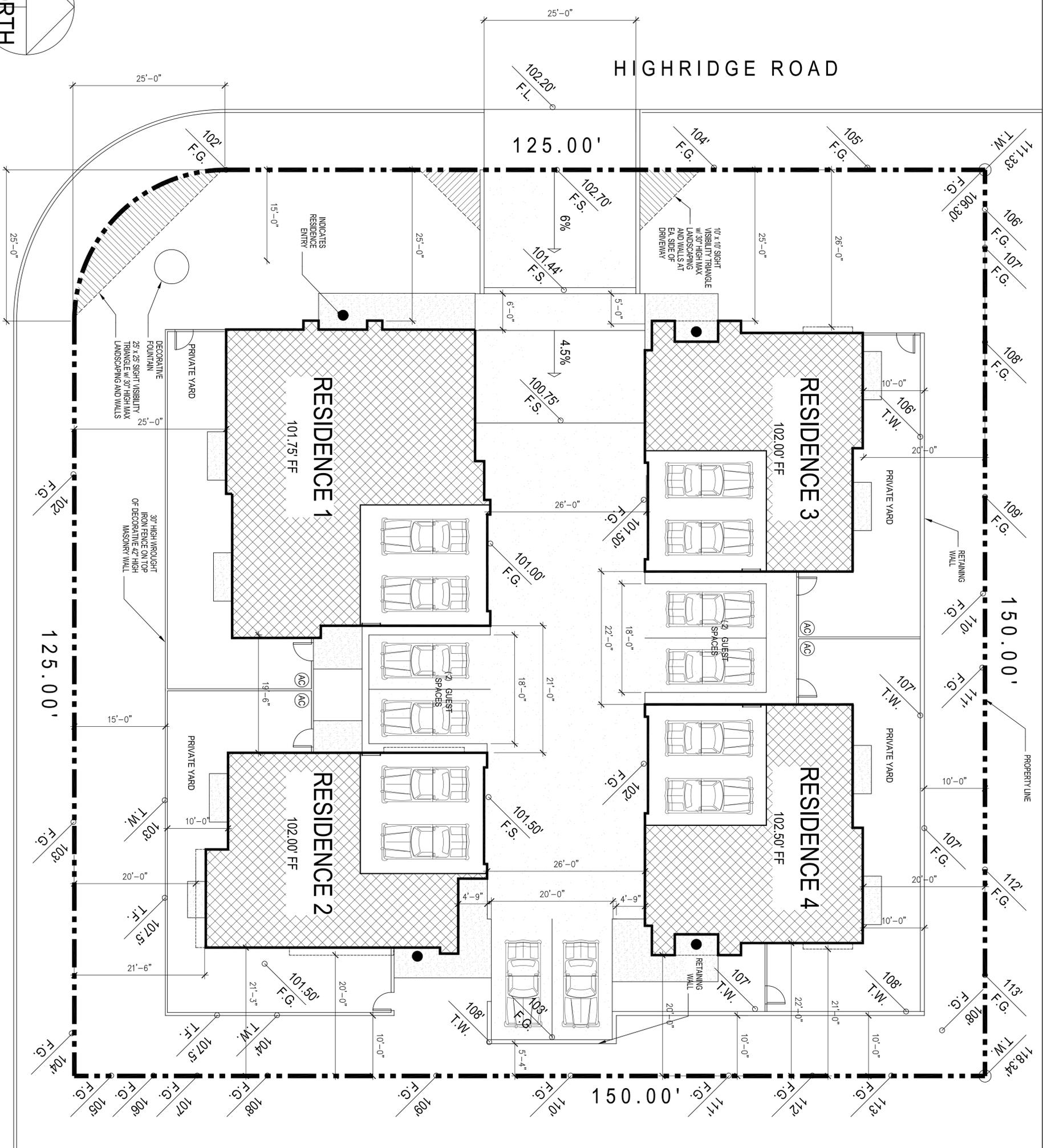
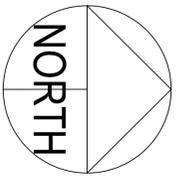
III(a, b) **Less Than Significant Impact.** The project proposes the construction of four single-family residences. The project, as proposed, is designed aesthetically to agree with the surrounding development. For example, the project site would be designed with a low-profile roofline to be compatible with the surrounding residential development. The proposed project must be designed to meet the City’s development standards, including Neighborhood Compatibility, Zoning Ordinance, and General Plan.

Municipal Code Chapter 17.62, Neighborhood Compatibility, sets performance standards, requiring new construction to be “compatible” with surrounding neighborhoods in scale (bulk and mass) and style (façade details and appurtenances, materials and colors, roof pitch, etc.). Further, construction must not be “overbuilt” in appearance, preserving open space and visual penetration between adjacent structures, and avoiding a monolithic appearance. The Neighborhood Compatibility Ordinance sets forth six principal objectives for new residential construction, which are identified in **Table III-1**. In addition, **Table III-1** evaluates the design of the proposed units for consistency with these six objectives. As shown in **Table III-1**, the design of the proposed project and the proposed conceptual architectural plans comply with the City’s Neighborhood Compatibility Ordinance. Therefore, the project’s aesthetic impacts related to consistency with development standards and other plans, policies, and regulations are less than significant.

Table III-1 Neighborhood Compatibility Analysis	
1. Natural Amenities Improvements to residential property shall respect and preserve to the greatest extent possible existing topography, landscaping, and natural features.	This criterion has been met since the project site is a largely flat and denuded lot with minimal grading proposed. No notable natural amenities exist on-site. In addition, landscaping is proposed along both the Crest Road and Highridge Road frontages.
2. Neighborhood Character Proposals shall be compatible with the existing neighborhood character in terms of scale of development, architectural style and materials.	The proposed development is surrounded by the Seaview Villas townhomes on the north and east sides and by single-family residential uses to the south and west across Crest Road and Highridge Road, respectively. Architecturally, the Seaview Villas townhomes express Mission Revival and Spanish Colonial Revival elements including red, mission-tiled roofs, exposed rafter tails, and white stucco elevations. Mediterranean architectural styles also dominate the neighborhood to the south across Crest Road in Rancho Palos Verdes. The homes to the west, across Highridge Road, are in a gated community that is largely screened from view from Highridge Road. This community contains homes designed in California Ranch and Mediterranean styles.

	<p>The proposed new residential units would be reasonably consistent with the architectural themes, scale, and development density in the surrounding neighborhoods. The architectural style of the proposed homes is California-Monterey <u>Spanish Colonial Revival</u> with design elements that include exposed rafter tails on <u>pop out building volumes eaves</u>, <u>flat terra-cotta tile Spanish tile roofs</u>, painted wood trellises, stucco elevations, low-pitched roofs with gables, and recessed and pop-out window treatments. These design elements would be consistent with, while proving <u>providing</u> variety from, the adjacent Mediterranean and Ranch styles.</p> <p>In terms of scale, the project site is in a transition area between multi-family residential uses and single-family residential neighborhoods. The proposed garden-court-style development, with detached homes surrounding a central driveway, is appropriate for this transitional area. The height and mass of the proposed homes are also in context with the surrounding uses. The proposed homes would be two-stories and would be 3,295 square feet in floor area (2,880 livable square feet plus 415 square feet of garage space). <u>The proposed homes would contain three floor plans of one- and two-story homes. The size of the homes would be 1,662, 2,160, and 2,054 square feet, with approximate 440 square-foot garages respectively.</u> The Seaview Villas are two-story townhomes, with floor areas for each unit ranging from approximately 1,800 to 2,200 square feet; most buildings contain four or more units. The single-family homes across Crest and Highridge roads are one- and two-story structures with floor areas ranging from approximately 2,000 to more than 4,000 square feet. The proposed homes are consistent with the scale of the surrounding residential structures both in terms of height and square footage.</p> <p>In conclusion, the Neighborhood Character criterion has been met since the proposed residences would have a scale of development and architectural style that would appear to be in character with the other residences in the area.</p>
<p>3. Scale Designs should minimize the appearance of overbuilt property to both public and private view. The square footage of the residence and total lot coverage should reflect the rural character of the City and neighborhood.</p>	<p>This criterion has been met since the proposed residences incorporate design elements that help to minimize the massing of the structure, such as setting the finished floor below existing grade, low-pitched roofs with gables, and elements that break up the façade including trellises, balconies, pop-out features, and inset fenestration. In addition to these design elements, the proposed <u>California-Monterey Spanish Colonial</u> architectural style would provide a complementing variation from <u>be consistent with</u> the adjacent Seaview Villas townhomes, which feature Mission Revival and Spanish Colonial Revival architectural features.</p>
<p>5. Privacy Proposals shall maintain an adequate separation between the proposed structures and adjacent property lines. In addition, proposed balconies, decks and windows shall respect the existing privacy of surrounding properties.</p>	<p>This criterion has been met because the existing property line walls and vegetation buffer are proposed to be maintained along the shared property lines with the Seaview Villas townhomes. Residences to the west, across Highridge Road, would be separated from the proposed homes by a landscaped meandering sidewalk in addition to the roadway itself. Similarly, the residences to the south, across Crest Road, would be separated by a landscaped median in addition to the roadway itself and by changes in elevation.</p>
<p>6. Views Designs should respect existing neighboring views.</p>	<p>This criterion has been met because views from the upslope surrounding areas (primarily the Seaview Villas) are currently obstructed by vegetation along the property line. Furthermore, the proposed homes have been designed with a low-profile roof line and would be slightly depressed below existing grade to reduce roof elevations.</p>

End of Errata.



CREST ROAD

HIGHRIDGE ROAD

SCALE:
1/8" = 1'-0"

PROJECT INFO

PROJECT DESCRIPTION
 PROPERTY OWNER:
 JUDY CHAI
 PO BOX 2643
 PALOS VERDES PENINSULA
 (310) 541-1005

PLANNED RESIDENTIAL DEVELOPMENT
 OF (4) SINGLE FAMILY HOMES

SHEET INDEX

A-1 COVER SHEET AND SITE PLAN
 A-2 FIRST FLOOR PLANS
 A-3 SECOND FLOOR PLANS
 A-4 ROOF PLANS
 A-5 EXTERIOR ELEVATIONS
 A-6 EXTERIOR ELEVATIONS
 A-7 EXTERIOR ELEVATIONS
 TYPICAL WALL SECTION
 A-8 SURVEY FOR REFERENCE

PROJECT DATA

ADDRESS: 5883 CREST ROAD
 LEGAL DESCRIPTION: PARCEL 1, BOOK 2, PAGE 38
 APN: 7574003-095
 LOT AREA: 22,398 SQ. FT.
 DENSITY: 7.8 UNITS/ACRE
 PARKING: 12 SPACES (3 PER UNIT)

FLOOR AREA SUMMARY:

RESIDENCE 1:
 RESIDENCE: 1,892 SQ. FT.
 GARAGE: 440 SQ. FT.

RESIDENCE 2:
 FIRST FLOOR: 960 SQ. FT.
 SECOND FLOOR: 1,200 SQ. FT.
 RESIDENCE TOTAL: 2,160 SQ. FT.
 GARAGE: 452 SQ. FT.

RESIDENCE 3:
 FIRST FLOOR: 954 SQ. FT.
 SECOND FLOOR: 1,100 SQ. FT.
 RESIDENCE TOTAL: 2,054 SQ. FT.
 GARAGE: 440 SQ. FT.

RESIDENCE 4:
 FIRST FLOOR: 954 SQ. FT.
 SECOND FLOOR: 1,100 SQ. FT.
 RESIDENCE TOTAL: 2,054 SQ. FT.
 GARAGE: 440 SQ. FT.

TOTAL PROJECT FLOOR AREA: 9,702 SQ. FT.

PROJECT FLOOR AREA / SITE RATIO:
 9,702 SQ. FT. / 22,398 SQ. FT. = 0.434

LOT COVERAGE SUMMARY:

FIRST FLOOR AREAS:
 1890 + 440 + 960 + 452 + 954 + 440 + 954 + 440
 TOTAL: 6,300 SQ. FT. / 22,398 SQ. FT. = 0.282

FRONT YARD SUMMARY

FRONT YARD AREA: 3,616 SQ. FT.
 FRONT YARD DRIVEWAY AREA: 476 SQ. FT.
 FRONT YARD COVERAGE: 476 SQ. FT. / 3,616 SQ. FT. = 13.2%

GRADING SUMMARY

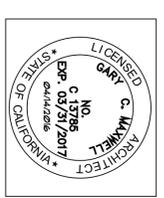
PROPOSED RAW CUT: 1,070 CUBIC YARDS
 PROPOSED RAW FILL: 350 CUBIC YARDS
 PROPOSED EXPORT: 720 CUBIC YARDS

LANDSCAPE SUMMARY

PROPOSED LANDSCAPE AREA: 10,282 SQ. FT. (45.8%)
 LANDSCAPING AND IRRIGATION TO BE IN COMPLIANCE WITH CHAPTER 17.59 WATER EFFICIENT LANDSCAPE OF THE CITY OF ROLLING HILLS ESTATES ZONING ORDINANCE

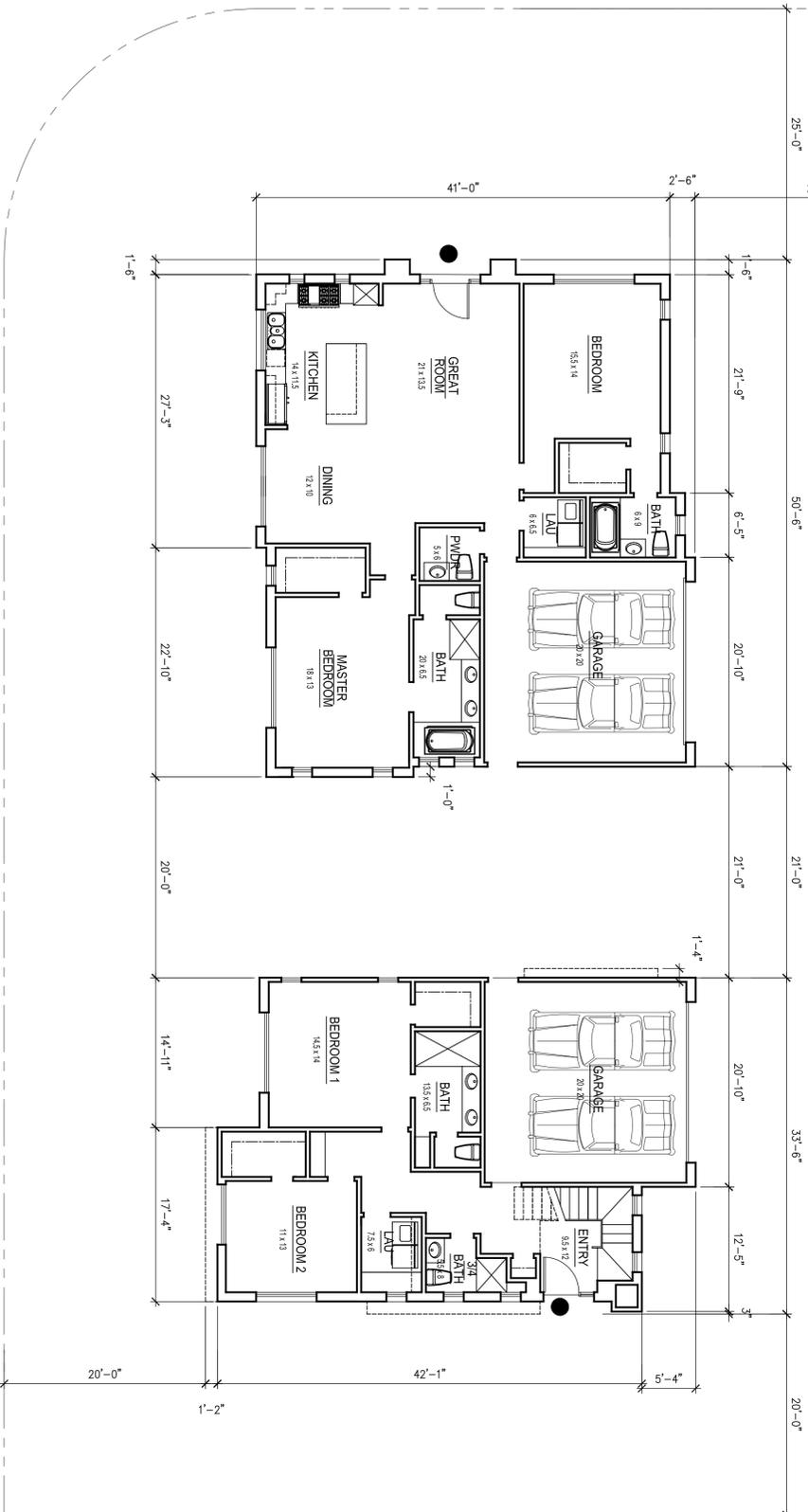
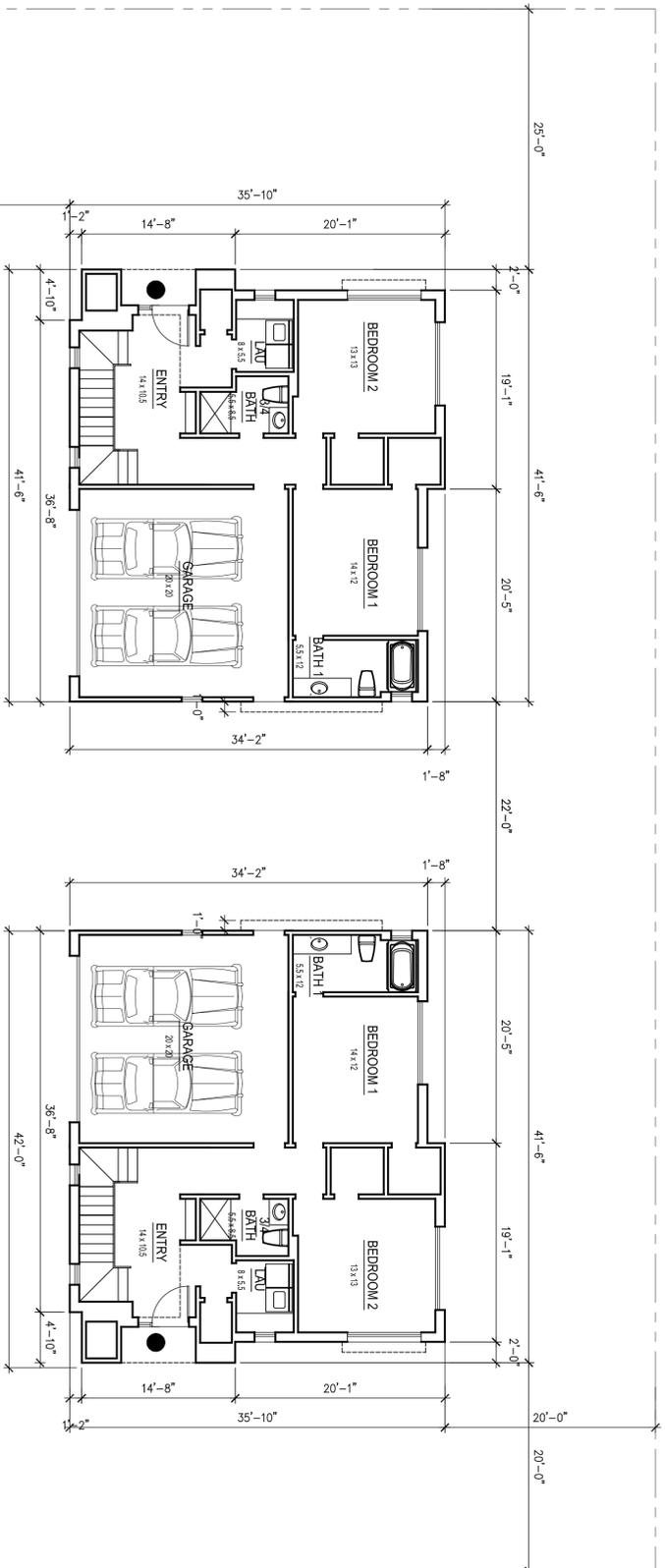
NEW 4 RESIDENCE DEVELOPMENT
 FOR JUDY CHAI
 5883 CREST ROAD
 ROLLING HILLS ESTATES, CA

M/a
 maxwell &
 associates
 architecture & planning
 8941 Atlanta Ave, Suite 365
 Huntington Beach, CA 92646
 949.632.8018 (tel) 949.823.7913 (fax)
 gpc@maxwell.com
 registration: c13782 call



PROJECT NO	16007
DATE	04/14/2016
DESIGN BY	GCM
REVISIONS	
1	
2	
3	
4	
5	

A-1



NEW 4 RESIDENCE DEVELOPMENT
FOR JUDY CHAI
5883 CREST ROAD
ROLLING HILLS ESTATES, CA

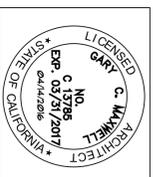


PROJECT NO	16007
DATE	04/14/2016
DRAWN BY	GCM
REVISIONS	

1	
2	
3	
4	
5	

NEW 4 RESIDENCE DEVELOPMENT
FOR JUDY CHAI

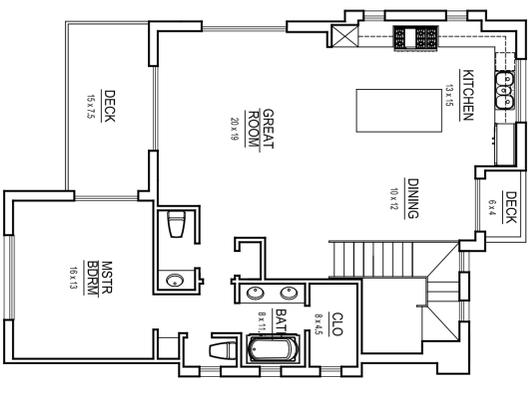
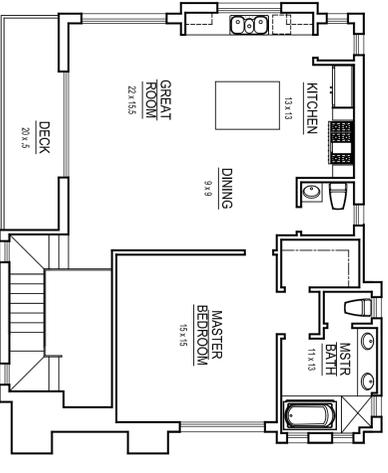
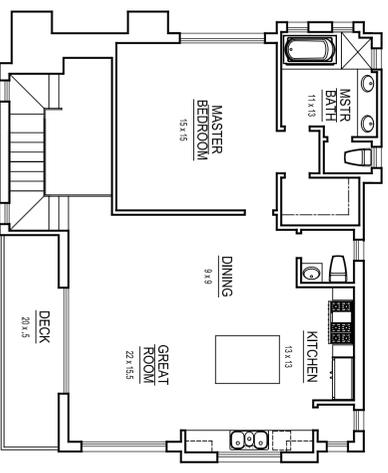
5883 CREST ROAD
ROLLING HILLS ESTATES, CA

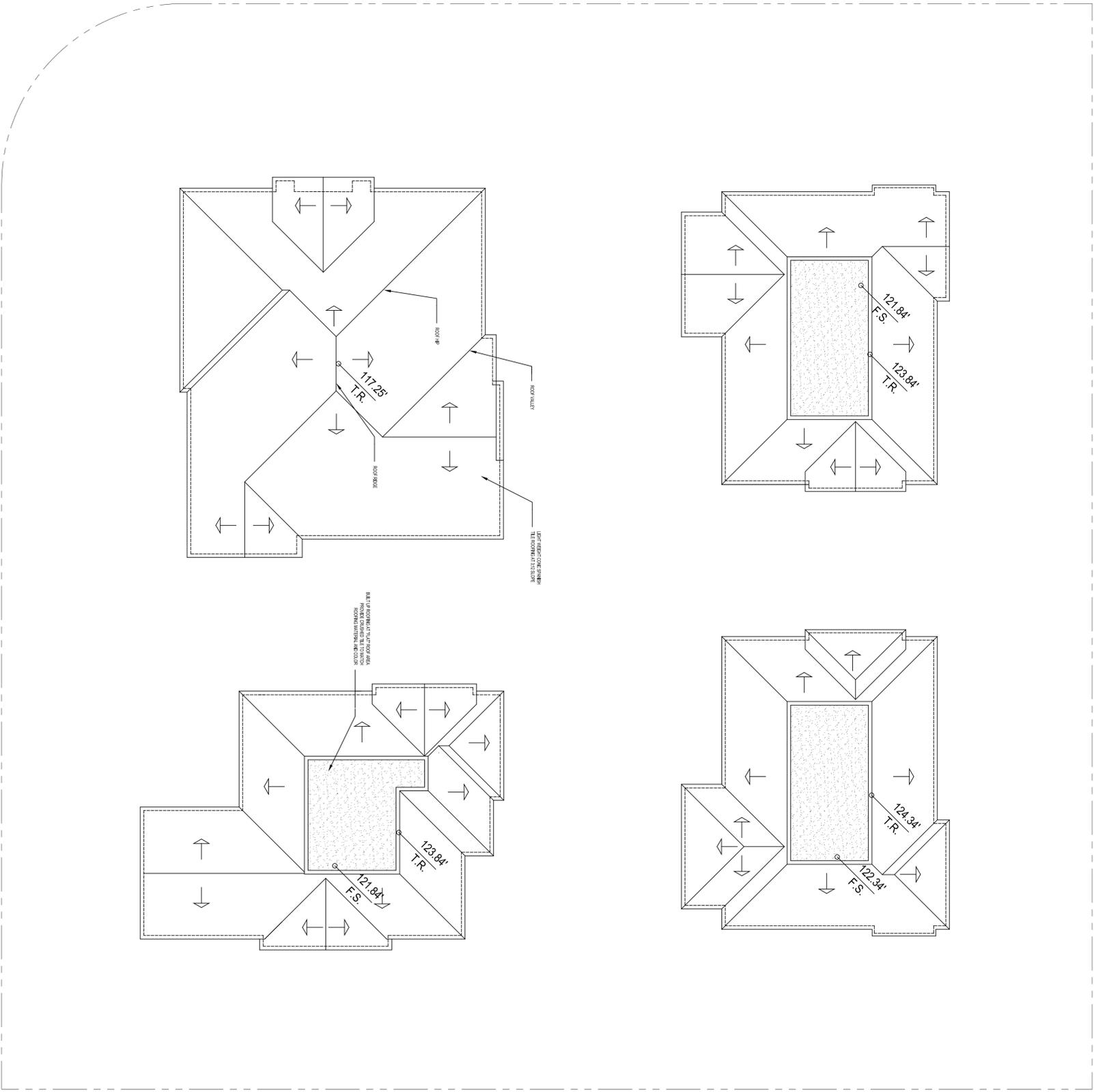


PROJECT NO	16007
DATE	04/14/2016
DRAWN BY	CCM
REVISIONS	

1	
2	
3	
4	
5	

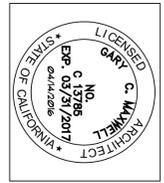
A-3





A-4

PROJECT NO	16007
DATE	04/14/2016
DRAWN BY	GCM
REVISIONS	
1	
2	
3	
4	
5	



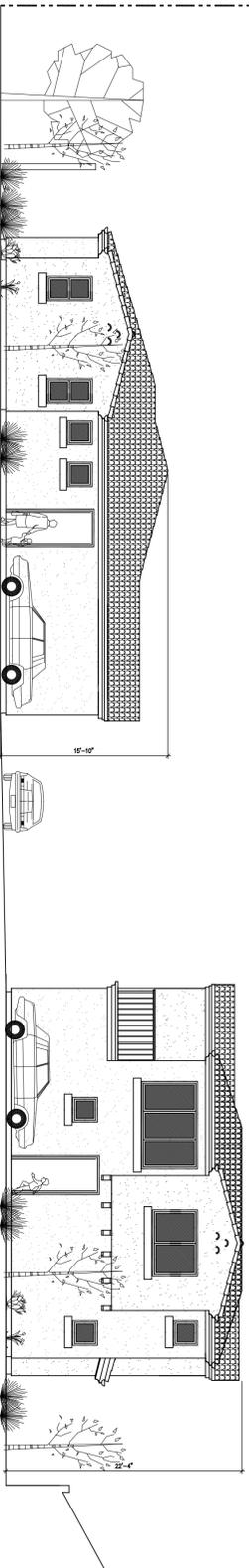
NEW 4 RESIDENCE DEVELOPMENT
 FOR JUDY CHAI
 5883 CREST ROAD
 ROLLING HILLS ESTATES, CA

M/a
 maxwell &
 associates
 architecture & planning

8941 Atlanta Ave, Suite 365
 Huntington Beach, CA 92646
 949 632 6010 ext / 949 623-7013 fax
 gary@maxwell.com
 maxwellmhc13785.ca

A-28

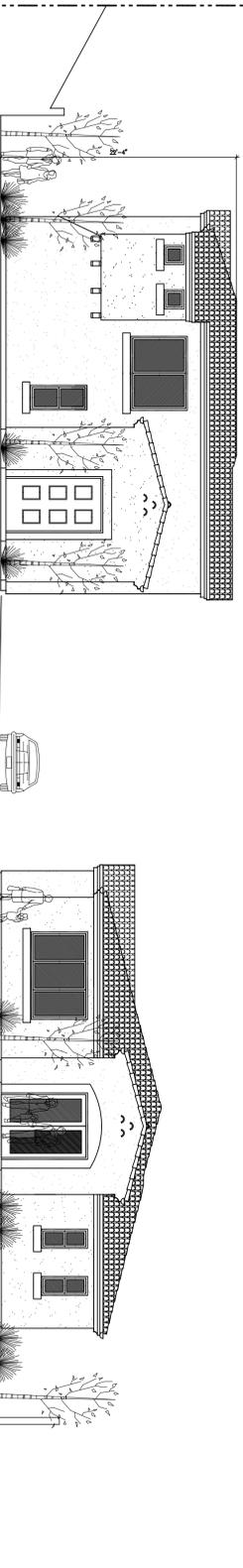
CREST ROAD



EAST ELEVATION VIEW FROM INTERIOR

RESIDENCE 1

RESIDENCE 3

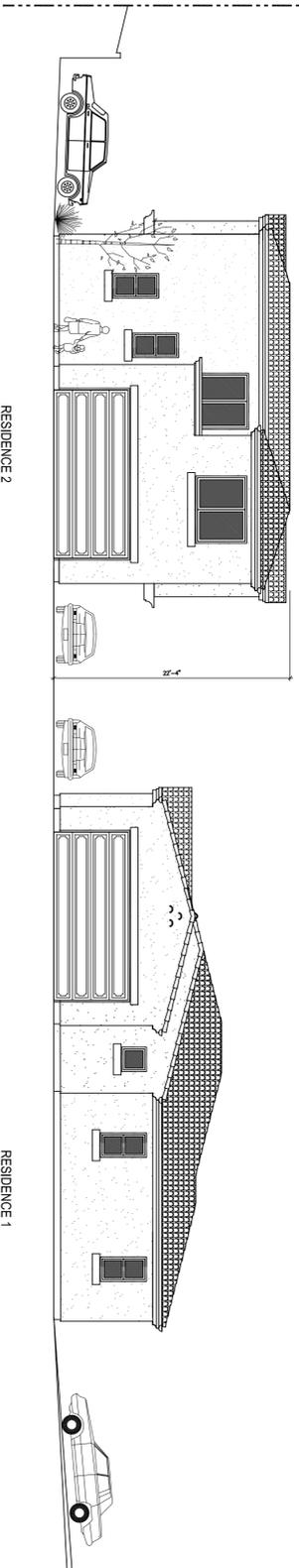


WEST ELEVATION VIEW FROM HIGHRIDGE ROAD

RESIDENCE 3

RESIDENCE 1

CREST ROAD



NORTH ELEVATION VIEW FROM DRIVEWAY

RESIDENCE 2

RESIDENCE 1

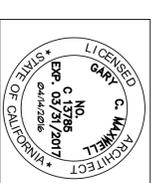
ELEVATIONS

SCALE:
1/8" = 1'-0"

M/a
maxwell &
associates
architecture & planning
8941 Atlanta Ave, Suite 365
Huntington Beach, CA 92646
562 632 6010 ext / 562 627-0113 fax
gary@maxwell.com
maxwellmhc137262.sai

A-30

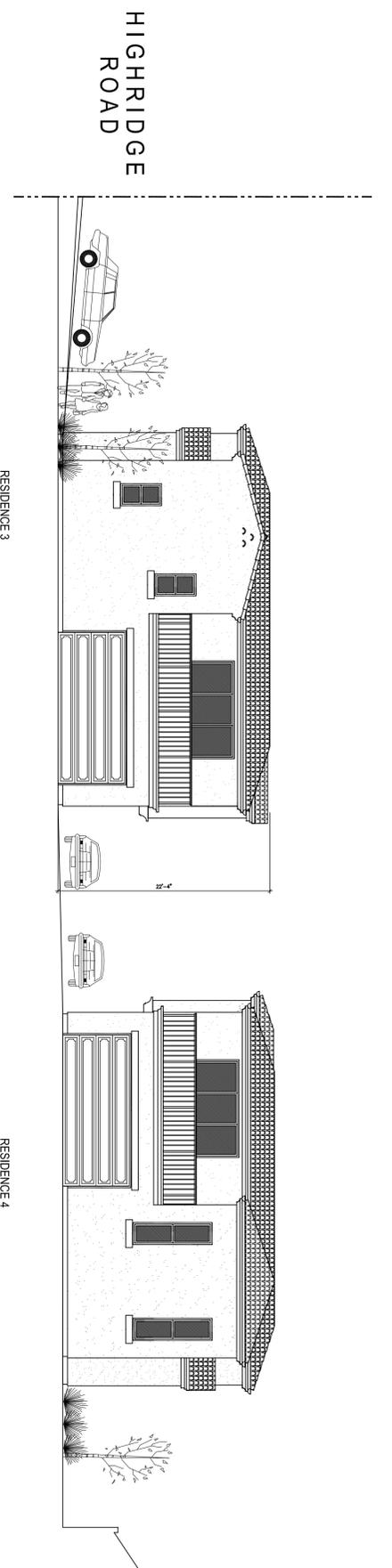
NEW 4 RESIDENCE DEVELOPMENT
FOR JUDY CHAI
5883 CREST ROAD
ROLLING HILLS ESTATES, CA



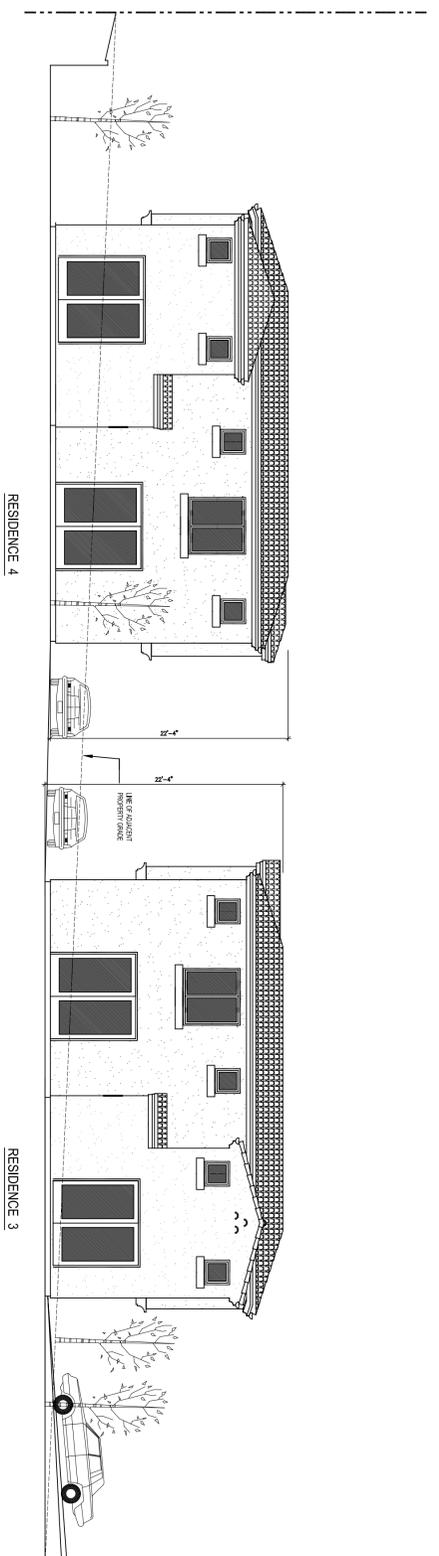
PROJECT NO	16007
DATE	04/14/2016
DRAWN BY	GCM
REVISIONS	

1	
2	
3	
4	
5	

A-6



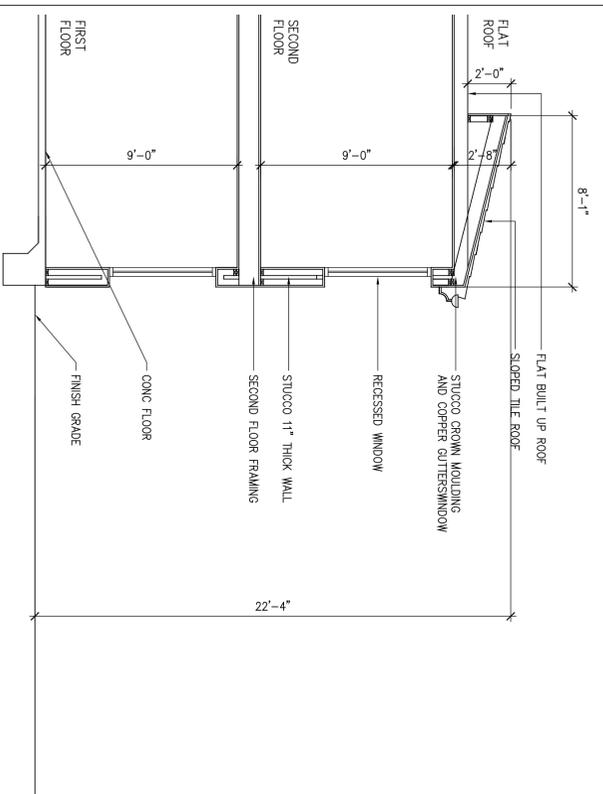
SOUTH ELEVATION VIEW FROM DRIVEWAY



NORTH ELEVATION VIEW FROM ADJACENT PROPERTY

ELEVATIONS

SCALE: 1/8" = 1'-0"



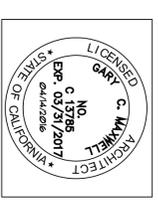
TYPICAL WALL SECTION

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

M/a
maxwell &
associates
architecture & planning
8941 Atlanta Ave, Suite 365
Huntington Beach, CA 92646
562 632 6010 ext / 562 627 0113 fax
gary@maxwell.com
maxwellmhc137262.sdl

A-31

NEW 4 RESIDENCE DEVELOPMENT
FOR JUDY CHAI
5883 CREST ROAD
ROLLING HILLS ESTATES, CA



PROJECT NO	16007
DATE	04/14/2016
DRAWN BY	GCM
REVISIONS	
1	
2	
3	
4	
5	

A-7



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

John Wicker, Director

May 10, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**ADOPT A RESOLUTION AUTHORIZING THE SUBMISSION OF
A GRANT APPLICATION TO THE LOS ANGELES COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT FOR COUNTY SPECIFIED AND EXCESS FUNDS
AVAILABLE TO THE FOURTH SUPERVISORIAL DISTRICT TO FUND
THE FRIENDSHIP PARK GENERAL REHABILITATION PROJECT
AND ADOPT THE YOUTH EMPLOYMENT PLAN FOR
THE DODGERS DREAMFIELDS AT BELVEDERE PARK PROJECT
(SUPERVISORIAL DISTRICTS 1 AND 4) (3 VOTES)**

SUBJECT

Approval of the recommendations will allow the Department of Parks and Recreation to submit a grant application to the Los Angeles County Regional Park and Open Space District for County Excess Funds, available to the Fourth Supervisorial District, pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1992 and 1996, in the amount of \$252,000 to fund the Friendship Park General Rehabilitation Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Friendship Park General Rehabilitation Project categorically exempt from the California Environmental Quality Act for the reasons stated herein and the reasons reflected in the record of the project.
2. Adopt a resolution to submit a grant application to the Los Angeles County Regional Park and Open Space District for County Specified and Excess Funds, available to the Fourth Supervisorial District, pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1992 and 1996, in the amount of \$252,000 to fund the Friendship Park General Rehabilitation Project.

3. Authorize the Director of the Department of Parks and Recreation, or his designee, as agent of the County, to accept grant funds, execute the agreements, conduct all negotiations, and submit all documents, including, but not limited to, amendments, Memorandum of Unrecorded Grant Agreements, deed restrictions, and payment requests, which may be necessary for the completion of the project.

4. Adopt a Youth Employment Plan for the Dodgers Dreamfields at Belvedere Park Project, as required by the Los Angeles County Regional Park and Open Space District's procedural guide.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommendations will allow the Department of Parks and Recreation (Department) to submit a grant application to the Los Angeles County Regional Park and Open Space District (RPOSD) for County Specified and Excess Funds, available to the Fourth Supervisorial District, pursuant to the Safe Neighborhood Parks Proposition of 1992 and 1996 (Proposition A), in the amount of \$252,000 to fund the Friendship Park General Rehabilitation Project (Project).

The proposed Project is located at Deane Dana Friendship Park at 1805 West 9th Street in San Pedro, California. The proposed scope of work consists of refurbishing and replacing security fences, gates, bollards and barriers at several boundaries of the park, and replacing section of roofing, sheet metal flashing, woodwork and related improvements.

Approval of the enclosed Youth Employment Plan (YEP) for the Dodgers Dreamfields at Belvedere Park Project, previously approved on November 24, 2015, is required to comply with the requirements of RPOSD's Youth Employment Policy. Youth will be employed to perform general maintenance and programming duties.

Implementation of Strategic Plan Goals

The recommended actions will further the Board-approved County Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1) by improving and enhancing recreational opportunities for residents and visitors to Los Angeles County.

FISCAL IMPACT/FINANCING

The estimated total project cost and grant request is \$252,000, which will be funded with County Specified and Excess Funds available to the Fourth Supervisorial District. Sufficient appropriation for the grant is budgeted in the Fourth Supervisorial District's portion of RPOSD's Specified and Excess Funds Project Funds.

OPERATING BUDGET IMPACT

Based on the Project description above, the Department does not anticipate any additional one-time or ongoing costs upon Project completion. The provisions of the proposed Project have operating and maintenance requirements which will be fulfilled with existing park staff and resources.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The 1992 and 1996 Proposition requires that agencies to which funds were allocated under the Safe

Neighborhood Parks Proposition encumber all such funds prior to receiving grants of Specified and Excess Funds. The Department has met this requirement. Additionally, RPOSD requires that the grantee submit an adopted resolution by its governing body authorizing the submission of the grant application and acceptance of grant funds.

On June 26, 1997, the Board, acting as the governing body of RPOSD, adopted the YEP for projects funded by Proposition A. RPOSD required that the governing body of the grantee adopt a YEP for each grant funded project at a duly noticed public meeting. Approval of the enclosed YEP will comply with RPOSD's YEP.

County Counsel has approved this Board Letter and resolution as to form.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from CEQA. The Project, which consists of replacement of section of roofing and installation of fencing and bollards, is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15302 and 15303 (e) of the State CEQA Guidelines, and Classes 2 (a) and 3(b) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the Project involves replacement or reconstruction of structures with a new structure of substantially the same size, purpose and capacity and construction of accessory structures.

The proposed Project will not involve the removal of healthy, mature, and scenic trees. Additionally, the proposed Project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the proposed Project's records.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

These actions will have no impact on any other projects or services at Deane Dana Friendship Park.

CONCLUSION

Please instruct the Executive Officer-Clerk of the Board to return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division, and one to the Department of Parks and Recreation.

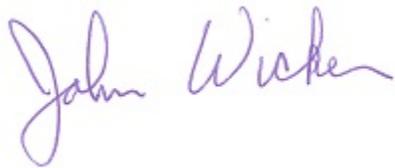
Should you have any questions please contact Luva Robinson at (213) 637-1845 or lrobinson@parks.lacounty.gov, Francine Choi (213) 351-5033 or fchoi@parks.lacounty.gov, Kasey Dizon at (213) 738-2986 or kdizon@parks.lacounty.gov, or Kaye Michelson at (213) 738-2955 or kmichelson@parks.lacounty.gov.

The Honorable Board of Supervisors

5/10/2016

Page 4

Respectfully submitted,



JOHN WICKER

Director

JW:FP:FC:lr

Enclosures

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

**RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF LOS ANGELES
APPROVING THE APPLICATION FOR COUNTY SPECIFIED AND EXCESS FUNDS
AVAILABLE TO THE FOURTH SUPERVISORIAL DISTRICT FOR THE
FRIENDSHIP PARK GENERAL REHABILITATION PROJECT**

WHEREAS, the people of the County of Los Angeles on November 3, 1992, and on November 5, 1996 enacted Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beach and Wildlife Protection (Propositions), which among other uses, provides funds to public agencies and nonprofit organizations in the County for the purpose of acquiring and/or development facilities and open space for public recreation; and

WHEREAS, the Propositions also created the Los Angeles County Regional Park and Open Space District (District) to administer said funds; and

WHEREAS, the District has set forth the necessary procedures governing application for grant funds under the Propositions, and

WHEREAS, the District's procedures require the Department of Parks and Recreation (Department) to certify, by resolution, the approval of the application before submission of said application(s) to the District; and

WHEREAS, said application contains assurances that the Department must comply with; and

WHEREAS, the Department certifies, through this resolution, that the application is approved for submission to the District; and

WHEREAS, the Department will enter into an agreement with the District to provide funds for development of the Friendship Park General Rehabilitation Project; and

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS HEREBY:

1. Approves the filing of an application with the Los Angeles County Regional Park and Open Space District to fund the above project; and
2. Certifies that the Department understands the assurances and certification in the application form; and
3. Certifies that the Department has, or will have, sufficient funds to operate and maintain the project in perpetuity; and
4. Certifies that the Department will sign and return, within 30 days, both copies of the project agreements sent by the District for authorizing signature; and

5. Appoints the Director of Parks and Recreation, or designee, as agent of the County of Los Angeles to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, memoranda of unrecorded grant agreements, deed restrictions, amendments, payment requests and so forth, which may be necessary for the completion of the aforementioned projects.

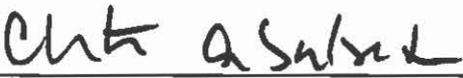
The foregoing resolution was passed on this _____ day of _____, 2016, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

LORI GLASGOW, Executive Officer-
Clerk of the Board of Supervisors
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By 
Christina A. Salseda
Principal Deputy County Counsel

ATTACHMENT I

COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION DODGERS DREAMFIELDS AT BELVEDERE PARK PROJECT YOUTH EMPLOYMENT PLAN

The proposed project is located at Belvedere Park, at 4914 East Cesar Chavez Avenue in Los Angeles, California. The scope of work will consist of rehabilitation of existing baseball fields to include new turf, irrigation, fencing, backstop, dugout roofs, scoreboard, signage, and related improvements.

Tasks that youth may perform

Youth will be employed to perform general maintenance and programming duties from the existing agency budget.

Estimated Cost of youth Employment

The estimated budget for youth employment for this project is approximately \$1,000.

Youth Employment Goal

Under the provisions of the Los Angeles County Regional Park and Open Space District's policy on employment of youth, the Youth Employment Minimum Obligation for the County of Los Angeles of \$15,739,750 has been met. However, the Department actively pursues employment opportunities for at-risk youth on all projects where feasible.



**CITY OF ROLLING HILLS ESTATES
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

Project Title:
PENINSULA POINTE PROJECT (PA-18-15)

Date: May 13, 2016

Project Location: The project is located at 27520 Hawthorne Boulevard at a 2.6-acre site currently zoned for Commercial Office uses. Pursuant to Section 15072 of the California Environmental Quality Act, this site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

Project Description: The project involves the conversion of an existing two-story office building into an 89-unit residential care facility for the elderly. The existing commercial building would remain in its current location; however, the building would undergo substantial interior modifications and exterior façade improvements to accommodate the new use. The facility would provide 102 beds (76 assisted living studio units and 13 double-occupancy memory care units) within the reconfigured building. A total of 48 parking spaces would be provided, consisting of 38 stalls for residents and 10 spaces for employees of the facility. The proposed project would require the following entitlements: General Plan Amendment to change land use designation from C-O to Commercial General (C-G); Zone Change from C-O to C-G; Conditional Use Permit for RCFE use within the C-G zone; Precise Plan of Development for the exterior façade work; Variance for existing surface parking spaces extending into the setback; Variance for parking stall dimension and aisle width in the parking structure; Variance for room size per licensed bed for Memory Care Units; and Other development and building permits, as required by the City.

Environmental Determination: The Initial Study/Environmental Checklist that has been prepared for the project recommends that the lead agency adopt a Mitigated Negative Declaration for the project.

Public Review Period: May 13, 2016 to June 2, 2016

Date, Time, and Location of Public Meeting: The City of Rolling Hills Estates Planning Commission will hold a Public Hearing for the project on June 6, 2016 at 7:00 PM at the Rolling Hills Estates City Council Chambers, 4045 Palos Verdes Drive North, Rolling Hills Estates, CA 90274. The project will also require a Public Hearing before the City of Rolling Hills Estates City Council at the conclusion of the Planning Commission Public Hearing at a date to be determined. The City Council hearing date will be posted on the City's webpage once it is scheduled: <http://www.ci.rolling-hills-estates.ca.us/index.aspx?page=129>.

Address/location where the Initial Study and Proposed Mitigated Negative Declaration are available for review:

City of Rolling Hills Estates City Hall

4045 Palos Verdes Drive North, Rolling Hills Estates, CA 90274

Hours: Monday–Thursday 7:30 AM to 5:30 PM; Friday 7:30 AM to 4:30 PM

Peninsula Center Library

701 Silver Spur Road, Rolling Hills Estates, CA 90274

Hours: Monday–Thursday 10:00 AM to 9:00 PM; Friday 10:00 AM to 6:00 PM; Saturday 10:00 AM to 5:00 PM; and Sunday 1:00 PM to 5:00 PM

City of Rolling Hills Estates Website, Project Updates Page

<http://www.ci.rolling-hills-estates.ca.us/index.aspx?page=129>

(City of Rolling Hills Estates Website; *What's New* tab; *Project Updates* tab; *Peninsula Pointe Project* tab)

Please send written comments to: Jeannie Naughton, AICP, City of Rolling Hills Estates, 4045 Palos Verdes Drive North, Rolling Hills Estates, CA 90274 | tel. 310.377.1577 ext.115 | fax 310.377.4468 | e: jeannien@rollinghillsestatesca.gov. Comments must be received by 5:00 PM on June 2, 2016.

Douglas R. Prichard, City Manager

5/12/16

Date