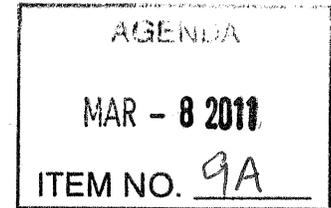


CITY COUNCIL
CITY OF ROLLING HILLS ESTATES
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. 677



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES AMENDING SECTION 17.40.040(H) OF THE MUNICIPAL CODE TO PERMIT THE PARKING OF VEHICLES ON GRASS-PAVED OR OTHER ENGINEERED LANDSCAPED SURFACE.

WHEREAS, Section 17.40.040(H) of the Rolling Hill Estates Municipal Code requires, in part, that off-street parking areas be surfaced with a minimum of five inches of imported base material and a double application of asphalt and gravel; and

WHEREAS, alternative off-street parking surface materials that allow for onsite water infiltration provide environmental benefits including the minimization of surface water runoff, recharging of groundwater, and reduction of heat islands generated by expansive asphalt surfaces; and

WHEREAS, Mr. Craig Knickerbocker filed an application with the Planning Department (Planning Application No. 15-10) requesting permission to expand and remodel Rolling Hills Covenant Church including a request for an amendment to the Rolling Hills Estates Municipal Code to permit the parking of vehicles on a landscaped (i.e., grass-paved) surface; and

WHEREAS, an Initial Study was prepared by the City in conformance with the requirements of the California Environmental Quality Act (CEQA). It was found that the project would not have a significant impact on the environment with proper mitigation. As such, a Mitigated Negative Declaration was prepared; and

WHEREAS, in accordance with Section 65033 of the Government Code, the public, abutting cities, affected agencies and districts were notified of the availability of the Initial Study and Mitigated Negative Declaration and were given an opportunity to review and comment; and

WHEREAS, upon giving the required notice the Planning Commission conducted a Public Hearing for PA-15-10 on the 18th day of January, 2011. All interested parties were given full opportunity to be heard and to present evidence; and

WHEREAS, on the 31st day of January, 2011, the Planning Commission adopted Resolution No. PA-15-10 recommending approval of PA-15-10, including the requested Code amendment to permit the parking of vehicles on a landscaped (i.e., grass-paved) surface, and adoption of the associated Mitigated Negative Declaration to the City Council; and

WHEREAS, upon giving the required notice the City Council conducted a Public Hearing for the PA-15-10 on the 22nd day of February, 2011 and on the 8th day of March, 2011. All interested parties were given full opportunity to be heard and to present evidence; and

NOW, THEREFORE, the City Council of the City of Rolling Hills Estates does hereby ordain as follows:

SECTION 1. That the existing Section 17.40.040(H) of the Municipal Code shall be amended to read in full as follows:

- "H. Any off-street parking area shall be surfaced with: 1) a minimum of five inches of imported base material and a double application of asphalt and gravel to the city engineer's approval, so as to be graded and drained so as to dispose of all surface water accumulated within the area and shall be so arranged and marked as to provide for orderly and safe loading and unloading and parking and storage of vehicles. Ingress, egress and aisle end turn arounds shall be clearly marked. Spaces shall be marked with four-inch contrasting stripe. All surfacing, striping and markings shall be adequately maintained for the protection of public health and safety; and/or: 2) a grass-paved or other engineered landscaped surface to the city engineer's approval. Ingress, egress and aisle end turn arounds shall be clearly marked, and spaces shall be delineated with flags, pavers or other treatment to the satisfaction of the city engineer. Landscaped parking spaces may count toward required site landscaping as set forth in Section 17.20.050(I) of the Municipal Code in the I (Institutional) District as determined during project

review. In no case shall landscaped parking spaces count toward required site landscaping in zoning districts other than the I (Institutional) District.”

SECTION 2. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any persons or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each any every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 3. That the City Clerk shall certify to the adoption of this Ordinance.

ADOPTED this 8th day of March, 2011.

STEVEN ZUCKERMAN, MAYOR

ATTEST:

DOUGLAS R. PRICHARD, CITY CLERK

I HEREBY CERTIFY that the above Ordinance No. 677 was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the 22nd day of February 2011 and was duly adopted and passed at a regular meeting of the City Council on the 8th day of March 2011, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

I FURTHER CERTIFY that said Mayor of the City of Rolling Hills Estates thereon signed Ordinance No. 677.

DOUGLAS R. PRICHARD, CITY CLERK