



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

**Project Title:**

**Date: October 9, 2014**

**5833 CREST ROAD PROJECT (PA-25-14)**

**Project Location:** The project site is located at 5883 Crest Road in Rolling Hills Estates, Los Angeles County, California. The project site is bounded by Crest Road on the south, the Seaview Villas condominiums on the north and east, and Highridge Road on the west and consists of Assessor's Parcel No. 7575-003-095. The project site is located on the Redondo Beach, California, 7.5-minute US Geological Survey (USGS) topographic quadrangle. The site was formerly developed with a gasoline service station (1966–1971) and a commercial plant nursery (1972–2003) that have since been removed.

**Project Description:** The proposed project consists of the construction of four two-story, detached patio homes with a shared driveway, which connects to Highridge Road. The proposed homes would be four-bedroom/four-bath units, with 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. The lot size is 0.51-acre (22,366 square feet), with proposed total lot coverage of 33 percent.

The proposed project would require the following discretionary approvals from the City of Rolling Hills Estates:

- Grading application
- Zone Text Amendment for development standards for lot size in the Residential Planned Development (RPD) zone
- Minor deviation for lot coverage
- Tentative Parcel Map for a one lot subdivision
- Conditional Use Permit for a Residential Planned Development
- General Plan Amendment to change the land use designations from Neighborhood Commercial to High Density Residential
- Zone change from Commercial Limited (CL) to RPD
- Neighborhood Compatibility Determination for the construction of four single-family patio homes

**Presence of the Site on Hazardous Waste-Related Lists:** The project site is not included on any lists of hazardous waste sites enumerated pursuant to Section 65962.5 of the California Government Code. While not listed on such sites, the site was previously occupied by a gasoline service station and a commercial plant nursery that have since been removed. Phase I and Phase II Environmental Site Assessments have been prepared for site, which conclude that there are no recognized environmental conditions on the site.

**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:**

October 9, 2014 to November 24, 2014

**Date, Time, and Location of Public Meeting:** The City of Rolling Hills Estates has scheduled a Public Hearing before the Planning Commission on **December 1, 2014 at 7:00 p.m.** 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.

**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 a.m. to 5:30 p.m.; Friday: 7:30 a.m. to 4:30 p.m.

**Peninsula Center Library**

701 Silver Spur Road, Rolling Hills Estates, CA 90274

Hours: Monday – Thursday: 10:00 a.m. to 9:00 p.m.; Friday: 10:00 a.m. to 6:00 p.m.; Saturday: 10:00 a.m. to 5:00 p.m.; and Sunday: 1:00 p.m. to 5:00 p.m.

**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; ↳ *5883 Crest Road Project* tab)

**Please send written comments to:** Niki Wetzel, AICP, City of Rolling Hills Estates, 4045 Palos Verdes Drive North, Rolling Hills Estates, CA 90274 | tel. 310.377.1577 x 115 | fax (310) 377-4468 | e: [NikiW@ci.rolling-hills-estates.ca.us](mailto:NikiW@ci.rolling-hills-estates.ca.us)

  
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Douglas R. Prichard, City Manager

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Date 10/7/14