



STAFF REPORT

DATE: MARCH 17, 2026
TO: PLANNING COMMISSION
FROM: KATRINA KAWAGOE, SENIOR PLANNER
SUBJECT: PLANNING APPLICATION NO. 250434
APPLICANT: JOHN V. JUGE, ARCH-SCAPE LLC
LOCATION: 4605 MARLOMA DRIVE

OVERVIEW

A request for a Neighborhood Compatibility Determination (NC-260059) for a front yard covered porch addition to a single-story, single-family home; and two Minor Deviations (MD-250435, MD-250436) for the 38 SF encroachment into an existing front yard setback, which does not project closer to the front property line than the forwardmost building line and for the decrease of a required front yard by less than 10%.

BACKGROUND

Application Filed:	12/21/25
Application Deemed Complete:	2/11/26
Public Notices Mailed:	3/17/26
Public Notices Posted:	3/17/26

The applicable Rolling Hills Estates Municipal Code Sections are Chapter 17.06 (Residential Districts Generally), Chapter 17.10 (R-A-20 District), Chapter 17.62 (Neighborhood Compatibility) and Section 17.66.100 (Minor Deviations).

The Project was reviewed in accordance with the California Environmental Quality Act (Public Resources Code § 21000 and following: “CEQA”) and the State CEQA Guidelines (14 CCR § 15000 and following) and was determined to be Categorically Exempt under Class 15 of the State CEQA Guidelines, Section 15301(e)(1) (Existing Facilities). The project is consistent with the minor alteration of an existing private structure and does not expand the existing residential use.

The subject property has a General Plan Land Use designation of Low Density Residential, is zoned Single-family Residential – Limited Agricultural District (R-A-20) and is located within the Horse Overlay. The neighborhood is located west of Palos Verdes Drive North and south of Silver Spur Road and is exclusively single-family development. The subject property is located within the Marloma Homeowners Association (HOA), which has reviewed the proposed project and has no objections. The proposed

improvements are subject to Implementation Measure 2.1.2.1 of the General Plan, which requires the City to continue to implement the Neighborhood Compatibility Ordinance.

DISCUSSION

Existing Site Conditions

The existing property is a 15,455 square-foot (SF) lot located on Marloma Drive. It features a moderate downward slope northward toward Palos Verdes Drive North at the rear. The front yard features a driveway leading to a side-facing attached garage and the remainder of the front yard is landscaped with two mature trees and a variety of low-growing plantings. The property is improved with a 3,204 SF single-story residence that features a low-pitched Dutch gable roof. The residence has undergone several improvements since its original construction in 1957, most notably including the following improvements:

- A 26 SF addition and interior remodel completed in 1997 (ZC-86-96).
- A 853 SF addition within the side and rear yard completed in 1998 (ZC-171-98).
- A Grading permit approval for a 5' high retaining wall in the rear yard completed in 1999 (PA-18-99).
- Public Works permit connecting to City sewer system in 2025.

The property includes a noncompliant side yard setback along the east side property line, where the garage is located approximately 4' from the property line at its narrowest point. The front yard also contains a retaining wall that exceeds the maximum permitted height of 2' and does not meet the required 2' setback from the east side property line. As these improvements appear to have been constructed as part of the original home, they are considered legal nonconforming pursuant to RHEMC Section 17.64.010.

Proposed Improvements

The proposed improvements include the construction of a 347 SF lanai attached to the rear of the residence, with a proposed height of 13'-8". The lanai will replace an existing attached pergola. The height of the proposed structure will not exceed the existing height of the home. In addition, approximately 235 SF of concrete paving is proposed around the perimeter of the lanai.

The project also includes the construction of a new front porch intended to frame the primary entryway to the home. The proposed porch would encroach 37.5 SF into the required front yard setback and therefore requires approval of a Minor Deviation. The porch will have a maximum height of 10'-10" from finished grade to the top of the ridge.

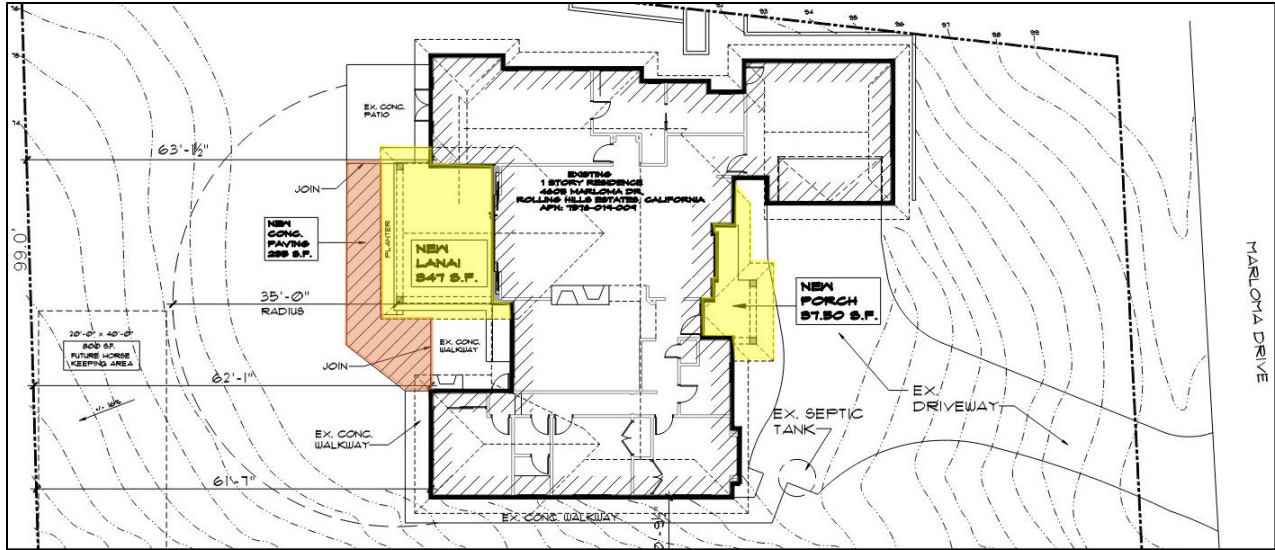


Figure 1: Proposed Site Plan

The proposed improvements meet the development standards outlined in the Municipal Code. The applicable Residential Development Standards are as follows:

Applicable Development Standard	Conformance with the Standard
<p><u>Lot coverage:</u> 30% maximum lot coverage in the R-A-20 district. Front yard coverage of 35% is based on the property's street frontage width of 80'.</p>	<p>Conforms. The project will result in an overall lot coverage of 25.3% and a front yard lot coverage of 8.6%.</p>
<p><u>Building height:</u> 27 feet maximum residential building height</p>	<p>Conforms. The proposed lanai will be a maximum height of 13'-8" and the proposed entry porch will be a maximum height of 10'-10". Both are less than the maximum building height and will not exceed the existing height of the residence.</p>
<p><u>Rear yard – Width</u> The depth shall not be less than 35' extending across the full width of the lot.</p>	<p>Conforms. The proposed lanai will extend 5'-6" beyond the rear-most building line, but will still maintain a 58' setback from the rear property line.</p>
<p><u>Front yard, developed lots:</u> Front yard shall constitute that area between the front property line and the entire front face of the main building and any accessory structures. No structure shall be constructed in a front yard.</p>	<p>Minor Deviations requested. The project proposes to construct a new entry porch with a gabled roof that would encroach 3'-9" into the front yard, but not closer to the front property line than the forwardmost building line. This entry porch encroachment would also decrease the front yard area by less than 10%. Therefore, the project is eligible for Minor Deviations as discussed in more detail in the Minor Deviation section below.</p>

Neighborhood Compatibility (NC-260059)

In an effort to maintain the established character of the existing neighborhood, neighborhood compatibility reviews assess proposals for the modification of existing structures to ensure that the proposed architectural style and overall construction remains consistent with the existing house and neighborhood. The current proposal will maintain elements of the existing Ranch style aesthetic of the home and many of the homes in the neighborhood.

To maintain Neighborhood Compatibility, residential construction proposals shall address the following objectives as found in Chapter 17.62:

1. **Natural Amenities.** Improvements to residential property shall respect and preserve to the greatest extent possible existing topography, landscaping, and natural features.

The proposal has met the criteria because the proposed structures will be constructed over existing paved areas and will have minimal impact to the existing topography and landscaping of the property. The additional hardscape proposed will connect existing concrete patios on either side of the lanai and will occur on a relatively level portion of the rear yard, minimizing the need for significant grading.

2. **Neighborhood Character.** Proposals shall be compatible with the existing neighborhood character in terms of scale of development, architectural style and materials.

The proposal has met the criteria because the project does not expand the habitable footprint of the residence. Additionally, the proposed front porch addition of the residence will maintain the integrity of the existing Ranch style aesthetic, matching the existing finishes of the home.

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.

The proposal has met this criterion because the design successfully minimizes the appearance of an overbuilt property. With a total lot coverage of 25.3%, the project remains well below the 30% maximum allowed in the R-A-20 district. Furthermore, the lanai will replace an existing pergola and will be 'nested' between two existing wings of the residence, ensuring the addition is somewhat screened by the primary structure to neighboring properties.

4. **Style.** Proposals shall address the following design elements: façade treatments (avoid stark and unbroken walls), structure height(s), open spaces, roof design,

appurtenances, mass and bulk. These design elements should be compatible with the existing home and neighborhood and in all instances seek to minimize the appearance of a massive structure.

The proposal has met the criteria because the front entry porch addition adds visual interest and depth to the front façade of the home while not detracting from the home's original Ranch-style character. Additionally, the 10'-10" proposed porch and the 13'-8" proposed lanai will not exceed the existing height of the primary residence, ensuring that the new structures do not dominate the existing roofline.

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.

The proposal has met this criterion because the project maintains an adequate separation from adjacent properties. The rear lanai is open-air and located nearly 60' from the rear property line that abuts Palos Verdes Drive North. The front porch is a ground-level, open-air architectural feature that looks onto the front yard and would not overlook neighboring private open spaces.

6. Views. Designs should respect existing neighboring views.

The proposal has met this criterion because the project is within the 16' height permitted by the zoning code. It also does not exceed the height of the existing single-story residence and is located within the existing building's lateral footprint. As such, they do not obstruct any primary view corridors or sightlines for adjacent properties.

Based on the analysis above, it is staff's opinion that the proposed addition respects existing neighbor views and is also consistent with the character of the immediate neighborhood. As such, staff is able to support an affirmative determination of Neighborhood Compatibility for this project.

Minor Deviations (MD-250435, MD-250436)

RHEMC Section 17.66.100 permits approval of minor deviations to established development standards as follows:

- 1) A decrease of not more than 10% of the required front yard (§17.66.100.A.(3)); and
- 2) An encroachment into a required front yard of a developed residential lot, which does not project closer to the front property line than the forwardmost building line (§17.66.100.A.(10)).

The front yard of the property is defined as the area between the front property line and the entire front face of the main residence and garage. The City's code prohibits any structure from being constructed in a front yard but does make allowances for minor

deviations from this prohibition. The project proposes to construct a new entry porch with a gabled roof that would encroach 3'-9" into the front yard, but not closer to the front property line than the forwardmost building line. This entry porch encroachment would also decrease the front yard area by less than 1%.

Staff can support the Minor Deviations because the proposal is consistent with the City's General Plan, does not conflict with any other provisions of the zoning ordinance, and does not adversely affect surrounding properties or the property of the applicant.

CONCLUSION

Staff has worked with the applicant to address the requirements of the Municipal Code, including those for Neighborhood Compatibility and the Minor Deviations. As summarized in this report, staff is able to support the Minor Deviations and has determined that Neighborhood Compatibility has been achieved.

RECOMMENDATION

Staff recommends that the Director of Community Development and Public Works approve PA-250434, subject to the following conditions:

1. All improvements hereafter constructed or installed on land which is the subject of this approval shall be located substantially as shown on Exhibit A and/or as required under the Municipal Code and/or as required in these conditions.
2. In the event of one or more violations of these conditions, the City Manager shall have enforcement capability to remedy such violations and/or revoke said approvals.
3. The applicant must submit the entire project for plan check with the Department of Building and Safety within two years from the effective date of approval and all construction shall be in conformance with the approved plans (RHEMC Section 17.72.110.B). Any alterations or additions to the approved plans, or any changes to the exterior treatment including but not limited to exterior building materials or the size, shape, or location of windows or other openings, or changes to the size, location of amount of any hardscape shall be reviewed by the Director of Community Development and Public Works.
4. Per RHEMC Section 8.20.120, the City of Rolling Hills Estates maintains an exclusive franchise agreement with Waste Management, for the collection of solid waste, recycling, and green waste services for residential and non-residential properties, as well as for the collection of construction-related generated waste for residential and non-residential projects. All bins maintained on private property and/or any bins placed in the Public Right of Way, with benefit of an encroachment permit during construction activities, must be contracted through Waste

Management. Service may be coordinated by contacting Waste Management at (800) 774-0222.

5. Trucks transporting dirt, organic material, and demolition debris from the site must be covered and hosed down in a location on-site prior to exiting the property. Any trucks transporting dirt and or organic material to the site must be covered or properly secured to prevent off-site debris to the satisfaction of the City Traffic Engineer.
6. All construction activity is limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday, and 9:00 A.M. and 5:00 P.M. on Saturday. No work is permitted on Sundays or holidays (New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day).
7. No queuing of trucks or arrival of construction materials and/or workers to the construction site is permitted outside the permitted construction hours and days.
8. The applicant must comply with the City's Noise Ordinance during the construction of the project.
9. The applicant must comply with all applicable NPDES (National Pollutant Discharge Elimination Systems) requirements.

Attachments

A. Project Plans