



CITY OF
ROLLING HILLS ESTATES

CITY MANAGER'S CORNER

October 12, 2016

ROLLING HILLS COUNTRY CLUB DEVELOPMENT

In the north-eastern portion of the City of Rolling Hills Estates lies the Rolling Hills Country Club (RHCC), home to a long-established private 18-hole golf course and related country club facilities. Adjacent to the golf course is property known as the Chandler Sand and Gravel pit. After years of study, analysis, negotiations and planning efforts, a joint redevelopment of both properties is now underway in earnest.

RHCC will ultimately have a new golf course, designed by David McLay Kidd, along with a new clubhouse. The remaining portion of the property will see the construction of 114 single family homes. Mass grading has been underway for several months now.

The Chandler family began mining sand and gravel commencing in the 1930s. After the mining operations were completed in the 1980s, the pit was converted to an inert landfill which operated for about 30 years. For most of its existence, RHCC leased Chandler-owned property adjacent to the pit for a portion of its golf course.

The long-standing relationship between the Chandler family and RHCC made it possible for both parties to realize the benefits of a joint project to reuse the pit and enhance the golf course. The most compelling component of the project has been the resulting closure of the inert landfill which had been an incompatible use for surrounding neighborhoods as residential development occurred over the years.

After agreements were finalized, and the project approved, the Chandler family sold about 250 acres to the Chadmar Group, who is undertaking the project, both for the RHCC golf course and clubhouse as well as the homes.

When completed by next summer, RHCC will have a new 18-hole golf course with over 7,000 yards of play, a new driving range and practice area. The new state-of-the-art 60,000 square foot clubhouse facility, with pools and tennis courts, will be able to handle all types of events big and small.

The new clubhouse facility, presently under construction and slated to open by next fall, is located off the project's only entry point, southwest of the intersection of Bridlewood Circle and Palos Verdes Drive East. The existing clubhouse located on Palos Verdes Drive East will be demolished soon after the new facility opens.

The residential development will be a mixture of single- and two-story homes. The architectural style will include four variations of Ranch themed design (California, European, Adobe, and Interpretive).

Home sizes will range from approximately 3,625 square feet to 5,377 square feet. There will be nine different floor plans with varying exterior treatments to give the community a rich, eclectic feel intended to ensure that the same architectural style or floor plan is not repeated side-by-side or immediately across the street.

The density of the homes will be approximately two per acre, when including the project's private streets, walk paths, small pocket parks and common slope areas. Actual building pads will average about 13,000 square feet with yards large enough for private swimming pools and patio areas.

All lots have been designed to take full advantage of the views of the new golf course and many will also have expansive city views of the Los Angeles basin to the north. Model home construction is expected to commence early next year with the first phase of home construction following shortly after that. Home pricing has not been made available by the Chadmar Group at this time.

While only one residential lot is zoned for equestrian use, the developer agreed to donate one million dollars to the City for equestrian-related improvements elsewhere in the city. Most of those improvement projects have yet to be determined. The developer is also required to construct a bridle trail, along the west side of Palos Verdes Drive East from Dapplegray Park to a turnaround area near the Lomita reservoir north of the project site.

This is the largest development project the City has seen in decades, has been decades in the making and will provide a residential and recreational setting of which the City and its residents can be proud for decades to come.

For more information on this exciting project, please contact Rolling Hills Country Club or the Chadmar Group at (310) 325-0766 or online at www.rollinghillsccl.com. The City of Rolling hills Estates Planning Department staff can also provide information and can be reached at (310) 377-1577 or online at www.RollingHillsEstatesCa.gov.