



Policy for Private Property Improvements within the Public Right-of-Way (Buckskin Dapplegray, Sorrel & Strawberry Lanes)

City of Rolling Hills Estates

Policies for private property improvements (including landscaping/plant material) located with the public right-of-way, approved by the City Council on August 13, 2013, for Buckskin, Dapplegray, Sorrel and Strawberry Lanes are as follows:

1. Anyone wishing to place any type of private property improvements within the public right-of-way in front of their home shall first consult with City staff. The existing policy of only allowing driveway aprons, walkways (from the street's edge to the front door) and mailboxes should continue to be the standard allowable improvements. Any additional private property improvement(s) beyond that which is already customarily allowed within the public right-of-way, shall require a *Front Yard & Public Right-of-Way Improvements Application* to be filed by the contiguous property owner along with a fee of \$300.
2. Three-rail fences and retaining walls should still be located back on the front property line. Special consideration for private-property three-rail fences and/or low retaining walls (below 2' in height) to be located in the right-of-way shall be reviewed on a case-by-case basis. The policy for allowing these types of improvements should be specifically for properties with substandard front yard setbacks and/or unusual slope conditions (i.e., front setbacks considerably less than the code required 25').
3. In no case shall a private property right-of-way improvement be located in such a manner that would unreasonably restrict parking or traffic flow, and/or create an un-safe visibility condition as determined by the City's traffic engineer.
4. Existing private property improvements located within the right-of-way shall be permitted to remain until such time that the improvements are altered in such a manner involving the removal and/or replacement of more than 50% of the existing improvements or in the instance that the contiguous private property residence is being demolished and/or reconstructed by more than 50% of its existing floor area. At that time, the property owner may seek to apply for a *Front Yard & Public Right-of-Way Improvements Application* to "legalize" the improvements in the right-of-way and/or apply for replacement/repair of such improvements.
5. If unpermitted construction of private property improvements are discovered in the right-of-way by City staff (i.e., through code enforcement action), the property owner shall immediately cease work and complete a *Front Yard & Public Right-of-Way Improvements Application* to determine if the work can be permitted. In the event the work is not permissible by the City Manager, all improvements shall be removed from the right-of-way within a reasonably-determined period of time.
6. Any *Front Yard & Public Right-of-Way Improvements Application* denied by the City may be appealed to the City Council.

For questions, please contact Public Works or Community Development at (310) 377-1577 ext. 105 or by email at planning@rollinghillsestates.gov.

The Application for Front Yard/Public Right-of-Way Improvements can be found at www.rhe.city/frontyardimprovementsapplication.

PLEASE NOTE: Your property line is not at the street edge. Please refer to the table below to determine the width of the public right-of-way for your street.

Policy for Private Property Improvements within the Public
Right-of-Way (Buckskin, Dapplegray, Sorrel and Strawberry Lanes)

STREET	PUBLIC RIGHT-OF-WAY (POW) WIDTH	IMPROVED STREET WIDTH	PUBLIC RIGHT-OF-WAY EXTENDS BEYOND STREET EDGE ON EACH SIDE OF STREET BY:
Buckskin Lane	54 ft.	34 ft.	10 ft.
Dapplegray Lane	54 ft.	34 ft.	10 ft.
Sorrel Lane	54 ft.	25 ft.	14.5 ft.
Strawberry Lane	54 ft.	35 ft.	9.5 ft.