

**CITY OF
ROLLING HILLS ESTATES**

**HOUSING ELEMENT
2013-2021**

January 2014

Acknowledgements

City Council

Judith Mitchell, Mayor

John Addleman, Mayor Pro Tem

Britt Huff, Councilmember

Frank V. Zerunyan, Councilmember

Steven Zuckerman, Councilmember

Planning Commission

Velveth Schmitz, Chair

Michael Conway, Commissioner

Robert Medawar, Commissioner

Robert Schachter, Commissioner

Tim Scott, Commissioner

Carl Southwell, Commissioner

Victor J. Yoo, Commissioner

City Staff

Doug Prichard, City Manager

David Wahba, Planning Director

Niki Wetzol, AICP, Principal Planner

Consulting Assistance:

J. H. Douglas & Associates

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I. INTRODUCTION

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). The Element is to consist of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. It is also required to identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community (§65583).

Guidelines adopted by the Department of Housing and Community Development (HCD) are also to be considered in the preparation of the Element (§65585). Periodic review of the Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (§65588).

A. Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its written findings to the local government.

As mandated by state law, the planning period for this Housing Element extends from 2013 to 2021¹. This Element identifies strategies and programs that focus on: 1) providing diversity in housing opportunities and 2) maintenance and preservation of the housing stock.

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Chapter IV); and
- A Housing Action Plan for the 2013-2021 planning period, including housing goals, policies and programs (Chapter V).

¹ The projection timeframe for the Regional Housing Needs Assessment process is 7.8 years from January 2014 through October 2021.

- A review of the City’s accomplishments and progress in implementing the previous Housing Element (Appendix A).

B. Public Participation

Section 65583(c)(5) of the *Government Code* states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

City residents had several opportunities to recommend strategies, review, and comment on the Housing Element. A public study session was held jointly by the Planning Commission and City Council on October 8, 2013. Following review by HCD, public hearings were held by the Planning Commission and City Council on January 21, 2014 and January 28, 2014, respectively. All meeting notices were posted on the City’s website, and notification was published in the local newspaper in advance of the meetings. Copies of the draft Element were made available for review at City Hall and were posted on the City website. These service providers included organizations that represent the housing interest groups.

Additional information regarding the public involvement process are discussed in Appendix C.

C. Consistency with Other Elements of the General Plan

The City’s General Plan sets forth broad policy guidance in the areas of land use, housing, transportation, conservation, open space and recreation, noise and public safety. The various General Plan elements provide a consistent set of policies and programs intended to preserve and enhance the quality of life, while accommodating growth and change in a proactive manner. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Conservation, Public Safety, and Noise Elements are reflected in the Housing Element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

Senate Bill (SB) 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

II. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city’s projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG), and other relevant data sources.

A. Population Characteristics

1. Population Growth Trends

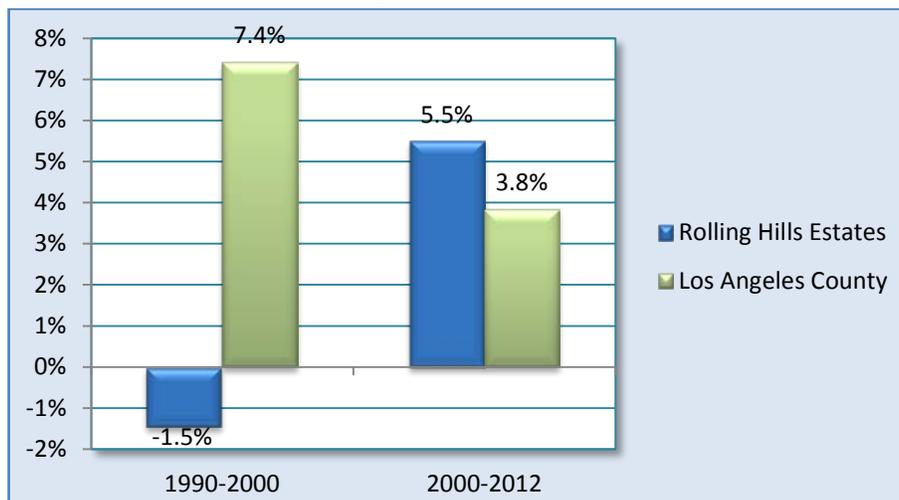
The City of Rolling Hills Estates lost population during the 1990s but has grown moderately since 2000, more than making up for the population loss during the previous decade (Table II-1 and Figure II-1). This contrasts dramatically with Los Angeles County, which grew by 7.4% between 1990 and 2000, and 3.8% between 2000 and 2012. As an essentially built-out city, there have been few opportunities for substantial growth during the last 30 years, except through redevelopment and infill.

**Table II-1
Population Trends, 1990-2012 –
Rolling Hills Estates vs. Los Angeles County**

	1990	2000	2012	Growth 1990-2000	Growth 2000-2012
Rolling Hills Estates	7,789	7,676	8,097	-1.5%	5.5%
Los Angeles County	8,863,164	9,519,330	9,884,632	7.4%	3.8%

Source: U.S. Census, California Dept. of Finance Table E-5 (2012)

**Figure II-1
Population Growth**



Sources: US Census, California Department of Finance Table E-1(2013)

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-2 provides a comparison of the city's and county's population by age group in 2010. This table shows that the age distribution of the city's population is significantly older than Los Angeles County as a whole. It is especially noteworthy that approximately 22% of the city's population is over age 65, whereas only 11% of Los Angeles county's population is over age 65. An aging population has implications regarding the type and size of future housing needs, as well as accessibility.

Table II-2
Age Distribution –
Rolling Hills Estates vs. Los Angeles County

Age Group	Rolling Hills Estates		Los Angeles County	
	Persons	%	Persons	%
Under 5 years	293	4%	645,793	7%
5 to 9 years	541	7%	633,690	6%
10 to 14 years	638	8%	678,845	7%
15 to 19 years	576	7%	753,630	8%
20 to 24 years	259	3%	752,788	8%
25 to 29 years	176	2%	759,602	8%
30 to 34 years	175	2%	716,129	7%
35 to 39 years	319	4%	715,635	7%
40 to 44 years	541	7%	714,691	7%
45 to 49 years	748	9%	706,742	7%
50 to 54 years	756	9%	662,205	7%
55 to 59 years	591	7%	560,920	6%
60 to 64 years	585	7%	452,236	5%
65 to 69 years	488	6%	323,287	3%
70 to 74 years	440	5%	245,183	2%
75 to 79 years	355	4%	192,881	2%
80 to 84 years	326	4%	152,722	2%
85 years and over	260	3%	151,626	2%
Total	8,067	100%	9,818,605	100%
Median age	48.5		34.8	

Source: 2010 Census, Table DP-1

3. Race and Ethnicity

The racial and ethnic composition of the city differs from the county in that a much lower proportion of city residents are Hispanic/Latino or other racial minorities. Approximately 64% of city residents are non-Hispanic white, contrasted with 28% for the county as a whole. The percentage of Hispanics residing in the city, at 6.2%, is significantly lower than the county's Hispanic population of almost 48%. Asians, at approximately 25%, represent the largest minority group (Table II-3).

Table II-3
Race/Ethnicity –
Rolling Hills Estates vs. Los Angeles County

Racial/Ethnic Group	Rolling Hills Estates		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	7,568	93.8%	5,130,716	52.3%
-White	5,134	63.6%	2,728,321	27.8%
-Black or African American	107	1.3%	815,086	8.3%
-American Indian/Alaska Native	12	0.1%	18,886	0.2%
-Asian	1,995	24.7%	1,325,671	13.5%
-Native Hawaiian/Pacific Islander	8	0.1%	22,464	0.2%
-Other races or 2+ races	312	3.9%	220,288	2.2%
Hispanic or Latino (any race)	499	6.2%	4,687,889	47.7%
Total	8,067	100.0%	9,818,605	100.0%

Source: 2010 Census, Table DP-1

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Rolling Hills Estates had 2,965 households as reported in the 2010 Census. Table II-4 provides a comparison of households by type for the city and Los Angeles County as a whole. Family households in 2010 comprised approximately 80% of all households in the City, 12% higher than the county. Although non-family households are a small proportion of the city’s households, the city’s average household size is still somewhat lower than Los Angeles County as a whole (2.72 persons per household city vs. 2.98 persons per household county).

Table II-4
Household Composition –
Rolling Hills Estates vs. Los Angeles County

Household Type	Rolling Hills Estates		LA County	
	Households	%	Households	%
Family households:	2,375	80%	2,194,080	68%
Husband-wife family	2,100	71%	1,480,665	46%
With own children under 18 years	861	29%	721,804	22%
Male householder, no wife present	83	3%	216,368	7%
With own children under 18 years	25	1%	92,161	3%
Female householder, no husband present	192	6%	497,047	15%
With own children under 18 years	79	3%	239,012	7%
Non-family households:	590	20%	1,047,124	32%
Householder living alone	512	17%	784,928	24%
Households with individuals under 18 years	1,023	35%	1,220,021	38%
Households with individuals 65 years and over	1,269	43%	790,386	24%
Total households	2,965	100%	3,241,204	100%
Average household size	2.72		2.98	

Source: 2010 Census, Table DP-1

2. Housing Tenure and Vacancy

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. It reveals a higher level of homeownership in the city, almost double the county's proportion of homeownership.

Table II-5
Household Tenure and Vacancy–
Rolling Hills Estates vs. Los Angeles County

Housing Type	Rolling Hills Estates		LA County	
	Units	%	Units	%
Occupied housing units	2,965	95.6%	3,241,204	94.1%
Owner-occupied housing units	2,714	87.5%	1,544,749	44.8%
Average household size of owner-occupied units	2.69		3.16	
Renter-occupied housing units	251	8.1%	1,696,455	49.2%
Average household size of renter-occupied units	3.05		2.81	
Vacant housing units	135	4.4%	203,872	5.9%
For rent	13	0.4%	104,960	3.0%
Rented, not occupied	1	0.0%	4,994	0.1%
For sale only	50	1.6%	26,808	0.8%
Sold, not occupied	10	0.3%	6,726	0.2%
For seasonal, recreational, or occasional use	13	0.4%	19,099	0.6%
All other vacants	48	1.5%	41,285	1.2%
Homeowner vacancy rate (%)	1.8		1.7	
Rental vacancy rate (%)	4.9		5.8	
Total housing units	3,100	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-6 summarizes overcrowding for Rolling Hills Estates based on recent Census data.

Table II-6
Overcrowding –
Rolling Hills Estates vs. Los Angeles County

Occupants per Room	Rolling Hills Estates		LA County	
	Units	%	Units	%
Owner occupied units	2,664	100%	1,552,091	100%
1.01 to 1.50	45	1.7%	71,920	4.6%
1.51 to 2.00	11	0.4%	17,241	1.1%
2.01 or more	0	0.0%	4,877	0.3%
Renter occupied units	262	100%	1,665,798	100%
1.01 to 1.50	0	0.0%	163,166	9.8%
1.51 to 2.00	0	0.0%	86,760	5.2%
2.01 or more	0	0.0%	43,489	2.6%

Source: Census 2006-2010 ACS, Table B25014

Based on U.S. Census standards, Rolling Hills Estates residents live in significantly less crowded housing conditions than the rest of Los Angeles County. According to recent Census data, less than 2% of all occupied units in the city were considered overcrowded. There were no overcrowded renter-occupied units in the city, and only 56 owner-occupied units (2.1%) are experiencing overcrowding conditions. This compares to 17.6% of renter-occupied units and 6% of owner-occupied units in Los Angeles County considered overcrowded.

4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census data, the median household income in Rolling Hills Estates was \$151,757, over 2½ times the median income for Los Angeles County as a whole (Table II-7).

Table II-7
Median Household Income –
Rolling Hills Estates and Los Angeles County

Jurisdiction	Median Income	% of County Median Income
Rolling Hills Estates	\$151,757	274%
Los Angeles County	\$55,476	100%

Source: U.S. Census, 2006-2010 ACS, Table DP-3

5. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-8 displays recent Census estimates for overpayment for renter and owner households in Rolling Hills Estates. Approximately 37% of both renters and owners reported overpayment.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

Table II-8
Overpayment by Income Category

% of Income Paid for Housing Expenses	Renter Households	Owner Households
Less than 10%	0	20.5%
10 – 14.9%	6.4%	10.6%
15 – 19.9%	20.4%	9.7%
20 – 24.9%	21.7%	13.1%
25 – 29.9%	3.8%	9.5%
30 – 34.9%	17.4%	6.9%
35 – 39.9%	9.8%	4.3%
40 – 49.9%	0	7.8%
50% or more	11.1%	17.6%
Not computed	9.4%	0

Source: SCAG, 2012

Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely-low-income (ELI) households. Extremely-low-income is defined as households with income less than 30% of area median income. The 2013 area median income for Los Angeles County was \$64,800 (see Table II-15). For extremely-low-income households, this results in an income of \$25,600 or less for a four-person household. Households with extremely-low-income have a variety of housing situations and needs, such as overpayment and overcrowding.

Recent Census estimates published by SCAG reported approximately 147 extremely-low-income households resided in Rolling Hills Estates, representing 4.1% of all households.

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 1 unit. As a result, the City has a projected need for 1 extremely-low-income unit in this planning period (see Table II-20). The resources and programs to address this need are the same as for low-income housing in general and are discussed throughout the Housing Element, and particularly Chapter V, Housing Action Plan. The needs of extremely-low-income households overlap extensively with other special needs groups, and further analysis and discussion of resources and programs for extremely-low-income households can also be found in Chapter IV, Constraints, Section A.1.c. Special Needs Housing.

C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the city had a workforce of 3,551 persons, or 57% of the working-age population, according to recent Census data. By contrast, Los Angeles County had over 65% of its working-age population in the labor force.

**Table II-9
Labor Force –
Rolling Hills Estates vs. Los Angeles County**

Labor Force Status	Rolling Hills Estates		LA County	
	Persons	%	Persons	%
Population 16 years and over	6,267	100%	7,602,252	100%
In labor force	3,551	56.7%	4,959,167	65.2%
Civilian labor force	3,551	56.7%	4,953,791	65.2%
Employed	3,404	54.3%	4,522,917	59.5%
Unemployed	147	2.3%	430,874	5.7%
Armed Forces	0	0.0%	5,376	0.1%
Not in labor force	2,716	43.3%	2,643,085	34.8%

Source: Census 2006-2010 ACS, Table DP3

Approximately 65% of the city’s working residents were employed in management and professional occupations, while 24% were in sales or related fields (Table II-10). A low percentage of workers (under 6%) were employed in service related occupations such as waiters, waitresses, and beauticians.

Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers constituted about 6% of the workforce.

Table II-10
Employment by Occupation

Occupation	Rolling Hills Estates	
	Persons	%
Civilian employed population 16 years and over	3,404	100%
Management, business, science, and arts occupations	2,200	64.6%
Service occupations	197	5.8%
Sales and office occupations	804	23.6%
Natural resources, construction, and maintenance occupations	133	3.9%
Production, transportation, and material moving occupations	70	2.1%

Source: U.S. Census 2006-2010 ACS, Table DP3

2. Projected Job Growth

Table II-11 shows projected job growth by industry for the Los Angeles-Long Beach-Glendale MSA for the period 2010-2020. The greatest number of new jobs projected to be produced in Los Angeles County over the next few years will be among the lower-wage occupations. Because a high proportion of new jobs created will be low-wage jobs, there will be a growing demand for units affordable to low-income persons, typically far below the average home price of the area.

3. Jobs-Housing Balance

A regional balance of jobs to housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become overheated, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas. Conversely, a lack of jobs can also result in longer commutes, particularly for low-wage service workers. The current jobs-housing objective within the SCAG region is one new housing unit for every 1.5 jobs.²

According to recent Census data, about 92% of employed Rolling Hills Estates residents worked in Los Angeles County, but only 14.7% of all workers were employed within the city limits (Table II-12).

² SCAG Regional Comprehensive Plan, Land Use & Housing Chapter

Table II-11
2010-2020 Industry Employment Projections –
Los Angeles-Long Beach-Glendale Metropolitan Statistical Area

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2010	2020	Jobs	Percent
	Total Employment	4,246,700	4,904,300	657,600	15.5
	Self-Employment (A)	337,500	366,900	29,400	8.7
	Unpaid Family Workers (B)	3,300	3,400	100	3.0
	Private Household Workers (C)	126,600	163,300	36,700	29.0
	Total Farm	6,200	5,800	-400	-6.5
	Total Nonfarm	3,773,100	4,364,900	591,800	15.7
1133,21	Mining and Logging	4,100	4,500	400	9.8
23	Construction	104,500	129,600	25,100	24.0
31-33	Manufacturing	373,200	362,500	-10,700	-2.9
22,42-49	Trade, Transportation, and Utilities	739,800	887,700	147,900	20.0
51	Information	191,500	211,700	20,200	10.5
52-53	Financial Activities	209,500	231,300	21,800	10.4
54-56	Professional and Business Services	527,500	640,600	113,100	21.4
61-62	Educational Services, Health Care and Social Assistance	522,000	660,000	138,000	26.4
71-72	Leisure and Hospitality	384,800	480,000	95,200	24.7
81	Other Services (excludes 814-Private Household Workers)	136,700	150,700	14,000	10.2
	Government	579,600	606,300	26,700	4.6
	Federal Government (D)	51,600	43,900	-7,700	-14.9
	State and Local Government	528,000	562,400	34,400	6.5
	State Government	80,700	88,100	7,400	9.2
	Local Government	447,300	474,300	27,000	6.0

Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2011 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Industry detail may not add up to totals due to independent rounding.

- Notes: (A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.
- (B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.
- (C) Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.
- (D) Temporary U.S. Census workers are included in the base and projected year employment numbers.

Table II-12
Job Location for Rolling Hills Estates Residents

Workplace Location	%
Worked in state of residence	98.7%
Worked in county of residence	92.0%
Worked in place of residence	14.7%
Worked outside county of residence	6.7%
Worked outside state of residence	1.3%

Source: Census 2006-2010 ACS, Table S0801

D. Housing Stock Characteristics

This section reviews the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

The housing stock in Rolling Hills Estates is comprised mostly of single-family homes, which make up 97% of all units. Multi-family and mobile homes comprise the remaining 3%. Table II-13 provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000-2012. Between 2000 and 2012, there have been 220 housing units added to the city's housing stock, the majority (75%) being single-family homes.

Table II-13
Housing by Type –
Rolling Hills Estates and Los Angeles County

Structure Type	2000		2012		Growth	
	Units	%	Units	%	Units	%
Rolling Hills Estates						
Single-family	2,828	98%	2,992	97%	164	74.5%
Multi-family	48	2%	72	2%	24	10.9%
Mobile homes	4	0.1%	36	1.2%	32	14.5%
Total units	2,880	100%	3,100	100%	220	100%
Los Angeles County						
Single-family	1,835,024	56%	1,947,820	56%	112,796	61.6%
Multi-family	1,379,277	42%	1,447,958	42%	68,681	37.5%
Mobile homes	56,605	2%	58,314	2%	1,709	0.9%
Total units	3,270,906	100%	3,454,092	100%	183,186	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-14 shows the age distribution of the housing stock in Rolling Hills Estates compared to Los Angeles County as a whole as reported in recent Census data.

Table II-14
Age of Housing Stock by Tenure –
Rolling Hills Estates vs. Los Angeles County

Year Built	Rolling Hills Estates		LA County	
	Units	%	Units	%
Built 2005 or later	0	0%	54,241	2%
Built 2000 to 2004	61	2%	109,255	3%
Built 1990 to 1999	149	5%	208,791	6%
Built 1980 to 1989	225	8%	403,248	12%
Built 1970 to 1979	793	27%	496,376	14%
Built 1960 to 1969	746	25%	518,500	15%
Built 1950 to 1959	844	29%	722,473	21%
Built 1940 to 1949	123	4%	396,035	12%
Built 1939 or earlier	9	0%	516,817	15%
Total units	2,950	100%	3,425,736	100%

Source: Census 2006-2010 ACS, Table DP-4

This table shows that 58% of the housing units in Rolling Hills Estates were constructed prior to 1970. Statistics indicating that a significant portion of the housing stock is more than 30 years old would often indicate a growing need for maintenance and rehabilitation. However, the high household incomes in Rolling Hills Estates results in few properties actually falling into disrepair, and therefore the need for public assistance with maintenance and rehabilitation is considered to be very low.

3. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table II-15 shows affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$640, while the maximum affordable rent for very-low-income households is \$1,068. The maximum affordable rent for low-income households is \$1,708, while the maximum for moderate-income households is \$1,944.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-15 have been estimated based on typical conditions.

Table II-15
Income Categories and Affordable Housing Costs –
Los Angeles County

2013 County Median Income = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$25,600	\$640	--
Very Low (31-50%)	\$42,700	\$1,068	\$140,000
Low (51-80%)	\$68,300	\$1,708	\$235,000
Moderate (81-120%)	\$77,750	\$1,944	\$280,000
Above moderate (120%+)	\$77,750+	\$1,944+	\$280,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

b. For-Sale Housing

Housing sales price statistics for the calendar year 2012 reported by DataQuick³ showed a median single-family home price of \$1.36 million and a median condo price of \$550,000. Due to the small number of sales in each city, these data are for the entire Palos Verdes peninsula, which includes Rolling Hills Estates. Clearly there is a large gap between market prices and what low- and moderate-income families can afford.

c. Rental Housing

As noted previously (Table II-13, page II-9), there are only 72 attached units in Rolling Hills Estates, all of which are built as condominiums. Very few units are vacant and for rent at any given time. An internet search for vacant units found only a few units advertised with rents ranging from \$1,450 for a 1-bedroom/1-bath unit to \$3,400 for a 3 bedroom/3-bath unit. When these rents are compared to the amounts low-income households can afford to pay (Table II-15), it is clear that lower- and moderate-income households have a difficult time finding housing without overpaying.

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Rolling Hills Estates residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

The most recent data regarding persons with disabilities was reported in the 2000 Census. In 2000, approximately 268 people between 16 and 64 years of age, or 6% of the working age population, reported a work-related disability (see Table II-16). Of those aged 65 and over, 1,082 disabilities were

³ <http://www.dqnews.com/Charts/Annual-Charts/LA-Times-Charts/ZIPLAT12.aspx>

reported. Included within these are persons whose disability hinders their ability to go outside the home (3.5% of the working age population and 3.9% of the senior population). Housing opportunities for the handicapped can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

**Table II-16
Persons with Disabilities by Age**

Disability by Age	Persons	Percent
Age 5 to 15 - total persons	1,230	
Sensory disability	39	3.2%
Physical disability	7	0.6%
Mental disability	11	0.9%
Self-care disability	21	1.7%
Age 16 to 64 - total persons	4,681	
Sensory disability	67	1.4%
Physical disability	81	1.7%
Mental disability	78	1.7%
Self-care disability	3	0.1%
Go-outside-the-home disability	163	3.5%
Employment disability	268	5.7%
Age 65 and over* - total persons	1,321	
Sensory disability	606	45.9%
Physical disability	58	4.4%
Mental disability	283	21.4%
Self-care disability	81	6.1%
Go-outside-the-home disability	52	3.9%

Source: 2000 Census, SF3 Tables P8 and P41

Note: Totals may exceed 100% due to multiple disabilities per person

Persons with Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Examples of developmental disabilities include cerebral palsey, epilepsy and autism. The Census does not record developmental disabilities as a separate category of disability. According to the U.S.

Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Harbor Regional Center (<http://www.harborrc.org/>), with offices in Torrance and Long Beach, provides services for people with developmental disabilities on the Palos Verdes Peninsula, including Rolling Hills Estates. The HRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports, which refers to help that disabled persons may get from family, friends or others at little or no cost.

According to its latest Fact Sheet⁴ the Harbor Regional Center provides services to more than 11,000 people with developmental disabilities and their families. About 15% are between birth and 2 years of age and are served under the early intervention program. About 37% are between the age of 3 and 18 years of age, and 48% are adults over 18 years of age. Most of HRC's clients (about 83%) live at home with families. An additional 10% live in some type of licensed home in the community, and about 7% live on their own with supports.

2. Elderly

According to recent Census data, there were 1,074 households in Rolling Hills Estates where the householder was reported to be age 65 or older (Table II-17). Some elderly homeowners may be physically unable to maintain their homes or cope with living alone. In areas where elderly persons are living in poverty, housing needs can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

⁴ [http://www.harborrc.org/files/uploads/aboutclientsfam_r0313_\(2\).pdf](http://www.harborrc.org/files/uploads/aboutclientsfam_r0313_(2).pdf)

**Table II-17
Elderly Households by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	1,590	60%	205	78%
65 to 74 years	462	17%	23	9%
75 to 84 years	421	16%	12	5%
85 years and over	191	7%	22	8%
Total Households	2,664	100%	262	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Among owners, 58% of all households have only one or two members, while 63% of renter households had one or two members. About 7% of owner households had five or more members, while only 4% of renters were large households (Table II-18). This distribution suggests that the need for large units with four or more bedrooms is expected to be significantly less than for smaller units.

**Table II-18
Household Size by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	460	17%	100	38%
2 persons	1,104	41%	66	25%
3 persons	346	13%	27	10%
4 persons	560	21%	58	22%
5 persons	129	5%	11	4%
6 persons	28	1%	0	0%
7 persons or more	37	1%	0	0%
Total Households	2,664	100%	262	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

4. Female-Headed Households

Recent Census estimates reported that 8% of owner households and 6% of renter households were headed by a female (Table II-19). While female-headed households represent a small portion of households in Rolling Hills Estates, in many cities they make up a significant portion of households that are below the poverty level.

Table II-19
Household Type by Tenure

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	1,841	69%	146	56%
Male householder, no wife present	86	3%	0	0%
Female householder, no husband present	214	8%	16	6%
Non-family households	523	20%	100	38%
Total Households	2,664	100%	262	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

5. Farm Workers

Farm worker households are considered a special needs group due to their transient nature and the lower incomes typically earned by these households. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas providing employment. No significant agricultural activities are found in Rolling Hills Estates or in the surrounding communities.⁵ In addition, Census data published by SCAG did not identify any farm workers residing in Rolling Hills Estates.

6. Homeless Persons

The U.S. Department of Housing and Urban Development (HUD) defines the term “homeless” as the state of a person who lacks a fixed, regular, and adequate night-time residence, or a person who has a primary night time residency that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.⁶

Although there are myriad causes of homelessness, among the most common are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

According to the 2013 Homeless Count Report⁷ by the Los Angeles Homeless Services Authority (LAHSA), it is estimated that 53,798 persons were homeless at the time of the survey. Of this population, 24% were in shelter facilities, 42% were unsheltered and 34% were estimated to be “hidden homeless.” Rolling Hills Estates is located within LAHSA’s Service Planning Area (SPA) 8 – South Bay. The homeless count for SPA 8 found 5,245 single adults, 551 family members, and 15 unaccompanied youth. The estimated total number of homeless persons in SPA 8 was approximately

⁵ 2005 Crop and Livestock Report, Los Angeles County Agricultural Commissioner

⁶ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

⁷ <http://documents.lahsa.org/planning/homelesscount/2013/HC13-Results-by-SPA-and-SD.pdf> (8/27/2013)

14% lower than the previous survey in 2011. LAHSA's survey did not count the homeless population for each jurisdiction, therefore 2010 Census data is the most recent available source. As reported by SCAG, the Census Bureau reported no homeless persons in Rolling Hills Estates.

Senate Bill (SB) 2 of 2007 requires that jurisdictions quantify the need for emergency shelters and determine whether existing facilities are adequate to serve the need. If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted "by-right" (i.e., without requiring discretionary approval such as a use permit), or enter into a multi-party agreement with up to two other jurisdictions to accommodate the need.

Although Rolling Hills Estates has no identified homeless population, an amendment to the Zoning Code will be processed to allow emergency shelters by-right in the Commercial-General zone.

Homelessness is a regional problem best dealt with at a regional or countywide scale. Los Angeles County's focus is to provide funding for access to mainstream resources such as income supports, health care, mental health care, substance abuse treatment programs, child care, and job training placement.⁸ These resources serve the existing homeless population, and also work toward the prevention of homelessness.

F. Assisted Housing at Risk of Conversion

State law requires that the Housing Element report assisted affordable units that are at risk of conversion to market rate housing during the next ten years. According to SCAG and the California Housing Partnership Corporation, there are no assisted units in Rolling Hills Estates.

G. Future Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the "5th cycle" planning period from January 2014 to October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

⁸ Los Angeles County Housing and Community Development Consolidated Plan, page 5-21

2. 2014-2021 Rolling Hills Estates Growth Needs

The Southern California Association of Governments (SCAG) determined the RHNA growth needs for each city within the SCAG region, plus the unincorporated areas. The total housing growth need for the City of Rolling Hills Estates during the 2006-2014 planning period is 5 units. This total is distributed by income category as shown in Table II-20.

**Table II-20
Regional Housing Growth Needs**

Very Low*	Low	Moderate	Above Moderate	Total
1	1	1	2	5

Source: SCAG 2012

*50% of the very-low need is assigned to the extremely-low-income category pursuant to Government Code §65583(a)(1)

Note: The RHNA projection period is 1/1/2014 – 10/31/2021

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

A discussion of the City’s land resources to accommodate this growth need is provided in Chapter III.

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III. RESOURCES AND OPPORTUNITIES

A. Land Resources

1. Inventory of Sites for Housing Development

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared (see Table III-2, page III-3) and the results of this analysis are summarized in Table III-1 below. The locations of sites comprising the land inventory are shown in Figures III-1 and III-2. This analysis demonstrates that the City’s inventory of vacant and underutilized sites exceeds the RHNA in all income categories.

**Table III-1
Land Inventory Summary**

	Income Category		
	VL/L	Mod	Above
Units approved/not completed	0	3	160
Vacant land	0	0	5
Underutilized sites	3	0	145
Subtotal	3	3	310
RHNA (2014-2021)	2	1	2
Adequate Sites?	Yes	Yes	Yes

Source: City of Rolling Hills Estates Planning Department, 2013

Mixed-Use Development – In 1997 the City Council adopted the Mixed Use Overlay for the Commercial-General (C-G) and Commercial-Limited (C-L) districts. This overlay created opportunities for higher-density residential development. The Mixed-Use Overlay District is intended to provide a broad range of housing opportunities to meet the needs of different age groups and household incomes in the community. The overlay district permits up to 22 dwelling units per acre within the 98 acres zoned C-G or C-L, under specified conditions. Since the Overlay Zone was established, seven projects have either been approved or are in various stages of review. Examples of approved projects are described below.

627 Deep Valley Drive – this 58-unit condo project was approved at a density of 40 du/acre and also includes 5,800 square feet of commercial space. The site was formerly occupied by a car wash.

827 Deep Valley Drive – this 16-unit condo project was approved on the rear portion of a parcel developed with an office building. The density of 13 units/acre was lower than the allowed 22 units/acre since the owner chose to retain the office building rather than redevelop the entire site. A variance for reduced parking was granted.

901 Deep Valley Drive – this 41-unit condo project was approved at a density of 20 units/acre with a variance for reduced parking standards. The project also includes approximately 1,500 square feet of commercial space. The site was formerly used as a parking lot.

927 Deep Valley Drive – this 75-unit condo project was approved at a density of 22 units/acre with a requirement that 3 units be deed-restricted at the moderate-income level. The project also includes approximately 2,000 square feet of commercial space. The site is currently occupied by a medical office building to be removed.

981 Silver Spur Road – this 18-unit condo project was approved at a density of 22 units/acre with a variance for increased height and compact parking spaces. Three of the units are designed as live/work. The site was previously occupied by a fast-food restaurant.

Realistic Capacity – Three of the projects approved in the Mixed-Use Overlay had densities of 20 - 22 units/acre, which is consistent with the maximum density of 22 units/acre. One project had a yield of only 13 units/acre because the developer chose to retain the existing office building on-site and build on the vacant portion of the property. A fifth project (627 Deep Valley Drive) was approved at 40 units/acre. Based on this history, 22 units/acre is considered to be the realistic capacity for projects within the Mixed-Use Overlay District. This track record demonstrates that development standards and market conditions are highly favorable for high-density residential development in the Mixed Use Overlay zone.

The City has conducted a comprehensive environmental evaluation of traffic and circulation issues related to the development of residential uses in the commercial district. This led to the creation of a per unit traffic impact fee that will fund Citywide improvements to alleviate traffic issues generated by the creation of residential uses in the commercial district. This proactive step by the City will help to eliminate concerns regarding traffic impacts as a constraint to residential development.

Underutilized Sites – As noted in Table III-3, one site (Brickwalk) has potential for lower-income housing. An application has been filed for redevelopment of this existing office complex with a new commercial/residential mixed-use project. Although a maximum of 228 units could be developed under the Mixed Use Overlay, the applicant is proposing 148 units. While the site has geotechnical conditions that must be remediated, this is not expected to preclude development during the planning period.

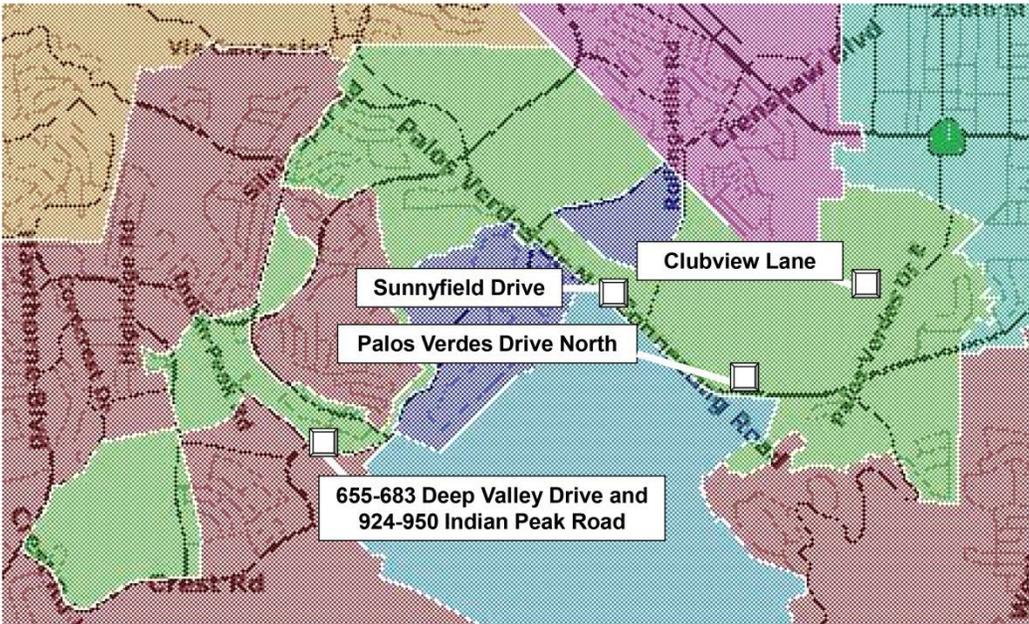
Affordability Assumptions – In 2004 state Housing Element law was amended⁹ to clarify the requirements for the land inventory analysis, and established a “default density” for each jurisdiction. The default density is the density that is assumed to be sufficient to facilitate the production of lower-income housing. If a jurisdiction allows development at the default density, then no further analysis is necessary to demonstrate that those sites are suitable for lower-income housing development. The default density for Rolling Hills Estates is 20 units/acre. Since the City allows residential development within the Mixed-Use overlay zone at a density of 22 units/acre, those sites are considered to be suitable for lower-income housing. However, it must be recognized that affordable housing requires two things: 1) a suitable site with appropriate land use regulations, and 2) a willing developer with access to public subsidies to make the project financially feasible. The lack of recent affordable housing development in Rolling Hills Estates is primarily attributable to high land costs and a shortage of public subsidies. The City has no redevelopment agency and receives only minimal housing funds.

⁹ HCD memo of June 9, 2005 on AB 2348

**Table III-2
Residential Land Inventory**

Site (Address/APN)	General Plan/ Zoning	Acreage	Density	Units by Income Category			Total
				VL/L	Mod	Upper	
Approved projects/not completed							
627 Deep Valley Drive/7589-004-017	CG/MU Overlay	1.45 ac	40 du/ac			58	58
827 Deep Valley Drive/7589-003-009	CG/MU Overlay	1.2 ac	13 du/ac			16	16
927 Deep Valley Drive/ 7589-003-017	CG/MU Overlay	3.4 ac	22 du/ac		3	72	75
Chandler Ranch (Palos Verdes Dr. East at northern City limits)	Varies	226	0.5 du/ac			114	114
NE of Tanglewood Lane and Rolling Hills Road	LDR/RA-20	1.84 ac	2 du/ac			2	2
NE of Palos Verdes Drive N and Palos Verdes Drive E	LDR/RA-20	7.55 ac	2 du/ac			11	11
Moccasin Lane	LDR/RA-20		1du			1	1
Subtotal – approved projects				0	3	274	277
Vacant sites							
Club View Lane	LDR/RA-20		1 du			1	1
Sunnyfield Drive	LDR/RA-20		1 du			1	1
Subtotal – vacant sites				0	0	2	2
Underutilized sites with redevelopment potential							
655-683 Deep Valley Drive/924-950 Indian Peak Road APN 7589-003-010/012-015 (Brickwalk)	CG/MU Overlay	10.4	22 du/ac	3		145	148
Subtotal – underutilized sites				3	0	145	148
TOTALS				3	3	421	427

**Figure III-1
Vacant and Underutilized Residential Sites**



**Figure III-2
Approved Commercial District Mixed-Use Projects**



2. Infrastructure Capacity

a. Water Supply

The City is serviced by the California Water Service Company's ("CalWater") Rancho Dominguez District. Water is purchased from the Metropolitan Water District of Southern California (MWD). CalWater has indicated that it has sufficient water supplies available to serve Rolling Hills Estates from existing entitlements and resources for the next 20 years. Supplies would be adequate for normal, dry year and multiple dry year conditions.

b. Wastewater Treatment

The Sanitation Districts of Los Angeles County maintain and operate the sewer system for the City. Sewer lines are maintained by the Los Angeles County Department of Public Works (DPW), with sewage conveyed through sewer mains into the Joint Water Pollution Control Plan (JWPCP) in the City of Carson. The JWPCP has a design capacity of 385 million gallons per day (mgd), with a current excess capacity of approximately 60.8 mgd. Existing wastewater treatment capacity is designed to accommodate the General Plans of each city serviced by the treatment plant.

c. Storm Water Drainage

The city is served by the Los Angeles County DPW, which operates and maintains storm drains citywide. There is currently adequate capacity for storm drains for housing projects, typically infill and redevelopment projects. If it is determined in the future, through project review, that improvements are necessary to the storm drain system, the developer will be required to pay their fair share for such improvements.

d. Other Utilities

Gas, electricity and telephone services are provided by Southern California Gas Company, Southern California Edison, SBC and Verizon Communications, including DSL internet service, respectively. Cable television and internet services are provided by Cox Communications. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as water and gas, are expected to be adequate to serve the city's needs during the planning period.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) – Historically, Rolling Hills Estates has received nominal CDBG funding (less than \$30,000 per year). The City has explored utilizing CDBG funding for City projects in the past, but has experienced difficulty in identifying small-scale projects that would qualify. Therefore, since 2006, Rolling Hills Estates has sold its funding to qualifying cities for their use in projects/programs, although no funding was received in FY 2013-14.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded

under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

Mortgage Credit Certificates (MCC) – This program provides a federal tax credit for income-qualified homebuyers equivalent to 15% of the annual mortgage interest. Generally, the tax savings are calculated as income to help buyers qualify to purchase a home. Using an MCC, first-time buyers can save between \$700 and \$2,500 a year on their annual federal tax bill. The program is initiated by the homebuyer applying through a participating lender, who then submits an application to the Los Angeles County Community Development Commission¹⁰. The City is not involved in administering this process or approving loans.

2. Local Resources

The City does not have a housing department or local source of funding for housing.

C. Energy Conservation Opportunities

State law (*Government Code* §65583(a)(7)) requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from depletable sources (Title 24 of the *California Administrative Code*). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs to residents of Rolling Hills Estates including audits of home energy use to reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low income households, buyer's guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances. Direct assistance to low-income households is provided by the Gas Company through the California Alternate Rates for Energy (CARE) Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE's energy rebate program applies to residential developers as well as individual customers. SCE also offers an Energy STAR new home program, and Sustainable Communities Program offering design assistance and financial incentives for sustainable housing development projects. The Gas Company's Energy Advanced Home Program is offered to residential developers who install energy-efficient gas appliances that exceed California energy standards by at least 15%.

Some of the most readily available measures for conserving energy in new residential development, as well as in other homes, are described below.

¹⁰ <http://www.lacdc.org/CDCWebsite/HDP/linkit.aspx?id=81>

Insulation and Weatherproofing

More than one-third of the homes in Rolling Hills Estates were built prior to 1960, when there was little concern for the use of electricity, oil and natural gas for heating purposes. To conserve the heat generated by older heating units and minimize the heat loss ratio, these homes can be insulated in the attic space and exterior walls. Windows and exterior doors can be fitted with airtight devices, caulking or other means to maximize heating and cooling efforts.

Solar Energy and Natural Lighting

Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights. Skylights can be easily installed at reasonable expense in existing houses, thereby substantially reducing electricity costs and energy consumption.

Solar energy is a practical, cost effective, and environmentally sound way to heat and cool a home. In California, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper building designs, this resource provides for cooling in the summer and heating in the winter; it can also heat water for domestic use and swimming pools and can generate electricity.

Unlike oil or natural gas, solar energy is an unlimited resource, which will always be available. Once a solar energy system is installed, the only additional costs are for the maintenance or replacement of the system itself. The user is not subject to unpredictable fuel price increases. Moreover, solar energy can be utilized without any serious safety or environmental concerns.

Solar heating and cooling systems are of three general types: passive, active, or a combination of both. In passive solar systems, the building structure itself is designed to collect the sun's energy, then store and circulate the resulting heat, similar to a green house. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and constructed with dense materials such as concrete or adobe to better absorb the heat. Properly placed windows and overhanging eaves also contribute to keeping a house cool.

Active systems collect and store solar energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system.

Although passive systems maximize use of the sun's energy and are less costly to install, active systems have greater potential for both cooling and heating a home and providing hot water. This may mean lower energy costs for residents presently dependent on conventional fuels. The City encourages the use of passive solar systems in new residential construction to improve the energy efficiency of housing units.

In order to encourage energy conservation and reduce in greenhouse gas emissions, the City Council has authorized a list of standard conditions of approval for multi-family mixed-use projects (see Appendix B). Further, the Council has adopted the "Build-It-Green" New Home Construction Green Building Guidelines as a reference document for new home construction in the City (<http://www.stopwaste.org/home/index.asp?page=487>). In addition, the Council adopted the Ahwahnee Principles for Resource-Efficient Communities, which describe housing and community design techniques to maximize efficient use of resources (<http://www.lgc.org/ahwahnee/principles.html>).

The City has also reduced permit fees and simplified the approval process for energy conservation retrofits such as solar collectors by allowing such plans to be approved “over the counter.”

South Bay Energy Saving Center

In addition to state-mandated Title 24 requirements, Rolling Hills Estates is participating in a coalition to collaboratively tackle the issue of energy conservation.¹¹ The South Bay Energy Saving Center (SBESC¹²) is educating residents, business owners, and public agencies about the energy conservation programs and incentives available in the community and how to incorporate more energy-saving practices into everyday life. Established through funding from the California Public Utilities Commission, the SBESC includes the 15 cities that comprise the South Bay Cities Council of Governments (SBCCOG), and is associated with Southern California Edison and Southern California Gas Company. Member cities include Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, Torrance, and the Harbor City and San Pedro communities of Los Angeles.

The distribution of water brooms to business owners is one of the Center’s most successful projects to date. Targeted mainly to restaurant owners, the water brooms can be used instead of a hose and nozzle or a power washer. Using a combination of air and water pressure, the brooms are water efficient and clean dust, dirt, food spills, leaves, litter, sawdust, and bird droppings from concrete, asphalt, or any other hard surface. So far, the Center has distributed over 400 water brooms. SBESC estimates that each broom can save 50,000 gallons of water annually.

The Center also hosted a community lamp exchange in which about 2,000 residents exchanged their traditional lamps for compact fluorescent light bulbs, free of charge. Edison donated the fluorescent lamps and residents were invited to exchange up to 10 household lamps apiece.

Water Conservation

Simple water conservation techniques can save a family thousands of gallons of water per year, plus many dollars in water and associated energy consumption costs. It is now possible to obtain plumbing products that reduce water waste by restricting the volume of water flow from faucets, showerheads, and toilets. The use of plant materials, in residential landscaping, that are well adapted to the climate in the Palos Verdes Peninsula can also measurably contribute to water conservation by reducing the need for irrigation.

A household can save water by fixing dripping faucets and using water more conservatively. In addition, such conservation practices save on gas and electricity needed to heat water and the sewage system facilities needed to treat it. By encouraging residents to conserve water and install water saving devices, the City can greatly reduce its water consumption needs and expenses.

The City also passed a Water Efficient Landscape Ordinance (Ord. 658) in 2010. This ordinance requires stringent water efficiency standards for landscaping installations of over 2,500 square feet for non-residential projects and over 5,000 square feet for residential installations.

¹¹ http://www.imakenews.com/priorityfocus/e_article001104271.cfm?x=bcHNgMg.b7M8B89t

¹² www.sbesc.com

IV. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the city’s zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The City of Rolling Hills Estates General Plan Land Use Element provides for four residential land use designations, as shown in Table IV-1. The Table does not address the mixed uses permitted within the City’s Peninsula Center Commercial District. The General Plan’s Mixed-Use Overlay and accompanying ordinance permits up to 22 dwelling units per acre within the Peninsula Center in association with retail uses.

**Table IV-1
Residential Land Use Categories –
Rolling Hills Estates General Plan**

Designation	Maximum Density ¹	Description	Acreage ²
Estate Density	1 du/5 ac	Single-family detached homes on large lots (formerly designated Agricultural)	26
Very Low Density	1 du/ac	Single-family detached (3-4 persons per acre)	84
Low Density	2 du/ac	Single-family detached (3-6 persons per acre)	822
Medium Density	4 du/ac	Single-family residential on smaller lots (6-12 persons per acre)	183
Total			1,115

Source: City of Rolling Hills Estates General Plan

1 Density expressed in dwelling units per gross acre

2 Total acreage including developed and vacant land

The City of Rolling Hills Estates General Plan Land Use Element is consistent with the goals and policies of the Housing Element and the City’s zoning is consistent with the General Plan. Adequate sites with appropriate densities have been identified to permit development commensurate with the City’s share of regional growth need adopted by SCAG in the RHNA.

b. Zoning Designations and Development Standards

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

The zones that allow residential subdivisions or attached units as a permitted use are as follows:

A	Agricultural (one unit per 5 acres)
R-A-E	Single-family Residential-Limited Agricultural (one-acre minimum lot area)
R-A-20,000	Single-family Residential-Limited Agricultural (20,000 square feet minimum lot area)
R-A-15,000	Single-family Residential-Limited Agricultural (15,000 square feet minimum lot area)
R-A-10,000	Single-family Residential-Limited Agricultural (10,000 square feet minimum lot area)
R-P-D	Residential Planned Development (10,000 square feet minimum lot area)

A summary of the development standards for the five major zones permitting residential development is provided in Table IV-2. For single-family homes, the smallest allowable lot size is 10,000 square feet. While this is relatively large by current urban standards in Southern California, it should be recognized that the topography of Rolling Hills Estates is primarily slopes that preclude smaller lot sizes. Further, the city was mostly developed more than 30 years ago when land costs were much lower and the pressures for higher density did not exist. Smaller lot sizes in single-family areas would require more extensive grading, resulting in higher development costs and geotechnical risks.

The R-P-D district allows cluster-type development, either detached or attached, at a density of up to eight units/acre. This district helps to reduce the constraint of topography by allowing housing to be clustered on the most developable portion of a site while leaving other areas with steep slopes or other environmentally sensitive resources as open space. As a result, the City’s development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered to be unreasonable constraints on the development of housing.

**Table IV-2
Residential Zones**

Development Standard	Zoning Designations					
	R-A-E	R-A 20,000	R-A 15,000	R-A 10,000	R-P-D	A
Maximum Density (DU)	1 du/ac	1 du/ 20,000 sq.ft.	1 du/ 15,000 sq.ft.	1 du/ 10,000 sq.ft.	8 du/ac	1 du/5 ac
Maximum Lot Coverage (%)	25%	30%	30%	35%	30%	25%
Minimum Area for Main Bldg. (sq. ft.)	2,000	1,600	1,600	1,200	n/a	1,200
Maximum Building Height (ft.)	27	27	27	27	35	n/a

Source: Rolling Hills Estates Zoning Ordinance

Zoning for Multi-Family Housing – Densities within the residential zoning districts range from a maximum of one dwelling unit per acre in the R-A-E zone to eight units per acre in the R-P-D zone, depending on the underlying residential land use category (Table IV-4). Opportunities for higher densities, up to 22 units per acre excluding density bonus, are provided within the City’s Mixed-Use Overlay District. The Mixed-Use Overlay District is intended to provide a broad range of housing opportunities to meet the range of needs of the age distribution and household incomes of the

community. The overlay district permits up to 22 dwelling units per acre within the 98 acres zoned Commercial General (C-G) or Commercial-Limited (C-L), under specified conditions. The development standards in the Mixed-Use Overlay are summarized in Table IV-3. A CUP is required for mixed-use developments, as described in Section IV.A.2.a.

**Table IV-3
Mixed-Use Development Standards**

Minimum lot area	1 acre
Minimum width	None
Minimum depth	None
Residential density	22 DU/acre
Minimum yard requirements	
- Front	15 ft. average (no less than 5 ft.)
- Front (residential ground floor)	n/a
- Side – abutting residential	20 ft.
- Rear – abutting residential	20 ft.
Open space	300 sf per unit
Lot coverage (maximum)	35% (45% if not adjacent to parking lot/structure)
Building height	44 ft. or three stories
Fences hedges and walls	- 5'0" masonry wall along common property line - 42" max. height within 25' of street right-of-way
Access	Street, service road or alley
Minimum building area	1,400 sq. ft. minimum
Landscaping	Minimum 20% of lot area (10% in parking area)
Parking: (see Table IV-5) Surface parking lot	<= 25% of lot area

The overall intent of the City’s residential zoning standards is to preserve the community’s rural residential character by creating and maintaining residential open space. However, the City has been proactive in providing a broader range of housing opportunities within its commercial zones through application of the Mixed Use Overlay District.

**Table IV-4
Permitted Residential Development by Zone**

Housing Type Permitted	A	RAE	RA-20	RA-15	RA-10	RPD	MU Overlay
SF Detached	P	P	P	P	P	C	C
Single-Family Attached						C	C
Multi-Family						C	C
High-Density							C
Manufactured Housing/Mobile Home	P	P	P	P	P		
Second Units	P	P	P	P	P		
Caretaker Units ²							

¹ Caretaker units are permitted in the Open Space Recreation, Commercial Recreation, Scientific Research and Development & Quarry zones and conditionally permitted in the Institutional zone

Source: Rolling Hills Estates Zoning Ordinance
P = Permitted C = Conditional Use Permit

c. **Special Needs Housing**

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely-low-income households. The City's provisions for these housing types are discussed below.

Extremely Low-Income Households

Many of the persons and households discussed in this section under the topic of special needs fall within the *extremely-low-income* category, which is defined as 30% or less of area median income, or up to \$25,600 per year for a 4-person household in Los Angeles County (2013).

A variety of City policies and programs described in Chapter V address the needs of extremely-low-income households, including those in need of residential care facilities, and persons with disabilities. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. State-licensed residential care facilities that serve six or fewer persons are permitted by-right in all residential zones pursuant to state law. Larger care facilities serving more than six persons are conditionally permitted in the C-G zone. These regulations are consistent with state law and do not pose a constraint on the establishment of such facilities.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Rolling Hills Estates incorporate accessibility standards contained in Title 24 of the California Administrative Code. For example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to accessibility standards.

- Definition of "family". According to Municipal Code Section 17.02.220 "*Family*" means a group of two or more persons living together as a single housekeeping unit in any dwelling unit, who share expenses equally or do not pay a fixed periodic fee to the principal residents. This definition is consistent with state law and does not pose an unreasonable constraint to housing for persons with special needs.
- Separation requirements. There are no City separation requirements between group homes or care facilities.
- Site planning requirements. The site planning requirements for care facilities are no different than for other residential uses in the same zone.

- Parking standards. Reduced parking requirements may be approved in a similar manner as for other residential uses.

In addition, a Reasonable Accommodation Ordinance was adopted in 2010 to establish procedures to streamline the approval process for adjustments to regulations and standards where necessary to improve accessibility for persons with disabilities.

Compliance with accessibility standards contained in the building code may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

Farm Worker Housing and Caretaker Units

As indicated in Table IV-4, housing specifically designated as “farm worker housing” is not permitted within the City. However, caretaker units are permitted within the following zoning districts:

(CR) COMMERCIAL RECREATIONAL: Section 1841 (h) of the Zoning Code allows caretaker quarters not to exceed 1,200 square feet in area in this zone district.

(I) INSTITUTIONAL: Section 1837.2 (h) 3 of the Zoning Code allows for rectories, manses, caretaker units and other similar ancillary residential uses.

(RA) RESIDENTIAL (within the horse overlay designation*): Section 1821 (b) of the Zoning Code allows for guest houses in addition to primary dwelling units. A guest house is not intended as a rental, but may be used for domestic housing.

* A Horse Overlay designation indicates the areas where keeping of horses may be permitted and area for horse-keeping quarters are required to be preserved. This designation is applied to a substantial portion of the City's residential areas.

(Q) QUARRY: Section 1867 (a) of the Zoning Code allows a caretaker dwelling unit not to exceed 1,200 square feet in area.

Pursuant to the state Employee Housing Act¹³, Program 2.3.5 proposes an amendment to the Municipal Code to allow farmworker housing with up to 12 units or 36 beds as a permitted use in any zone where agriculture is a permitted use, and housing providing accommodations for up to six employees as a single-family residential use.

Emergency Shelters and Transitional/Supportive Housing

Program 2.3.2 in the Housing Plan (Chapter V) describes the City's actions to accommodate emergency shelters. As discussed in Chapter II, no homeless persons have been observed recently in Rolling Hills Estates, and there is not likely to be demand for a shelter in the city since homeless persons can find supportive services in the more urbanized areas of the Los Angeles Basin. However, in order to respond to the requirements of SB 2, the Zone Code will be amended to permit by-right a small emergency shelter with up to 15 beds in the Commercial-General Mixed-Use Overlay Zone. This zone encompasses approximately 98 acres with 100 parcels ranging in size from 0.25 acre to 10

¹³ Health and Safety Code Section 17021.5 and 17021.6

acres and contains potential vacant sites and buildings that can accommodate at least one emergency shelter.

Transitional housing” means a multi-family residential facility that does not restrict occupancy to six months or less and that provides temporary accommodations to low- and moderate-income persons and families for periods of up to 24 months, and which also may provide meals, counseling, and other services, as well as common areas for residents of the facility. “Supportive housing” means housing with no limit on the length of stay and that is linked to onsite or offsite services that assist the resident in maximizing the resident’s ability to live and work in the community. The Municipal Code was amended in 2013 to add definitions for transitional and supportive housing so that they are permitted or conditionally permitted in the same manner as other residential dwellings of the same type in the same zone in accordance with the requirements of SB 2.

Single Room Occupancy

Single room occupancy (SRO) facilities are small studio-type units, typically reserved for lower-income residents or senior citizens. In 2013 the Municipal Code was amended to include an explicit definition and development standards for SROs in the Municipal Code. These types of units are conditionally permitted within the Commercial-General Mixed-Use Overlay Zone. SRO projects would qualify for a density bonus or other incentives if affordability requirements were met. There is no minimum unit number requirement that would preclude SRO development.

d. Off-Street Parking Requirements

The City’s parking requirements for residential zones are based on suburban development (Table IV-5). However, variations from suburban standards are provided within the Mixed Use Overlay District (see Table IV-3, page IV-3). Within the Overlay District, senior housing is required to provide only one space per unit and three parking spaces for every four units for guest and employee parking. Senior housing parking requirements may be adjusted for individual projects based on an approved parking study.

**Table IV-5
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Single Family Residence	2 spaces in a garage
2-Family or Multiple Family	2 spaces in a garage
Mixed Use Overlay District	1 space per 1-bedroom unit 2 spaces per 2+ bedrooms 1 guest space per 3 units (may be shared with commercial parking)

Source: Rolling Hills Estates Zoning Ordinance

**Table IV-6
Mixed-Use Parking Requirements**

Residential Type	Parking Spaces Required
One bedroom	1
Two/three bedrooms	2
Guest	1 space per 3 units
Senior housing	1 space per unit, plus 3 spaces for every 4 units for guests and employees
Commercial or office with mixed-use	1 space per 200 square feet of gross leasable area

The reduced parking standards and flexibility provided in the Mixed-Use Overlay District will help to moderate the cost of housing in the commercial zones.

e. Second Units

The City’s second unit ordinance was updated in 2010 consistent with state law. The maximum unit size is 750 square feet or 30% of the main unit size, whichever is less. The second unit may be attached to the main building or detached. Either the main unit or the second unit must be owner-occupied. Second units serve to augment resources for senior housing, or other segments of the population.

f. Density Bonus

Under State law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. In 2013 Chapter 17.76 of the Municipal Code was amended consistent with current state density bonus law.

g. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

The City’s Zoning Code allows manufactured/mobile homes on permanent foundations in all residential zones. There is virtually no demand for manufactured housing in the city due to prohibitive land costs, however.

h. Neighborhood Compatibility Ordinance

The City's Neighborhood Compatibility Determination procedures are set forth in Section 17.62 of the Rolling Hills Estates Zoning Code. The Neighborhood Compatibility Ordinance assures that proposed projects within the City respect the existing pattern of development, as well as the privacy and the rural character of the neighborhood and City.

The primary purpose of the ordinance is to stave off “mansionization” and to maintain the modest rural character of the City. The resulting beneficial effect of the ordinance is to decrease the cost of homes as the size decreases.

i. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions. Further, state law requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the 2010 California Building, Plumbing, Mechanical, Fire and Electrical Codes. These are considered to be the minimum necessary to protect the public's health, safety and welfare. No additional regulations have been imposed by the City that would unnecessarily add to housing costs.

2. Development Processing Procedures

a. Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

Individual homes on single-family lots are permitted by-right in all residential zones except RPD and the Mixed-Use Overlay. A CUP is required for single-family, multi-family and mixed-use development in the RPD and Mixed-Use Overlay zones. The City “bundles” project entitlements and considers the CUP in conjunction with the project Precise Plan of Design, also required for a mixed-use development in the Mixed-Use Overlay zone, which considers design-related issues. Pursuant to Section 17.68.010 of the Municipal Code, the CUP is required to ensure that the proposed uses are necessary to the development of the community, and which uses are in no way detrimental to existing uses or to those permitted in the district. Pursuant to Section 17.68.040 of the Municipal Code, conditions of approval for a CUP are set forth as necessary to preserve the integrity and character of the district, the utility and value of adjacent property, and to protect the health, safety and general welfare of the district. The CUP process requires a public hearing with notification of property owners within a 500’ radius, posting of notices, and publishing a hearing notice in the newspaper. These requirements and procedures are consistent with most other jurisdictions in the area, are necessary to ensure compatible land use, and do not pose an unreasonable constraint to housing. Since the adoption of the Mixed-Use Overlay in 2004, the City has approved seven mixed-use projects. No projects have been denied. This track record demonstrates that the City’s processing procedures do not pose an unreasonable constraint to residential development in the Mixed-Use Overlay.

While facilitating additional residential development commensurate with the City’s RHNA is both necessary and appropriate, it is also essential that the integrity and viability of the commercial district be preserved, both for the provision of goods and services for the community and to ensure the fiscal health of the City. Given the predominantly residential nature of Rolling Hills Estates and surrounding cities, this commercial district is one of only a few commercial areas serving the 67,000+ people living on the Palos Verdes Peninsula. Further, this is the City’s only commercial district, and sales tax is a

critical revenue source for the City. The CUP process, described in §17.68.010 of the *Municipal Code*, allows the City to maintain a healthy balance between residential and commercial development in the Mixed Use Overlay and ensures that new developments will not adversely affect existing businesses that are necessary for the continued functioning of the commercial district. The City has actively promoted development of multi-family projects in the commercial district as evidenced by the seven previously approved projects, and will continue to do so while ensuring the long-term viability of this district.

Rolling Hills Estates provides for expedited permit processing through its Planning Fee Schedule. Expedited processing is available for the cost of a contractor plus 21% administrative overhead. In addition, the Planning Department encourages applicants to discuss their development proposals with Department staff prior to submitting an application. There is no charge for this service. A formal pre-application process is available for a fee of \$800, which is applied toward the application fee.

These procedures help to ensure that the development review process meets all legal requirements without causing a significant unwarranted constraint to housing development.

b. Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most residential projects in Rolling Hills Estates are either Categorically Exempt or require an Initial Study and a Mitigated Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Once deemed complete, most residential projects that require a Mitigated Negative Declaration take two to three months to complete, inclusive of mandatory public review periods. Categorically Exempt developments such as second residential units require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. The City is currently examining the establishment of developer impact fees for library, traffic, streetscape, and General Plan purposes. Also under consideration is an increased fee for park purposes, as compared to existing Municipal Code provisions. These fees have not been approved at this time and, therefore, are not considered in the analysis of development fees below.

Table IV-7 shows the development fees associated with an 18-unit condominium project. Development fees are estimated at approximately \$34,500 per unit for a project of this type.

The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule.

**Table IV-7
Multi-Family Development Fee Summary**

Number of Units	18
Square Footage (average 1,200 s.f. per unit)	21,600
School Fees (Palos Verdes Peninsula Unified School District)	\$69,120 (\$3.20/sf)
Grading Permit Fee (21 cubic yards+)	\$1,100
NPDES Review & Compliance	1
New Construction Fee (\$500 per unit)	\$9,000
Precise Plan of Design	\$6,900
Environmental Review/Initial Study	2
Subdivision	3
Conditional Use Permit	\$1,600
Radius Maps and Address Labels	\$300
Building Permit Fees	\$230,957
General Plan fee (\$0.60/sf)	\$12,960
Library fee (\$2,752/SF unit & \$1,835/MF unit)	\$33,030
Park fee (\$17,826/SF unit & \$11,885/MF unit)	\$213,930
Traffic Impact fee – MU Overlay zone (\$3,233/SF unit & \$2,343/MF unit)	\$42,174
Total Fees	\$621,071
Cost Per Square Foot	\$28.75
Cost Per Unit	\$34,504
Est. % of Total Cost ⁴	5%

1 Subcontractor actual cost + 21% administrative overhead
 2 Actual consultant cost + 21% administrative overhead
 3 L.A. County fees + 21%
 4. Assumes total value of \$750,000
 Fees do not include possible cost for an environmental impact report or related consultant fees.
 Sources: City of Rolling Hills Estates Planning Department and Public Works Department

City road standards vary by roadway designation as provided in Table IV-8.

**Table IV-8
Road Improvement Standards**

Roadway Designation	Standards
Arterial (Major and Secondary)	2 – 4 travel lanes Divided roadway Left-turn lands/pockets 60 – 80 ft road width 80 – 100 ft ROW
Collector Street	2 – 4 travel lanes Undivided roadway 32 – 52 ft road width 60 ft ROW
Local Street	2 travel lanes 36 – 40 ft road width 50 – 60 ft ROW

Source: City of Rolling Hills Estates, 1991

A local residential street requires a 50- to 60-foot right-of-way, with a road width of 36 to 40 feet. The City's road standards are typical for cities in Los Angeles County and do not act as an unreasonable constraint to housing development.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements and maintain community standards.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, agricultural lands, and areas located within very high fire hazard zones. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, the state Fish and Game Code, and the Alquist-Priolo Act).

Effective January 1, 2008, the City adopted the Los Angeles County Building and Fire Codes, which designate the entire City of Rolling Hills Estates in a Very High Fire Hazard Zone. All development is now subject to review and approval by the Los Angeles County Fire Department.

Significant environmental constraints are also imposed by active earthquake fault zones within the City, including the Palos Verdes Fault, Cabrillo Fault and the Newport-Inglewood Fault. Seismic risks are addressed by Public Safety Element policies, and by development standards in the Hazards Management Overlay District.

The City's land use plans have been designed to protect sensitive areas from development, and protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies and promote public safety.

2. Infrastructure Constraints

The Sanitation Districts of Los Angeles County maintain and operate the sewer system for the City. Sewer lines are maintained by the Los Angeles County Department of Public Works (DPW), with sewage conveyed through sewer mains into the Joint Water Pollution Control Plan (JWPCP) in the City of Carson. The JWPCP has a design capacity of 385 million gallons per day (mgd), with a current excess capacity of approximately 60.8 mgd. Existing wastewater treatment capacity is designed to accommodate the General Plans of each city serviced by the treatment plant, including the City of Rolling Hills Estates.

Water for City residents is supplied by the California Water Service Company's ("CalWater") Rancho Dominguez District. Water is purchased from the Metropolitan Water District of Southern California (MWD). CalWater has indicated that it has sufficient water supplies available to serve Rolling Hills Estates from existing entitlements and resources for the next 20 years. Supplies would be adequate for normal, dry year and multiple dry year conditions.

Gas, electricity and telephone services are provided by Southern California Gas Company, Southern California Edison and Verizon Communications and SBC, including DSL internet service, respectively. Cable television and internet services are provided by Cox Communications. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as water and gas, are expected to be adequate to serve the city's needs during the planning period.

Storm water runoff is handled by a flood control system owned and/or operated by Los Angeles County Flood Control District and the Los Angeles County Department of Public Works. The City is also required to implement a Storm Water Management Program consistent with the federal National Pollutant Discharge Elimination System (NPDES) Permit program. This includes measures to address stormwater runoff from construction activities and post-construction runoff from all types of development including residential projects. The City is a co-permittee of NPDES Permit No. CAS004001 and has codified NPDES permit requirements in the Storm Water and Urban Runoff Pollution Control Ordinance (Chapter 8.38 of the Municipal Code).

The school district (Palos Verdes Peninsula Unified School District) charges school fees to help pay for buildings and facilities. Public parks, parkways, flood control facilities and equestrian stables/trails are developed and maintained by the Community Services Department using fees or land dedication required by the City's Park and Recreational Facilities Code. The code requires five acres of parkland for every 1,000 residents, or payment of an in-lieu fee based on the number of units permitted in a development. The City currently has a parkland ratio of 8.6 acres per 1,000 population, well in excess of the Code requirements.

To the extent possible, the City requires developers to provide roads and bridges or pay development fees to defray the costs. Other funding sources are also required to support large capital improvements. The city requires dedication of land and improvement of internal streets and bordering streets as part of the subdivision process.

The City has a Capital Improvement Program to schedule public improvements including streets, bridges, overpasses and other public works projects to allow for the continued build-out of the city's General Plan. This helps to ensure the progression of improvements to be timely with private development. Competing state and federal mandates require the implementation of congestion management improvements.

3. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions. The housing market recession that began in 2008 negatively affected land values, although prices have begun to recover. Changes in land prices reflect the cyclical nature of the residential real estate market.

In Rolling Hills Estates and throughout the Palos Verdes Peninsula, land costs represent a relatively high proportion of total housing costs. As the remaining developable land has become scarcer in the Los Angeles metropolitan area, and on the Peninsula in particular, the price of land in the City has risen. In addition, the land which has not yet been developed tends to have more environmental constraints, such as topographical features that require extensive grading, and is thus more costly to develop. Typical land cost is approximately \$4 million per acre in the commercial districts and over \$1 million for a half-acre parcel in the residential zones.¹⁴

Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units, reducing the total price. The City’s mixed-use zone allows a density of 22 units/acre, which reduces per-unit land cost.

4. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Rolling Hills Estates are not substantially different than most other cities in Los Angeles County and the state of California.

5. Cost and Availability of Financing

Rolling Hills Estates is similar to most other suburban communities in southern California with regard to private sector home financing programs. The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are unpredictable. For buyers with good credit histories, mortgages can be obtained at very favorable interest rates.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the city.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the City’s policy to uphold the law in this regard. Fair housing issues are addressed in Rolling Hills Estates through the Fair Housing Foundation, a nonprofit corporation formed to promote the enforcement of fair housing laws and to encourage an atmosphere of open housing. The Planning Department distributes information at City Hall and makes referrals to the Fair Housing Foundation as needed.

¹⁴ City of Rolling Hills Estates Planning Department, April 2008

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V. HOUSING PLAN

The primary focus of the Housing Element is to meet existing and anticipated housing needs and to protect existing residential neighborhoods in Rolling Hills Estates. The policies and implementation measures of the Housing Element are aimed at preserving the quality of the living environment, protecting the lower density character of the area, conserving the existing housing stock, addressing local and regional housing needs, providing for the City's share of housing for all economic groups, providing housing assistance to residents, and ensuring fair housing practices. The City's quantified objectives for the planning period are summarized in Table V-1 at the end of this chapter.

A. Goals, Policies and Implementation Programs

Goal 1: Preserve the City's Housing Stock, Quality of Life and Rural Character

The City's residents are proud of their community and the fact that it is a very desirable place to live. As a result, the maintenance of neighborhoods has been part of the City's housing program for several decades and will continue to be emphasized. Despite development pressures, Rolling Hills Estates remains predominantly a lower-density community with larger lots, unlike urban areas. The majority of the City's housing stock is over 30 years old, and ongoing maintenance and rehabilitation is needed to keep the environment attractive.

Policy 1.1 *Ensure that new housing is compatible in character and style with existing development, and consistent with established architectural, landscape and development conformity standards established by the City.*

Implementation Measure

1.1.1 Neighborhood Compatibility Ordinance

Continue to implement the Neighborhood Compatibility Ordinance in the review of proposed residential development and assure that all development is consistent with the development standards included in the Land Use Element while providing a broad range of housing types to meet the present and future needs of the community.

Responsible Agency: Planning Department

Timeframe: Ongoing

Funding source: General fund

Program objective: Ensure that new housing is compatible with established development and conformity standards established by the City.

Policy 1.2 *Restrict the development of gated private developments in the City.*

Implementation Measure

1.2.1 Discourage Gated Neighborhoods

Gates or other structures which restrict access on public or private streets, alleys or easements will generally not be permitted. Gates will be considered in neighborhood conformity review of future development in order to discourage gated communities.

Responsible Agency: Planning Department
 Timeframe: Ongoing
 Funding source: General fund
 Program objective: Discourage the development of gated private developments in the City.

Policy 1.3 Encourage the conservation and rehabilitation of existing units in compliance with existing zoning and environmental standards.

Implementation Measure

1.3.1 Continue Code Enforcement Activities

Staff will continue code enforcement and nuisance abatement efforts to identify properties that are out of compliance with zoning and building code standards. To increase awareness of property maintenance requirements, information on common code violations will be provided at the public counter, over the telephone, and periodically in the City newsletter.

Responsible Agency: Planning Department
 Timeframe: Ongoing
 Funding source: General fund
 Program objective: Encourage the conservation and maintenance of existing units in compliance with zoning and environmental standards.

Policy 1.4 Explore public and private financing which could contribute to the rehabilitation and improvement of existing housing.

Implementation Measure

1.4.1 Identify Housing Assistance Program Resources

City staff will continue to review current housing assistance programs (both Federal and State) to determine availability and relevance for use in providing assistance for rehabilitation of existing housing in the City. The focus of this effort will be directed towards identifying assistance programs which owner-builders can utilize in order to receive technical assistance to maintain their current housing status while upgrading the unit to current standards. The City will apply for these programs once it is determined the financing is available.

Responsible Agency: Planning Department/Finance Department
 Timeframe: Ongoing
 Funding source: General fund
 Program objective: Explore public and private financing which could contribute to the rehabilitation and improvement of existing housing. If funding is available, assist the rehabilitation of 2 to 4 units per year.

Policy 1.5 Promote water and energy conservation.**Implementation Measure****1.5.1 Promote Water and Energy Conservation**

The City will coordinate with the Metropolitan Water Department and the Southern California Water Service to assure that water conservation efforts are adhered to by the City's residents. The City will make available at the public counter a brochure to inform the City's residents of energy- and water-conserving fixtures and measures which can be adapted into existing housing to conserve non-renewable fuels and save money. The City will continue to encourage residents to utilize the Build it Green New Home Construction Green Building Guidelines, and will ensure new multi-family developments utilize greenhouse gas emission reduction strategies. The City will continue to provide energy and water conservation information on the City's website.

Responsible Agency: City Manager

Timeframe: Continue to make brochures available throughout the planning period

Funding source: General fund

Program objective: Encourage property maintenance to prevent deterioration, improve residential aesthetics and public safety, and to promote water conservation and energy conservation.

Goal 2: Promote New Housing Opportunities to Meet the Needs of Existing and Future Residents While Preserving the City's Rural Character

Rolling Hills Estates lies within the context of the greater Los Angeles metropolitan area, and the region continues to experience strong growth pressures. The City's fair share of regional housing growth need is 5 new units over the 2014-2021 planning period. Of these, 3 new units are needed for low- or moderate-income households. In Rolling Hills Estates, service sector employees and a growing number of elderly persons, especially those with fixed retirement incomes, need lower-priced housing. As noted in Chapter II, the City's population is significantly older than Los Angeles County as a whole, and over the next 40 years the county's senior population is projected to grow by 174% compared to just 30% for the county's total population.

Although the City has little vacant land remaining for development, some land exists for the development of single-family detached homes, and higher-density apartments and condominiums may be developed in the Peninsula Center mixed-use overlay. Second units also provide opportunities for small, relatively inexpensive housing.

Policy 2.1 Encourage sound and logical residential growth while providing for the City's fair share of the region's need for affordable housing.

Implementation Measure

2.1.1 Provide for a Range of Residential Development Opportunities Consistent with the City's RHNA Allocation

The City will continue to provide additional opportunities for a variety of residential development types through the designation of adequate sites to accommodate the City's RHNA allocation. The Mixed Use Overlay Zone includes a required finding that a proposed project assists the City in meeting its RHNA allocation, specifically its lower-income housing requirements. If feasible, units for extremely-low-income households will be encouraged. However, it is recognized that affordable housing at the lowest income levels requires deep subsidies and the City has limited financial resources. The City will solicit interest and recommendations from non-profit housing developers regarding the potential for lower-income and senior housing in the Mixed Use Overlay and incorporate findings into the regulations as appropriate. The City will assist interested non-profit developers by facilitating site identification, modifying development standards for qualifying affordable projects, and expediting permit processing.

The City will monitor the conditional use permit (CUP) process to ensure it does not constrain residential development including multi-family and housing affordable to low- and moderate-income households, particularly in the Mixed Use Overlay. The Planning Department will evaluate application processing and analyze processing times and the impact of conditions of approval to determine whether the CUP process acts as a constraint on residential development. If the CUP is found to constrain development, the City will take action to amend the CUP process or establish guidelines and other mechanisms to promote application certainty. This review will be conducted as part of the City's Housing Element Annual Report submitted to the state.

Progress toward implementing adopted Housing Element programs and meeting the City's quantified objectives will be reported to the City Council and state Department of Housing and Community Development annually. As noted in Chapter II, seniors are a rapidly growing segment of the population. Smaller apartments and condos located near medical offices and commercial facilities in the Peninsula Center are well-suited to this market segment.

Responsible Agency: Planning Department/City Manager
 Timeframe: Consult with non-profit developers annually; annual progress reports.
 Funding source: General fund
 Program objective: Encourage sound and logical residential development for all economic segments of the

community consistent with the RHNA allocation; continue to promote lower-income and senior housing, including extremely-low-income units where feasible; prepare annual progress reports.

2.1.2 Implement the Density Bonus Ordinance Consistent with State Law

Chapter 17.76 of the Municipal Code incorporates the density bonus provisions of *Government Code* §65915. A density increase of up to 35% over the otherwise maximum allowable residential density is available to developers who agree to construct housing developments with units affordable to low- or moderate-income households. A senior housing development is eligible for a 20% density bonus if it includes at least 35 dwelling units.

Responsible Agency: Planning Department

Timeframe: Throughout the planning period

Funding source: General fund

Program objective: Continue to facilitate lower-income and senior housing, including extremely-low-income units where feasible, through provision of a density bonus for qualifying projects.

Policy 2.2 Ensure that new development is sensitive to the natural terrain, and that the environmental impacts of new growth are mitigated to the greatest extent feasible.

Implementation Measure

2.2.1 Protect Environmental Quality

Require that the environmental review process for new development contains a thorough analysis of landform alteration and potential traffic impacts, pollution, and water use, and require all feasible mitigation measures to minimize impacts.

Responsible Agency: Planning Department

Timeframe: Ongoing

Funding source: General fund

Program objective: Ensure that new development occurs in an environmentally sensitive manner and that potential adverse impacts are mitigated to the greatest extent feasible.

Policy 2.3 Remove governmental constraints to the development of housing for lower-income households and persons with special needs.

Implementation Measures

2.3.1 Residential Care Facilities for 7+ Persons

Residential care facilities serving 6 or fewer persons are allowed by-right in all residential zones, and larger residential care facilities for 7 or more

persons are conditionally permitted in the C-G zone. The City will continue to encourage and facilitate the provision of residential care facilities consistent with state law.

Responsible Agency: Planning Department
Timeframe: Throughout the planning period
Funding source: General fund
Program objective: Continue to facilitate the provision of residential care facilities consistent with state law.

2.3.2 Emergency Shelters

Although there are few homeless persons in the city, SB 2 of 2007 requires all jurisdictions with any unmet need to identify at least one zone where emergency shelters may be established by-right, subject to specific development standards. The City is amending the Zoning Code to permit by-right a small emergency shelter facility with up to 15 beds in the Commercial-General Mixed-Use Overlay Zone in compliance with SB 2. As part of the Code amendment, appropriate findings and development standards will be adopted in conformance with SB 2 to encourage and facilitate emergency shelters while ensuring community compatibility.

Responsible Agency: Planning Department
Timeframe: Code amendment by April 2014
Funding source: General fund
Program objective: Encourage and facilitate the provision of emergency shelters in conformance with SB 2.

2.3.3 Transitional and Supportive Housing

SB 2 of 2007 requires that transitional and supportive housing be considered a residential use subject to the same requirements and procedures that apply to other residential uses of the same type in the same district. In 2013 the City amended the Zoning Code in conformance with state law. The City will continue to encourage and facilitate the provision of transitional and supportive housing.

Responsible Agency: Planning Department
Timeframe: Throughout the planning period
Funding source: General fund
Program objective: Encourage and facilitate the provision of transitional and supportive housing in compliance with SB 2.

2.3.4 Single Room Occupancy

Single room occupancy facilities are small studio-type units, typically reserved for lower-income persons or senior citizens. In 2013 the Municipal Code was amended to conditionally permit SROs in the C-G zone. The City will continue to encourage the provision of SROs consistent with current regulations.

Responsible Agency: Planning Department
 Timeframe: Throughout the planning period
 Funding source: General fund
 Program objective: Encourage the development of SRO units.

2.3.5 Farmworker Housing

The state Employee Housing Act provides that farmworker housing with up to 12 units or 36 beds is a permitted use in any zone where agriculture is a permitted use, and housing providing accommodations for up to six employees shall be considered a single-family residential use. The City will amend the Municipal Code related to employee housing consistent with state law.

Responsible Agency: Planning Department
 Timeframe: Code amendment by April 2014
 Funding source: General fund
 Program objective: Amend the Municipal Code in conformance with the Employee Housing Act.

Goal 3: Promote Housing Assistance and Fair Housing for those with Limited Incomes or Special Needs

The City's housing programs should be receptive to the needs of special household groups in the City. These special needs groups include the elderly, low- and moderate-income households, minorities, female-headed households, and persons with disabilities.

Policy 3.1 Pursue all appropriate public and private sources of financial support to provide housing assistance for lower-income households, the elderly, and others with special needs.

Implementation Measure

3.1.1 Housing Assistance Programs

City staff will continue to review available housing assistance programs (both Federal and State) to determine their appropriateness for use in providing low-cost senior housing in the City. The focus of this effort will be directed towards identifying public and private financial support which individual elderly property owners can utilize. Potential opportunities for new senior housing development are found in those areas designated for mixed use development. Staff will provide administrative support to non-profit agencies in preparing and submitting grant applications whenever possible, with an objective of submitting at least 2 to 3 applications during the planning period, depending on the availability of resources.

Responsible Agency: Planning Department
 Timeframe: Ongoing; 2 to 3 applications during the planning period; annual progress reports
 Funding source: General fund
 Program objective: Minimize difference between affordable and market rate units.

Policy 3.2 *Inform the City's residents of housing resources and opportunities available to lower-income households and senior citizens.*

Implementation Measures

3.2.1 Increase Public Awareness of Reverse Mortgages

The City will continue to inform the senior population at the public counter, over the telephone and in the City newsletter about the availability of reverse mortgages.

Responsible Agency: City Manager

Timeframe: Ongoing

Funding source: General fund

Program objective: Inform the senior citizen population about the availability of reverse mortgages through the City's newsletter.

3.2.2 Promote Second Units

The City will continue to promote opportunities for second units by making a brochure available at the public counter, on the City website, and in the City newsletter. Second units can be particularly helpful in addressing the needs of extremely-low-income households.

Responsible Agency: Planning Department/City Manager

Timeframe: Throughout the planning period

Funding source: General fund

Program objective: Publicize the provisions of the Second Unit housing ordinance in order to increase the availability of lower-cost housing. Approve 3 second units per year.

Policy 3.3 *Enforce fair housing laws and provide fair housing counseling services to residents.*

Implementation Measure

3.3.1 Support the Fair Housing Foundation

The City will continue to make referrals to the Fair Housing Foundation. The City will distribute fair housing information to the community through brochures at City Hall, the library, community center, City newsletter, and on the City's website.

Responsible Agency: Planning Department

Timeframe: Ongoing

Funding source: General fund

Program objective: Enforce fair housing laws and provide fair housing counseling services to residents; distribute information regarding fair housing services.

Policy 3.4 *Encourage accessible housing and reduce barriers for persons with disabilities, and enforce state accessibility standards for new residential construction.*

Implementation Measure

3.4.1 Encourage and Promote Accessible Housing

The City will continue to enforce the current Zoning Code and the State provisions (Title 24) for handicapped access, and implement the reasonable accommodation ordinance to reduce barriers for persons with disabilities.

Responsible Agency: Planning Department
 Timeframe: Throughout the planning period
 Funding source: General fund
 Program objective: Encourage and promote accessible housing for the disabled and the enforcement of the State accessibility standards for new residential construction.

B. Quantified Objectives

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1. Since the City has no redevelopment agency or other significant source of housing funds, no rehabilitation or conservation objectives are established.

**Table V-1
 Quantified Objectives (2013-2021)**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
New construction*	1**	0	1	1	2	5
Rehabilitation						
Conservation						

*Quantified objective for new construction is for the period 2014 - 2021 per the RHNA

**EL units are expected to be provided as new second units

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Appendix A

Evaluation of the Prior Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2008 through 2013. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2013-2021 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 summarizes the goals and policies contained in the previous Housing Element along with an assessment of their appropriateness for the new planning period.

Table A-3 summarizes residential development in the city during the previous RHNA period 2006-2013.

Table A-4 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1
Housing Element Program Evaluation (2008-2013)**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
Goal 1: Preserving the City's Housing Stock, Quality of Life and Rural Character				
Policy 1.1 <i>Ensure that new housing is compatible in character and style with existing development, and consistent with established architectural, landscape and development conformity standards established by the City.</i>				
1.1.1 Neighborhood Compatibility Ordinance Continue to implement the Neighborhood Compatibility Ordinance in the review of proposed residential development and assure that all development is consistent with the development standards included in the Land Use Element while providing a broad range of housing types to meet the present and future needs of the community.	Planning Department	General fund	Ensure that new housing is compatible with established development and conformity standards established by the City.	Completed and ongoing.
Policy 1.2 <i>Restrict the development of gated private developments in the City.</i>				
1.2.1 Discourage Gated Neighborhoods Gates or other structures which restrict access on public or private streets, alleys or easements will generally not be permitted. Gates will be considered in neighborhood conformity review of future development in order to discourage gated communities.	Planning Department	General fund	Discourage the development of gated private developments in the City.	No gated communities proposed or permitted during the planning period.
Policy 1.3 <i>Encourage the conservation and rehabilitation of existing units in compliance with existing zoning and environmental standards.</i>				
1.3.1 Continue Code Enforcement Activities Staff will continue code enforcement and nuisance abatement efforts to identify properties that are out of compliance with zoning and building code standards. To increase awareness of property maintenance requirements, information on common code violations will be provided at the public counter, over the telephone, and periodically in the City newsletter.	Planning Department	General fund	Encourage the conservation and maintenance of existing units in compliance with zoning and environmental standards.	Completed and ongoing.
Policy 1.4 <i>Explore public and private financing which could contribute to the rehabilitation and improvement of existing housing.</i>				
1.4.1 Identify Housing Assistance Program Resources City staff will continue to review current housing assistance programs (both Federal and State) to determine availability and relevance for use in providing assistance for rehabilitation of existing housing in the City. The focus of this effort will be directed towards identifying assistance programs which owner-builders can utilize in order to receive technical assistance to maintain their current housing status while upgrading the unit to current standards. The City will apply for these programs once it is determined the financing is available.	Planning Department & Finance Department	General fund	Explore public and private financing which could contribute to the rehabilitation and improvement of existing housing. If funding is available, assist the rehabilitation of 2 to 4 units per year.	Review of housing assistance programs was conducted and no programs were found to be relevant.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
Policy 1.5 Promote water and energy conservation.				
<p>1.5.1 Promote Water and Energy Conservation The City will coordinate with the Metropolitan Water Department and the Southern California Water Service to assure that water conservation efforts are adhered to by the City's residents. The City will make available at the public counter a brochure to inform the City's residents of energy- and water-conserving fixtures and measures which can be adapted into existing housing to conserve non-renewable fuels and save money. The City will continue to encourage residents to utilize the Build it Green New Home Construction Green Building Guidelines, and will ensure new multi-family developments utilize greenhouse gas emission reduction strategies. The City will continue to provide energy and water conservation information on the City's website.</p>	City Manager	General fund	Encourage property maintenance to prevent deterioration, improve residential aesthetics and public safety, and to promote water conservation and energy conservation. Make brochures available by January 1, 2009	Completed and ongoing. Website information and counter brochures provided in conjunction with the South Bay Environmental Services Center.
Goal 2: Promote New Housing Opportunities to Meet the Needs of Existing and Future Residents While Preserving the City's Rural Character				
Policy 2.1 Encourage sound and logical residential growth while providing for the City's fair share of the region's need for affordable housing.				
<p>2.1.1 Provide for a Range of Residential Development Opportunities Consistent with the City's RHNA Allocation The City will continue to provide additional opportunities for a variety of residential development types through the designation of adequate sites to accommodate the City's RHNA allocation. The Mixed Use Overlay Zone has been amended (Ord. 646) to include a required finding that a proposed project assists the City in meeting its RHNA allocation, specifically its lower-income housing requirements. If feasible, units for extremely-low-income households will be encouraged. However, it is recognized that affordable housing at the lowest income levels requires deep subsidies and the City has limited financial resources. The City will solicit interest and recommendations from non-profit housing developers regarding the potential for lower-income and senior housing in the Mixed Use Overlay and incorporate findings into the regulations as appropriate. The City will assist interested non-profit developers by facilitating site identification, modifying development standards for qualifying affordable projects, and expediting permit processing. The City will monitor the conditional use permit (CUP) process to ensure it does not constrain residential development including multifamily and housing affordable to low and moderate income households, particularly in the Mixed Overlay. The planning department will complete a bi-annual review to evaluate application processing and analyze processing times and the impact of conditions of approval to determine whether the CUP process acts as a constraint on residential development. If the CUP is found to constrain development, the City will take action to amend the CUP or establish guidelines and other mechanisms to</p>	Planning Department/ City Manager	General fund	Encourage sound and logical residential development for all economic segments of the community consistent with the RHNA allocation; amend the Mixed Use Overlay Zone to promote lower-income and senior housing, including extremely-low-income units where feasible; submit annual progress reports. Consult with non-profit developers and amend the Mixed-Use Overlay by December 2009; bi-annual reviews; annual progress reports.	Given lack of interest in the current economic climate by the development community, planning activity in the Mixed Use Overlay Zone has been minimal. Staff will continue implementation of this program as the housing market recovers.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
<p>promote application certainty. The review will be conducted as part of the City's Housing Element Annual Report submitted to the state.</p> <p>Progress toward implementing adopted Housing Element programs and meeting the City's quantified objectives will be reported to the City Council and state Department of Housing and Community Development annually. As noted in Chapter II, seniors are expected to be the fastest growing segment of the population. Smaller apartments and condos located near medical offices and commercial facilities in the Peninsula Center are well-suited to this market segment.</p>				
<p>2.1.2 Amend the Density Bonus Ordinance Consistent with State Law Due to ongoing discussions in the state legislature, the Zoning Code has not yet been amended to incorporate the latest revisions to state density bonus law (SB 1818 of 2004). The City will amend the Municipal Code by June 2009 in compliance with the density bonus provisions of Government Code §65915, et seq.). Under state law, a density increase of up to 35% over the otherwise maximum allowable residential density under the Municipal Code is available to developers who agree to construct housing developments with units affordable to low- or moderate-income households. A senior housing development is eligible for a 20% density bonus if it includes at least 35 dwelling units, and the applicant seeks a density bonus.</p>	<p>Planning Department</p>	<p>General fund</p>	<p>Amend the Municipal Code to facilitate lower-income and senior housing, including extremely-low-income units where feasible, through provision of a density bonus for qualifying projects. Amend the Municipal Code by June 2009.</p>	<p>An updated Density Bonus Ordinance has been adopted consistent with state law.</p>
<p>Policy 2.2 <i>Ensure that new development is sensitive to the natural terrain, and that the environmental impacts of new growth are mitigated to the greatest extent feasible.</i></p>				
<p>2.2.1 Protect Environmental Quality Require that the environmental review process for new development contains a thorough analysis of landform alteration and potential traffic impacts, pollution, and water use, and require all feasible mitigation measures to minimize impacts.</p>	<p>Planning Department</p>	<p>General fund</p>	<p>Ensure that new development occurs in an environmentally sensitive manner and that potential adverse impacts are mitigated to the greatest extent feasible.</p>	<p>Completed and ongoing.</p>
<p>Policy 2.3 <i>Remove governmental constraints to the development of housing for lower-income households and persons with special needs.</i></p>				
<p>2.3.1 Manufactured Housing The Zoning Code currently restricts manufactured housing and mobile homes to the RA-10 district. State law requires that mobile or manufactured homes be allowed on permanent foundations on single-family lots, therefore the City will amend the Code in conformance with state law to allow manufactured housing in all residential districts under the same standards that apply to traditional housing.</p>	<p>Planning Department</p>	<p>General fund</p>	<p>Amend the Code in conformance with state law regarding mobile homes and manufactured housing. Code amendment by July 1, 2009.</p>	<p>The Municipal Code was amended in 2012 to include standards and procedures for mobile homes and manufactured housing consistent with state law.</p>
<p>2.3.2 Residential Care Facilities for 7+ Persons Although residential care facilities serving 6 or fewer persons are allowed by-right in all residential zones, the Zoning Code currently prohibits residential care facilities for 7 or more persons. The City will amend the Code to allow residential care facilities for 7 or more persons with a conditional use permit.</p>	<p>Planning Department</p>	<p>General fund</p>	<p>Amend the Code to allow residential care facilities for 7+ persons subject to a conditional use permit. Code amendment by July 1, 2009.</p>	<p>The Zoning Code was amended to conditionally permit residential care facilities for 7+ persons in the C-G zone.</p>

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
<p>2.3.3 Emergency Shelters Although there are few homeless persons in the city, SB 2 of 2007 requires all jurisdictions with any unmet need to identify at least one zone where emergency shelters may be established by-right, subject to specific development standards. The City has conducted a preliminary review of the Institutional zone for its suitability to accommodate emergency shelters. This zone contains approximately 342 acres and could accommodate shelter facilities to meet the City's needs. The City Council will make the final determination regarding which zone(s) is most appropriate for this purpose and will amend the Code within one year of Housing Element adoption in compliance with SB 2. As part of the Code amendment, appropriate findings and development standards will be adopted in conformance with SB 2 to encourage and facilitate emergency shelters while ensuring community compatibility.</p>	<p>Planning Department</p>	<p>General fund</p>	<p>Identify and adopt appropriate regulations to comply with the emergency shelter provisions of SB 2 within one year of Housing Element adoption.</p>	<p>Zoning Code amendment was adopted to allow small emergency shelters in the C-G zone.</p>
<p>2.3.4 Transitional and Supportive Housing SB 2 of 2007 requires that transitional and supportive housing be considered a residential use subject to the same requirements and procedures that apply to other residential uses in the same district. The City will amend the Code within one year of Housing Element adoption to clarify the Code's conformance with this requirement.</p>	<p>Planning Department</p>	<p>General fund</p>	<p>Clarify Code requirements regarding transitional and supportive housing in compliance with the provisions of SB 2 within one year of Housing Element adoption.</p>	<p>A Zoning Code amendment was adopted consistent with state law.</p>
<p>2.3.5 Single Room Occupancy Single room occupancy facilities are small studio-type units, typically reserved for lower-income persons or senior citizens. These types of units are not currently listed as permitted uses within any of the City's zoning districts, although they may be considered under Mixed-Use Overlay subject to a Conditional Use Permit. The City will amend the Municipal Code to add an explicit definition and regulations to facilitate development of SRO units.</p>	<p>Planning Department</p>	<p>General fund</p>	<p>Amend the Municipal Code to provide clear standards for SRO units by July 2009.</p>	<p>A Zoning Code amendment was adopted to conditionally permit SROs in the C-G zone.</p>

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
Goal 3: Housing Assistance and Fair Housing for those with Limited Incomes or Special Needs				
Policy 3.1 Pursue all appropriate public and private sources of financial support to provide housing assistance for lower-income households, the elderly, and others with special needs.				
3.1.1 Housing Assistance Programs City staff will continue to review available housing assistance programs (both Federal and State) to determine their appropriateness for use in providing low-cost senior housing in the City. The focus of this effort will be directed towards identifying public and private financial support which individual elderly property owners can utilize. Potential opportunities for new senior housing development are found in those areas designated for mixed use development. Staff will provide administrative support to non-profit agencies in preparing and submitting grant applications whenever possible, with an objective of submitting at least 2 to 3 applications during the planning period, depending on the availability of resources.	Planning Department	General fund	Minimize difference between affordable and market rate units; submit 2-3 applications during the planning period; annual progress reports.	Assistance programs were reviewed but none were pursued due to lack of interest from developers. City staff is currently in discussions with a developer regarding a senior assisted living project in the Mixed Use Overlay zone.
Policy 3.2 Inform the City's residents of housing resources and opportunities available to lower-income households and senior citizens.				
3.2.1 Increase Public Awareness of Reverse Mortgages The City will continue to inform the senior population at the public counter, over the telephone and in the City newsletter about the availability of reverse mortgages.	City Manager	General fund	Inform the senior citizen population about the availability of reverse mortgages through the City's newsletter.	Completed and ongoing.
3.2.2 Promote Second Units The second unit ordinance will be amended in conformance with State law, including appropriate development standards and requirements to encourage the creation of second units. Staff will continue to promote opportunities for second units by making a brochure available at the public counter, on the City website, and in the City newsletter. Second units can be particularly helpful in addressing the needs of extremely-low-income households.	Planning Department/ City Manager	General fund	Amend the Second Unit Ordinance and prepare a Second Unit Brochure by July 1, 2009. Publicize the provisions of the Second Unit housing ordinance in order to increase the availability of lower-cost housing. Approve 3 second units per year.	The Municipal Code was amended in 2010 to include standards and procedures for second units and a brochure has been made available.
Policy 3.3 Enforce fair housing laws and provide fair housing counseling services to residents.				
3.3.1 Support the Fair Housing Foundation The City will continue to make referrals to the Fair Housing Foundation. The City will distribute fair housing information to the community through brochures at City Hall, the library, community center, City newsletter, and on the City's website.	Planning Department	General fund	Enforce fair housing laws and provide fair housing counseling services to residents; distribute information regarding fair housing services.	Completed and ongoing.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
<i>Policy 3.4 Encourage accessible housing and reduce barriers for persons with disabilities, and enforce state accessibility standards for new residential construction.</i>				
<p>3.4.1 Encourage and Promote Accessible Housing The City will continue to enforce the current Zoning Code and the State provisions (Title 24) for handicapped access. In addition, the City will adopt a reasonable accommodation ordinance to reduce barriers for persons with disabilities.</p>	<p>Planning Department</p>	<p>General fund</p>	<p>Encourage and promote accessible housing for the disabled and the enforcement of the State accessibility standards for new residential construction. Adopt a reasonable accommodation ordinance by June 2009.</p>	<p>The Municipal Code was amended in 2010 to include Reasonable Accommodation procedures consistent with state law.</p>

Table A-2
Appropriateness of Housing Element Goals and Policies (2008-2013)

Goal	Policy	Appropriateness
1. Preserve the City's Housing Stock, Quality of Life and Rural Character.		Appropriate, no change required.
	1.1 Ensure that new housing is compatible in character and style with existing development, and consistent with established architectural, landscape and development conformity standards established by the City.	Appropriate, no change required.
	1.2 Restrict the development of gated private developments in the City.	Appropriate, no change required.
	1.3 Encourage the conservation and rehabilitation of existing units in compliance with existing zoning and environmental standards.	Appropriate, no change required.
	1.4 Explore public and private financing which could contribute to the rehabilitation and improvement of existing housing.	Appropriate, no change required.
	1.5 Promote water and energy conservation.	Appropriate, no change required.
2. Promote New Housing Opportunities to Meet the Needs of Existing and Future Residents While Preserving the City's Rural Character.		Appropriate, no change required.
	2.1 Encourage sound and logical residential growth while providing for the City's fair share of the region's need for affordable housing.	Appropriate, no change required.
	2.2 Ensure that new development is sensitive to the natural terrain, and that the environmental impacts of new growth are mitigated to the greatest extent feasible.	Appropriate, no change required.
	2.3 Remove governmental constraints to the development of housing for lower-income households and persons with special needs.	Appropriate, no change required.
3. Promote Housing Assistance and Fair Housing for those with Limited Incomes or Special Needs.		Appropriate, no change required.
	3.1 Pursue all appropriate public and private sources of financial support to provide housing assistance for lower-income households, the elderly, and others with special needs.	Appropriate, no change required.
	3.2 Inform the City's residents of housing resources and opportunities available to lower-income households and senior citizens.	Appropriate, no change required.
	3.3 Enforce fair housing laws and provide fair housing counseling services to residents.	Appropriate, no change required.
	3.4 Encourage accessible housing and reduce barriers for persons with disabilities, and enforce state accessibility standards for new residential construction.	Appropriate, no change required.

Table A-3
Residential Development by Income Category 2006-2013

Project	Unit Type	Density	VL	Low	Mod	Upper	Total
Misc. SFD & custom homes	SF					2	2
901 Deep Valley Drive	Senior Condo	20 du/ac				41	41
981 Silver Spur Road	Condo	22 du/ac				18	18
26405 Crenshaw Blvd.	Mfg. home				1		1
Second Units					5		5
Totals					6	61	67

**Table A-4
Progress in Achieving Quantified Objectives (2008-2013)**

Program Category	Quantified Objectives	Progress
New Construction*		
Extremely Low	4	-
Very Low	3	-
Low	4	-
Moderate	5	6
Above Moderate	10	61
Total	26	67
Rehabilitation		
Very Low	-	
Low	-	
Moderate	-	
Above Moderate	-	
Total	-	0
Conservation		
Very Low	-	
Low	-	
Moderate	-	
Above Moderate	-	
Total	-	0

*Quantified objective and progress for new construction covers the period 2006-2013 consistent with the RHNA.

Appendix B Greenhouse Gas Reduction

The Rolling Hills Estates City Council has authorized the following conditions of approval for multi-family mixed-use projects in the City as appropriate.

CONSTRUCTION ACTIVITIES

- **Construction Equipment Idling.** Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption and, therefore, GHG emissions.

Mitigation Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that construction equipment shall be shut off when not in use and shall not idle for more than fifteen minutes. The statement in the plans and specifications shall be reviewed and approved by the Planning Director and subject to enforcement by the Code Administrator.

- **Truck Idling.** Reduce construction truck idling to a minimum. A reduction in truck idling would reduce fuel consumption and, therefore, GHG emissions.

Mitigation Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that queuing of trucks on and off-site shall be limited to periods when absolutely necessitated by grading or construction activities. The statement in the plans and specifications shall be reviewed and approved by the Planning Director and subject to enforcement by the Code Administrator.

Mitigation Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that on-road construction trucks and other vehicles greater than 10,000 pounds shall be shut off when not in use and shall not idle for more than five minutes. The statement in the plans and specifications shall be reviewed and approved by the Planning Director and subject to enforcement by the Code Administrator.

- **Electrical Construction Equipment.** Maximize the use of electricity from the power grid by replacing diesel or gasoline powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants.

Mitigation Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that, to the extent feasible, all diesel and gasoline powered construction equipment shall be replaced with equivalent electric equipment. The statement in the plans and specifications shall be reviewed and approved by the Planning Director.

BUILDING DESIGN

- **Green Building Design for Residential and Commercial Buildings.** Incorporate measures that reduce heating/cooling requirements and, thus, greenhouse gas emissions through either development density/design and/or energy conservation.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures exceeds Title 24 requirements subject to review by the City Building Official. Documentation of compliance with this measure shall be provided to the Planning Director and Building Official for review and approval prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to certificate of occupancy.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates basic or enhanced insulation such that heat transfer and thermal bridging is minimized. Documentation of compliance with this measure shall be provided to the Planning Director and Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that air leakage through the structure or within the heating and cooling distribution system is limited to minimize energy consumption. Documentation of compliance with this measure shall be provided to the Planning Director and Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures meets or exceeds the performance of an ENERGY STAR labeled home or equivalent green building program, subject to review. Documentation of compliance with this measure shall be provided to the Planning Director for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates ENERGY STAR rated or equally energy efficient windows or better. Documentation of compliance with this measure shall be provided to the Planning Director for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates ENERGY STAR rated or equally energy efficient space heating and cooling equipment or better. Documentation of compliance with this measure shall be provided to the Planning Director. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates ENERGY STAR rated or equally energy efficient light fixtures or better. Documentation of compliance with this measure shall be provided to the Planning Director for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates ENERGY STAR rated or equally energy efficient appliances or better. Documentation of compliance with this measure shall be provided to the Planning Director for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the proposed buildings or structures design incorporates energy efficient domestic hot water systems. Documentation of compliance with this measure shall be provided to the Planning Director for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.

- **Solar Panels.** Install solar panels on main buildings. Solar panels would provide the buildings with a clean source of electricity to replace some of its fossil fuel-generated electricity use.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that solar panels have been installed and shall be operated on all main buildings. Documentation of compliance with this measure shall be provided to the City Building Official for review and approval.

- **Shade Trees.** Plant shade trees around main buildings, particularly along southern elevations, to reduce direct sunlight into the structure thus reducing solar heating.

Mitigation Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the landscape plans for the proposed buildings or structures are designed to plant shade trees around main buildings, particularly along southern elevations. Documentation of compliance with this measure shall be provided in conjunction with review of the landscape plans by the Park and Activities Commission.

BUILDING OPERATION/MAINTENANCE

- **Compact Fluorescent Light Bulbs.** Fluorescent light bulbs produce less waste heat and use substantially less electricity than incandescent light bulbs.

Mitigation Measure: Prior to issuance of any certificate of occupancy, the applicant shall demonstrate that all interior building lighting uses compact fluorescent light bulbs to the satisfaction of the Building Official. Compliance with this measure on an on-going basis shall be monitored by the City Building Official.

- **Energy Audits.** Conduct a third party energy audit every five years and install innovative power saving technology where feasible, such as power factor correction systems and lighting power regulators. Such systems help to maximize usable electric current and eliminate wasted electricity, thereby lowering overall electricity use.

Mitigation Measure: Every five years after issuance of any certificate of occupancy, the applicant shall provide a third party energy audit, and innovative power saving technology identified as part of the audit shall be installed where feasible. The audit and any structural, mechanical or maintenance alterations implemented shall be provided to the City for review and approval by the Planning Director. This mitigation measure shall not apply to entirely for-sale projects or to the for-sale portion of mixed-use projects.

- **Truck Idling.** Reduce truck idling at commercial/office uses to a minimum. A reduction in truck idling would reduce fuel consumption and, therefore, GHG emissions.

Mitigation Measure: Prior to issuance of any Conditional Use Permit or business license, property/business owners shall demonstrate their understanding of the City's desire for on-road delivery trucks or other vehicles greater than 10,000 pounds to be shut off when not in use or not idle for more than five minutes. A related condition of approval shall be included on any resolution approving a Conditional Use Permit, and a property/business owner shall demonstrate understanding of this condition through his or her signature on the Affidavit of Acceptance. Business owners shall indicate understanding of this issue through a signed statement by the business owner at the time of business license issuance. Property/business owners shall inform operators of delivery trucks and other vehicles greater than 10,000 pounds of this issue whenever possible.

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Appendix C

Public Participation Summary

Section 65583(c)(5) of the *Government Code* states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

City residents had several opportunities to recommend strategies, review, and comment on the draft Housing Element during its preparation and adoption. An initial public study session was held jointly by the Planning Commission and City Council on October 8, 2013. After receiving comments from HCD, a revised draft element was prepared and made available for public review. A direct mail notice of availability of the revised draft was sent to all of the organizations list in Table C-1. Prior to adoption, additional public hearings were held by the Planning Commission on January 21, 2014 and City Council on January 28, 2014.

All meeting notices were posted on the City’s website, and notification was published in the local newspaper in advance of the meetings. Copies of the draft Element were made available for review at City Hall and were posted on the City website. These service providers included organizations that represent the housing interest groups.

Table C-1
Public Notice Distribution List
City of Rolling Hills Estates Housing Element Update

Shelter Partnership 523 W. 6 th Street, Suite 616 Los Angeles CA 90014	Westside Center for Independent Living 12901 Venice Boulevard Los Angeles CA 90066	Harbor Regional Center 21231 Hawthorne Boulevard Torrance CA 90503
The Arc-South Bay 1735 Rosecrans Avenue Gardena CA 90249	Emma Hoff-Regional Community Service Coordinator Catholic Charities 123 E. 14 th Street Long Beach, CA 90813	Social Vocational Services (SVS) South Bay Independent Visions 2461 W. 208 th Street, Suite 102 Torrance CA 90501
L.A. County Department of Children and Family Services 2325 Crenshaw Boulevard Torrance CA 90501	Kenny Nickelson Memorial Foundation for Homeless Veterans and Children, Inc. P.O. Box 3098 Manhattan Beach CA 90266	Tom Baumann Rebuilding Together South Bay Los Angeles P.O. Box 6367 Torrance CA 90504
Salvation Army “His House Family Services” 20830 S. Vermont Avenue Torrance CA 90502	Salvation Army 30840 Hawthorne Blvd Rancho Palos Verdes, CA 90275	First Baptist Church of Palos Verdes 28 Moccasin Lane Rolling Hills Estates, CA 90274
Rolling Hills Covenant Church 2222 Palos Verdes Drive North Rolling Hills Estates, CA 90274	Rolling Hills Seventh-Day Adventist Church 28340 Highridge Road Rolling Hills Estates, CA 90274	Rolling Hills Methodist Church 26438 Crenshaw Boulevard Rolling Hills Estates, CA 90274
Saint Luke’s Presbyterian Church 26825 Rolling Hills Road Rolling Hills Estates, CA 90274	Jamboree Housing Corporation 17701 Cowan Avenue, Suite 200 Irvine, CA 92614	Peninsula Seniors 30928 Hawthorne Boulevard Rancho Palos Verdes, CA 90275