



**City of
Rolling Hills Estates**

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Britt Huff
Council Member

Velveth Schmitz
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Debby Stegura
Council Member

June 9, 2021

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

Re: City of Rolling Hills Estates Draft 6th Cycle Housing Element

To Whom It May Concern:

The City of Rolling Hills Estates is please to submit its Draft 2021-2029 Housing Element for your review. The draft element was reviewed by the Planning Commission at a Special Meeting, held on May 24, 2021, and by the City Council on June 8, 2021. The Affirmatively Further Fair Housing (AFFH) analysis will be submitted to your department within 21-days of this submittal, no later than June 30, 2021.

If you have any questions, please contact me at (310) 377-1577 ext. 115, or our consultant, Veronica Tam at (626) 304-0440 ext.1. We look forward to receiving your comments and anticipate adopting a final Housing Element that satisfies the requirements of state law while recognizing the City's priorities and local conditions.

Sincerely,

Jeannie Naughton, AICP
Planning Manager

Enclosure

Draft 2021-2029 Rolling Hills Estates Housing Element

City of Rolling Hills Estates
2021-2029
Housing Element



Community Development Department
City of Rolling Hills Estates
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274

ACKNOWLEDGEMENTS

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1. Introduction

1.1 Statutory Framework

The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Rolling Hills Estates.

Recognizing the importance of providing adequate housing in all communities, the State has mandated a Housing Element within every General Plan since 1969. It is one of the seven required elements required by the State. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of ". . . an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." The contents of the element must be consistent with the other elements of the General Plan [Government Code § 65300.5].

Meeting the housing needs established by the State of California is an important goal for the City of Rolling Hills Estates. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties in both the public and private sectors.

Section 65583(b)(2) states, "It is recognized that the total housing needs... may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements... Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved...."

This Housing Element (2021-2029) was created in compliance with State General Plan law pertaining to Housing Elements.

1.2 Purpose of the Housing Element

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, fiscal factors and community goals within the General Plan. Further, State Housing Element Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends;
- An analysis of household characteristics;
- An inventory of suitable land for residential development;
- An identification of a zone or zones where emergency shelters are permitted by right;
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation; and
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote preservation, improvement and development of diverse types and costs of housing throughout Rolling Hills Estates.

1.3 Organization of the Housing Element

The Housing Element is generally organized according to the data and analyses required by State law:

- Chapter 1: Introduction
- Chapter 2: Housing Needs Assessment
- Chapter 3: Housing Constraints
- Chapter 4: Housing Resources
- Chapter 5: Housing Action Plan

A review of the City’s accomplishments in implementing the previous Housing Element is included as an appendix.

1.4 Data Sources

Various sources of information were used to prepare the Housing Element. The 2018 American Community Survey (ACS)¹ five-year estimates provide the basis for population, household, and demographic characteristics. Although dated, the 2018 ACS and the 2010 Census remains the most comprehensive and widely accepted source of information. In addition, the 2018 ACS and 2010 Census data must be used in the Housing Element to ensure consistency with other Regional, State, and federal housing plans. However, several data sources were used to supplement and update the 2018 ACS and 2010 Census as follows:

- Housing market information, such as home sales, rents, and vacancies, is updated by City records and property tax assessor files;
- Public and nonprofit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

1.5 Consistency with the General Plan

State law [Government Code § 65300.5] requires that "...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

The City of Rolling Hills Estates is currently completing a comprehensive update of the City's General Plan, including the mandatory Safety Element update. The General Plan sets forth broad policy guidance in the areas of land use, transportation, conservation, open space, recreation, noise, public safety and of course housing. 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. Due to the need complete the Housing Element by the statutory deadline (October 15, 2021, with a 120-day grace period), this Housing Element is consistent with

¹ The 2010 Census no longer collects detailed household and demographic information through the "long form." Instead, detailed information is collected through a series of smaller surveys known as the American Community Surveys (ACS). Different data are collected every one, three, or five years and vary depending on the size of the jurisdiction. Results are averages over the survey timeframe. Therefore, multiple ACS datasets are used in this Housing Element, depending on the specific variable in question.

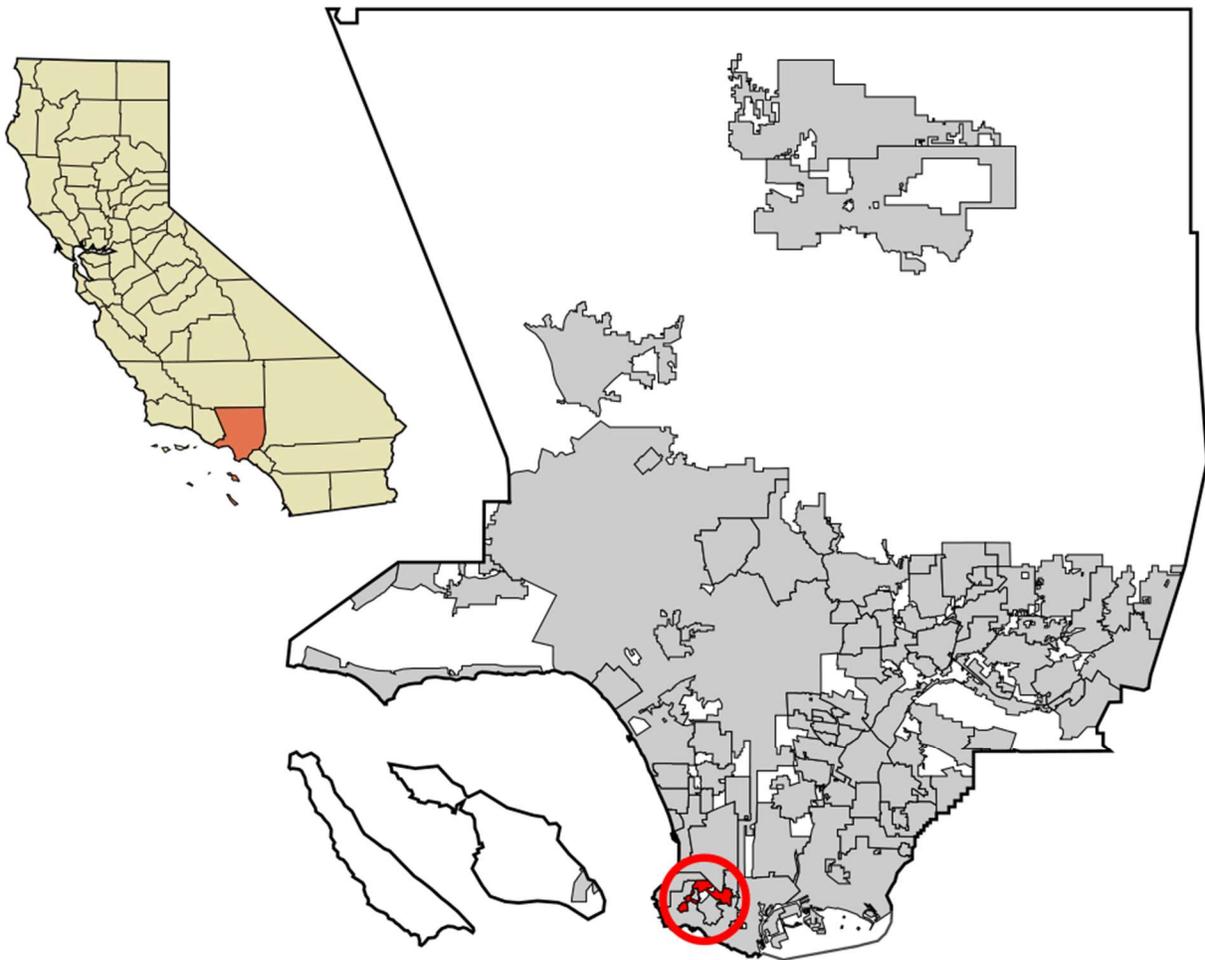
the current General Plan. Potential changes to the General Plan as part of the update will enhance opportunities for housing in the community.

1.6 Community Profile

1.6.1 Rolling Hills Estates

The City of Rolling Hills Estates is located within southwestern Los Angeles County in the South Bay region (Figure 1). Situated in the center of the Palos Verdes Peninsula, Rolling Hills Estates is bound by Rolling Hills, Rancho Palos Verdes, Palos Verdes Estates, Torrance and Lomita. Incorporated in 1957, the 3.6 square mile City is near the Pacific Ocean and the Port of Los Angeles. Principal highway access to the community is via State Highway 1 and 213 (Western Avenue), which are located to the north and east of the City respectively.

Figure 1: Regional Location – Rolling Hills Estates



1.6.2 Rolling Hills Estates History

The City of Rolling Hills Estates officially became Los Angeles County's 60th municipality on September 18, 1957. In that first year, the City's population totaled only 3,500, but its new residents were united in their concern over maintaining the community's rural atmosphere and equestrian lifestyle, characterized by rolling hills, white fences, bridle trails, and vast open spaces.

The City was also concerned in its early years with annexation of new areas. In 1959, the City added the Montecillo, Chandler Quarry, Country Club Estates and northern Masongate areas to its eastern and western portions. Between 1960 and 1966, the City annexed the research and development land behind the Northrop Corporation; the Peninsula Center, Harbor Sight, the Ranch, Rolling Hills Park Estates, Highridge, Hillcrest Manor, Hillcrest Meadows, Terraces, and Cresta Verdes areas. Finally, in 1982, the City added the site of the former Palos Verdes Landfill to assure that concerns regarding this closed facility would be recognized.

Today there are 30 neighborhood areas within the community, each with its own special character, architectural style, and Homeowners' Association. These Associations often represent residents directly before the City Council and serve as neighborhood social organizations as well.

While the community has undergone changes over the years, the City continues to represent the basic ideals held by the original "incorporating pioneers" while remaining responsive to the changing needs and interests of its residents. The City takes an active role in maintaining the high quality of life that makes this community such an attractive place to live. As in the past, today's emphasis in managing the City is placed upon preserving its rural residential character and, at the same time, providing the best possible services to its citizens.



1.7 Public Participation

Public participation is an important component of this Housing Element Update, and this update to the Housing Element provides residents and other interested parties opportunities for review and comment. Appendix A contains public outreach materials such as notices, flyers, and comments received as of the drafting of this Housing Element.

1.7.1 2021-2029 Housing Element

In February 2020, the City initiated the process to update its Housing Element for the sixth cycle planning period (2021-2029). 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.

As part of the General Plan update, City residents had several opportunities to recommend strategies, review, and comment on housing-related issues. The public participation process of the Housing Element is described below.

A. General Plan Advisory Committee (GPAC) Meeting

On May 20, 2020, the GPAC, at a regularly scheduled public meeting, was provided an update and overview presentation on the 2021-2029 Housing Element. During the meeting, Housing Element requirements, key components of HCD review and RHNA, and recent legislative changes were discussed.

B. Study Sessions

The City conducted a joint study session with the Planning Commission and City Council:

Planning Commission and City Council Study Session

March 23, 2021

Zoom Meeting at 5:00pm

The City posted information inviting the public to the Housing Element Workshop on their social media outlets and on the City’s website. In addition, the City mailed postcards to local agencies and organizations, inviting their participation in the Housing Element process and to the Workshop. These agencies and organizations include housing professionals, housing developers, and service providers that cater to the needs of lower and moderate income households and those with special housing needs.

Prior to submitting the Draft Housing Element to the State Department of Housing and Community Development (HCD) for the mandatory review, the City conducted a review of the Draft Housing Element with the Planning Commission on May 24, 2021, and with the City Council on June 8, 2021.

C. Public Comments Received

The public comments received during the Joint Planning Commission and City Council Study Session, center on the need for affordable housing, improve walkability with access to transportation, and additional community participation to reshape the City's housing programs and policies.

2. Housing Needs Assessment

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs.

2.1 Population Trends and Characteristics

Housing needs are influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial/ethnic composition of the City of Rolling Hills Estates. The data for this analysis was compiled primarily from the 2018 American Community Survey, five-year estimates, 2020 California Department of Finance (DOF), and estimates supplemented by City and regional studies.

2.1.1 Historical, Existing, and Forecast Growth

The City of Rolling Hills Estates is one of 88 cities within Los Angeles County and is located primarily on the northern side of the Palos Verdes Peninsula. According to the U.S. Census, Los Angeles County’s population was 9,830,420 in 2010. Population growth in Los Angeles County between 2000 and 2010 increased by slightly over 3% and has slowed considerably since the 1990s (a 7% increase between 1990 and 2000). Table 1 presents Los Angeles County and surrounding counties and their respective population trends.

Table 1: Regional Population Trends (1990-2018)

County	1990	2000	2010	2018	% Change		
					1990-2000	2000-2010	2010-2018
Los Angeles County	8,863,164	9,519,330	9,830,420	10,105,518	+7.4%	+3.2%	+2.8%
Orange County	2,410,668	2,846,289	3,010,232	3,185,968	+18.1%	+5.8%	+5.8%
Ventura County	669,016	753,197	823,318	850,967	+12.6%	+9.3%	+3.4%

Sources: 2018 ACS Five-Year Estimates.

According to the ACS 2018, five-year estimates, the City of Rolling Hills Estates population was 8,187. The City lost population during the 1990s but has grown approximately 6.6% since 2000, more than making up for the population loss during the previous decade (Table 2). As an essentially built-out city, there have been few opportunities for substantial growth during the last 30 years, except through redevelopment and infill.

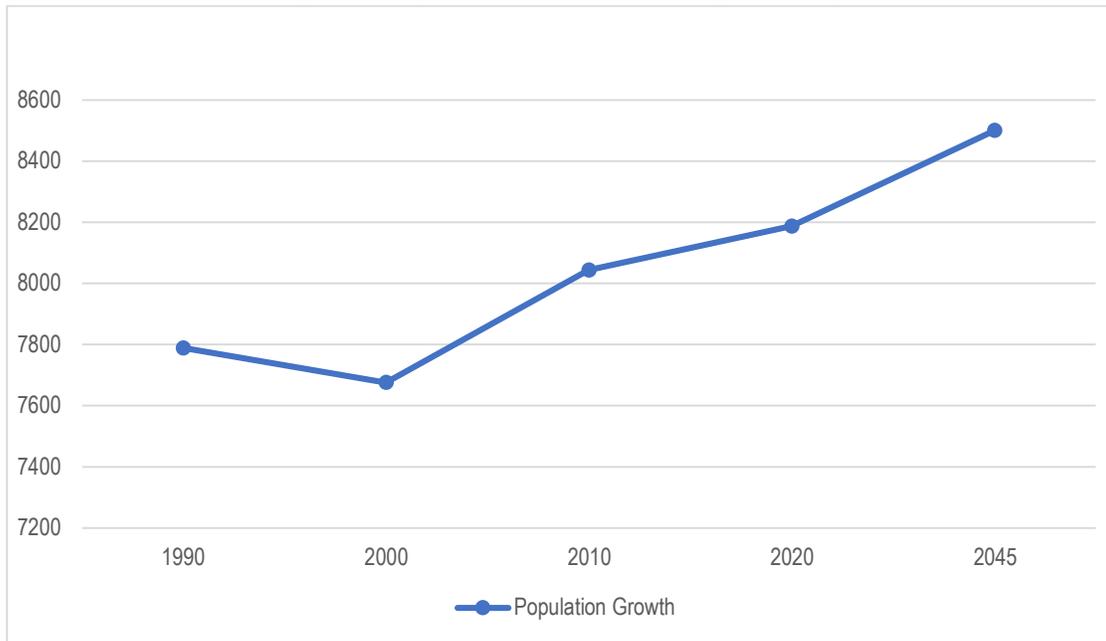
Table 2: Population Growth Trends (1990-2018)

Year	Population	Numerical Change	Percent Change
1990	7,789	-	-
2000	7,676	-113	-1.5%
2010	8,067	+391	+5.1%
2018	8,187	+120	+1.5%

Sources: 1990, 2000, and 2010 Census and 2018 ACS Five-Year Estimates.

Due to the built-out nature of the City, the population is projected to nominally increase in the future. The Southern California Association of Governments (SCAG) prepared the following projections when developing the Regional Housing Needs Allocation (RHNA) goals. As indicated in Figure 2, SCAG forecasts a population growth of 3.8% over the next 25 years with an estimated Rolling Hills Estates population of approximately 8,500 in 2045.

Figure 2: Population Growth Forecast (1990-2045)



Sources: SCAG 2020 Demographics and Growth Forecast Technical Report

2.1.2 Age Composition

Rolling Hills Estates housing needs are determined largely by the age characteristics of residents. For instance, each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage, their housing needs and preferences also change. As a result, evaluating the changing age characteristics of a community is an important factor in addressing future housing needs of residents.

The age profile of Rolling Hills Estates residents has remained fairly stable but shows that the residents are aging in place. Table 3 reflects that 43% of the residents are 55 years and older and that seniors account for the largest age group. The “prime working” population, residents between 25-54 years, is the second largest age group with 29%. The median age in the City is 50.7 years, 14.5 years older than median age of Los Angeles County which is 36.2 years.

The most discernible changes are the decrease in residents 40-49 years old (down 3%) and the increase in residents 60-69 and over 80 years old (both up 2%). As the City’s population continues to age, there may be less pressure on the housing market for larger homes and greater need for smaller, more affordable homes.

Table 3: Age Distribution (2010-2018)

Age Group	2010		2018	
	Number	Percent	Number	Percent
0-9	834	11%	839	10%
10-19	1,214	15%	1,137	14%
20-29	435	5%	450	5%
30-39	494	6%	463	6%
40-49	1,289	16%	1,100	13%
50-59	1,347	17%	1,395	17%
60-69	1,073	13%	1,179	15%
70-79	795	10%	891	11%
80 Years and Over	586	7%	733	9%
Total	8,067	100%	8,187	100%

Sources: 2010 Census and 2018 ACS Five-Year estimates.

2.1.3 Race and Ethnicity

Race and ethnicity² provide valuable insight about the housing needs of a community because housing preference varies along cultural lines. The City’s demographics have remained fairly stable since 2010. As of 2018, 55% percent of Rolling Hills Estates residents were “Non-Hispanic White” compared to 64% in 2010 (Table 4), the largest proportion among all racial/ethnic groups in the City. Another 29% of residents were Asian, and 10% are Hispanic/Latino. By comparison, the proportion of Asian residents countywide is 15%, and 48% are Hispanic residents.

Table 4: Racial and Ethnic Composition (2010-2018)

Ethnic Group	2010				2018			
	Rolling Hills Estates		Los Angeles County		Rolling Hills Estates		Los Angeles County	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Non-Hispanic White	5,134	64%	2,728,321	28%	4,534	55%	2,659,052	26%
Black/African American	107	1%	815,086	8%	166	2%	795,505	8%
Hispanic or Latino	499	6%	4,687,889	48%	772	10%	4,893,603	48%
Am. Ind./Alaska Native	12	<1%	18,886	<1%	0	0%	20,307	<1%
Asian/Pacific Islander	1,995	25%	1,325,671	14%	2,375	29%	1,476,381	15%
Other races or 2+ races	312	4%	220,288	2%	340	4%	253,204	3%
Total Population	8,067	100%	9,818,605	100%	8,187	100%	10,098,052	100%

Sources: 2010 Census and 2018 ACS Five-Year Estimates.

2.2 Economic Characteristics

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can determine the need for various housing types and prices.

As shown in Table 5, the two industries with the largest number of employed Rolling Hills Estates residents were Educational, Health and Social Services (20.6%) and Professional, scientific, and management, and administrative and waste management services (12.9%). Other industries generally represented similar shares of employed residents.

Table 6 shows the Rolling Hills Estates labor force, which decreased slightly from 3,400 in 2015 to 3,200 in 2018. According to the California Employment Development

2 The Census distinguishes racial groups from ethnic groups. It counts ethnicity as either being of Hispanic or Latino origin or not being of Hispanic or Latino origin. The groups are based on social and political considerations, not scientific or anthropological ones and the Census asks respondents to indicate whether or not they are of Hispanic origin as well as the racial group they identify with.

Department (EDD), the unemployment rate in Rolling Hills Estates in June 2020 was 15.1%. Over the last four years the unemployment rate has remained steady from 3-4%. The unexpected increase in unemployment can be contributed to the Covid-19 pandemic.

Table 5: Employment by Industry (2018)¹

Industry	Rolling Hills Estates		County of Los Angeles	
	Employees	Percent	Employees	Percent
Agriculture, forestry, fishing and hunting, and mining	28	0.8%	22,589	0.5%
Construction	152	4.5%	284,152	5.8%
Manufacturing	445	13.2%	468,036	9.6%
Wholesale trade	147	4.3%	165,067	3.4%
Retail trade	297	8.8%	506,432	10.4%
Transportation and warehousing, and utilities	133	3.9%	283,832	5.8%
Information	110	3.3%	216,025	4.4%
Finance and insurance, and real estate and rental and leasing	317	9.4%	295,370	6.1%
Professional, scientific, and management, and administrative and waste management services	499	14.8%	628,758	12.9%
Educational services, and health care and social assistance	693	20.5%	1,003,878	20.6%
Arts, entertainment, and recreation, and accommodation and food services	283	8.4%	549,162	11.3%
Other services, except public administration	172	5.1%	290,342	6.0%
Public administration	105	3.1%	156,015	3.2%
Total (Civilian employed population 16 years and over)	3,381	100%	4,869,658	100%

Note: Data indicates the occupations held by Rolling Hills Estates/Los Angeles County residents; the location of the related workplace is not indicated by this data.

Source: 2018 ACS Five-Year Estimates.

Table 6: Labor Force Trends (2015-2020)

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2015	3,400	3,200	200	5
2016	3,400	3,300	100	3.9
2017	3,500	3,400	100	3.6
2018	3,500	3,400	100	3.5
2019	3,500	3,400	100	3.3
2020	3,200	2,700	500	15.1%

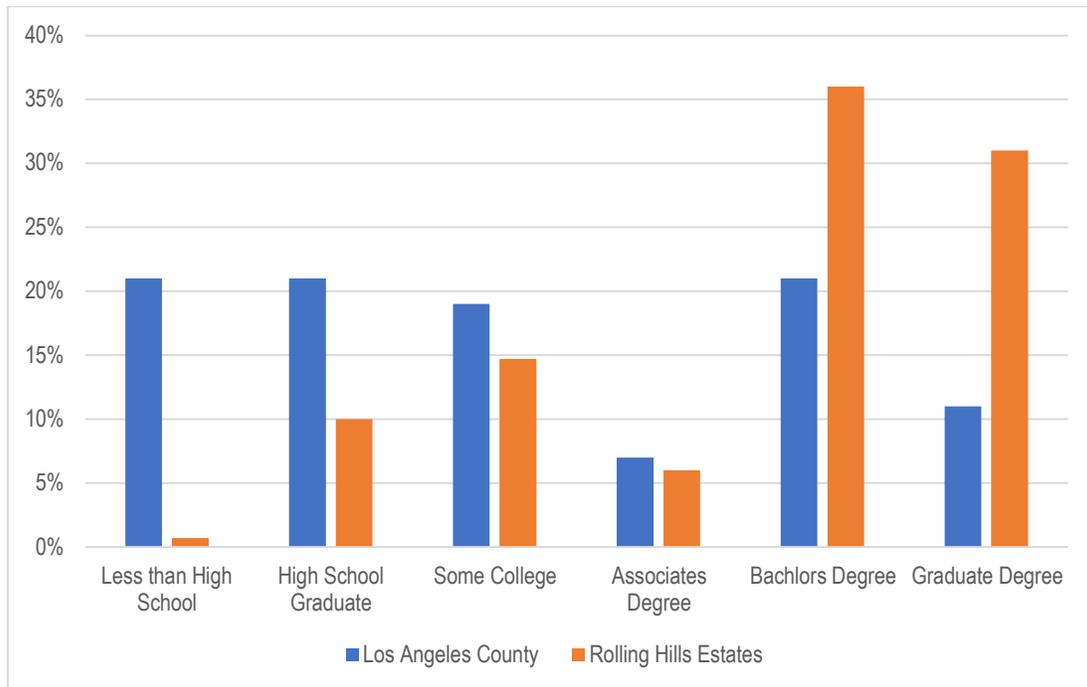
Source: State of California Employment Development Department (EDD), 2015-2020.

2.2.1 Education Level

The education level of Rolling Hills Estates residents was much higher than that of County residents (Figure 3). Specifically, 98.5% of the City's population is a high school graduate or higher, compared to 79% countywide. Approximately 68% of the population has a bachelor's degree or higher, compared to 32% countywide. The percentage of individuals with graduate degrees was significantly more compared to countywide, with 31% for the

City and 11% countywide. A higher education level in a population typically translates into greater income-earning potential.

Figure 3: Educational Level (2018)



Source: America Communities Survey (ACS), Five-Year Estimates, 2018.

2.3 Household Characteristics

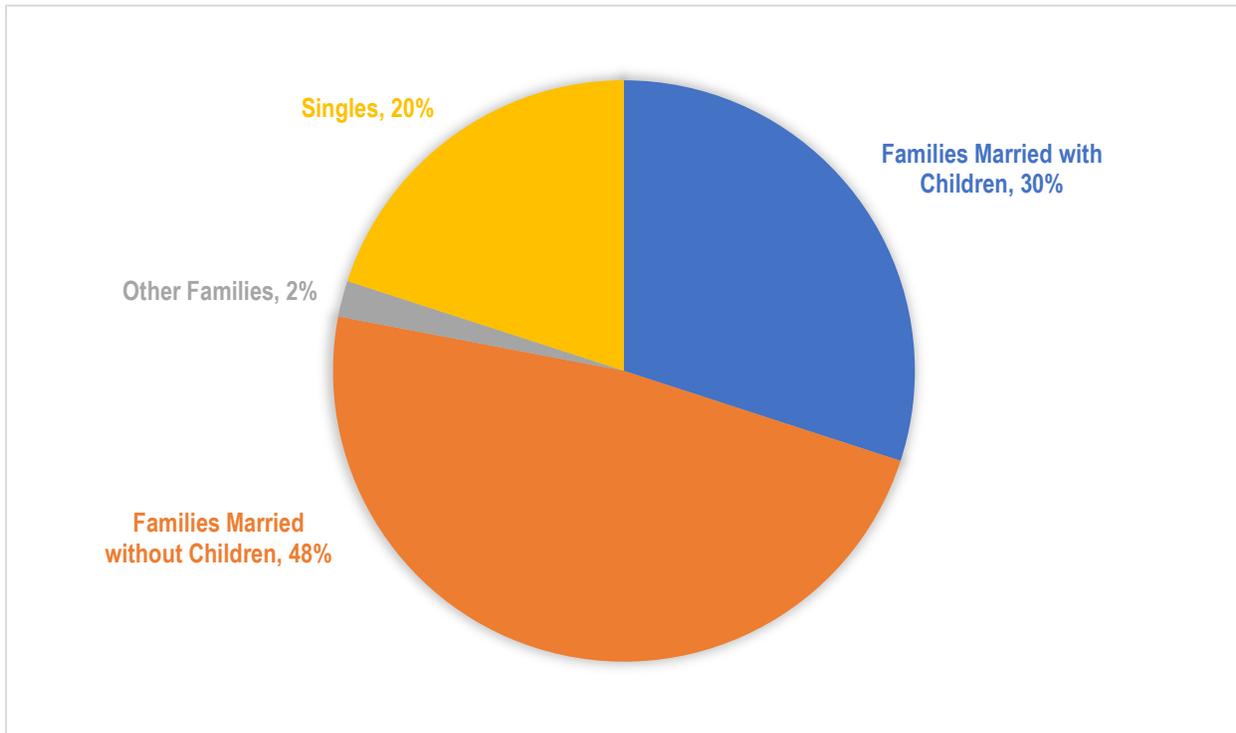
This section describes Rolling Hills Estates household characteristics. The Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Household type and size, income levels, the presence of special needs populations, and other household characteristics influence the type of housing that is suitable to meet the diverse housing needs of residents. This section details the various household characteristics affecting housing needs.

2.3.1 Household Type

The 2018 ACS reports that Rolling Hills Estates had 2,918 households. The distribution of households is also estimated in the 2018 ACS. As shown in Figure 4, the majority of the City's households were families married without children (48 percent).

Of total households in the City, 30% were comprised of married couples with children under age 18. Singles comprised of 20% of households residing in Rolling Hills Estates. Of the total households 32% have children, 59% have one or more people 60 years of age or older, and 14% are people 65 years of age or older.

Figure 4: Household Type (2018)



Source: America Communities Survey (ACS), Five-Year Estimates 2018.

Table 7 illustrates changes in the composition of households from 2010 to 2018. During this period, the distribution of families and non-families remained fairly stable, with families still comprising of nearly 80% of all households in Rolling Hills Estates. Although the proportion of “family” households has remained fairly constant, the prevalence of certain types of family households in the City did change. The proportion of married families with children, for example, has increased since 2010 by three percentage points while the proportion of other families (such as single-parent or extended families) has decreased from 12% in 2010 to 7% percent in 2018.

The average household size in Rolling Hills Estates also increased. From 2010 to 2018, average household size went from 2.72 to 2.81 respectively, representing a 3.3% increase. This is slightly lower than the average household size of Los Angeles County which is 3 persons per household.

Table 7: Household Characteristics (2018)

Household Type	2010		2018		% Change
	Units	Percent	Units	Percent	2010-2018
Families	2,375	80%	2,291	79%	-1%
Married With Children	861	36%	886	39%	+3%
Married Without Children	1239	52%	1233	54%	+2%
Other Families	275	12%	172	7%	-5%
Non-families	590	20%	627	21%	+1%
Singles	512	87%	574	92%	+5%
Other	78	13%	53	8%	-5%
Total	2,965	100%	2,918	100%	
Average Household Size	2.72		2.81		+3.3%

Source: America Communities Survey (ACS), Five-Year Estimates, 2018.

Note: ACS is surveyed data extrapolated to represent the entire community. Margins of errors from surveyed data may explain the apparent loss of units or differing totals across different ACS tables.

2.3.2 Household Income

Household income is an indication of wealth in a community and therefore is directly connected to the ability to afford housing. As household income increases, the more likely that household is a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of households occupying unsound and overcrowded housing increases.

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as Los Angeles County):

- Extremely Low Income: households earning up to 30% of the AMI
- Very Low Income: households earning between 31% and 50% of the AMI
- Low Income: households earning between 51% and 80% of the AMI
- Moderate Income: households earning between 81% and 120% of the AMI
- Above Moderate Income: households earning over 120% of the AMI

Combined, the extremely low-, very low-, and low-income groups are referred to as lower income. Between 2013 and 2017 (the most recent data available), approximately 73% of Rolling Hills Estates households had above moderate-incomes (Table 8), while 20% of households had incomes in the lower income levels. Compared to Los Angeles County, Rolling Hills Estates has a significantly higher number of households with higher income levels, 73% compared to 39%, respectively. The number of lower income households in Rolling Hills Estates is less than the County as well, 20% and 52%, respectively.

Table 8: Income Distribution (2017)

Income Group	Number of Households	Percent of Total	Los Angeles County Percent
Extremely Low (30% or less)	150	5%	19%
Very Low (31 to 50%)	145	5%	15%
Low (51 to 80%)	290	10%	18%
Moderate (81 to 100%)	220	7%	9%
Above Moderate (over 100%)	2,225	73%	39%
Total	3,025	100%	100%

Source: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

2.3.1 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. According to the 2018 ACS, five-year estimate, Rolling Hills Estates has a total of 3,134 housing units. Of those, 2,918 were owner-occupied, and 216 were rental units. Table 9 provides for a comparison of the number of owner-occupied and renter-occupied units in the City in 2018 as compared to the County as a whole. It reveals a higher level of ownership in the City, almost double the County's proportion of homeownership.

Table 9: Household Tenure and Vacancy (2018)

Housing Type	Rolling Hills Estates		LA County	
	Units	%	Units	%
Occupied Housing Units	2,918	93%	3,306,109	94%
Owner-Occupied Housing Units	2,698	92%	1,514,629	46%
Average Household Size of Owner Occupied	2.84		3.19	
Renter-Occupied Housing Units	220	8%	1,791,480	45%
Average Household Size of Renter Occupied	2.44		2.84	
Vacant Housing Units	216	7%	218,212	6%
Homeowner Vacancy Rate	0.2%		1.0%	
Rental Vacancy Rate	2.4%		3.2%	
Total Housing Units	3,134	100%	3,524,321	100%

Source: 2018 ACS, Five-Year estimates.

2.4 Special Needs Groups

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics among others. As a result, certain groups within Rolling Hills Estates may experience a higher prevalence of lower income, overpayment, overcrowding, or other housing problems.

These “special needs” households include seniors, persons with disabilities, large households, single-parent households, people living in poverty, farmworkers, and the homeless. Table 10 summarizes the special needs groups within the City.

Table 10: Special Needs Groups (2018)

Special Needs Groups	Number of Households/ Persons	Owners		Renters		Percent of Total Household/ Persons
		Number	Percent	Number	Percent	
Households that include at least one Senior (person age 65 or over)	1,425	n.a.	n.a.	n.a.	n.a.	49%
Senior-Headed Households	1,165	1,122	96%	43	4%	40%
Senior Living Alone	411	385	94%	26	6%	14%
Persons with Disabilities	850	n.a.	n.a.	n.a.	n.a.	10%
Large Households	266	256	96%	10	4%	9%
Single-Parent Households	172	n.a.	n.a.	n.a.	n.a.	6%
Female-Headed Households with Children	121	n.a.	n.a.	n.a.	n.a.	4%
People Living in Poverty	367	n.a.	n.a.	n.a.	n.a.	4%
Farmworkers (persons)	28	n.a.	n.a.	n.a.	n.a.	<1%
Homeless*	0	n.a.	n.a.	n.a.	n.a.	0%

Notes:

*=2020 Point In Time Homeless Count

n.a. = Data not available.

Sources: American Community Survey (ACS), 2018, Five-Year Estimates.

2.4.1 Seniors

Seniors often have special housing needs due to income, location concerns, health care costs, and disabilities. According to the 2018 American Community Survey (ACS) five-year estimate, 26% of Rolling Hills Estates population (2,134 persons) was comprised of seniors, defined as 65 years and older. Furthermore, 40% of all households in Rolling Hills Estates were headed by a senior.

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, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs. The following table identifies senior households by tenure.

Table 11: Senior Households by Tenure (2018)

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years old	1,576	58.4%	177	80.5%
65 to 74 years old	478	17.7%	22	10.0%
75 to 84 years old	445	16.5%	0	0.0%
85 years and older	199	7.4%	21	9.5%
Total Households	2,698	100%	220	100%

Source: 2018 ACS, Five-Year Estimates.

Some of the special needs of seniors are as follows:

- **Disabilities.** Of the senior population, 50.4% have a disability.
- **Limited Income.** Many seniors have limited income for health expenses. Because of their retired status, 3.1% of senior households in Rolling Hills Estates earned extremely low or very low incomes, defined as below 30% and 50% of the AMI, respectively.
- **Cost Burden (Overpayment).** Because of the limited supply of affordable housing, 249 senior owner-households were overpaying for their housing, defined as spending more than 30% of household income on housing costs.

Resources Available

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can be modified with features that help ensure continued independent living arrangements. Elderly with mobility/self-care limitations also benefit from public transit alternatives.

In 2013, the City amended its Zoning Code to differentiate between limited residential care facilities (that serve six or fewer persons) and residential care facilities (that serve seven or more people). Pursuant to the Lanterman Act, licensed residential care facilities for six or fewer persons are treated as a regular residential use and permitted where residential uses are permitted.

The Los Angeles County Development Authority (LACDA) currently provides Housing Choice Vouchers (Section 8) to assist very low income households in Rolling Hills Estates. The City's Palos Verdes Peninsula Senior Services provides programs and services for seniors to promote dignity and self-esteem, foster independence, facilitate social interaction, and dispel negative stereotypes. Services include the following:

- **Peninsula Transit Authority Dial-a-Ride:** This service is a convenient way to travel around the Palos Verdes Peninsula Area. Residents who are seniors (60 years+) or disabled are eligible to use the service.
- **Peninsula Seniors:** This group allows seniors on the Palos Verdes Peninsula and attend various events including, but not limited to: exercise classes, consultation sessions, games in the park, etc. For more information about events and membership.
- **Palos Verdes Peninsula Village:** The Village is dedicated to aging in place, independence, and creating a sense of community. Benefits include services such as door to door transportation, educational, cultural, and social programs, and much more.
- **Palos Verdes Library District Boomers and Beyond:** PVL D is working with various organizations on the Palos Verdes Peninsula and in surrounding cities to provide nine months of programs for seniors across the Peninsula. All programs offered are free of charge and no registration or reservation is necessary.
- **H.E.L.P Healthcare and Elder Law Programs:** H.E.L.P is a non-profit organization dedicated to empowering older adults and their families by providing impartial information, education, and counseling on elder care, law, finances, and consumer protection so they may lead lives with security and dignity.
- **Home Share South Bay:** Home Share South Bay is a community solution aimed at preventing homelessness by empowering homeowners to thrive in their own homes and helping renters seek affordable housing in the South Bay.

2.4.2 Persons with Disabilities (including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

According to 2018 ACS five-year estimate data, approximately 850 persons, or 10% of Rolling Hills Estates residents, had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were most prevalent (19.5%), while independent living (16.2%) and self-care (10.3%) difficulties were both also highly prevalent. Among the senior population, ambulatory (16.4%), independent living (14.2%), and hearing (9%) difficulties were the most common (Table 12).

Table 12: Disability Status (2018)

Disability Type	% of Population with a Disability			
	Under 18	Age 18 to 64	Age 65+	Total
With a hearing difficulty	0%	0.5%	9%	9.5%
With a vision difficulty	0%	2.2%	2.2%	4.4%
With a cognitive difficulty	3.4%	1.5%	4.5%	9.4%
With an ambulatory difficulty	0.4%	2.7%	16.4%	19.5%
With a self-care difficulty	0.9%	1.3%	8.1%	10.3%
With an independent living difficulty		2%	14.2%	16.2%
Total Persons with Disabilities	54	244	552	850

Notes: Persons may have multiple disabilities.

Source: American Community Survey (ACS), 2018, Five-Year Estimates.

The living arrangement of persons with disabilities depends on the severity of the disabilities and finances. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms,

lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

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 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity:
 - Self-care
 - Receptive and expressive language
 - Learning
 - Mobility
 - Self-direction
 - Capacity of independent living, or
 - 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 palsy, epilepsy, and autism. 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. According to the State Department of Developmental Services, 145 residents from ZIP Code 90274 accessed services offered by the Harbor Regional Center. Among these residents, 62 persons are under the age of 18 and 83 persons are adults.

Resources Available

Under State and federal laws, local governments are required to provide “reasonable accommodation” to persons with disabilities when exercising planning and zoning powers. In 2010, the City revised its Zoning Ordinance to include standards and policies to reasonably accommodate the housing needs of persons with disabilities.

Community Services offered to residents include Peninsula Transit Authority Dial-a-Ride, which provides service to seniors and the disabled. Service goes anywhere on the Palos Verdes Peninsula, and for medical purposes, service goes off the peninsula to all hospitals, medical buildings, and doctor’s offices in Torrance, Harbor City, San Pedro and Redondo Beach.

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.

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 2019 Fact Sheet³ the Harbor Regional Center provides services to more than 15,000 people with developmental disabilities and their families. About 19% are between birth and 2 years of age and are served under the early intervention program. About 33% 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 87%) live at home with families. An additional 7% live in some type of licensed home in the community, and about 6% live on their own with supports. Their clients are of all ages and levels of disability. Increasingly, the

³ https://www.harborrc.org/sites/main/files/file-attachments/aboutclientsfam_r0313_2.pdf?1579201318

regional center is serving families who are new immigrants to the county and speak a language other than English.

Additional resources in the surrounding areas include:

- Braille Institute - Los Angeles
- Disability Community Resource Center - Torrance
- Independent Living Center of Southern California
- Los Angeles Unified School District Complaint Response Unit/Parent Resource Network
- Southern California Resources Services for Independent Living (SCRS-IL)

2.4.3 Large Households

Large households are defined as those with five or more members. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations. Large households are identified as a group with special housing needs based on the limited availability of affordable, adequately sized housing units. It is not uncommon for large households to have lower incomes or consist of more than one family. To save on housing costs, many lower income large households resort to residing in smaller units, frequently resulting in overcrowded living conditions.

According to the 2018 ACS, Rolling Hills Estates had 266 large households, which made up approximately 10% of the City's total households. The housing needs of large households are typically met through larger units. The 2018 ACS also shows that Rolling Hills Estates had a total of 1,463 housing units, or half the housing stock, with four or more bedrooms that could reasonably accommodate large families without overcrowding. Table 13 below shows that 91% of owner-occupied households, and 95% of renter-households consist of families of four persons or fewer. 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 13: Household Size by Tenure (2018)

Householder Size	Owner		Renter	
	Households	%	Households	%
1 Person	483	18%	91	41%
2 Persons	990	37%	42	19%
3 Persons	438	16%	26	12%
4 Persons	531	20%	51	23%
5 Persons	182	7%	4	2%
6 Persons	36	1%	0	0%
7 Persons or More	38	1%	6	3%
Total Households	2,698	100%	220	100%

Source: 2018 ACS, Five-Year Estimates.

2.4.4 Female-Headed Households

Single-parent households, particularly female-headed families with children, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, single-parent households usually have more limited options for affordable, decent, and safe housing. As a result, single parents are considered to be among the most at-risk groups facing poverty.

According to the 2018 ACS, five-year estimates, 121 female-headed households, approximately 4% of total households, were residing in Rolling Hills Estates. Of these female-headed households, 48% (58 households) have children. Female-headed households with children in particular, tend to have lower incomes, thus limiting housing availability for this group. While female head of 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 poverty level.

Table 14: Household Size by Tenure (2018)

Household Type	Households	%	% Owners	% Renters
Married Couple, Family	2,119	73%	94%	6%
Single Father, Family	51	2%	100%	0%
Single Mother, Family	121	4%	96%	4%
Non-Family	627	21%	85%	15%
Total Households	2,918	100%	94%	6%

Source: 2018 ACS, Five-Year Estimates, Table S1101

Resources Available

General programs and policies outlined in the Housing Plan section will help to provide affordable housing for single-parent female-headed households, with and without children.

2.4.5 Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2018 ACS, five-year estimate, identified 367 persons, or 4.5% of all Rolling Hills Estates residents as living below the poverty level. Of these 153 were male and 214 were female. These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services.

Table 15: Residents Living Below Poverty Level (2018)

Resident Characteristics	Below Poverty Level	%
Under 18 Years Old	111	30%
18-64 Years Old	196	54%
65 Years or Older	60	16%
Total Resident's	367	100%

Source: 2018 ACS, Five-Year Estimates, Table S1101

Resources Available

Persons with limited income can benefit from single room occupancy (SRO) housing. The City amended the Zoning Code in 2013 to permit SRO units by-right in the Mixed-Use Overlay district. Accessory Dwelling units (ADUs) are also beneficial in providing affordable housing. On March 23, 2020 and May 12, 2020, the City adopted Ordinance Nos. 728 and 729, respectively, amending the Rolling Hills Estates Municipal Code that regulates ADUs and JADUs (RHEMC Chapter 17.56 – Accessory Dwelling Units), to be in compliance with State law.

The City participates in the Home Share South Bay program, a program of the South Bay Cities Council of Governments (SBCCOG), which is a community solution aimed at preventing homelessness by empowering homeowners to thrive in their own homes and helping renters seek affordable housing in the South Bay. The Los Angeles County Development Authority also services Rolling Hills Estates with access to Housing Choice Vouchers (Section 8) to assist very low income households.

2.4.6 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2018 ACS, only 28 Rolling Hills Estates residents were employed in the agriculture, forestry, and fishing industry, representing less than 1% of the residents in 2018 and zero were farmworkers. According to the USDA Census on agricultural population, there were 413 farms in Los Angeles County and 3,266 farmworkers.

Resources Available

Because farmworkers make up such a minute proportion (if any) of the City's population, no specific programs are necessary.

2.4.7 Homeless Persons

State law (Section 65583(a)(7)) mandates that Housing Elements address the special needs of homeless persons. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - 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.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

Homelessness is a regional (and national) problem, and in a major metropolitan region, individual municipal governments lack the resources to implement solutions to eliminate homelessness. While the exact number of homeless people in the City on any given night is unknown, according to the Los Angeles Homeless Services Authority, the 2020 Point In Time Homeless Count identified no homeless persons in Rolling Hills Estates.

Resources Available

There are three major types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and service-enriched housing. In response to changes in the State Housing Element law, the City amended the Zoning Code in 2013 to specifically identify emergency shelters as a permitted use in the Commercial-General zone.

2.5 Housing Stock Characteristics

This section of the Housing Element assesses various housing characteristics and conditions that affect the well-being of City residents. Housing factors evaluated include the following: housing stock and growth; tenure and vacancy rates; age and condition; and housing costs and affordability.

2.5.1 Housing Growth

The City of Rolling Hills Estates saw rapid growth between 1960-1979, but since 2000 residential development has slowed significantly. According to the Department of Finance, E-5 Population Estimates of May 2020, the housing stock of 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 16 provides a breakdown of the housing stock by type along with the growth trends for the city for the period from 2012 and 2020. According to the State Department of Finance, between 2012-2020, 29 net new single-family housing units were added to the City's housing stock (after accounting for demolitions). The City's records indicate higher numbers for single family residences that were added to the City's housing stock during this period, and lower number of mobile homes in the City. However, moving forward, the City will work with the State Department of Finance to validate and correct data.

Table 16: Housing Type & Total Units (2020)

Structure Type	2012		2020		Growth	
	Units	%	Units	%	Units	%
Rolling Hills Estates						
Single-Family	2,992	97%	3,021	97%	29	100%
Multi-Family	72	2%	72	2%	0	-
Mobile Homes and Others	36	1%	36	1%	0	-
Total Units	3,100	100%	3,129	100%	29	100%

Source: CA Department of Finance, E-5 Population Estimates

2.5.2 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. According to the 2018 ACS, five-year estimate, Rolling Hills Estates has a total of 3,134 housing units. Of those, 2,918 were owner-occupied, and 216 were rental units.

Table 17 provides for a comparison of the number of owner-occupied and renter-occupied units in the City in 2018 as compared to the County as a whole. It reveals a higher level of ownership in the City, almost double the County’s proportion of homeownership.

Table 17: Household Tenure and Vacancy (2018)

Housing Type	Rolling Hills Estates		LA County	
	Units	%	Units	%
Occupied Housing Units	2,918	93%	3,306,109	94%
Owner Occupied Housing Units	2,698	92%	1,514,629	46%
Average Household Size of Owner Occupied	2.84		3.19	
Renter Occupied Housing Units	220	8%	1,791,480	45%
Average Household Size of Renter Occupied	2.44		2.84	
Vacant Housing Units	216	7%	218,212	6%
Homeowner Vacancy Rate	.2		1	
Rental Vacancy Rate	2.4		3.2	
Total Housing Units	3,134	100%	3,524,321	100%

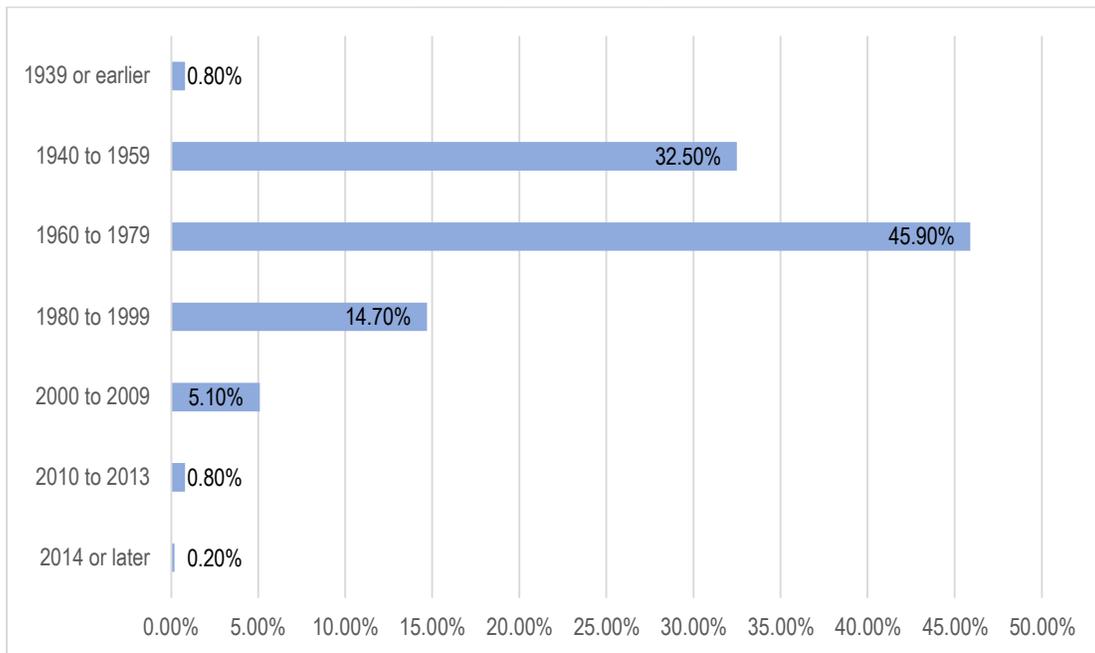
Source: 2018 ACS, Five-Year Estimates.

2.5.1 Housing Age and Condition

Housing age is an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. If not maintained, housing can deteriorate and depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. Thus maintaining and improving housing quality is an important goal for the City.

Figure 5 summarizes the distribution of housing by the year built in the City. As of 2018, approximately 93% the City's housing was over 30 years old and 80% was over 50 years old. A general rule of thumb in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Homes older than 50 years, unless properly maintained, require major renovations to keep the home in good working order. However, the City's housing stock is generally well maintained. There are no documented substandard units in the City at the time of this writing.

Figure 5: Age of Housing Stock



2.6 Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Rolling Hills Estates residents.

2.6.1 Ownership Costs

According to SCAG, Rolling Hills Estates 2018 median home sales price was \$995,000. Between 2000 to 2018 median home sales prices have increased in Rolling Hills Estates by 55%. According to Zillow, the February 2021 typical home value in Rolling Hills Estates was approximately \$1,549,000. Zillow also estimates the typical home value of homes in Los Angeles County is \$728,000. Figure 6 compares Rolling Hills Estates February 2021 median sales price with surrounding communities.

Figure 6: Median Home Value (February 2021)



Source: Zillow.com, February 2021.

2.6.2 Rental Costs

Rolling Hills Estates has a limited number of rental units and therefore there are not a lot of units for rent at any given time. Rentals that are available have a wide range of rents. City rental listings posted on Zillow.com and Craigslist.org for available rental housing in Rolling Hills Estates were reviewed during April 2021. Table 18 identifies the rental units available and the rental amount.

Table 18: Rental Listings (April 2021)

Type	Monthly Rent
3-Bedroom House	\$4,500
1-Bedroom House with Utilities	\$1,150
5-bedroom House	\$8,800
3-Bedroom House	\$4,950
5-Bedroom House	\$25,000

Source: Craigslist.org and Zillow.com, February 2021.

2.6.3 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 publicly assisted units in Rolling Hills Estates.

2.6.4 Housing Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing to determine the general affordability of a community's housing stock. HCD develops income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. Table 19 illustrates maximum affordable mortgage payments and rents for various household sizes in Los Angeles County earning the top end of their respective income categories.

Table 19: Los Angeles County Affordable Housing Cost (2020)

	Annual Income Limits	Affordable Monthly Housing Costs	Utilities	Taxes, Ins., HOA (Ownership only)	Affordable Rent	Affordable Home Price
Extremely Low Income (0-30% AMI)						
1-Person (studio)	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person (1 bedroom)	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person (2 bedroom)	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4 Person (3 bedroom)	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5 Person (4 bedroom)	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31-50% AMI)						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4 Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5 Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51-80% AMI)						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4 Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5 Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Moderate Income (81-120% AMI)						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4 Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5 Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325

Assumptions: 2020 HCD income limits - LA County; LACDA Utility allowance schedule, 2020; VTA and Associates, 2021.

Based on: 3% interest rate; 30.0% affordable housing cost; 35.0% of monthly affordable cost for taxes and insurance; 10.0% down payment.

2.6.5 Overcrowding

Overcrowding is defined by the State Department of Housing and Community Development (HCD) as a household with more than one person per room (excluding bathroom and kitchen). Severe overcrowding is one with more than 1.5 persons per room.⁴ Overcrowding typically occurs when housing costs are so high relative to income, that families double-up or take on roommates or boarders to devote income to other basic needs, such as food and medical care. Overcrowding also tends to result in deterioration of homes and shortage of on-site parking. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding is an important contributor to quality of life.

According to the 2018 ACS, five-year estimates, 42 owner-occupied, and six renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition of overcrowding. The 48 households represent 1.6% of the total housing units.

2.6.6 Cost Burden (Overpayment)

According to State housing policy, cost burden (or overpayment) occurs when housing costs exceed 30% of gross household income. Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for “cost burden” and 50% the threshold for “severe cost burden.” However, a lower -income household spending the same percent of income on housing as a higher-income household will likely experience truer “cost burden.” Table 20 provides the HUD CHAS 2012-2016 identifies households by share of income spent on housing costs.

Table 20: Household by Share of Income Spent on Housing Costs (2016)

Income Level	< 30%	30-50%	>50%
Extremely Low Income (<30% AMI)	24	0	114
Very Low Income (30-50% AMI)	4	44	124
Low Income (50-80% AMI)	125	53	113
Median Income (80-100% AMI)	150	22	98
Moderate Income (>100% AMI)	1,599	358	136
TOTAL Households	1,902	477	585

Source: SCAG Pre-Certified Local Housing Data 2020

⁴ A housing unit with more than one person per room is considered by HCD and HUD as overcrowded. In calculating overcrowding, living and dining rooms are included but kitchens and bathrooms are excluded.

2.6.7 Overall Housing Concerns

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Rolling Hills Estates. Detailed CHAS data is displayed in Table 21. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room) (see Section 2.4.1);
- Housing cost burden, including utilities, exceeding 30% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% of gross income.

Table 21 below provides the 2013-2017 HUD Comprehensive Housing Affordability Strategy (CHAS) data for Rolling Hills Estates. The CHAS data demonstrates the extent of housing problems and housing needs, particularly for lower income households. According to the information 34% of households in the City have a housing problem, 33% of households have a housing cost burden greater than 30%, and 19% of households have a housing cost burden greater than 50%.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (44%) compared to owner-households (34%).
- Large⁵ renter-families had the highest level of housing problems regardless of income level (100% for renters, 40% for owners).
- Extremely low income, very low income, and moderate/above moderate income had the highest incidence of housing problems (63%, 90% and 63%, respectively).

⁵ Households with five or more persons are considered “large” households.

Table 21: Housing Assistance Needs of Lower Income Households (2017)

Household by Type, Income, and Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	30	4	0	34	59	40	4	113	147
With any housing problem	0.0%	0.0%	0.0%	0.0%	74.6%	87.5%	100.0%	82.3%	63.3%
With cost burden >30%	0.0%	0.0%	0.0%	0.0%	74.6%	87.5%	100.0%	82.3%	63.3%
With cost burden >50%	0.0%	0.0%	0.0%	0.0%	74.6%	87.5%	100.0%	82.3%	63.3%
Very Low Income (31-50% AMI)	0	0	0	0	100	20	25	145	145
With any housing problem	0.0%	0.0%	0.0%	0.0%	95.0%	50.0%	100.0%	89.7%	89.7%
With cost burden >30%	0.0%	0.0%	0.0%	0.0%	94.0%	50.0%	100.0%	89.0%	89.0%
With cost burden >50%	0.0%	0.0%	0.0%	0.0%	90.0%	0.0%	100.0%	79.3%	79.3%
Low Income (51-80% AMI)	10	20	4	34	165	80	4	253	287
With any housing problem	100.0%	100.0%	100.0%	100.0%	48.5%	75.0%	100.0%	58.5%	63.4%
With cost burden >30%	100.0%	70.0%	100.0%	82.4%	47.9%	75.0%	100.0%	58.1%	61.0%
With cost burden >50%	100.0%	20.0%	0.0%	41.2%	39.4%	56.3%	100.0%	46.6%	46.0%
Moderate & Above Income (>80% AMI)	19	80	4	142	920	1,075	190	2,299	2,441
With any housing problem	21.1%	18.8%	100.0%	40.8%	23.9%	20.9%	28.9%	24.4%	25.3%
With cost burden >30%	21.1%	18.8%	100.0%	40.8%	23.7%	21.4%	23.2%	23.9%	24.9%
With cost burden >50%	21.1%	0.0%	0.0%	9.9%	10.3%	4.7%	12.6%	9.7%	9.7%
Total Households	59	104	8	210	1,244	1,215	223	2,810	3,020
With any housing problem	23.7%	33.7%	100.0%	43.8%	35.3%	27.2%	39.5%	33.1%	33.9%
With cost burden >30%	23.7%	27.9%	100.0%	41.0%	35.0%	27.6%	34.5%	32.7%	33.3%
With cost burden >50%	23.7%	3.8%	0.0%	13.3%	23.6%	10.7%	25.6%	19.5%	19.1%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS, (2013-2017).

2.7 Affirmatively Furthering Fair Housing

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

To assist in this analysis, the Department of Housing and Community Development (HCD) on April 27, 2021 released the Affirmatively Furthering Fair Housing Guidance Memo along with an interactive AFFH Data Viewer. A complete analysis of AFFH for Rolling Hills Estates will be provided under Appendix E. Due to the delayed release of the HCD guidance and data tool to assist in the analysis, HCD is accepting the AFFH analysis as a supplemental submittal during its review.

3. Housing Constraints

A variety of factors can encourage or constrain the development, maintenance, and improvement of housing in Rolling Hills Estates. These include market mechanisms, government rules and regulations, and physical and environmental constraints. This section addresses these potential constraints and actions taken to mitigate them.

3.1 Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and potentially can hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address and mitigate the constraints. This section discusses the potential market constraints in Rolling Hills Estates.

3.1.1 Development Costs

Development costs include land, construction costs, and financing. Construction costs vary according to the type of housing, with multiple-family housing generally less expensive to construct than single-family homes on a per-unit basis. However, there is wide variation within each construction type depending on the size of unit and the number and quality of amenities provided. Land costs may also vary significantly depending on whether the site is vacant or has an existing use which must be removed.

Land cost represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions. In Rolling Hills Estates and throughout the Palos Verdes Peninsula, land costs represent a relatively high portion of total housing costs. As the remaining developable land has become scarcer in Los Angeles metropolitan areas, and on the Peninsula in particular, the price of land in the City has risen. Rolling Hills Estates has limited vacant land available, so focus has turned to underutilized lots for redevelopment. A search in Zillow.com indicates returned no land available for sale. There were only two properties for sale in the Peninsula, one 4.36-acre lot was listed for \$900,000 and one 0.8-acre lot was listed for \$2,500,000.

3.1.2 Median Home Costs

According to Southern California Association of Government (SCAG), between 2000 and 2018, median home sales prices in Rolling Hills Estates increased 55% while prices in the SCAG region increased by 151%. Recently home prices have continued to increase.

According to CoreLogic⁶, a California Home Sale database that provides monthly sale reports, the Rancho Palos Verdes area sold 76 homes in February 2021 with a median home price of \$1,650,000. The median price for February 2020 was \$1,200,000 representing a 37.5% increase.

3.1.3 Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the characteristics of applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. Table 22 summarizes the disposition of applications submitted to financial institutions for home purchase and home improvement loans within Rolling Hills Estates in 2019.

Table 22: Disposition of Home Purchase and Improvement Loan Applications (2019)

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Home Purchase Loans	206	75%	7%	18%
Home Improvement Loans	56	55%	30%	15%

Notes:

1. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
2. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.

Source: <https://ffiec.cfpb.gov/data-publication/> April 2021.

Home Purchase and Improvement Loans

In 2019, a total of 206 households applied for loans, either conventional or government-backed, to purchase homes in Rolling Hills Estates. For home purchase loans, the approval rate for the City was 75%. During the same time, a total of 56 households in Rolling Hills Estates applied for home improvement loans. The approval rate for home improvement loans in Rolling Hills Estates was 55%. Given the average rates of approval for home purchase and improvement loans, financing was generally available.

3.1.4 Timing and Density

The market can also constrain the timing between project approvals and requests for building permits. In Rolling Hills Estates, the average time between project approval and request for building permit is typically three to six months for larger projects, and much sooner for small remodel and minor-work projects. Housing construction in the City has been primarily single-family units. Therefore, the City has not experienced projects proposing to develop below the allowable density.

⁶ <https://www.corelogic.com/downloadable-docs/dq-news/dq-news-monthly-charts/ca-home-sale-activity-by-city-february-2021.pdf>

3.2 Governmental Constraints

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other factors may present constraints to the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Rolling Hills Estates.

3.2.1 Land Use Plan and Regulations

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other factors may present constraints to the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Rolling Hills Estates.

General Plan and Zoning

The Rolling Hills Estates General Plan and Zoning Ordinance provide for a range of land use designations/zones in the City, that can accommodate residential units. The City’s distribution of land use by zoning is presented in Figure 7 and Figure 8. Table 23 below provides a breakdown of the zoning districts.

Table 23: Land Use and Zoning

General Plan/ Zoning Designation	Description	Max Density	Acreage
Residential			
Very Low-Density Residential	This designation applies to single-family detached units constructed on large lots.	1du/acre	39
Low-Density Residential	This designation applies to single-family detached units constructed on large lots and allows for greater residential density than Very Low-Density Residential.	2 du/acre	900
Medium-Density Residential	This designation applies to single-family detached units constructed on smaller lots.	4 du/acre	168
High-Density Residential	This designation applies to multi-family detached and attached units.	8 du/acre	97
Commercial			
Commercial General	This designation applies to the main Commercial District of the City, on and surrounding Silver Spur Road.	3.0 FAR	94
Commercial Office	This designation applies to office and administrative activities, usually at key intersections.	1.0 FAR	4
Neighborhood Commercial	This designation applies to office, retail and service uses located at key intersections.	4.0 FAR	7

Table 23: Land Use and Zoning

General Plan/ Zoning Designation	Description	Max Density	Acreage
Commercial Recreation	This designation applies to a number of private riding clubs, tennis clubs, and golf courses are designated as Commercial Recreation.	0.2 FAR	309
Other			
Institutional	This designation applies to a wide range of public uses, including public schools, private schools, churches, City Hall, and other public and quasi-public facilities.	0.4 FAR	128
Open Space	This designation applies to public parks and private land reserved for open spaces.	N/A	208
Overlays			
Landmark Overlay	The Landmark Overlay zone identifies the structures, sites, and areas that are to be protected, enhanced, or perpetuated for historical or architectural importance.	N/A	14
Horse Overlay	The Horse Overlay zone identifies those areas where the keeping of horses is permitted and where horse-keeping areas are required to be preserved.	N/A	1,266
Mixed-Use Overlay	This land use designation applies only to those areas included in the Commercial General and Neighborhood Commercial land use designations. The designation permits residential development to be constructed in areas with this land use designation. The residential units may either share the structure or parcel with commercial uses.	22 du/acre	103
TOTAL			1,954

Figure 7: General Plan Land Use

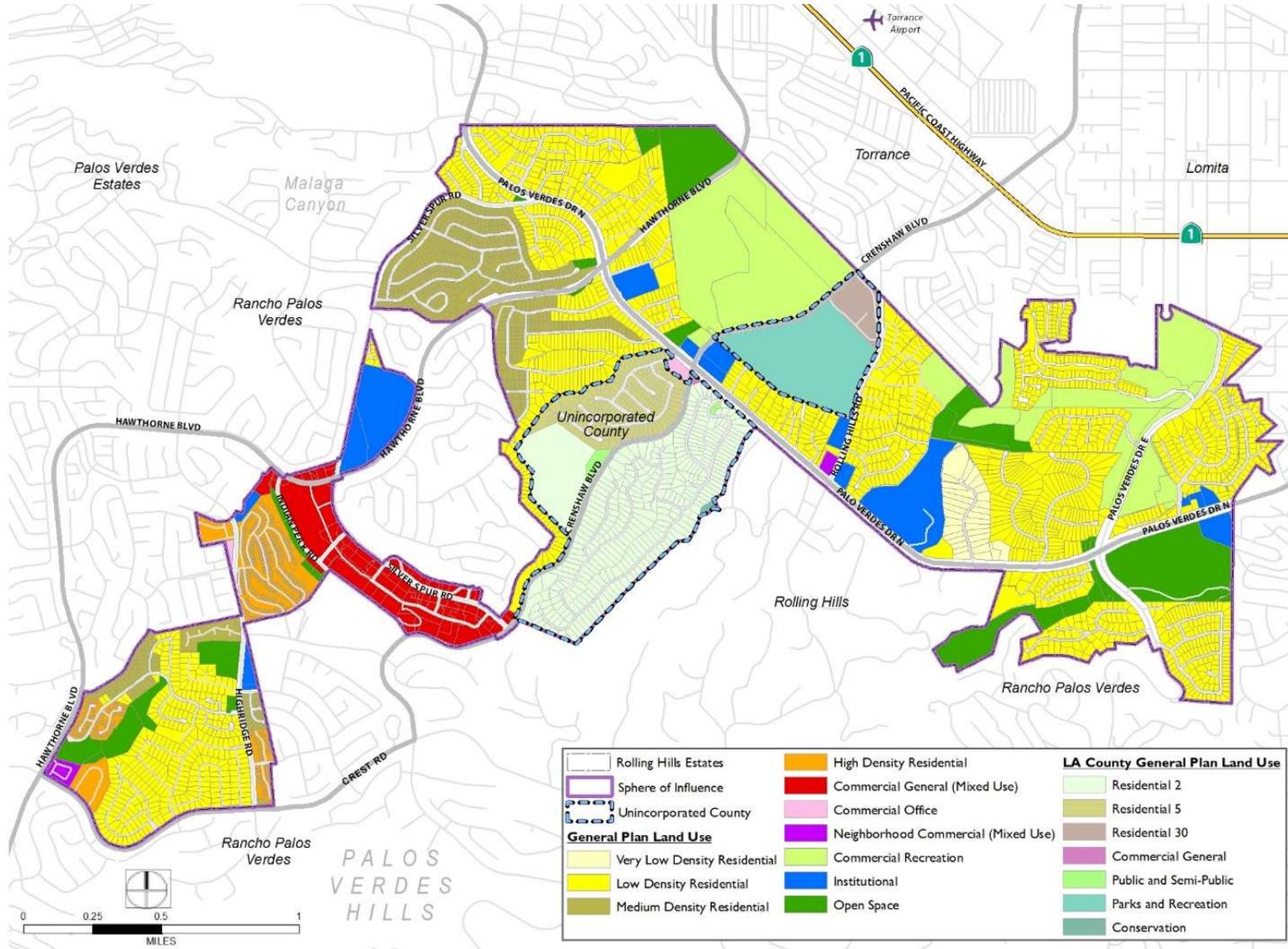
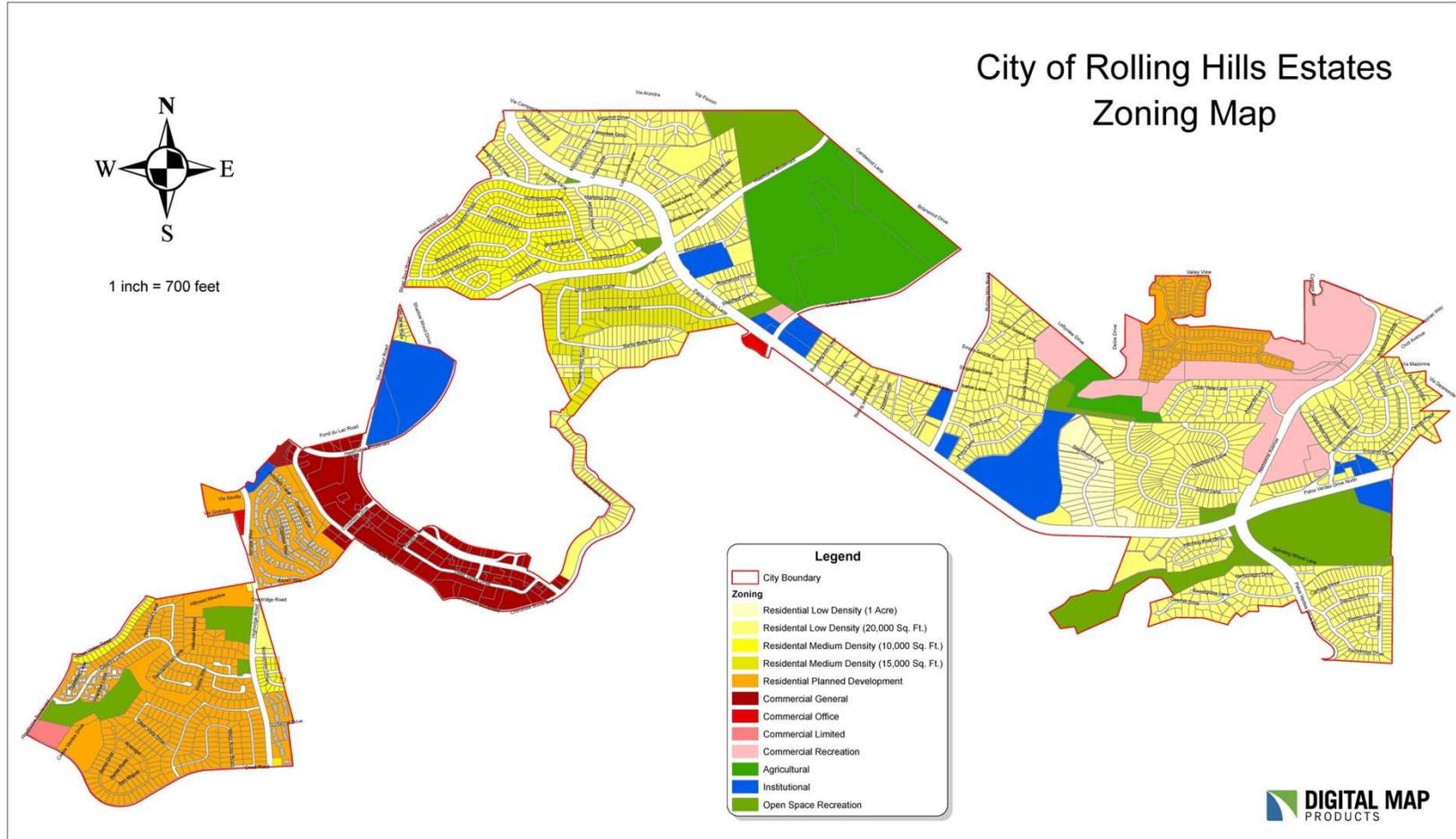


Figure 8: Current Zoning Map



3.2.2 Residential Development Standards

The City's Zoning Ordinance contains development standards for each zoning district consistent with the land use designations of the General Plan. The Rolling Hills Estates Zoning Ordinance establishes development standards for each zone to ensure quality development in the community. Development criteria for Residential and Mixed-Use Overlay districts, as specified in the Zoning Ordinance, are presented in Table 24 and Table 25, respectively.

Table 24: Residential Zone Development Standards

Development Standard	Zoning Designation					
	R-A-E	R-A-20	R-A-15	R-A-10	R-P-D	A
Maximum Density	1 du/ac	1 du/ 20,000 sf	1 du/ 15,000 sf	1 du/ 10,000 sf	8 du/ac	1 du/5 ac
Maximum Lot Coverage	25%	30%	30%	35%	30%	25%
Minimum Area for Main Building (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
Front Yard Setback	25	25	25	25		
Side Yard	10	10	10	10		
Rear Yard	35	35	35	25		

Source: Rolling Hills Estates Zoning Ordinance.

Table 25: Mixed-Use Overlay Development Standards

Development Standard	Requirement
Minimum Lot Area	1 acre
Minimum Width	None
Minimum Depth	None
Residential Density	22 du/acre
Minimum Yard Requirements <ul style="list-style-type: none"> • Front • Front (Residential Ground Floor) • Side – Abutting Residential • Rear – Abutting Residential 	15 ft. average (no less than 5 ft.) N/A 20 ft. 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, Walls and Hedges	5 ft masonry wall along property line 42 inch max. height within 25 ft. of street right-of-way.
Access	Street, Service Road or Alley
Minimum Building Area	1,400 sf. Minimum
Landscaping	Minimum 20% of lot area (10% in parking area)
Parking Surface Parking Lot	See Parking Table ≤ 25% of lot area

Source: Rolling Hills Estates Zoning Ordinance

Conclusions

The cumulative effect of the City’s residential development standards, in residential zoning districts and in the Mixed-use Overlay zone, do not constrain the expansion of housing opportunities. 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 hilly and located within the Very High Fire Severity Zone (VHFSZ), which precludes 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 fire and geotechnical risks.

The Residential Planned Development (RPD) 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.

3.2.3 Parking Requirements

All residential uses are currently required to provide the number of parking spaces as specified in Table 26. Developers of affordable and senior housing who are eligible for a density bonus pursuant to Government Code Section 65919-65918 are eligible to use parking standards established by State law.

Table 26: Parking Requirements

Type of Unit	Minimum Parking Spaces 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

The Mixed Use Overlay zone has lenient parking requirements compared to most suburban community mixed-use districts, requiring no more than 2 spaces per unit regardless of the number of bedrooms, and required guest parking spaces that may be shared with commercial parking spaces. Existing reductions for affordable and senior

housing provided by State law, along with lenient mixed-use parking requirements, will facilitate the provision of a variety of housing types in Rolling Hills Estates.

3.2.4 Short Term Rentals

As home-sharing websites have risen in popularity in recent years, there has been a significant increase in the number of homes being offered on a short-term basis to generate rental income. Homes may be offered as “home-shares,” where the primary resident offers one or more rooms to visitors while remaining on site, or whole homes may be rented on a daily or weekly basis. Short-term rentals have a potential negative effect on housing affordability by changing the way residential properties are used and reducing housing availability for local residents. For this reason, Rolling Hills Estates prohibits short-term Rentals in all zones within the City.

3.2.5 Provision for a Variety of Housing

State housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all segments of the population, including multi-family residential housing, factory-built housing, emergency shelters, transitional housing, and supportive housing. Table 27 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 27: Allowable Residential Uses

Uses	Zoning Designation							
	R-A-E	R-A 20	R-A 15	R-A 10	RPD	A	C-G/ MU	C-L/ MU
Single-Family	P	P	P	P	P	P		
Multi-Family					CUP		CUP	CUP
Manufactured Housing	P	P	P	P				
Mobil Home Park					CUP			
Emergency Shelter							P (C-G)	
Residential Care Facility (6 or fewer persons)	P	P	P	P		P		
Transitional Housing	P	P	P	P	P		CUP	CUP
Mixed-Use							CUP	CUP
Senior Housing							CUP	CUP
ADUs	P	P	P	P	P	P	P	P
SRO							CUP	
Farmworker Housing						P		
Notes: P= Permitted, CUP=Conditional Use Permit, Blank Space= Not Permitted								

Single Family Housing

A “single-family dwelling” is defined in the Rolling Hills Estates Zoning Ordinance as a one-family dwelling unit designed or used exclusively for the occupancy of one family. All single-family projects proposed in the R-A-E, R-A-20, R-A-15, and R-A-10 are a permitted use and require compliance with the Neighborhood Compatibility Ordinance which is reviewed and approved by the Community Development Department and the Planning Commission, as described in the Municipal Code. The RPD residential planned development district is intended for cluster housing under appropriate conditions, and requires a Conditional Use Permit (CUP) which is reviewed and approved by the Planning Commission.

Multifamily Housing

The Zoning Ordinance provides for multi-family developments in the RPD and Mixed-Use Overlay zones with allowable density ranging from 22 to 49.5 units per acre, inclusive of City and State density bonuses. Multi-family projects require approval of a conditional use permit in the RPD zone and multi-family in the Mixed-Use Overlay zone, requires a conditional use permit and a precise plan of design. Both applications are reviewed and approved by the Planning Commission.

Manufactured Housing/Mobile Homes

Manufactured housing and mobile homes offer an affordable housing option to many low and moderate income households. The California Department of Finance estimated that there were 36 mobile homes in the City as of January 2020. According to the National Manufactured Home Construction and Safety Act of 1974, a manufactured home built and certified after June 15, 1976, and constructed on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Manufactured homes are currently allowed in all residential zones, and mobile home parks are allowed with a CUP and subject to foundational regulations found in Government Code Section 65852.3.

Emergency Shelters and Low Barrier Navigation Centers

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. According to the 2020 Point-in-Time Count for Los Angeles County, there were zero unsheltered people living in homelessness in Rolling Hills Estates. State law requires emergency shelters to be

permitted by right in at least one zone where adequate capacity is available to accommodate at least one year-round shelter.

In 2014, the City amended the Zoning Ordinance allowing emergency shelters for the homeless as a permitted use in the C-G zone, which is bound by major roadways, Hawthorne Blvd., Crenshaw Blvd., and Silver Spur Road. These corridors traverse the heart of the City and potential emergency shelter sites would be near services and along major transportation corridors with regular bus stops for public transportation. Such locations are ideal for housing persons who would require access to social and supportive services. This zone includes 98 net acres on 100 parcels, ranging in size from 0.25 to 10 acres, many of which are developed with older, low intensity uses. Therefore, adequate capacity exists to accommodate an emergency shelter for homeless individuals and at least one year-round emergency shelter. These properties can either be redeveloped or adapted to accommodate emergency shelters.

AB 139 changes the way local governments can regulate parking requirements for emergency shelters. Local governments may include parking requirements for emergency shelters specifying that adequate parking be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City's Zoning Ordinance does include specific parking requirements for emergency shelters. The parking requirement is one space for each employee or staff member plus one space per six beds. This parking requirement is not consistent with new State law. The City will review and revise its Zoning Ordinance to comply with State law.

AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter, focused on moving people into permanent housing, that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. The Housing Plan of this Housing Element includes a program to amend the Zoning Ordinance to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

Residential Care Facilities

The Zoning ordinance designates a Residential Care Facility as a facility that provides 24-hour care of persons who are in need of personal service, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment, and which a facility is licensed by the State. It also states that a residential care facility specifically includes a community care facility that provides non-medical residential care as defined in California Health and Safety Code Section 1502. The Zoning Ordinance includes the following definitions for various types of residential care facilities:

- *Limited Residential Care Facility* means a residential care facility with six or fewer persons. Limited residential care facilities are permitted in all zones where single-family dwellings are permitted and are subject to the same development standards as single-family dwelling units.
- *General Residential Care Facility* means a residential care facility that serves seven or more persons and is conditionally permitted in the Mixed Use overlay.
- *Residential Care Facility for the Elderly (RCFE)* has a meaning set forth in Health and Safety Code Section 1569.2. Such housing may include kitchen facilities within the units, even if a majority of meals are taken in a communal dining facility. RCFE facilities are not subject to density limitations as prescribed in the Zoning Ordinance.

Transitional and Supportive Housing

California Health and Safety Code (Section 50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation.

California Government Code Sections 65582 defines supportive housing as housing with no limits on the length of stay that is occupied by a "target population" and links this population with the provision of housing and social services. "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV/AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and

may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

State law requires transitional and supportive housing to be defined as a residential use and subject only to the same regulations as comparable residential uses. AB 2162 further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. Rolling Hills Estates Zoning Ordinance defines transitional and supportive housing in accordance with state law, and allows them, subject to the restrictions that apply to other residential dwellings of the same type in the same zone. The Housing Plan of this Housing Element includes a program to amend the Zoning Ordinance to comply with AB 2162.

Mixed Use

Mixed use projects combine both non-residential and residential uses on the same site. Mixed use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling or taking public transportation. Mixed use development is allowed with a conditional use permit in the C-G and C-L zones under the Mixed-Use Overlay.

Senior Housing

The Zoning Ordinance defines senior housing as a housing development that meets the definition in California Civil Code Section 51.3. This section of the California Civil Code currently defines “senior citizen” as a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development, and “senior citizen development” as a residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units.

Senior housing developments may be approved in all zones that permit multi-family housing with a CUP. These housing developments are exclusively for low and moderate income seniors. Because the residents of such developments have dwelling characteristics which often differ from those of families and younger persons, it may not be appropriate to apply all of the normal zoning standards thereto. Accordingly, pursuant to a CUP, the Planning Commission and the City Council may make exceptions to the density, off-street parking, minimum unit size, open space and such other requirements as may be appropriate. The Planning Commission may also adjust required setbacks,

building height and yard areas as appropriate to provide an adequate living environment, both within the development and on nearby properties.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. ADUs may be an alternative source of affordable housing for lower income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code Section 65852.2). A jurisdiction cannot adopt an ordinance that precludes the development of an ADU unless findings are made acknowledging that allowing ADUs may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare.

On March 24, 2020, Rolling Hills Estates adopted Ordinance No. 728, an urgency Ordinance, amending RHEMC Chapter 17.56 - Accessory Dwelling Units, which went into effect immediately. Additionally, on March 24, 2020, the City Council introduced for first reading, regular Ordinance No. 729, an ordinance to amend RHEMC Chapter 17.56 - Accessory Dwelling Units, and adopted Ordinance No. 729 on May 12, 2020. The purpose of adopting both ordinances was to ensure that the City had an effective and complying ordinance in place, as the new state requirements went into effect on January 1, 2020, while also ensuring that there was adequate time for the public to review, comment, and participate in the process. The City's amended RHEMC Chapter 17.56 – Accessory Dwelling Units complies with Government Code Section 65852.2, including recent state legislation SB 13, AB 68, AB 881, and other applicable state law. As such, ADUs are permitted on all lots with an existing single-family residence, or in conjunction with a proposed single-family residence in the City's residential zoning districts. ADUs are also permitted on lots with an existing multi-family residence or in conjunction with a proposed multi-family residence in the Mixed Use overlay.

The City is utilizing funds acquired through a SB 2 Planning Grant Program award, from the CA Department of Housing and Community Development, to develop an ADU program that includes an educational website, streamlined permitting, and pre-approved, off-the-shelf plans, that will be available to the public, free of charge. The plans will be available in four different sizes and architectural styles and are designed to be net-zero energy homes.

Single-Room Occupancy (SRO)

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. In 2013 the City amended the Zoning Ordinance to facilitate the provision of SROs consistent with State law. SROs are conditionally permitted in the C-G/MU Overlay zone.

Farmworker Housing

California is the largest producer of agricultural goods in the country, and is one of the largest agricultural producing regions in the world. Farmworkers play a key role in the operation and delivery of the state's food system. Despite this, farmworkers face a number of economic disadvantages compared to California's population as a whole. Farmworkers tend to have low incomes; higher risk of living in poverty; and limited access to safe, healthy, and affordable housing choices.

The City of Rolling Hills Estates has an Agriculture zoning district. In 2014, to support the farmworkers that work these lands, the City adopted new regulations to permit farmworker housing by right. The City's code permits farmworker housing for persons performing agricultural labor who either work on or are hired from the property and comply with the following:

- **Permitted Size.** Farmworker housing may consist of no more than thirty-six beds in a group quarters, or twelve units or spaces with each unit or space designed for use by a single family or household.
- **Off-street Parking.** Two off-street parking spaces must be provided for each single family unit and one parking space must be provided for each three beds in any group quarters. The parking must have approved access and paving in accordance with Chapter 17.40 (Off-Street Parking) of the Rolling Hills Estates Municipal Code.
- **HCD Permit.** The owner must obtain a permit with the State Department of Housing and Community Development (HCD), pursuant to the Employee Housing Act and California Code of Regulations, Title 25, Division 1, Chapter 1, Sections 800 through 900, to operate the farmworker housing.
- **Occupancy Review.** The property owner must complete and submit to the Planning Director a farmworker housing verification form no later than thirty days after receiving a permit to operate from HCD, and annually thereafter, to ensure compliance with state and local regulations on farmworker housing. The verification form must include information regarding the housing type, number of

dwelling units or beds, number of occupants, occupants' employment information, and proof that a permit to operate from HCD has been obtained and maintained.

- **Farmworker Occupancy.** The property must be occupied by farmworkers and their families. A declaration of this restriction in a form approved by the city will be recorded by the city and be binding on all future owners of the property. Beginning one year after the issuance of the building permit and annually thereafter, the owner must file an annual report to the planning department listing the occupants of the farmworker housing and their place of work in order to ensure compliance with this requirement. For the purposes of this section, "farmworker" means that the majority of the family income comes from farm work.

Employee Housing

As required by Health and Safety Code Section 17021.5(b), employee housing is deemed a single-family structure within a residential land use designation. The City's Zoning Code will be amended to address employee housing.

3.2.6 Housing for Persons with Disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct 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. As part of this Housing Element update, the City conducted an analysis of the Zoning Ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Zoning and Land Use

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group

homes for persons with disabilities but not for housing families that are similarly sized or situated.⁷

The City of Rolling Hills Estates Zoning Ordinance defines “family” as 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. The City’s definition is not a constraint because it does not limit the number of or differentiate between related and unrelated individuals occupying a dwelling unit.

Residential Care Facilities

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts; Rolling Hills Estates is compliant with the Lanterman Act. The City has no distance and siting requirements for residential care facilities.

Parking Standards

Development in the City is required to meet parking standards for people with disabilities as required by state law, including requirements for the number and design of disabled parking spaces. The City is flexible and works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking. For example, the Zoning Ordinance authorizes the Planning Commission/City Council to make exceptions to development standards, including off-street parking requirements, for senior housing developments.

Reasonable Accommodation

Development standards that may be acceptable in most cases may, under unique circumstances, constrain the development or improvement of housing for persons with disabilities. State and federal law requires jurisdictions to accommodate requests from persons with disabilities to waive specific requirements or standards of the Zoning Ordinance to ensure that their homes are accessible. For example, a setback and encroachment standard may need to be relaxed in order to accommodate the

⁷ California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as: (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

construction of a ramp. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis.

The Rolling Hills Estates Zoning Ordinance allows flexibility or waivers to regulations, provide they do not require a fundamental alteration in the nature of the city's land use and zoning and building regulations, policies, practices and procedures. For purposes of reasonable accommodation, the City defines disability as per the Fair Housing Law Act. Requests for reasonable accommodation are reviewed and decided on by the Community Development Director based on information provided by the applicant, and subject to the following criteria:

- Whether the housing will be used by an individual with disabilities protected under the fair housing laws;
- Whether the accommodation requested is necessary to make specific housing available to an individual with disabilities protected under the fair housing laws;
- Whether the requested accommodation would impose an undue financial or administrative burden or expense on the City; and
- Whether the requested accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- Potential impact on surrounding uses.
- Physical attributed of the property and structures.
- Alternative reasonable accommodations which may provide an equivalent level benefit.

Building Codes

The City enforces the California Building Code (CBC), which regulates the access and adaptability of buildings to accommodate persons with disabilities. Furthermore, Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- The public and common areas shall be readily accessible to and usable by persons with disabilities.
- All the doors designed to allow passage into and within all premises shall be sufficiently wide to allow passage by persons in wheelchairs.
- All premises within covered multifamily dwelling units shall contain the following features of adaptable design:

- An accessible route into and through the covered dwelling unit.
- Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.
- Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall, and shower seat, where those facilities are provided.
- Useable kitchens and bathrooms so that an individual in a wheelchair can maneuver about the space.

Compliance with provisions of the Code of Regulations, CBC, and Federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Division of the Community Development Department as a part of the building permit submittal. The City has not adopted any amendments to the CBC that might diminish the ability to accommodate persons with disabilities. In fact, the City of Rolling Hills Estates rigorously enforces the disabled access provisions found in Chapters 11A (Housing Accessibility) and 11B (Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Publicly Funded Housing) of the CBC.

Conclusion

The City of Rolling Hills Estates has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City-initiated constraints on housing for persons with disabilities caused or controlled by the City. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under State law.

3.2.7 Development Fees

Developers are subject to a variety of fees and exactions to cover the cost of processing permits and providing necessary services and facilities. In general, these fees can be a constraint on housing development and compromise affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

Planning fees for a typical residential project is displayed in Table 28. The City’s planning fees are a mix of flat fees and deposit-based. For deposit-based fees, if the actual cost of providing a service under this title is less than the amount deposited, the City returns the balance to the applicant. If the actual cost of providing a service is more than the amount deposited, the City collects the balance from the applicant.

Table 28: Development Fees

Review/Permit	Fee/Deposit (flat fee unless noted otherwise)
Conditional Use Permit	\$1,600
Neighborhood Compatibility Review	\$1,600
Precise Plan of Design	\$400-\$1,600+ (dependent on size of development)
General Plan Amendment	\$1,600
Pre-Application Fee (applied to application fee at submittal)	\$800
Environmental Assessment & Review	Actual consultant costs plus 21% administrative Overhead (deposit)
Landscape/Water Efficiency Compliance Review	\$2,000 (deposit)
Palos Verdes Peninsula Unified School District Fee	\$3.48 per square foot
Grading Permit <21 cubic yards >21 cubic yards	\$300 \$1,100
New Construction	\$500 per unit
NPDS Review & Compliance	Actual consultant costs plus 21% administrative Overhead (deposit)
Subdivision	LA County fees + Actual consultant costs plus 21% administrative Overhead (deposit)
General Plan Update Fee (Public Facilities Fee)	\$0.73 per square foot
Library Fee (Public Facilities Fee) Single Family Multi Family	\$3,073 per unit \$2,302 per unit
Park Facilities Fee (Public Facilities Fee) Single Family Multi Family	\$21,090 per unit \$15,797 per unit
Transportation Facilities Fee (Public Facilities Fee) Single Family Multi Family	\$4,566 per unit \$3,059 per unit
2 nd Dwelling Unit (ADU) Administrative Processing Fee Planning Commission Review (if Required, due to necessity of a Variance application)	\$800 (See Program 11 for future fee elimination) \$1,600
Reasonable Accommodation Applications	\$0 - No Charge
Source: City of Rolling Hills Estates Fees and Charges Report, Fiscal Year 2020-2021	

Development impact fees are established for mitigating various development impacts based on the specific existing conditions of and projected needs for infrastructure and public facilities. Impact fees are subject to the requirements of State law for ensuring reasonableness and proportionate share of responsibility. The key development impact fees charged by the City include: public facilities fees such as the Library, Parks and Transportation facilities fees, as well as school fees.

In addition, the City of Rolling Hills Estates Zoning Ordinance provides for exceptions and reductions in fees. According to the Zoning Ordinance:

- A. The following development projects, or portions of projects are exempt from the fee requirements of Public Facilities Fees:
1. Nonresidential development which replaces on the same lot previously existing, legal nonresidential development, not to exceed the square footage of the previously existing legal development. If the project applicant is proposing to increase the square footage of the existing legal development, the fee will be assessed based on the increase in square footage.
 2. Residential development which replaces on the same lot previously existing legal residential development, unit for unit, of the same type. If the project applicant is proposing to replace an existing legal dwelling unit or units with a greater number of units on the same lot, then the fee will be paid for the number of new dwelling units that exceed the number of the existing legal dwelling units on that lot, except ADUs and JADUs, as described below.
 - i. Accessory Dwelling Units (ADUs) that are 750 square feet or less in size, and Junior Accessory Dwelling Units (JADUs), are not subject to development impact fees.
 3. Rehabilitation or remodeling of previously existing, legal residential development.
 4. The construction of a garage, pool house, or accessory building.
 5. Development of golf course open space areas, including driving ranges, fairways and greens only. All structures, paved parking areas, sales areas and other similar non-open-space areas of the golf course are subject to payment of fees.
 6. Development by local, state or federal governments for governmental use.
 7. The reconstruction of any development project that is damaged or destroyed as a result of a natural disaster as declared by the Governor. Any reconstruction of real property or portion thereof which is not substantially equivalent to the damaged or destroyed property will be deemed to be new construction and fees will be calculated pursuant to Government Code section 66011.

8. Park Facilities fees for residential development projects that require a subdivision, which choose land dedication in lieu of fee, or a combination of both, as calculated under Chapter 16.08 of the Municipal Code.
- B. A residential or mixed use development that provides affordable housing, but does not meet the minimum thresholds to qualify for a density bonus and/or other incentive(s) under Government Code section 65863, will be assessed 50 percent of the fee that would otherwise be imposed for those units designated as affordable housing. This fee reduction only applies to the individual housing units which are designated as affordable housing and not to the entire development project. This section does not apply to and does not alter the fees that will be assessed against a development project that provides affordable housing but qualifies for a density bonus and/or other incentives under Government Code section 65863.
 - C. If the city council determines that a development project provides a special and unique benefit to the city and its residents over and above the benefits required under other provisions of the city's municipal code, or is necessary to protect the health and safety of city residents, it may waive or reduce the public facilities fees.

Overall, planning and impact fees total about \$50,000 for a single-family unit (\$4,000/square foot) and \$25,000 (\$2,000/square foot) for a multi-family unit. In conclusion, overall fees charged by the City are limited and do not constrain housing development.

3.2.8 Development Permit Procedures

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.

Development Review

Individual homes on single-family lots are permitted by-right in all residential zones except the RPD and the Mixed-Use Overlay zones, where a CUP is required for any type of residential or mixed-use development in the respective 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 1998, the City has approved seven mixed-use projects. Since 2014 the City has approved two development projects, resulting in two residential care facilities for the elderly (RCFE), for a combined total of 203 units. Additionally, 133 market rate units have either been constructed or are under construction (both approved prior to 2014) in the Mixed-Use Overlay zone. Table 29 provides a description of the projects and status.

Table 29: MU Overlay Projects Approved since 2014

Project	Address	Description	Status
The Village/Merrill Gardens	627 Silver Spur Road; 600 Deep Valley Drive	627 Silver Spur Road: 114-unit residential care facility for the elderly with a partially below-grade 62 vehicle parking structure. 600 Deep Valley Drive: 21,100 square feet office and retail and 169 vehicle parking structure (project retains 21,100 square feet of existing commercial, office, and retail).	Complete. Approved 2016
Peninsula Pointe	27520 Hawthorne Blvd.	Conversion of existing professional/medical office building to an 89-unit Residential Care Facility for the Elderly (RCFE)	Under construction

No projects have been denied. This track record demonstrates that the City's processing procedures do not unduly constrain 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 78,000+ 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 welcomed the 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 preapplication 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.

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 Categorical 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. Categorical Exempt developments require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

Transparency in Development Process

To increase transparency and certainty in the development application process as required by law, the City posts planning and development regulations and resources online:

- Current General Plan and General Plan Update: <https://rhegeneralplan.org/>
- Planning Forms: <https://www.ci.rolling-hills-estates.ca.us/government/planning/planning-forms>
- Zoning Code: https://library.municode.com/ca/rolling_hills_estates/codes/code_of_ordinances
- Master Fee Schedule: <https://www.ci.rollinghillsstates.ca.us/home/showpublisheddocument/18858/637393976052330000>

3.2.9 Building Codes and Enforcement

The City of Rolling Hills Estates enforces and administers the most current California Building Code (CBC) as mandated by the State of California. Newly constructed and renovated buildings must conform to the standards of the CBC. The City has adopted minor amendments to the CBC. The contract Building and Safety Department, which is a

section of the Community Development Department, enforces applicable building codes. Compliance with the CBC should not significantly add to the cost of construction since the Code is mandated to be enforced statewide and costs should be relatively uniform across the State of California. Any costs associated with Building Code standards are necessary to protect the health safety and welfare of the citizens. Compliance ensures that all new or renovated buildings are structurally sound, have proper exiting, and are equipped with necessary fire protection features. In addition, the CBC mandates energy efficiency as well as provisions for access for persons with disabilities.

3.3 State and Federal Regulations

State and federal requirements may act as a barrier to the development or rehabilitation of housing, and affordable housing in particular. These include State prevailing wage requirements and environmental review requirements.

3.3.1 State Prevailing Wage Requirements

Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would be construed to be paid for in part out of public funds and trigger prevailing wage requirements. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. However, state law does allow a number of exceptions for single-family homes and for projects intended to support affordable housing, such as the construction or expansion of emergency shelters or construction of some types of affordable housing units.

3.3.2 Environmental Protection

State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include the preparation of environmental analyses, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Rolling Hills Estate residents. Furthermore, recent State laws have established exemptions from CEQA for infill and affordable housing projects.

3.4 Infrastructure Constraints

The provision of infrastructure such as water and sewer to serve residential development is costly to local governments and special districts providing municipal services. This section provides an overview of potential utility service constraints in Rolling Hills Estates.

3.4.1 Wastewater

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 processes approximately 400 million gallons per day (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.

3.4.2 Water

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.

3.4.3 Utilities

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.

3.5 Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property. This section summarizes these potential constraints on residential development in Rolling Hills Estates.

3.5.1 Habitat and Hazardous Materials

None of the parcels identified in the residential sites inventory are constrained by sensitive habitat or contamination that would prohibit developers from building. The vacant sites

identified in the land survey are infill sites and are generally flat and rectangular in shape. For parcels that are located on slopes the project will be reviewed through the City's grading permit process to ensure projects meet required minimum factor level of safety.

Effective in 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 Severity Hazard Zone. Due to this all development in the City is now subject to review and approval by the Los Angeles County Fire Department to ensure fire code safety requirements are met.

3.5.2 Storm water and Flooding

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).

3.5.3 Earthquakes

Potential significant environmental constraints are also imposed by active earthquake fault zones within the City. Rolling Hills Estates including the Palos Verdes Fault, Cabrillo Fault and the Newport-Inglewood Fault. None of the parcels identified in the residential sites inventory are located on known fault lines. The City requires engineering reports to establish appropriate design standards and mitigation measures taken to alleviate these hazards. However, the necessity of these reports is offset by the need for public safety and welfare, and thus the City does not consider the reports a constraint to housing development.

3.5.4 Farmland

Although the City of Rolling Hills Estates has an Agriculture zoning district, none of the parcels identified in the residential sites inventory are covered by a Williamson Act contract. According to the California Department of Conservation, Los Angeles County Important Farmland Map of 2018, Rolling Hills Estates did not have any farmland identified on the map and the City was designated as urban and built up land.

4. Housing Opportunities and Resources

Resources that are available for the development, rehabilitation, and preservation of housing in the City of Rolling Hills Estates are discussed in this section. The analysis demonstrates the City's ability to satisfy its share of the region's future housing need, identifies financial and administrative resources available to support housing activities and facilitate implementation of City housing policies and programs. Opportunities for energy conservation are also explored.

4.1 Future Housing Needs

State law requires each community to play a role in meeting the region's housing needs. As such, the Southern California Association of Governments (SCAG) has allocated the City of Rolling Hills Estates housing production goals for the 6th cycle Housing Element update. This section demonstrates that Rolling Hills Estates has adequate existing residential site capacity to accommodate its share of regional housing needs during the planning period.

4.1.1 RHNA Requirement

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA. SCAG, as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA developed and adopted by SCAG covers the growth projection and planning period from October 15, 2021 through October 15, 2029. Rolling Hills Estates must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.

According to the RHNA, Rolling Hills Estates share of regional future housing needs is a total of 191 new units. This allocation is distributed into four income categories, as depicted in Table 30. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

Table 30: 6th Cycle RHNA Allocation

Income Level	# of Units	% of Units
Extremely Low (30% or less)	41	21.5%
Very-Low Income (<50% AMI)	41	21.5%
Low Income (50-80% AMI)	42	22.0%
Moderate Income (80-120% AMI)	38	19.9%
Above Moderate Income (>120% AMI)	29	15.2%
TOTAL	191	100.0%

Source: SCAG 6th Cycle Final RHNA Adopted 3/4/2021, approved by HCD on 3/22/21.

AMI = Area Median Income.

Note: * The City has a RHNA allocation of 82 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD (Table H-10), 5 percent of the City households were extremely low income and 5 percent were very low income. Therefore, the 82 very low income households are split evenly.

4.1.2 Anticipated Accessory Dwelling Units (ADUs)

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen an increase in ADU activities in the community, increasing from just two units in 2018, two units in 2019, and eight units approved in 2020. Based on this upward trend, the City anticipates permitting three ADUs in 2021. The City updated its Accessory Dwelling Unit (ADU) Ordinance on March 24, 2020, resulting in significantly increased ADU interests. This Housing Element also includes a program to facilitate the development of ADUs. For the purpose of RHNA credits, the City assumes three ADUs annually for a total of 24 ADUs over the eight-year planning period of the Housing Element. Following the SCAG Regional Accessory Dwelling Unit Affordability Analysis, the City assumed the following affordability distribution for ADUs.

Table 31: Projection of ADU Activities

Income Level	# of Units	SCAG Affordability Distribution
Extremely Low Income (30% AMI)	4	15%
Very-Low Income (31-50% AMI)	1	2%
Low Income (51-80% AMI)	10	43%
Moderate Income (81-120% AMI)	1	6%
Above Moderate Income (>120% AMI)	8	34%
TOTAL	24	100%

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis 2021

4.1.3 Residential Sites Inventory

As part of this Housing Element update, the City identified residential sites that could accommodate Rolling Hills Estates future housing needs.

Development in Mixed Use Overlay

The City's residential neighborhoods are built out, with a single vacant lot currently available. Future residential development will rely on underutilized commercial properties where residential uses are permitted, as in the City's Commercial District (C-G) that has a Mixed Use Overlay).⁸ The Commercial District in Rolling Hills Estates is located in the heart of the town with a mix of retail, office, entertainment, and high-density residential uses. The 96-acre area stretches from Hawthorne Boulevard to Crenshaw Boulevard and is developed along Silver Spur Road, Bart Earle Way, and Deep Valley Drive. The Commercial District has seen changes over the past few decades with the redevelopment of certain parcels to residential mixed-use. In addition, there is a shifting acceptance of residential development in this area. The commercial nature of the area was once thought to be serving regional needs but has been changing to serve localized needs, partly due to its lack of direct access from major highways, lack of high-quality transit, and hilly terrain of the area.

To help identify opportunity sites, the City completed a market study in 2020, which analyzed the commercial areas. The City identified 16 parcels, totaling approximately 16.97 acres, zoned for commercial/mixed use, that are underutilized and ripe for redevelopment. Most sites are adjacent or in close proximity to each other and are appropriate for consolidation into large development projects. Given these existing conditions and the zoning capacity for higher density residential, the City feels these sites are the most viable redevelopment opportunities to accommodate the housing need within the planning period. Appendix C includes a detailed listing of the parcels identified.

Realistic Capacity Assumptions

The nearly 17 acres of opportunity sites fall into three areas as detailed below. Figure 9 provides a map identifying the locations of the three areas and the comprising parcels.

1. **The Promenade Mall Area.** This site comprises 6.98 acres and includes the Promenade Mall as well as the property west of the mall. The parking garage is

⁸ The City's 5th cycle Housing Element had a RHNA of only three units (including a carryover obligation from the 4th cycle RHNA). The City met its three-unit RHNA as part of a proposed project with 148 units. None of the sites identified in this Housing Element for the 6th cycle RHNA was used in the previous Housing Element to accommodate lower income RHNA. Therefore, the sites identified in this Housing Element are not subject to the reuse requirements pursuant to AB 1397.

seen as an asset for future development and not included in the redevelopment area. The market study established that the Promenade Mall is uncompetitive and has a 31% vacancy. The mall also has a high ratio of service uses vs. retail/restaurants compared to other successful commercial centers in the region. Additionally, the site on the west side of the Promenade Mall does not make the highest and best use of land in comparison to land values in the area.

2. **Brick Walk Property.** The Brick Walk property comprises 7.99 acres. The development along Deep Valley drive is one- to two-story buildings with offices, retail, and some living units. The hill behind the development is vacant. The top of the hill has a couple of buildings that are used as educational/training centers. The site faces particular geological challenges and has had a landslide in the past. While most of this area is vacant, any development would require a thorough geological study of the site. It is understood that the upper and lower portions can be developed. Certain development incentives, such as density bonuses for development hardships, might act as a catalyst for its development.
3. **Peninsula Center.** A two-acre site west of Norris Center Drive has seen developer interest for residential mixed-use development. A developer has expressed interest in developing a mixed use project on this site; however, no preliminary plans have been presented.

Figure 9: Opportunity Site Locations



Summary of Sites Capacity and Affordability Assumptions

Government Code Section 65583.2(c)(3)(B) allows local governments to utilize a “default” numerical density standard for establishing adequate zoning to accommodate lower income housing. For the City of Rolling Hills Estates, with a population of less than 25,000, the State-established default density for facilitating lower income housing is 20 units per acre.

The detailed inventory of vacant and underutilized sites is contained in Appendix C. Each site is adjacent to developed land and can be readily served with existing infrastructure. The Mixed Use overlay allows up to 22 units per acre, although City and State density bonus incentives can potentially raise the density to 49.5 units per acre. To provide a conservative estimate on development potential on these sites, the analysis is calculated at 80 percent of the maximum (17.6 units per acre) excluding bonuses. Using this assumption, the three opportunity sites can potentially yield 299 new units, accommodating the City’s RHNA with an even split between lower and moderate/above moderate income categories. As part of the City’s General Plan update that is underway, the City is considering increasing the density in the Mixed Use Overlay.

Table 32 summarizes the City’s accommodation of the RHNA for all income groups during the 2021-2029 planning period. After accounting for anticipated ADUs and realistic capacity of vacant and underutilized sites, the City has identified surplus capacity of 132 units.

Table 32: RHNA Accommodation

Income	RHNA	Anticipated ADU's	Mixed Use Overlay	Surplus/ Shortage
Very Low (<50% AMI)	82	5	145	+36
Low (51-80% AMI)	42	10		
Moderate (81-120% AMI)	38	1	154	+96
Above Moderate (>120% AMI)	29	8		
TOTAL	191	24	299	+132

4.1.4 Availability of Infrastructure

As discussed in detail in the Constraints section of the Housing Element, no significant public service or infrastructure constraints have been identified. Existing water delivery and wastewater collection infrastructure is available to all properties located in the residential sites inventory and the City has adequate water and wastewater capacity to accommodate the RHNA of 191 units. All sites are adjacent to existing public roadways and are serviceable by the City’s police and fire service providers, as well as private companies that provide phone, cable, gas, and electric service.

4.2 Financial Resources for Housing

As a small city, Rolling Hills Estates has limited access to funding sources for affordable housing activities. The following section describes the three largest housing funding sources the City of Rolling Hills Estates can use for housing production, rehabilitation, or preservation.

4.2.1 State and Federal Resources

Community Development Block Grant Program (CDBG) – Historically, Rolling Hills Estates has received nominal CDBG funding (approximately \$25,000 per year). The City utilizes CDBG funding for Public Works projects, including sidewalk repairs and ADA ramps.

SB2/LEAP Grants - In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State’s housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Rolling Hills Estates received \$160,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). As a non-entitlement jurisdiction participating in the CDBG program under the Los Angeles Urban County program, the City would not be directly eligible to apply for funding under the Permanent Local Housing Allocation (PLHA) component of SB 2. Instead, the City would receive funding through the County of Los Angeles, similar to the CDBG program. The estimated amount is \$18,000 annually. SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government’s unmet share of regional housing needs allocation

Another source of funding to help local jurisdictions to update their planning documents and implement process improvements that will facilitate housing construction is the Local Early Action Planning (LEAP) grants. The City of Rolling Hills Estates received \$65,000 for SB 743 Implementation Services, to complement the acceleration of housing production and streamlined CEQA review, related to anticipated increased density in the Mixed Use Overlay zone.

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 Development Authority. The City is not involved in administering this process or approving loans.

Home Ownership Program HOP - HOP is financed with HOME funds provided through the U.S. Department of Housing and Urban Development (HUD) and is subject to the applicable federal regulations. Designed to meet the needs of low-income families, HOP provides loans of up to 20% of the purchase price for down payment and closing costs assistance, not to exceed \$75,000. Each loan is a second Trust Deed loan, provided at 0% interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage. HOP loans are available to first-time homebuyers in the unincorporated areas of Los Angeles County and cities participating in the Community Development Block Grant (CDBG) Urban County Program. However, given the high price of ownership housing in the City, potential for utilizing this program in Rolling Hills Estates is limited.

4.3 Energy Conservation Opportunities

Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features

should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the 2021 to 2029 Housing Element planning period.

4.3.1 State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

4.3.2 State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences.

4.3.3 Local Measures and Opportunities

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 D). 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>). As part of the City's SB 2 Planning Grant Program award, the ADU program will offer pre-approved, off-the-shelf ADU plans that are net-zero energy, in four different sizes and four architectural styles, which will reduce operating costs of the units.

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.

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.

5. 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.

5.1 Goals and Policies

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. The maintenance of neighborhoods has been part of the City's housing program for several decades and will continue to be emphasized. 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 with existing development, and consistent with established architectural, landscape and development conformity standards established by the City.

Policy 1.2 Encourage the conservation and rehabilitation of existing units in compliance with existing zoning and environmental standards.

Policy 1.3 Explore public and private financing which could contribute to the rehabilitation and improvement of existing housing.

Policy 1.4 Promote water 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

The City's share of regional housing growth need is 191 new units over the 2021-2029 planning period. In Rolling Hills Estates, service sector employees and a growing number of elderly persons, especially those with fixed retirement incomes, need lower-priced housing. The City has little vacant land remaining for development; future development will primarily occur within the Mixed Use overlay, as higher-density apartments and condominiums. Accessory Dwelling Units (ADUs) also provide opportunities for affordable housing.

- Policy 2.1 Encourage sound and logical residential growth while providing for the City's share of the region's need for affordable housing.
- 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.
- Policy 2.3 Remove governmental constraints to the development of housing for lower-income households and persons with special needs.

Goal 3: Promote Housing Assistance 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 (including extremely low income households) and those with special needs (elderly, disabled/developmentally disabled, large households, female-headed households, homeless, and farmworkers).
- Policy 3.2 Inform the City's residents of housing resources and opportunities available to lower income households and special needs populations.
- Policy 3.3 Encourage accessible housing and reduce barriers for persons with disabilities, and enforce state accessibility standards for new residential construction.

Goal 4: Ensure that All Residents Have Equal Housing Opportunities, Consistent with State and Federal Fair Housing Laws.

The City will continue to promote equal housing opportunities and implement housing policies and programs in a manner that affirmatively furthering fair housing.

Policy 4.1: Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments of the community.

Policy 4.2: Protect residents from displacement.

Policy 4.3: Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.

Policy 4.4: Provide increased outreach and education for the broader community of residents, residential property owners and operators, regarding fair housing practices and requirements, especially through non-traditional media.

Policy 4.5: Promote increased enforcement of fair housing laws.

5.2 Implementing Measures

The goals and policies outlined in the prior section address Rolling Hills Estates identified housing needs, and are implemented through a series of housing programs offered primarily through the City’s Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies with the eight-year (2021-2029) planning period.

As a small city, Rolling Hills Estates has limited resources for implementing housing programs and participates in several State and Federal programs through the Los Angeles County Development Authority.

Program 1: Housing Assistance Program Resources

The City of Rolling Hills Estates does not have its own housing agency, as such, the Los Angeles County Development Authority (LACDA) services Rolling Hills Estates. The LACDA does have home improvement programs but unfortunately, only unincorporated areas of the County qualify, meaning Rolling Hills Estate residents are not eligible. The City staff will continue to explore public and private financing which can contribute to the rehabilitation and improvement of existing housing. In addition, the City will look for opportunities to partner with government programs and financing agencies to help facilitate funding opportunities for residents.

Responsible Agency:	Community Development Department/Finance Department
Financing:	General Fund
Actions & Timeframe:	<ul style="list-style-type: none">• Annually explore and pursue if feasible, public and private financing opportunities for rehabilitation and improvement of existing housing, including Accessory Dwelling Units (ADUs).• Ongoing implementation and annual monitoring throughout the planning period.
Qualified Objectives:	If funding becomes available, assist the rehabilitation of 2 to 4 units per year.

Program 2: Neighborhood Improvements

The City applies for and receives an annual allocation of CDBG funds from the LACDA. These funds are used to install and upgrade public facilities (streets, curb, gutter, and sidewalks). The infrastructure improvements improve access and mobility for persons with disabilities and encourage increased private investment and maintain neighborhoods.

Responsible Agency:	Community Development Department LACDA
Financing:	CDBG
Actions & Timeframe:	Annually apply to the LACDA for CDBG funds.
Qualified Objectives:	Complete eight infrastructure and public facility improvement projects by 2029.

Program 3: Code Enforcement Activities.

The City's Code Enforcement program is complaint-driven. City staff provides semi-annual code compliance reports to the Planning Commission and City Council, to monitor enforcement activity. 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, on the City's website, and periodically in the City newsletter.

Responsible Agency:	Community Development Department/Code Enforcement
Financing:	General Fund
Actions & Timeframe:	<ul style="list-style-type: none">• To encourage the conservation and maintenance of existing units in compliance with building code, zoning and environmental standards, on an annual basis the City will provide public educational information on their social media sites about property maintenance requirements. Information on common code violations will be provided at the public counter, on the City's website, and periodically in the City newsletter.• Ongoing implementation and annual monitoring throughout the planning period.

Qualified Objectives: One annual educational campaign about maintenance requirements on social media.

Program 4: Affordable Housing Incentives

Lower income (including those with extremely low income) and special needs populations have more difficulty obtaining affordable housing. Special needs groups include the elderly, disabled (including developmentally disabled), large households, female-headed households, homeless, and farmworkers. To encourage and facilitate affordable housing development in Rolling Hills Estates, the City will provide the following incentives to private developers, along with information regarding the availability of funding, through federal and state housing assistance:

- Provide technical assistance to developers regarding City Mixed Use Overlay and density bonus incentives;
- Create and distribute affordable housing information to affordable housing developers, about opportunity sites and development information;
- Provide fee underwriting, fee deferral, and/or permit fast-tracking, for projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low income households;
- As needed to enhance project feasibility, provide relaxed development standards for mixed use development projects that include an affordable housing component; and
- Encourage well-planned and designed mixed use development by allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, increased building height, and greater floor area ratios.

Responsible Agency: Community Development Department/Planning

Financing: General Fund

Actions & Timeframe:

- Outreach to affordable housing developers annually to explore opportunities for affordable housing. Outreach should include developers with experience in development projects that include units affordable to extremely low income households and households with special needs.
- Continue to provide regulatory and technical assistance to affordable housing developers.
- Annually explore various sources (e.g., HCD and HUD) for funding opportunities, including those

available for housing for extremely low income and special needs households.

- Apply for, or support, applications for affordable housing funds, for projects or programs that are consistent with the goals and objectives of the Housing Element.

Qualified Objectives: Expand affordable housing inventory by 30 units over eight years

Program 5: Housing Choice Vouchers

The LACDA administers the Section 8 Program on behalf of the City of Rolling Hills Estates. The Section 8 Program extends rental subsidies to very low income households (50% AMI), including families, seniors, and persons with disabilities. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost.

Responsible Agency: LACDA

Financing: HUD Section 8 allocation

Actions & Timeframe:

- Continue to promote the Housing Choice Voucher to residents and property owners through dissemination of brochures and public counters, providing information on the City’s website, and referring residents and property owners to LACDA.
- Work with LACDA to promote and accept the Housing Choice Vouchers through outreach and education to renters and rental property managers. Specifically, California legislature passed SB 329 in 2019, which redefines source of income as “lawful, verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issues under Section 8 of the United States Housing Act of 1937.” SB 222 passed in 2019 also extends the same protection to VASH

(Veterans Affairs Supportive Housing) voucher recipients.

- Add a housing resources page to the City's website by the end of 2021 to provide links to LACDA programs.

Qualified Objectives: Annually promote the use of Housing Choice Vouchers by providing informational materials to rental property managers.

Program 6: Homebuyer Assistance Program.

As a small city, Rolling Hills Estates does not have the financial resources to directly offer any homebuyer assistance programs. However, Rolling Hills Estates residents are eligible to participate in several County and State programs, including the Home Ownership Program (HOP) offered through LACDA, and California Mortgage Credit Certificates (MCC) and Homebuyer's Down payment Assistance Program (CHDAP) offered by the State:

- **HOP** is financed with HOME funds provided through the U.S. Department of Housing and Urban Development (HUD) and is subject to the applicable federal regulations. Designed to meet the needs of low-income families, HOP provides loans of up to 20% of the purchase price for down payment and closing costs assistance not to exceed \$75,000. Each loan is a second Trust Deed loan provided at 0% interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage. HOP loans are available to first-time homebuyers in the unincorporated areas of Los Angeles County and cities participating in the Community Development Block Grant (CDBG) Urban County Program.
- **MCC** allows qualified first-time homebuyers to reduce their federal income tax by up to 20% of the annual interest paid on a mortgage loan. With less being paid in taxes, the homebuyer's net earnings increase, enabling him/her to more easily qualify for a mortgage loan. The MCC may only be used to purchase single-family detached homes, condominiums, townhouses, or owner-occupied duplexes.
- **CHDAP** provides a deferred-payment junior loan, up to three percent of the purchase price, or appraised value, whichever is less, to be used for their down payment and/or closing costs.

Responsible Agency: LACDA

Financing: HOME and other County and State funds

Actions & Timeframe:

- Promote HOP, MCC and CHDAP programs to residents through dissemination of information by adding a housing resources page to the City’s website by the end of 2021.
- Refer residents to LACDA and the California Housing Finance Agency for assistance.

Qualified Objectives: Provide HOP, MCC, and CHDAP program information on the City’s website.

Program 7: Residential Sites Inventory and Monitoring of No Net Loss

Rolling Hills Estates is almost entirely developed with only one vacant residentially zoned site remaining in the City. Recent and future residential development relies primarily on the redevelopment of nonvacant properties, specifically where mixed use development is permitted. Given the City’s small size, Rolling Hills Estates is able to monitor the status of potential sites and will continue to provide sites information to interested developers. To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

As part of the City’s comprehensive General Plan update, the City is considering increasing the density of the Mixed Use overlay, therefore potentially expanding housing opportunities in the City and enhancing project feasibility, especially for affordable housing.

Responsible Agency: Community Development Department/Planning

Financing: None Required

Actions & Timeframe:

- Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category throughout the eight-year planning period.
- Provide information on available sites and development incentives to interested developers and property owners on City website.

Qualified Objectives: Provide adequate sites to accommodate the City’s entire RHNA allocation of 191 units (82 very low income; 42 low income; 38 moderate income; and 29 above moderate income).

Program 8: Inclusionary Housing Ordinance

An Inclusionary Housing Ordinance helps ensure the production of affordable units in new development by establishing affordable set aside requirements on residential projects that meet certain criteria. The City of Rolling Hills Estates plans to study the feasibility of an Inclusionary Housing Ordinance to address the affordable housing needs in the City.

Responsible Agency: Planning Department

Financing: None Required

Actions & Timeframe:

- By the end of 2022, complete feasibility study and consider an inclusionary housing ordinance to facilitate affordable housing needs.

Qualified Objectives: Not applicable

Program 9: Lot Consolidation Program

As a primarily built out community, Rolling Hills Estates will rely on the Mixed-Use overlay zoning districts to facilitate the development of lower income housing. The opportunity sites are adjacent to each other, but they are made up of multiple lots. To facilitate lot consolidation, the City may consider incentives to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Housing Element. The following incentives may be considered at the discretion of the City Council:

- **Parking Reduction:** Required parking may be reduced subject to finding that adequate parking will be available to serve the subject project;
- **Alternative Parking:** Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the project; and/or
- **Signage Bonus:** Area of permitted signs within mixed use zones may be increased, subject to finding that the increased size of signs on one parcel will not adversely affect the visibility of signs on adjacent parcels.

The City will advertise the lot consolidation provisions to existing property owners and prospective mixed-use and affordable housing developers. Advertisement actions may

include preparation and distribution of a brochure with information about program incentives and an invitation to attend a workshop session to discuss opportunities for lot consolidation and mixed-use residential development, including affordable housing development.

Responsible Agency: Community Development Department/Planning

Financing: None Required

Actions & Timeframe:

- By the end of 2022, consider appropriate lot consolidation incentives to facilitate mixed use development.
- Provide information to interested developers and property owners on City website.

Qualified Objectives: Not applicable

Program 10: Density Bonus Ordinance

The State has recently passed several bills that change the State Density Bonus law. These include:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

Responsible Agency: Community Development Department/Planning

Financing: None Required

Actions & Timeframe:

- Revise the Zoning Code to update density bonus provisions consistent with State law in 2022.
- Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus provisions to maximize feasibility and meet local housing needs.

Qualified Objectives: Not applicable

Program 11: Accessory Dwelling Units

Accessory Dwelling Units (ADU) represent an important affordable housing option to lower- and moderate-income households. The State has passed multiple bills in recent years to remove constraints to the development ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City has updated its ADU ordinance to comply with State law. In addition, the City will consider incentives and tools to facilitate ADU construction as well as eliminate the \$800 filing fee for ADU's.

Responsible Agency: Community Development Department/Planning

Financing: None Required

Actions & Timeframe:

- Develop incentives and tools to facilitate ADU construction by December 2022. Incentives may include:
 - Fee waivers or reductions beyond State requirement;
 - Pre-approved site/floor plans;
 - Expedited review; or
 - Website information on resources and technical assistance.
- Monitor the ADU development trend annually to ensure production is in line with the estimate presented in the Housing Element. If production falls short of estimate by 2025, reassess the City's sites inventory for RHNA and ensure adequate capacity remains to accommodate the City's RHNA for all income levels.

Qualified Objectives: Facilitate the construction of 24 ADUs over eight years.

Program 12: Housing for Special Needs

Recent changes to State law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Code. These include:

- **Low Barrier Navigation Centers (AB 101):** AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that

provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

- **Emergency and Transitional Housing (AB 139):** Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff only, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City’s Zoning Code includes specific parking requirements for emergency shelters that are not consistent with AB 139.
- **Supportive Housing (AB 2162):** AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.
- **Employee Housing:** Pursuant to the Employee Housing Act, employee housing for six or fewer persons should be treated as a single-family residential use to be similarly permitted as single-family homes in the same zone.

Responsible Agency: Community Development Department/Planning
Financing: None Required
Actions & Timeframe: Revise the Zoning Ordinance by the end of 2022.
Qualified Objectives: Not applicable

Program 13: Fair Housing Program

The City participates in the Regional Analysis of Impediments to Fair Housing Choice (AI) as part of the Urban County program. The AI identifies a number regional and jurisdictional specific impediments to fair housing choice. The City will continue to participate in the Regional Alliance for Fair Housing for Los Angeles County and take actions to fair housing impediments.

Responsible Agency: LACDA
Housing Authority of the County of Los Angeles
Financing: Urban County CDBG Allocation
Actions & Timeframe:

- Post fair housing services and resources on City website by the end of 2022.
- Promote the Housing Choice Vouchers to rental property owners (see Program 5).

Qualified Objectives: Not applicable

5.3 Quantified Objectives

The City of Rolling Hills Estates has established the following quantified objectives for the 2021-2029 Housing Element:

Table 33: Quantified Housing Objectives						
	Income Group					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	41	41	42	38	29	191
New Construction	35	40	25	36	15	151
ADUs	6	1	17	2	14	40

Appendix A: Community Outreach

A.1 Outreach List

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.

The following is the list of individuals and organizations that were notified of community workshops and public hearings for the 2021-2029 Housing Element.

Affiliation	Sub Affiliation/Title	Name
	Palos Verdes Peninsula Land	
EAC	Conservancy	Adrienne Mohan
EAC	City Council Member/EAC Chair	Debby Stegura
EAC	City Council Member/GPAC Chair	Velveth Schmitz
EAC		Deborah Chan-Southwell
EAC		Joseph Radocchio
EAC		Judy Bain
EAC		Robert Bacinski
EAC	Planning Commissioner	Robert Schacter
EAC		Navi Uppal
EAC	Planning Commissioner	Victor Yoo
EAC		William Larson
GPAC	Planning Commissioner	Bridget Carman
GPAC		Carrie Silvano
GPAC		Christopher Corman
GPAC		Gerry Carrese
GPAC		John Addleman
GPAC		Joan Friedman
GPAC		Judy Bayer
GPAC		Karen Buresh
GPAC		Michael Scandaliato
GPAC		Michael Wagreich
GPAC	Planning Commissioner	Robert Medawar
GPAC	City Council/Mayor	Steve Zuckerman
GPAC		Susan Seamans
GPAC		Vicki Shinn
GPAC		Warren Arata
HOA	Bridlewood HOA	Judy Ruby
		Mary Bornia South Bay
HOA	Casaba HOA	HOA Management
HOA	Cresta Palos Verdes HOA	Mary Kay

Affiliation	Sub Affiliation/Title	Name
	Dapplegray Lanes Property Owners Association (DLPOA)	Babak Farrokh-Siar
HOA	Empty Saddle HOA	Bill Garrett
HOA	Georgette Canyon HOA	Rich Harik
HOA	Larga Vista HOA	Darin Barri
HOA	Los Ranchos Verdes HOA	Steve Moe
HOA	Marloma HOA	Sheree Nixon
HOA	Masongate HOA	Jeanette VanAmburgh
HOA	Montecillo HOA	Dave Brunnemeyer
HOA	Palomino HOA	Gordon Ramsbotom
HOA	Palos Verdes Drive North HOA	Ann Kissel
HOA	The Ranch HOA	Pam Brown Schachter
	The Residences of Rolling Hills Country Club	Amy Moore and Colleen Rozen
HOA	Roanwood HOA	Kendra North
HOA	Rolling Hills Country Club Estates HOA	Ritu Portugal
HOA	Rollingwood HOA	Judy Bayer
HOA	Seaview Villas HOA	Helen Cannefax
HOA	Strawberry Lane HOA	Steve Boilard
HOA	The Terraces HOA	Ron Ringo
HOA	Vantage Point HOA	Faith Oshroff
HOA	Sunnyfield Lane	Kim Gold
HOA	Moccasin Lane	Angela Conterno
HOA	Ponderosa HOA	Judy Bain
	Palos Verdes Peninsula Horseman's Association	Nancy Wildman
Equestrian		
Palos Verdes Peninsula Unified School District	Deputy Superintendent	Trent Bahadursingh
Palos Verdes Peninsula Chamber of Commerce		Eileen Hupp
LA County Sanitation District		Rechelle Asperin
Palos Verdes Library District	Director	Jennifer Addington
Palos Verdes Performing Arts		Julie Moe Reynolds
Rolling Hills Country Club		Bruce Steckel
The Promenade/Peninsula Center		Jeff Axtell
The Chadmar Group		Chuck Lande
Equestrian Community		Dale Allen
Peninsula Seniors		Ann Shaw
Colina Lane HOA		John Katnik
Harbor Sight HOA		Bob Bennett
Hillcrest Meadows HOA		
Latigo Lane HOA		Diana Ciszek

Affiliation	Sub Affiliation/Title	Name
Rolling Hills Park Villas HOA		Jim Holly
Rolling Meadows HOA		Mark Daniel
Rolling Hills General Store		
LAHSA		Clementina Verjan
LAHSA		Carlos Amador

In addition, a post card announcing the community workshop on March 23, 2021 on the Housing Element was sent to the following:

John Katnik
Colina Lane HOA
6 Colina Lane
Rolling Hills Estates, CA 90274

Bob Bennett
Harbor Sight HOA
16 Deerhill Drive
Rolling Hills Estates, CA 90274

Hillcrest Meadows HOA
4030 Spencer Street, #104
Torrance, CA 90503

Diana Cizek
Latiago Lane HOA
2 Latiago Lane
Rolling Hills Estates, CA 90274

Jim Holly
Rolling Hills Park Villas HOA
24 Peartree Lane
Rolling Hills Estates, CA 90274

Mark Daniel
Rolling Meadows HOA
5021 Rolling Meadows
Rolling Hills Estates, CA 90274

Rolling Hills General Store
26957 Rolling Hills Road
Rolling Hills Estates, CA 90274

Beach Cities One Stop Business and
Employment
1611 S. Catalina Avenue, #207
Redondo Beach, CA 90277

Boys & Girls Clubs of the South Bay
1220 West 126th Street
Harbor City, CA 90710

Monsignor Gregory Cox, Executive
Director
Catholic Charities of Los Angeles, Inc.
P.O. Box 15095
Los Angeles, CA 90015-0095

Cheer for Children, Inc.
PO Box 7000, PMB 280
Redondo Beach CA, 90277

Crown Jewel Club
531 Main Street, #1000
El Segundo, CA 90245

John F. Knapp, President/Executive
Director
Foodbank of Southern California
1444 San Francisco Avenue
Long Beach, CA 90813

Freedom4U
336 Tejon Place
Palos Verdes Estates, CA 90274

Goodwill SOLAC
800 W. Pacific Coast Hwy
Long Beach, CA 90806

Erick Verduzco-Vega, President/CEO
South Bay Latino Chamber of Commerce
13545 Hawthorne Blvd., #201
Hawthorne, CA 90250

Jan Vogel, Executive Director
South Bay Workforce Investment Board
11539 Hawthorne Boulevard
Hawthorne, CA 90250

The Housing Rights Center
3255 Wilshire Blvd., Suite 1150
Los Angeles, CA 90010

Tom Riley, Executive Director
The Molina Foundation
3680 Skypark Drive
Torrance, CA 90505

David Fields, Executive Director
The Society of St. Vincent De Paul,
Council of Los Angeles
210 North Avenue 21
Los Angeles CA 90031

Robin Hughes, President & CEO
Abode Communities
701 East 3rd St., Suite 400
Los Angeles, CA 90013

Erin Rank, President & CEO
Habitat for Humanity
17700 S.Figueroa St
Gardena, CA 90248

Laura Archuleta, President
Jamboree Housing Corporation
17701 Cowan Ave., Suite 200
Irvine, CA 92614

MBK Homes
1600 West Artesia Boulevard
Gardena, CA 90247

Jacki Bacharach, Executive Director
South Bay Cities Council of Governments
20285 S. Western Ave., #100
Torrance, CA 90501

Yvette Gilliam-McCullough, Market
Manager
PNC Mortgage
21250 Hawthorne Blvd, Suite 425
Torrance, CA 90503

Gina Salazar
Kinecta FCU - Home Loans
12750 Hawthorne Blvd., Suite A
Hawthorne, CA. 90250

Century 21 Union Realty Co., Inc.
23900 Hawthorne Blvd
Torrance, CA 90505

Hunter Mason Realty
1926 South Pacific Coast Hwy, Suite 111
Redondo Beach, CA 90277

Mattucci Real Estate
2501 W. 237th street, Suite A
Torrance, CA 90505

Imran Khan, Owner/Manager
Prudential California Realty
510 W. Carson St.
Carson, CA 90765

Kathy Kelly, Association Executive
South Bay Association of Realtors
22833 Arlington Ave.
Torrance, California 90501

Molly Vetter, Pastor
First United Methodist Church
243 Broadway
Redondo Beach, CA 90277

South Bay Community Church of the
Brethren
2761 190th Street
Redondo Beach, CA 90278

Mark Nazarian, Senior Pastor
St. Andrew's Presbyterian Church
301 Avenue D
Redondo Beach, CA 90277

St. James Catholic Church
415 Vincent St
Redondo Beach, CA 90277

Rev. Msgr. Paul T. Dotson, Pastor
St. Lawrence Martyr Church
1900 S. Prospect
Redondo Beach, CA 90277

Rev. Moonyoung Lee, Pastor
St. Paul's United Methodist Church
2600 Nelson Avenue
Redondo Beach, CA 90278

1736 Family Crisis Center
2116 Arlington Avenue, Suite 200
Los Angeles, CA 90018

Brenda Carrillo
Alliance Health, Inc.
21311 Hawthorne Blvd., Suite 325
Torrance CA 90503

Beach Cities Health District
514 N. Prospect Avenue
Redondo Beach, CA 90277

Richard Burrell, Executive Director
Counseling4kids
19701 Hamilton Avenue Suite 160
Torrance, CA 90502

Sister Anne Tran, Center Director
Good Sheperd Center
1671 Beverly Blvd.
Los Angeles, CA 90026

Patricia Del Monico, Director
Harbor Regional Center
21231 Hawthorne Boulevard
Torrance, CA 90503

Higher Goals, Inc.
10510 S. Vermont Ave.
Los Angeles, CA 90044

Jim Tehan, Director
Little Company of Mary Community Health
2601 Airport Drive, Suite 220
Torrance, CA 90505

Herb Smith, President/CEO
Los Angeles Mission, Inc.
P.O. Box 60127
Los Angeles, CA 90060-0127

Jann Hamilton Lee, President/CEO
South Bay Family Healthcare
23430 Hawthorne Blvd., Ste 210
Torrance, CA 90505

Bob Shafer, Executive Director
Torrance-South Bay YMCA
2900 West Sepulveda Blvd.
Torrance, CA 90505

Rev. Andy J. Bales, CEO
Union Rescue Mission
545 San Pedro St.
Los Angeles, CA 90013

Elise Buik, President /CEO
United Way of Greater Los Angeles
1150 S. Olive St., Suite T500
Los Angeles, CA 90015

Unity of Life Foundation, Inc.
P.O. Box 5952
Long Beach, CA 90805

Walk With Sally
23133 Hawthorne Blvd, Ste B15
Torrance, CA 90505

Michael Danneker, Director
Westside Regional Center
5901 Green Valley Circle, Suite 320
Culver City, CA 90230

A.2 Outreach Materials

The City utilized various means to increase public outreach and participating including public notices in the local newspaper, posts on social media and the City's website, and direct mailings. The following are the materials and postings the City provided.



Housing Element Update: Community Workshop

TUESDAY, MARCH 23, 2021

5:00 PM



The City of Rolling Hills Estates is in the process of updating the Housing Element for the 2021-2029 Planning Period and wants to hear from you. This is your chance to learn about the Housing Element Update.

Community Workshop will cover the basics of the Housing Element Update requirements, discuss housing needs, and strategies for meeting those needs.

The **Housing Element** includes goals, policies, programs, and quantified objectives for adequately housing our future population.

Via web browser: www.zoom.com

Via Telephone: +1 669.900.6833

MEETING ID: 827 7299 9410

PASSCODE: 066081

For more information, please contact: JeannieN@rollinghillsestatesca.gov



City of Rolling Hills Estates
Community Development Department
4045 Palos Verdes Drive
Rolling Hills Estates, CA 90274

**Join us for the Virtual
Community Workshop
to discuss the City's Housing
Element Update**

Appendix B: 2013-2021 Housing Element Program Evaluation and Accomplishments

General Summary

Under new Housing Element, housing programs must have specific actions, measurable objectives, and specific timelines, and the jurisdiction must take an active role in program implementation. Therefore, some of the programs included in the 2013-2021 Housing Element would be restructured as policy statement. Specifically, routine staff functions and development processes and requirements would be restructured as policy statements instead of as specific Housing Element programs.

Effectiveness in Addressing Special Needs

As a small community, the City has limited access to resources to address special needs housing. The City participates in the Home Share South Bay program, a program of the South Bay Cities Council of Governments (SBCCOG), which is a community solution aimed at preventing homelessness by empowering homeowners to thrive in their own homes and helping renters seek affordable housing in the South Bay. In addition, the City facilitated the development of a 114-unit residential care facility in the Mixed Use Overlay.

Table B-1: Summary of Accomplishments				
Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments
Goal 1: Preserve the City's Housing Stocks, Quality of Life, and Rural Character				
<i>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.</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. <u>Continued Appropriateness:</u> This is an ongoing practice and will be included in the 2021-2029 Housing Element as a policy statement.

Table B-1: Summary of Accomplishments

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments
Policy 1.2 Encourage the conservation and rehabilitation of existing units in compliance with existing zoning and environmental standards.				
<p>1.2.1 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.</p>	<p>Planning Department and Finance Department</p>	<p>General Fund</p>	<p>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.</p>	<p>Review of housing assistance programs was conducted and no programs were found to be relevant.</p> <p><u>Continued Appropriateness:</u> This program will be modified in the 2021-2029 Housing Element to establish specific activities to pursue appropriate housing funds.</p>
Policy 1.3 Promote water and energy conservation.				
<p>1.3.1 Promote Water and Energy Conservation The City will coordinate with the Metropolitan Water Department and California Water Service to ensure 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>	<p>City Manager</p>	<p>General Fund</p>	<p>Encourage property maintenance to prevent deterioration, improve residential aesthetics and public safety, and to promote water conservation and energy conservation.</p>	<p>Encourage property maintenance to prevent deterioration, improve residential aesthetics and public safety, and to promote water conservation and energy conservation.</p> <p><u>Continued Appropriateness:</u> This is an ongoing practice and will be included in the 2021-2029 Housing Element as a policy statement.</p>

Table B-1: Summary of Accomplishments				
Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments
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</p> <p>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.</p> <p>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.</p>	Planning Department and City Manager	General Fund	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.	<p>According to the 2019 Housing Element Progress Report (APR), the City had permitted two moderate income units and 384 above moderate income units.</p> <p><u>Continued Appropriateness:</u> This program will be modified in the 2021-2029 Housing Element to reflect the new RHNA of 191 units and the City's strategy for accommodating this RHNA.</p>
<p>2.1.2 Implement the Density Bonus Ordinance Consistent with State Law</p> <p>Chapter 17.76 of the Municipal Code incorporates the density bonus provisions of <i>Government Code</i> §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.</p>	Planning Department	General Fund	Continue to facilitate lower-income and senior housing, including extremely-low-income units where feasible, through provision of a density bonus for qualifying projects.	<p>Completed and ongoing.</p> <p><u>Continued Appropriateness:</u> This program will be modified in the 2021-2029 Housing Element to reflect the need to update the Zoning Code to reflect new changes to Density Bonus Law (such as 100% affordable projects).</p>

Table B-1: Summary of Accomplishments

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments
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.				
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.	Planning Department	General Fund	Ensure that new development occurs in an environmentally sensitive manner and that potential adverse impacts are mitigated to the greatest extent feasible.	Completed and ongoing. <u>Continued Appropriateness:</u> This is an ongoing practice and will be included in the 2021-2029 Housing Element as a policy statement.
Policy 2.3 Remove governmental constraints to the development of housing for lower- income households and persons with special needs.				
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.	Planning Department	General Fund	Continue to facilitate the provisions of residential care facilities consistent with state law.	Completed and ongoing. <u>Continued Appropriateness:</u> Implementation of Zoning standards is not considered a Housing Element program under new State law requirements.
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	Planning Department	General Fund	Encourage and facilitate the provisions of emergency shelters in conformance with SB 2.	The Zoning Code was amended on April 8, 2014, Ordinance No. 693. <u>Continued Appropriateness:</u> This program will be modified in the 2021-2029 Housing Element to reflect need to update the Zoning Code to reflect new requirements for emergency shelters for the homeless, including AB 101 (Low Barrier Navigation Center) and AB 139 (parking for shelter staff and definition of sufficient capacity).

Table B-1: Summary of Accomplishments

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments
emergency shelters while ensuring community compatibility.				
<p>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.</p>	Planning Department	General Fund	Encourage and facilitate the provisions of emergency shelters in conformance with SB 2.	The Zoning Code was amended on April 8, 2014, Ordinance No. 693. <u>Continued Appropriateness:</u> This program will be modified in the 2021-2029 Housing Element to reflect need to update the Zoning Code to reflect new requirements for supportive housing, including AB 2162 (by right use in certain areas).
<p>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.</p>	Planning Department	General Fund	Encourage the development of SRO units.	The Zoning Code was amended on April 8, 2014, Ordinance No. 693. <u>Continued Appropriateness:</u> This program will be removed from the 2021-2029 Housing Element.
<p>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.</p>	Planning Department	General Fund	Amend the Municipal Code in conformance with the Employee Housing Act.	The Zoning Code was amended on April 8, 2014, Ordinance No. 693. <u>Continued Appropriateness:</u> This program will be removed from the 2021-2029 Housing Element.

Table B-1: Summary of Accomplishments

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments
Goal 3: Promote Housing Assistance and Fair Housing for those with Limited Incomes or Special Needs				
<i>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.</i>				
<p>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.</p>	<p>Planning Department</p>	<p>General Fund</p>	<p>Minimize difference between affordable and market rate units.</p>	<p>No multi-family or affordable housing was developed.</p> <p><u>Continued Appropriateness:</u> This program will be modified in the 2021-2029 Housing Element to set forth specific activities/incentives to facilitate affordable housing development.</p>
<i>Policy 3.2 Inform the City's residents of housing resources and opportunities available to lower-income households and senior citizens.</i>				
<p>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.</p>	<p>City Manager</p>	<p>General Fund</p>	<p>Inform the senior citizen population about the availability of reverse mortgages through the City's newsletter.</p>	<p>The City participates in the Urban County program for CDBG funds. As a participating jurisdiction, City residents, housing providers, and housing professionals have access to fair housing services through the Housing Rights Center and Fair Housing Foundation (contracted fair housing service providers for LACDA). Outreach and education about predatory lending is part of the scope of fair housing services.</p> <p><u>Continued Appropriateness:</u></p>

Table B-1: Summary of Accomplishments

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments
				This program will be modified in the 2021-2029 Housing Element to outline specific activities to promote housing resources and opportunities, including fair housing and Accessory Dwelling Units (ADUs).
<p>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.</p>	Planning Department and City Manager	General Fund	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.	<p>In May 2020, the City adopted the new ADU Ordinance and has seen increased ADU activities, from a couple of units in 2017 through 2019, but increasing to eight units in 2020.</p> <p><u>Continued Appropriateness:</u> This program will be modified in the 2021-2029 Housing Element to outline specific activities to promote housing resources and opportunities, including, reasonable accommodation, fair housing and Accessory Dwelling Units (ADUs).</p>
Policy 3.3 Enforce fair housing laws and provide fair housing counseling services to residents.				
<p>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.</p>	Planning Department	General Fund	Enforce fair housing laws and provide fair housing counseling services to residents; distribute information regarding fair housing services.	<p>The City participates in the Urban County program for CDBG funds. As a participating jurisdiction, City residents, housing providers, and housing professionals have access to fair housing services through the Housing Rights Center and Fair Housing Foundation (contracted fair housing service providers for LACDA).</p> <p><u>Continued Appropriateness:</u></p>

Table B-1: Summary of Accomplishments				
Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments
				This program will be modified in the 2021-2029 Housing Element to outline specific activities to promote housing resources and opportunities, including, reasonable accommodation, fair housing and Accessory Dwelling Units (ADUs).
<i>Policy 3.4 Encourage accessible housing and reduce barriers for persons with disabilities, and enforce state accessibility standards for new residential construction.</i>				
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.	Planning Department	General Fund	Encourage and promote accessible housing for the disabled and the enforcement of the state accessibility standards for new residential construction.	Completed and ongoing. Continued Appropriateness: This program will be modified in the 2021-2029 Housing Element to outline specific activities to promote housing resources and opportunities, including, reasonable accommodation, fair housing and Accessory Dwelling Units (ADUs).

Table B-2: Progress Toward Meeting Quantified Housing Objectives		
Newly Constructed Dwelling Units	Quantified Objectives	Progress
Extremely Low Income	1	0
Very Low Income	0	0
Low Income	1	0
Moderate Income	1	2
Above Moderate Income	2	415
Totals	5	417

Appendix C: Opportunity Sites

Table C-1: Opportunity Sites														
Site	APN	Address	Zoning	General Plan	Use	Parcel Acres	Extg. Bldg.	Extg FAR	Year Built	Extg. Height	Density	Units	Income/Affordability	
													Lower	Mod/Above
1	7589-004-027	520 DEEP VALLEY DR	CG/MU	CG	Shopping Center (Regional)	0.63	4,191	0.15	1973	One Story	22	11	5	6
1	7589-004-035	520 DEEP VALLEY DR	CG/MU	CG	Shopping Center (Regional)	0.85	47,574	1.28	1981	One Story	22	15	7	8
1	7589-004-042	580 DEEP VALLEY DR	CG/MU	CG	Shopping Center (Regional)	0.52	51,976	2.29	1981	One Story	22	9	4	5
1	7589-004-034	520 DEEP VALLEY DR	CG/MU	CG	Shopping Center (Regional)	0.75	22,851	0.70	1981	One Story	22	13	6	7
1	7589-004-039	580 DEEP VALLEY DR	CG/MU	CG	Shopping Center (Regional)	0.03	2,344	1.96	1981	One Story	22	-	-	-
1	7589-004-041	580 DEEP VALLEY DR	CG/MU	CG	Shopping Center (Regional)	0.16	10,550	1.49	1981	One Story	22	3	1	2
1	7589-004-037	550 DEEP VALLEY DR	CG/MU	CG	Shopping Center (Regional)	1.62	84,855	1.20	1981	One Story	22	29	14	15
1	7589-004-038	550 DEEP VALLEY DR	CG/MU	CG	Shopping Center (Regional)	1.29	135,633	2.41	1981	One Story	22	23	11	12
1	7589-004-043	580 DEEP VALLEY DR	CG/MU	CG	Shopping Center (Regional)	0.67	71,563	2.46	1981	One Story	22	12	6	6
1	7589-004-040	580 DEEP VALLEY DR	CG/MU	CG	Shopping Center (Regional)	0.11	8,205	1.78	1981	One Story	22	2	1	1
1	7589-004-033		CG/MU	CG	Commercial	0.34	-	-	0	Vacant Land	22	6	3	3
					Subtotal	6.98						123	58	65
2	7589-003-015	701 DEEP VALLEY DR	CG/MU	CG	Store Combination	2.75	24,457	0.20	1979	One Story	22	48	24	24
2	7589-003-012	924 INDIAN PEAK RD	CG/MU	CG	Office Building	2.43	6,733	0.06	1980	One Story	22	43	21	22
2	7589-003-013	683 INDIAN PEAK	CG/MU	CG	Restaurant, Cocktail Lounge	0.66	-	-	1980	One Story	22	12	6	6

Table C-1: Opportunity Sites

Site	APN	Address	Zoning	General Plan	Use	Parcel Acres	Extg. Bldg.	Extg FAR	Year Built	Extg. Height	Density	Units	Income/Affordability	
													Lower	Mod/Above
2	7589-003-014	950 INDIAN PEAK RD	CG/MU	CG	Office Building	2.15	6,369	0.07	1980	Two Stories	22	38	19	19
					Subtotal	7.99						141	70	71
3	7589-005-010	27525 CROSSFIELD DR	CG/MU	CG	Shopping Center (Neighborhood)	2.00	6,985	0.68	1983	One Story	22	35	17	18
					Subtotal	2.00						35	17	18
					Total	16.97						299	145	154

Appendix D: Multi-Family Mixed-Use Projects Standard Conditions of Approval

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.