



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 6.A

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDER ORDINANCE NO. 369, AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 (RANCHO DEL MAR HOUSING OPPORTUNITY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE AFFORDABLE HOUSING AND AMENDING SECTION 17.08.010 OF CHAPTER 17.08 (ESTABLISHMENT OF ZONES AND BOUNDARIES) TO IDENTIFY THE OVERLAY ON THE ZONING MAP; AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND CONSIDER RESOLUTION NO. 1270 OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, ADOPTING GENERAL PLAN AMENDMENT NO. 2020-01 TO THE CITY OF ROLLING HILLS GENERAL PLAN, AN AMENDMENT TO THE GENERAL PLAN TO ADOPT THE LAND USE ELEMENT AMENDMENT AND LAND USE POLICY MAP AMENDMENT; AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

DATE: January 25, 2021

BACKGROUND:

Pursuant to the California State Housing-Element Law, the City of Rolling Hills (City) is in the process of updating its Housing Element of the General Plan to address the planning period from 2014-2021. The City last adopted their 2014-2021 Housing Element of the General Plan on February 10, 2014, along with the associated General Plan Amendment. The City is currently moving forward with bringing the 4th and 5th cycles into compliance with the Housing Element Regional Housing Needs Assessment (RHNA). The update to the Housing Element of the General Plan includes identifying an opportunity site within the City that would accommodate and meet RHNA numbers as assessed by the HCD.

The update to the Housing Element of the General Plan includes a proposed Project that would establish a new overlay zone that would accommodate the existing uses on the site, as well as allow for new

multi-family units to be developed. The proposed Project would also require the appropriate General Plan and Zoning Ordinance amendment and associate maps to reflect the creation of the new overlay zone. The zone change and new overlay zone will enable the City of Rolling Hills to start accommodating its RHNA allocations. A feasible site located at 38 Crest Road West at the southern end of the City has been selected to be utilized as the opportunity site for additional housing, including affordable housing, emergency shelters, and Single Room Occupancy Housing.

DISCUSSION:

An approximately 31-acre site located at the western border of the City has been designated as an opportunity site that would allow for the development of new housing units, including affordable housing, emergency shelters, and Single Room Occupancy Housing. The site would require changes to the General Plan Land Use Element, zone change and the creation of a new overlay zone to adequately accommodate for RHNA unit numbers. The zone change and new overlay zone will enable the City of Rolling Hills to accommodate its RHNA allocations under the 4th and 5th Cycle RHNA requirements, including accommodation of affordable housing units as well as emergency shelters and Single Room Occupancy Housing. The total number of units that will be accommodated “by right” under the 4th and 5th Cycles would be a total of 16 units, including low income units and very low-income units. Additionally, the proposed Project would also allow for the continued use of the public facilities, schools and transportation facilities at the site. Though emergency shelters and Single Room Occupancy (SRO) residential uses are also currently permitted under the City’s Municipal Code and may be allowed in the future, these units will not be allowed to be counted as the total dwelling units required under the City’s Regional Housing Needs Allocation (RHNA) for all future Cycles.

PROJECT SITE

The approximate 31-acre site currently houses the Rancho Del Mar High School building, the Beach Cities Learning Center, and the Palos Verdes Peninsula Transit Authority (PVP Transit Authority). This parcel of land is owned by the Palos Verdes Unified School District (PVUSD) and has an existing school (Rancho Del Mar School) located at this site. However, the Rancho Del Mar School facility is not being utilized as a school site at the current time. Access to the Project site is through a private roadway that veers off Crest Road West. A few unpaved internal roadways traverse the site. The site slopes from east to west, from the Beach Cities Learning Center to the Palos Verdes Peninsula Transit Authority, with an approximate 38 feet drop from east end of the Project site. Vegetation on-site consists of a few trees around the existing buildings and a mix of grasses and paved areas. The portion of the PVP Transit Authority site is primarily paved, with few buildings, parking areas and storage buildings. The site is currently zoned Residential Agriculture Suburban-2-Acres (RAS-2) and has a General Plan Land Use designation of Very Low-Density Residential 2+ Net Acres. The Project site is surrounded by RAS-2 zones to the east and north of Crest Road and is bounded by the City of Rancho Palos Verdes to the west and south, with zoning designations of Residential Single Lot – 20,000 square feet.

PROJECT COMPONENTS

The proposed Project would establish a new mixed-use-multi-family overlay zone (Rancho Del Mar Housing Opportunity Overlay Zone) that would accommodate the existing uses on the site, as well as allow for new multi-family residential, emergency shelters, transitional and Single Room Occupancy

housing units to be developed in the future. The proposed Project would require an amendment to the General Plan Land Use Element, amendments to the General Plan Land Use Map and Zoning Map, and amendments to the Zoning Ordinance text in order to reflect the new overlay zone. These changes would then allow for future construction of 16 clustered multi-family units, consistent with the 20 units/acre designation.

The proposed Project includes the following specific components:

- Preparation of a Negative Declaration for the General Plan and Zoning Amendment and associated map changes;
- Amendment to the General Plan Land Use Element to add new Overlay zone designation to be known as the Rancho Del Mar Housing Opportunity Overlay Zone. The associated land use map is being amended to add the overlay to the 31-acre Palos Verdes Unified School District (PVUSD) site at 38 Crest Road West (also known as the Rancho Del Mar High School Site). The Overlay *requires* the allowable number of dwelling units on any site with this designation to be clustered at a minimum of 20 units per acre. Other amendments to the Land Use Element will be made as needed to recognize that multi-family uses are permitted and anticipated within this overlay area.
- Amendment to the Zoning Ordinance (Title 17 of the Municipal Code) and related zoning map to add the “Rancho Del Mar Opportunity Overlay Zone”. The City has one other overlay zone that has been adopted and mapped for an area of smaller lots and steep terrain. (See Rolling Hills Municipal Code Chapter 17.17 (Overlay Zoning District – 1 (OZD-1).) The number of units allowed by the “base” General Plan designation on this site must be clustered; in other words, the overlay allows 16 multi-family units on this site by right.

The Project is currently not being developed with any structures at the site. The proposed overlay zone that would allow for the future addition of new multi-family units would also assist the City in meeting its future housing requirements mandated under the California Department of Housing and Community Development (CA HCD). The City of Rolling Hills will be able to accommodate its RHNA allocations, including accommodation of affordable housing units. The Overlay Zone will also accommodate emergency shelters and Single Room Occupancy Housing as part of the Housing Element Update.

INITIAL STUDY/ NEGATIVE DECLARATION

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration was prepared in November 2020. The environmental analysis determined that the Project would not have a significant effect on the environment, therefore a Negative Declaration was prepared and circulated to the appropriate agencies for their review.

The purpose of the environmental review under the Initial Study/Negative Declaration (Rancho Del Mar Housing Opportunity Overlay Zone IS/ND) is to evaluate all the planning document level changes that are currently being proposed for the addition of a new overlay zone for the City, related changes to the City’s Zoning Ordinance and Map, and changes in the related General Plan Elements and Map). Future new housing projects that may result from these document level changes would require their own environmental reviews, before any development changes are approved for the Project site. The City will undertake the appropriate level of environmental review as Projects at this site are proposed and developed.

CEQA guidelines require that local governments comply with Assembly Bill (AB) 52 to include California Native American Tribes in the decision-making process by notifying the associated local

tribes of the Proposed Project. Local tribes have the opportunity to request consultation and provide recommendations for mitigation measures that would help to preserve any potentially impacted tribal and cultural resources resulting from the Project. The City sent out tribal consultation request letters to five local tribes on Friday, October 16, 2020, and one letter on Saturday, October 17, 2020. Local tribes had until January 21, 2021 to respond and request for consultation. As of January 22, 2021, no request for consultation has been received.

PLANNING COMMISSION

On December 22, 2020, the Planning Commission was presented with the proposed amendments to the Land Use Element, Land Use Map, Zoning Ordinance, Zoning Map and Initial Study/Negative Declaration. Concerns regarding the location of the proposed multi-family development was brought up and it was recommended that a specific location on site be identified for development. It was decided that the area west of the PVP Transit facility would be the most suitable location for future housing development. The proposed ordinance has been revised to reflect the proposed location within the project site.

Subsequent communications between the City and HCD continued to keep HCD abreast of the latest progress on the project. Based on additional communications with HCD, the City has been asked for further revisions to the development standards to meet HCD's requirements, some of which are reflected in the attached Ordinance. The City is continuing to work with HCD to ensure compliance of the 5th Housing Cycle Element.

FISCAL IMPACT:

NONE.

RECOMMENDATION:

Open the public hearing, take public testimony, and continue the public hearing to February 8, 2021.

ATTACHMENTS:

[Ordinance 369 Rancho Del Mar Affordable Housing Overlay.docx](#)

[City Council Resolution 1270 Land Use Element Amendment.doc](#)

[ROLLING HILLS - Land Use Element-c1-c1.DOCX](#)

[Initial_Study_Neg_Declaration_RDMO.pdf](#)

[Comments_Received.pdf](#)

[Overlay_Zoning_Map.pdf](#)

[PC Reso 2020-09.pdf](#)

[PC Reso 2020-10.pdf](#)