

**CITY OF ROLLING HILLS ESTATES
LOS ANGELES COUNTY, CALIFORNIA
RESOLUTION NO. 2497**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS
ESTATES, CALIFORNIA, ADOPTING THE ROLLING HILLS ESTATES 2040
GENERAL PLAN AND 2021-2029 HOUSING ELEMENT**

The City Council of the City of Rolling Hills Estates resolves as follows:

SECTION 1. Findings. The City Council finds as follows:

A. The City of Rolling Hills Estates, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California.

B. California Government Code section 65300 and following requires each city to prepare and adopt a comprehensive, long-term general plan for the physical development of the city.

C. The City's General Plan was last comprehensively updated in 1992.

D. In March, 2017, the City initiated a multi-year process to comprehensively update the 1992 General Plan by approving a work plan and schedule, hiring consultants, and conducting public workshops, collectively known as the General Plan Update ("Project" or "2040 General Plan").

E. The Project consists of long-term planning policies and standards that will guide future development in the City and does not approve any specific developments, and is therefore appropriately covered by a program-level Environmental Impact Report ("EIR") pursuant to California Environmental Quality Act ("CEQA") Guidelines (as set forth in Title 14, California Code of Regulations) Section 15168.

F. The City Council appointed a General Plan Advisory Committee ("GPAC") comprised of residents, homeowners association representatives, business leaders, and representatives from various stakeholder groups, to collaborate with city staff and the consultant team throughout development of the General Plan.

G. The GPAC held a total of 24 public meetings between October 2017 and February 2021 to identify key issues and challenges that Rolling Hills Estates may face over the next 20 years, refine the City's Land Use Map, and to develop a comprehensive set of goals and policies contained in the General Plan.

H. On September 30, 2020, the Southern California Association of Governments ("SCAG") issued a Notice to Proceed to the consulting team to begin work on the Sustainability Element of the Rolling Hills Estates 2040 General Plan, an optional Element that was made possible through a grant award under SCAG's 2016 Focused Purpose Sustainability Planning Grants program.

I. The City's Environmental Advisory Committee ("EAC") was designated as the primary stakeholder group to collaborate with City staff and the consultant team throughout the development of the Sustainability Element. The EAC held four meetings between December 2020 and April 2021 to identify key issues and challenges that Rolling Hills Estates may face over the next 20 years, and to develop a comprehensive set of goals and policies contained in the Sustainability Element.

J. The City Council and Planning Commission received periodic briefings from City staff and the consultant team to review input and receive information relevant to the specific topics addressed at the GPAC and EAC meetings, and to provide direction and guidance to staff and the consultant team regarding land use opportunity areas and development of the preferred land use map.

K. In accordance with Government Code section 65302, a comprehensive update to the City's General Plan has been prepared to address the mandatory elements required by state law, and includes an optional element for Sustainability.

L. The 2040 General Plan includes goals, policies, and actions regarding each of these General Plan elements.

M. The 2040 General Plan carries forward some of the major goals of the 1992 General Plan but has been substantially updated to address current local conditions and community priorities.

N. The "Planning Area" for the 2040 General Plan is defined as the entire area with the City's Sphere of Influence ("SOI"), which includes the City limits and the Urban Growth Boundary/Urban Service Area ("UGB/USA").

O. The 2040 General Plan is a citywide document that provides an integrated and internally consistent statement of the official land use policy for the City.

P. Pursuant to Government Code Section 65103(a), the City is required to periodically review, and revise as necessary, the General Plan including the Housing Element.

Q. On March 4, 2021, the Regional Council of the Southern California Association of Governments (SCAG) adopted the 6th Cycle Final Regional Housing Needs Allocation (RHNA) Plan.

R. In February 2020, the City of Rolling Hills Estates initiated the process to update its Housing Element for the 6th cycle planning period as part of the Project.

S. On March 23, 2021, the City held a duly noticed public workshop by teleconference, whereby all interested persons had the opportunity to appear and comment, on the Housing Element update process, including the Housing Element update requirements, citywide housing needs, and strategies for meeting those needs.

T. On May 20, 2021, the City posted the Draft 2021-2029 Housing Element ("Draft Housing Element") on the City's website for public review.

U. On May 24, 2021, the City held a duly noticed Special Planning Commission meeting by teleconference, whereby all interested persons had the opportunity to appear and comment on the Draft Housing Element. In compliance with Government Code section 65302(c), the Draft Housing Element consists of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. The Draft Housing Element also identifies adequate sites for housing and makes adequate provision for the existing and projected needs of all economic segments of the community, per Government Code section 65583.

V. On June 8, 2021, the City Council held a duly noticed meeting by teleconference, whereby all interested persons had the opportunity to appear and comment on the Draft Housing Element. The City Council directed staff to transmit the Draft Housing Element to The State Department of Housing and Community Development ("HCD") for review. Upon completion of the Affirmatively Furthering Fair Housing analysis, the Draft Housing Element was transmitted to HCD in July 2021 for a 60-day review period.

W. On September 24, 2021, HCD, after a thorough review of the Draft Housing Element, issued a comment letter, indicating that the Draft Housing Element will comply with the state's Housing Element Law, with amendment, when adopted by the City.

X. The City released the Draft 2040 General Plan in its entirety, in October 2021. The City invited comments by the public from October 22, 2021 through January 10, 2022.

Y. The City sent the Draft 2040 General Plan to affected public entities and agencies in compliance with state law (Government Code sections 65302(g)(7), 65302.5, 65302.7, 65352, 65352(a)(9) and Public Utilities Code Section 21676), and in accordance with Government Code Section 65352.2, contacted California Native American tribes that are on the contact list maintained by the Native America Heritage Commission to invite those tribes to consult on the proposed Draft 2040 General Plan.

Z. On November 9, 2021, the City Council and Planning Commission held a duly noticed joint special meeting to review the Draft 2040 General Plan, take public comment and testimony, and provide input on the respective documents.

AA. The City has received comments on the Draft 2040 General Plan.

BB. The comments on the Draft 2040 General Plan received from the public were presented and revisions proposed for the Planning Commission's consideration in the January 10, 2022 Planning Commission staff report and recommended for incorporation into the document presented.

CC. On December 6, 2021, and January 10, 2022, the Planning Commission held a duly noticed public hearing by teleconference on the Draft 2040 General Plan, considered all written and oral reports of staff and public testimony on the matter, and such other matters as are reflected in the record.

DD. On January 10, 2022, the Planning Commission adopted Resolution No. PA-210363, which recommends that the City Council adopt the 2040 General Plan. The Planning Commission also considered HCD's findings on the Draft Housing Element as part of the Project and recommended revising the Draft Housing Element in response to the findings of HCD (as revised, 2021-2029 Housing Element).

EE. On January 26, 2022, the City Council held a duly noticed public hearing by teleconference on the Draft 2040 General Plan, considered all written and oral reports of staff and public testimony on the matter, and such other matters as are reflected in the record, and directed staff to schedule two duly noticed public workshops, to review the chapters of the Draft 2040 General Plan in detail.

FF. On March 8, 2022, and March 15, 2022, the City Council held two duly noticed public workshops, focused on the individual elements of the Draft 2040 General Plan, considered all written and oral reports of staff and public testimony on the matter, and such other matters as are reflected in the record, and directed staff to implement minor changes to the document.

GG. On April 7, 2022, a redlined copy of the Draft 2040 General Plan that reflected the changes to the document as a result of the workshops was posted on the City's website for public review and distributed to the City Council.

HH. On April 12, 2022, the City Council held a duly noticed public meeting, considered the redlined changes to the Draft 2040 General Plan, received and filed all written and oral reports of staff and public testimony, and such other matters as are reflected in the record.

II. On April 26, 2022, the City Council held a duly noticed public hearing in-person and by teleconference on the Draft 2040 General Plan, considered all written and oral reports of staff and public testimony on the matter, and such other matters as are reflected in the record.

JJ. The 2021-2029 Housing Element meets all applicable requirements of state law. As result of obsolescent buildings, design, and market placement, declining uses, low existing floor area ratio, the significant impact of the COVID-19 pandemic and related shifts in the commercial and residential real estate markets and development expectations, and as further evidenced by recent site development inquiries, each as further specified on a site-by-site basis in the 2021-2029 Housing Element, that the existing uses on each existing, non-vacant site identified for inclusion within the 2040 General Plan, and thereby zoned to accommodate the City's needed lower income housing needs, are likely to be discontinued during the planning period, and thereby the fact that these sites are not currently vacant is not an impediment to additional residential development during the planning period for the 2021-2029 Housing Element.

KK. Based on factors such as proximity to commercial services, parks and amenities; and access to existing public water and sewer systems, and dry utilities, the 2021-2029 Housing Element concludes that the nonvacant sites identified in the sites inventory are suitable for residential development, and that the existing uses on the nonvacant sites do not constitute an impediment to additional residential development during the planning period.

SECTION 3. Environmental Review. The City Council has exercised its independent judgment and has found that the environmental impacts presented by the adoption of the 2040 General Plan and the 2021-2029 Housing Element have been addressed through the Final Environmental Impact Report (SCH No. 2021050450), the Findings of Fact and Statement of Overriding Considerations, and the Mitigation and Monitoring and Reporting Program, as adopted in City Council Resolution No. 2496.


SECTION 4. Adoption of the Rolling Hills Estates 2040 General Plan. The City Council finds that the 2040 General Plan complies with state law, and hereby adopts the Rolling Hills Estates 2040 General Plan based on the entirety of the record of proceedings.

SECTION 5. Adoption of the 2021-2029 Housing Element. The City Council finds that the 2021-2029 Housing Element complies with state law, and addresses the comments from HCD, and hereby adopts the 2021-2029 Housing Element based on the entirety of the record of proceedings, and further directs that the 2021-2029 Housing Element be incorporated into the adopted 2040 General Plan.

SECTION 6. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remainder of this resolution. The City Council hereby declares that it would have adopted this resolution, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof is declared invalid or unconstitutional.

SECTION 7. Record of Proceedings. The City Clerk is directed to certify to the adoption of this Resolution and to keep a copy of same along with such other documents and records of proceedings as may be designated by the Director of Community Development.

PASSED, APPROVED AND ADOPTED on April 26, 2022.



FRANK V. ZERUNYAN, MAYOR

ATTEST:



LAUREN PETTIT, CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution No. 2497 was duly and regularly passed by the City Council of the City of Rolling Hills Estates at a regular meeting thereof held on April 26, 2022 by the following vote:

AYES: HUFF, SCHMITZ, STEGURA, ZERUNYAN, ZUCKERMAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



LAUREN PETTIT, CITY CLERK