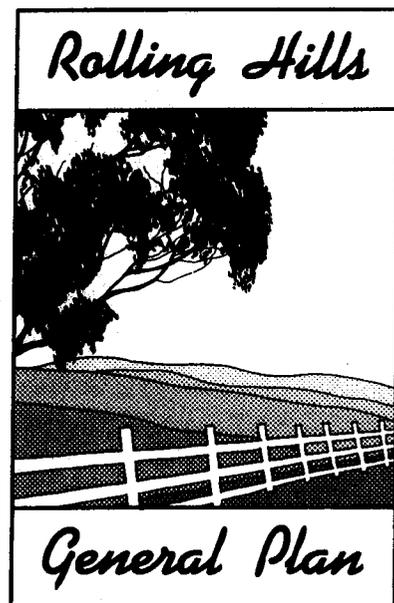


Introduction



June 25, 1990

INTRODUCTION TO THE GENERAL PLAN

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INTRODUCTION TO THE GENERAL PLAN

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INTRODUCTION TO THE GENERAL PLAN

The City of Rolling Hills is a beautiful wooded area with deep canyons and hilly terrain located on the Palos Verdes Peninsula (refer to Figure I-1). The community is characterized by one-story rambling ranch style homes, and functions in a regional context where commercial uses and services are provided by adjoining cities.

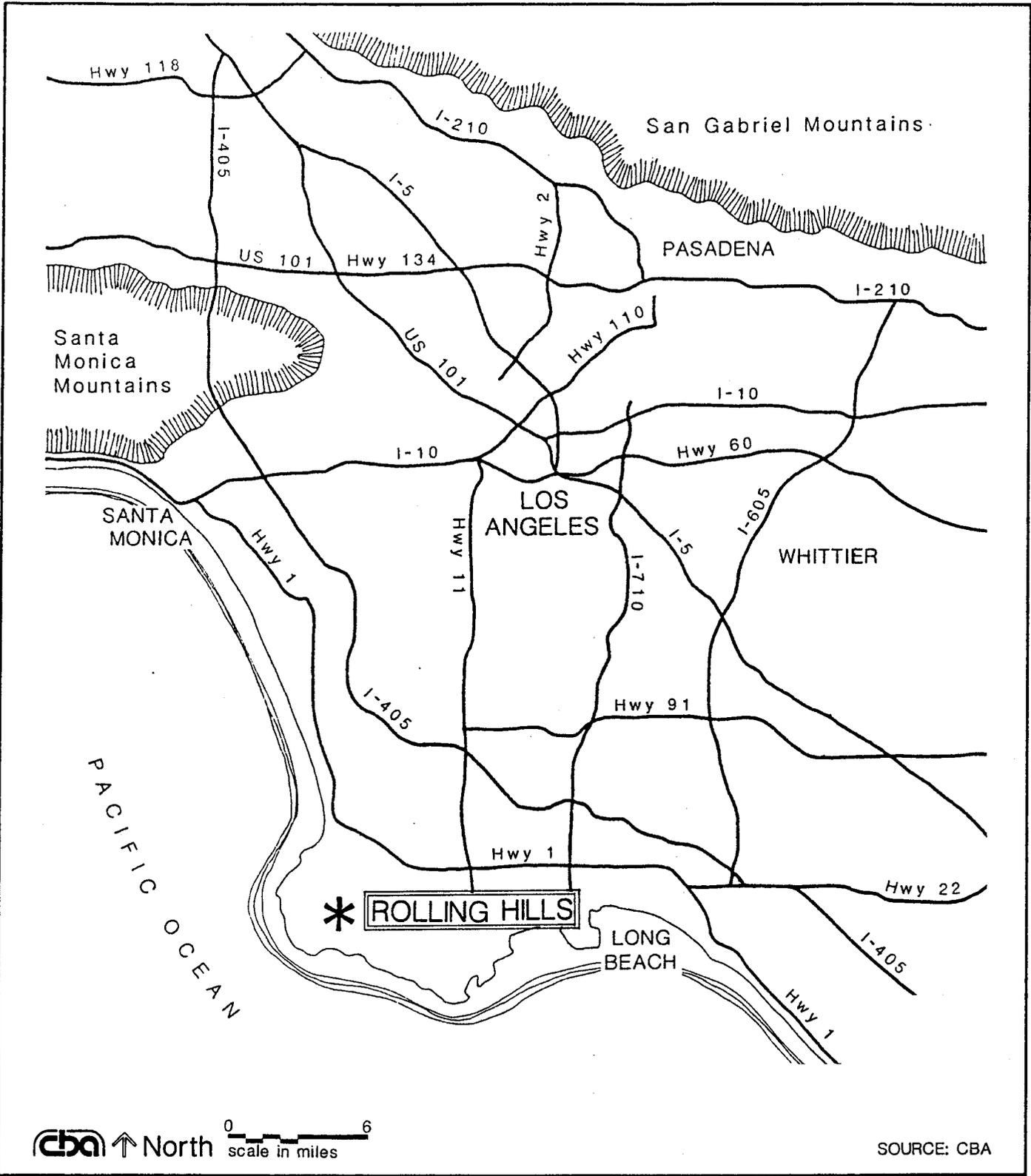
From its inception in 1936, Rolling Hills has been guided by deed restrictions established by the original developer. With the incorporation of the area in January 1957 as a general law City, the responsibility of governmental activity has been assumed by a city council-city manager system of local government. Through the Rolling Hills Community Association's Board of Directors and Architectural Committee, adherence to the community's original concept as a rural residential community has been maintained.

ROLE AND PURPOSE OF THE GENERAL PLAN

The City of Rolling Hills first General Plan was adopted in 1973, with updates prepared to the Housing Element in 1981 and 1984. Changes in the residential character of the community, along with changes in State Planning Law, has rendered the need to undertake a comprehensive update to the City's General Plan.

The Rolling Hills General Plan is, in effect, the constitution of the City and will serve as a blueprint for the long-range physical planning of the City. The Plan contains community goals and policies designed to shape the long-term development of the city, as well as protect its environmental, social, cultural and economic resources.

California Government Code Section 65302 requires that a general plan contain seven elements: 1) Land Use, 2) Housing, 3) Circulation, 4) Open Space, 5) Conservation, 6) Safety, and 7) Noise. The Rolling Hills General Plan Update consists of an integrated and internally consistent set of goals and polices that address a number of different topic areas related to the future development of the community. These topics correspond to the




 ↑ North scale in miles 0 6

SOURCE: CBA



Figure I-1
 Vicinity Map

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seven mandated General Plan elements - Land Use, Housing, Circulation, Open Space, Conservation, Safety and Noise.

Although the focus of this Plan is on land use and the need to plan for future development, other issues also benefit from long-range planning. In the Rolling

Hills General Plan, the relationship of the other elements to the Land Use Element is constantly examined. This structure ensures compliance with State law regarding General Plan consistency. Moreover, it establishes a comprehensive document which can improve coordination of community development activities among all units of government.

This Plan is an internally consistent document which provides a comprehensive data base and set of projections for all of its parts. Therefore, it is anticipated that the Plan will require periodic review and possible amendment to ensure that its information is timely and relevant.

Planning case law has placed the General Plan atop the hierarchy of local government law regulating land use. Consequently, consistency between the General Plan and all other land use plans, policies and programs is necessary. Zoning ordinances, specific plans and individual project plans must be consistent with the goals, policies and standards contained in the General Plan. In addition, all capital improvements and public works projects must be consistent with the General Plan.

PUBLIC PARTICIPATION

The public plays an important role in both the preparation and implementation phases of the General Plan. Because the General Plan reflects community goals and objectives, citizens must be involved with issues identification and goals formulation. The City made every effort to insure that the public and various civic organizations were consulted during the plan preparation stage. Additional public involvement was also encouraged through the public hearing process.

The General Plan Advisory Committee was instrumental in identifying the issues to be addressed in the Plan, and in drafting the Plan's goals and policies. Members of the fifteen person

committee were chosen from a variety of interest groups within the City, including members of the City Council, Planning Commission, Traffic Commission, Architecture Committee, Landscape Committee, Wastewater Committee, Viewshed Committee, Wildlife Committee, Community Association, Tennis Club, Women's Club, and Caballeros (equestrian) Club, as well as residents selected at large. The diverse make-up of the Committee resulted in a cross section of knowledge and concern which surfaced from meetings with the group.

A City-wide Community Attitude Survey was conducted to solicit resident response to planning issues, constraints and opportunities to be addressed in the General Plan Update. The results of the questionnaire have been incorporated into the General Plan as appropriate, and will also be utilized for future planning purposes in the City.

Finally, the General Plan and its supporting documents underwent review at public hearings held before the City of Rolling Hills Planning Commission and City Council. At that time, the appointed and elected officials heard public testimony concerning the adequacy of the Draft General Plan.

ORGANIZATION OF THE GENERAL PLAN

The Rolling Hills General Plan consists of an introduction and six elements which together satisfy the content requirements of State Planning Law. To eliminate overlap in subject matter and policy, the Open Space and Conservation elements have been combined as permitted by state law (Government Code Section 65301). The General Plan elements and Land Use Policy Map clearly state the community's goals and policies for the long term development of the City.

Each element is comprised of several sections. The first section is an introduction to the purpose of the element, and its relationship to other General Plan elements. The second section provides background information necessary for issues identification and preparation of element policies. The third section presents a summary of element issue areas which will need to be addressed by policy. The fourth and final section contains the goals and policies designed to guide development decisions relative to the element topic. In addition, the Land Use Element contains a section which

describes the Land Use Policy Map, and the Circulation Element contains a section describing the Circulation Plan.

As required by the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared coincident with the preparation of the Rolling Hills General Plan. This document discusses the change in the City's physical and environmental character which could occur under implementation of the Plan. More specifically, the EIR analyzes the impact of land use buildout under the Plan for each of the Plan's elements, and identifies mitigation measures to minimize these impacts. In accordance with CEQA, the environmental impacts of several land use alternatives to the Plan are evaluated. The General Plan EIR provides a mechanism by which development proposals in conformance with the Plan, and other specified criteria, may forego the preparation of an project specific EIR.

AMENDMENT OF THE GENERAL PLAN

The State recognizes the dynamic nature of the General Plan and provides for periodic review of the document to insure that it is consistent with the conditions, values, expectations, and needs of the community. The State General Plan Guidelines state:

"The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the General Plan."

The State (Government Code Section 65588) requires a Housing Element update to be conducted every five years and revisions to be made as necessary to reflect "new conditions, local attitudes, and political realities." It may also be appropriate for a comprehensive review of the entire General Plan to be made along with any subsequent revisions at a time which is concurrent with the Housing Element update. The format of the Rolling Hills General Plan is designed to facilitate the updating and amending of the General Plan by the City.