

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING THE 2014-2021 HOUSING ELEMENT AND GENERAL PLAN AMENDMENT NO. 2014-01, OF THE GENERAL PLAN OF THE CITY OF ROLLING HILLS. A NEGATIVE ENVIRONMENTAL DECLARATION HAS BEEN PREPARED FOR THIS PROJECT; AND ACCEPTING AND FILING THE 2014 REPORT ON THE IMPLEMENTATION OF THE GENERAL PLAN.

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1. On January 4, 1957, the City of Rolling Hills was established as a duly organized municipal corporation of the State of California.

Section 2. The City of Rolling Hills first General Plan was adopted in 1973, with updates prepared for the Housing Element in 1981 and 1984. The City adopted its current General Plan on June 25, 1990 and the Housing Element of the General Plan on December 25, 1991 and as amended on July 9, 2001 and January 9, 2009. The General Plan establishes goals, objectives and strategies to implement the community's vision for the future.

Section 3. Pursuant to the requirements of Government Code Section 65580 et seq., City staff has reviewed the Housing Element of the General Plan and determined that it is appropriate to revise that Element to reflect the results of this review.

Section 4. The City prepared a Draft Housing Element update for the period 2014-2021. The Planning Commission reviewed a Preliminary Draft Housing Element at a Public Hearing/Workshop held on September 26, 2013. The document was forwarded as a Draft to the California Department of Housing and Community Development (HCD) for its 60-day review. On December 16, 2013 HCD requested modifications which have been incorporated into a revised Housing Element update, which was considered by the Planning Commission at a public hearing on January 21, 2014.

Section 5. On December 30, 2013 pursuant to Government Code Sections 65090 and 65353, the State of California Clearinghouse, cities of Rolling Hills Estates, Rancho Palos Verdes, Palos Verdes Estates, the Palos Verdes Peninsula Center Library, the Palos Verdes Peninsula Unified School District, and the County of Los Angeles were notified of the public hearing for this project. Notifications of the public hearings were published in the Palos Verdes Peninsula News on January 2 and January 30, 2014 and the City of Rolling Hills Newsletter. Copies of the 2014-2021 Housing Element update and Initial Study were made available at the public counter and the City's web site.

Section 6. Pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, Sections 15000 et seq., and the City's Local CEQA Guidelines, the City prepared an initial study and determined that there was no substantial evidence that the adoption of the 2014-2021 Housing Element may have a significant effect on the environment. Accordingly, a negative declaration was prepared and notice of that fact was given in the manner required by law. The initial study is incorporated herein as if set out in full and attached hereto as Exhibit "A."

Section 7. A duly noticed public hearing before the Planning Commission to consider the proposed negative declaration and the 2014-2021 Housing Element was held on January 21, 2014 at which time public comments on the negative declaration and the 2014-2021 Housing Element were received by the Commission. The Planning Commission at that meeting adopted Resolution No. 2014-03 recommending to the City Council to adopt the Housing Element and the Negative Declaration.

Section 8. The City Council at a public hearing on February 10, 2014 considered individually and collectively, the proposed negative declaration and the 2014-2021 Housing Element and after due consideration of public testimony, staff analysis and the Planning Commission's recommendation, the City Council has determined that the 2014-2021 Housing Element, General Plan Amendment No. 2014-01, attached hereto as Exhibit "B" and incorporated by reference into this Resolution, implements the goals and the needs in terms of the type of housing envisioned by the City's General Plan.

Section 9. Based upon the facts contained in this Resolution, those contained in the staff report and other components of the legislative record, in the proposed negative declaration and the 2014-2021 Housing Element, and the public comments received by the City Council, the City Council finds as follows:

(a) The City Council considered the proposed negative declaration together with comments upon it received in the public review process and finds that there is no substantial evidence that the adoption of the 2014-2021 Housing Element will have a significant effect on the environment.

(b) The City Council has reviewed the Housing Element Guidelines adopted by HCD pursuant to Section 50459 of the Health and Safety Code and has reviewed the letter prepared by and has reviewed the findings contained in HCD's letter dated January 16, 2014. The City revised the Housing Element based on that letter. The City Council hereby incorporates as if set out in full as part of this resolution and by way of explanation for the basis of the City Council's conclusion that the revised Housing Element substantially complies with State law.

(c) The City has changed the draft Housing Element update to substantially comply with the requirements of Government Code Sections 65580-65589.8. As demonstrated by the analysis set forth in the element itself, the City's unique topographic, geologic, infrastructure, fire safety and land use constraints prevent the City from rezoning property and otherwise restrict development in the City. Such constraints include steeply sloping hillsides, landslide hazards, lack of urban infrastructure such as sewers, the threat of wildland fires, sensitive animal habitats and species, and enforceable CC&Rs.

(d) The 2014-2021 Housing Element is consistent with the other elements of the General Plan because the Element uses the land use designations of the Land Use Element and those designations in turn are reflective of, and consistent with, the policies and provisions of the remaining elements of the General Plan.

(e) The housing goals, objectives, and policies stated in the 2014-2021 Housing Element are appropriate for the City of Rolling Hills and will contribute to the attainment of the state housing goal.

(f) The adoption of the 2014-2021 Housing Element will aid the City's efforts to assist in the development of housing for all members of the community.

(g) For the foregoing reasons, the adoption of the 2014-2021 Housing Element is in the public interest.

(h) The City Council received and reviewed the annual report on implementation of the General Plan, and directs that the report be filed and forwarded to the State of California Office of Planning and Research and the Department of Housing and Community Development.

Section 10. The City Council hereby approves and adopts the proposed negative declaration prepared for this project, the revised Housing Element and the annual report on the implementation of the General Plan.

Section 11. The City Clerk is hereby directed to distribute copies of the Housing Element of the Rolling Hills General Plan as provided in Section 65357, to file a Notice of Determination with the Los Angeles County Clerk, and to submit a copy of the revised Housing Element and this Resolution to HCD, pursuant to Section 65585 of the Government Code.

PASSED AND APPROVED ON THE 10th DAY OF FEBRUARY 2014.

FRANK E. HILL
MAYOR

ATTEST:

HEIDI LUCE
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Resolution No. 1158 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING THE 2014-2021 HOUSING ELEMENT AND GENERAL PLAN AMENDMENT NO. 2014-01, OF THE GENERAL PLAN OF THE CITY OF ROLLING HILLS. A NEGATIVE ENVIRONMENTAL DECLARATION HAS BEEN PREPARED FOR THIS PROJECT; AND ACCEPTING AND FILING THE 2014 REPORT ON THE IMPLEMENTATION OF THE GENERAL PLAN.

was approved and adopted at a regular meeting of the City Council on February 10, 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

and in compliance with the laws of California was posted at the following:

Administrative Offices

HEIDI LUCE
CITY CLERK