City of Rolling Hills INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

AGENDA	PLANNING COMMISSION	CITY OF ROLLING HILLS
Special Planning Meeting	Friday, February 05, 2021	7:30 AM

NOTICE AND AGENDA OF SPECIAL MEETING

SUPPLEMENTAL

PLANNING COMMISSION

CITY OF ROLLING HILLS

VIA Teleconference

Friday, February 5, 2021 at 7:30 AM

PLEASE TAKE NOTICE that the Chair of the City of Rolling Hills Planning Commission has called a special meeting of the Planning Commission to take place at 7:30 AM on Friday, February 5, 2021 for the purpose of discussing and taking action on item listed on the agenda below.

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020. All Planning Commissioners will participate by teleconference.

Public Participation: City Hall will be closed to the public until further notice. A live audio of the Planning Commission meeting will be available on the City's website (https://www.rolling-hills.org/PC%20Meeting%20Zoom%20Link.pdf). The meeting agenda is also available on the City's website (https://www.rolling-hills.org/government/agenda/index.php).

Join Zoom Meeting via
https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFbllFZz09

Meeting ID: 993 4388 2035 Passcode: 647943

Members of the public may submit comments in real time by emailing the City Clerk's office at cityclerk@cityofrh.net. Your comments will become a part of the official meeting record. You must provide your full name but do not provide any other personal information (i.e., phone numbers, addresses, etc) that you do not want to be published.

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF THE AGENDA**

4. **PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA**

5. **APPROVAL OF MINUTES**
   NONE.

6. **RESOLUTIONS**
   NONE.

7. **PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING**
   NONE.

8. **NEW PUBLIC HEARINGS**
   NONE.

9. **NEW BUSINESS**
   NONE.

10. **OLD BUSINESS**

    10.A. REVIEW AMENDMENTS TO TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 RANCHO DEL MAR HOUSING OPPORTUNITY ZONE.
    RECOMMENDATION: Receive and file.
    HCD's Comments Re_ Rolling Hills Housing Element next steps.pdf
    Chapter 17.19 RDMHO Residential - Referral Back 02.04.21.DOCX
    SUPPLEMENTAL: Chapter 17.19 RDMHO Residential - Referral Back 02.05.21.pdf

11. **SCHEDULE FIELD TRIPS**
    3 OPEN BRAND ROAD (ROSA)
    20 UPPER BLACKWATER CANYON ROAD (IANNITTI)

12. **ITEMS FROM STAFF**
    Commissioner Matt Seaburn Service Recognition, February 16, 2021 (Oral)
    Form 700 (Oral)

13. **ITEMS FROM THE PLANNING COMMISSION**
    NONE.

14. **ADJOURNMENT**

    Next regular meeting: Tuesday, February 16, 2021, 7:30 AM and 6:00 PM. Zoom access:

    https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFbllFZz09

Meeting ID: 993 4388 2035 Passcode: 647943

Public Comment is welcome on any item prior to City Council action on the item.

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City Clerk's office or at the meeting at which the item will be considered.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting due to your disability, please contact the City Clerk at (310) 377-1521 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A
Mtg. Date: 02/05/2021

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **REVIEW AMENDMENTS TO TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 RANCHO DEL MAR HOUSING OPPORTUNITY ZONE.**

DATE: **February 05, 2021**

BACKGROUND:
At the January 25, 2021 City Council Meeting, staff presented proposed revisions to Title 17 of the Municipal Code to establish the Rancho Del Mar Housing Opportunity Overlay Zone. The proposed revisions consisted of changes previously reviewed and recommended for approval by the Planning Commission to the City Council and staff's subsequent changes responding to HCD's comments to the draft development standards.

DISCUSSION:
In response to HCD's latest comments, staff presented additional revisions to Title 17 to address concerns regarding standards that may violate state regulations and others that are too cost prohibitive and thus, make it difficult for development to occur.
At the January 25th meeting, the City Council directed staff to finalize the proposed changes to the development standards for consideration and approval.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
HCD's Comments Re_ Rolling Hills Housing Element next steps.pdf
Chapter 17.19 RDMHO Residential - Referral Back 02.04.21.DOCX
SUPPLEMENTAL: Chapter 17.19 RDMHO Residential - Referral Back 02.05.21.pdf

From:	Huntley, Robin@HCD
To:	Barry Miller
Cc:	Meredith Elguira
Subject:	Re: Rolling Hills Housing Element next steps
Date:	Monday, December 28, 2020 9:53:22 AM
Attachments:	Outlook-b2wstlam.png Outlook-imwqfyvw.png

Barry and Meredith -

I've reviewed the information provided regarding Emergency Shelters, Single Room Occupancy Units, and Multi-Family Housing. There are multiple items that are potential constraints and other items are explicitly not allowed.

I'll start by providing a copy of Government Code section 65583, subdivision (a)(4)(A) so you can see what is allowed for emergency shelters.

(4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under

this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

With regard to Emergency Shelters:

(A) Operational Requrements: Who will review and approve? What are the requirements? The standards must be objective and facilitate the development of emergency shelters. The process must be non-discretionary and similar to the processes required for other uses in the zone. (Rolling HIlls is a bit unique in this regard.)
(B) Development Requirements:
(2) is explicitly not allowed. Emergency shelters cannot be required to be more than 300 feet apart.
(3) Facility Requirements - As a general rule, requirements cannot exceed those of other uses in the zone. (Rolling Hills is a bit unique in this regard.) Items in (iv) are in excess of what is allowed to be required pursuant to Gov. Code 65583(a)(4)(A)(i) through (vii) - highlighted above. Item (vi) is also in excess of what is allowed in statute.
Excessive requirements increase costs and are a constraint to the feasibility of development.

Single Room Occupancy Hotels:

(A) Items in the definition conflict with items in (C) Development Requirements. E.g. minimum and maximum unit sizes. In addition, the definition in (A) indicates a requirement for 6 or more units while the Development Requirement indicates a maximum of 6 units. Having the minimum and maximum requirements at the same number is inflexible and a constraint to development. It is also unclear if (A), by definition, requires kitchen and bathroom facilities in each unit or in the development as a whole while (C) Development Requirements appears to provide some flexibility.

(C) In addition to the conflicts listed above, item #8 is a constraint to development. Requiring an elevator for a 2-story building increases costs and decreases the feasibility of development. Item #9 is an excessive requirement given the small number of units and the requirement of occupancy for 30 days or more. Requiring 24-hour management increases costs and decreases

the feasibility of development.

Multi-Family Housing:

The requirement for 100% of the units to be affordable is concerning as this is will be the only site in the City allowing multifamily development. Housing element law requires zoning for a variety of housing types, including multifamily. Rezoning for the shortfall of sites to accommodate the lower RHNA only requires use by-right when 20% or more of the units are affordable to lower-income households. Bottom line is that rezoning this site to allow multifamily has a two-fold purpose. Requiring 100% affordability would be acceptable if the City had other sites to accommodate multifamily development, but it doesn't. The site/zoning should allow all multifamily development, not be limited to 100% affordable development.

The minimum dwelling sizes are high. The City should consider lower unit sizes. Development standards, taken as a whole, must allow development at the density allowed. The combination of unit size, height restrictions, slope setback, common open space, parking and its required setbacks, may constrain or make development infeasible.

The requirement for a building to be set back 50' from the toe of a slope could be a constraint to development. HCD would need to have the site mapped showing how this requirement would affect the various areas identified on the site for development.

Robin Huntley
Senior Housing Policy Specialist
State of California
Department of Housing and Community Development
2020 West El Camino Boulevard Suite 500, Sacramento, CA 95833
916-263-7422



Section 1. Section 17.08.010 (Zones established) of Chapter 17.08 (Establishment of Zones and Boundaries) in Title 17 (Zoning) is hereby amended to read as follows:

Chapter 17.08 - ESTABLISHMENT OF ZONES AND BOUNDARIES

17.08.010 - Zones established.

Rolling Hills is a unique, well-established residential community. Development consists almost exclusively of single-family residential houses on large lots. The General Plan of the City of Rolling Hills establishes a policy to maintain the existing pattern and type of residential development, with support public facility uses. Toward the end of implementing General Plan land use policy, zone districts are established as follows:

A. RA-S - Residential Agriculture-Suburban. The RA-S zone district is divided into two sub-districts: RA-S-1 and RA-S-2. The suffix indicates the minimum lot size requirement in net acres.

1. The Overlay Zoning District (OZD-1) overlies a portion of the RA-S-1 zone and is identified on the zoning map.

2. The Rancho Del Mar Housing Opportunity Overlay Zoning District (RDMO) overlies a portion of the RA-S-2 zone and is identified on the zoning map.

B. PF - Public Facilities.

Section 2. Chapter 17.19 (Rancho Del Mar Housing Opportunity Overlay Zone) is added to Title 17 (Zoning) to read as follows:

Chapter 17.19 – RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE

17.19.010 – Intent and purpose.

The Rancho Del Mar Housing Opportunity Overlay Zone (RDMO) is established by this chapter to:

A. To provide regulations that implement the goals and policies of the general plan and other similar long-range planning documents aimed at encouraging mixed-use development within the City. The RDMO zone is further intended to serve as an implementation tool of the City's land use and housing elements of the general plan by facilitating further residential development.

B. The RDMO zone has the following major objectives:
   1. Create "by-right" opportunities for housing;
   2. Implement state laws that require cities to demonstrate available land capacity and zoning tools to accommodate the City's current and projected need for housing;

3. Facilitate well-designed development projects that combine residential and nonresidential uses (e.g., office, transit facility and other community amenities) to promote a better balance of jobs and housing;
4. Encourage development that provides attractive features (e.g., landscaping, public spaces, courtyards, etc.) designed to integrate the public realm (e.g., right of way, walking path, etc.) with development on adjacent private property.

17.19.020 – Applicability.

The RDMO applies to 38 Crest Road West, Rolling Hills, California.

17.19.030 – Uses Permitted.

No lot, premises, building, or structure shall be used for any use or purpose other than the following:

A. Affordable Multi-family+;
B. Affordable Senior housing+;
C. Emergency Shelter+;
D. Single Room Occupancy*;
E. Daycare*;
F. School facilities*;
G. Transit facilities*; and
H. Market Rate Multi-family*.

*Requires Conditional Use Permit (RHMC Chapter 17.42)
+Requires Zone Clearance Permit (RHMC Chapter 17.44)

17.19.040 – Development Standards for Single Room Occupancy.

A. Single Room Occupancy Defined. "Single room occupancy (SRO) facility" means a facility operated by a provider with six or more dwelling units for persons of lower income where each unit has a minimum floor area of two hundred fifty square feet and a maximum floor area of three hundred fifty square feet. These dwelling units must be offered on a monthly basis or longer. For the purposes of this definition, a "provider" means a government agency or private nonprofit organization that provides or contracts with recognized community organizations to provide SRO housing, and "lower income" has the meaning set forth in Health and Safety Code Section 50079.5.

B. SRO housing shall conform to the following requirements:
   1. SRO housing shall be limited to a total maximum number of eight (8) units.
   2. Occupancy shall be limited to maximum two persons per unit.
   3. Each SRO unit shall be provided with the following minimum amenities:
      i. Kitchen sink with garbage disposal.
      ii. A toilet and sink located in a separate room within the unit that is a minimum twenty square feet.

iii. One closet per person.
iv. Telephone and cable TV hookups.

4. If full bathrooms are not provided in each unit, shared showers shall be provided on each floor at a ratio of one per seven occupants on the same floor, with doors lockable from the inside.
5. If full kitchens are not provided in each unit, shared kitchen facilities shall be provided on each floor consisting of a range, sink with garbage disposal, and refrigerator.
6. If laundry facilities are not provided in each unit, common laundry facilities shall be provided, with one washer and one dryer on the premises.
7. On-site management shall be provided.
8. Off-street parking shall be provided at the rate of one-half spaces per unit, plus one space for each employee on duty.

17.19.050 – Development Standards for Emergency Shelter.

A. Operational Requirements. An application for a permit to establish and operate an emergency shelter shall be accompanied by a management and operations plan, which shall establish hours of operation, staffing levels, maximum length of stay, size and location of exterior and interior on-site waiting and intake areas, and security procedures.

B. Developmental Requirements. Emergency Shelters shall conform to the following requirements:
   1. Maximum of twelve beds.
   2. Minimum separation of three hundred feet between emergency shelters.
   3. Facility Requirements.
      i. Each occupant shall be provided a minimum of fifty square feet of personal living space, not including space for common areas.
      ii. Bathing facilities shall be provided in quantity and location as required by the California Plumbing Code (Title 24 Part 5), and shall comply with the accessibility requirements of the California Building Code (Title 24 Part 2).
      iii. Shelters must provide a storage area for refuse and recyclables that is enclosed by a six-foot-high landscape screen, solid wall, or fence, which is accessible to collection vehicles on one side. The storage area must be large enough to accommodate the number of bins that are required to provide the facility with sufficient service so as to avoid the overflow of material outside of the bins provided.
      iv. The shelter may provide one or more of the following specific facilities and services on site, including but not limited to:
         (1) Commercial kitchen facilities designed and operated in compliance with the California Retail Food Code;
         (2) Dining area;
         (3) Laundry room;
         (4) Recreation room;
         (5) Support services (e.g. training, counseling, etc.); and

(6) Child care facilities.

v. On-Site Waiting and Intake Areas. A minimum of five percent of the total square footage of a shelter shall be designated for indoor on-site waiting and intake areas to accommodate drop off, intake, and pickup. In addition, an exterior waiting area shall be provided, the minimum size of which is equal to or larger than the minimum interior waiting and intake area.

vi. Off-Street Parking. One space of off-street parking shall be provided for each staff person on duty.

17.19.060 – Development Standards for Multifamily Residential:

A. All multifamily residential projects shall be located west of the improved portion of the PVPTA Facility and south of the access road.

1. **Affordable Multifamily Residential.** Up to 16 units of 100% **very low and low-income** affordable multifamily housing shall be allowed.

2. **Market Rate Multifamily Residential.** Market-rate multifamily housing shall be allowed subject to findings that the project is consistent with the General Plan and the City has adequate capacity to meet its regional housing needs allocation.

B. All multifamily residential projects shall comply with the following development standards:

Table 17.19.050A
Multifamily Residential Development Standards—Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Development Regulation	**RDMO**	**Notes**
1. Minimum density (residential uses)	1du/2,178 sq.ft.	
2. Maximum density (residential uses)	1du/1,815 sq.ft.	
3. Minimum dwelling unit size	Studio: 250 sq. ft. 1-bdrm: 400 sq. ft. 2-bdrm: 650 sq. ft. 3-bdrm: 900 sq. ft.	
4. Maximum building height	2 stories/28 ft.	Minimum roof pitch: 3½:12
5. Distance between buildings (minimum)	6 ft.	

6. front yard setback	5 ft. (min); 15 ft. (max)	
7. street side setback	5 ft. (min); 15 ft. (max)	
8. side setback	5 ft. (min); No max	
9. rear yard setback	10 ft. (min)	
10. Setback from bottom of slope	50 ft. minimum	Building pad not to exceed 10% slope.
11. Permitted setback encroachments	6 ft. into setbacks	Balconies, awning, porches, stairways and similar elements may extend up to 6 ft. into the setback. Cornices, eaves, fireplaces, similar architectural features may extend 4 ft. into the front and rear setbacks and 3 ft. in interior setbacks.
12. Maximum Development site	1 acre	
Landscape/open space standards		
13. Common open space (multi-family residential)	100 sq. ft. per unit	
Parking Standards		
14. Surface parking	20 ft. min. setback from front lot line at driveway entrance; 15 ft. min side yard setback at driveway entrance.	
15. Garage/tuck-under parking	Prohibited along front	
16. Underground/podium parking	Allowed beneath building footprint	

Abbreviations: sq. ft. = square feet; ft. = feet or foot

17.19.070 – Parking regulations.

All allowed uses identified in Section 17.19.030 shall comply with the following:

A. Parking standards:

Table 17.19.070A
Parking Standards - Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Use	Required Number of Spaces	Notes
Multi-family residential and condominiums	Studio - 1 space per unit One bedroom - 1 space per unit Two bedrooms – 1.5 spaces per unit Three or more bedrooms - 2.5 spaces per unit Additional guest parking 1/4 space per unit	Per unit; Tandem parking is allowed in cases where multiple spaces are assigned to a single unit
Senior housing	1.0 spaces per unit for developments of 10 units or less. For developments of 11 units or more, the parking shall be 0.5 spaces per dwelling unit, or 10 spaces, whichever is greater. For developments of 10 or more units, 10 percent of the total required parking shall be reserved for guest parking	
Very low and low income housing units	1.0 space per very low or low income unit. This parking ratio only applies to those units which are designated for very low or low income. For developments of 10 or more units, ten (10) percent of the total required parking shall be reserved for guest parking 1.1	
Single Room Occupancy	0.5 space per unit plus 1.0 space for each staff on duty	
Emergency Shelter	1.0 space for each staff on duty	

B. Reduced Parking. The Planning Commission and City Council may reduce the required parking after considering documentation and a study provided by the applicant showing infeasibility of providing required parking. Staff's recommendation shall give weight to all relevant facts, including but not limited to the following: availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; the characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use. Required parking shall comply with State law for affordable housing units.

C. Electric Vehicle Charging Stations. In accordance with the California Green Building Code (CALGreen Code), new buildings shall be electric vehicle charging station ready. This requires residential properties to provide one 120V AC 20 amp and one 208/240V 40 amp, grounded AC outlet for each required parking space. The number of required parking spaces for electric vehicle charging shall be as follows:

Table 17.17.080B
Electric Vehicle Charging Station Standards - Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Total Number of Spaces	Number of Required Electric Vehicle Charging Spaces
1-10	1
11-20	3
21-30	5

17.19.080 – Multifamily Residential Frontage type regulations.

A. Elevation of Ground Floor.
   1. The elevation of the ground floor shall be elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.
   2. The ground floor elevation shall be located within five feet of the ground surface of the adjacent sidewalk or walkway.

B. Minimum Ground Floor Ceiling Height. Ten (10) feet minimum (floor-to-floor height).

C. Ground Floor Unit Entrances.
   1. Entrances and windows shall be provided on the front of the facade to provide eyes on the street and direct sidewalk access to the building.
   2. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.

D. Upper Floor Unit Entrances. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a facade fronting a street.

E. Recessed Entrances. Entrances may be recessed into the facade.

F. Stoops and Front Porches.
   1. Stoops and front porches may be provided in front of building and unit entrances.
   2. Stoops and front porches may project up to five feet from the facade and project into the setback.

G. Projecting Elements (Balconies, Roof Overhangs, Shade Structures, and Bay Windows). Projecting Elements on upper floors may project four (4) feet from the facade and project into the setback.

H. Sidewalk and Setback Treatment.
   1. The public sidewalk shall be improved with street trees with an average spacing of thirty (30) feet on-center and pedestrian-scaled lights not to exceed 30 inches in height and maximum 25 Watts.
   2. If the front facade is setback from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).

17.19.090 – Multifamily Residential usable open space regulations.

A. Usable Open Space Defined. Usable open space areas are an open area or an indoor or outdoor recreational facility which is designed and intended to be used for outdoor living and/or recreation. Usable open space shall not include any portion of parking areas, streets, driveways, pedestrian paths, or turnaround areas.

B. Usable Open Space Amenities/Facilities.
   1. Each multifamily residential project shall include one usable open space amenity. Each square foot of land area devoted to a usable open space amenity shall be credited as common open space on a 1:1 basis.
   2. The following listed recreational amenities satisfy the above recreational amenity requirement:
      i. Clubhouse
      ii. Gym
      iii. Children's playground equipment.
      iv. Day care facility.
      v. Other recreational amenities deemed adequate by the Planning and Community Services Director.

17.19.100 - Multifamily Residential public space amenities requirements.

A. Each multifamily residential project shall include a public open space amenity. Each square foot of land area devoted to a public space amenity shall be credited as common open space on a 1:1 basis.

B. The following listed public space amenities satisfy the above public space amenity requirement:
   1. Formal Plazas. A formal plaza would be a publicly accessible open space which has a design that is influenced by classical urban planning design. A formal plaza would typically include some sort of central water fountain and/or symmetrical landscaping.
   2. Gardens. A garden can be located on the ground level or on upper levels of a structure. Urban gardens include ornamental landscaping arranged in raised or at-grade planters or planting areas, potted plants, and trees. Many times there are sculptures or other forms of public art that are included within the urban garden.
   3. Covered Colonnades. Colonnades are linear in design and generous in depth. The intent is to provide a comfortably wide, covered pathway that is adjacent to the openings of a building. Sometimes the second floor of a building is utilized to create the "covered" element of the colonnade.
   4. Pedestrian Alleys and Walkways. A pedestrian alley or walkway is typically a "lane" that does not follow the alignment of a vehicular street, but provides a pedestrian access to either a public space or some other feature within the interior of a development. Pedestrian alleys or walkways must be designed in such a manner so as to be inviting to pedestrians. Therefore, issues such as lighting, security, line

of sight, cleanliness and visual appeal are important considerations to a well-designed pedestrian alley or walkway. Sometimes public art, street furniture, and access to public spaces are features of pedestrian alleys and walkways.

5. Bicycle Storage Areas. All developments shall provide common bicycle racks or storage areas for the residents as follows: two (2) bicycle racks or storage units for every five (5) dwelling units.

17.19.110 – Multifamily Residential Operational and Compatibility Standards

A. Trash Enclosures. Enclosures shall be required for refuse and recycling bins and there location shall be clearly indicated on required site plan. Outside trash enclosures shall be a minimum six (6) feet in height and shall be architecturally compatible with main building. Enclosures are not permitted in required front yard or street side yard setback area.

B. Landscaping. Landscaping shall comply with RHMC Chapter 13.18 (Water Efficiency).

C. Screening and Buffering—Mechanical Equipment and Trash Facilities. All mechanical equipment, heat, and air-conditioning equipment shall be architecturally screened from view and buffered and trash facilities shall be screened and buffered.

D. Sound mitigation. Residential dwelling units shall be designed to be sound attenuated against present and future project noise. New projects or new nonresidential uses in existing projects shall provide an acoustical analysis report, by an acoustical engineer, describing the acoustical design features of the structure required to satisfy the exterior and interior noise standards.

Section 1. Section 17.08.010 (Zones established) of Chapter 17.08 (Establishment of Zones and Boundaries) in Title 17 (Zoning) is hereby amended to read as follows:

Chapter 17.08 - ESTABLISHMENT OF ZONES AND BOUNDARIES

17.08.010 - Zones established.

Rolling Hills is a unique, well-established residential community. Development consists almost exclusively of single-family residential houses on large lots. The General Plan of the City of Rolling Hills establishes a policy to maintain the existing pattern and type of residential development, with support public facility uses. Toward the end of implementing General Plan land use policy, zone districts are established as follows:

A. RA-S - Residential Agriculture-Suburban. The RA-S zone district is divided into two sub-districts: RA-S-1 and RA-S-2. The suffix indicates the minimum lot size requirement in net acres.

1. The Overlay Zoning District (OZD-1) overlies a portion of the RA-S-1 zone and is identified on the zoning map.

2. The Rancho Del Mar Housing Opportunity Overlay Zoning District (RDMO) overlies a portion of the RA-S-2 zone and is identified on the zoning map.

B. PF - Public Facilities.

Section 2. Chapter 17.19 (Rancho Del Mar Housing Opportunity Overlay Zone) is added to Title 17 (Zoning) to read as follows:

Chapter 17.19 – RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE

17.19.010 – Intent and purpose.

The Rancho Del Mar Housing Opportunity Overlay Zone (RDMO) is established by this chapter to:

A. To provide regulations that implement the goals and policies of the general plan and other similar long-range planning documents aimed at encouraging mixed-use development within the City. The RDMO zone is further intended to serve as an implementation tool of the City's land use and housing elements of the general plan by facilitating further residential development.

B. The RDMO zone has the following major objectives:
   1. Create "by-right" opportunities for housing;
   2. Implement state laws that require cities to demonstrate available land capacity and zoning tools to accommodate the City's current and projected need for housing;

3. Facilitate well-designed development projects that combine residential and nonresidential uses (e.g., office, transit facility and other community amenities) to promote a better balance of jobs and housing;
4. Encourage development that provides attractive features (e.g., landscaping, public spaces, courtyards, etc.) designed to integrate the public realm (e.g., right of way, walking path, etc.) with development on adjacent private property.

17.19.020 – Applicability.

The RDMO applies to 38 Crest Road West, Rolling Hills, California.

17.19.030 – Uses Permitted.

No lot, premises, building, or structure shall be used for any use or purpose other than the following:

A. Affordable Multi-family+;
B. Affordable Senior housing+;
C. Emergency Shelter+;
D. Single Room Occupancy*;
E. Daycare*;
F. School facilities*; ~~and~~
G. Transit facilities*; and
~~G.~~H. Market Rate Multi-family*.

*Requires Conditional Use Permit (RHMC Chapter 17.42)
+Requires Zone Clearance Permit (RHMC Chapter 17.44)

17.19.040 – Development Standards for Single Room Occupancy.

A. Single Room Occupancy Defined. "Single room occupancy (SRO) facility" means a facility operated by a provider with six or more dwelling units for persons of lower income where each unit has a minimum floor area of two hundred fifty square feet and a maximum floor area of three hundred fifty square feet. These dwelling units ~~must have kitchen and bathroom facilities, and~~ must be offered on a monthly basis or longer. For the purposes of this definition, a "provider" means a government agency or private nonprofit organization that provides or contracts with recognized community organizations to provide SRO housing, and "lower income" has the meaning set forth in Health and Safety Code Section 50079.5.

B. SRO housing shall conform to the following requirements:
1. SRO housing shall be limited to a total maximum number of ~~six~~ eight (~~8~~6) units.
2. Occupancy shall be limited to maximum two persons per unit.
~~3. Minimum unit sizes (not including toilet compartment) shall be:~~
~~i. One person: one hundred fifty square feet.~~
~~ii. Two persons: one hundred seventy-five square feet.~~

~~4.~~3. Each SRO unit shall be provided with the following minimum amenities:
   i. Kitchen sink with garbage disposal.
   ii. A toilet and sink located in a separate room within the unit that is a minimum twenty square feet.
   iii. One closet per person.
   iv. Telephone and cable TV hookups.

~~5.~~4. If full bathrooms are not provided in each unit, shared showers shall be provided on each floor at a ratio of one per seven occupants on the same floor, with doors lockable from the inside.

~~6.~~5. If full kitchens are not provided in each unit, shared kitchen facilities shall be provided on each floor consisting of a range, sink with garbage disposal, and refrigerator.

~~7.~~6. If laundry facilities are not provided in each unit, common laundry facilities shall be provided, with one washer and one dryer on the premises.

~~8. Elevators shall be required for SROs of two stories.~~

~~9.~~7. On-site management shall be provided ~~at all times~~.

~~10.~~8. Off-street parking shall be provided at the rate of one-half spaces per unit, plus one space for each employee on duty.

17.19.050 – Development Standards for Emergency Shelter.

A. Operational Requirements. An application for a permit to establish and operate an emergency shelter shall be accompanied by a management and operations plan, which shall establish hours of operation, staffing levels, maximum length of stay, size and location of exterior and interior on-site waiting and intake areas, and security procedures.

B. Developmental Requirements. Emergency Shelters shall conform to the following requirements:
   1. Maximum of twelve beds.
   2. Minimum separation of three hundred feet between emergency shelters.
   3. Facility Requirements.
      i. Each occupant shall be provided a minimum of fifty square feet of personal living space, not including space for common areas.
      ii. Bathing facilities shall be provided in quantity and location as required by the California Plumbing Code (Title 24 Part 5), and shall comply with the accessibility requirements of the California Building Code (Title 24 Part 2).
      iii. Shelters must provide a storage area for refuse and recyclables that is enclosed by a six-foot-high landscape screen, solid wall, or fence, which is accessible to collection vehicles on one side. The storage area must be large enough to accommodate the number of bins that are required to provide the facility with sufficient service so as to avoid the overflow of material outside of the bins provided.
      iv. The shelter may provide one or more of the following specific facilities and services on site, including but not limited to:

(1) Commercial kitchen facilities designed and operated in compliance with the California Retail Food Code;
(2) Dining area;
(3) Laundry room;
(4) Recreation room;
(5) Support services (e.g. training, counseling, etc.); and
(6) Child care facilities.

v. On-Site Waiting and Intake Areas. A minimum of five percent of the total square footage of a shelter shall be designated for indoor on-site waiting and intake areas to accommodate drop off, intake, and pickup. In addition, an exterior waiting area shall be provided, the minimum size of which is equal to or larger than the minimum interior waiting and intake area.

vi. Off-Street Parking. One space of o~~O~~ff-street parking shall be provided ~~at the rate of one space per four beds, plus one space~~ for each staff person on duty.

17.19.060 – Development Standards for Multifamily Residential:

A. All multifamily residential projects shall be located west of the improved portion of the PVPTA Facility and south of the access road.

1. **Affordable Multifamily Residential.** Up to 16 units of 100% **very low and low-income** affordable ~~All~~ multifamily housing ~~residential projects~~ shall be ~~located~~ allowed~~west of the improved portion of the PVPTA Facility and south of the access road~~.

~~A.~~

2. **Market Rate Multifamily Residential.** Market-rate multifamily housing shall be allowed subject to findings that the project is consistent with the General Plan and the City has adequate capacity to meet its regional housing needs allocation.

B. All multifamily residential projects shall comply with the following development standards:

Table 17.19.050A
Multifamily Residential Development Standards~~Regulations~~—Rancho Del Mar Housing Opportunity Overlay~~-~~ Zone (RDMO)

Development Regulation	**RDMO**	**Notes**
1. Minimum density (residential uses)	1du/2,178 sq.ft.	
2. Maximum density (residential uses)	~~1du/1,742 sq.ft.~~ 1du/1,815 sq.ft.	

3. Minimum dwelling unit size	Studio: 250~~500~~ sq. ft. 1-bdrm: 400~~650~~ sq. ft. 2-bdrm: 650~~800~~ sq. ft. 3-bdrm: 900~~1,000~~ sq. ft.	
4. Maximum building height	2 stories/28 ft.	~~Underground levels and mezzanines lofts are allowed.~~Minimum roof pitch: 3½:12
5. Distance between buildings (minimum)	6 ft.	
6. front yard setback	5 ft. (min); 15 ft. (max)	
7. street side setback	5 ft. (min); 15 ft. (max)	
8. side setback	5 ft. (min); No max	
9. rear yard setback	10 ft. (min)	
10. Setback from bottom of slope	50 ft. minimum	Building pad not to exceed 10% slope.
11. Permitted setback encroachments	6 ft. into setbacks	Balconies, awning, porches, stairways and similar elements may extend up to 6 ft. into the setback. Cornices, eaves, fireplaces, similar architectural features may extend 4 ft. into the front and rear setbacks and 3 ft. in interior setbacks.
12. ~~Maximum lot coverage~~Maximum Development site	~~None~~ 1 acre	~~Clustered in .8 acre.~~
Landscape/open space standards		
13. Common open space (multi-family residential)	100~~150~~ sq. ft. per unit	
Parking Standards		
14. Surface parking	20 ft. min. setback from front lot line at driveway entrance; 15 ft. min side yard setback at driveway entrance.	
15. Garage/tuck-under parking	Prohibited along front	

16. Underground/podium parking	Allowed beneath building footprint	
~~17. Above-ground parking structure~~	~~Permitted if screened from views from public right-of-way and adjacent single-family residential districts~~	

Abbreviations: sq. ft. = square feet; ft. = feet or foot

~~C. All multifamily residential projects shall comply with the following densities based on gross square footage of the lot:~~

~~**Table 17.19.060A**~~
~~**Permitted Densities/Graduated Scale - Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)**~~

~~Lot Size Square Feet~~	~~# of Dwelling Units Square Feet of Lot Area~~
~~43,560~~	~~1/2,178 square feet*~~

~~*When calculating number of units, if insufficient area exists to provide the minimum lot area for the additional unit, the total number of units shall be rounded down to the smaller number.~~

17.19.070 – Parking regulations.

All allowed uses identified in Section 17.19.030 shall comply with the following:

A. Parking standards:

Table 17.19.070A
Parking Standards - Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Use	Required Number of Spaces	Notes
Multi-family residential and condominiums	Studio - 1 space per unit One bedroom - 1 space per unit Two bedrooms – 1.5 spaces per unit Three or more bedrooms - 2.5 spaces per unit Additional guest parking 1/4 space per unit	Per unit; Tandem parking is allowed in cases where multiple spaces are assigned to a single unit
Senior housing	1.0 spaces per unit for developments of 10 units or less. For developments of 11 units or more, the parking shall be 0.5 spaces per dwelling unit, or 10 spaces, whichever is greater. For developments of 10 or more units, 10 percent of the total required parking shall be reserved for guest parking	

Very low and low income housing units	1.0 space per very low or low income unit. This parking ratio only applies to those units which are designated for very low or low income. For developments of 10 or more units, ten (10) percent of the total required parking shall be reserved for guest parking 1.1
Single Room Occupancy	0.5 space per unit plus 1.0 space for each staff on duty
Emergency Shelter	~~1.0 space per four beds, plus~~ 1.0 space for each staff on duty

B. Reduced Parking. The Planning Commission and City Council may reduce the required parking after considering documentation and a study provided by the applicant showing infeasibility of providing required parking. Staff's recommendation shall give weight to all relevant facts, including but not limited to the following: availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; the characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use. Required parking shall comply with State law for affordable housing units.

C. Electric Vehicle Charging Stations. In accordance with the California Green Building Code (CALGreen Code), new buildings shall be electric vehicle charging station ready. This requires residential properties to provide one 120V AC 20 amp and one 208/240V 40 amp, grounded AC outlet for each required parking space. The number of required parking spaces for electric vehicle charging shall be as follows:

Table 17.17.080B
Electric Vehicle Charging Station Standards - Rancho Del Mar Housing Opportunity Overlay- Zone (RDMO)

Total Number of Spaces	Number of Required Electric Vehicle Charging Spaces
1-10	1
11-20	3
21-30	5

17.19.080 – Multifamily Residential Frontage type regulations.

A. Elevation of Ground Floor.
   1. The elevation of the ground floor shall be elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.

2. The ground floor elevation shall be located within five feet of the ground surface of the adjacent sidewalk or walkway.

B. Minimum Ground Floor Ceiling Height. Ten (10) feet minimum (floor-to-floor height).

C. Ground Floor Unit Entrances.
   1. Entrances and windows shall be provided on the front of the facade to provide eyes on the street and direct sidewalk access to the building.
   2. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.

D. Upper Floor Unit Entrances. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a facade fronting a street.

E. Recessed Entrances. Entrances may be recessed into the facade.

F. Stoops and Front Porches.
   1. Stoops and front porches may be provided in front of building and unit entrances.
   2. Stoops and front porches may project up to five feet from the facade and project into the setback.

G. Projecting Elements (Balconies, Roof Overhangs, Shade Structures, and Bay Windows). Projecting Elements on upper floors may project four (4) feet from the facade and project into the setback.

H. Sidewalk and Setback Treatment.
   1. The public sidewalk shall be improved with street trees with an average spacing of thirty (30) feet on-center and pedestrian-scaled ~~street~~ lights not to exceed 30 inches in height and maximum 25 Watts.
   2. If the front facade is setback from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).

17.19.090 – Multifamily Residential usable open space regulations.

A. Usable Open Space Defined. Usable open space areas are an open area or an indoor or outdoor recreational facility which is designed and intended to be used for outdoor living and/or recreation. Usable open space shall not include any portion of parking areas, streets, driveways, pedestrian paths, or turnaround areas.

B. Usable Open Space Amenities/Facilities.
   1. Each multifamily residential project shall include one usable open space amenity. Each square foot of land area devoted to a usable open space amenity shall be credited as common open space on a 1:1 basis.

2. The following listed recreational amenities satisfy the above recreational amenity requirement:
    i. Clubhouse
    ii. Gym
    iii. Children's playground equipment.
    iv. Day care facility.
    v. Other recreational amenities deemed adequate by the Planning and Community Services Director.

17.19.100 - Multifamily Residential public space amenities requirements.

A. Each multifamily residential project shall include a public open space amenity. Each square foot of land area devoted to a public space amenity shall be credited as common open space on a 1:1 basis.

B. The following listed public space amenities satisfy the above public space amenity requirement:
    1. Formal Plazas. A formal plaza would be a publicly accessible open space which has a design that is influenced by classical urban planning design. A formal plaza would typically include some sort of central water fountain and/or symmetrical landscaping.
    2. Gardens. A garden can be located on the ground level or on upper levels of a structure. Urban gardens include ornamental landscaping arranged in raised or at-grade planters or planting areas, potted plants, and trees. Many times there are sculptures or other forms of public art that are included within the urban garden.
    3. Covered Colonnades. Colonnades are linear in design and generous in depth. The intent is to provide a comfortably wide, covered pathway that is adjacent to the openings of a building. Sometimes the second floor of a building is utilized to create the "covered" element of the colonnade.
    4. Pedestrian Alleys and Walkways. A pedestrian alley or walkway is typically a "lane" that does not follow the alignment of a vehicular street, but provides a pedestrian access to either a public space or some other feature within the interior of a development. Pedestrian alleys or walkways must be designed in such a manner so as to be inviting to pedestrians. Therefore, issues such as lighting, security, line of sight, cleanliness and visual appeal are important considerations to a well-designed pedestrian alley or walkway. Sometimes public art, street furniture, and access to public spaces are features of pedestrian alleys and walkways.
    5. Bicycle Storage Areas. All developments shall provide common bicycle racks or storage areas for the residents as follows: two (2) bicycle racks or storage units for every five (5) dwelling units.

17.19.110 – Multifamily Residential Operational and Compatibility Standards

A. Trash Enclosures. Enclosures shall be required for refuse and recycling bins and there location shall be clearly indicated on required site plan. Outside trash enclosures shall be a minimum six (6) feet in height and shall be architecturally compatible with main

building. Enclosures are not permitted in required front yard or street side yard setback area.

B. Landscaping. Landscaping shall comply with RHMC Chapter 13.18 (Water Efficiency).

C. Screening and Buffering—Mechanical Equipment and Trash Facilities. All mechanical equipment, heat, and air-conditioning equipment shall be architecturally screened from view and buffered and trash facilities shall be screened and buffered.

D. Sound mitigation. Residential dwelling units shall be designed to be sound attenuated against present and future project noise. New projects or new nonresidential uses in existing projects shall provide an acoustical analysis report, by an acoustical engineer, describing the acoustical design features of the structure required to satisfy the exterior and interior noise standards.