SECTION 2.1
INTRODUCTION

The City of Rolling Hills Estates Land Use Element is a state-mandated element and fulfills the requirements of Section 65302(a) of the California Government Code. The Element contains the goals and policies regulating future development, a land use plan to implement these goals, and a discussion of the issues and opportunities which will need to be considered in future land use planning.

The Land Use Element's scope is far greater than that of the other elements although it is directly related to all of them. For example, the provision of adequate areas to meet housing needs is an important issue that must be addressed in the Housing Element. The capacity of the existing roadway network (Transportation Element), open space and recreation areas (Open Space and Recreation Element), areas with earthquake and geologic hazards (Public Safety Element) and land uses affected by major noise sources (Noise Element) are other examples of the many issues that the Land Use Element must integrate into its plan.

The Land Use Element of the Rolling Hills Estates General Plan provides a strategy for the coordination and integration of all physical development in the City. The Element outlines goals and policies which promote limited, orderly growth while, at the same time, minimizing the potential for land use conflicts. The Land Use Element also provides the framework for land use regulations that govern the location, type, and character of existing and future development in the City.

The Element begins by establishing Land Use Policy that applies to both existing and future development in the City. Specific standards for various land uses are discussed including those related to the development intensity (lot coverage) and density. Finally, the Land Use Policy is described in a series of maps indicating the location and extent of land uses within each of the communities that comprise the City.
THIS PAGE HAS BEEN LEFT BLANK.
SECTION 2.2
GOALS AND POLICIES

The Land Use Element is a guide for future development and for the potential for land use conflicts. The element regulates land uses in the City in terms of location and density and the goals and policies of the Land Use Element address concerns on land use issues and future development. The Element indicates opportunities for growth and development in the area while being sensitive to the topography, earthquake faults, geology, flooding potential, availability of services and infrastructure.

Issue: Future Development

With the City almost completely urbanized, opportunities for new development are limited to scattered undeveloped lots and several key landholdings. Future development should be targeted at enhancing of the environment and the elimination of incompatible uses. The City is also concerned that future development not compromise the existing character of the community.

Goal 1  Ensure that future development in the City is compatible with the existing character of the City and that this development will be sensitive to the local environment.

Policy 1.1 Development that does not preserve and enhance the quality of the local environment will be discouraged.

1.1.1 Implementation Measure: The City will implement the General Plan Land Use policy and undertake the necessary zoning ordinance revision. The Zoning Ordinance revision will be initiated following adoption of the General Plan.

Timing: Begin 1992
Agency: Planning Department
Funding: General Fund

Policy 1.2 Future development must be compatible with and comply with adopted land use plans and standards, traffic facilities, open space requirements and neighborhood compatibility requirements.

1.2.1 Implementation Measure: The City will continue to implement the Neighborhood Compatibility Ordinance. It will be expanded to ensure that the discretionary review considers adopted land use plans, open space requirements, and aesthetics.
Policy 1.3  Maintain the current balance of land uses (residential, commercial, institutional, recreational) within the City of Rolling Hills Estates.

1.3.1 Implementation Measure: The City will continue to implement the Neighborhood Compatibility Ordinance for residential uses. The ordinance should be expanded to ensure that the discretionary review considers adopted land use plans, open space, and aesthetics. The City will implement the land use plan for commercial and institutional uses.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General Fund

Policy 1.4  Promote and encourage increased public participation in City decision-making as it relates to land use planning and programs through newsletters, polls, public hearings, and voluntary services.

1.4.1 Implementation Measure: The City will utilize the quarterly newsletters as a means for residents to indicate a preference on a particular issue. The results of the surveys will be announced in subsequent issues. The City will continue to use the local public access cable television as a means to advertise upcoming Commission and Council meetings.

Timing: Begin in 1993
Agency: Planning Department, City Manager
Funding: General Fund

1.4.2 Implementation Measure: Agendas for the City Council and Commissions will be advertised on the public access cable. Council meetings will continue to be aired on the local cable.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General Fund
Policy 1.5 Establish monitoring programs, joint use program, and other programs that will aid in cooperative planning efforts with neighboring communities.

1.5.1 Implementation Measure: The City will continue to participate in Southwest Area Planning Council Meeting (SWAPC).

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General Fund

Issue: Residential Areas

The City of Rolling Hills Estates is largely developed in residential land uses containing a variety of housing types at varied densities. The lower density residential character of the Peninsula has provided residents with a satisfying and desirable community. The quality of the living environment should be maintained through the development standards as provided for under the General Plan's Land Use Policy.

Goal 2 Growth in the City shall be limited and the objective of future planning shall be directed towards preserving low density and the rural character of the City.

Policy 2.1 Ensure that the character and design of new residential development is consistent with existing development located nearby.

2.1.1 Implementation Measure: Continue to implement the Neighborhood Compatibility Ordinance in review of new development.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General Fund

Policy 2.2 Limit development in areas where existing roads, infrastructure, schools, and public services will be adversely impacted.

2.2.1 Implementation Measure: The City will implement the General Plan Land Use Policy and undertake the necessary zoning ordinance revision. Future proposals involving zoning ordinance revisions and General Plan amendments will be required to undergo environmental review as required by law. Supporting infrastructure must be in place before development can occur. The Planning Commission and the City Council are required to make the appropriate findings in the approval of future development.
Policy 2.3 Encourage the maintenance and preservation of existing housing units to prevent the deterioration of these units.

2.3.1 Implementation Measure: Code enforcement efforts will be continued at current levels. The nuisance abatement policies will be reviewed and updated.

Policy 2.4 New residential development, if any, shall be buffered from heavy traffic on major roadways whenever and wherever possible.

2.4.1 Implementation Measure: Open space, landscaping, berms, or other appropriate design measures will be required as buffering for new development. City staff will review the Zoning Ordinance and Neighborhood Compatibility Ordinance to make sure buffering provisions are provided.

Policy 2.5 Encourage and work with other cities on the peninsula to promote the protection of the rural residential character of the area through policies in their General Plans, local coastal programs and trail network plans.

2.5.1 Implementation Measure: The City will contact all other jurisdictions on the Peninsula to make sure Rolling Hills Estates is identified to receive the Notice of Preparation (NOP) of reports for future projects.
Policy 2.6  
Develop view preservation guidelines for use within the City and enforce height controls to lessen potential view impacts.

2.6.1 Implementation Measure: Revise the Neighborhood Compatibility Ordinance as appropriate to consider viewsheds pursuant to the guidelines described in the Conservation Element. The City will prepare a brochure outlining design guidelines which will include View Preservation Guidelines.

Policy 2.7  
Continue to implement the City's Neighborhood Compatibility Ordinance and any supporting guidelines and policies.

2.7.1 Implementation Measure: The City will continue to implement the neighborhood compatibility ordinance.

Policy 2.8  
Implement the Neighborhood Compatibility Ordinance and the Precise Plan of Design Ordinance for residences and businesses requiring that all roofing on a structure or multiple structures in the same development be compatible.

2.8.1 Implementation Measure: The City will review development standards in the City's Zoning Ordinance and the Neighborhood Compatibility Ordinance. Where appropriate, these ordinances will be revised to promote the use of a single type of roofing material on a structure or multiple structures in the same development.
Policy 2.9 Develop Hillside Development Guidelines for use within the City.

2.9.1 Implementation Measure: The City will develop Hillside Development Guidelines which will include regulations regarding grading, useable area for horse keeping and equestrian uses and decks which cantilever into canyons.

Timing: 1994
Agency: Planning Department
Funding: General Fund

The commercial areas in the City are limited to the Peninsula Center Area and a few other scattered parcels. The present commercial locations provide convenient and accessible retail shops and support services to the area. The City should preserve, maintain, and encourage the enhancement of the existing commercial uses and the Peninsula Center district.

Goal 3 Maintain and preserve the existing land area within the commercial district designated on the General Plan land use map so that the needs of area residents are served.

Policy 3.1 Continue to concentrate retail commercial uses in the Peninsula Center Commercial district and ensure that future commercial development reflects the rural character of Rolling Hills Estates. This development must reflect the City’s rural character in terms of site plan design, architecture (use of wood, landscape buffering, etc.) and landscaping.

3.1.1 Implementation Measure: The City will implement the General Plan Land Use Policy and undertake the necessary Zoning Ordinance revision, to ensure existing commercial uses are retained, and where appropriate, are enhanced.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General Fund

Policy 3.2 Ensure that commercial developments are compatible with and buffered from surrounding land uses that are sensitive to commercial development so that they are protected from potentially adverse impacts.
3.2.1 Implementation Measure: Continue to implement the Precise Plan of Design Ordinance.

Timing: Immediate and ongoing  
Agency: Planning Department  
Funding: General Fund

Policy 3.3 Nonconforming commercial and service uses shall be amortized. Strip developments will continue to be prohibited, and all commercial and service facilities will be controlled to benefit the general welfare with public needs considered before investment.

3.3.1 Implementation Measure: City staff will prepare a list of nonconforming uses in the City and establish amortization periods for each one.

Timing: 1995  
Agency: Planning Department  
Funding: General Fund

Issue: Scientific Research and Development District

The scientific research and development district of the City applies to the site owned by Northrop Corporation on Crest Road. The facility is used for research related to the aerospace industry. Over the life of the General Plan, this site may be redeveloped and the General Plan needs to identify the appropriate uses for this key area which is subject to the rights of Northrop under the Development Agreement between the City and Northrop dated November 26, 1983 and which rights will expire on November 26, 2003.

Goal 4 The City should provide for the future development of the Northrop property to ensure that the future redevelopment is beneficial to the City.

Policy 4.1 Ensure that future development other than the expansion of the existing SR-D facilities, contemplated by the development agreement is compatible with the adjacent residential uses.

The following guidelines will be adhered to when considering future redevelopment of the Northrop property. A special studies designation has been assigned to the Northrop property which would permit up to 2 units per acre. The actual density, character, extent and location of development will be determined in subsequent phases of planning and environmental review.
The project site is designated as Low Density Residential (2 units/acre) in the General Plan.

The development envisioned for the property will maximize open space.

Existing mature trees on the property will be retained as much as this is possible. A one-to-one replacement of mature trees should be adhered to.

The periphery will be left open for a multi-use trail and/or landscaped open space.

The project will be compatible with surrounding development and conform to neighborhood compatibility guidelines.

Housing units adjacent to the periphery will be single-story. Development will be sensitive to the local topography and grading will be kept to a minimum. Development should be concentrated in those areas that are level.

The residential units will not exceed the height limitations established by City code (27 feet).

Primary access to the property will be from Crest Road.

Open space areas within the property will be interconnected and connections with adjacent open space should be provided.

A variety in the density of housing units will be considered.

Existing ocean views from the adjacent Ranch properties will be maintained through the use of open space.

Landscaped open space will account for at least 30% of the total acreage of the property.

The project shall include a floating overlay zone for properties at periphery/potential for equestrian lots adjacent to trails.
4.1.1 Implementation Measure: The City will implement the General Plan Land Use Policy and undertake the necessary zoning ordinance revision

Timing: Begin in 1993
Agency: Planning Department
Funding: General Fund

Issue: Quarry District

The Quarry District is the site of the old Chandler Quarry which was used for the mining of sand until 1988. A portion of the site is currently an engineered landfill with a section used for the manufacture of concrete. A number of studies have been made to plan for the eventual reuse of the site after landfill operations are complete. This General Plan Update establishes the location and extent of future development in this area.

Goal 5 Control the use and conversion of the existing quarry operations to best serve the needs of the community.

Policy 5.1 Monitor the use of the Chandler Quarry landfill to ensure that the site will be suitable for future use with no risks to public health and safety.

5.1 Implementation Measure: City staff will review closure plans and reclamation plans to ensure the public's health and safety are protected.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General Fund

Policy 5.2 Ensure that future development in the Quarry area is compatible with low density residential developments surrounding it. The following guidelines will be adhered to when considering future development of the Quarry:

# A Cultural Overlay should be designated on the property to protect any cultural resources that may be present on the site.

# Maintain the existing golf course (the course should be designated as Commercial Recreation in the General Plan).

# Chandler Trust property should be maintained as 1 unit/5 acres.
The certified compacted portion of the quarry should be designated as Very Low Density Residential (zoned RAE 1 house/acre) with an "H" Overlay.

The portions of the site that are uncertified fill should be reserved for Commercial Recreation.

The undeveloped portions of the landfill next to the water company property should be designated in such a way to promote affordable housing.

Palos Verdes Drive East could be straightened with a parkland buffer between PVDE and the Bridlewood neighborhood.

**Issue: Palos Verdes Landfill**

The closed Palos Verdes Landfill covers a large area on the northern limit of the City. The recovery of gases is ongoing with remedial investigation plans under preparation by the Los Angeles County Sanitation District.

**Goal 6** Control the use and conversion of the former Palos Verdes Landfill to protect public health and safety of area residents.

**Policy 6.1** Participate in the ongoing remedial investigation/feasibility study being carried out by the Los Angeles County Sanitation District for the Palos Verdes Landfill site.

**6.1.1 Implementation Measure:** The City will work with the Los Angeles County Sanitation District in the review of a subsequent implementation of the remediation plan.

Timing: Immediate and ongoing  
Agency: Planning Department  
Funding: General Fund

**Policy 6.2** Implement the General Plan Land Use Policy for the Palos Verdes Landfill which will permit the development of commercial/recreation pursuant to the following guidelines:

# Portions of the Landfill will be improved as a golf course.
The new equestrian facility may be located within the site.

Multi-use trails will be provided within and around the site.

Landscaping and design treatments along Crenshaw and Hawthorne Boulevards must be retained.

Methane gas will continue to be monitored and collected over the life of the development.

The City and the Los Angeles County Sanitation Districts will cooperate in future planning efforts.

### 6.2.1 Implementation Measure:
The City will implement the General Plan Land Use Policy.

- **Timing:** Immediate and ongoing
- **Agency:** Planning Department
- **Funding:** General Fund

### Issue: Institutional Uses

The City's plans call for the retention of institutional uses throughout the City as much as this is possible. Once school sites, parkland, and other sites occupied by institutional uses are lost they are difficult and expensive to replace.

### Goal 7

**Control the use, expansion, and recycling, to the extent possible, of all institutional sites so that the land, existing facilities, and any improvements can be reserved for future use as a public school, if needed, and/or by existing activities and other activities.**

### Policy 7.1

Future institutional uses of the sites which are closed must be compatible with low density residential uses surrounding the site.

### 7.1.1 Implementation Measure:
The City will implement the General Plan Land Use Policy. The necessary zoning ordinance revision for institutional zones has already been undertaken.
Policy 7.2  Preserve/retain the existing institutional uses by encouraging the school district to lease its property so that the land, facilities, and improvements can be reserved for future use by activities which are compatible with residential neighborhoods.

7.2.1 Implementation Measure: City staff will offer to meet with the school district and other special districts to discuss strategies for using the existing facilities in a manner that will enable the district to receive revenue from the property.

Timing: Immediate and ongoing
Agency: City Manager
Funding: General Fund

Policy 7.3  Discourage the removal of classroom buildings, unless replacement buildings can be easily used as classrooms in the future.

7.3.1 Implementation Measure: The City will review all future applications for future development and the extent of demolition anticipated with future development.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General Fund

Policy 7.4  Retain, to the greatest extent possible, the existing public recreation areas zoned for institutional uses for public use.

7.4.1 Implementation Measure: The City will implement the General Plan Land Use Policy. The City will program the future acquisition of public sites for future park use.

Timing: Immediate and ongoing
Agency: Planning Department
General Fund
Policy 7.5 Retain an even distribution of institutional sites throughout the City to provide for present and future needs of the community.

7.5.1 Implementation Measure: The City will implement the General Plan Land Use Policy.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General Fund

Issue: Support and Public Services

In order to maintain a suitable living environment, future planning in the City of Rolling Hills Estates will provide support and public services. These include facilities that serve the educational, recreational and domestic needs of residents including water, sewer, power services and other utilities, law enforcement, and fire protection.

Goal 8 Maintain areas to serve the educational, recreational, domestic, and other needs of the community and provide the necessary public services and infrastructure.

Policy 8.1 Maintain high usage public services such as post offices, libraries, medical facilities in non-residential and commercial areas.

8.1.1 Implementation Measure: The City will implement the General Plan Land Use Policy and undertake any necessary zoning ordinance revision required to maintain these uses.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General Fund

Policy 8.2 Identify locations for a permanent site for the City's Equestrian Center and develop a general design and operational plan for the facility.

8.2.1 Implementation Measure: The City will implement the General Plan Land Use Policy and undertake the necessary Zoning Ordinance revision. The Open Space and Recreation Element indicates areas where a future Equestrian Center could be constructed.
Policy 8.3  Where appropriate all residential neighborhoods should be connected by multi-use recreational trails.

8.3.1 Implementation Measure: The City will implement the Master Plan of Trails.

Timing: Immediate and ongoing
Agency: Planning Department
General Fund

Policy 8.4  Work with the school district and private institutional uses to maintain existing facilities in the City so that the existing and future educational needs of the residents can be met.

8.4.1 Implementation Measure: The City will continue to meet with the School District to discuss the district's future plan for facilities in the City.

Timing: Immediate and ongoing
Agency: City Manager
Funding: General Fund

Policy 8.5  Review available infrastructure and public services to determine current service levels required to meet existing and projected demand.

8.5.1 Implementation Measure: The City will implement a development monitoring system as part of its environments: review process. The City will review potential impacts of future development.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General Fund
Policy 8.6  Identify a location for a Community Center.

8.6.1 Implementation Measure: The City will implement the General Plan Land Use Policy and undertake the necessary zoning ordinance revision to accommodate a Community Center.

Timing: Begin in 1993
Agency: Planning Department
Funding: General Fund
THIS PAGE TO REMAIN BLANK
INTRODUCTION TO GENERAL PLAN LAND USE POLICY

The Land Use Plan contained in this Element is the most important component of the City of Rolling Hills Estates General Plan. The land use map indicates the location and extent of permitted development in the City. In Rolling Hills Estates, the land use map largely corresponds to the current development in the City since the focus of this General Plan is aimed at growth management rather than redevelopment.

The State of California planning law requires that land use plans be consistent with the zoning map. This consistency provision is extremely important since the zoning ordinance will be the primary mechanism used in the Plan’s implementation. For example, an area designated for commercial development on the land use map must have a corresponding commercial zone district designation. In instances where there is a conflict and an inconsistency arises, the general plan designation should prevail. The State law indicates that local governments have a "reasonable amount of time" to amend their zoning ordinances to ensure consistency.

GENERAL PLAN LAND USE DESIGNATIONS

The land use map indicates the location and extent of permitted development throughout the City. Land use categories or "designations" on the map indicate the type of development that is permitted in specific areas of the City. These land use categories also contain standards for development intensity and population density. The reason for these standards is to ensure that citizens, staff, and decision-makers clearly understand the implications of the land use plan in terms of both existing and future development.

Development intensity refers to the size or degree of development possible within a land use category. For example, development intensity standards may use the ratio of a building’s floor area to the total lot area (referred to as a floor area ratio), the number of dwelling units per acre, or traffic generation. The population density standard generally applies to residential land use designations and is most often expressed in persons per acre. The population standard is commonly derived by multiplying the number of housing units per acre permitted in a particular land use category by an average household size.

The land use plan for the City of Rolling Hills Estates (shown in Exhibits 2-1 through 2-14) consists of ten categories of land use. Four of the land use designations relate to commercial development, four categories correspond to residential development, and a single category each corresponds to
institutional uses and open space. Table 2-1 below summarizes the land use designations shown on the City's current General Plan map.

| TABLE 2-1 |
| Summary of General Plan Designations |
| Commercial General | The main commercial district of the City along Silver Spur Road is designated as Commercial General on the land use plan. |
| Commercial/Office | This designation applies to office and administrative activities. A number of smaller parcels of land at different locations in the City are identified as Commercial Office, usually at key intersections. |
| Neighborhood Commercial | Neighborhood Commercial refers to smaller single commercial uses located at key intersections. |
| Commercial Recreation | A number of private riding dubs, tennis dubs, and golf courses are designated as Commercial Recreation. |
| Very Low Density Residential | Areas designated as Very Low Density on the land use map correspond to areas that include the Chandler Trust, the compact portion of Chandler Quarry property and areas along Strawberry Lane. |
| Low Density Residential | This category applies to single-family detached units constructed on large lots. Most of the areas designated as Low Density Residential correspond to areas within the equestrian overlay. |
| Medium Density Residential | This category applies to single-family detached units constructed on smaller lots. Most of the area designated as Medium Density Residential is located in the Rollingwood area, an area on Crest west of The Ranch and in an area adjacent to Hawthorne Boulevard. Not more than four units per gross acre are permitted. |
| High Density Residential | This designation applies to multiple-family detached and attached units constructed as gross densities of up to eight units per acre. Most of the area designated as High Density Residential is located in three distinct areas in the western portion of the City. |
| Institutional | The Institutional category applies to a wide range of public uses including public schools, private schools, churches, City Hall, and other public and quasi-public uses. |
| Open Space | The Open Space category refers to public parks and private land reserved for open spaces. |

Source: City of Rolling Hills Estates General Plan Map.

The Comprehensive Zoning Ordinance of the City of Rolling Hills Estates is the primary implementation mechanism for the General Plan Land Use Policy. The zoning ordinance regulates
all development in the City by designating areas where specific land uses are allowed. The zoning ordinance consists of two primary components: the development standards and the zoning map. The development standards are detailed in the ordinance text and include lists of permitted uses and various standards governing setbacks, lot sizes, building height, etc. The zoning map is very specific in that every parcel of land in the City is assigned a zone district designation. Table 2-2 indicates the Standards for the General Plan Designations, the corresponding Zone Districts, and the land area included within the designation.

<table>
<thead>
<tr>
<th>General Plan Designation (Area)</th>
<th>Zone District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estate Density &amp; Very Low Density Residential (111 acres total)</td>
<td>RAE</td>
<td>Single-family detached residential units with a maximum density of 1 unit per 5 acres or 1 unit per acre and a population density of 3 persons per acre.</td>
</tr>
<tr>
<td>Low Density Residential (822 acres)</td>
<td>RA - 20,000, RPD</td>
<td>Single-family detached residential with a maximum density of 2 units per acre and a population density of 6 persons per acre.</td>
</tr>
<tr>
<td>Medium Density Residential (184 acres)</td>
<td>RA - 10,000, RA - 15,000, and RPD</td>
<td>Single-family detached residential with a maximum density of between 2-4 units per acre, depending on applicable zone district. Population density ranges from 6 to 11 persons per acre.</td>
</tr>
<tr>
<td>High Density Residential (93 acres)</td>
<td>RPD</td>
<td>Multiple-family attached residential development with a maximum density of 8 units per acre and a population density of 22 persons per acre.</td>
</tr>
<tr>
<td>Commercial General (98 acres)</td>
<td>C-G: Commercial General</td>
<td>Retail Commercial with a maximum floor area ratio of 3 to 1.</td>
</tr>
<tr>
<td>Commercial Office (15 acres)</td>
<td>C-O: Commercial Office</td>
<td>Professional and administrative office uses with a maximum floor area ratio of 1 to 1.</td>
</tr>
</tbody>
</table>
## General Plan Designation Standards

<table>
<thead>
<tr>
<th>General Plan Designation (Area)</th>
<th>Zone District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Commercial (7 acres)</td>
<td>C-L: Commercial Limited</td>
<td>Business and professional services and retail with a maximum floor area ratio of 4 to 1.</td>
</tr>
<tr>
<td>Commercial Recreation (264 acres)</td>
<td>C-R: Commercial Recreation</td>
<td>Archery ranges, tennis courts, equestrian facilities, riding dubs, golf courses, and country dubs with a maximum floor area ratio of 0.25 to 1.</td>
</tr>
<tr>
<td>Open Space (100 acres)</td>
<td>No corresponding zone</td>
<td></td>
</tr>
<tr>
<td>Institutional (342 acres)</td>
<td>I: Institutional</td>
<td>Schools, churches, and other public institutional uses with a maximum floor area ratio of 0.75 to 1.0.</td>
</tr>
</tbody>
</table>

Note: Population density standards assume an average household size of 2.78.

### General Plan Overlay Designations

The General Plan provides for a number of Overlay Designations which identify additional development standards that must be considered in future planning and development. These overlay designations are analogous to overlay zones commonly found in zoning ordinances in that they indicate additional development requirements above and beyond those included in the base General Plan land use designations and zone districts. The overlay designations included in the City of Rolling Hills Estates Land Use Element are listed below:

- **# Cultural Resources Overlay.** This designation applies to a portion of the City where archaeological resources are known or suspected to exist. The Conservation Element details appropriate actions that must be followed when property is included within this designation. All areas designated as having a high sensitivity in the Conservation Element are included within the Cultural Resources Overlay.

- **# Horse Overlay.** A substantial portion of the City is located within a Horse Overlay zone district which identifies those areas where keeping of horses is permitted and where horse keeping areas are required to be preserved. This General Plan also
contains a Horse Overlay designation which is identical to that outlined in the Zoning Ordinance.

# Scenic Corridor Overlay. The Conservation Element includes an Scenic Corridor Overlay designation which applies to a number of important arterial roadways in the City. The roadways include Hawthorne Boulevard, Palos Verdes Drive North, Crenshaw Boulevard, and Silver Spur Road. The Overlay applies to all properties abutting the designated roadways. The Conservation Element outlines specific guidelines that need to be adhered to in future development along these corridors.

# Parks Development Overlay. This designation applies to those areas of the City where new park facilities development may occur pursuant to General Plan Land Use Policy. This overlay designation is different from the other overlay zone in that it functions like a floating zone. The designation indicates a general area where future development is likely without identifying specific parcels. Three areas of the City have been included in this designation: Dapplegray School, Palos Verdes Landfill, and George F. Canyon.

# Ecological Resource Overlay. This overlay designation applies to those portions of the City where sensitive habitats are located. Any areas within the City identified as having a high ecological sensitivity in the Conservation Element is located within this overlay designation. The Conservation Element (Section 5.3) indicates specific guidelines that must be adhered to when planning and developing in these areas.

# Multi-use Trait Overlay. The Open Space and Recreation Element contains a Master Plan of Trails which identifies both existing and future trails. This designation is consistent with the Trails Master Plan in terms of location and classification of the trail.

# Hazards Management Overlay. The Public Safety Element indicates those areas of the City which may be subject to some type of environmental hazard. These areas subject to seismic risk, flood hazard, or slope stability are included within the Hazards Management Overlay. The Public Safety Element outlines the guidelines that must be followed when this designation applies.
Mixed-Use Overlay. This land use designation is very site specific and applies only to those areas included with the Commercial General land use designations. The designation permits residential development to be constructed in areas with this land use designation. The residential units may either share the structure or parcel. The development density cannot exceed 22 units per acre and all applicable parking standards must be met. This designation is designed to promote mixed use development in and around the Peninsula Center commercial district and at the corner of Hawthorne and Crest, adjacent to Cresta Verdes (the old Gelson site).

LAND USE POLICY: PLANNING AREA 1

The Land Use Policy for this planning area calls for the maintenance of the existing residential neighborhoods that comprise the majority of the planning area. The planning area is almost exclusively developed as residential and this is reflected in the Land Use Policy which is shown in Exhibit 2-1. Overlay designations are shown in Exhibit 2-2.

Residential Development

Low Density Residential is the single residential land use designation that applies to this planning area. The residential designation corresponds to all of the areas presently developed as residential. The designation also corresponds to those areas designated as RA-20,000 (excluding the open space areas - George F. Canyon and the Palos Verdes Reservoir).

Public/Institutional

There are several Institutional uses along Palos Verdes Drive North near the easternmost boundary of the City. There are also three areas designated as Open Space including George F. Canyon, the Palos Verdes Reservoir, and a small City-owned property at the southwest corner of Palos Verdes Drive North and Palos Verdes Drive East.

Overlay Designations

The following overlay designations apply to this planning area:

Cultural Resources Overlay. This designation applies to the majority of the planning area.
# Horse Overlay. This designation applies to the majority of the planning area with the exception of a portion of the residential neighborhood located north of Palos Verdes Drive North commonly known as Monticello.

# Scenic Corridor Overlay. Palos Verdes Drive North and Palos Verdes Drive East have been included within the Scenic Corridor Overlay.

# Parks Development Overlay. This designation applies to the site designated as Open Space at the mouth of George F. Canyon

# Hazards Management Overlay. This overlay designation applies to the northernmost portion of the planning area where it is traversed by the Palos Verdes Fault.

**LAND USE POLICY: PLANNING AREA 2**

The Land Use Policy for this planning area calls for the maintenance of existing land uses in areas that are presently developed. The Land Use Plan for planning area 2 is shown in Exhibit 2-3. Overlay zones are shown in Exhibit 2-4.

**Residential Development**

The majority of the existing residential neighborhoods north of Palos Verdes Drive North are designated as Low Density Residential which correspond to the existing land use and zoning for these neighborhoods. The residential neighborhood served by Strawberry Lane is designated as Very Low Density Residential which also corresponds to both existing development and zoning.

Portions of the Chandler Trust Property not presently included in the Rolling Hills Country Club and the northern half of Chandler Quarry have been designated for Very Low Density Residential Development with a density not to exceed 1 unit per 5 acres. In addition, the following development policies have been adopted for the future reuse of Chandler Quarry:

# A Cultural Overlay should be designated on the property to protect any cultural resources that may be present on the site.

# Maintain the existing golf course (the course should be designated as Commercial Recreation in the General Plan).
The certified compacted portion of the quarry should be designated as *Very Low Density Residential* with a maximum density of 1 unit per acre with an "H" Overlay.

Maintain the historic Empty Saddle Club and General Store uses.

The portions of the site that are uncertified fill should be reserved for *Commercial Recreation* as an extension of the existing golf course.

The undeveloped portions of the landfill next to the water company property should be designated in such a way to promote affordable housing.

Palos Verdes Drive East could be straightened with a parkland buffer between PVDE and the Bridlewood neighborhood.

**Commercial**

A parcel located on the southwest corner of the intersection of Crenshaw Boulevard and Palos Verdes Drive North has been designated as *Commercial Office* which corresponds to the existing land uses. The General Plan Land Use Policy provides for the continuation of the Rolling Hills Country Club with the *Commercial Recreation* designation. Any change from the present use will require a General Plan amendment.

**Public/Institutional**

There are a number of public and institutional uses within the planning area that are recognized under the existing Land Use Policy. A number of churches and private schools have been designated as *Institutional* which is consistent with the present zone district designation. The General Plan also provides for the continuation of the Dapplegray School site as *Institutional*. Finally, Dapplegray Park has been designated as *Open Space*.

**Overlay Designations**

The following overlay designations apply to this planning area:

Cultural Resources Overlay. This designation applies to those portions of Chandler Quarry that have not been disturbed by past grading and excavation. In addition, this
overlay applies to the Empty Saddle Club and the corner of Palos Verdes Drive North and Rolling Hills Road in order to preserve these historic landmarks.

- **Horse Overlay.** This designation applies to the entire planning area with the exception of the residential neighborhood along Club View Lane.

- **Scenic Corridor Overlay.** Palos Verdes Drive North has been included within the *Scenic Corridor Overlay*.

- **Parks Development Overlay.** This overlay designation is applied to property currently being used for recreation uses.

- **Hazards Management Overlay.** This overlay designation applies to the northernmost portion of the planning area where it is traversed by the Palos Verdes Fault.

### LAND USE POLICY: PLANNING AREA 3

This planning area is the geographic center of the City. The Land Use Policy for this planning area calls for the maintenance of existing land uses in areas that are presently developed. In addition, the Land Use Policy promotes the long-term reuse of the Palos Verdes Landfill for *commercial recreation*. The Land Use Policy for planning area 3 is depicted in Exhibit 2-5. Overlay zones are shown in Exhibit 2-6.

#### Residential Development

All of the residential neighborhoods in this planning area are designated as *Low Density Residential* which corresponds to the existing land use and zoning for these neighborhoods. This designation reflects the City's commitment to the preservation of these neighborhoods. The corresponding zone district for this land use designation is the RA-20,000.

#### Commercial

The Palos Verdes Landfill has been designated as *Commercial Recreation* in this General Plan. This designation is consistent with ongoing proposals which are being evaluated by the Los Angeles County Sanitation District. However, the City has established a number of guidelines which must be adhered to when the landfill is ultimately redeveloped for Commercial Recreation. The guidelines include the following:
Portions of the Landfill will be improved as a golf course (9 to 18 hole).

The new equestrian facility could be located within the site.

Multi-use trails will be provided within and around the site.

Landscaping and design treatments along Crenshaw and Hawthorne Boulevards must be retained.

Methane gas will continue to be monitored and collected over the life of the development.

The City and the Los Angeles County Sanitation Districts will cooperate in future planning efforts.

**Public/Institutional**

This planning area contains a number of public and institutional uses. Three parks (Ernie J. Howlett Park, Chandler Park, and Silver Spur Park) have all been designated as *Open Space*. Other **Institutional** uses within the planning area that are recognized under the existing Land Use Policy include the City Hall and one school.

**Overlay Designations**

The following overlay designations apply to this planning area:

- **Horse Overlay.** This designation applies to the entire planning area with the exception of a portion of the residential neighborhood along Marina and Rollando Drives.

- **Scenic Corridor Overlay.** Palos Verdes Drive North, Crenshaw Boulevard, and Hawthorne Boulevard have been included within the *Scenic Corridor Overlay*.

**LAND USE POLICY: PLANNING AREA 4**

Planning area 4 is the smallest of the seven planning areas in terms of size. The entire planning area has been designated as *Medium Density Residential*. The rationale for this designation is to conserve
the existing housing stock in the community. The Medium Density Residential designation corresponds to the RA-10,000 zone district. The Land Use Policy for planning area 4 is shown in Exhibit 2-7. Overlay zones are shown in Exhibit 2-8.

**Overlay Designations**

The following overlay designation applies to this planning area:

# *Scenic Corridor Overlay.* Hawthorne Boulevard has been included within the *Scenic Corridor Overlay.*

**LAND USE POLICY: PLANNING AREA 5**

The Land Use Policy for this planning area calls for the maintenance and preservation of existing land uses. The entire planning area is completely developed and, as a result, the Land Use Element's focus is to preserve and maintain the existing neighborhoods. The Land Use Plan for this planning area is shown in Exhibit 2-9 and overlay zones are shown in Exhibit 2-10.

**Residential Development**

The existing residential neighborhoods in the planning area are designated as either *Low Density Residential* or *Medium Density Residential.* The former applies to those areas with a RA-20,000 zone designation and the latter applies to the areas zoned RA-10,000.

**Commercial**

A parcel located on the northwest corner of the intersection of Crenshaw Boulevard and Silver Spur Road has been designated as *Commercial General.* The corresponding zone district for this land use designation is C-G.

**Public/Institutional**

There are two areas designated as *Open Space* within this planning area: Rockbluff Park and a landscaped *Open Space* parcel along Hawthorne Boulevard south of Palos Verdes Drive North.

**Overlay Designations**

The following overlay designations apply to this planning area:
# Horse Overlay. This designation applies to the majority of the planning area designated as Low Density.

# Scenic Corridor Overlay. Palos Verdes Drive North, Crenshaw Boulevard, and Hawthorne Boulevard have been included within the Scenic Corridor Overlay.

# Multi-Use Trails Overlay. A number of trails are identified in the Trails Master Plan for the planning area.

LAND USE POLICY: PLANNING AREA 6

This planning area contains the greatest variety of land uses compared to the other planning areas. The Land Use Policy provides for the conservation of the existing housing and retail commercial uses in the Peninsula Center. The Land Use Plan for planning area 6 is shown in Exhibit 2-11 and overlays are shown in Exhibit 2-12.

Residential Development

The majority of the existing residential development within the planning area is designated as High Density Residential. This designation applies to all of the residential development along both sides of Highridge Road (east of Indian Peak Road). The area designated as High Density Residential corresponds to those areas designated as RPD (Residential Planned Development) in the Zoning Ordinance.

A small area in the northernmost portion of the planning area is designated as Low Density Residential which also corresponds both existing development and zoning.

Commercial

The greatest concentration of commercial development in the City is found in this planning area. The Peninsula Center has been designated as Commercial General which corresponds to the C-G zone district. This land use designation underscores the City's commitment to retaining the only major commercial center in the City.

A smaller parcel located south of Hawthorne Boulevard and west of Indian Peak Road has been designated as Commercial Office which corresponds to both the existing land use and zoning (CO).
**Public/Institutional**

There are a number of public and institutional uses within the planning area that are recognized by the General Plan's Land Use Policy. The primary institutional land use in the planning area is Rolling Hills High School. A number of other uses are located within the Commercial District including the library, post office, and a fire station.

**Overlay Designations**

The following overlay designations apply to this planning area:

1. **Mixed-Use Development Overlay.** All of those areas designated for Commercial General have been designated for a Mixed-Use Overlay. This designation will permit residential uses to be located above or adjacent to commercial retail and office uses.

2. **Hazards Management Overlay.** This overlay designation applies to the central portion of the planning area which is traversed by the Cabrillo Fault.

3. **Scenic Corridor Overlay.** Hawthorne Boulevard, Crenshaw Boulevard, and Silver Spur Road are designated Scenic Corridors within this planning area.

**LAND USE POLICY: PLANNING AREA 7**

The Land Use Policy for this planning area calls for the conservation of existing residential uses in the area while providing for the future redevelopment of the Northrop property. The planning area will continue to remain largely residential though two parcels have been designated as Neighborhood Commercial in recognition of the existing uses and zoning. Another important land use in the Planning Area includes Highridge Park. The Land Use Plan for this planning area is shown in Exhibit 2-13 and overlay zones are shown in Exhibit 2-14.

The City of Rolling Hills Estates and the Northrop Corporation entered into a development agreement in November, 1983. The development agreement permits the property owner to construct an additional 175,000 square feet of leasable floor area and to replace one or more of the existing buildings as long as the total gross leasable floor area of both existing and new structures does not exceed 297,000 square feet. No single structure can exceed 150,000 square feet of gross leasable floor area. The development agreement also outlines certain standards that must be adhered to including parking requirements, setbacks, and number of employees. The terms of the development agreement are transferable if the property is sold. The agreement will terminate on November 26th, 2003. The development agreement will supersede this general plan and zoning as long as it applies.
OVERLAY MAP
PLANNING AREA 7

Exhibit 2-14
Residential Development

The majority of the planning area has been designated as Low Density Residential which corresponds to the existing land use. Three noncontiguous areas are designated as High Density Residential which corresponds to the existing density of development. In addition, all three areas are zoned RPD. Three other areas, one located adjacent to Indian Valley Road and two adjacent to Highridge Road are designated as Medium Density Residential. Two of these areas are zoned RA-10,000 and a third is zoned RPD.

The land use plan for this planning area provides for the eventual reuse of the Northrop property. The entire site has been designated as Low Density Residential (2/units/acre) in the General Plan. In addition to the land use designation, the General Plan provides for the following development guidelines which are meant to be an aid in future planning.

# The project site is designated as Low Density Residential (2 units/acre) in the General Plan.

# The development envisioned for the property will maximize open space.

# Existing mature trees on the property will be retained as much as this is possible. A one-to-one replacement of mature trees should be adhered to.

# The periphery will be left open for a multi-use trail and/or landscaped open space.

# The project will be compatible with surrounding development and comply with neighborhood compatibility guidelines.

# Housing units adjacent to the periphery will be single story.

# Development will be sensitive to the local topography and grading should be kept to a minimum. Development should be concentrated in those areas that are level.

# The residential units will not exceed the height limitations established by City code (27 feet).
Primary access to the property will be from Crest Road.

Open space areas within the property will be interconnected and connections with adjacent open space should be provided.

A variety in the density of housing units will be considered.

Existing ocean views from the adjacent Ranch properties will be maintained through the use of open space.

Landscaped open space will account for at least 30% of the total acreage of the property.

The project shall include a floating overlay zone for properties at periphery/potential for equestrian lots adjacent to trails.

**Commercial**

Two parcels located adjacent to Crest Road have been designated as *Neighborhood Commercial* which corresponds to the existing land uses and the CL (Commercial-Limited) zoning.

**Public/Institutional**

There are three areas designated for *Open Space* in this General Plan. Two of these areas are privately owned open space that have been set aside as conditions of development. A third area designated as *Open Space* is Highridge Park.

**Overlay Designations**

The following overlay designations apply to this planning area:

- **Cultural Resources Overlay.** This designation applies to an area designated as *Open Space* (located along Highridge Road) in the General Plan. This site was left *Open Space* as a means of "capping" an important archaeological site underneath.
# Horse Overlay. This designation applies to the central portion of the planning area. All of the area included within this overlay is designated as Low Density Residential.

# Scenic Corridor Overlay. Hawthorne Boulevard has been included within the Scenic Corridor Overlay.

# Mixed Use Overlay. The northeast corner of Hawthorne Boulevard and Crest Road has been designated for mixed use. This designation will permit either residential development or the retention of the existing commercial uses. This residential development may include either housing for senior citizens (including Section 202 Housing) and market rate housing.

### Neighborhood Compatibility Guidelines

The City, through its Neighborhood Compatibility Ordinance, has established design criteria and a review process to protect and preserve the character of all residential neighborhoods in the City. The Compatibility Ordinance considers the following factors:

# Natural Amenities. Improvements to residential property shall respect and preserve, to the greatest extent possible, existing topography, landscaping and natural features.

# Neighborhood Character. Proposals will be compatible with the existing neighborhood character in terms of architectural style and materials, and the scale of development in relation to surrounding residences. The open space and rural character of the surrounding neighborhood shall be preserved.

# Scale. While many elements can contribute to the scale of a residential structure, designs will minimize the appearance of overbuilt property to both public and private view. The square footage of the residence and the total amount of lot coverage should reflect the rural character of the City and the respective neighborhood.

# Style. Proposals shall address certain design elements to ensure the compatibility of development. These elements include facade treatments, structure height, setbacks, roof design, building bulk, and architectural style.
# Privacy. Proposed development shall be designed to preserve the privacy from adjacent residences.

# Landscaping. Designs shall incorporate existing and additional landscaping to ensure compatibility with the surrounding neighborhood. Landscaping shall not be used to create hedges in front yard areas nor diminish the open, spacious character of a neighborhood.

# Views. Development will be designed with respect for neighboring views as required by the View Protection Ordinance, Section 1950.
THIS PAGE HAS BEEN LEFT BLANK.
SECTION 2.4
BACKGROUND REPORT

INTRODUCTION TO THE BACKGROUND REPORT

The Land Use Element Background Report provides a discussion of the issues and opportunities in Rolling Hills Estates that affect land use planning in the City. This section contains information concerning the location and distribution of existing land uses, a description of development characteristics, and land use trends. Finally, development constraints that affect existing and future development are evaluated.

DEVELOPMENT TRENDS

The City of Rolling Hills Estates is located in the southwestern portion of Los Angeles County, 23 miles southwest of downtown Los Angeles and 2 miles east of the Pacific Ocean. The City is part of the Palos Verdes Peninsula which consists of the cities of Palos Verdes Estates, Rolling Hills, Rolling Hills Estates and Rancho Palos Verdes (refer to Exhibit 1-2). The Peninsula enjoys a favorable climate and is readily accessible to beaches and major employment centers.

Rolling Hills Estates was incorporated on September 18, 1957 to preserve and protect its rural community character. In 1959, the Montecillo area, Chandler Quarry, Country Club Estates and northern Masongate areas were annexed to the City. Later annexations included land adjacent to the Northrop Corporation, the Rolling Hills High School site, the Larga Vista area, the Peninsula Shopping Center, Harbor Sight Ranch, Rolling Hills Park Estates, Highridge Terraces, and Cresta Verde areas. In 1982, the site of the former Palos Verdes Landfill on Crenshaw Boulevard was annexed to the City.

According to the Los Angeles County Local Agency Formation Commission, two County areas are within the City's designated sphere of influence. These areas, shown in Exhibit 2-8 include the South Coast Botanic Gardens and the unincorporated County lands adjacent to Crenshaw Boulevard. The sphere of influence refers to those unincorporated areas that may be annexed into the City at some future point in time.

The City has experienced slow growth over the past decade both in terms of development and population. The 1980 population of 7,701 persons increased to 7,789 persons in 1990, a growth of 88 persons, or 1.14 percent, in ten years. Compared to Los Angeles County, which grew 17.28 percent in the same period, the population of the City has been fairly stable. Most of the City's growth was due to an increase in housing units.
The City reached a maximum population of 7,923 persons in 1988. Since then, its population has been decreasing. The City had 7,789 according to the 1990 Census, which is 65 persons less than the 1985 estimated population of 7,854 persons. The population decrease can be attributed to the decrease in household size, a reflection of an aging population with children who are leaving home. Table 2-3 shows historical population and housing growth in the City. Population and housing characteristics are discussed in greater detail in the Housing Element Background Report.

<table>
<thead>
<tr>
<th></th>
<th>Population</th>
<th>H</th>
</tr>
</thead>
<tbody>
<tr>
<td>1957</td>
<td>2,419</td>
<td>--</td>
</tr>
<tr>
<td>1960</td>
<td>3,941</td>
<td>1,005</td>
</tr>
<tr>
<td>1964</td>
<td>5,140</td>
<td>--</td>
</tr>
<tr>
<td>1970</td>
<td>6,027</td>
<td>1,571</td>
</tr>
<tr>
<td>1980</td>
<td>7,701</td>
<td>2,613</td>
</tr>
<tr>
<td>1983</td>
<td>7,744</td>
<td>2,705</td>
</tr>
<tr>
<td>1985</td>
<td>7,854</td>
<td>2,721</td>
</tr>
<tr>
<td>1988</td>
<td>7,923</td>
<td>2,726</td>
</tr>
<tr>
<td>1990</td>
<td>7,789</td>
<td>2,873</td>
</tr>
</tbody>
</table>


With the City almost completely urbanized, there have been very few new developments. A number of parcels have been redeveloped and newer single-family houses have replaced older single-family houses. Expansion of individual units is the most common form of building activity. Recent major development in the City includes residential development along Highridge Road in the southwestern section of the City.

CHARACTERISTICS OF EXISTING DEVELOPMENT

The City of Rolling Hills Estates covers an irregular area of approximately 4.18 square miles on the central and northeastern sections of the Palos Verdes Peninsula. The City is bounded on the north by the Cities of Torrance and Palos Verdes Estates, on the east by Lomita, unincorporated areas of Los Angeles County and Rolling Hills, and on the south and west by Rancho Palos Verdes.
The City includes a portion of the Palos Verdes Hills. The highest point in the City, at an elevation of 1,200 feet above sea level, is in the southwestern section of the City, near the intersection of Crest Road and Highridge Road. The majority of the City is located on the north and northeast-facing slopes of the hills. The land features rough terrain with canyons, winding roads, and lush vegetation. Slopes range from 7 to 25 percent with the steepest slopes near Silver Spur and Indian Peak Roads. Steep slopes, within urbanized areas, have remained undeveloped.

A network of equestrian trails and equestrian facilities provide a major recreational resource for residents. Developed areas are predominantly low density residential in nature with very few undeveloped parcels remaining in the City.

**Residential Development**

The City of Rolling Hills Estates is predominantly developed with single-family residential units. Approximately 1,067.8 acres or 49.1 percent of the City is developed with housing at densities ranging from 1 dwelling unit per acre to 3 units per acre. According to the 1990 Census there are 2,219 detached single-family units and 527 attached single-family units. A number of multi-family (condominium) developments, a total of 127 units, are located in the southern portion of the City. These units were all built before 1980. No new multifamily projects have been constructed since then. The newest residential development, slated for completion in 1992, is located in the Highridge area and will contain seventy-two single-family units.

The majority of the housing stock was built between 1960 and 1980. Although these dwelling units are 10 to 30 years old, they are very well-maintained.

**Commercial Development**

Commercial and retail uses in the City include the 93.4-acre Peninsula Center, the Academy Center, retail stores on the corner of Crest and Hawthorne, the retail store on the northeast corner of Crest and Highridge, and real estate offices on Palos Verdes Drive East. The Peninsula Center area is located in a small valley on Silver Spur and Deep Valley Roads, between Crenshaw and Hawthorne Boulevards. Peninsula Center includes the Peninsula Shopping Center, the Shops at Palos Verdes, The Village, Town and Country, and a number of other commercial uses.

There are approximately 200 retail establishments in the City consisting of apparel stores, gasoline stations, grocery stores, food stores, restaurants, and home furnishing stores, among others. Also, there are a number of banks, professional, medical, and business offices, theaters, and a host of...
services in the City. Most office uses serve the local professional services market as opposed to being regional offices. The majority of these commercial uses are located in the Peninsula Center area. A unique commercial use at the northwest corner of Palos Verdes Drive North and Rolling Hills Road has been preserved for future generations as a landmark overlay. Commercial land uses cover approximately 107.6 acres or 4.7 percent of the City.

**Industrial Development**

The City has a limited amount of land devoted to industrial uses. The Northrop Corporation owns a 34.9-acre research and development facility on Crest Road on the southern edge of the City. The site was developed as an electronic research facility for the aerospace industry. Concrete manufacturing activities occur on an isolated section of the Chandler Quarry site. Landfill operations, the primary function of the Chandler site, have started to fill up the old quarry pits.

**Parks and Recreational Facilities**

The City owns and maintains a number of parks and recreation facilities. In addition, a network of equestrian trails and bicycle routes exists throughout the City. Private recreational facilities in the City include a golf course, riding clubs and a tennis club. The Open Space and Recreation Background Report discusses parks and recreational facilities in more detail. Existing parks and recreation areas cover approximately 177.7 acres of parks and 25 miles of trails, accounting for 7.8 percent of the City's land area. Open space areas left undeveloped within residential projects cover 32.6 acres.

**Schools**

The Palos Verdes Unified School District serves the Peninsula with one elementary school (Rancho Vista), one middle school (Dapplegray closed since 1987) and one high school (Peninsula High School) located in the City. A section of Ridgecrest School on Highridge Road is also within City boundaries. Two private schools (Rolling Hills Country Day School, and Peninsula Heritage School and Rolling Hills Prep School) are also located in the City. A total of 110.8 acres are occupied by these public and private schools and their support facilities.
**Institutional**

Institutional uses in the City include the Civic Center, library, and churches. The Civic Center is located on the northwest corner of the intersection of Crenshaw Boulevard and Palos Verdes Drive North. The Palos Verdes Library District has a library on Deep Valley Drive between Roxcove and Drybank Roads. Churches in the City include the Rolling Hills Seventh Day Adventist Church, Rolling Hills Covenant Church, First Baptist Church of Palos Verdes, Rolling Hills United Methodist Church, and Saint Luke's Presbyterian Church. Institutional land uses account for 32.2 acres.

**Public and Quasi-Public Uses**

Public and quasi-public land uses in the City include the fire station, the post office, and public utility facilities (Palos Verdes Reservoir, L.A. County recycling center, Chandler landfill, two Cal-water waterworks pump stations, and the L.A. County gas-to-energy facility at the closed Palos Verdes Landfill).

Los Angeles County Fire Station # 106 is on 413 Indian Peak Road at the end of Crossfield Avenue. A U.S. post office is located on Deep Valley Drive and Silver Spur Road, and a General Store-Post Office Branch is on Palos Verde Drive North and Rolling Hills Road. The Palos Verdes Reservoir, on Palos Verdes Drives North and East, is owned by the Metropolitan Water District (MWD). The reservoir has a capacity for 1,100 acre-feet of water, which MWD sells to the California Water Service Company to serve the domestic water needs of the Peninsula.

The Los Angeles County Recycling Center on Crenshaw Boulevard purchases paper, glass, aluminum, tin, and crank case oil for recycling. The closed landfill site, between Crenshaw and Hawthorne Boulevards north of Palos Verdes Drive North, is currently used for the recovery of landfill gases. There are 445 gas collection wells and trenches through which landfill gas is brought to the gas-to-energy facility on the northwest corner of the site. The facility creates electrical energy equivalent to that used by 10,000 homes. The temporary release of gases from the landfill site is necessary in order to provide for future safe use of the site.

**Quarry**

The Chandler Quarry landfill on the northeastern corner of the City was originally used for the mining of sand and gravel. In 1988, mining operations ceased and landfill operations were started. Concrete manufacturing operations are still ongoing on a portion of the site. The facility consists of two open pits and a batch plant on approximately 127 acres.
Streets and Highways

City streets and private roads account for 10.1 percent or 227.9 acres of the City land area. Some streets do not feature sidewalks or street lights in keeping with the rural community character which residents want to preserve.

Vacant Areas

Vacant areas in the City are limited to approximately ten vacant residential lots consisting of approximately 49.4 acres. This is 2.2 percent of the City.

Land use information was compiled from a survey of aerial photographs and field surveys. This information was mapped using the ARC-Info GIS mapping system which automatically measures the distribution of the various categories of land use.

Approximately 52.1 percent of the City is developed with residential land uses. Commercial uses cover approximately 4.7 percent and industrial land uses cover approximately 1.6 percent of the City. Table 2-4 provides a breakdown of the existing land uses shown in Exhibit 2-15.

<table>
<thead>
<tr>
<th>TABLE 2-4</th>
<th>EXISTING LAND USES</th>
<th>Acreage</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Very Low Density</td>
<td>49.4</td>
<td>2%</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(1 unit or less/acre)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>Low Density</td>
<td>821.5</td>
<td>36%</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(more than 1 up to 2 units/acre)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>Medium Density</td>
<td>149.0</td>
<td>7%</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(more than 2 up to 4 units/acre)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>High Density</td>
<td>84.5</td>
<td>4%</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(more than 4 up to 8 units/acre)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td>107.6</td>
<td>5%</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td>35.6</td>
<td>2%</td>
</tr>
</tbody>
</table>
### TABLE 2-4

<table>
<thead>
<tr>
<th>EXISTING LAND USES</th>
<th>Acreage</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional/Public</td>
<td>342</td>
<td>15%</td>
</tr>
<tr>
<td>Open Space, Parks and Recreation Facilities (including private recreational facilities)</td>
<td>371</td>
<td>15%</td>
</tr>
<tr>
<td>Streets and Highways</td>
<td>227.9</td>
<td>10%</td>
</tr>
<tr>
<td>Vacant Areas</td>
<td>49.4</td>
<td>2%</td>
</tr>
</tbody>
</table>

Source: David Evans and Associates, Inc., 1990

---

**DENSITY AND INTENSITY OF DEVELOPMENT**

The overall density of development in the City is low and ranges from 1 to 3 units per acre. The majority of the residential neighborhoods are zoned RA-20,000 which provides for a minimum lot size of 20,000 square feet. The one area of the City where higher intensity development is found is located along Silver Spur where the Peninsula Center is located. Both higher density residential development and a regional commercial retail center are being located there.

---

**EXISTING LAND USE PLANS**

**Previous General Plans**

The City adopted its first General Plan in 1965. This first General Plan consisted of five elements, which together, provided long-term goals for development in the City of Rolling Hills Estates. In 1973 and 1975, the elements of the General Plan were updated and four other elements were added. Since then, subsequent amendments have been adopted for the land use, housing and safety elements.

As required by state law, the General Plan shall embody the City's goals and policies for long-term development. The current General Plan contains the seven mandatory elements, plus other elements the City deems necessary to outline its development policies. The General Plan shall supersede all other City ordinances including the zoning ordinance.
**Zoning Ordinance**

The Comprehensive Zoning Ordinance of the City of Rolling Hills Estates is the primary mechanism for the implementation of the General Plan land use policies. As required by State law, it is necessary for the Zoning Ordinance to be consistent with the General Plan. The existing Comprehensive Zoning Ordinance regulates all development in the City by designating areas where specific land uses are allowed and the standards that have to be observed in the establishment and operation of these land uses. A summary of each zoning district as contained in the City's Comprehensive Zoning Ordinance is presented in Table 2-5.

<table>
<thead>
<tr>
<th>ZONE</th>
<th>DISTRICT</th>
<th>LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-A-E</td>
<td>Single Family Residential - Limited Agricultural District (Minimum lot size of 1 acre)</td>
<td>Single family residences, one dwelling unit per lot, guest house</td>
</tr>
<tr>
<td>R-A-20,000</td>
<td>Single Family Residential - Limited Agricultural District (Minimum lot size of 20,000 square feet)</td>
<td>Single family residences, one dwelling unit per lot, guest house</td>
</tr>
<tr>
<td>R-A-15,000</td>
<td>Single Family Residential - Limited Agricultural District (Minimum lot size of 15,000 square feet)</td>
<td>Single family residences, one dwelling unit per lot, guest house</td>
</tr>
<tr>
<td>R-A-10,000</td>
<td>Single Family Residential - Limited Agricultural District (Minimum lot size of 10,000 square feet)</td>
<td>Single family residences, one dwelling unit per lot, guest house</td>
</tr>
<tr>
<td>RPD</td>
<td>Residential Planned Development (Maximum density at twice the General Plan designation)</td>
<td>Single family residences, one dwelling unit per lot, guest house</td>
</tr>
<tr>
<td>A</td>
<td>Agriculture</td>
<td>Single family residences, one dwelling unit per lot, guest house, patios and recreation areas, farms or ranches, land reclamation, facilities for the recovery of gases from previous landfills, golf course, temporary stockpiles of sand and gravel</td>
</tr>
</tbody>
</table>
### TABLE 2-5

**ZONING DISTRICT**

<table>
<thead>
<tr>
<th>ZONE</th>
<th>DISTRICT</th>
<th>LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Institutional</td>
<td>Public land Lisa including schools, churches, and the Civic Center.</td>
</tr>
<tr>
<td>C-R</td>
<td>Commercial Recreational</td>
<td>Stables, country dubs, archery ranges, fishing ponds, picnic grounds.</td>
</tr>
<tr>
<td>C-O</td>
<td>Commercial Office</td>
<td>playground, restaurants, pool, tennis, golf courses.</td>
</tr>
<tr>
<td>C-L</td>
<td>Restricted Commercial (Commercial Limited)</td>
<td>Business and professional offices</td>
</tr>
<tr>
<td>C-G</td>
<td>Commercial General</td>
<td>Business and professional offices, retail stores, services, public or private dubs</td>
</tr>
<tr>
<td>S-R &amp; D</td>
<td>Scientific Research and Development</td>
<td>Business and professional offices, retail stores, services, sale or service of products, hotel, storage, parting structure, nurseries/garden, restaurants and delis</td>
</tr>
<tr>
<td>Q</td>
<td>Quarry</td>
<td>Scientific research, limited prototype fabrication and assembly of products, limited processing of chemicals and products</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Quarrying, excavation of rock., sand and gravel, rock crushing, batching plants, processing of aggregate, landfill, land reclamation, mining, block and tile plants</td>
</tr>
</tbody>
</table>

In addition to these zoning districts, several overlay districts (Horse Overlay and Landmark Overlay) exist for the additional regulation of such uses within designated areas.

**RPD's and Specific Plans**

Several areas in the City have been developed as residential planned developments. These areas are in the southwestern portion of the City and include Highridge, The Ranch, The Terraces, Cresta Verdes, and other condominium/townhouse projects.

**DEVELOPMENT CONSTRAINTS**

Physical suitability is a major consideration in the designation of land uses throughout the City. There are areas that cannot successfully accommodate certain types of development due to inherent physical characteristics. These include geotechnical, seismic and flood hazard areas, irregular parcel size and shape, adjacent sensitive land uses, former land uses, and other features which constrain development. These constraints are found in some areas of the City and should be considered in future land use plans. Development constraints identified in the planning area are described in the following sections. The constraints related to public safety are also discussed in greater detail in Section 8.
Steep Terrain

The Palos Verdes Peninsula is situated on a series of uplifted marine terraces. The elevation of the City of Rolling Hills Estates ranges from 300 to 1,200 feet above sea level. The area is characterized by rough rolling terrain, canyons and gullies. Canyons that remain undeveloped include the Agua Negra, George F. Canyon, Ranchview, and Amarga canyons. Portions within individual lots have also been left undeveloped due to the need for extensive grading and other measures that would otherwise be needed to make the land suitable for development.

Areas with steep slopes and loose soils are subject to the damaging effects of erosion due to storm and urban water run-off. The revegetation of steep slopes has helped to control erosion of the hillsides.

Landslide Hazards

Associated with steep slopes is the propensity for unstable ground conditions and landslides. This geologic hazard exists in all steep slope areas in the City. Landslides are believed to result from the combined influence of water-saturated soils and grading activities associated with development. Water saturation might result from rainfall, over-irrigation, and sewage effluent discharge.

High rainfall could loosen soil cohesion or trigger substantial soil erosion and result in hillside slope failure. Also, grading activities could result in uncompacted soils and the disruption of water drainage courses. Construction and development may place excessive loads on weak soils. Active and potentially active landslides in the planning area are discussed in greater detail in the Public Safety Element Background Report.

Seismic Hazards

The Palos Verdes Peninsula is crossed by two earthquake faults: the Newport-Inglewood Fault and the Palos Verdes Fault. Groundshaking and surface rupture hazards are associated with earthquakes along these faults. Other nearby faults also represent seismic risk to the City. They include the Cabrillo, the Whittier, the Torrance-Wilmington, the Malibu Coast, and the Santa Monica-San Fernando Faults.

Steep slopes in the area are susceptible to earthquake-induced slope instability. The associated hazards of earthquake events are also discussed in greater detail in the Public Safety Element Background Report.
**Flood Hazards**

Flood hazards are not generally a problem in higher elevations such as those occupied by most of the City. There are a number of canyons and gullies which carry stormwaters north and northeast toward the flatter land areas. Flash floods on the canyon bottoms may be a hazard but these areas are generally not developed.

The location of the Palos Verdes Reservoir exposes the area, east of the reservoir, to potential inundation in case of dam failure. Exhibit 8-6, in the Public Safety Element Background Report, shows the inundation area for the Palos Verdes reservoir.

**Fire Hazards**

Steep slopes, combustible plant materials, high temperatures, low humidity, strong winds, and an ignition source would provide a dangerous combination for a devastating fire. The chaparral vegetation in the canyons helps prevent soil erosion and should not be removed unless the areas are revegetated as soon as possible. Fire prevention efforts must focus on the use of fire retardant construction materials, the provision of adequate fire fighting equipment, the buffer of structures from fuel areas, and the use of fire retardant landscaping.

**Land Availability**

Very little growth may be expected in the City because the area is relatively builtout. Future growth is constrained by the lack of available vacant land suitable for development. The City is approximately 97.8 percent developed with vacant parcels limited to 49.4 acres.

The potential reuse of areas, such as the quarry, the closed Dapplegray School, and the former landfill site, is limited by the physical and environmental features of the sites. The potential for future growth will, largely, rest on the recycling or expansion of existing land uses.

**Infrastructure Constraints**

Manmade constraints to future development in the planning area include existing development, the presence of designated utility easements, and zoning restrictions to development. Another factor that controls growth is the adequacy of the existing infrastructure (water, sewer and gas lines, and streets) to handle additional demands brought by development.
Water service is provided by the California Water Service Company which purchases the water from the Municipal Water District. This water comes from the Colorado River and is stored at the Palos Verdes Reservoir which is located at the southeast corner of Palos Verdes Drive North, and Palos Verdes Drive East, in the City of Rolling Hills Estates.

Capacity of this facility is 1,108 acre feet which is equivalent to 361,097,200 gallons. One acre foot of water is adequate to meet the needs of a family of five for one year. The reservoir's capacity thus has the ability to serve the residential areas of the Peninsula for a period in excess of one month should incoming supplies ever be cut off during emergencies. Major water lines are located in Palos Verdes Drive North, East and West. This backbone system is augmented by an extensive system of distribution lines and water storage tanks and is projected to serve a population of 120,000 for the Peninsula.

Electricity is furnished by the Southern California Edison Company. The majority of powerlines are overhead although some lines in the newer developments are underground. According to Edison Company service representatives, future electrical service to Rolling Hills Estates is assured to be adequate.

Gas service is provided by the Southern California Gas Company. No problems have been foreseen. Energy sources on a national scale, however, could change this utility supply.

In 1970 approximately sixty-five percent of the City was served by sewers provided by the Los Angeles County Sanitation District. At the time, septic tanks were utilized by approximately thirty-five percent of the homes in Rolling Hills Estates. Today fifteen percent of the residential areas are not connected to the sanitary sewer district and remain on septic tanks. This condition prevails primarily in the oldest subdivisions which date prior to or just after World War II. Of interest is the fact that a fifteen-inch sewer line traverses the unsewered residential area in the northern part of the City. Since most septic tank systems are about twenty-five years old, they have deteriorated with age and usage, which could develop into environmental and health problems. There have been cases of effluent seeping into canyon bottoms. Also, collapsing septic tanks have been noted to cause soil erosion problems. The City requires that old septic tanks be replaced with sewer connections if they cannot be repaired. The possibility of more occurrences of waste seepage into canyons caused by such antiquated septic tanks increases with time, and the need for a sewer master plan becomes more evident.

The City of Rolling Hills Estates is located within the jurisdictional boundaries of Los Angeles County Sanitation District No. 5. The Sanitation Districts own, operate, and maintain the major sewage conveyance network which services the Cities located within this District. An index map depicting
the locations of all Sanitation District No. 5 trunk sewers has been enclosed. A list of the conveyance facilities located within the City of Rolling Hills Estates, which includes the pipe diameters and a description of their locations, has also been enclosed. All facilities listed currently have available capacities to accommodate additional flows ranging from 1.2 million gallons per day (mgd) to 3.7 mgd. Local collector sewer lines, although tributary to the Districts trunk sewer network, are not maintained by the Sanitation Districts.

Wastewater from the City of Rolling Hills Estates is processed at the Joint Water Pollution Control Plant (JWPCP), located in the City of Carson. The JWPCP has a design capacity of 385 mgd and currently provides tertiary treatment to average wastewater flow of 374 mgd with 200 mgd receiving secondary treatment.