



STAFF REPORT

DATE: MARCH 2, 2026

TO: PLANNING COMMISSION

FROM: KATRINA KAWAGOE, SENIOR PLANNER
JEANNIE NAUGHTON, COMMUNITY DEVELOPMENT & PUBLIC
WORKS DIRECTOR

SUBJECT: 2025 HOUSING ELEMENT AND GENERAL PLAN ANNUAL PROGRESS
REPORTS

OVERVIEW

Each jurisdiction in California is required to prepare a Housing Element and General Plan Annual Progress Report (APR), outlining the status and progress of the implementation of the jurisdiction's respective Housing Element and General Plan, for the previous calendar year. The respective APRs must be submitted to the Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI) on April 1st of each year, pursuant to Government Code Section 65400 and 65700.

DISCUSSION

Government Code Section 65400 and 65700 mandates that all cities and counties submit a report on the status of the General Plan and progress in its implementation, to their legislative bodies, LCI, and HCD on an annual basis.

The purpose of submitting APRs to HCD and LCI is to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. APRs may also identify needed modifications and improvements to LCI's General Plan Guidelines. Lastly, submittal of APRs enables LCI to track progress on a local jurisdiction's comprehensive General Plan update using the information provided in the APR.

There is no standardized form or format for preparation of the General Plan APR; however, LCI does provide recommendations for content in their Guidelines. The APR is not required to incorporate all recommended content of the Guidelines; instead, the APR is meant to discuss the General Plan implementation, in the broader context of the City's overall programs and activities. This General Plan APR includes a broad narrative of

major Planning activities and details of implementation measures related to the goals and policies of the Rolling Hills Estates General Plan 2040.

The Housing Element APR looks at the lifecycle of a housing unit in a holistic way, by breaking it down in a given calendar year, by applications received and deemed complete, entitlement approval, building permit issuance, and certificate of occupancy acquisition. Data is further broken down by each unit's income level and tenure, for tracking progress towards the Regional Housing Needs Allocation (RHNA). According to the RHNA, Rolling Hills Estates' share of regional future housing needs is a total of 191 new units.

In the 2025 reporting year, there were seven (7) new housing development applications submitted to the City. All were Accessory Dwelling Units (ADUs) that were ministerially approved and entitled.

In the 2025 reporting year, there were five (5) building permits issued for new ADUs. In addition, the City issued 80 certificates of occupancy: five (5) for ADU's and 75 for residential condominiums in a mixed-use project located at 927 Deep Valley Drive (La Sevilla). The La Sevilla project included three (3) deed restricted, moderate income units, while the rest were sold at market rate. The issuance of five (5) building permits for new ADUs exceeds the City's assumption of three ADUs annually for a total of 24 ADUs over the eight-year planning period of the Housing Element.

Senate Bill (SB) 423 (Government Code §65913.4), formerly known as SB 35, provides a streamlined and ministerial review path for projects in jurisdictions that are not meeting state housing goals (Regional Housing Need Allocation, or RHNA) at both lower income levels and market-rate income levels. In past cycles, the City has met its state housing goals at both lower income and market-rate income levels and therefore is one of 47 jurisdictions in the State to be exempt from streamlining provisions under SB 423, for the third year in a row. Additionally, the City had no agency-owned disposition of surplus lands and does not have a tenant preference ordinance. As a result, these sheets contain no reporting data.

Staff will present this information to the City Council at its meeting of March 24, 2026, prior to submitting both reports to LCI and HCD by April 1, 2026.

RECOMMENDATION

Staff recommends that the Planning Commission receive the City of Rolling Hills Estates' 2025 General Plan and Housing Element APRs, discuss the issues, and recommend to the City Council that staff be directed to submit the respective APRs to LCI and HCD by April 1, 2026.

Attachments:

- A. RHE General Plan APR 2025***
- B. RHE Housing Element APR 2025 Summary Table***
- C. RHE Housing Element APR 2025***