



## STAFF REPORT

**Meeting Date:** January 11, 2011  
**To:** Honorable Mayor & City Council  
**From:** Jonathan Lait, AICP, City Planner  
**Subject:** Community Development Department Work Plan Revisions  
**Attachments:** 1. FY 2010-2011 Budget Work Plan (CDD - Planning)  
2. Non-Budgeted Work Plan Priorities (Planning)

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### INTRODUCTION

This item is being presented at the Mayor's request for Council consideration of changes to the Department's Work Plan. The changes would add two new work plan items:

1. Noise Ordinance. Changes to modify amplified music regulations and incorporate regulations that address private parties in residential areas.
2. In Lieu Parking. Modify standards related to restaurant expansions in the Business Triangle.

### DISCUSSION

On November 30, 2010, the City Council amended and endorsed the Community Department's 2010-2011 Work Plan. The Plan was amended in December removing the Commercial Common Interest Development<sup>1</sup> ordinance from an 'A' priority to a 'C' priority. The removal of that work item frees up staff resources to work on other priority projects. Based on prior Council discussions, including a Study Session discussion on October 18 and November 30, 2010<sup>2</sup>, and requests from the Mayor, staff recommends work begin on the following projects:

**Noise Ordinance.** A City Council Ad Hoc Committee of Vice Mayor Brucker and Councilmember Krasne met to discuss this topic on January 5th. The Committee provided comments for staff and will present a recommendation to the City Council at an upcoming Study Session in February. It is anticipated that the amendments would be limited in scope to address noise standards related to parties in residential neighborhoods.

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<sup>1</sup> City Council Staff Report, dated December 21, 2010  
([http://beverlyhills.granicus.com/MapView.php?view\\_id=2&clip\\_id=2146&meta\\_id=121477](http://beverlyhills.granicus.com/MapView.php?view_id=2&clip_id=2146&meta_id=121477))

<sup>2</sup> October 18, 2010 Study Session Item #1. November 30, 2010 Study Session Item #7.

**In Lieu Parking.** The City Council's discussion on October 18, 2010 highlighted its interest in considering amendments to the City's in lieu parking program. While a much more comprehensive evaluation of the program is desired, including; possible expansion beyond the Business Triangle; inclusion of other land uses, such as mixed use office buildings; and, refinements to the fee structure; the Council had majority support to evaluate a more limited aspect of the program related to restaurant expansions in advance of these other considerations.

The Mayor and Council expressed interest during the current economic climate to promote the expansion of restaurants, which have a lower profit margin and contribute favorably to synergies between office and retail business in the Business Triangle. Restaurant expansion also supports expressed goals to increase nightlife activity in this part of the City.

With the proposed amendment, restaurants expansion would be encouraged by allowing restaurant owners to expand their business as many times as they want while taking advantage of a reduced in-lieu fee.

The current code allows a one time restaurant expansion at a reduced in lieu parking rate over the life of the building. If the expansion involves less than 15 in lieu spaces, then the reduced rate can be applied to the purchase of up to 15 in lieu over the life of the building. Additional expansions are permitted, however, the restaurant or building owner would be subject to the full in lieu rate<sup>3</sup>.

The proposed amendment would eliminate the limitation to the number of spaces an existing restaurant owner may request from the City through its participation of the in-lieu program. Projects would continue to be evaluated on a case by case basis and subject to the same standards for review, including standards that evaluate traffic safety impacts, pedestrian-vehicle conflicts, and parking impacts.

The broader evaluation of the in-lieu parking program will remain on the Department's Work Plan as a 'B' priority and can be considered by the Council as a Work Plan item in the upcoming FY 2011-2012 Work Plan that will be approved as part of the budget process.

### **FISCAL IMPACT**

The proposed work can be accomplished within existing resources without substantial fiscal or budget impacts. The Department will seek appropriation from the City

<sup>3</sup>

|   |             |
|---|-------------|
| <b>IN-LIEU PARKING REVIEW</b>                   | \$11,544.60 |
| <b>IN-LIEU PARKING FEE (per space)</b>          |             |
| Rodeo Drive                                     | \$46,680.60 |
| Beverly Drive                                   | \$37,344.40 |
| Other Locations                                 | \$28,008.00 |
| <b>IN-LIEU PARKING Restaurant Expansion Fee</b> | \$11,593.40 |

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Manager's office for required public hearing notices and ordinance postings. Three hearings total are anticipated at an estimated cost of \$7,500.

**RECOMMENDATION**

Staff recommends the City Council amend the Community Development Department's 2010-2011 Work Plan to include amendments to the Noise Ordinance and In-Lieu Parking program as described above.

Susan Healy Keene, AICP, Director

Approved By

A handwritten signature in black ink that reads "Susan Healy Keene". The signature is written in a cursive style and is positioned below the printed name and the "Approved By" text.

**ATTACHMENT 1**

**FY 2010-2011 BUDGET WORK PLAN (CDD - PLANNING)**

Attachment 1

RECOMMENDED REVISED PLANNING WORK PROGRAM

| NO.             | TITLE/DESCRIPTION  | SOURCE         | ES | GP | VS | GF | PI | REQUIRED ACTION   | DEPARTMENT PROGRAM | WORK EFFORT (HRS) | ESTIMATED COMPLETION        | PERCENT COMPLETE | PRIORITY |
|-----------------|--|----------------|----|----|----|----|----|---|--------------------|-------------------|-----------------------------|------------------|----------|
| <b>PLANNING</b> |  |                |    |    |    |    |    |   |                    |                   |                             |                  |          |
| P01             | <b>Ongoing Tasks.</b> Other 'ongoing' tasks: process and analyze current development projects, process and analyze design-related applications, plan review, support the public permit center counter, answer phones / emails, monitor regional development activity, monitor state legislation, and training. | 2010-11 Budget | X  | X  | X  | X  | X  | Day-to-Day Work and Case Processing   | Planning           | 14,439            | Ongoing through Fiscal Year |                  | A        |
| P02             | <b>Housing Element.</b> Prepare the 2007-2013 Housing Element for review by the Planning Commission, comment by State Department of Housing & Community Development and hearings before the City Council   | 2010-11 Budget |    | x  | x  | x  |    | Planning Commission and City Council Public Hearings/HUD approval of Program                | Planning           | 500               | Spring/Summer 2011          | 70.0%            | A        |
| P03             | <b>General Plan Implementation – 5 Year Plan.</b> Identify, prioritize and develop a five-year schedule to advance certain goals and objectives in the City's General Plan (Implementation Plan).  | 2010-11 Budget |    | x  | x  |    |    | Review of General Plan and Possible Public Hearings/City Council Adoption of Text Amendment | Planning           | 120               | Summer 2011                 | 0.0%             | A        |

ES: Economic Sustainability GP: General Plan Goal/Policy VS: Vision Statement GF: Core Government Function - Foundation PI: Process Improvement

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|-----|--|----------------|----|----|----|----|----|--|--------------------|-------------------|-------------------------------|------------------|----------|
| P04 | <b>Streamline Entitlement Process.</b> Evaluate and implement strategies that streamline the Architectural, Design and Planning Commissions entitlement process.   | 2010-11 Budget | x  | x  | x  | x  | x  | Staff evaluation of current practices and Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 361               | Spring/Summer 2011            | 20.0%            | A        |
| P05 | <b>Medical Land Use Ordinance.</b> Develop an ordinance that limits new and expanded medical office space in the city, include a provision that allows medical to be established in an existing building if code required parking is available | 2010-11 Budget | x  | x  | x  |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment   | Planning           | 350               | Winter 2010                   | 78.0%            | A        |
| P06 | <b>Commercial CID Ordinance.</b> Develop standards that limit or prohibit the conversion of commercial properties into to common interest developments.  | 2010-11 Budget | x  | x  | x  |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment   | Planning           | 180               | Winter 2010                   | 7.0%             | A        |
| P07 | <b>Zoning Interpretations Manual.</b> Create a framework for and populate a publically available zoning code interpretations manual .  | 2010-11 Budget |    | x  | x  | x  | x  | Staff Review of Municipal Code / Development Projects  | Planning           | 180               | Spring 2011 ongoing as needed | 1.0%             | A        |

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|-----|---|-----------------|----|----|----|----|----|--|--------------------|-------------------|-----------------------|------------------|----------|
| P08 | <b>Zoning Code Amendments – 5 Year Plan.</b><br>Identify, prioritize and develop a five-year schedule to amend the City's Zoning Code to improve its administration, consistency with other City regulations, enhance public participation and clarify conflicting or confusing regulations .         | 2010-11 Budget  |    | x  | x  | x  | x  | Staff Review of Municipal Code and Development Regulations                                   | Planning           | 220               | Spring/Summer 2011    | 5.0%             | A        |
| P09 | <b>Trousdale View Preservation.</b> Develop standards that protect/restore views of the LA Basin obstructed by landscaping and trees.   | 2010-11 Budget  |    | X  | X  | X  |    | Planning Commission and City Council Public Hearings/HUD approval of Program                 | Planning           | 250               | Fall/Winter 2010      | 70.0%            | A        |
| P10 | <b>AC Membership Changes / Stagger DRC Terms.</b><br>Amend the Zoning Code to reduce, through attrition, the Architectural Commission from 7 to 5 appointees and change the discipline qualifications to match Design Review Commission. Stagger so that no more than 2 members come off at one time. | Staff Initiated |    | x  | x  |    | x  | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 80                | Winter 2011 or sooner | 1.0%             | A        |

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|-----|--|-------------------------------|----|----|----|----|----|--|-------------------------|-------------------|----------------------|------------------|----------|
| P11 | <b>CEQA Traffic Thresholds.</b> Support the Public Works Department, which is evaluating changes to the city's traffic thresholds of significance  | City Council Initiated        |    |    | x  | x  | x  | Planning Commission and City Council Public Hearings   | Planning/Transportation | 40                | Summer 2010          | 100.0%           | A        |
| P12 | <b>Second Unit / Accessory Structure Ordinance S. of SMB</b> Text amendment for short section of South Spalding Drive where it abuts the alley along the west side of Roxbury Park (432 – 492 South Spalding Drive). The text amendment would allow two-story second units as are allowed in the Central Area north of Santa Monica Boulevard. | Planning Commission Initiated |    |    |    | x  |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning                | 80                | Winter 2010          | 54.0%            | A        |
| P13 | <b>Renaming Little Santa Monica.</b> Proposed name change to honor Will Rogers.  | Councilmember Initiated       |    |    | x  | x  |    | Community Outreach/Public Hearings/ Council Adoption   | Planning                | 20                | Fall 2010            | 100.0%           | A        |
| P14 | <b>Medical Marijuana Ordinance.</b> Develop an interim ordinance that specifically prohibits the establishment of medical marijuana dispensers in the City   | Council Initiated             |    | x  | x  |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning/CAO            | 80                | Spring 2011          | 18.0%            | A        |

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|-----|--|--|----|----|----|----|----|--|--------------------------|-------------------|-----------------------|------------------|----------|
| P15 | <b>Sustainable City Plan</b> – Support the Public Works Department and assist with the collection of data on City processes and input into existing software programs to establish baseline information on City government’s carbon emissions. | Council Initiated                            |    | x  | x  | x  |    | Research and Present to Council  | Planning / Public Works  | 280               | Spring 2011           | 5.0%             | A        |
| P16 | <b>Subway.</b> Review and comment on the subway extension including consideration for grand stations featuring retail and other synergetic activities. <b>NOTE: Part of amended work program</b>   | Planning Commission & City Council Initiated | x  | x  | x  | x  |    | Outreach/Coordination and Public Hearings  | Planning / Public Works  | 200               | ongoing               | 75.0%            | A        |
| P17 | <b>California Code Adoption.</b> Assist the Building & Safety Division with review and code-related amendments for the new 2010 California Codes   | 2010-11 Budget/ State Mandate                | x  |    |    | x  | x  | The Beverly Hills Code Adoption Committee has been conducting various meetings with regional cities and counties and will be presenting a code adoption ordinance in the Fall of 2010. | Planning / Bldg & Safety | 80                | Winter 2010           | 32.0%            | A        |
| P18 | <b>Strategic City Plan.</b> Assist the Building & Safety Division with review and code-related amendments for the new 2010 California Codes  | City Manager Initiated                       | x  |    | x  | x  | x  | Assist City Manager's Office with visioning / reorganization efforts   | Planning                 | 150               | Spring 2011           | 58.0%            | A        |
| P19 | <b>ADD TO WORK PLAN</b><br><u>Noise Ordinance. Amplified Music in Residential Areas. Extending the time limit for amplified music in residential areas.</u>  | Councilmember Initiated                      |    | x  | x  | x  |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment   | Planning                 | 80                | Winter 2011 or sooner | 0.0%             | A        |

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|-----|---|-------------------------|----|----|----|----|----|--|--------------------|-------------------|----------------------|------------------|----------|
| P20 | <b>ADD TO WORK PLAN</b><br>In Lieu Parking, Restaurant Expansion. Amend the Zoning Code to eliminate the 15 parking space restriction for restaurants allowing future expansions to take advantage of reduced in lieu parking fees. | Councilmember Initiated | x  | x  | x  | x  | x  | Assist City Manager's Office with visioning / reorganization efforts | Planning           | 80                | Spring 2011          | 0.0%             | A        |

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**ATTACHMENT 2  
NON-BUDGETED WORK PLAN PRIORITIES (PLANNING)**

Attachment 2

NON-BUDGETED WORK EFFORT/PRIORITIES

| NO.  | TITLE/DESCRIPTION   | SOURCE                             | ES | GP           | VS           | GF           | PI | REQUIRED ACTION   | DEPARTMENT PROGRAM              | WORK EFFORT (HRS) | DURATION*             | PRIORITY     |
|--|---|------------------------------------|----|--------------|--------------|--------------|----|---|---------------------------------|-------------------|-----------------------|--------------|
| <b>Non-Budgeted Work Effort / Priorities</b> |   |                                    |    |              |              |              |    |   |                                 |                   |                       |              |
| 1  | <b>Extend SFD Design Review to Hillside &amp; Trousdale.</b> Evaluate and develop recommendations related to the extension of design review of single family homes in Hillside and Trousdale  | 2010-11 Budget                     |    | X            | X            |              |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment            | Planning                        | 300               | 1 Year                | B            |
| 2  | <b>Affordable Housing Policy.</b> Develop a structure to manage affordable housing units in the city. <b>NOTE: This is a General Plan Implementation program that will be considered for future review in the current fiscal year's five year GP Implementation plan</b>  | Councilmember Initiated            |    | X            | X            | X            |    | City Council Meetings/Research and dialogue with other agencies/organizations                           | Planning/ Policy and Management | 120               | 9-12 months           | B            |
| 3  | <del><b>Amplified Music in Residential Areas.</b> Extending the time limit for amplified music in residential areas by permit to 11:30 p.m. Discussed at 11/30 Study Session</del>  | <del>Councilmember Initiated</del> |    | <del>X</del> | <del>X</del> | <del>X</del> |    | <del>Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment</del> | <del>Planning</del>             | <del>120</del>    | <del>6-8 months</del> | <del>B</del> |
| 4  | <b>Commercial Entertainment.</b> Extending or establishing zones within commercial areas where entertainment and amplified music is permitted. Consider a CUP so that it can be revoked if abused, but make the CUP available at a nominal cost or design a process where it can be issued and administered administratively. | Councilmember Initiated            | X  | X            | X            |              |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment            | Planning                        | 120               | 4-6 months            | B            |

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\* Estimated Start to Finish, After Authorization to Proceed.

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|-----|--|---|----|----|----|----|----|--|--------------------|-------------------|-------------|----------|
| 5   | <b>Historic Preservation Standards &amp; Creation of a Certified Local Agency.</b><br>Explore the possibility, steps and costs of establishing a local historic preservation program. <b>NOTE: This is a General Plan Implementation program that will be considered for future review in the current fiscal year's five year GP Implementation plan</b>     | Councilmember Initiated                               |    | x  | x  |    |    | City Council Meetings/Research and dialogue with other agencies/organizations                | Planning           | 400               | 9-12 months | B        |
| 6   | <b>Parking In-Lieu Fees.</b> Return to Council with information on the in-lieu fee program. History, past action, cost of construction, etc. <b>NOTE: City Council directed AD HOC meeting follow up</b>   | City Council Initiated                                | x  | x  | x  |    |    | Research/Report and City Council Hearing   | Planning           | 80                | 4-6 months  | B        |
| 7   | <b>Reduce Planning Entitlement Expiration Timeframe.</b> Explore the possibility of reducing current 3-5 year entitlement expiration of approvals to 2 years and/or payment beyond 3 year entitlement.   | City Council Initiated                                |    |    |    | x  |    | Research/Report and City Council Hearing   | Planning           | 80                | 2 months    | B        |
| 8   | <b>Mills Act Ordinance</b><br>Implement this federal program providing tax benefits for historic rehabilitation of private property.   | Planning Commission Recommended City Council Endorsed |    | x  |    |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 120               | 4-6 months  | B        |
| 9   | <b>Density Bonus/Second Unit Ordinance Revisions.</b> Update the City's density bonus and second-unit provisions to more effectively implement State mandates and to establish standards that protect the scale and character of residential neighborhoods. <b>NOTE: To be evaluated as part of the current fiscal year's 5 year zoning code update plan</b> | Planning Commission Initiated                         |    | x  | x  | x  | x  | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 120               | 4-6 months  | B        |

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|-----|---|-------------------------------|----|----|----|----|----|--|--------------------|-------------------|-------------|----------|
| 10  | <b>R-1 Mass and Bulk Standards.</b> Revisit current development standards with respect to their adequacy in addressing mass and scale issues including basement areas and related parking issues. <b>NOTE: To be evaluated as part of the current fiscal year's 5 year zoning code update plan</b>              | Planning Commission Initiated |    | x  | x  |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 400               | 9-12 months | B        |
| 11  | <b>Reduce Unit Size and Increase Density on R4 Zoned Parcels.</b> Explore decreasing the minimum unit size for multi-family units and increasing density  | City Council Initiated        | x  | x  |    |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 80                | 6-8 months  | B        |
| 12  | <b>Commercial CID Ordinance.</b> Develop standards that limit or prohibit the conversion of commercial properties into to common interest developments  | 2010-11 Budget                | x  | x  | x  |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 180               | 9-12 months | C        |
| 13  | <b>Hillside View Preservation.</b> Develop standards that protect/restore views of the LA Basin obstructed by landscaping and trees.  | 2010-11 Budget                |    | X  | X  | X  |    | Planning Commission and City Council Public Hearings/HUD approval of Program                 | Planning           | 250               | 1 Year      | C        |
| 14  | <b>Affordable Housing Strategies Ordinance.</b> Zone Text Amendment which institutes affordable housing mechanisms, such as inclusionary housing, contributions to a housing trust fund, and other strategies. <b>NOTE: To be evaluated as part of the current fiscal year's 5 year zoning code update plan</b> | Planning Commission Initiated |    | x  | x  | x  |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 400               | 4-6 months  | C        |

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|-----|---|-------------------------|----|----|----|----|----|---|---------------------------------|-------------------|-------------|----------|
| 15  | <b>Appeal Fees.</b> Present report on Appeal Fees on recently approved Fee Schedule. What the fee applies to and appropriate range of costs (cost recovery to subsidized). Evaluate of what other cities charge. <b>NOTE: City Council directed staff to evaluate changes to appeal fees (September 2010)</b> | City Council Initiated  |    |    | x  |    |    | City Council Meetings/Research and dialogue with other agencies/organizations   | Planning                        | 40                | 2 months    | C        |
| 16  | <b>CEQA Thresholds.</b> Consider changes to the city's thresholds of significance used for analysis beyond traffic, such as parking, air quality, view, shade / shadows, etc.   | City Council Initiated  |    |    | x  | x  | x  | Planning Commission and City Council Public Hearings/Hiring of Consultant/Preparation of New Technical Studies                        | Planning/ Transportation        | 360               | 9-12 months | C        |
| 17  | <b>Historic Properties Application Fee.</b> Return to Council re: fee structure, how many owner's have taken advantage of this program, whether the fee is too high, evaluation of other Cities' programs. <b>NOTE: This fee will be eliminated upon adoption of next FY Fee Schedule</b>                     | City Council Initiated  |    | x  | x  |    |    | City Council Meetings/Research and dialogue with other agencies/organizations   | Planning                        | 40                | 3-4 months  | C        |
| 18  | <b>Theater &amp; Arts District.</b> Explore possible changes to the City's Zoning Code and/or General Plan to establish a theater / arts district at the eastern portion of Wilshire Blvd. Explore possibility of establishing a Redevelopment Agency to implement changes .                                  | Councilmember Initiated | x  |    | x  |    |    | Research Planning and Redevelopment Laws Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning/ Policy and Management | 400               | 9-12 months | C        |
| 19  | <b>Tie Planning Entitlements to Individuals not Property.</b> Explore the possibility of changing entitlement ownership from the property owner to individual applicants.   | Councilmember Initiated | x  |    |    |    |    | Research Planning Laws Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment                   | Planning/CAO                    | 80                | 2 months    | C        |

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|-----|--|------------------------------------|----|----|----|----|----|--|-----------------------------|-------------------|------------|----------|
| 20  | <b>Zoning Code Amendments.</b> The Design Review Commission has identified a number of Zoning Code amendments that it would like to see implemented. The amendments relate to building height, basements, window heights, average setbacks, porte cocheres, alley access and reduced side yards. | Design Review Commission Initiated |    |    | x  | x  |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment           | Planning                    | 180               | 6-8 months | C        |
| 21  | <b>Change Zoning from R1 to R4 &amp; General Plan Designation (as appropriate) for certain parcels located on Carson Street.</b>   | Councilmember Initiated            |    |    | x  |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment           | Planning                    | 80                | 6-9 months | C        |
| 22  | <b>Historic Hot Dog Stand.</b> Look for opportunities to bring the former West Hollywood stand that is currently in storage to the City.   | Councilmember Initiated            |    |    | x  |    |    | Staff Outreach and discussions   | Planning                    | 50                | 3 months   | C        |
| 23  | <b>Master Parking Inventory and Program.</b> Support Public Works with an inventory of public and private parking in the Business Triangle and a coordinated management program to maximize use of these parking resources.  | Planning Commission Initiated      | x  | x  | x  | x  |    | Hire Consultant/Conduct Study  | Planning/<br>Transportation | 80                | 4-6 months | C        |
| 24  | <b>Hotel Ordinance Text Amendment</b> requiring PC approval to reduce room count, and amending duration of stay requirements as transient occupancy uses.<br><b>NOTE: To be evaluated as part of the current fiscal year's 5 year zoning code update plan</b>                                    | Planning Commission Initiated      | x  | x  | x  |    |    | Outreach/ Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning                    | 80                | 4-6 months | C        |

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| 25  | <b>Rooftop Use Ordinance.</b> Zone Text Amendment to encourage and expand rooftop uses in commercial districts. <b>NOTE: To be evaluated as part of the current fiscal year's 5 year zoning code update plan</b>                            | Planning Commission Initiated | x  | x  | x  |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 80                | 4 months    | C        |
| 26  | <b>Single Lot Standards.</b> Zone Text Amendment to development regulations to improve the viability of single lot commercial development. <b>NOTE: To be evaluated as part of the current fiscal year's 5 year zoning code update plan</b> | Planning Commission Initiated | x  | x  | x  |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 80                | 4 months    | C        |
| 27  | <b>Medical Backup Generators.</b> Explore requiring existing medical office buildings to be equipped with backup power systems to protect patients in the event of power outages during medical procedures                                  | Councilmember Initiated       |    |    |    |    |    | Research and possible hearings before the Planning Commission & City Council                 | Planning           | 50                | 2-3 months  | C        |
| 28  | <b>Redevelopment Agency.</b> Study the feasibility of establishing a redevelopment agency in Beverly Hills  | Councilmember Initiated       | x  |    |    |    |    | Planning Commission and City Council Public Hearings/City Council Adoption of Text Amendment | Planning           | 250               | 9-12 months | C        |

ES: Economic Sustainability GP: General Plan Goal/Policy VS: Vision Statement GF: Core Government Function - Foundation PI: Process Improvement

\* Estimated Start to Finish, After Authorization to Proceed.