



## AGENDA REPORT

**Meeting Date:** October 23, 2012  
**Item Number:** F-4  
**To:** Honorable Mayor & City Council  
**From:** City Attorney  
**Subject:** ORDINANCE OF THE CITY OF BEVERLY HILLS ESTABLISHING DEFINITIONS, DESIGNATING USE, AND ADOPTING LOCAL PLANNING AND APPROVAL REQUIREMENTS FOR EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING, COMMUNITY CARE FACILITIES, AND SINGLE ROOM OCCUPANCY UNITS AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE  
**Attachments:** 1. Ordinance

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### **RECOMMENDATION**

It is recommended that the proposed ordinance be adopted.

### **INTRODUCTION**

This ordinance implements Housing Element Program 12.1 "Zoning Text Amendments for Special Needs Housing" and conforms the zoning ordinance to State law.

### **DISCUSSION**

At the City Council meeting of September 20, 2012, the City Council conducted a first reading of this ordinance.

### **FISCAL IMPACT**

This ordinance will have no fiscal impact on the City.

  
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Laurence S. Wiener, City Attorney

# **Attachment 1**

ORDINANCE NO. 12-O-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF BEVERLY HILLS ESTABLISHING DEFINITIONS, DESIGNATING USE, AND ADOPTING LOCAL PLANNING AND APPROVAL REQUIREMENTS FOR EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING, COMMUNITY CARE FACILITIES, AND SINGLE ROOM OCCUPANCY UNITS AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

**Section 1.** On June 28, 2012, the Planning Commission held a duly noticed public hearing at the end of which it adopted Resolution No. 1652, recommending that the City Council, pursuant to state law, amend the Zoning Code to allow for the development of special needs housing, including emergency shelters, transitional housing, supportive housing, community care facilities, and single-room occupancy units. On September 20, 2012, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

**Section 2.** This Ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that adoption of this Ordinance would not have a significant environmental impact and is exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment, as no specific development is authorized by this Ordinance, and any future development proposed

pursuant to these amendments will require separate environmental analysis when the details of those proposals are known.

**Section 3.** This Ordinance is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy H 4.1 “Zone for a Variety of Housing Types” calls for the zoning ordinance to be amended as required by state law to facilitate the provision of a variety of housing types for special needs members of the community including persons with disabilities, the homeless, and persons at risk of homelessness. General Plan Implementation Program “12.1 Zoning Text Amendments for Special Needs Housing” requires revisions to the zoning ordinance to comply with General Plan Policy H 4.1 and with state law. Additionally, the General Plan includes “Implementation Program 2.1 – Update Zoning Code and Development Regulations,” which requires that the City’s zoning codes be updated and amended from time to time.

**Section 4.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by adding the following definitions with all other definitions in the section remaining unchanged:

The following term is added between the terms “Block” and “Building” as they presently appear in Section 10-3-100:

“BONA FIDE HOUSEKEEPING UNIT: Shall have the same meaning as Single Housekeeping Unit.”

The following terms are added between the terms “Common Property Line” and “Corner Lot” as they presently appear in Section 10-3-100:

“COMMUNITY CARE FACILITY, LARGE: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.”

“COMMUNITY CARE FACILITY, SMALL: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.”

The following term is added between the terms “Efficiency Unit” and “Exercise Club” as they presently appear in Section 10-3-100:

“EMERGENCY SHELTER: A facility that provides immediate and short-term housing with minimal support services for homeless persons or families on a first-come, first-served basis, and that is limited to occupancy of no more than six months.”

The following term is added between the terms “Exercise Club” and “Fence” as they presently appear in Section 10-3-100:

“FAMILY: Two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility, as that term is defined in California Health & Safety Code

Section 1502(a) (1) serving six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.”

The following term is added between the terms “Side Street” and “Single-Family Residential Zone” as they presently appear in Section 10-3-100:

“SINGLE-FAMILY RESIDENCE: Shall have the same meaning as One-family or Single-family Residence or Dwelling.”

The following terms are added between the terms “Single-Family Residential Zone” and “Site or Site Area” as they presently appear in Section 10-3-100:

“SINGLE HOUSEKEEPING UNIT: The functional equivalent of a traditional family, whose members are a non-transient interactive group of two or more persons, where such persons jointly occupy a single dwelling unit, jointly use common areas, and share household activities and responsibilities (e.g., meals, chores, and expenses).”

“SINGLE ROOM OCCUPANCY HOUSING (SRO): A residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented on a weekly or monthly basis.”

The following terms are added between the terms “Street Line” and “Through Lot” as they presently appear in Section 10-3-100:

“SUPPORTIVE HOUSING: Permanent affordable housing with no limit on length of stay, that is occupied by the target population as identified in state law, and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. (See Health & Safety Code Section 50675.14.)”

“TARGET POPULATION: Persons with disabilities, homeless families, and homeless youth. (See Health & Safety Code Section 50675.14(b)(3).)”

The following term is added between the terms “Through Lot” and “Trousdale Estates” as they presently appear in Section 10-3-100:

“TRANSITIONAL HOUSING: Temporary rental housing intended for occupancy by homeless individuals or families transitioning to permanent housing that is operated under program requirements calling for the termination of assistance and recirculation of the dwelling unit to another eligible program recipient at a predetermined future time, which shall be no less than six months. Transitional housing often includes a supportive services component, such as job skills training or rehabilitation counseling to allow individuals to gain the necessary life skills to support independent living.”

**Section 5.** The City Council hereby amends the title of Article 3 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“ARTICLE 3. ESTABLISHMENT OF ZONES; PERMITTED AND CONDITIONALLY PERMITTED USES”

**Section 6.** The City Council hereby rennumbers former Sections 10-3-302 (Zoning Map), 10-3-303 (Uncertainty of Zone Boundaries), and Section 10-3-304 (Streets and Alleys) as Sections 10-3-304 through 10-3-306, accordingly.

**Section 7.** The City Council hereby adds a new Section 10-3-302 to Article 3 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-302: PERMITTED AND CONDITIONALLY PERMITTED USES FOR  
RESIDENTIAL ZONING DISTRICTS AND ZONING DISTRICT OVERLAYS

The following charts establish permitted uses and conditionally permitted uses in all residential zoning districts and zoning district overlays:

A. SINGLE-FAMILY RESIDENTIAL ZONES

Except as otherwise provided in this article, no lot, premises, building or portion thereof in a single-family residential zone shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except:

**Allowed Uses and Permit Requirements for Single Family Residential Zoning Districts and Zoning District Overlays**

	R-1	R-1.X	R-1.5	R-1.5X	R-1.5X2	R-1.6X	R-1.7X	R-1.8X
Single Family Dwelling	P	P	P	P	P	P	P	P
Second Units (Subject to 10-3-409)	P	P	P	P	P	P	P	P
Transitional and Supportive Housing* - Single-Family Structure	P	P	P	P	P	P	P	P
Family Daycare Home - Small - Large (Subject to 10-3-408)	P UP							
Community Care Facility ** (State Licensed) - Small (serving 6 or fewer)	P	P	P	P	P	P	P	P
Educational Institutions	CUP	CUP***	CUP		CUP***			
Museums	CUP	CUP	CUP					
Public Utility Uses (Except as provided in 10-3-2754)	CUP	CUP	CUP					

**Allowed Uses and Permit Requirements for Single Family Residential Zoning Districts and Zoning District Overlays**

	R-1	R-1.X	R-1.5	R-1.5X	R-1.5X2	R-1.6X	R-1.7X	R-1.8X
Religious Institutions	CUP		CUP					
Public Libraries					CUP			
Publicly Owned Playgrounds					CUP			
Home Occupations (Subject to 10-3-4303)	P	P	P	P	P	P	P	P

P = Permitted Use      UP = Use Permit      CUP = Conditional Use Permit

\* Transitional or supportive housing is permitted in residential zones subject to the same standards as similar residential uses; therefore, if such housing is configured as a single-family residence, it is regulated as such and is subject to all regulations applied to residences in the single-family residential zone where it is located.

\*\* For the purposes of this section, residential care facilities for the elderly, as defined in state law, shall be treated the same as community care facilities.

\*\*\* Public Educational Institutions Only

**B. MULTIPLE-FAMILY RESIDENTIAL ZONES**

Except as otherwise provided in this article, no lot, premises, building or portion thereof in a multiple-family residential zone shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except:

**Allowed Uses and Permit Requirements for Multiple-Family Residential Zones and Zoning District Overlays**

	R-4	RMCP	Special Needs Housing Overlay Zone <sup>1</sup>	R-4X1	R-4X-2	R-3	R-4P
Single Family Dwelling	P	P		P	P	P	
Multiple Family Dwellings	P	P		P	P	P	P
Transitional and Supportive Housing							
- Single-Family Structure	P*	P*			P*	P*	
- Multi-Family Structure	P*	P*			P*	P*	P*
Emergency Shelters (Subject to 10-3-1275)			P				
Single Room Occupancy Housing (SRO)			CUP				
Community Care Facilities ** (State Licensed)							
- Small (6 or fewer)	P	P			P	P	
- Large (7 or more)	CUP	CUP			CUP	CUP	CUP
Public Library	P	P			P		
Childcare Uses licensed pursuant to state law	CUP	CUP			CUP		CUP
Educational Institutions	CUP	CUP			CUP		CUP

**Allowed Uses and Permit Requirements for Multiple-Family Residential Zones and Zoning District Overlays**

	R-4	RMCP	Special Needs Housing Overlay Zone <sup>§</sup>	R-4X1	R-4X-2	R-3	R-4-P
Multiple-Family Congregate Housing for the Elderly or Disabled pursuant to article 12.8 of this chapter			CUP				
Multiple-Family Housing for the Elderly or Disabled pursuant to article 12.5 of this chapter	CUP	CUP			CUP		CUP
Museums	CUP	CUP			CUP		CUP
Public Utility Uses <sup>^</sup>	CUP	CUP			CUP		CUP
Religious Institutions	CUP	CUP			CUP		CUP
Restaurants located in Non-conforming Hotels (Subject to 10-3-1207)	CUP	CUP			CUP		CUP
Convenience Retail Uses (Subject to 10-3-1233)		CUP					
Public Parking Uses		CUP					
Ancillary Retail Uses ***							P
Ancillary Parking Facilities ***							P

P = Permitted Use      CUP = Conditional Use Permit

\* Transitional or supportive housing is permitted in residential zones subject to the same standards as similar residential uses; therefore, if such housing is configured as a multiple-family residence, it is regulated as such and is subject to all regulations applied to residences in the multiple-family residential zone where it is located.

<sup>^</sup> Except as provided in Section 10-3-2754 of this Chapter 3.

\*\* For the purposes of this section, residential care facilities for the elderly, as defined in state law, shall be treated the same as community care facilities.

<sup>§</sup> Uses allowed in the Special Needs Housing Overlay Zone are in addition to any use allowed in the underlying zoning district.

\*\*\* If approved by the Planning Commission as part of a planned development pursuant to Article 18.4 of this Chapter 3.

**Section 8.**      The City Council hereby adds a new Section 10-3-303 to Article 3 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-303: PERMITTED AND CONDITIONALLY PERMITTED USES FOR  
NONRESIDENTIAL ZONING DISTRICTS AND ZONING DISTRICT  
OVERLAYS

Uses for all nonresidential zones and zoning district overlays are listed in the Article addressing each specific zone or zoning district overlay.”

**Section 9.** The City Council hereby amends Section 10-3-401 of Article 4 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-401: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1 shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence.”

**Section 10.** The City Council hereby amends Section 10-3-501 of Article 5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-501: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence.”

**Section 11.** The City Council hereby amends Section 10-3-601 of Article 6 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-601: USES AND BUILDINGS PERMITTED:**

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.5 shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence.”

**Section 12.** The City Council hereby amends Section 10-3-701 of Article 7 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-701: USES AND BUILDINGS PERMITTED:**

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.5X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence.”

**Section 13.** The City Council hereby amends Section 10-3-801 of Article 8 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-801: USES AND BUILDINGS PERMITTED:**

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.5X2 shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence.”

**Section 14.** The City Council hereby amends Section 10-3-901 of Article 9 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-901: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.6X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence.”

**Section 15.** The City Council hereby amends Section 10-3-1001 of Article 10 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1001: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.7X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence.”

**Section 16.** The City Council hereby amends Section 10-3-1101 of Article 11 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1101: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.8X shall be erected, constructed, built, altered, enlarged, built

upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence.”

**Section 17.** The City Council hereby amends Section 10-3-1202 of Article 12 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1202: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-4 shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose other than as a public library, a single- or multiple-family dwelling and the usual and customary accessory and appurtenant uses thereto; a small community care facility; or transitional or supportive housing structured as a single-family residence or as a multiple-family dwelling.”

**Section 18.** The City Council hereby amends Section 10-3-1203 of Article 12 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1203: CONDITIONAL USES PERMITTED:

The following uses shall be permitted in the R-4 zone only if authorized by a conditional use permit issued pursuant to the provisions of article 38 of this chapter:

Childcare uses licensed pursuant to state law.

Educational institutions;

Multiple-family housing for the elderly or disabled pursuant to article 12.5 of this chapter;

Museums;

Public utility uses, except as provided in section 10-3-2754 of this chapter;

Religious institutions;

Restaurants located in nonconforming hotels, as provided in section 10-3-1207 of this article; and

Large Community Care Facilities.”

**Section 19.** The City Council hereby amends the title of Article 12.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“ARTICLE 12.5. INCENTIVES FOR CONSTRUCTING MULTIPLE-FAMILY HOUSING FOR THE ELDERLY OR DISABLED”

**Section 20.** The City Council hereby amends Sections 10-3-1251 through 10-3-1253 of Article 12.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1251: PURPOSE:

The purpose of this article is to incentivize the construction of housing for elderly or disabled persons at costs lower than could be achieved under the general provisions of this code by modifying the general development standards to meet the unique needs of elderly or disabled households. It is also the intent to avoid the concentration of housing for elderly or disabled persons in any single area.

10-3-1252: ELDERLY OR DISABLED HOUSING DEFINED:

Housing is considered to be housing for the elderly or disabled if all the units are occupied by one of the following:

- A. A household in which the head and/or his (her) spouse is sixty two (62) years or older; or
- B. A household in which the head and/or his (her) spouse is sixty two (62) years or older with a disabled child; or
- C. A household headed by a disabled person who has an impairment which is expected to be of a long, continued and indefinite duration and which:
  - 1. Substantially impedes the person's ability to live independently; or
  - 2. Is of such nature that the person's ability to live independently could be improved by a more suitable housing condition.

Notwithstanding the above, one unit may be occupied by a family who is neither elderly nor disabled but who occupies the unit for the specific purpose of managing and/or operating the housing complex.

10-3-1253: PERMITTED AREAS:

Multiple-family housing for the elderly or disabled shall be a permitted use in any zone permitting multiple-family residential uses.

10-3-1254: CONDITIONAL USE PERMITS:

A conditional use permit shall be required for any multiple-family housing for the elderly or disabled that will be built using the alternative development standards provided in this article.”

**Section 21.** The City Council hereby adds a new Article 12.7 to Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“ARTICLE 12.7. SPECIAL NEEDS HOUSING OVERLAY ZONE

10-3-1270: PURPOSE:

The purpose of this article is to encourage the construction of housing for persons with special needs in compliance with state law. Such housing shall be allowed in certain areas of the City to avoid the concentration of special needs housing in any single area and to locate such housing close to amenities and services appropriate for the intended residents.

10-3-1271: PERMITTED AREAS:

The Special Needs Housing Overlay Zone shall apply in the R-4 zone to those sites described in Section 10-3-1282 of this Code.

10-3-1272: DEVELOPMENT STANDARDS:

Except as otherwise stated in this Chapter 3, development within the Special Needs Housing Overlay Zone shall be subject to the development standards provided in Article 12.8 of this Chapter.

10-3-1273: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this Chapter 3, no lot, premises, building or portion thereof in the Special Needs Housing Overlay Zone shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied except for the following purposes:

- A. Uses permitted in the applicable underlying zone.
- B. Emergency Shelters subject to the standards provided in this article.

10-3-1274: CONDITIONAL USES PERMITTED:

The following uses shall be permitted in the Special Needs Housing Overlay Zone only if authorized by a conditional use permit issued pursuant to the provisions of article 38 of this chapter:

Multiple-family congregate housing for the elderly or disabled pursuant to article 12.8 of this chapter;

Large Community Care Facilities;

Single Room Occupancy Housing (SRO) subject to the standards provided in this article.

10-3-1275: DEVELOPMENT STANDARDS FOR EMERGENCY SHELTERS:

Emergency shelters shall be allowed as a permitted use in the Special Needs Housing Overlay Zone provided that the following development standards are met.

1. The minimum floor area per occupant shall not be less than 150 square feet and the maximum number of occupants to be served at any given time shall not exceed fifty (50).
2. A minimum distance of 300 feet shall be maintained from any other emergency shelter.
3. The maximum stay at the facility shall not exceed ninety (90) days in a 365-day period.
4. On-site client waiting and intake areas shall be located inside the building and shall be screened from public and private property where feasible. If not feasible, an exterior waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility; shall be in a location not adjacent to the public right-of-way; and shall be visibly separated from public view by a minimum 6-foot tall visual screening.
5. Hours of intake shall be between the hours of 5pm to 9pm. No release before 7am.
6. A minimum of one (1) employee per 15 beds, in addition to security personnel, shall be on duty and remain on-site during operational hours whenever clients are on the site.
7. Security personnel shall be provided during operational hours whenever clients are on the site and when people are waiting outside the facility.
8. Exterior lighting shall be provided for the entire outdoor area of the site consistent with the provisions of Sections 5-6-1101 and 10-3-2730.2D.

Exterior lighting shall be stationary, directed away from adjacent properties and public rights of way, and be of an intensity compatible with the neighborhood and the regulations in this Code.

9. A minimum of 1 parking space for every 10 beds, plus ½ parking space for each bedroom designated for families with children, plus 1 parking space for each employee/volunteer on duty, shall be maintained. The number of parking spaces may be reduced by 25% if the shelter is located within 1,000 feet of a public transit stop. Bicycle rack parking shall also be provided at the facility.
10. The facility may provide the following services and facilities to clients in a designated area separate from the sleeping areas:
  - a. A recreation area either inside or outside the shelter. If located outside, the area shall be screened from public view.
  - b. A counseling center for job placement, educational, health care, legal, or mental health services.
  - c. Laundry facilities to serve the number of occupants at the shelter.
  - d. Kitchen for the preparation of meals.
  - e. Dining hall.
  - f. Client storage areas (i.e., for the overnight storage of bicycles and personal items).
  - g. Similar services supporting the needs of homeless occupants.

11. The operator of the facility shall provide, at the City's request, an annual report of the use of the facility and determination of compliance with the City's development standards for the use."
12. A management plan shall be submitted to, reviewed, approved and enforced by the Director of Community Development. The management plan shall be approved before issuance of a Certificate of Occupancy. The management plan shall be comprehensive and shall address hours of operation, admission hours and process, staff training, neighborhood outreach and privacy, security, resident counseling and treatment, maintenance plans, residency and guest rules and procedures, and staffing needs, including job descriptions.
13. Operation of vehicles to transport residents shall not generate vehicular traffic substantially greater than normally generated by residential activities in surrounding areas.
14. Arrangements for delivery of goods shall be made within hours that are compatible with existing codes and will not adversely affect livability of surrounding properties.
15. The facility shall not generate noise or lighting at levels adversely affecting livability of surrounding properties."

10-3-1276: DEVELOPMENT STANDARDS FOR SINGLE ROOM  
OCCUPANCY HOUSING (SRO):

In addition to the requirements of Article 38, Single Room Occupancy Housing shall be subject to the following standards:

- A. Unit size and occupancy. The minimum size of a unit shall be 150 square feet and the maximum size shall be 375 square feet which may include bathroom and/or kitchen facilities.
- B. Common area. A minimum of 10 square feet for each unit shall be provided for a common area. All common areas shall be within the structure. Dining rooms, meeting rooms, recreational rooms, or other similar areas approved by the City shall be considered common areas. Shared bathrooms and kitchens shall not be considered as common areas.
- C. Management. A single-room occupancy management plan shall be submitted to, reviewed, approved, and enforced by the Director of Community Development. The management plan shall be approved before issuance of a Certificate of Occupancy. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures, and staffing needs, including job descriptions. A 24-hour resident manager shall be provided for any single-room occupancy use with twelve (12) or more units.
- D. Parking. A minimum of 0.5 on-site parking spaces shall be provided per unit, plus one guest space for every 5 units.
- E. Kitchen facilities. Each unit shall be provided a kitchen sink with a garbage disposal, serviced with hot and cold water, and a counter top measuring a minimum of 18 inches wide by 24 inches deep. If each individual unit is not provided with a minimum of a refrigerator and a microwave oven, a complete

kitchen facility available for residents shall be provided on each floor of the structure.

- F. Bathroom facilities. For each unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.”

**Section 22.** Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

**Section 23.** Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

**Section 24.** Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted:

Effective:

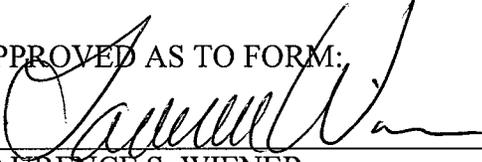
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WILLIAM W. BRIEN, MD  
Mayor of the City of  
Beverly Hills, California

ATTEST:

\_\_\_\_\_  
(SEAL)  
BYRON POPE  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
JEFFREY C. KOLIN  
City Manager

  
\_\_\_\_\_  
SUSAN HEALY KEENE  
Director of Community Development