



AGENDA REPORT

Meeting Date: December 18, 2012
Item Number: D-1
To: Honorable Mayor & City Council
From: Jonathan Lait, AICP, City Planner - Assistant Director of
Community Development
Subject: Annual General Plan and Housing Element Report

Attachments: 1. Annual Report on General Plan and Housing Element
Implementation

RECOMMENDATION

Staff recommends that the City Council receive, and direct staff to forward to the State Office of Planning and Research and the Department of Housing and Community Development, the attached Annual Report on General Plan and Housing Element Implementation.

INTRODUCTION

State law requires all jurisdictions to annually file a report with the City Council, the State Office of Planning and Research, and the Department of Housing and Community Development, on the progress made in implementing the programs in the General Plan and Housing Element. The City's General Plan was amended on January 12, 2010 to include a number of new goals, policies and programs. The General Plan was amended again on November 15, 2011, when the City Council adopted the current Housing Element, which includes the City's goals and policies for housing, and the City's housing programs. While the City was amending the General Plan, per State allowance, annual reports were not filed. The City is now implementing the General Plan goals, policies and programs; therefore, reports on the progress of implementation will be brought before the City Council annually for direction prior to forwarding to the State.

One of the State's requirements for submitting the annual report is conducting a public hearing at which the City Council may receive public comment on the City's housing programs and on other programs in the plan.

DISCUSSION

The Annual Report summarizes progress made in implementing the General Plan and Housing Element since the City's most recent updates.

The City last amended most General Plan Elements, except the Safety Element and the Housing Element, on January 12, 2010. Information provided in the report is therefore a summary of progress made over the last 24 months on the following elements: Land Use, Historic Preservation, Economic Sustainability, Open Space, Circulation, Conservation, Noise, and Public Service Elements. The Safety Element was amended more recently on November 15, 2011 to include the City's Hazard Mitigation Action Plan, and this has been noted as one of the City's accomplishments.

The Housing Element was updated per State requirements on November 15, 2011 and includes the City's housing goals and policies, and housing programs. The housing element progress report has slightly different reporting requirements than the other General Plan elements. One difference is the reporting period, which relates to the beginning of the current housing cycle (January 1, 2006); therefore, the information on housing included in the report is for this greater time period. Progress made in the past year has been identified to demonstrate work the City has accomplished since adopting the Housing Element on November 15, 2011.

General Plan and Housing Element Accomplishments

In summary, the Annual Report includes the following information:

Important Dates and Accomplishments		
Action	Adoption Date	Description
Latest Comprehensive Update	January 12, 2010	<ul style="list-style-type: none">Comprehensively updated all elements in the General Plan, deleted the Scenic Highway Element, and created the Public Service and Historic Preservation Elements.
General Plan Amendments Since the 2010 Update	November 15, 2011	<ul style="list-style-type: none">Adoption of the 2006-2013 Housing ElementAmendment of the Safety Element to include the City's Hazard Mitigation Management Plan

Significant Accomplishments	2010	Sustainable City Plan Adopted (Program 2.1)
	2010	2011-2015 Economic Sustainability Plan Adopted (Program 5.2)
	2010	Brush Clearance Requirements Expanded in High-Fire Zone (Program 2.4)
	2010	State Model Landscape Ordinance Adopted (Program 3.2)
	2011	State Green Building Program Adopted (Program 2.2)
	2011	Mills Act Program Created (Program 2.3)
	2012	Historic Preservation Ordinance Adopted (Program 2.3)
	2012	Historic Program and Local Registry of Historic Places Created (Program 2.3)
Programs Currently Being Implemented	Zoning Code Update	(Program 2.1)
	Bicycle Master Plan	(Program 3.7)
	Sanitary Sewer Management Plan	(Program 3.3)
	Storm Water Master Plan	(Program 3.4)
	Climate Action Plan	(Program 2.1)
	Economic Sustainability	(Program 5.2)
	Historic Preservation	(Program 2.3)

The City is currently working on many other programs which are included in the 2012-13 Budget. The above represents a program summary intended to demonstrate progress in implementing the General Plan.

PUBLIC COMMENTS

The public hearing for this item was noticed in the Beverly Hills Courier on December 7, 2012, and in the Beverly Hills Weekly on December 13, 2012. As of the writing of this report, no comments from the public were received.

NEXT STEPS

With direction from the City Council, the Annual General Plan and Housing Element Report, along with adopted plans and ordinances that represent completion of General Plan Programs, will be sent to the State Office of Planning and Research and the Department of Housing and Community Development as an update on the City's progress toward implementing the General Plan.

FISCAL IMPACT

There are no fiscal impacts associated with this report.

 for Susan Healy Keene
Director of Community Development
Approved By

Attachment 1

City of Beverly Hills



Annual Report on General Plan Implementation 2010-2012



Introduction

This report is a summary of progress in meeting the policies and programs in the City of Beverly Hills General Plan. This report is made available annually and captures completed and in-progress work efforts from the current year. This is the first Annual Report the City has filed since the comprehensive update to the General Plan was adopted in 2010 so it includes program accomplishments from years 2010, 2011 and 2012.

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City Council Review

On _____, the City Council held a public hearing and received testimony on the City’s housing goals and policies, housing programs and other programs in the General Plan. At the end of the public hearing the City Council directed city staff to submit this report to the State Office of Planning and Research and the State Department of Housing and Community Development.

Compliance with State Guidelines

The City of Beverly Hills General Plan is in compliance with State Guidelines.

General Plan Accomplishments

The chart on the following page presents important dates and accomplishments in implementing the General Plan (Page 667, Beverly Hills General Plan).



Action	Adoption Date	Description
Latest Comprehensive Update	January 12, 2010	<ul style="list-style-type: none"> Comprehensively updated all elements in the General Plan, deleted the Scenic Highway Element, and created the Public Service and Historic Preservation Elements.
General Plan Amendments Since the 2010 Update	November 15, 2011	<ul style="list-style-type: none"> Adoption of the 2006-2013 Housing Element Amendment of the Safety Element to include the City's Hazard Mitigation Management Plan
Significant Accomplishments	2010	Sustainable City Plan Adopted (Program 2.1)
	2010	2011-2015 Economic Sustainability Plan Adopted (Program 5.2)
	2010	Brush Clearance Requirements Expanded in High-Fire Zone (Program 2.4)
	2010	State Model Landscape Ordinance Adopted (20% Reduced Water Use by 2020) (Program 3.2)
	2011	State Green Building Program (Program 2.2.)
	2011	Mills Act Program Created (Program 2.3)
	2012	Historic Preservation Ordinance Adopted (Program 2.3)
	2012	Local Registry of Historic Places Created (Program 2.3)
Programs Currently Being Implemented	Zoning Code Update	The City is currently updating its zoning code (Program 2.1).
	Bicycle Master Plan	The City has identified routes and is moving forward with improvements as a pilot program to further test the community's need for bicycle lanes (Program 3.7).
	Sanitary Sewer Management Plan	To be presented to the City Council for its consideration on December 18, 2012 (Program 3.3).
	Climate Action Plan	In 2011, the City developed a Sustainability section in the City's Library to showcase products which homeowners and the community can use to be more sustainable (Program 2.1).
	Economic Sustainability	Currently implementing several programs identified by the Mayor's Taskforce on Government Efficiency and the Small Business Task Force intended to bolster the local economy and streamline the City's permitting processes (Program 5.2).
	Historic Preservation	Currently implementing a number of programs focused on encouraging preservation in the City (Program 2.3).

General Plan Programs for All Elements (Except Housing)

The charts beginning on the following page provide the title, objective, action and description for each of the programs in the General Plan and Housing Element. The charts also provide a status that summarizes any actions the City has taken to date to implement each program.



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status	
1.1	Annual General Plan Review	Prepare an annual report to the City Council on the status of the general plan and progress in its implementation, including progress in meeting the City's fair share of regional housing needs, and submit this report to the California Office of Planning and Research.	Currently in effect	
1.2	General Plan Amendments	Undertake general plan amendments as necessary, and carefully consider requests for amendments within the context of the goals in the general plan as well as current conditions and issues in the community. The City will undertake periodic revision of the housing element and other elements as required by State statutes.	Currently, the City's General Plan is consistent with State requirements.	
1.3	General Plan Consistency	Ensure any action, program, or project is consistent with the general plan if, considering all its aspects; it will further the objectives and policies of the general plan and not obstruct their attainment.	<ul style="list-style-type: none"> City Programs and Private Development Proposals <p>To ensure that the goals and policies of the general plan are systematically implemented, the actions and decisions concerning both city programs and projects, and private development proposals must be consistent with the general plan.</p>	
		<ul style="list-style-type: none"> Capital Improvements, Infrastructure Master Plans, Development Regulations, Development Agreements <p>The City's capital improvement program and the projects that implement various infrastructure master plans, in addition to the City's development regulations and development agreements, must be consistent with the adopted general plan.</p>	As part of the approval process, City programs and projects and private development proposals are reviewed for consistency with the General Plan.	
2.1	Update Zoning Code and Development Regulations	Review and revise the Zoning Code to reflect the general plan's policies for permitted uses and development standards. In addition, regulations to address the following areas must be included in the zoning code:	<ul style="list-style-type: none"> Community Character and Design Policies <p>Revisit and develop policies addressing community character and design and development for each land use category.</p>	To be scheduled in future budget cycles
			<ul style="list-style-type: none"> Transitions between Residential and Commercial Properties <p>Revisit transitions between residential and commercial properties, and reinforce requirements for design excellence.</p>	
			<ul style="list-style-type: none"> Protection for Environmental Resources/ Protection from Environmental Hazards <p>Revise and develop requirements and standards pertaining to the location and design of development to protect environmental resources, protect</p>	



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		development, and populations from the risks of environmental hazards such as earthquakes and excessive noise.	
	• Smart Growth	Revise and develop standards to promote pedestrian activity, transit-oriented planning, development of affordable housing, and implementation of more environmentally sustainable buildings and site planning. These may be accomplished through development requirements and/ or incentives.	To be scheduled in future budget cycles
	• Easements and Dedications of Land	Ensure that requirements for the dedication of land for roadway improvements, parklands, and other elements defined by general plan policies are fulfilled.	The need to acquire easements and land dedications is reviewed annually along with the CIP Budget.
	• Noise Standards	Revise and enhance standards and policies specified in the Noise Element to protect sensitive noise receptors, residents, and businesses from unwanted noise impacts from traffic, new uses, construction activities, truck deliveries, and similar sources.	The City recently reviewed its noise ordinance and made appropriate changes.
	• Commercial and Multi-family open space and recreational requirements and In-lieu Fees	Require that all new commercial and multi-family residential projects provide on-site open space or recreational amenities consistent with the general plan's policies for on-site open space and recreational amenities, and contribute in-lieu fees for the development of new recreation facilities or enhancement of existing facilities, or a combination of both, to meet the demands generated by the development's resident population or employment base.	To be scheduled in future budget cycles



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
	• Reduce Heat Island Effect	Establish and implement development standards to reduce the "heat island" effects of new large-scale commercial and residential developments. Standards may include cool roofs, installation of reflective roofs, light colored building materials and shade trees.	To be scheduled in future budget cycles
	• Prohibit New Oil and Gas Drilling	Prohibit new oil, gas, or other hydrocarbon substance extraction activities in the City	New extraction from locations in the City restricted (BHMC 10-5-302 B).
	• Phase Out Existing Oil and Gas Drilling	Require existing oil, gas, and other hydrocarbon substance extraction activities in the City to be phased out during this planning period but no later than 2030.	Oil extraction occurring from surface locations within the City will cease by December 16, 2016 (BHMC 10-5-323).
	• Employer Child Care	Develop a program to require major employers to provide child care facilities and programs.	To be scheduled in future budget cycles
	• View Protection	Provide greater regulation for view protection of significant natural and man-made visual resources.	In 2010, the City adopted view shed protections for the Trousdale area of the City. No other view shed management initiatives are proposed as this time.
	• Shared Parking	Provide for shared parking facilities in key areas of the community, such as commercial areas and near transit hubs.	The City currently operates 16 municipal parking garages within its shopping and business core. The City is currently conducting a citywide parking study to better understand existing public and private parking capacity as a first step in developing a broader shared



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
			parking program.
	<ul style="list-style-type: none"> Revise Noise Regulations in the Municipal Code 	<p>Revise Chapter 1 (Noise Regulations) of title 5 of the City's Municipal Code to eliminate current ambient noise level standards in residential and commercial areas and replace them with Land Use Noise Compatibility Guidelines (Appendix B) to achieve acceptable levels of noise for specific land uses in the City. Provide a baseline for mitigating land uses which exceed acceptable noise levels, and require new residential developments to implement measures that address noise compatibility and noise attenuation during construction.</p>	
	<ul style="list-style-type: none"> Park and Open Space Standard 	<p>Strive to meet a park and open space standard that is consistent with National Recreation and Parks Associations (NRPA) standards for the acquisition of new parks and open spaces.</p>	To be scheduled in future budget cycles
	<ul style="list-style-type: none"> Parks Master Plan 	<p>Revise and enhance the City's Parks Master Plan to assure that standards for new parks in the City and open space areas of new development are designed, constructed, maintained, and operated pursuant to sustainable specifications and practices.</p>	To be scheduled in future budget cycles
	<ul style="list-style-type: none"> Sustainable City Plan 	<p>Implement the City's Sustainable City Plan promoting responsible management and effective stewardship of the City's built and natural environments, transforming the City into a model government agency that is clean, healthy, resource-efficient, and environmentally conscientious. The</p>	The Sustainable City Plan was adopted in 2010.



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
			Sustainable City Plan is in development and programmed to be adopted concurrently with the updated general plan. Review the Sustainable City Plan for consistency with the General Plan and update periodically.
		<ul style="list-style-type: none"> • Access for Persons with Disabilities to Parks and Recreation Facilities 	Assure that parks and recreation facilities provide for adequate access for persons with disabilities as required by the Americans with Disabilities Act as well as appropriate "universal design". The City strives to provide ADA access to all parks and recreation facilities, as well as the City library and other civic buildings.
2.2	Development Review Process	Continue to regulate development for compliance with general plan goals, policies, and development standards, through the development review, and design review processes. Implementation of the updated general plan includes consideration of a number of additional factors for proposed development projects as described below.	<ul style="list-style-type: none"> • Non-toxic Building Materials
			Require that all private and public development use non-toxic building materials such as low Volatile Organic Compound (VOC) paints. All buildings must also be adequately ventilated and have access to natural lighting.
		<ul style="list-style-type: none"> • Green Building Program 	Implement the recently adopted Green Building Program and Ordinance, and consider extending these provisions to residential neighborhoods as either a voluntary or mandatory measure. Since adoption of the General Plan Update, the State adopted the "CalGreen" Building Code, which is a mandatory State-wide green building code. The City adopted CalGreen in 2011, with modifications to require greater energy efficiency in new development consistent with the City's prior green building program.
		<ul style="list-style-type: none"> • Open Space Standards 	Consider alternative prototypes and standards for park involvement in urban areas where limited land may be available. To be scheduled in future budget cycles



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status	
		<ul style="list-style-type: none"> • Consultation for Biological Resources 	Initiate consultation with the appropriate Federal or State agencies and require a biological survey prior to the disturbance of any area where there is the potential for a special-status biological species, avian migratory or raptor species, or other protected species to be present.	Currently in effect
		<ul style="list-style-type: none"> • Consultation for Archeological Resources 	In the event that any prehistoric or historic subsurface archaeological features or deposits are discovered, require that City officials notified, and that all earth disturbing work within a 100 meter radius of a potential resource be temporarily suspended or redirected. Work shall not resume in the area until after the find is appropriately mitigated.	Currently in effect
		<ul style="list-style-type: none"> • Development Agreements 	Encourage development agreements, which may be prepared as contractual agreements between the City and developers, to provide assurances to each party regarding the uses to be entitled, rules of development, and public benefits of a development project. The agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, and may specify the timing and phasing of construction.	Currently in effect
		<ul style="list-style-type: none"> • Utilities 	Require all new developments to be served from an approved domestic water and sewer system, and require capacity analysis be provided to the satisfaction of the City.	Currently in effect



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		<ul style="list-style-type: none"> Water Quality 	Require that engineering design and construction practices are adequate to ensure that existing and new development does not degrade the City's surface and ground water supplies. Currently in effect
		<ul style="list-style-type: none"> Resource Conservation 	Develop and implement resource conservation measures that address reusing, recycling and reducing water usage, improving air quality, and increasing waste reduction and recycling through requirements and incentive programs in coordination with the Metropolitan Water District, South Coast Air Quality Management District, and other regional resource agencies. Currently in effect
			Develop a water and energy conservation plan and a waste reduction plan with goals and benchmarks for the next 20-year period. Further, establish auditing methods to evaluate the extent of success in meeting goals as well as the effectiveness of programs and technology. To be scheduled in future budget cycles
			Develop standards for, and require designated areas for, the collection and loading of recyclables. The City currently co-mingles its recycling and waste. Recyclables are later separated from waste at a materials recycling facility.
			Require new or renovated multi-family residential structures to include separate chutes or other facilities to facilitate separation of recyclable materials if appropriate. The City currently co-mingles its recycling and waste and therefor this program has been suspended until further notice.



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		<ul style="list-style-type: none"> R.O.W. Consideration for Transit 	The City shall review development projects in consideration of transit right-of-way needs. Currently in effect
2.3	Other Development Regulations and Ordinances	Review and update regulations and ordinances other than zoning to conform to the general plan.	<ul style="list-style-type: none"> Historic Preservation <ul style="list-style-type: none"> Consider adoption of a local Historic Resources Ordinance as a framework for the preservation and documentation of significant historic and cultural resources in the community. The ordinance would identify specific actions designed to preserve, maintain, and promote the City's rich inventory of cultural resources including: <ul style="list-style-type: none"> Local Register <ul style="list-style-type: none"> Adopting a local register of historic resources and establishing criteria and procedures to list properties; Historic Resources Inventory - Upkeep and Documentation <ul style="list-style-type: none"> Maintaining an updated historic resources inventory, and requiring documentation of resources that may be approved for demolition, including establishment of an archive of historic information and resources; Designation and Protection of Significant Resources <ul style="list-style-type: none"> Programming to promote the designation and protection of significant local resources including residential, and non-residential properties; Replacement of Commercial and Residential Buildings <ul style="list-style-type: none"> Exploring establishment of a requirement to replace commercial buildings that are demolished, and to extend this provision to residential buildings at some point in the



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		future;	buildings that are demolished without approval from the City.
	o	Incentives	Exploring incentives such as a Mills Act Ordinance, conservation easements, and transfer of development rights to promote preservation of significant resources;
	o	Disincentives and Penalties	Establishing disincentives and penalties for the demolition of significant resources without benefit of City permits;
	o	Partnerships	Programming and partnerships to promote the wealth of historically significant local resources.
	•	Flood Control	Review the Flood Ordinance for consistency with the general plan and update periodically.
	•	Design Guidelines	Develop design guidelines and standards for commercial, residential, and mixed use development. These guidelines will include criteria for applicability to all new development and rehabilitation projects that are subject to the City's Development Plan Review process.
			In 2011, the City adopted a Mills Act 2-Year Pilot Program to evaluate the State program's benefit for the community. The pilot program will be evaluated in 2013. Additional incentives are currently being explored by the City's Cultural Heritage Commission.
			The City's Historic Preservation Ordinance requires the resource to be rebuilt or the site to remain vacant for a minimum of five-years.
			Currently in process
			To be scheduled in future budget cycles



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status		
2.4	Building and Fire Codes	Survey available and feasible techniques, and amend the Building Code, Fire Code, and related codes where appropriate, to achieve the General Plan's policy objectives at least one every three years or as required by State law. The City's survey of the Building and Fire Codes shall include the following considerations:	<ul style="list-style-type: none"> Affordable and Sustainable Housing 	Promote the use of innovative and state-of-the-art building techniques as a means to improve housing affordability and sustainability.	In process
			<ul style="list-style-type: none"> Fire Safety Design 	Reflect the highest and best available standards for fire safety design	The City currently does not allow wood roofs and requires all existing wood roofs to be replaced by 2013. Other fire safety design standards are pending.
			<ul style="list-style-type: none"> Brush Clearance 	Increase the requirement for brush clearance to increase defensible space around structures in the Very High Fire Hazard Severity Zone.	In 2010, the Beverly Hills Fire Department increased the brush clearance requirement in the Very High Fire Hazard Severity Zone.
			<ul style="list-style-type: none"> Fire Wise Assessment and Joint Wildland Interface Task Force 	Incorporate the Fire Wise assessment and Joint Wildland Interface Task Force recommendations into the City's Fire Code.	To be scheduled in future budget cycles
			<ul style="list-style-type: none"> Hazardous Building Abatement 	Continue implementation of the Hazardous Building Abatement Ordinance by encouraging property owners to reinforce and strengthen "at risk" buildings, including: Buildings with tuck-under parking that constitutes a "soft-story"; Wood building with short cripple studs under the first floor; Wood buildings constructed without positive connection from the foundation to the structure; All pre-1981 on-ductile concrete frame building or "soft-story" buildings three stories or more in height; and Tilt-up concrete wall buildings	To be scheduled in future budget cycles



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		<ul style="list-style-type: none"> • Fire Department Access 	<p>Require that new development/ redeveloped structures include public and private access drives and roadways designed to maintain adequate Fire Department access to the property such that there will be no reduction of fire protection services below acceptable levels.</p> <p>To be scheduled in future budget cycles</p>
3.1	Capital Improvement Program	Annually budget for the provision of services to residents and businesses.	<ul style="list-style-type: none"> • As part of the budget, the City will adopt a Capital Improvement Plan (CIP) that provides funds for capital facilities, including arterial highways, local streets, storm drains, park and facility improvements, water and wastewater system improvements, and planning programs. <p>The development, maintenance, and operation of public facilities such as parks and drainage facilities and the provision of city services require financial resources that are derived from various sources. Programming of City capital projects and their funding over time is outlined in the City's Capital Improvement Program, which is updated annually.</p> <p>Currently in effect</p>
3.2	Water Master Plan	Update the City's Urban Water Master Plan (UWMP) and related capital improvement programs, including monitoring its water reservoirs to:	<ul style="list-style-type: none"> • Irrigation Systems <p>Require that all public and private irrigation systems irrigate at optimum times of the day;</p> <p>In 2010, the City adopted the State's model landscape ordinance. This requirement is currently in effect. The UWMP was last approved in 2010. Updated every 5 years.</p>
		<ul style="list-style-type: none"> • Water Monitoring Systems 	<p>Adopt state-of-the-art water monitoring systems to remotely monitor the City's water usage, leaks, and ruptures;</p> <p>The City currently has a remotely monitored water usage system and notifies high volume users in an effort to repair leaks and reduce water usage. Enhancements to the system are being explored.</p>
		<ul style="list-style-type: none"> • New Water Sources 	<p>Explore new sources of water;</p> <p>To be scheduled in future budget cycles</p>



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		<ul style="list-style-type: none"> • Water Shortages 	Address potential shortages in water supply from the California State Water Project and the Colorado River;
		<ul style="list-style-type: none"> • Land Acquisitions 	Designate, preserve, and acquire land, if necessary, for siting future water supply, storage, and distribution facilities;
		<ul style="list-style-type: none"> • Drinking Water Standards 	Achieve Federal and State drinking water regulatory standards;
		<ul style="list-style-type: none"> • Recycling Water Master Plan 	Develop a Recycled Water Master Plan;
		<ul style="list-style-type: none"> • Flood Mitigation 	Continue to implement existing flood mitigation activities and programs; and
		<ul style="list-style-type: none"> • Water Conservation 	Develop water conservation awareness programs for City staff, community groups, the public, and other groups.
3.3	Sanitary Sewer Management Plan	Continue to upgrade, inspect, and improve the City's sewer infrastructure to minimize deficiencies and reduce leaks and contamination and annually inspect all restaurant, hotel, and catering establishments to ensure that proper disposal standards for fats, oils, and grease are followed. There will be annual inspections of the facilities. In addition,	<ul style="list-style-type: none"> • Sewer Master Plan
			Prepare a Sanitary Sewer Management Plan to identify system deficiencies, users and support long term capital planning. This plan should also address emergency spill response, preventative maintenance program; establish legal authority, and pollution mitigation measures. Until this plan is completed the City will continue to update and enforce the City's standards for the
			Currently in effect. State has a "20 % by 2020" reduction goal in urban usage (i.e. SBX7-7)
			To be scheduled in future budget cycles
			Currently in effect. City currently monitoring developments of the UCMR 3 and Chromium 6. City meets and exceeds all federal standards.
			To be scheduled in future budget cycles
			Currently in effect
			Currently in effect. The City, through its water agency provides conservation awareness and outreach.
			Pending. SSMP is scheduled for City Council adoption on December 18, 2012.



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		undertake the following actions related to wastewater management:	
		<ul style="list-style-type: none"> quality of wastewater discharged into the system and require all industries/businesses sewer discharges to comply with the City's waste discharge requirements and permits; 	
		<ul style="list-style-type: none"> Inflow and Infiltration Program 	Develop an I&I (inflow and infiltration) program that includes televising a percentage of all sewer mains annually;
		<ul style="list-style-type: none"> Compliance with City Waste Discharge 	Continue to require all industries/businesses sewer discharges to comply with the City's waste discharge requirements and permits as outlined in the City Ordinance; and
		<ul style="list-style-type: none"> NPDES and SCAQMD Regulations 	Continue to implement, as appropriate, the requirements of the NPDES and SCAQMD regulations, including requiring the use of Best Management Practices by businesses in the City.
3.4	Storm Water (Flood) Master Plan	Implement the Storm Water Master Plan to maintain and upgrade public storm drains and storage control facilities in conformance with the updated general plan and requirements of the NPDES, including actions to eliminate illegal storm water discharges as specified in the actions listed below:	
		<ul style="list-style-type: none"> Limit Impermeable Surface 	Develop guidelines that limit the percentage of impermeable surface (such as asphalt) for large new or renovated public, institutional, residential, and commercial projects and require permeable surfaces such as alleys, parking lots, to be cleaned frequently to remove debris and residue;
		<ul style="list-style-type: none"> Storm Drain Improvements 	Continue to fund and undertake storm drain improvement projects as identified in the City's Storm Water System Master Plan;
			Currently in effect. To date approximately 97% of the sewer system has been CCTV'd.
			Currently in effect.
			Currently in effect. New permit approved on November 8, 2012.
			City will begin exploring programs to comply with the new NPDES program adopted on November 8, 2012 by the LARWQCB. For instance, Permit requires adoption of a LID Ordinance. City anticipates undergoing capital improvements to the storm drain system in FY 13/14. Surf gates have been installed



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		<ul style="list-style-type: none"> <li data-bbox="869 383 1192 597">• Filters and Catch Basins Develop and maintain a program to install filters and catch basins for the city storm drain system and minimize shallow groundwater from being discharged into the storm water system as well as investigate other methods limiting pollutants from entering the drainage system; <li data-bbox="869 605 1192 727">• Storm Water Capture in City Parks Establish procedures to use city parks for storm water capture and recharge using grading, channeling and subterranean and other feasible capture methods; <li data-bbox="869 735 1192 857">• Proper Disposal of Pesticides and Herbicides Require that individual project owners and operators handle, store, apply, and dispose all pest control, herbicide, insecticide, and other similar substances properly; <li data-bbox="869 865 1192 954">• Storm Drain Improvements Continue to fund and undertake storm drain improvement projects as identified in the City’s Storm Water System Master Plan; and <li data-bbox="869 963 1192 1138">• Street Cleaning Require that parking lots and public and private streets and alleys be cleaned as frequently as necessary, and in a manner that minimizes noise and water consumption, to remove debris and contaminated residue. 	<p>on all City-owned catch basins. Staff supports the "Clean Water, Clean Beaches" funding measure initiated by the LA County FCD.</p>
3.5	Solid Waste Master Plan	<p>Continue to provide an adequate and orderly system for collection and disposal of solid waste for new and existing development in the City, including regulating green waste disposal by professional gardeners and the use of sustainable practices to reduce waste streams.</p> <ul style="list-style-type: none"> <li data-bbox="869 1146 1192 1416">• Encourage and support regional and statewide efforts to reduce the solid waste stream including recycling programs and a reduction in the use of plastic bags. 	<p>City complies with AB 939 and AB 341 with a verified diversion rate of 78%. City to explore in FY 13/14 a Zero Waste Strategic Plan.</p>



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
3.6	Streetscape Master Plan	Develop a Streetscape Master Plan that outlines improvements and identified funding sources for improvements to the City's street system.	To be scheduled in future budget cycles
3.7	Circulation, Mobility, and Parking	Ensure the continued maintenance and improve the performance of the existing mobility system while developing and offering more opportunities for multi-modal options consistent with the updated general plan. Undertake the following actions:	To be scheduled in future budget cycles
		<ul style="list-style-type: none"> Considered Enhancements 	The Master Plan shall include streetscape enhancements such as lighting, street trees, benches, plazas and other amenities in the public right of way.
		<ul style="list-style-type: none"> ITS 	Study and implement a variety of Intelligent Transportation Systems (ITS);
		<ul style="list-style-type: none"> Parking Master Plan 	Develop a Parking Master Plan and the tools to fund and implement the Plan including parking assessment districts, congestion pricing, and other tools to maximize the use of City resources;
		<ul style="list-style-type: none"> Mobility and Bicycle Master Plan 	Prepare and implement a Mobility & Bicycle Master Plan inclusive of car sharing opportunities;
		<ul style="list-style-type: none"> Traffic Condition Improvements 	Monitor and manage traffic conditions on City streets and make necessary improvements;
		<ul style="list-style-type: none"> Street Maintenance 	Provide regular street maintenance;
		<ul style="list-style-type: none"> Subway Extension/ Transit Ridership 	Work with Metro to support the extension of the subway and improve transit ridership;
<ul style="list-style-type: none"> Expand Transit 	Continue to offer and actively seek new methods to provide a wider variety of transit services;	The City is updating its Bicycle Master Plan and expects to be completed in 2013.	
<ul style="list-style-type: none"> Expand TDM Programs 	Expand the Transportation Demand Management programs;	To be scheduled in future budget cycles	
<ul style="list-style-type: none"> Neighborhood Traffic Management Program 	Develop and implement a Neighborhood Traffic Management Program;	Currently in effect	
<ul style="list-style-type: none"> Traffic Mitigation and Multi-modal Amenities included in 	Require developments to mitigate traffic and	To be scheduled in future budget cycles	



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status	
		New Development	provide multi-modal amenities;	
		• Complete Streets	Ensure that streets are improved to complete street standards;	
		• Truck Routes	Maintain and enforce truck routes;	Currently in effect
		• Unbundled and Shared Parking Incentives/ Partnerships/ Trip Reductions	Provide incentives for unbundled and shared parking, seek public /private partnerships for parking, and manage parking costs to reduce vehicle trips;	To be scheduled in future budget cycles
		• Flexible Level of Service Standards	Implement Flexible Level of Service Standards;	To be scheduled in future budget cycles
		• Air Quality Improvement Program	Develop an air quality improvement program that includes measures such as trip reduction measures, clean/alternative fuel fleet vehicles; reduce source emissions, and protection of sensitive receptors with the California Air Resources Board to identify ways that it may assist the City with its goal to reduce air pollution by reducing emissions from mobile sources;	
		• Commercial Parking and Registration Program	Develop and implement a commercial Parking and Registration Program to inform and educate the public and the City on the availability and cost of private commercial parking in the City; and	
		• Real Time Parking Availability System	Develop and implement a real time parking availability and location system for both public and private parking resources to assist visitors and residents with locating available parking spaces.	In process



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
3.8	Street Tree Master Plan	Continue to implement and comprehensively review the Street Tree Master Plan and update as necessary to keep current with the goals and objectives for the protection and expansion of the City's urban forest and evaluate goals related to such topics as aesthetic effect, tree health, fire safety, sidewalk impact, historical character of neighborhood, view impact, and heat-reduction through growth of tree shade.	Currently in effect
4.1	User Fees	Review all fees, including user fees, community facilities/special assessment districts such as parkland fees, developer impact/in-lieu fees on a periodic basis to determine if they are adequate to cover the costs to implement ongoing programs as well as new programs established as part of the general plan update.	All City fees are reviewed and adjusted annually during the budget process.
4.2	Local, Federal, State, and County Funding	Continue to pursue available local, Federal, State, county, and regional funds, grants, bonds, and cost recovery for a variety of City services and infrastructure including the areas of safety, recreation, community development, transportation and emergency management and disaster public awareness programs including ongoing services as well as new programs initiated as part of the updated general plan.	Currently in effect



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
4.3	Nongovernment Funds	Work with local community organizations, private groups and foundations, residents, and other public and private entities to encourage funding and support for programs that benefit the community at large such as parks and open space, street trees, recreation programs, water conservation efforts, transportation improvements, health and safety, emergency management, disaster mitigation preparedness, response and recovery, and cultural resource preservation.	Currently in effect. The City currently works with several community organizations and private groups to fund and support programs benefiting the community, such as the Library, Community Centers, Emergency Operations Center and City Parks. Recently the City began working with a newly formed community group “the Friends of Beverly Gardens Park”, formed to raise funds to restore the City’s Beverly Garden Park.
5.1	Housing	Adopt a number of programs that promote the preservation, conservation and improvement of housing in the community, support the development of housing for all economic segments, support the needs of special needs households, remove constraints to housing production and support equal housing opportunities for all residents	<ul style="list-style-type: none"> • Housing Element Updates Adopt updates to the City’s Housing Element as required by State law.
5.2	Economic Sustainability	Work to maintain a strong local economy with an emphasis on commercial industries by:	<ul style="list-style-type: none"> • Economic Sustainability Plan Developing an economic sustainability plan; • Land Use Opportunities Identifying land uses and other opportunities to expand the tax base; • Market Position Ensuring its market position through marketing, the promotion of green businesses, assessments of needs and public/private partnerships;



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		<ul style="list-style-type: none"> • High-Quality Infrastructure and Services 	Ensuring its development processing is conducive to producing a high-quality of infrastructure and services;
		<ul style="list-style-type: none"> • Business Improvement Districts and Associations 	Encouraging the formation of Business Improvement Districts and business associations;
		<ul style="list-style-type: none"> • Improve Business Corridors 	Encouraging the improvement of business along major corridors
5.3	Code Enforcement	Continue to aggressively enforce health and safety, zoning, and other codes and ordinances that implement the general plan.	Currently in effect
5.4	Cultural Resources	Consider establishing a local register of historic resources and programs to support this effort and increase community awareness of the City's rich diversity of cultural resources, including:	
		<ul style="list-style-type: none"> • Awards Program 	Awards program that recognizes excellence in City projects
		<ul style="list-style-type: none"> • Public Access to Cultural Resources 	Providing public trails, recreation areas, and viewing areas adjacent to significant visual resources, where feasible, in order to increase public enjoyment.
6.1	Community Services	Continue to provide a full range of public services including, building permitting and safety, public safety (fire and police response and prevention), emergency preparedness and disaster response and recovery, hazardous waste response/services, solid waste collection and recycling programs, community services (parks, libraries, and recreational facilities and programs), infrastructure maintenance, human services as well as cultural resources	Currently in effect



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		programs within the community.	
6.2	Technology Applications	Explore the feasibility of new systems and technologies that may enhance City operations and service to the public.	Currently in effect. New technology systems are studied and evaluated for effectiveness in City processes on an on-going basis. The City recently upgraded its website and made improvements to mapping functions available to the public. The City is also in the process of upgrading its finance and permit software.
7.1	Intergovernmental Agreements	Collaborate with internal City agencies and adjoining jurisdictions to address [...] issues that jointly impact their mutual communities of interest.	<p>The City is a member of the Westside Cities Sub-region under the local Metropolitan Planning Organization (Southern California Association of Governments), and is a member of the Westside Council of Governments. Through each of these entities the City participates in regional issues and planning efforts, such as planning for Plug-in Electric Vehicles.</p> <p>The City participates in the Los Angeles emergency preparedness tests.</p>
		<ul style="list-style-type: none"> • Planning, Development 	
		<ul style="list-style-type: none"> • Transportation, Residential Parking 	
		<ul style="list-style-type: none"> • Open Space Lands and Recreational Opportunities 	
		<ul style="list-style-type: none"> • Educational Issues 	
		<ul style="list-style-type: none"> • Energy, Water, and Resource Conservation Issues 	
		<ul style="list-style-type: none"> • Emergency Preparedness Tests This will include exploring possible joint efforts to share emerging technology, particularly in the area of security and 	



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
			emergency management enhancements.
		<ul style="list-style-type: none"> • Response and Recovery Plan Tests 	<p>This will include exploring possible joint efforts to share emerging technology, particularly in the area of security and emergency management enhancements.</p> <p>The City through joint powers agreements shares information and technology with the Cities of West Hollywood and Los Angeles, and the County of Los Angeles.</p>
7.2	Federal, State, and Regional Coordination	Continue to train City employees to collaborate with Federal Agencies, State Agencies, and Regional Agencies such as SCAG, SCAMD, and Los Angeles County in numerous programs affecting [...] and other issues that require mutual collaboration and community benefit...	<ul style="list-style-type: none"> • Land Use and Development • Transportation, and Infrastructure • Resource Conservation, Environmental Quality • Open Space and Recreational Opportunities • Emergency/Disaster Mitigation Preparedness Response and Recovery <p>The City actively collaborates with other local, regional, State, and Federal agencies. Currently, the City has mutual aid agreements with the City of Los Angeles and the City of West Hollywood.</p>
7.3	Community Partnerships	Partner with local private, non-profit and quasi-public organizations and groups to address their mutual communities of interest to support and enhance programs that benefit the community at large. [...] and others that strive to promote the City and enhance the quality of life within the community.	<ul style="list-style-type: none"> • Cultural Arts • Historic Preservation • Business and Economic Development • Emergency Management • Energy and Telecommunications <p>Chamber of Commerce, Team Beverly Hills, Beverly Hills Unified School District</p> <p>Southern California Edison Company and Southern California Gas Company</p> <p>The City actively collaborates with local private, non-profit and quasi-public organizations and groups to benefit the community.</p>
8.1	Public Information and Involvement	Continue to make information available to residents and businesses regarding City services and programs, and key community issues. The range of information to be presented includes: [...] This information	<ul style="list-style-type: none"> • Land Use, Zoning, and Development Processes • Development Fees • Code Compliance <p>The City recently upgraded its website and makes much of this information available to the public online. The City provides newsletters for</p>



General Plan Programs for All Elements (Except Housing)

No.	Program	Description	Status
		<p>may be presented in flyers and newsletters that are distributed to household in the City, senior centers, and community centers; on the City's webpages; by cable television broadcasts; in workshops with homeowners associations, business organizations, and community groups; and general community presentations and workshops.</p>	<p>current and upcoming civic events. Information is also available on select topics at the City's permit counter in City Hall and at the City's information desks at the Library, Public Works Building, and in the administrative offices at La Cienega and Roxbury Parks. Additional means of making information available to the public are under development and may include the use of mobile phone apps.</p>
		<ul style="list-style-type: none"> • Property and Building Maintenance 	
		<ul style="list-style-type: none"> • Property/ Building Improvement Techniques 	
		<ul style="list-style-type: none"> • Financial Assistance Programs 	
		<ul style="list-style-type: none"> • Affordable Housing Programs 	
		<ul style="list-style-type: none"> • Public Transportation and Ride Sharing 	
		<ul style="list-style-type: none"> • Energy Conservation Methods 	
		<ul style="list-style-type: none"> • Waste Reduction and Recycling Programs 	
		<ul style="list-style-type: none"> • Hazards and Emergency/ Disaster Mitigation Preparedness 	
		<ul style="list-style-type: none"> • Evacuation, and Response and Recovery Protocols and Procedures 	
		<ul style="list-style-type: none"> • Natural Resources and their Value 	
		<ul style="list-style-type: none"> • Educational and Cultural Events and Venues 	
		<ul style="list-style-type: none"> • Parks and Recreation Programs 	
		<ul style="list-style-type: none"> • Health and Safety Programs 	
		<ul style="list-style-type: none"> • Seniors and Youth Programs 	
		<ul style="list-style-type: none"> • Access to Government Services and Elected Officials 	



City of Beverly Hills

[DRAFT] Annual Report on General Plan Implementation

2010 – 2012

Implementation Summary – Housing Element

Housing Element Programs

Progress on implementing the City's housing programs is summarized in the Housing Element Report. The Report provides a status and summary for each of the City's housing programs.

The Housing Element Report is designed to be a stand-alone report, or to be included as a part of the Annual General Plan Report. The report has been designed in this manner to allow the City to submit the report to the State Office of Planning and Research, as a part of the Annual General Plan Report, and to submit the report to the State Department of Housing and Community Development as a stand-alone report on progress in implementing the City's housing programs.

General Comments:

Housing counts provided in this report are for the calendar year 2011. Housing counts for previous years in the housing cycle (2006 - 2010) have also been included to provide a grand total for housing developed in the cycle. Information on housing programs is for calendar year 2011, unless otherwise specified. The city's budget is set on the fiscal year and so some program accomplishments have been presented based on funding made available during the 2011/2012 fiscal year rather than calendar years. All City policy work is current to October 2012.



Implementation Summary – Housing Element

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income					

* Note: This field is voluntary

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate							
No. of Units Permitted for Above Moderate		4	34	2		40	

* Note: This field is voluntary

During 2011, 24 new homes received a certificate of occupancy. Single Family homes have not been included in the inventory of new homes because it is assumed that any new single family home is replacing an existing single family home.



Implementation Summary – Housing Element

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006-2010 (Years 1-5)	2011 (Year 6)	2012 (Year 7)	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	146						117
	Non-deed restricted		23	6			29	
Low	Deed Restricted	113						113
	Non-deed restricted							
Moderate	Deed Restricted	117						109
	Non-deed restricted		8				8	
Above Moderate		178	761	40			801	0
Total RHNA:		554						
Total Units Built ▶▶▶			792	46			838	
Remaining Need for RHNA Period ▶▶▶▶▶								339

Note: Units serving extremely low-income households are included in the very low-income permitted unit totals.
 This chart includes both units which were built and finalized and units which were entitled during the planning period



Implementation Summary – Housing Element

Table C
Program Implementation Status

Program Description (By Housing Element Program Names) **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 9.1 Upkeep and Maintenance of Vacated Buildings	Preserve existing housing stock	Ongoing	The city continues to implement the current program.
Program 9.2 Property Maintenance	Require housing to be maintained in an aesthetic, safe and habitable manner consistent with City codes	On-going, explore program restructuring by 2013	The City continues to implement the current program. In 2011 the city's Code Enforcement Office closed 263 violations related to residential property maintenance. A study is planned in 2013 to establish a rental housing inspection program.
Program 9.3 Handy Worker Program	Provide minor repairs and mobility assistance to approximately 48 low-income households per year	Ongoing	In the first three quarters of the current fiscal year (2011-2012), the program provided minor home repairs to 12 single-family homes and 29 multi-family homes for a total of 41 homes (average of 13 homes repaired in each quarter). As such the program is on target to meet the goal of repairing 48 homes in the year.
Program 9.4 Condominium Conversion Regulations	Limit the loss of rental housing by setting an annual cap on condominium conversions and providing tenant protections	Evaluate ordinance in 2011; amend in 2012, as appropriate	The city's current ordinance was evaluated in 2011 and the determination was made not to adjust the annual cap at that time but to reevaluate the ordinance in 2012 along with the multi-family development standards (program
Program 9.6 Rent Stabilization Ordinance	Investigate tenant complaints about unlawful rent increases, service reductions, evictions and relocations	Ongoing	The city continued to implement the current program. In 2011 the city's Code Enforcement Office opened eight (8) rent stabilization cases and responded to 647 inquires either over the phone, through email, or in person.



Implementation Summary – Housing Element

Table C

Program Implementation Status

Program Description (By Housing Element Program Names) **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 9.7 Monitoring Affordable Housing	Coordinate with service providers to monitor Section 8 renewals, advise tenants in advance of potential conversion dates, and provide opportunities to continue affordability covenants	Ongoing	The City continues to implement the current program. The city has one very-low income housing building. The building has an affordability covenant and as 150 units and is available to very low income seniors. The city contacts with Menorah Housing Foundation to oversee and administer the units.
Program 10.1 Density Bonus	Encourage the development of more affordable housing units by offering incentives to developers	Modify ordinance and promote the use of density bonus incentives by 2012	
Program 10.2 Inclusionary Housing	Require a minimum percent of units in development to be price-restricted as affordable to lower and moderate income households	Conduct Inclusionary Housing Nexus and In-Lieu Fee Study in 2011 and adopt ordinance by 2012	
Program 10.3 Housing Trust Fund	To be used to construct or help leverage construction of affordable housing	2012, to coincide with the adoption of an Inclusionary Housing Ordinance	Through development agreements, the city has negotiated approximately \$3 Million dollars to be used to establish a housing trust fund. The three projects however have not been built to date and so rather than establishing the trust fund without having an identified funding source, the city has tied the housing trust fund to the in-lieu fees in program 10.3.



Implementation Summary – Housing Element

Table C
Program Implementation Status

Program Description (By Housing Element Program Names) **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 10.4 Second Units	Encourage the provision of affordable second units	Conduct Second Unit Survey in 2010; evaluate revisions to current second unit standards, and amend the ordinance within 1 year of Housing Element adoption	A second unit study was conducted in 2010 and the results were discussed in the housing element. The city is currently studying changes to the ordinance that could further incentivize the development of second units. This program is running a little behind schedule with an ordinance expected in April, 2013 which would be 5 months later than anticipated.
Program 10.5 Affordable Housing Production Brochure and Outreach	Summarize available incentives offered for the development of affordable housing	Develop & disseminate outreach materials in 2012	The city has produced two housing brochures, one summarizes the city's available incentives for developing affordable housing, while the second brochure provides information on current housing programs to people in need of affordable housing.
Program 10.6 Sustainability and Green Building	Promote resource efficiency and sustainability in new developments	Ongoing	The City continues to implement the current program in consistency with State law which required the city to remove its green building program and replace it with the State's CalGreen building code.
Program 10.7 Partnerships with Affordable Housing Developers	Initiate partnerships with non-profit developers to assist in the development of affordable housing	Initial contact with local nonprofits by end of 2011; initiate an RFQ process by end of 2012	The city plans to host an information session with local non-profit housing corporations and affordable housing developers in the coming calendar year. The City has not pursued partnerships or initiation of an affordable housing project to date due to a lack of funding. With establishment of the affordable housing fund, partnerships with developers will be more realistic (refer to Program 10.3).



Implementation Summary – Housing Element

Table C
Program Implementation Status

Program Description (By Housing Element Program Names) **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 11.1 Fair Housing Program	Promote fair housing practices and refer fair housing complaints to Housing Rights Center	Initiate advertising in 2011	The city provides fair housing information on the city's website (www.beverlyhills.org) and in the brochures created under program 10.5
Program 11.2 Senior Housing Development	Provide incentives to facilitate development of senior housing	Initiate RFQ process by end of 2012	This program was commenced with program 10.7. Due to a lack of funding at this time, this program has not evolved from an initial meeting with affordable housing managers and developers
Program 11.3 Senior Case Management Program	Assist frail elderly residents to remain independent and in their homes	Ongoing	The City continues to implement the current program and provides a number of programs providing assistance to seniors including: the Beverly Hills Active Club (\$5.5K) which provides exercise classes and activities at La Cienega and Roxbury Parks, the Senior Center and senior library at Roxbury Park (funded through the city library), and Jewish Family Services (\$86K) which provides a broad range of support services to seniors living independently.
Program 11.4 Senior Home sharing Program	Provide a free shared housing program which matches older people with others interested in sharing their homes	Evaluate Community Assistance Funds and determine grant amount annually	This program was not funded in the 2011-2012 fiscal year over concerns of effectiveness; with restructuring, funds could be provided in the future.
Program 11.5 Accessible Housing	Develop and adopt written procedures for reasonable accommodation requests and educate the public on the process of requesting an accommodation	2011	The city adopted a reasonable accommodation procedure into the zoning code on December 4, 2012



Implementation Summary – Housing Element

Table C
Program Implementation Status

Program Description (By Housing Element Program Names) **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 11.6 Funding for Homeless Services	Fund a variety of service organizations that serve the homeless and persons at-risk of homelessness	Annual funding allocations	<p>In the fiscal year 2011-2012, the city contributed \$85,000 to the CLASP (Changing Lives And Sharing Places) homeless outreach program, and more than \$50,000 for shelter beds at PATH (People Assisting The Homeless). Results of a recent homelessness survey indicate there are, on average, 49 homeless persons in the City of Beverly Hills on any given night of the year. Funds provided to PATH reserve 49 beds in emergency shelters in the local area that are to be offered to persons currently homeless in Beverly Hills. The city also provides PATH with five Section 8 vouchers to be used for longer-term housing for homeless persons. CLASP regularly reaches out to homeless persons in the city with the intention of providing those persons with assistance and support including shelter. Other services funded in the 2011-2012 fiscal year include: the Westside Food Bank (\$75K), Chiron, Inc. (\$20K) which provides crisis response, All Saints which provides meals and limited homeless services, Saban Free Clinic (\$6K) which provides medical services and showers, and Step Up on Second (HOST Program) which provides outreach to homeless persons. The city provides Step Up on Second with five Section 8 vouchers to be used for longer-term housing for homeless persons.</p> <p>Also in the 2011-2012 fiscal year the city purchased an apartment unit in a supportive housing project that Step Up on Second constructed in Los Angeles with the intent that that unit will provide permanent supportive housing to a person formerly homeless in Beverly Hills.</p>



Implementation Summary – Housing Element

Table C

Program Implementation Status

Program Description (By Housing Element Program Names) **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 12.1 Zoning Text Amendments for Special Needs Housing	Amend zoning ordinance to provide for special needs housing	Amend zoning code in 2012	The city adopted an ordinance on November 23, 2012 that is consistent with housing element program 12.1 and consistent with the requirements under SB2.
Program 12.2 Adjust Development Standards	Evaluate and modify development standards to encourage more affordable housing units	Conduct comprehensive analysis of multi-family development standards in 2012 and amend zoning code by 2013	In the next fiscal year, the City is planning to conduct a study to better understand what incentives, concessions and waivers would be most beneficial to building affordable housing in the city. This study would inform upcoming modifications to the city's multi-family development standards.
Program 12.3 Reduced Fees for Affordable Housing	Provide waivers or reductions of certain taxes and fees for developments with low, very low, and moderate income housing units	Conduct fee study in 2012	In the next calendar year, the City is planning to analyze construction costs and explore fee reductions for multi-family development projects that include affordable housing.
Program 12.4 Monitor the Development Review Process	Identify inefficiencies and uncertainties in the City's review and promote alternative techniques intended to streamline the process	Annually, 2011-2013; modify incentive program as appropriate within 1 year	The City recently hired an Urban Designer to help streamline review of new housing projects and other development proposed in the city. Additionally, in an effort to streamline permitting, the community development department was restructured to form a dedicated group of zoning code and building experts as part of a dedicated group focused on processing permits. In the coming calendar year, the City plans to update its zoning code. A secondary benefit of the zoning code reorganization may also be improved efficiency in development review and reduced uncertainty in the development process.



Implementation Summary – Housing Element



General Plan-Current Planning

Emergency Ordinances

In the past year the City Council had adopted two emergency ordinances (11-O-2608, 11-O-2609) in order to address concerns over potential neighborhood impacts from commuter-oriented convenience stores. A permanent zoning ordinance (12-O-2625) was adopted on July 3, 2012, and these two emergency ordinances are no longer in effect.

Pending Amendments

The city currently has one pending development application that would require a general plan amendment. Known at the "Gateway Project", the project includes properties on either side of Wilshire Boulevard where Wilshire Boulevard intersects with North Santa Monica Boulevard and South Santa Monica Boulevard (which are parallel running streets). The general plan amendment would allow uses other than railroad uses on the site.

Additional Content

Interagency / Intergovernmental Coordination

The City of Beverly Hills is currently participating in two studies focused on facilitating private ownership of "Plug-in Electric Vehicles" (PEV). PEVs are vehicles that run on electricity and do not have any form of combustion engine. The City is participating in the studies through the sub-regional governing body, known as the "Westside Cities Sub-region. The Westside Cities Sub-region is one of the sub-regions of the Southern California Association of Governments (SCAG) which is the Metropolitan Planning Organization (MPO) for the region. Currently, the Westside Cities Sub-region is on the advisory board for a PEV study being conducted in the South Bay Cities Sub-region, which is an area just to the south of the Westside Cities area. The Westside Cities Sub-region is also conducting its own study with the assistance of the Luskin Center at UCLA.

Equity Planning

The City of Beverly Hills does not have industrial land uses or above-grade extraction sites within its boundaries such as landfills, mining operations, factories, mills, or other intensive land uses which have traditionally driven equity planning efforts. The City does, however, have districts and neighborhoods that have remained vibrant through the recent downturn in the market, and has other areas that have not remained vibrant and, in fact, have struggled with higher commercial and office vacancy rates. In 2012, the City, led by Vice-Mayor John Mirisch, convened a special task force to study land use patterns and neighborhood qualities along two commercial corridors in the southeastern area of the City. The summary report of the task force outlines several strategies which the City will pursue to improve the corridors. These improvements are intended to ultimately result in commercial corridors with a wider array of neighborhood-serving commercial uses and a streetscape that is more pedestrian friendly. The



City's General Plan includes policies and programs that support revitalization of the City's commercial corridors and so no amendments to the City's General Plan are necessary to accomplish the strategies identified in the summary report. Additionally, the cost of housing in the Beverly Hills region tends to be high, which sometimes presents challenges for long-time residents to remain in their homes through retirement (referred to as "aging in place"). The City's current Housing Element includes a number of programs aimed at providing relief to seniors and other members of the community who are challenged by the cost of housing.

Promotion of Infill Development, Reuse, and Redevelopment

The City is committed to encouraging the best use of land. Substantial amounts of time are dedicated by the City Council, Planning Commission, and city staff, to the study and review of potential infill development projects in an effort to ensure that projects yield the greatest benefit to the City's neighborhoods and commercial areas. Currently, the City is reviewing a project site located at the western edge of the City (Gateway Project, See "Pending Amendments" above). As proposed, land currently designated and zoned for railroad use would be designated and rezoned to allow commercial/office uses.