



## AGENDA REPORT

**Meeting Date:** May 20, 2014

**Item Number:** E-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. 2013 Annual Report on General Plan and Housing Element Implementation

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### **RECOMMENDATION**

Staff recommends that the City Council receive, and direct staff to forward, the attached 2013 Annual Report on General Plan and Housing Element Implementation to the State Office of Planning and Research and the Department of Housing and Community Development.

### **INTRODUCTION**

The State requires all jurisdictions to annually file a report of progress made in implementing programs in the General Plan including programs contained in the Housing Element<sup>1</sup>. The City's 2013 Annual Report on General Plan and Housing Element Implementation is attached to this report. One of the state requirements for submitting the annual report is conducting a public hearing at which the City Council may receive public comment on the report. Staff presented the report to the Planning Commission for their review on April 24, 2014.

### **DISCUSSION**

The attached annual report outlines the current status of the 51 programs included in the City's General Plan and includes information about significant program accomplishments achieved in 2013.

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<sup>1</sup> Failure to file the report with the State could leave the City vulnerable to sanctions.

Several highlights, which demonstrate progress in implementing the General Plan, are outlined in the table below. The attached report contains more detailed information on each program in the General Plan.

### Highlights from 2013 General Plan Implementation Report

Action	Adoption Date	Description
<b>Latest Comprehensive Update</b>	January 12, 2010	Comprehensively updated all elements in the General Plan, deleted the Scenic Highway Element, and created the Public Service and Historic Preservation Elements.
<b>General Plan Amendments Since the 2010 Update</b>	December 17, 2013	Adoption of the 2014-2021 Housing Element
	November 15, 2011	Adoption of the 2006-2013 Housing Element Amendment of the Safety Element to include the City's Hazard Mitigation Management Plan
<b>Significant Accomplishments</b>  <i>The table on page 4 of the report highlights accomplishments and progress made on programs in the General Plan. Significant accomplishments are noted to the right.</i>	2013	Held National "resolve to be ready" emergency preparedness campaign (Program 8.1)
	2013	2014-2021 Housing Element Adopted (Program 5.1)
	2013	14 Historic Landmarks added to the local register (Program 2.3)
	2013	First Mills Act contracts executed (Program 2.3)
	2013	City's first two pilot bicycle routes implemented
	2012	Historic Preservation Ordinance Adopted (Program 2.3)
	2012	Local Registry of Historic Places Created (Program 2.3)
<b>Programs Currently Being Implemented</b>  <i>The City is currently implementing most of the programs included in the General Plan. Highlights are noted to the right.</i>	Zoning Code Update	The City is currently updating its zoning code (Program 2.1).
	Other Development Regulations and Ordinances	The City is currently reviewing and updating regulations other than those in the zoning code to conform with the General Plan (Program 2.3)
	Historic Preservation	Currently implementing a number of programs focused on encouraging preservation in the City (Program 2.3).
	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).

The City is currently making progress on many of the programs in the General Plan. Status updates on each program are outlined in the attached report starting on page 4. The City

adopted the 2014-2021 Housing Element in December 2013. The housing accomplishments and status updates in the attached report, however, are based on the previous housing element because it was the City's adopted housing element during 2013. The City will report on the implementation of the 2014-2021 Housing Element beginning next year.

Currently, the City's General Plan is consistent with State requirements. With the filing of the attached report the City will have met its reporting obligation (General Plan Program 1.1).

#### **GENERAL PLAN CONSISTENCY**

Implementation of the programs and reporting to the State are consistent with the goals and policies in the General Plan including Program 1.1, which calls for the submittal of an annual General Plan review report to the State.

#### **PUBLIC NOTICING AND COMMENTS**

The public hearing for this item was noticed in the Beverly Hills Courier on May 9, 2014 and the Beverly Hills Courier on May 15, 2014.

#### **NEXT STEPS**

With direction from the City Council, the Annual General Plan and Housing Element Report 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 IMPACTS**

There are no fiscal impacts associated with this report.

Susan Healy Keene, AICP  
Director of Community Development

Approved By



# Attachment 1

2013 Annual Report on General Plan  
and Housing Element Implementation

# City of Beverly Hills



## 2013 Annual Report on General Plan and Housing Element Implementation



**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 2013.

**Table of Contents**

Introduction ..... 2

City Council Review ..... 2

Compliance with State Guidelines ..... 2

General Plan Accomplishments ..... 2

General Plan Programs for All Elements (Except Housing) ..... 4

Housing Element Programs ..... 28

General Plan-Current Planning ..... 38

    Emergency Ordinances ..... 38

    Pending Amendments ..... 38

Additional Content ..... 38

    Interagency / Intergovernmental Coordination ..... 38

    Equity Planning ..... 38

    Promotion of Infill development, Reuse, and Redevelopment ..... 39

**City Council Review**

On May 20, 2014, 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.



Action	Adoption Date	Description
<b>Latest Comprehensive Update</b>	January 12, 2010	Comprehensively updated all elements in the General Plan, deleted the Scenic Highway Element, and created the Public Service and Historic Preservation Elements.
<b>General Plan Amendments Since the 2010 Update</b>	December 17, 2013	Adoption of the 2014-2021 Housing Element
	November 15, 2011	Adoption of the 2006-2013 Housing Element Amendment of the Safety Element to include the City's Hazard Mitigation Management Plan
<b>Significant Accomplishments</b> <i>The table on page 4 highlights accomplishments and progress made on programs in the General Plan. Significant accomplishments are noted to the right.</i>	2013	Held National "resolve to be ready" emergency preparedness campaign (Program 8.1)
	2013	2014-2021 Housing Element Adopted (Program 5.1)
	2013	14 Historic Landmarks added to the local register (Program 2.3)
	2013	First Mills Act contracts executed (Program 2.3)
	2013	City's first two pilot bicycle routes implemented
	2012	Historic Preservation Ordinance Adopted (Program 2.3)
	2012	Local Registry of Historic Places Created (Program 2.3)
<b>Programs Currently Being Implemented</b> <i>The City is currently implementing most of the programs included in the General Plan. Highlights are noted to the right.</i>	Zoning Code Update	Sanitary Sewer Management Plan Adopted (Program 3.3) The City is currently updating its zoning code (Program 2.1).
	Other Development Regulations and Ordinances	The City is currently reviewing and updating regulations other than those in the zoning code to conform with the General Plan (Program 2.3)
	Historic Preservation	Currently implementing a number of programs focused on encouraging preservation in the City (Program 2.3).
	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).



### **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. The City adopted an updated Housing Element in 2013 for the planning period 2014-2021.	
1.3	General Plan Consistency	<ul style="list-style-type: none"> <li>City Programs and Private Development Proposals</li> </ul>	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.	As part of the approval process, City programs and projects and private development proposals are reviewed for consistency with the General Plan.
		<ul style="list-style-type: none"> <li>Capital Improvements, Infrastructure Master Plans, Development Regulations, Development Agreements</li> </ul>	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.	The City's Capital Improvement Program is reviewed annually for consistency with the General Plan.
2.1	Update Zoning Code and Development Regulations	<ul style="list-style-type: none"> <li>Community Character and Design Policies</li> </ul>	Revisit and develop policies addressing community character and design and development for each land use category.	The City is currently undertaking a study of policies and potential discrete amendments to the zoning code that address the community character in residential areas of the City.
		<ul style="list-style-type: none"> <li>Transitions between Residential and Commercial Properties</li> </ul>	Revisit transitions between residential and commercial properties, and reinforce requirements for design excellence.	In 2013 the City began drafting an ordinance related to abandoned uses in commercial zones in order to address potential issues that can arise between commercial and residential uses.



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status	
	<ul style="list-style-type: none"> <li>• Protection for Environmental Resources/ Protection from Environmental Hazards</li> </ul>	<p>Revise and develop requirements and standards pertaining to the location and design of development to protect environmental resources, protect development, and populations from the risks of environmental hazards such as earthquakes and excessive noise.</p>	<p>In 2013 the City prepared draft Low Impact Development (LID) and Green Streets policies for review by the City Council.</p>
	<ul style="list-style-type: none"> <li>• Smart Growth</li> </ul>	<p>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.</p>	<p>Ongoing</p>
	<ul style="list-style-type: none"> <li>• Easements and Dedications of Land</li> </ul>	<p>Ensure that requirements for the dedication of land for roadway improvements, parklands, and other elements defined by general plan policies are fulfilled.</p>	<p>The need to acquire easements and land dedications is reviewed annually along with the CIP Budget.</p>
	<ul style="list-style-type: none"> <li>• Noise Standards</li> </ul>	<p>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.</p>	<p>To be scheduled in a future budget cycle.</p>
	<ul style="list-style-type: none"> <li>• Commercial and Multi-family open space and recreational requirements and In-lieu Fees</li> </ul>	<p>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.</p>	<p>To be scheduled in a future budget cycle.</p>



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
	<ul style="list-style-type: none"> <li>Reduce Heat Island Effect</li> </ul>	<p>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.</p> <p>To be scheduled in future budget cycles.</p>
	<ul style="list-style-type: none"> <li>Prohibit New Oil and Gas Drilling</li> </ul>	<p>Prohibit new oil, gas, or other hydrocarbon substance extraction activities in the City</p> <p>New extraction from locations in the City restricted (BHMC 10-5-302 B).</p>
	<ul style="list-style-type: none"> <li>Phase Out Existing Oil and Gas Drilling</li> </ul>	<p>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.</p> <p>Oil extraction occurring from surface locations within the City will cease by December 16, 2016 (BHMC 10-5-323).</p>
	<ul style="list-style-type: none"> <li>Employer Child Care</li> </ul>	<p>Develop a program to require major employers to provide child care facilities and programs.</p> <p>To be scheduled in future budget cycles.</p>
	<ul style="list-style-type: none"> <li>View Protection</li> </ul>	<p>Provide greater regulation for view protection of significant natural and man-made visual resources.</p> <p>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. Additional code enforcement staff was procured in 2013 to support the established program.</p>
	<ul style="list-style-type: none"> <li>Shared Parking</li> </ul>	<p>Provide for shared parking facilities in key areas of the community, such as commercial areas and near transit hubs.</p> <p>The City is currently conducting several parking related studies to better understand existing public and private parking capacity and need as first steps in developing a broader shared parking program, including an In-Lieu Parking Study that commenced in 2013.</p>
	<ul style="list-style-type: none"> <li>Revise Noise Regulations in the Municipal Code</li> </ul>	<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</p> <p>To be scheduled in future budget cycles.</p>



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
	land uses which exceed acceptable noise levels, and require new residential developments to implement measures that address noise compatibility and noise attenuation during construction.	
• Park and Open Space Standard	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.	In 2013 the City developed an agreement with the City of Los Angeles Department of Water & Power for the recreational use of a portion of the Franklin Canyon Orange Grove property to add to the open space available to community members.
• Parks Master Plan	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.	With the completion of a new Community Center, renovation of the athletic field and pending reconstruction of public restrooms and playgrounds at Roxbury Park staff will shift to an inclusive public planning and review process for much of the same to occur at La Cienega Park in FY 14/15.
• Sustainable City Plan	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 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.	The Sustainable City Plan was adopted in 2010 and is implemented as appropriate.
• 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.  In 2013 the City completed renovations of Hamel Mini Park and commenced construction on a new



**General Plan Programs for All Elements (Except Housing)**

No.	Program	Description	Status
			Community Center, playground equipment and restrooms in Roxbury Park. These renovations include ADA compliant facilities.
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"> <li>• <b>Non-toxic Building Materials</b> 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.</li> <li>• <b>Green Building Program</b> Implement the recently adopted Green Building Program and Ordinance, and consider extending these provisions to residential neighborhoods as either a voluntary or mandatory measure.</li> <li>• <b>Open Space Standards</b> Consider alternative prototypes and standards for park involvement in urban areas where limited land may be available.</li> <li>• <b>Consultation for Biological Resources</b> 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.</li> <li>• <b>Consultation for Archeological Resources</b> 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.</li> </ul>
			To be scheduled for a future budget cycle.
			Since adoption of the General Plan Update, the State adopted the "CalGreen" Building Code, which is a mandatory State-wide green building code.
			Ongoing
			Currently in effect.
			Currently in effect.



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
	<ul style="list-style-type: none"> <li>Development Agreements</li> </ul>	Currently in effect.
	<ul style="list-style-type: none"> <li>Utilities</li> </ul>	Currently in effect.
	<ul style="list-style-type: none"> <li>Water Quality</li> </ul>	Currently in effect.
	<ul style="list-style-type: none"> <li>Resource Conservation</li> </ul>	Currently in effect.
	<p>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.</p>	Water: The City is developing both short-term and long-term goals to enhance water-use efficiency of its customers. Built to maximize the capability of the City's Automated Meter System (AMS), the City has developed a leak detection program that contacts accountholders informing them when a continuous flows/water leak is registered alerting



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
		<p>the customer of leak the condition. Second, the City has invested in a web-based system enabling accountholder to monitor daily water consumption behavior in real time. Accountholders can also customize the web-based system to alert by phone, email or text for abhorrent usage.</p> <p>Electricity: The City has expanded its renewable energy efforts. The City has added photovoltaic panels to three recently developed City buildings. Including the Civic Center, the City continues to expand its renewable energy program.</p>
	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 and therefore this program has been suspended until further notice.
	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.
	<ul style="list-style-type: none"> <li>• R.O.W. Consideration for Transit</li> </ul>	<p>The City shall review development projects in consideration of transit right-of-way needs.</p> <p>Currently in effect.</p>
2.3	Other Development Regulations and Ordinances	<ul style="list-style-type: none"> <li>• Historic Preservation</li> </ul>
	Review and update regulations and ordinances other than zoning to conform to the general plan.	<p>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:</p>
	<ul style="list-style-type: none"> <li>○ Local Register</li> </ul>	<p>Adopting a local register of historic resources and establishing criteria and procedures to list properties;</p> <p>The City adopted a Historic Preservation Ordinance in 2012 and formed a Cultural Preservation Commission to oversee implementation. In 2013 the City designated 14 properties as landmarks on the local register of historic places.</p> <p>In 2012, the City created a local register with criteria and procedures for listing. The City makes plaques available to registered local landmarks and is currently exploring other means for promoting</p>



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
		the protection of local historic resources. In 2013 the City added 14 local landmarks to the register.
	○ Historic Resources Inventory - Upkeep and Documentation	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;
	In 2013 the City made significant progress in updating the historic resources survey. Results of the survey are expected in 2014.	
	○ Designation and Protection of Significant Resources	Programming to promote the designation and protection of significant local resources including residential, and non-residential properties;
	Completed. The City adopted a Historic Preservation Ordinance in 2011.	
	○ Replacement of Commercial and Residential Buildings	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 future;
	To be scheduled in future budget cycles.	
	○ Incentives	Exploring incentives such as a Mills Act Ordinance, conservation easements, and transfer of development rights to promote preservation of significant resources;
	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 was evaluated in 2013 and is currently being considered by the City Council for an extension beyond 2013. In 2013 the City's Cultural Heritage Commission began exploring the establishment of additional incentives for preservation, which are anticipated to be adopted in 2014.	
	○ Disincentives and Penalties	Establishing disincentives and penalties for the demolition of significant resources without benefit of City permits;
	The City's Historic Preservation Ordinance requires a demolished resource to be rebuilt or the site to remain vacant for a minimum of five-years if it was demolished without approval from the City.	
	○ Partnerships	Programming and partnerships to promote the wealth of historically significant local resources.
	Currently in process	



**General Plan Programs for All Elements (Except Housing)**

No.	Program	Description	Status	
		<ul style="list-style-type: none"> <li>• Flood Control</li> </ul>	Review the Flood Ordinance for consistency with the general plan and update periodically.	
		<ul style="list-style-type: none"> <li>• Design Guidelines</li> </ul>	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.	
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"> <li>• Affordable and Sustainable Housing</li> </ul>	Promote the use of innovative and state-of-the-art building techniques as a means to improve housing affordability and sustainability.
			<ul style="list-style-type: none"> <li>• Fire Safety Design</li> </ul>	Reflect the highest and best available standards for fire safety design
			<ul style="list-style-type: none"> <li>• Brush Clearance</li> </ul>	Increase the requirement for brush clearance to increase defensible space around structures in the Very High Fire Hazard Severity Zone.
			<ul style="list-style-type: none"> <li>• Fire Wise Assessment and Joint Wildland Interface Task Force</li> </ul>	Incorporate the Fire Wise assessment and Joint Wildland Interface Task Force recommendations into the City's Fire Code.
			<ul style="list-style-type: none"> <li>• Hazardous Building Abatement</li> </ul>	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



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
	more in height; and Tilt-up concrete wall buildings	
	<ul style="list-style-type: none"> <li>• Fire Department Access</li> </ul>	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.
3.1 Capital Improvement Program	Annually budget for the provision of services to residents and businesses.	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
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"> <li>• Irrigation Systems</li> </ul>
		Require that all public and private irrigation systems irrigate at optimum times of the day;
		In 2010, the City adopted the State's model landscape ordinance for all new and upgraded irrigation systems installed. This requirement is currently in effect. The City produces an Urban Water Management Plan (UWMP). This state required study was last approved in 2011. State law requires the plan to be updated every five



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
		years. As part of its water conservation program, Beverly Hills continues to enforce outdoor irrigation limits. This program limits the number of days and times a week to perform landscape watering citywide.
• Water Monitoring Systems	Adopt state-of-the-art water monitoring systems to remotely monitor the City's water usage, leaks, and ruptures;	In 2009, the City completed the installation of an automated meter system (AMS) throughout its service area. The AMS transmits meter readings to City servers every 24 hours. The AMS detects unusual consumption patterns and alerts City staff of high volume. City alerting staff of the need to maintain or repair. The city has invested in a web-based system enabling account holders to monitor their daily water consumption behavior in real time. Account holders can also customize the web-based system to be alert by phone, email or text abhorrent usage.
• New Water Sources	Explore new sources of water;	The City anticipates moving its groundwater development program to the next phase in FY 2014-15. Design is underway for a monitoring well planned to assess water quality and quantity data for the shallow groundwater aquifer located in the Entertainment Business District (EBD).
• Water Shortages	Address potential shortages in water supply from the California State Water Project and the Colorado River;	Ongoing. The City is working to meet the interim goal required by SBX7-7 to reduce per capita water use by 10% as it works to satisfy the permanent "20 % by 2020" reduction goal in urban usage required under the same statute.  The City has also embraced the conservation goals outlined in California's 2014 drought declaration. Work is underway to develop a drought plan to voluntarily reduce water consumption by 20%. Additionally, the City is studying the inclusion of a drought-rate in its water rates.



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
		As part of its routine customer service, on request, the City performed private-property water-audits resulting in the conservation of thousands of gallons of water.
	<ul style="list-style-type: none"> <li>Land Acquisitions</li> </ul>	Designate, preserve, and acquire land, if necessary, for siting future water supply, storage, and distribution facilities;  In FY 14-15, the City will conclude the comprehensive study of its Water Enterprise Business Plan which will include a 10 year Water Master Plan. Findings from this study will identify the water system's future needs to meet the demands of its service area.
	<ul style="list-style-type: none"> <li>Drinking Water Standards</li> </ul>	Achieve Federal and State drinking water regulatory standards;  Currently in effect. City currently monitoring developments of the UCMR 3 and Chromium 6. City meets and exceeds all federal standards.
	<ul style="list-style-type: none"> <li>Recycling Water Master Plan</li> </ul>	Develop a Recycled Water Master Plan;  To be scheduled in future budget cycles.
	<ul style="list-style-type: none"> <li>Flood Mitigation</li> </ul>	Continue to implement existing flood mitigation activities and programs; and  Currently in effect.
	<ul style="list-style-type: none"> <li>Water Conservation</li> </ul>	Develop water conservation awareness programs for City staff, community groups, the public, and other groups.  Currently in effect. The City, through its water agency provides conservation awareness and outreach.
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, undertake the following actions	<ul style="list-style-type: none"> <li>Sewer Master Plan</li> </ul> Prepare a Sanitary Sewer Management Plan (SSMP) 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 quality of wastewater discharged into the system and require all industries/businesses sewer discharges to comply with the City's waste discharge requirements and  The City's SSMP was adopted by the City on December 18, 2012.  Purchased a Vacuum Combo Unit truck to more quickly respond and contain Category 1 SSO's. Delivery is expected in late 2014.



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
	related to wastewater management: permits;	
	<ul style="list-style-type: none"> <li>• Inflow and Infiltration Program</li> </ul>	Develop an I&I (inflow and infiltration) program that includes televising a percentage of all sewer mains annually;
	<ul style="list-style-type: none"> <li>• Compliance with City Waste Discharge</li> </ul>	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"> <li>• NPDES and SCAQMD Regulations</li> </ul>	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.
		Currently in effect. To date approximately 97% of the sewer system has been CCTV'd.
		Currently in effect.
		Ongoing In order to comply with the NPDES Municipal Separate Storm Sewer System Permit (MS4) for Ballona Creek the City of Beverly Hills in conjunction with the Cities of Los Angeles, Culver City, Santa Monica, West Hollywood, Los Angeles County Flood Control District and the County of Los Angeles have agreed to collaborate on the development of an Enhanced Watershed Management Program (EWMP) and cost-sharing formula.
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"> <li>• Limit Impermeable Surface</li> </ul>
		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;
		City will begin exploring programs to comply with the new NPDES program adopted on November 8, 2012 by the LARWQCB.  In 2013 the City prepared a draft Low Impact Development (LID) ordinance and Green Street Policy for consideration by City Council.  In 2013 the City began undergoing a series of



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status	
	<ul style="list-style-type: none"> <li data-bbox="716 391 888 448">• Storm Drain Improvements</li> <li data-bbox="716 492 909 548">• Filters and Catch Basins</li> <li data-bbox="716 678 947 735">• Storm Water Capture in City Parks</li> <li data-bbox="716 808 926 898">• Proper Disposal of Pesticides and Herbicides</li> <li data-bbox="716 938 888 995">• Storm Drain Improvements</li> <li data-bbox="716 1036 894 1060">• Street Cleaning</li> </ul>	<p data-bbox="961 391 1423 475">Continue to fund and undertake storm drain improvement projects as identified in the City's Storm Water System Master Plan;</p> <p data-bbox="961 492 1444 662">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;</p> <p data-bbox="961 678 1430 792">Establish procedures to use city parks for storm water capture and recharge using grading, channeling and subterranean and other feasible capture methods;</p> <p data-bbox="961 808 1409 922">Require that individual project owners and operators handle, store, apply, and dispose all pest control, herbicide, insecticide, and other similar substances properly;</p> <p data-bbox="961 938 1423 1019">Continue to fund and undertake storm drain improvement projects as identified in the City's Storm Water System Master Plan; and</p> <p data-bbox="961 1036 1434 1182">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>	<p data-bbox="1467 391 1965 589">capital improvements including a process to reline the 60-year old concrete Miradero water reservoir and extended its useful life by at least 15 years, replacing five steel above grade water reservoirs, replacing several miles of potable water distribution system and relining and repairing 25 miles of sanitary sewer system.</p> <p data-bbox="1467 638 1965 808">Installation is planned for FY 2014-15 of trash-excluders or Full Capture Devices at all City owned storm drains in compliance with Trash Total Maximum Daily Load (TMDL) to meet interim and final Water Quality Based Effluent Limitations (WQBEL's).</p> <p data-bbox="1467 857 1948 971">Utilize Vacuum Combo Unit truck to revamp stormdrain/catch basin maintenance schedule to meet and exceed MS4 permit maintenance requirements.</p>
3.5 Solid Waste Master Plan	<p data-bbox="365 1198 688 1425">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</p>	<ul style="list-style-type: none"> <li data-bbox="716 1198 947 1425">• Encourage and support regional and statewide efforts to reduce the solid waste stream including recycling programs and a reduction in the use</li> </ul> <p data-bbox="961 1198 1434 1425">Adopt the Draft Source Reduction and Recycling Element (SRRE) and the Household Hazardous Waste Element (HHWE) consistent with the requirements of the California Integrated Waste Management Act (CIWMA) of 1989 and the California Integrated Waste Management Board. Subsequently monitor the implementation of these programs.</p>	<p data-bbox="1467 1198 1965 1279">City complies with AB 939 and AB 341 with a verified diversion rate of 78%. City to explore a Zero Waste Strategic Plan.</p> <p data-bbox="1467 1287 1965 1425">The City conducted surveys for businesses regarding a potential plastic bag ban ordinance. The City Council has approved the first reading of the ordinance to prohibit plastic carryout bags. The second reading is scheduled for April 22, 2014.</p>



**General Plan Programs for All Elements (Except Housing)**

No.	Program	Description	Status	
		reduce waste streams. of plastic bags.	If approved, phase one of the ordinance will become effective July 1, 2014.	
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.	<ul style="list-style-type: none"> <li>• Considered Enhancements</li> </ul> <p>The Master Plan shall include streetscape enhancements such as lighting, street trees, benches, plazas and other amenities in the public right of way.</p>	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:	<ul style="list-style-type: none"> <li>• ITS</li> <li>• Parking Master Plan</li> <li>• Mobility and Bicycle Master Plan</li> <li>• Traffic Condition Improvements</li> <li>• Street Maintenance</li> </ul> <p>Study and implement a variety of Intelligent Transportation Systems (ITS);</p> <p>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;</p> <p>Prepare and implement a Mobility &amp; Bicycle Master Plan inclusive of car sharing opportunities;</p> <p>Monitor and manage traffic conditions on City streets and make necessary improvements;</p> <p>Provide regular street maintenance;</p>	<p>In 2013 the City undertook a parking inventory and demand model, which will be used to develop a parking master plan.</p> <p>Several ITS related actions were taken in 2013 including the establishment of a communications link from signalized intersections along Santa Monica Boulevard to Traffic Monitoring Center.</p> <p>Ongoing</p> <p>The City continues efforts to expand bicycle facilities. Update of the Bicycle Plan of the General Plan to be funded in future years.</p> <p>Ongoing</p> <p>In 2013 the City established a Blue Ribbon Committee for the Santa Monica Boulevard Reconstruction Project to develop recommendations for enhancements for the reconstruction of this major thoroughfare, including consideration of Complete Streets elements.</p> <p>Ongoing</p>



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
		<p>The City completed a survey of 151 miles of roadway network resulting in an average Pavement Condition Index (PCI) of 84 for street health, which is among the highest rating of any California/US City.</p> <p>In 2013 the City began an effort to repave 12 miles of street, three miles of alley and remove and replace street light poles to accommodate the installation of ADA ramps.</p> <p>The City is currently implementing a 5 year Street Resurfacing Capital Improvement Program.</p>
• Subway Extension/ Transit Ridership	Work with Metro to support the extension of the subway and improve transit ridership;	<p>In 2013, the City implemented the City's first two bicycle routes on Burton Way and North Crescent Drive, and installed 22 additional bicycle racks throughout the City' business, commercial and restaurant corridors.</p> <p>In 2013, the City continued to participate in Westside Cities COG's planning efforts for a multiple jurisdiction bike sharing program.</p> <p>In 2013, the City continued to work with Metro on planning efforts for the Metro Purple line extension, specifically the construction of the La Cienega/Wilshire Boulevard Extension.</p> <p>In 2013, the City replaced 40 bus benches City-wide, and developed an inventory list for new/additional bus benches for local bus stops.</p>
• Expand Transit	Continue to offer and actively seek new methods to provide a wider variety of transit services;	
• Expand TDM Programs	Expand the Transportation Demand Management programs;	
• Neighborhood Traffic Management Program	Develop and implement a Neighborhood Traffic Management Program;	
• Traffic Mitigation and Multi-modal Amenities included in New Development	Require developments to mitigate traffic and provide multi-modal amenities;	
• Complete Streets	Ensure that streets are improved to complete street standards;	
• Truck Routes	Maintain and enforce truck routes;	



**General Plan Programs for All Elements (Except Housing)**

No.	Program	Description	Status	
		<ul style="list-style-type: none"> <li>• Unbundled and Shared Parking Incentives/ Partnerships/ Trip Reductions</li> </ul>	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.
		<ul style="list-style-type: none"> <li>• Flexible Level of Service Standards</li> </ul>	Implement Flexible Level of Service Standards;	To be scheduled in future budget cycles.
		<ul style="list-style-type: none"> <li>• Air Quality Improvement Program</li> </ul>	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;	
		<ul style="list-style-type: none"> <li>• Commercial Parking and Registration Program</li> </ul>	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	
		<ul style="list-style-type: none"> <li>• Real Time Parking Availability System</li> </ul>	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.	The City provides ParkMe information for real time estimates of parking availability on its website.
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.	Ongoing In 2013 the City completed the 2 <sup>nd</sup> out of three phases of the Olympic Boulevard Street Tree Master Plan. Staff are planning for the removal and replacement of problematic Ficus trees along Robertson Boulevard in 2014 with the same to occur in subsequent years along La Cienega Boulevard and South Beverly Drive.	



**General Plan Programs for All Elements (Except Housing)**

No.	Program	Description	Status	
4.1	User Fees	<p>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.</p> <ul style="list-style-type: none"> <li>Fees shall be revised as necessary based upon the results of this analysis and comparative assessment of other jurisdictions to assure that the City is competitive with adjacent jurisdictions.</li> </ul>	<p>The fees to be reviewed include but are not limited to the following: Water conservation rates; Infrastructure improvement fees for water, sewer, and storm drain systems; Solid waste collection; Library services; Park and recreation program and service; Transportation impact and improvements; Special Assessment Districts; Building and Safety and Planning Fees; Developer fees and development impact fees; Fines</p>	<p>All City fees are reviewed and adjusted annually during the budget process.</p>
4.2	Local, Federal, State, and County Funding	<p>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.</p>	<p>Currently in effect</p>	
4.3	Nongovernment Funds	<p>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.</p>	<p>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.</p>	
5.1	Housing	<p>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</p> <ul style="list-style-type: none"> <li>Housing Element Updates</li> </ul>	<p>Adopt updates to the City’s Housing Element as required by State law.</p>	<p>The City’s 2014-2021 Housing Element was adopted in 2013. Currently the City is implementing programs included in the element. See Section 5 of the report for a summary of the status of housing related programs.</p>



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
	opportunities for all residents	
5.2 Economic Sustainability	<p>Work to maintain a strong local economy with an emphasis on commercial industries by:</p> <ul style="list-style-type: none"> <li>• Economic Sustainability Plan</li> <li>• Land Use Opportunities</li> <li>• Market Position</li> <li>• High-Quality Infrastructure and Services</li> <li>• Business Improvement Districts and Associations</li> <li>• Improve Business Corridors</li> </ul>	<p>Developing an economic sustainability plan;</p> <p>Identifying land uses and other opportunities to expand the tax base;</p> <p>Ensuring its market position through marketing, the promotion of green businesses, assessments of needs and public/ private partnerships;</p> <p>Ensuring its development processing is conducive to producing a high-quality of infrastructure and services;</p> <p>Encouraging the formation of Business Improvement Districts and business associations;</p> <p>Encouraging the improvement of business along major corridors</p>
		<p>In 2010, City adopted an Economic Sustainability Plan to ensure that commercial areas remain vibrant.</p> <p>Currently in process through the Economic Sustainability Plan. In 2011, the City convened two task forces to address business and business corridors, the Small Business Task Force and the Southeast Task Force. Recommendations from the taskforce summary reports are currently being implemented.</p>
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	<p>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:</p> <ul style="list-style-type: none"> <li>• Awards Program</li> <li>• Public Access to Cultural Resources</li> </ul>	<p>Awards program that recognizes excellence in City projects</p> <p>Providing public trails, recreation areas, and viewing areas adjacent to significant visual resources, where feasible, in order to increase</p>
		<p>In 2012, the City established a Register of Historic Resources with an optional recognition plaque program.</p> <p>Needs and options are being studied by the Cultural Heritage Commission.</p>



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
	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 programs within the community.	Currently in effect
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 to improve processing and service to the public.
7.1 Intergovernmental Agreements	Collaborate with internal City agencies and adjoining jurisdictions to address [...] issues that jointly impact their mutual communities of interest.	
	<ul style="list-style-type: none"> <li>• Planning, Development</li> </ul>	
	<ul style="list-style-type: none"> <li>• Transportation, Residential Parking</li> </ul>	
	<ul style="list-style-type: none"> <li>• Open Space Lands and Recreational Opportunities</li> </ul>	
	<ul style="list-style-type: none"> <li>• Educational Issues</li> </ul>	
	<ul style="list-style-type: none"> <li>• Energy, Water, and Resource Conservation Issues</li> </ul>	
	<ul style="list-style-type: none"> <li>• Emergency Preparedness Tests</li> </ul>	
	This will include exploring possible joint efforts to share emerging technology, particularly in the area of security and emergency management enhancements.	
		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.
		The City participated in the development of the Enhanced Watershed Management Plan (EWMP) for Ballona Creek.
		The City participates in the Los Angeles County Area A, State, and Federal emergency preparedness tests, drills and exercises.



**General Plan Programs for All Elements (Except Housing)**

No.	Program	Description	Status
		<ul style="list-style-type: none"> <li>• Response and Recovery Plan Tests</li> </ul>	<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, Santa Monica, Culver City, and the County of Los Angeles.</p>
7.2	Federal, State, and Regional Coordination	<p>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...</p> <ul style="list-style-type: none"> <li>• Land Use and Development</li> <li>• Transportation, and Infrastructure</li> <li>• Resource Conservation, Environmental Quality</li> <li>• Open Space and Recreational Opportunities</li> <li>• Emergency/Disaster Mitigation Preparedness Response and Recovery</li> </ul>	<p>The City actively collaborates with other local, regional, State, and Federal agencies. Staff is encouraged to work closely with federal, state and regional agencies as appropriate. Currently, the City has mutual aid agreements with the City of Los Angeles, County of Los Angeles, County of Los Angeles Public Works and County of Los Angeles Fire Department. The City also has a Disaster Management Area A Joint Powers Agreement with other Westside cities and the County of Los Angeles.</p> <p>The City developed MOUs with stakeholders for disaster preparedness.</p> <p>In 2013 the City joined the Healthy Eating Active Living (HEAL) Cities Campaign for improving the physical activity and food environments through local policies and programs</p>
7.3	Community Partnerships	<p>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.</p> <ul style="list-style-type: none"> <li>• Cultural Arts</li> <li>• Historic Preservation</li> <li>• Business and Economic Development</li> <li>• Emergency Management</li> <li>• Energy and Telecommunications</li> </ul>	<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 including the Chamber of Commerce, groups with an interest in historic preservation and the Beverly Hills Unified School District.</p> <p>In 2013 the City held a "National Night Out event in collaboration with various community groups to involve the public in a conversation on crime prevention. The City also held and participated in other City events such as Woofstock, Earth day, Senior Day, and Fire Services Day.</p>



**General Plan Programs for All Elements (Except Housing)**

No.	Program	Description	Status
8.1	Public Information and Involvement	<p>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 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>In 2013 the City also conducted Community Emergency Response Team (CERT) Training for the community and businesses.</p> <p>The City recently upgraded its website and makes much of this information available to the public online. The City provides newsletters for 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.</p> <p>In 2013 staff worked with the Planning Commission to develop more thorough public notice practices for planning applications. These changes are expected to be adopted by the City Council in early 2014 and include provisions to provide more information to the public on the City's website.</p> <p>In 2013 the mayor also instituted Sunshine Task Force comprised of community members to study measures to advance transparency and public involvement in local government operations.</p> <p>In 2013 the City produced a Solid Waste "We do it for you" recycling informational video.</p>
		<ul style="list-style-type: none"> <li>• Land Use, Zoning, and Development Processes</li> <li>• Development Fees</li> <li>• Code Compliance</li> <li>• Property and Building Maintenance</li> <li>• Property/ Building Improvement Techniques</li> <li>• Financial Assistance Programs</li> <li>• Affordable Housing Programs</li> <li>• Public Transportation and Ride Sharing</li> <li>• Energy Conservation Methods</li> <li>• Waste Reduction and Recycling Programs</li> <li>• Hazards and Emergency/ Disaster Mitigation Preparedness</li> </ul>	



**General Plan Programs for All Elements (Except Housing)**

No. Program	Description	Status
	<ul style="list-style-type: none"> <li>• Evacuation, and Response and Recovery Protocols and Procedures</li> <li>• Natural Resources and their Value</li> <li>• Educational and Cultural Events and Venues</li> <li>• Parks and Recreation Programs</li> <li>• Health and Safety Programs</li> <li>• Seniors and Youth Programs</li> <li>• Access to Government Services and Elected Officials</li> </ul>	<p>In 2013 the City launched a “Resolve to be Ready” community and employee campaign for emergency preparedness.</p> <p>Representatives from the City presented to businesses, schools, PTA’s and medical surgery centers on disaster preparedness.</p>



## 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 as 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 2013. Information on housing programs is for calendar year 2013, unless otherwise specified and is based on the 2006-2013 Housing Element. Progress is not being reported on the 2014-2021 Housing Element programs because the Element was not adopted until the end of 2013. Reporting on these programs will begin next year with the 2014 General Plan Implementation report. 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 2012/2013 fiscal year rather than calendar years. All City policy work is current to March 2013.



**Implementation Summary – Housing Element**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*  
(CCR Title 25 §6202 )

Jurisdiction City of Beverly Hills  
Reporting Period 1/1/2013 - 12/31/2013

Table A

**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No. project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low Income	Low Income	Moderate Income	Above Moderate Income					
4350014011	SU	O	1				1				1
4391018022	SU	O	1				1				1
(9) Total of Moderate and Above Moderate from Table A3						4					
(10) Total by income Table A/A3			0			4	6				

(11) Total Extremely Low-Income Units\*

\*This field is voluntary

SU = Second Unit

**Justification for Counting Non-Deed Restricted Second Units as Very Low Income Housing** - In 2010 the City of Beverly Hills conducted a study of existing second units and found that 81% of existing units were either offered rent free or offered at a rent less than \$400 a month. This qualifies 81% of new second units built as Very Low Income housing. Please see pages 584 - 587 of the City's 2006-2014 Housing Element for a summary of the 2010 Second Unit Study and findings.



**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	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(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	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	4	0	0		4	

\* Note: This field is voluntary

During 2013, 36 new homes were permitted. Single family homes have not been included in the inventory 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						113
	Non-deed restricted		23	6	2	2	33	
Low	Deed Restricted	113						113
	Non-deed restricted							
Moderate	Deed Restricted	117						109
	Non-deed restricted		8				8	
Above Moderate		178	761	40	1	4	806	0
Total RHNA: 554			792	46	3	6	847	335
Total Units Built ▶▶▶								
Remaining Need for RHNA Period ▶▶▶▶▶								

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's Community Preservation Division maintains a list of vacant buildings and properties and works with property owners to ensure they are maintained.
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 2013 the city's Code Enforcement Office investigated 197 violations related to residential property maintenance.
Program 9.4 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 (2013-2014), the program provided minor home repairs to 2 single-family homes and 11 multi-family homes for a total of 13 homes (average of 4 homes repaired in each quarter). As such the program is on target to meet the goal of repairing 30 homes in the year.
Program 9.5 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.
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 2013 the city's Code Enforcement Office opened 27 rent stabilization cases and responded to 879 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	The Planning Commission began a conversation on modifying the Density Bonus ordinance to include a list of incentives in 2013. The list is expected to be finalized in 2014.
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	To be considered in future budget cycles
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 will study changes to the ordinance that could further incentivize the development of second units in upcoming budget cycles.
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. The brochure is provided at the permit center, library, and community center. The information is also included on the City's newly created Housing website.
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.
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 held an information session with local non-profit housing corporations and affordable housing developers in 2013 to establish partnerships in the affordable housing community. 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 ( <a href="http://www.beverlyhills.org">www.beverlyhills.org</a> ) 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 commenced with an open house to initiate a dialogue with the affordable housing development community (refer to program 10.7). The City is also in the process of specifying development incentives as part of the update to its density bonus ordinance. Once the Affordable Housing Trust Fund is funded, the City will be able to more actively move forward in pursuing development of an affordable senior project.
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 (\$11K) 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 (\$120K) 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 2013 over concerns of effectiveness; with restructuring, funds could be provided in the future.



**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 11.5 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
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 2013-2014, the city contributed \$91,100 to the CLASP (Changing Lives And Sharing Places) homeless outreach program, and more than \$75,000 for shelter beds at PATH (People Assisting The Homeless). Results of a recent homelessness survey indicate there are, on average, 30 homeless persons in the City of Beverly Hills on any given night of the year. CLASP outreaches and engages homeless persons in the city daily with the intention of providing those persons with assistance and support including linking them to shelter. Funds provided to PATH reserve 6 shelter beds nightly (totaling 2,190 shelter beds annually) to be offered to persons currently homeless in Beverly Hills.</p> <p>In addition, funds provided to PATH offers two tenant-based Section 8 vouchers to provide affordable and permanent supportive housing in Los Angeles County. Other services funded in the 2013-2014 fiscal year include: the Westside Food Bank (\$85K), Chiron, Inc. (\$20K) which provides crisis response, All Saints (\$9,300) which provides meals and limited homeless services, Saban Free Clinic (\$10K) which provides medical services and showers. The city's support of Step Up on Second (HOST Program, \$30K) funds five Section 8 vouchers and requisite supportive services to assist formerly homeless individuals remain permanently housed.</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 2013 the City began 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 2013, the City began an effort to update its zoning code. The update is anticipated to be completed in 2014. A secondary benefit of the zoning code reorganization may also be improved efficiency in development review and reduced uncertainty in the development process.



## **General Plan-Current Planning**

### **Emergency Ordinances**

In 2013 the City did not adopt any emergency ordinances.

### **Pending General Plan Amendments**

There are no pending general plan amendments.

## **Additional Content**

### **Interagency / Intergovernmental Coordination**

The City proactively coordinates with other jurisdictions and agencies. Program 7.1 of the General Plan specifically calls for collaboration with internal City agencies and adjoining jurisdictions to address various issues including: Planning, transportation, emergency preparedness, open space, education, energy, water, resource conservation and response and recovery. Examples of coordination include:

- The City is a member of the Westside Cities Subregion of the local Metropolitan Planning Organization as well as a member of the Westside Council of Governments and through these groups the City participates in regional planning efforts such as planning for electric vehicles and a multi jurisdiction bike sharing program.
- The City participates in emergency preparedness tests, drills and exercises with other local, county and state jurisdictions.

### **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. In 2013 the City began an In-Lieu Parking Study to study the expansion of parking programs into these areas as a tool for economic development. 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, which was adopted in 2013, 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. During the prior Housing Element update attention was paid to strengthen the housing element policies aimed at providing assistance to renters in the city.

### **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. In 2013 the Wallis Annenberg Center for the Performing Arts (The Wallis) opened to the public. This venue consists of the rehabilitated 1933 Beverly Hills Post Office structure and a contemporary theater building. The reuse of this historic City building is a prime example of infill development along a major transportation corridor in the commercial center of the City.