# AGENDA REPORT

**Meeting Date:** April 21, 2015

**Item Number:** E-1

**To:** Honorable Mayor & City Council

**From:** Ryan Gohlich, Assistant Director of Community Development - City Planner

Timothea Tway, Associate Planner

**Subject:** ANNUAL GENERAL PLAN AND HOUSING ELEMENT REPORT

**Attachments:**

1. 2014 Annual Report on General Plan and Housing Element Implementation

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## RECOMMENDATION

Staff recommends that the City Council receive the attached 2014 Annual Report on General Plan and Housing Element Implementation, and direct staff to forward the Annual Report 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. The City's 2014 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 as an information item on March 26, 2015.

## DISCUSSION

The attached annual report outlines the current status of the 50 programs included in the City's General Plan and includes information about significant program accomplishments achieved in 2014.

Several highlights, which demonstrate progress in implementing the General Plan, are outlined in the following table. The specific General Plan policies that are addressed by each

accomplishment are also highlighted. The attached report contains more detailed information on each program in the General Plan.

**Highlights from 2014 General Plan Implementation Report**

| Action | Description |
|---|---|
| **Latest Comprehensive Update** | **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. |
| **General Plan Amendments Since the 2010 Update** | **December 17, 2013** - Adoption of the 2014-2021 Housing Element<br>**November 15, 2011** - Adoption of the 2006-2013 Housing Element<br>**November 15, 2011** - Amendment of the Safety Element to include the City's Hazard Mitigation Management Plan (2015-2021 Hazard Mitigation Management Plan currently underway) |
| **2014 Significant Accomplishments**<br>*The table beginning page 4 of Attachment 1 highlights accomplishments and progress made on programs in the General Plan. Significant accomplishments are noted to the right.* | **2014-2021 Housing Element Certified by State –**<br>Meets State requirements.<br>**Roxbury Park Community Center opened –**<br>Addresses General Plan Policies: Land Use 5.4 "Complete Neighborhoods", Land Use 13.1 "Adequate Community-Supporting Uses", Land Use 13.4 "Expansion of Existing Community Facilities", and Open Space 10.1 "Park Accessibility to Persons with Disabilities".<br>**Completed construction on Central Stores Warehouse Facility -**<br>Addresses General Plan Policies Land Use 13.2 "Excellence in Public Projects" and Land Use 13.3 "Compatibility of Public Buildings and Sites".<br>**Beverly Hills centennial celebrations held –**<br>Addresses General Plan Policies Land Use 16.6 "Community Events" and Land Use 16.11 "Community Engagement".<br>**Completed an ordinance to address bulk and mass in single family homes –**<br>Addresses General Plan Policies Land Use 5.1 "Neighborhood Conservation", Land Use 6.1 "Neighborhood Identity", Land Use 6.2 "Housing Character and Design", and Land Use 6.3 "Housing Scale and Mass".<br>**Ordinance passed to prohibit hydraulic fracking in City –**<br>Addresses General Plan Policy Conservation 21.1 "New Extraction Activities and Conservation".<br>**Historic Incentive Permit ordinance adopted –**<br>Addresses General Plan Policy Historic Preservation 1.4 "Develop Incentives to Protect Significant Historic Resources". |

**Expanded public notice and created public notice guidelines for development projects –**
Addresses General Plan Policy Land Use 16.11 "Community Engagement".

**Older Adult Health and Safety Collaborative held to bring community members together to discuss relevant issues –**
Addresses General Plan Policies Land Use 16.11 "Community Engagement", Public Service 4.3 "Elderly Assistance/Education".

**Memorandum of Agreement completed with LA Metro for advanced utilities relocation for Westside Subway Extension –**
Addresses General Plan Policies Land Use 17.2 "Regional Coordination", Economic Sustainability 3.3 "Multi-modal Transportation", Circulation 2.1 "Metro Subway Extension", Circulation 2.2 "Multi Modal Transit", Circulation 2.4 "Inter-jurisdictional Cooperation".

**Began effort to update the City Hazard Mitigation Action Plan (expected to be completed in 2015) –**
Addresses General Plan Policy Safety 1.4 "Hazard Mitigation Action Plan".

**Completed Beverly Hills homeless count –**
Addresses General Plan Policy Public Services 4.1 "Social Services Safety Net" and Public Services 4.4 "Regional Social Responsibility".

**Received Mayor's Livability Award from U.S. Conference of Mayors**

| | | |
|---|---|---|
| **Programs Currently Being Implemented**<br><br>*The City is currently implementing most of the programs included in the General Plan. Highlights are noted to the right.* | Update Zoning Code and Development Regulations | The City is currently updating its zoning code to enhance readability (expected completion in 2015) and reviews development regulations as appropriate (Program 2.1). |
| | Economic Sustainability | Currently implementing several programs identified by the Mayor's Taskforce on Government Efficiency, the Small Business Task Force, and the Southeast Task Force intended to bolster the local economy and streamline the City's permitting processes (Program 5.2). |
| | Circulation, Mobility and Parking | The City is working on several efforts related to this program to increase mobility and improve parking and circulation in the City such as the recently completed parking inventory and in-lieu parking study (Program 3.7). |

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|---|---|
| Public Information and Involvement | The City is implementing several efforts to better disseminate public information and gather public input on all City projects. (Program 8.1) |

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 of the attached report. 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 report to the State.

## PUBLIC NOTICING AND COMMENTS

The public hearing for this item was noticed in the Beverly Hills Courier on April 10, 2015, and the Beverly Hills Weekly on April 16, 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

# 2014 Annual Report on General Plan and Housing Element Implementation

# City of Beverly Hills

# 2014 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 2014.

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## City Council Review

On April 21, 2015, the City Council held a public hearing and received testimony on the goals, policies, and 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 | Description |
|---|---|
| **Latest Comprehensive Update** | **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. |
| **General Plan Amendments Since the 2010 Update** | **December 17, 2013** - Adoption of the 2014-2021 Housing Element<br>**November 15, 2011** - Adoption of the 2006-2013 Housing Element<br>**November 15, 2011** - Amendment of the Safety Element to include the City's Hazard Mitigation Management Plan (2015-2021 Hazard Mitigation Management Plan currently underway) |
| **2014 Significant Accomplishments**<br>*The table beginning page 4 of Attachment 1 highlights accomplishments and progress made on programs in the General Plan. Significant accomplishments are noted to the right.* | **2014-2021 Housing Element Certified by State –**<br>Meets State requirements.<br>**Roxbury Park Community Center opened –**<br>Addresses General Plan Policies Land Use 5.4 "Complete Neighborhoods", Land Use 13.1 "Adequate Community-Supporting Uses", Land Use 13.4 "Expansion of Existing Community Facilities", and Open Space 10.1 "Park Accessibility to Persons with Disabilities".<br>**Completed construction on Central Stores Warehouse Facility -**<br>Addresses General Plan Policies Land Use 13.2 "Excellence in Public Projects" and Land Use 13.3 "Compatibility of Public Buildings and Sites".<br>**Beverly Hills centennial celebrations held –**<br>Addresses General Plan Policies Land Use 16.6 "Community Events" and Land Use 16.11 "Community Engagement".<br>**Completed an ordinance to address bulk and mass in single family homes –**<br>Addresses General Plan Policies Land Use 5.1 "Neighborhood Conservation", Land Use 6.1 "Neighborhood Identity", Land Use 6.2 "Housing Character and Design", and Land Use 6.3 "Housing Scale and Mass".<br>**Ordinance passed to prohibit hydraulic fracking in City –**<br>Addresses General Plan Policy Conservation 21.1 "New Extraction Activities and Conservation".<br>**Historic Incentive Permit ordinance adopted –**<br>Addresses General Plan Policy Historic Preservation 1.4 "Develop Incentives to Protect Significant Historic Resources".<br>**Expanded public notice and created public notice guidelines for development projects –**<br>Addresses General Plan Policy Land Use 16.11 "Community Engagement".<br>**Older Adult Health and Safety Collaborative held to bring community members together to discuss relevant issues –** |

| | | |
|---|---|---|
| | Addresses General Plan Policies Land Use 16.11 "Community Engagement", Public Service 4.3 "Elderly Assistance/Education". | |
| | **Memorandum of Agreement completed with LA Metro for advanced utilities relocation for Westside Subway Extension –** Addresses General Plan Policies Land Use 17.2 "Regional Coordination", Economic Sustainability 3.3 "Multi-modal Transportation", Circulation 2.1 "Metro Subway Extension", Circulation 2.2 "Multi Modal Transit", Circulation 2.4 "Inter-jurisdictional Cooperation". | |
| | **Began effort to update the City Hazard Mitigation Action Plan (expected to be completed in 2015) –** Addresses General Plan Policy Safety 1.4 "Hazard Mitigation Action Plan". | |
| | **Completed Beverly Hills homeless count –** Addresses General Plan Policy Public Services 4.1 "Social Services Safety Net" and Public Services 4.4 "Regional Social Responsibility". | |
| | **Received Mayor's Livability Award from U.S. Conference of Mayors** | |
| **Programs Currently Being Implemented** | Update Zoning Code and Development Regulations | The City is currently updating its zoning code to enhance readability (expected completion in 2015) and reviews development regulations as appropriate (Program 2.1). |
| *The City is currently implementing most of the programs included in the General Plan. Highlights are noted to the right.* | Economic Sustainability | Currently implementing several programs identified by the Mayor's Taskforce on Government Efficiency, the Small Business Task Force, and the Southeast Task Force intended to bolster the local economy and streamline the City's permitting processes (Program 5.2). |
| | Circulation, Mobility and Parking | The City is working on several efforts related to this program to increase mobility and improve parking and circulation in the City such as the recently completed parking inventory and in-lieu parking study (Program 3.7). |
| | Public Information and Involvement | The City is implementing several efforts to better disseminate public information and gather public input on all City projects. (Program 8.1) |

## 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. The charts also provide a status that summarizes actions the City has taken to date to implement each program.

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

| No. | Program Title | 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 statues. | | | 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 | 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. | • City Programs and Private Development Proposals | 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. |
| | | | • Capital Improvements, Infrastructure Master Plans, Development Regulations, Development Agreements | 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 | 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: | • Community Character and Design Policies | Revisit and develop policies addressing community character and design and development for each land use category. | In 2014 the City completed a study of policies and potential discrete amendments to the zoning code that address the community character in residential areas of the City. As a result of this effort, several amendments were adopted in 2014 to address bulk and mass issues in the Central Area of the City. |
| | | | • Transitions between Residential and Commercial Properties | Revisit transitions between residential and commercial properties, and reinforce requirements for design excellence. | The City is continuing work on an ordinance related to discontinued 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 Title | Program Description | | Status |
|---|---|---|---|---|
| | | • Protection for Environmental Resources/ Protection from Environmental Hazards | 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. | In 2013 the City began preparing a draft Low Impact Development (LID) and Green Streets policies for review by the City Council. The Policy is expected to be considered for adoption in early 2015.<br>In 2014 the City began work on an updated Disaster Reconstruction Ordinance. |
| | | • 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. | Ongoing |
| | | • 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 Capital Improvement 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. | To be scheduled in a future budget cycle. |
| | | • 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 | To be scheduled in a future budget cycle. |

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

| No. | Program Title | Program Description | | Status |
|---|---|---|---|---|
| | | | population or employment base. | |
| | | • 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). Further, in 2014, the City of Beverly Hills passed an ordinance prohibiting hydraulic fracturing in the City. |
| | | • 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. Additional code enforcement staff positions exist to support the established program and a website was established to disseminate information on view protection. |
| | | • Shared Parking | Provide for shared parking facilities in key areas of the community, such as commercial areas and near transit hubs. | In 2014 the City conducted a parking study to better understand existing public and private parking capacity and explore the development of a broader shared parking program. One recommendation that resulted from the study was the exploration of shared parking arrangements to |

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

| No. | Program Title | Program Description | | Status |
|---|---|---|---|---|
| | | | | better manage parking in the City. Staff will explore shared parking arrangements in 2015. |
| | | • Revise Noise Regulations in the Municipal Code | 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. | To be scheduled in future budget cycles. |
| | | • 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. | The City is challenged in adding to its inventory due to its built-out status. City owned property in a former industrial area is being assessed for conversion to a dog park. All other existing parks are being evaluated and prioritized for future investment in order to protect the City's assets and ensure optimal use. |
| | | • 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. | The City completed multiple park renovation projects in 2014, each one of which utilized sustainable designs and materials and significantly reduced the City's water consumption needs by reducing turf and introducing native, drought tolerant plants. New drip irrigation systems were also introduced. A public process also commenced in 2014 to initiate a major renovation of the City's largest actively programmed athletic park with the intent of achieving similar outcomes. |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | | • 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.<br><br>In 2014, the City hired an Environmental Compliance and Sustainability Program Manager. |
| | | | • 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.<br>In 2014 the City completed construction at Roxbury Park. The City is currently in the community outreach and design phase of similar work at La Cienega Park and Greystone 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. | • 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. | The City has adopted the 2013 California Green Code, which addresses this program. |
| | | | • 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. |
| | | | • Open Space Standards | Consider alternative prototypes and standards for park involvement in urban areas where limited land may be available. | Ongoing |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | • 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. |
| | | • 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. |
| | | • 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 pubic 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. |
| | | • 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. |
| | | • 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. |

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

| No. | Program Title | Program Description | | Status |
|---|---|---|---|---|
| | | • 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. | Water: The City continues to develop both short-term and long-term goals to enhance water-use efficiency of its customers and promote conservation. Built to maximize the capability of the City's Automated Meter System (AMS), the City continues to utilize a leak detection program that contacts accountholders informing them when a continuous flows/water leak is registered alerting the customer of the leak condition. Second, the City is developing an enhanced web-based water usage tracking system enabling accountholders 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 excessive usage.<br>Electricity: The City continues to expand its renewable energy efforts as opportunities arise. |
| | | | 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. |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | | • 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. | • Historic Preservation | 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: | The City adopted a Historic Preservation Ordinance in 2012 and formed a Cultural Heritage Commission to oversee implementation. In 2014 the City designated 11 properties as landmarks on the local register of historic places. |
| | | | ○ Local Register | Adopting a local register of historic resources and establishing criteria and procedures to list properties; | 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 the protection of local historic resources. In 2014 the City added 11 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 2014 a website was created to highlight historic resources. Received historic documentation videos as part of required mitigation measures on Robinson's May, Beverly Hilton and Beverly Hills Hotel. |
| | | | ○ 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 |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | | | | by the City Council for an extension beyond 2013. In 2014 the City Council adopted an ordinance creating a historic incentive permit that allows owners of historic landmarks to request deviations from development standards when making modifications to their historic properties, provided that the changes do not adversely impact the character-defining features of the historic resource. |
| | | | o 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. |
| | | | o Partnerships | Programming and partnerships to promote the wealth of historically significant local resources. | In 2014 the City began development of a walking tour application for smart phones that highlights historically significant local resources.<br>The City also hosted a two day California Preservation Foundation Conference.<br>City staff and commissioners attended the California Preservation Foundation Annual Conference and other trainings.<br>The City was awarded an A+ rating and "most improved community" award from the Los Angeles Conservancy in the 2014 Preservation Report Card. |
| | | | • Flood Control | Review the Flood Ordinance for consistency with the general plan and update periodically. | To be scheduled in future budget cycles. |
| | | | • 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. | |

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

| No. | Program Title | 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: | • 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 |
| | | | • Fire Safety Design | Reflect the highest and best available standards for fire safety design. | The City has adopted a local ordinance that only allows Class A roof assembly for new and existing buildings. |
| | | | • 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. |
| | | | • 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. | In January 2014, the City adopted the 2013 Building Codes and California Residential Code, which addresses this program. |
| | | | • 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 | The City is actively working to procure a consultant to develop an ordinance addressing soft story buildings, pre 1981 on-ductile concrete frame building “soft story” buildings. The effort is anticipated to be finished before end of year. |
| | | | • Fire Department Access | 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. | Currently in effect. |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| 3.1 | Capital Improvement Program | Annually budget for the provision of services to residents and businesses. | • 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. | 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. | Currently in effect. |
| 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: | • Irrigation Systems | 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). State law requires the plan to be updated every five years.<br>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 and the need to maintain or repair. The City is in the process of upgrading this AMS water system to provide hourly water usage reads. The city has invested in a web-based system enabling account holders to monitor their daily |

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

| No. | Program Title | Program Description | | Status |
|---|---|---|---|---|
| | | | | water consumption behavior in real time. Accountholders can also customize the web-based system to be alert by phone, email or text excessive usage. |
| | | • New Water Sources | Explore new sources of water; | The City is moving forward with the development of 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 has been working on a Water Enterprise Plan, a long term planning document that includes a 10 year Water Master Plan that strategically outlines capital projects and programs to reduce reliability on imported water sources and promote conservation. Conservation programs to be developed will consider the SBX7-7 requirement and fulfill the "20 % reduction by 2020" goal in urban usage required under this statute.<br>The City has also embraced the conservation goals outlined in California's 2014 drought declaration. The City has declared a goal of a 10% reduction in water use. Additionally, the City is studying the inclusion of a drought-rate in its water rates.<br>As part of its routine customer service, on request, the City continues to perform private-property water-audits resulting in the conservation of thousands of gallons of water. |
| | | • Land Acquisitions | 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 it 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. |
| | | • Drinking Water Standards | 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. |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | | • Recycling Water Master Plan | Develop a Recycled Water Master Plan; | To be scheduled in future budget cycles. |
| | | | • Flood Mitigation | Continue to implement existing flood mitigation activities and programs; | Currently in effect. |
| | | | • Water Conservation | 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 related to wastewater management: | • Sewer Master Plan | 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 permits; | The City's SSMP was adopted by the City on December 18, 2012.<br>The recently purchased Vacuum Combo Unit truck has allowed for quicker responses to contain Category 1 SSO's. |
| | | | • Inflow and Infiltration Program | Develop an I&I (inflow and infiltration) program that includes televising a percentage of all sewer mains annually; | Ongoing. To date approximately 97% of the sewer system has been CCTV'd. |
| | | | • 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; | Ongoing. |
| | | | • 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. | Ongoing<br>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 |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | | | | 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: | • 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; | City will begin exploring programs to comply with the new NPDES program adopted on November 8, 2012 by the LARWQCB.<br><br>The City is currently developing a Low Impact Development (LID) ordinance and Green Street Policy for consideration by City Council. |
| | | | • Storm Drain Improvements | Continue to fund and undertake storm drain improvement projects as identified in the City's Storm Water System Master Plan; | |
| | | | • 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; | Installation is in process 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). |
| | | | • 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; | Continue to utilize Vacuum Combo Unit truck to revamp stormdrain/catch basin maintenance schedule to meet and exceed MS4 permit maintenance requirements. |
| | | | • 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; | |
| | | | • Storm Drain Improvements | Continue to fund and undertake storm drain improvement projects as identified in the City's Storm Water System Master Plan; and | |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | | • 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. | |
| 3.5 | Solid Waste Master Plan | 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. | • 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. | 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. | City complies with AB 939 and AB 341 with a verified diversion rate of 78%. City to explore a Zero Waste Strategic Plan.<br><br>Phase one of the plastic bag ban ordinance became effective July 1, 2014. Phase one covered larger scale retail stores. Phase two of the plastic bag ordinance covers smaller scale grocery, pharmacy, and food marts, which went into effect on January 1, 2015. |
| 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. | • 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. | 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: | • ITS | Study and implement a variety of Intelligent Transportation Systems (ITS); | 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. |
| | | | • 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; | The parking inventory model was finished and is being updated to reflect current parking inventory/occupancy data. |
| | | | • Mobility and Bicycle Master Plan | Prepare and implement a Mobility & Bicycle Master Plan inclusive of car sharing opportunities; | Ongoing<br>The City continues efforts to expand bicycle |

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

| No. | Program Title | Program Description | | Status |
|---|---|---|---|---|
| | | | | facilities. Two pilot bikeways were approved as permanent installations and bicycle parking was expanded citywide in 2014. Preliminary review of Bicycle Sharing options was started in 2014. Update of the Bicycle Element of the General Plan to be funded in future years. |
| | | • Traffic Condition Improvements | Monitor and manage traffic conditions on City streets and make necessary improvements; | Ongoing<br>Santa Monica Boulevard Reconstruction Project advanced from conceptual design to design, including consideration of Complete Streets elements. |
| | | • Street Maintenance | Provide regular street maintenance; | Ongoing<br>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.<br>In 2014, the City repaved approximately 12 miles of street, 3 miles of alley and replaced street light poles to accommodate the installation of ADA ramps.<br>The City is currently implementing a 5-year Street Resurfacing Capital Improvement Program. |
| | | • Subway Extension/ Transit Ridership | Work with Metro to support the extension of the subway and improve transit ridership; | In 2014, the City continued to participate in Westside Cities COG's planning efforts for a multiple jurisdiction bike sharing program. Grant and alternative funding options are being pursued for bike sharing.<br><br>In 2014, the City continued to work with Metro on planning efforts for the Metro Purple line extension, specifically the construction of the La |
| | | • 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; | |

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

| No. | Program Title | Program Description | | Status |
|---|---|---|---|---|
| | | • Traffic Mitigation and Multi-modal Amenities included in New Development | Require developments to mitigate traffic and provide multi-modal amenities; | Cienega/Wilshire Boulevard Extension.<br><br>In 2014, the City replaced 40 bus benches and added 20 bus benches City-wide. |
| | | • Complete Streets | Ensure that streets are improved to complete street standards; | |
| | | • Truck Routes | Maintain and enforce truck routes; | Ongoing<br>The City implemented a Trousdale Area Construction Measures 2014 that included routes, vehicle weight limits and vehicle inspection requirements for construction related heavy hauling vehicles. |
| | | • 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; | In 2014 the City completed an In-lieu Parking Study effort. A recommendation of this study relates to the establishment of shared parking arrangements in areas of the City where there may be a lack of publically provided parking. |
| | | • 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; | |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | | • 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. | The City provides ParkMe information for real time estimates of parking availability on its website. Nine of 14 City-owned parking structures have Space Counter infrastructure with real-time occupancy/available space information. |
| 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. | | | The City continues to invest in ongoing pruning cycles to sustain tree health, maintain aesthetics and protect the City's infrastructure.<br>Staff planned for the removal and replacement of problematic Ficus trees along Robertson Boulevard in 2014 with work being initiated in 2015. The same is intended to occur in subsequent years along La Cienega Boulevard and South Beverly Drive. |
| 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. | • 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. | 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 | 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 |
| 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 |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | | | | 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 | • Housing Element Updates | Adopt updates to the City's Housing Element as required by State law. | The City's 2014-2021 Housing Element was adopted in 2013 and certified by the State in 2014. 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. |
| 5.2 | Economic Sustainability | Work to maintain a strong local economy with an emphasis on commercial industries by: | • Economic Sustainability Plan | Developing an economic sustainability plan; | In 2010, City adopted an Economic Sustainability Plan to ensure that commercial areas remain vibrant. |
| | | | • Land Use Opportunities | Identifying land uses and other opportunities to expand the tax base; | 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. Accomplishments include implementation of a wayfinding signage program in the City's business triangle; a citywide business recognition program; a BID exploration study for South Beverly Drive; and several successful Small Business Saturday marketing programs. |
| | | | • Market Position | Ensuring its market position through marketing, the promotion of green businesses, assessments of needs and public/ private partnerships; | |
| | | | • High-Quality Infrastructure and Services | Ensuring its development processing is conducive to producing a high-quality of infrastructure and services; | |
| | | | • Business Improvement Districts and Associations | Encouraging the formation of Business Improvement Districts and business associations; | |
| | | | • Improve Business Corridors | Encouraging the improvement of business along major corridors | |
| 5.3 | Code | Continue to aggressively enforce health and safety, zoning, and other codes and ordinances that implement the | | | Currently in effect |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | Enforcement | general plan. | | | |
| 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: | • Awards Program | Awards program that recognizes excellence in City projects | In 2012, the City established a Register of Historic Resources with an optional recognition plaque program. |
| | | | • 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. | In 2014 the City began development of a walking tour application for smart phones that highlights historically significant local resources. |
| 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 | Inter-governmental Agreements | Collaborate with internal City agencies and adjoining jurisdictions to address [...] issues that jointly impact their mutual communities of interest. | • Planning, Development | | 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.<br><br>The City participated in the development of the Enhanced Watershed Management Plan (EWMP) |
| | | | • Transportation, Residential Parking | | |
| | | | • Open Space Lands and Recreational Opportunities | | |
| | | | • Educational Issues | | |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | | • Energy, Water, and Resource Conservation Issues | | for Ballona Creek. |
| | | | • Emergency Preparedness Tests | This will include exploring possible joint efforts to share emerging technology, particularly in the area of security and emergency management enhancements. | The City participates in the Los Angeles County Area A, State, and Federal emergency preparedness tests, drills and exercises.<br>Staff served on FAC (Family Assistance Center) planning steering committee for the County of Los Angeles Operational Area and served on various planning committees for the Los Angeles County Operational Area. |
| | | | • Response and Recovery Plan Tests | This will include exploring possible joint efforts to share emerging technology, particularly in the area of security and emergency management enhancements. | 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. This includes purchases of radios. |
| 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... | • Land Use and Development | | 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.<br>The City continues to develop MOUs with stakeholders for disaster preparedness. |
| | | | • Transportation, Infrastructure | | |
| | | | • Resource Conservation, Environmental Quality | | |
| | | | • Open Space and Recreational Opportunities | | |
| | | | • Emergency/Disaster Mitigation Preparedness | | |

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

| No. | Program Title | Program Description | | | Status |
|---|---|---|---|---|---|
| | | | Response and Recovery | | |
| 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. | • Cultural Arts | | 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.<br>In 2014 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.<br>In 2014 the City also conducted Community Emergency Response Team (CERT) training for the community and businesses. |
| | | | • Historic Preservation | | |
| | | | • Business and Economic Development | Chamber of Commerce, Team Beverly Hills, Beverly Hills Unified School District | |
| | | | • Emergency Management | | |
| | | | • Energy and Telecommunications | Southern California Edison Company and Southern California Gas Company | |
| 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 may be presented in flyers and newsletters that are distributed to households 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. | • Land Use, Zoning, and Development Processes | | 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.<br>In 2013 staff worked with the Planning Commission to develop more thorough public notice practices for planning applications. These changes were adopted by the City Council in early 2014 and include provisions to provide more information to the public on the City's website. |
| | | | • Development Fees | | |
| | | | • Code Compliance | | |
| | | | • Property and Building Maintenance | | |
| | | | • Property/ Building Improvement Techniques | | |
| | | | • Financial Assistance Programs | | |
| | | | • Affordable Housing Programs | | |
| | | | • Public Transportation | | |

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

| No. | Program Title | Program Description | Status |
|---|---|---|---|
| | | and Ride Sharing<br>• Energy Conservation Methods<br>• Waste Reduction and Recycling Programs<br>• Hazards and Emergency/ Disaster Mitigation Preparedness<br>• Evacuation, and Response and Recovery Protocols and Procedures<br>• Natural Resources and their Value<br>• Educational and Cultural Events and Venues<br>• Parks and Recreation Programs<br>• Health and Safety Programs<br>• Seniors and Youth Programs<br>• Access to Government Services and Elected Officials | Representatives from the City presented to businesses, schools, PTAs, faith based and community organizations and medical surgery centers on disaster preparedness. |

## 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 2014. Information on housing programs is for calendar year 2014, unless otherwise specified, and is based on the 2014-2021 Housing Element. The City's budget is set on the fiscal year, so some program accomplishments have been presented based on funding made available during the 2013/2014 fiscal year rather than calendar years. All City policy work is current to February 2014.

## Implementation Summary – Housing Element

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

**Jurisdiction** City of Beverly Hills
**Reporting Period** 1/1/2014 - 12/31/2014

**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 | | | | | |
| 4391031044 | SU | O | 1 | | | | 1 | | | | 1 |
| 4330027013 | SU | O | 1 | | | | 1 | | | | 1 |
| 4341012015 | SU | O | 1 | | | | 1 | | | | 1 |
| 4331010003 | MF | O | | 3 | | 27 | 30 | | | 3 | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ▶ ▶ ▶ ▶ ▶ ▶ | | | | | | | | | | | |
| (10) Total by income Table A/A3 ▶ | | | 3 | 3 | | | 33 | | | | |

(11) Total **Extremely Low-Income** Units*
*This field is voluntary

SU = Second Unit

## Implementation Summary – Housing Element

**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. A total of 3 second units were permitted in 2014, therefore the City will count 2 units as new affordable units.

**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 it 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 | 0 | 10 | 1 | 0 | 11 | 0 |

* Note: This field is voluntary

During 2014, 47 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. | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Very Low | Deed Restricted | 1 | | | | | | | | | | | 0 |
| | Non-deed restricted | | 2 | | | | | | | | | 2 | |
| Low | Deed Restricted | 1 | 3 | | | | | | | | | 3 | 0 |
| | Non-deed restricted | | | | | | | | | | | | |
| Moderate | Deed Restricted | 1 | | | | | | | | | | | 1 |
| | Non-deed restricted | | | | | | | | | | | | |
| Above Moderate | | | 42 | | | | | | | | | 42 | |
| Total RHNA: | | 3 | | | | | | | | | | 47 | 1 |
| 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.

## 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 2016 | The City continues to implement the current program. In 2013 the city's Community Preservation Program investigated 236 violations related to residential property maintenance. |
| Program 9.3 Home Repair and Improvement | Provide minor repairs and mobility assistance to approximately 25 low-income households per year | Ongoing | In the first three quarters of the current fiscal year (2014-2015), the program provided minor home repairs to 8 single-family homes and 5 multi-family homes for a total of 13 homes (average of 4+ homes repaired in each quarter). |
| Program 9.4 Historic Preservation Program | Evaluate preservation incentives | Ongoing. Evaluate in 2015 and adopt by 2016 | In 2014 the City Council adopted an ordinance creating a historic incentive permit that allows owners of historic landmarks to request deviations from development standards when making modifications to their historic properties, provided that the changes do not adversely impact the character defining features of the historic resource. |
| Program 9.5 Condominium Conversions | Limit the loss of rental housing by setting an annual cap on condominium conversions and providing tenant protections | Evaluate ordinance revisions and address affordability, and, as appropriate, amend the ordinance in 2016. | The City's current ordinance was evaluated in 2011 and the determination was made not to adjust the annual cap at that time. |

## Implementation Summary – Housing Element

**Table C**

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**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 9.6 Rent Stabilization Ordinance | Continue to implement the rent stabilization program and investigate tenant complaints about unlawful rent increases, service reductions, evictions and relocations | Ongoing | The City continued to implement the current program. In 2014 the city's Code Enforcement Office opened 177 rent stabilization cases and responded to 648 inquires either over the phone, through email, or in person. |
| 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 has 150 units and is available to very low income seniors. The City contracts 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 | In 2013 amend the density bonus program to define a list of preferred incentives and concessions | 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 2015. |
| 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 | Finish inclusionary housing nexus and in-lieu fee study in 2015 and adopt ordinance in 2016 | 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 | Establish Housing Trust Fund in Fiscal Year 2014/2015 | Through development agreements, the city has negotiated approximately $3 million dollars to be used to establish a housing trust fund. The projects have not yet been built. Once they are built and the money is received by the City a housing trust fund will be established. |

## 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 | Evaluate revisions to current second unit standards, and amend the ordinance by 2015. Conduct second unit survey in 2018 to inform the next housing element update. | 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 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 10.6 Partnerships with Affordable Housing Developers | Initiate partnerships with non-profit developers to assist in the development of affordable housing | Participate in conferences, symposiums and other affordable housing events to review resources, incentives and City goals. Initiate an RFQ process within two years of the establishment and funding of the housing trust fund, select a developer and pursue development of an affordable housing project. | 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 trust fund, partnerships with developers will be more realistic (refer to Program 10.3).<br><br>City staff attended lectures on affordable housing programs and strategies and plan to continue to attend similar programs in the future. |
| Program 11.1 Fair Housing Program | Promote fair housing practices and refer fair housing complaints to Housing Rights Center | Ongoing | The City provides fair housing information on the City's website (www.beverlyhills.org). |

## 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 11.2 Senior Housing Development | Provide incentives to facilitate development of senior housing | Continue to build partnerships with affordable housing developers. Develop a project concept by 2016 and release an RFQ by 2017. By 2018 commence development of a senior housing project in the City affordable to the City's lower and extremely low income residents. | 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 Senior Care Management Program and provides additional assistance to seniors through: the Beverly Hills Active Club ($15K) 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 ($180K) 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 2014 over concerns of effectiveness; with restructuring, funds could be provided in the future. |
| Program 11.5 Housing Opportunities for Persons with Disabilities | Develop and adopt written procedures for reasonable accommodation requests and educate the public on the process of requesting an accommodation | In 2014, implement an outreach program in cooperation with the Westside Regional Center to publicize information on available regional resources | 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 |
|---|---|---|---|
| | | for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects. | |
| 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 | In the fiscal year 2014-2015, the city contributed $91,100 to the CLASP (Changing Lives And Sharing Places) homeless outreach program, and $95,000 for shelter beds at PATH (People Assisting The Homeless). Results of a recent point-in-time count of homeless individuals documented 29 unsheltered persons in City of Beverly Hills. 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.<br>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 FY 2014-2015 include: the Westside Food Bank ($85K), Chiron, Inc. ($22K) which provides crisis response, All Saints ($18K) which provides meals and limited homeless services, and Saban Community Clinic ($25K) which provides medical services and showers. The City's support of Step Up on Second (HOST Program, $60K) funds five Section 8 vouchers and requisite supportive services to assist formerly homeless individuals to remain permanently housed. |

## Implementation Summary – Housing Element

**Table C**

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(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 Adjust Development Standards | Evaluate and modify development standards to encourage more affordable housing units | Amend the Zoning Code in 2013 to include reduced minimum unit sizes as an incentive for the density bonus program. Explore revisions to other development standards, including minimum unit sizes for all multifamily units, as supported by analysis by 2015. | 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 will inform upcoming modifications to the City's multi-family development standards. |
| Program 12.2 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 | Complete the fee study in Fiscal Year 2014, and adopt modified development fees for affordable housing. | 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 12.3 Monitor the Development Review Process | Identify inefficiencies and uncertainties in the City's review and promote alternative techniques intended to streamline the process | Adopt updated processing procedures in the Zoning Code in 2013 | The City 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.<br>In 2013, the City continued an effort to update its zoning code. The update is anticipated to be completed in 2015. A secondary benefit of the zoning code reorganization may also be improved efficiency in development review and reduced uncertainty in the development process. |

## Current Planning

### Emergency Ordinances

In 2014 the City adopted two urgency/interim ordinances:

- Prohibiting transactions in which compensation is paid for the purpose of facilitating a change in the occupancy of a publicly owned parking space (October 7, 2014); and,
- Prohibit the expansion of the level pad area of lots in the hillside area of the city (July 29, 2014). This interim ordinance expired 45 days after it was adopted and was not extended past this date.

### 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. 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.
- In 2014 the City signed a Memorandum of Agreement with the Los Angeles County Transportation Authority (Metro) for the advanced utility work for the Westside Subway Extension.

### 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 then 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 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 study was completed in 2014 and City staff is currently working on implementing several of the recommendations contained in the report. The City's General Plan includes policies and programs that support maintenance and revitalization of the City's commercial corridors.

Additionally, the cost of housing in the Beverly Hills region tends to be high, which can present 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 and certified by the State in 2014, 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 strengthening the Housing Element policies aimed at providing assistance to renters in the city. The City continues to implement the Housing Element programs contained in the General Plan.

### Promotion of Infill Development, Reuse, and Redevelopment

The City of Beverly Hills is an urban area that is mostly built out. The City is committed to encouraging the best use of land, and thoughtful infill projects are encouraged. 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. In 2014 construction began on the Waldorf Astoria Hotel project, which is located on the property of the Beverly Hilton on a major commercial corridor in the City. Additionally, the City has undertaken various efforts to understand and address potential barriers to infill, reuse and redevelopment including the in-lieu parking study, which identified parking related barriers and informed recommendations to address these barriers.