

**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Planning  
Commission Meeting of  
July 24, 2008**

**TO:** The Planning Commission

**FROM:** Larry Sakurai, Principal Planner  
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**THROUGH:** Jonathan Lait, AICP, City Planner

**SUBJECT:** Draft General Plan Policies: Community Development and Infrastructure & Utilities

**EXECUTIVE SUMMARY**

The purpose of this study session is to continue the review and discussion on the land use policies and to review and discuss the draft infrastructure & utility policies for the General Plan. The discussion includes the following items:

- 1) Draft land use policies for the community districts, and
- 2) Draft infrastructure & utility policies.

The draft policies are attached as Attachment A and Attachment B respectively. The Commission's feedback at the afternoon study session (the study session may extend into the evening as well) will be utilized in finalizing the draft for release in August.

**BACKGROUND**

The July 10<sup>th</sup> study session is the third in a series of meetings to review the draft policies for the General Plan update before the release of the full draft General Plan, scheduled for August 7, 2008. The series began on June 26<sup>th</sup> with an overview of the upcoming public hearing process and an initial discussion on land use policies. At the Planning Commission's July 10<sup>th</sup> meeting, the Planning Commission reviewed the Community Development policies (land use and housing) together with the draft housing programs. Much of the focus of the Commission's discussion was on the implications of potentially higher commercial densities on adjacent residential areas. In this regard, the Planning Commission requested more detailed graphics showing the interface between the commercial and residential uses for the various floor area ratios (FARs) that were proposed. It is anticipated that this information will be available and presented to the public and the Planning Commission at future General Plan meetings beginning in September.

Beyond the commercial development density issue, there are various location-specific policies proposed in 15 different community districts proposed in the Plan. The districts all involve nonresidential areas of the City, as policies for neighborhood stability are proposed to continue in residential areas and no changes in development density are proposed in these areas. The districts address the changes that are anticipated to occur in the commercial areas and minimize the intrusion of activity associated with commercial uses into nearby neighborhoods. As the Planning Commission did not have an opportunity to review these policies for each of the Community Districts, staff proposes that the discussion begin with a review of these policies on a district-by-district basis. Many of the policies in these districts transcend beyond density considerations and seek to address quality of life and good urban design objectives.

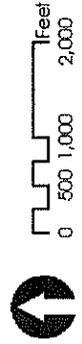
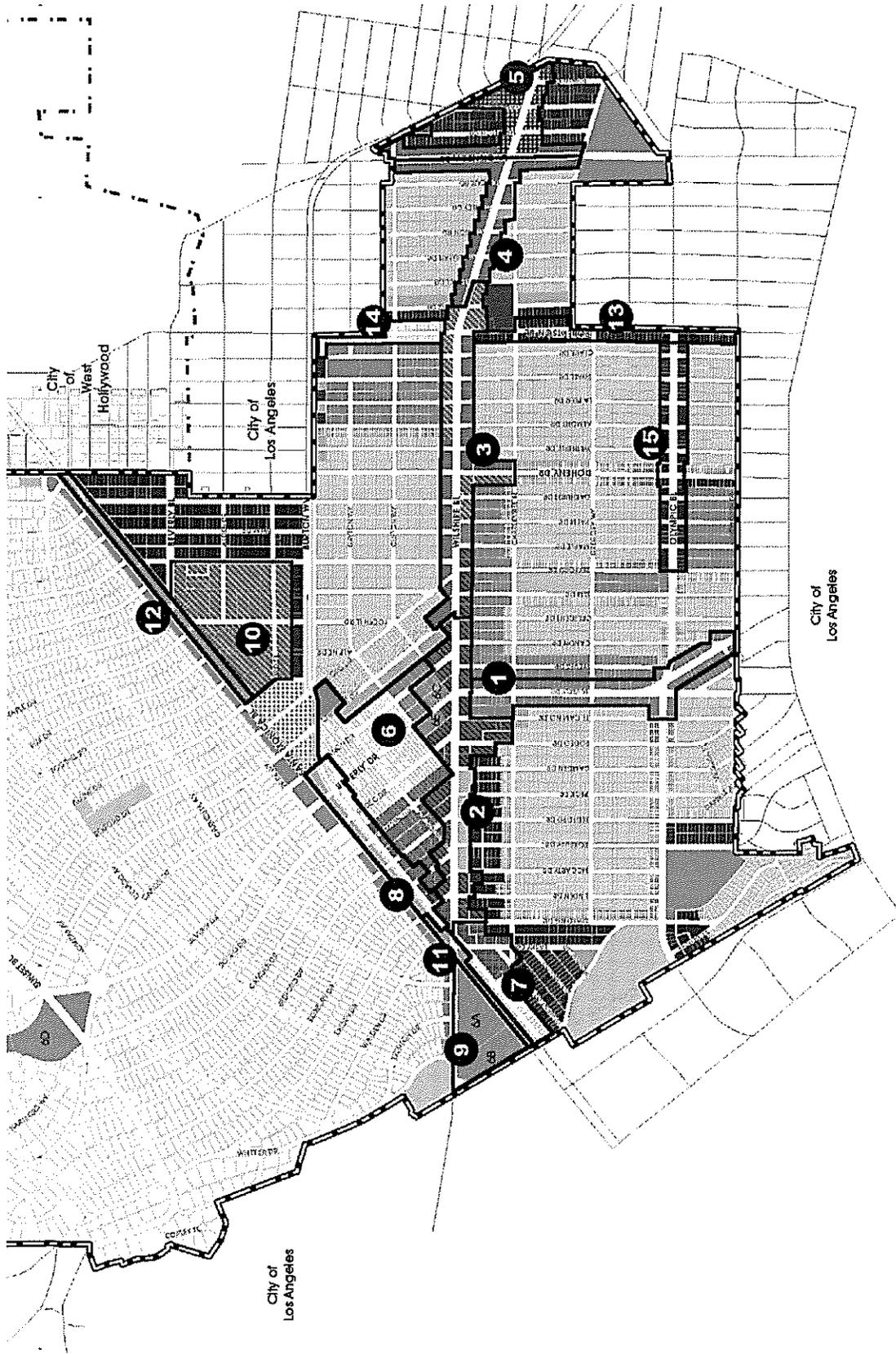
Staff proposes that the draft infrastructure and public services (circulation, utility, and service systems) be reviewed, which are the last set of policies that have yet to be considered by the Planning Commission. Staff proposes to provide copies of the natural resource and community safety policies to the Commission in its July 31<sup>st</sup> packet. The policies for these two elements have already been reviewed by the Planning Commission and are essentially the same except for updates in response to State legislation.

#### **LAND USE POLICIES: COMMERCIAL COMMUNITY DISTRICTS**

The community districts identified in this report represent geographically distinct areas in the community in which policies are tailored to address specific issues. The policies generally address the development pattern, appropriate uses & functions, scale/height relationships, streetscape and architectural considerations, commercial/residential relationships, and other considerations that vary from area to area.

The proposed community districts are summarized on the following pages. Two of the districts (Beverly Drive and West Wilshire) have been discussed in previous staff reports as areas under consideration for change. These districts are more fully discussed in Attachment A to the report, beginning on Page 17. Attachment A also includes the community-wide land use policies previously considered by the Planning Commission at its July 10<sup>th</sup> meeting.

1. **Beverly Drive.** A pedestrian-oriented retail and office district, consisting of a mix of low-scale development interspersed with 3-6 story offices, serving and functioning as a primary shopping and gathering place for local residents.
2. **West Wilshire Boulevard (Generally between Spalding Drive and Crescent Drive).** A principal, high-density center of economic activity and prominence, containing uses representing Beverly Hills' key industries, including entertainment, luxury retail, and visitor-serving hotels and other facilities developed with enhanced pedestrian activity along Wilshire Boulevard.



# BEVERLY HILLS COMMUNITY DISTRICTS

3. **Mid-Wilshire Boulevard (Generally between Crescent Drive and Arnaz Drive).** A district containing a mix of low and high-rise commercial structures, with nodes of retail activity, offices, entertainment, automotive, and supporting uses.
4. **East Wilshire Boulevard (Generally between Arnaz Drive and La Cienega Boulevard).** A district containing nodes of retail activity, offices, entertainment, automotive, and supporting uses. This district differs from Mid-Wilshire in having trapezoid sites and absence of alleys, and has a more modest scale of development than Mid-Wilshire.
5. **Wilshire Boulevard Transit Oriented Center (Generally between La Cienega Boulevard and San Vicente Boulevard).** A high-density center capitalizing on the planned Metro transit station containing offices, retail and residential uses.
6. **Business Triangle.** A pedestrian-oriented center that is known throughout the world for its businesses, architecture, streetscape, and environment.
7. **West Little Santa Monica Boulevard District (west of Wilshire Boulevard).** A pedestrian-oriented corridor providing distinctive goods and services for the entertainment industry, residents, and visitors.
8. **East Little Santa Monica Boulevard District (east of Wilshire Boulevard).** A pedestrian-oriented corridor providing distinctive goods and services for the entertainment industry, residents, and visitors.
9. **Gateway (formerly, Robinsons-May/Hilton property).** An iconic center that defines the western entry to Beverly Hills containing a mix of visitor-serving, retail, and residential uses developed on a network of pedestrian pathways, plazas, and open spaces and scaled to transition with adjoining residential neighborhoods.
10. **Entertainment Business District (formerly, Beverly Hills Industrial Area).** A district oriented toward entertainment-related office uses and supporting businesses, together with municipal facilities and opportunities for residential uses building on recent trends for the evolution and re-use of Beverly Hills Industrial District.
11. **Santa Monica Boulevard Median Office District (formerly, T-Zone, west of Linden Drive).** Re-use of abandoned railroad right-of-way for office uses.
12. **Santa Monica Boulevard/Civic Center Drive Median Village (formerly, T-Zone, east of the Civic Center).** Re-use of abandoned railroad right-of-way for small scale retail uses that support the adjoining Entertainment Business District, and transitional uses between the high-density multi-family neighborhood northeast of Beverly Boulevard, Santa Monica Boulevard, Beverly Gardens Park, and single-family residential to the north.

13. **South Robertson Boulevard Mixed-Use Village.** A pedestrian-oriented mixed-use village building on the designer and specialty stores located on North Robertson Boulevard in the City of Los Angeles and providing opportunities for residents to live above ground floor shops that reduce automobile commutes, pollution, and energy consumption.
14. **North Robertson Boulevard Retail District.** A pedestrian-oriented retail corridor building on the designer and specialty stores located on North Robertson Boulevard in the City of Los Angeles.
15. **Olympic Boulevard Mixed Use Village (east of Rexford Drive).** A pedestrian-oriented mixed-use village providing opportunities for residents to live above ground floor shops and reduce automobile commutes, pollution, and energy consumption.

#### **MOBILITY AND INFRASTRUCTURE GOALS AND POLICIES**

Staff is seeking the Planning Commission's comments on the following draft policies of the Infrastructure/Public Services Element:

- Circulation
- Water
- Wastewater
- Stormwater
- Solid Waste
- Energy
- Telecommunications

These policies were developed with the participation of the community through the General Plan Topic Committees and other community meetings, together with the technical background data and analyses. The infrastructure and public services policies are attached as Attachment B.

#### **Circulation/Mobility**

Circulation and Mobility are addressed in ten different policy areas. The following is a summary of the draft goals.

#### **ROADWAYS**

Provide a safe and efficient roadway circulation system within the City.

#### **TRANSIT**

Development of a safe, comprehensive, and integrated transit system that serves as an essential component of a multi-modal mobility system within the City.

#### **NEIGHBORHOOD TRAFFIC MANAGEMENT**

An improved community character and quality of life in City neighborhoods through the implementation of traffic management techniques.

#### **PARKING**

A parking system that balances the goals of economic development, advanced ITS technologies, reduced travel through TDM measures, livable neighborhoods, sustainability, and public safety within the City.

#### **INTELLIGENT TRANSPORTATION SYSTEMS**

An efficient transportation system that utilizes Intelligent Transportation Systems (ITS) to improve operations of existing and future facilities through advanced technologies, such as adaptive signal controls, real-time parking availability, and real-time transit information.

#### **TRANSPORTATION DEMAND MANAGEMENT**

A reduction in single-occupant motor vehicle travel in the City through Transportation Demand Management (TDM) that ensure efficiency of the existing transportation network and promotes the movement of people instead of personal automobiles.

#### **WALKABLE COMMUNITIES**

A safe and comfortable pedestrian environment that results in walking as a desirable travel choice, particularly for short trips, within the City.

#### **GOODS MOVEMENT**

A safe and efficient movement of goods to support commerce within the City.

#### **TRANSPORTATION FUNDING**

Develop sufficient funding sources to construct and maintain the transportation facilities needed to achieve the City's mobility goals.

#### **BIKEWAYS**

An integrated, complete, and safe bicycle system to encourage bicycling within the City.

#### Water

The overall goals with respect to water policies include:

1. Maintain a secure water supply, water treatment, distribution, pumping, and storage systems to meet the current and projected future daily and peak water demands of Beverly Hills, and

2. Ensure the costs of improvements to the water supply, transmission, distribution, storage, and treatment systems are borne by those who benefit.

The policies and programs to implement these goals generally focus on maintaining the current water system, replacing aging facilities with new ones as needed, plus evaluating and upgrading the system to address potential shortages from the California State Water Project and the Colorado River. This includes periodic updates to the City's Urban Water Master Plan and its related capital improvement programs, and evaluating opportunities for funding the improvements. The policies also include continued use of the Metropolitan Water Districts rebate incentives program to conserve water usage.

### Wastewater

The overall goals with respect to wastewater policies include:

1. Maintain a wastewater collection system that supports existing and planned development within Beverly Hills. Where necessary, upgrade existing deficient systems and pursue funding sources to reduce costs of wastewater service, and
2. Ensure that all wastewater collection facilities continue to be operated in a manner that maximizes public safety.

The policies and programs would implement these goals through continued oversight of new development to ensure that its demands can be accommodated by the system, collecting fair-share costs as needed to maintain system viability, together with maintenance and improvements to address these needs. The policies would continue programs that prevent release of hazardous waste.

### Stormwater

The overall goals with respect to storm drainage policies include:

1. Maintain adequate planning, construction, maintenance, and funding for storm drainage and storage control facilities to support permitted land uses. If necessary, upgrade any deficiencies to accommodate new development and protect existing development with the City as well as pursue public funding sources to reduce fiscal impacts of implementation.
2. Ensure that urban runoff from existing and new development does not degrade the quality of the City's surface waters, groundwater systems, and other sensitive environmental areas.

The policies and programs call for maintaining and renewing of the existing facilities, obtaining funding for the maintenance, continued oversight of drainage in new development, and enforcement against illegal water discharges. They also call for the continued use

of best management practices in the management of runoff to minimize pollutants and storm flow.

### Solid Waste

The overall goals with respect to wastewater policies include the maintenance of solid waste collection and disposal services in accordance with the California Integrated Waste Management Act of 1989 (AB 939), and pursue funding sources to reduce the cost of collection and disposal services in the City. The policies essentially continue the current programs that ensure that collection and recycling is provided at adequate service levels.

### Energy

The overall goals with respect to energy policies include the orderly provision of an adequate and safe, supply of natural gas and electrical energy to support existing and future land uses within the City. The programs would require development to be contingent upon the availability of adequate energy infrastructure, and coordination with the utilities to ensure adequate infrastructure to meet existing and future development. The policies also promote continuing undergrounding of electrical distribution lines and the use of energy-saving technology for lighting and other purposes.

### Telecommunications

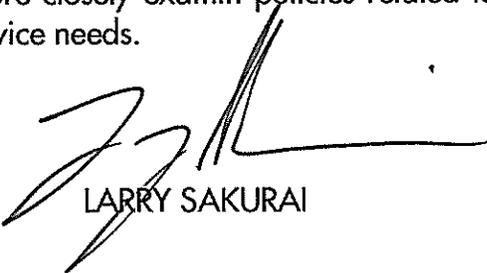
The orderly provision of adequate, safe telecommunication for existing and future uses in the City is the overall goal of the telecommunication policies. The policies provide for continued expansion of cable, fiber optics, and other communication infrastructure and services. Development would not only be contingent on adequate telecommunication infrastructure, but would also require telecommunication infrastructure to be integrated into new professional office development.

### Public Service Policies

Policies have also been drafted for the Library, police and fire services, cultural resources, parks, recreation, and education.

## NEXT STEPS

The Draft General Plan and Environmental Impact Report is scheduled to be released on August 7, 2008. The Draft General Plan and EIR will reflect the outside envelope of land use and development intensities studied by the consultant. The Draft General Plan including the land use map is expected to change during the public hearing process as the public, the Planning Commission and the City Council more closely examine policies related to growth, development, and other City programs and service needs.



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### Attachments:

A: Draft Land Use Community District Policies

B: Draft Infrastructure & Public Services Goals and Policies



# **ATTACHMENT A**

## **Land Use Element Goals & Policies**



**CITY OF BEVERLY HILLS GENERAL PLAN UPDATE  
LAND USE ELEMENT GOALS AND POLICIES**

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

**GOALS & POLICIES**

**POLICY FRAMEWORK**

Goals and policies in this section of the General Plan comprehensively guide land use development in the City and are applicable to all permitted uses and locations. These define strategies for conservation of existing and development of new uses, preservation of community character and quality, sustaining scarce environmental resources and reducing greenhouse gas emissions, sustaining a vigorous economy, sustaining the social well-being and quality of life for residents, and promoting compatibility of development in adjoining jurisdictions with the City.

**Goal**

**LU 1.0 Growth and Change.** Sustainable growth and change that respects and is complimentary to the qualities that distinguish Beverly Hills, is orderly and well-planned, provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

**Policies**

- LU 1.1 Conservation and Growth.** Conserve existing residential neighborhoods and accommodate growth and change in non-residential areas where new development builds on and enhances the viability of existing business sectors that are the Beverly Hills’ strengths, promotes transit accessibility, and can be designed to assure transitions and compatibility with adjoining residential neighborhoods. [Figure 1 depicts areas of conservation and transition]
- LU 1.2 Growth Location Priorities.** Prioritize growth and accommodate the highest development densities in proximity to major transit corridors and rail transit stations, as developed.
- LU 1.3 Fair Share of Regional Growth.** Provide sufficient land capacity to accommodate its fair share of regional population and employment growth, consistent with the maintenance of the qualities that distinguish and contribute to the livability Beverly Hills, and do not unduly burden the City’s fiscal resources.

**Goal**

**LU 2.0 Community Character and Quality.** A built environment that is distinguished by its high level of site planning, architectural, and landscape design, and sensitivity to its natural setting and history.

**Policies**

- LU 2.1 City Places: Neighborhoods, Districts, and Corridors.** Maintain the character, distribution, built form and scale, and aesthetic qualities of Beverly Hills distinctive residential neighborhoods, business districts, corridors, and open spaces.

- LU 2.2 Public Streetscapes and Landscape.** Maintain the quality and health of the “green infrastructure” that contributes to Beverly Hills identity and quality of life including its street tree canopy, landscaped parkways, parks, and open spaces.
- LU 2.3 Hillside Development.** Maintain the natural landforms that define the City and require that development in hillsides and canyons be located, designed, and scaled to respect the natural topography and landscapes.
- LU 2.4 Architectural and Site Design.** Require that new construction and renovation of existing buildings and properties exhibit a high level of excellence in site planning, architectural design, building materials, landscape, and amenities that contribute to the City’s distinctive image and complement existing development.
- LU 2.5 Iconic Buildings.** Encourage the development of iconic buildings in key locations to create new landmarks and focal features that contribute to Beverly Hills structure and identity.
- LU 2.6 Design Review.** Require design review that focuses on achieving appropriate form and function for new and renovation projects to promote creativity, innovation, and design quality.
- LU 2.7 City History.** Acknowledge the City’s history of places and buildings, preserving sites and buildings contributing to its identity while accommodating renovations and expansions to maintain their economic viability provided that they contextually “fit” and complement the site or building.
- LU 2.8 Pedestrian-Active Streets.** Require that buildings in business districts be oriented to and actively engage the street through such features as build-to lines, façade articulation and modulation, ground floor transparency, and limitation of parking entries.
- LU 2.9 City Gateways.** Ensure that public improvements and private development work together to enhance the sense and quality of entry at key gateways from adjoining jurisdictions.
- LU 2.10 Public Safety.** Require that development be located and designed to promote public safety by providing street-fronting uses, adequate lighting, and sight-lines, and features that cultivate a sense of community ownership.
- LU 2.11 Development Transitions and Compatibility.** Require that sites are planned and buildings located and designed to assure functional and visual transitions between areas of differing uses and densities by addressing property and height setbacks, window and entry placement, lighting, landscape buffers, service access, and other relevant elements.
- LU 2.12 Building Massing and Height.** Consider flexibility in height limitations to allow taller buildings that reduce vertical building volume and mass, while holding the permitted development intensity constant, to avoid the development of continuous building “walls” at upper elevations and increase opportunities for ground floor or podium open space and view corridors across the property. Where such increases in height are permitted, they shall smoothly transition with adjoining uses.
- LU 2.13 Property Maintenance.** Maintain a proactive program for property maintenance to ensure the high quality and well maintained properties in the City.

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- LU 2.14 **Transportation (T Lots) Lots.** Recognize that the abandoned railroad right-of-way lots are sensitive land use areas that require unique and creative design solutions. Explore opportunities for land uses that support local businesses and/or provide amenities to City residents.
- LU 2.15 **Demolitions.** Require property owners of commercial and multi-family development to submit an application for development on a parcel before existing buildings can be demolished.

**Goal**

- LU 3.0 Environmental Sustainability and Carbon Footprint.** Land uses and built urban form that are environmentally sustainable by minimizing consumption of scarce resources, pollution, greenhouse gas emissions, wastes, and exposure of residents and visitors to toxics and hazards.

**Policies**

- LU 3.1 City Form.** Accommodate a balanced mix of land uses and require that development be located and designed to enable residents access by walking, bicycle, or public transit to jobs, commerce, entertainment, services, and recreation, thereby reducing automobile use, energy consumption, air pollution, and greenhouse gases.
- LU 3.2 Density.** Allow the greatest development density on properties in proximity of public transit stops, stations, and corridors to facilitate its access and use in lieu of the automobile.
- LU 3.3 Site Development.** Require that sites be planned and buildings be designed to meet environmental sustainability objectives by (a) facilitating pedestrian access among properties and access to public transit; (b) providing solar access; (c) assuring natural ventilation, (d) enabling capture and re-use of storm and waste-water on site; and (e) using comparable techniques consistent with appropriate Leadership in Energy and Environmental Design Neighborhood Development (LEED-ND) or comparable standards.
- LU 3.4 New Construction of Public Buildings.** Require that new and substantially renovated public buildings be designed and constructed to meet a silver LEED or comparable green building standard, except for specialized capital infrastructure systems and equipment where this is technologically infeasible.
- LU 3.5 New Construction of Private Buildings.** Require that new and substantially renovated buildings be designed and constructed to reduce energy, water, and natural resource consumption, minimize construction wastes, use recycled materials, and avoid the use of toxics and hazardous materials in accordance with green building principles using LEED or comparable criteria.
- LU 3.6 "Heat Island" Effect.** Require developers to reduce the "heat island" effect of development by using such techniques as reflective roofs, green roofs, light color paving materials, and shade/canopy trees on buildings, outdoor spaces, and in parking lots.
- LU 3.7 Retrofit of Existing Buildings.** Promote and provide incentives for the retrofit of existing structures with green building techniques such as LEED.
- LU 3.8 "Life Cycle" Cost and Revenue Pro-Formas for New Development.** Require developers to submit a pro-forma analysis of development feasibility that documents

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life-cycle building costs for design conforming to LEED or other green building techniques, including those for maintenance, water, energy, waste recycling, and similar components.

- LU 3.9 Public Streetscapes.** Design and improve public streetscapes to enhance their attractiveness for walking as an alternative to automobile use by such techniques as providing an extensive tree canopy and light colored hardscapes to reduce heat; using tree and planting species and irrigation systems that minimize water consumption and/or facilitate the use of recycled water; using pedestrian-oriented energy-efficient lighting that does not result in excessive glare; using benches and other street furniture constructed of recycled materials; and comparable techniques.
- LU 3.10 Private Development Landscaping Material and Irrigation.** Require the use of drought-tolerant landscaping materials and efficient irrigation systems that minimize water use and runoff onto public streets and drainage systems.

#### Goal

- LU 4.0 Economic Sustainability.** Vital and successful businesses that contribute to Beverly Hill's identity and culture, provide high paying jobs for residents, and contribute revenue that sustains the level and quality of services expected by residents.

#### Policies

- LU 4.1 Economic Vitality and Business Revenue.** Sustain a vigorous economy by supporting businesses that contribute revenue for quality services and high paying jobs for residents.
- LU 4.2 Priority Businesses.** Retain and build upon the key business sectors contributing to Beverly Hills identity, economy, and revenue for resident services such as entertainment-related Class A offices, high-end retail and fashion, restaurant, hotel, technology, and supporting uses.
- LU 4.3 Development Capacities. For Key Industries** Consider the provision of additional density and height as needed to enable existing key businesses to remain economically viable and expand, as well as to accommodate the development of new key industry projects that enhance City revenues and exhibit a high level of architectural excellence, provided that increases in development scale are located and designed to assure compatibility with adjoining residential neighborhoods. Such increases shall not be "by right" and considered only in limited circumstances.
- LU 4.4 Legal Non-Conforming Development.** Allow for the re-construction of existing buildings that do not conform to prevailing density and height restrictions to accommodate the needs of key business sectors, provided that they comply with code requirements for parking and utilize green building techniques.
- LU 4.5 Revitalization of Vacant and Underutilized Buildings.** Promote the revitalization of distressed, underutilized, and vacant buildings to sustain economic viability, activity, and provide income for City services.

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

**Goal**

**LU 5.0 Social Sustainability and Equity.** Land uses and built urban form that provide diverse social and cultural opportunities and a healthy environment and high quality of life for Beverly Hills' residents.

**Policies**

- LU 5.1 Breadth of Community-Serving Uses.** Accommodate a diversity of uses and facilities that nurture the culture, education, health, and social well-being of Beverly Hills residents such as libraries, museums, arts exhibition and performance venues, parks and recreation centers, and community meeting rooms.
- LU 5.2 Non-City Agency Services.** Work with school districts, regional agencies, health and social-service providers, non-profit organizations, and other agencies to ensure that adequate educational, social, and health facilities services are provided for and accessible to local residents, and located and designed to complement the quality of the City's neighborhoods and districts.
- LU 5.3 Equitable Distribution of Uses and Amenities.** Strive to ensure that services and neighborhood amenities are distributed equitably throughout the City.
- LU 5.4 Public Places.** Develop and/or require developers to provide plazas, open spaces, and other outdoor improvements that are accessible to and used for public gatherings and activities.
- LU 5.5 Community Events.** Continue to support public gatherings, cultural activities, and events, such as Affaire in the Gardens and City lecture series, which provide opportunities for community activities, socialization, and learning.
- LU 5.6 Public Health.** Promote the health of residents by developing public streetscapes that are attractive for pedestrian activity, accessible parklands, and bikeways; and requiring that development be located and designed to promote walking in lieu of automobile use.
- LU 5.7 Farmers/Public Markets.** Continue to support existing farmers markets, public markets, and similar shopping activities to provide residents with access to fresh, local produce and convenient shopping.
- LU 5.8 Healthy Buildings.** Require that private and public buildings be designed to promote public health by the prohibition of toxic building materials and high VOC paints, are adequately ventilated, have access to natural lighting, and comparable LEED-based green building techniques.
- LU 5.9 Affordable Housing.** Support the development of housing affordable to employees of businesses located in Beverly Hills.
- LU 5.10 Community Engagement.** Strive to engage all segments of the community in planning decisions including the elderly, youth, working parents, low-income residents, and other similar special needs groups.

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

**Goal**

**LU 6.0 Regional Development Context.** Land uses and built urban form in adjoining jurisdiction that respects the distinguishing character and qualities and do not adversely impact the City of Beverly Hills.

**Policies**

**LU 6.1 Development Compatibility and Impacts.** Review development proposals in adjoining jurisdictions and work with appropriate agencies to assure their compatibility and mitigation of any adverse impacts on the City of Beverly Hills.

**LU 6.2 Regional Coordination.** Cooperate with adjoining and regional agencies to jointly plan land uses, transportation, and infrastructure that provide a cohesive and integrated strategy to accommodate growth an are environmentally, economically, and socially sustainable.

**LAND USE DIAGRAM**

This section of the General Plan presents the diagram and standards that regulate the distribution and density/intensity of development permitted in the City of Beverly Hills. A system of land use classifications are established that define permitted uses, development densities/intensities, and, where applicable intentions for physical form and design.

**Goal**

**LU 7.0 Land Use Distribution and Urban Form.** Community conservation and managed growth that protects and enhances the distinguishing qualities of the City, livability of neighborhoods, economically vigorous and viable business districts, sustained environmental resources, and well-being and health of residents.

**Policies**

**LU 7.1 Land Use Diagram.** Accommodate development consistent with the Land Use Diagram shown in Figure LU2 and Land Use Classifications indicated in Table LU1.

For each land use category, permitted uses, density/intensity, maximum building heights, and design and development guidelines are specified. Standards for residential uses are stated as the allowable dwelling units per net acre. Standards of population density, as required by State law, can be derived by multiplying the maximum number of dwelling units per net acre by the average number of persons per dwelling unit assumed for the applicable residential designation.

Standards of building intensity for non-residential uses are expressed as floor area ratios (FARs). An FAR is the ratio of the usable floor area of a building on a parcel to the area of the parcel. The floor area of a building is the sum of the usable area of each floor of the building, excluding mechanical space, cellars, open balconies, elevators or stairwell bulkheads, and area used for parking. For example, on a lot with 20,000 square feet of land area, a FAR of 0.5 would allow 10,000 square feet of usable building area, a FAR of 1.0 would allow 20,000 square feet of usable building area, and a FAR of 2.0 would allow 40,000 square feet of usable building area. A FAR does not regulate building height. For example, the 1.0 FAR could be developed as a single story building covering 100% of the site, two stories on 50% of the site, or four stories on 25% of the site.

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

## RESIDENTIAL NEIGHBORHOODS

Goals and policies of this section of the general plan provide for the protection, maintenance, and enhancement of Beverly Hills' residential neighborhoods, assuring that new development and renovation of existing buildings and properties reinforce their unique characteristics through sensitive infill and transitions in scale and character from adjoining business districts and corridors.

### Goal

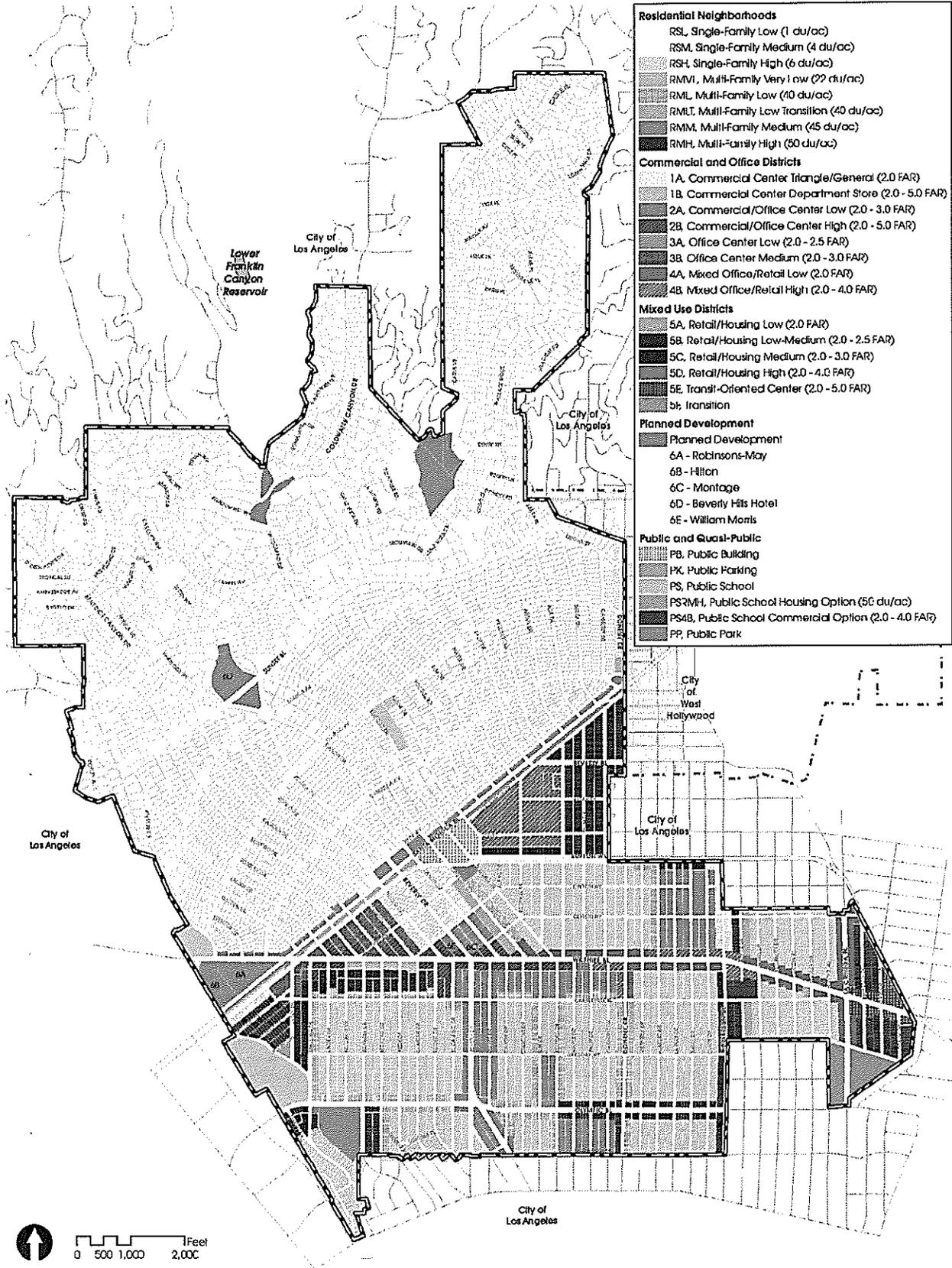
**LU 8.0 Complete, Livable, and Quality Neighborhoods.** Neighborhoods that provide a variety of housing types, densities, and design and a mix of uses and services that support the needs of their residents.

### Policies

- LU 8.1 Neighborhood Conservation.** Maintain the uses, densities, character, amenity, and quality of Beverly Hills' residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents.
- LU 8.2 Infill and Replacement Housing.** Accommodate new and renovated housing within existing neighborhoods consistent with contextual parcel sizes, densities, and built form and scale.
- LU 8.3 Senior Housing.** Encourage the development of senior housing in neighborhoods that is accessible to commercial services, health and community facilities, and public transit.
- LU 8.4 Complete Neighborhoods.** Maintain, improve, and, where necessary, expand parklands and community facilities to serve and provide easy access to Beverly Hills' neighborhoods.
- LU 8.5 Walkable Neighborhoods.** Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity and alternative to automobile use.
- LU 8.6 Alleys.** Maintain existing neighborhood alleys as an alternative, safe, and well landscaped access to homes that reduces curb cuts, driveways, street-fronting garage doors, and associated pedestrian-automobile conflicts.

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

**Figure LU2 LAND USE DIAGRAM**



## Table LU1 LAND USE CLASSIFICATIONS

### PRELIMINARY—

**NOTE:** Incentives specified by Table LU1 by an asterisk (\*) for additional development density and height exceeding existing baseline standards shall not be applied “by right” and considered only in very limited and special circumstances for the specific purpose of accommodating “key industries” that (a) support and enhance Beverly Hills key business sectors (such as entertainment Class A offices, high-end retail, hotel, technology, and comparable uses; (b) provide high-paying employment opportunities; (c) contribute significant revenue for City services; (d) exhibit a high level of architectural design excellence; and (e) are scaled and massed to complement and “fit” with adjoining residential neighborhoods. Criteria shall be established in the Municipal Code for the types of uses that qualify and the process to be used in considering additional density and height, which, at a minimum, shall require public input regarding their appropriateness.

Category		Symbol	Uses	Density/ Intensity
<b>RESIDENTIAL NEIGHBORHOODS</b>				
Single Family	Low	RS-L	Single family detached dwelling units on a single legal lot; with second units in accordance with State law.	1 du/ac
	Medium	RS-M	Single family detached dwelling units on a single legal lot; with second units in accordance with State law.	4 du/ac
	High	RS-H	Single family detached dwelling units on a single legal lot; with second units in accordance with State law.	6 du/ac
Multi-Family	Very Low	RM-VL	Multi-family residential development containing attached or detached residential units.	22 du/ac
	Low	RM-L	Multi-family residential development containing attached or detached residential units.	40 du/ac
	Low-Transition	RM-LT	Multi-family residential development containing attached or detached residential units.	40 du/ac
	Medium	RM-M	Multi-family residential development containing attached or detached residential units.	45 du/ac
	High	RM-H	Multi-family residential development containing attached or detached residential units.	50 du/ac
<b>COMMERCIAL &amp; OFFICE DISTRICTS</b>				
Commercial Center	Triangle, General	1A	Wide variety of commercial activities oriented to citywide, regional, or international customers, with retail the predominant use (required on ground floor) and office uses permitted on the upper floors Restaurant, hotel, entertainment, and complementary uses also permitted	2.0 FAR
	Depart. Store	1B	Same uses as the “Triangle/General” category	2.0 FAR

Category		Symbol	Uses	Density/ Intensity
			Incentive density for department store uses	5.0 FAR
Commercial/Office Center	Low	2A	Wide variety of commercial activities oriented to citywide and regional customers, with retail required on ground floor and office uses (administrative, professional) permitted on the upper floors. Restaurant, hotel, entertainment, and complementary uses also permitted	2.0 FAR
			Incentive for " key industries*"	3.0 FAR
	High	2B	Retail required on 1st floor; office above is permitted	2.0 FAR
			Incentive density for "contributing industries"	5.0 FAR
Office Center	Low	3A	Administrative, professional, financial, and medical offices. Limited retail uses permitted on ground floor.	2.0 FAR
			Incentive density for " key industries"	2.5 FAR
	Medium	3B	Same uses as "Office Center-Low"	2.0 FAR
			Incentive density for " key industries"	3.0 FAR
Mixed Office/Retail	Low	4A	Parcels may be developed exclusive for office or retail uses or mixed use buildings with ground level retail and upper level office uses	2.0 FAR
			High	4B
			Incentive density for " key industries"	
<b>MIXED USE DISTRICTS</b>				
Retail/Housing	Low	5A	Parcels may be developed exclusively for retail uses or buildings containing retail on ground level and housing on the upper levels	2.0 FAR
			Low-Medium	5B
			Incentive density for housing	
	Medium	5C	Same as "Retail/Housing-Low"	2.0 FAR
			Incentive density for housing	3.0 FAR
	High	5D	Same as "Retail/Housing-Low"	2.0 FAR
Incentive density for housing			4.0 FAR	
Transit-Oriented Center		5E	Parcels may be developed exclusively for retail or office uses or buildings containing a mix of retail, office, and residential units.	2.0 FAR
			Incentive for density for housing and " key industries"	5.0 FAR
<b>PLANNED DEVELOPMENT</b>				
	Robinsons-May	6A		
	Hilton	6B		
	Montage	6C		
	Beverly Hills Hotel	6D		
	William	6E		

Category		Symbol	Uses	Density/ Intensity
	Morris			
<b>PUBLIC AND QUASI-PUBLIC</b>				
Public Building		PB		
Public Parking		PK		
Public School	School	PS		
	Housing option	PS/ RM-H	Principal use: school; option for multi-family housing	50 du/ac
	Commercial option	PS/ 4B	Principal use: school; option for office, retail, or office with ground level retail	2.0 FAR
Incentive density for " key industries"			4.0 FAR	
Public Park		PP		

- LU 8.7 Neighborhood Transitions.** Regulate the setback, design of the rear elevation of buildings, and landscaping of backyards where neighborhoods of differing housing product and density abut to assure smooth transitions in scale, form, and character.
- LU 8.8 Encroachment of Incompatible Land Uses.** Protect residential neighborhoods from the encroachment of incompatible non-residential uses and disruptive traffic, to the extent possible. Zoning and design review should ensure that compatibility issues are fully addressed when non-residential development is proposed near or within residential areas.
- LU 8.9 Safety and Code Enforcement.** Maintain aggressive code enforcement and nuisance abatement programs to ensure that Beverly Hill's neighborhoods remain attractive, safe, and free of public nuisances.

**Goal**

- LU 9.0 Single-Family Residential Neighborhoods.** Maintenance of the identity, scale, and character of the distinct single-family residential neighborhoods.

**Policies**

- LU 9.1 Neighborhood Identity.** Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes Beverly Hills' single family neighborhoods including those north of Sunset Boulevard, between Sunset Boulevard and Santa Monica Boulevard, and south of Santa Monica Boulevard.
- LU 9.2 Housing Character and Design.** Require that new and renovated housing within existing neighborhoods be located and designed to maintain their distinguishing characteristics and qualities including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements.
- LU 9.3 Housing Scale and Mass.** Regulate renovations of and additions to single-family housing to ensure that they do not adversely alter the contextual scale, mass, and design qualities of existing structures.
- LU 9.4 Second Units.** Allow second units in single family residential districts for family members, students, the elderly, in-home health care providers, the disabled, and others in accordance with State legislation.

**Goal**

- LU 10.0 Multi-Family Residential Neighborhoods.** Multi-family residential neighborhoods providing smaller ownership and rental units for singles, single-headed households, young couples, seniors, and others that are well-designed, exhibit the architectural characteristics and qualities that distinguish the City, and provide amenities for their residents.

**Policies**

- LU 10.1 Character and Design.** Require that multi-family dwellings and properties be designed to reflect the high level of architectural and landscape quality that distinguishes existing neighborhoods. These may provide for (a) building facades and entrances that directly address the street, including the use of stoops, porches, and recessed entries; (b) modulation of building volume and masses, avoiding the effect of

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

blank continuous walls; and (c) setback of the ground floor from the sidewalk to provide privacy, a sense of security, and to leave room for landscaping.

- LU 10.2 Amenities.** Encourage new multi-family development to provide amenities for residents such as on-site recreational facilities and community meeting spaces.

**Goal**

- LU 11.0 Supporting Uses in Residential Neighborhoods.** Necessary ancillary uses in residential neighborhoods that are subordinate to and compatible with the function and quality of the living environment.

**Policies**

- LU 11.1 Home Occupations.** Restrict home occupations in residential neighborhoods to those that have no perceptible impacts on the neighborhood.
- LU 11.2 Day Care Centers.** Maintain regulations for large-family day care facilities (as defined by the State of California) and child care centers to the extent permitted by State law that ensure that impacts on residential neighborhoods are minimized.

**COMMERCIAL DISTRICTS & CORRIDORS**

Goals and policies of this section of the general plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed business and commercial districts that are recognized throughout the world, provide high-paying jobs, contribute revenue supporting City services, and are quality places to walk, shop, and be entertained.

**Goal**

- LU 12.0 Diverse Districts and Corridors.** A diversity of vital and active business and commercial districts providing a choice of uses and activities for Beverly Hills' residents and visitors.

**Policies**

- LU 12.1 Uses for Diverse Customers.** Accommodate retail, office, entertainment, dining, hotel, and visitor-serving uses that support the needs of local residents, attract customers from the region, and provide a quality experience for national and international tourists.
- LU 12.2 Differentiation of Districts.** Establish and maintain distinct identities for Beverly Hills' commercial and office districts differentiating local-, regional/worldwide-, and visitor-serving places by use, scale and form of development, amenities, and linkages with adjoining residential neighborhoods.

**Goal**

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

- Economically Vital Districts.** Retention of existing and attraction of new businesses sustaining employment, well-paying jobs, and extraordinary economic activity.

**Policies**

- LU 13.1 Business Retention and Expansion.** Promote the retention of existing businesses and afford opportunities for their growth and expansion by creating sufficient land and building capacity to accommodate their needs.

- LU 13.2 Industry Clusters.** Facilitate the development of business districts that contain a mix of uses that complement and support their primary economic function. In districts containing a high level of entertainment office uses, for example, the development of supportive uses such as small photo studios, digital processing, screening rooms, financial institutions, and restaurant should be promoted. Similarly, districts catering to tourists should include hotels, restaurants, shopping, entertainment, and similar uses that enhance the travel experience.
- LU 13.3 Child Care Facilities in Employment Centers.** Require major office development projects that utilize bonus densities as “ key industries” incorporate child care facilities on site or contribute to new or existing City supported day care centers in the project vicinity and/or programs to help attract and maintain a productive work force and provide an accessible source of child care to area employees.

**Goal**

- LU 14.0 Well-Designed and Attractive Districts.** Retail and office districts that are well-designed and attractive, providing a positive experience for visitors and community residents and foster business activity.

**Policies**

- LU 14.1 Site Planning and Architectural Design.** Require that commercial and office properties are planned and buildings designed to exhibit a high level of site and architectural design quality and excellence.
- LU 14.2 Retail Street Frontages.** Require that development and street frontages in districts containing retail uses be designed and developed to promote pedestrian activity including (a) location and orientation of the building to the sidewalk, (b) transparency of and direct access to the ground floor elevation from the sidewalk, (c) articulation of street-facing elevations to promote interest and sense of quality, (d) inclusion of uses that and public spaces that extend interior functions to the sidewalk such as cafes and plazas, and (e) use of pedestrian-oriented signage and lighting.
- LU 14.3 Parking in Pedestrian-Oriented Districts.** Require that driveways be minimized in pedestrian-oriented districts to avoid interruptions in the continuity of the street-facing building wall, prioritizing their location to side streets and alleys where feasible.
- LU 14.4 Retail Streetscapes.** Maintain and, where deficient, improve street trees, plantings, furniture (such as benches, trash receptacles, newsracks, and drinking fountains), signage, public art, and other amenities that promote pedestrian activity in retail commercial districts.
- LU 14.5 Connectivity to Parking.** Require that commercial and office districts be linked to their parking areas and garages by well-designed and attractive pedestrian corridors.
- LU 14.6 Connectivity to Neighborhoods.** Require that commercial and office districts be linked to adjoining residential neighborhoods and other districts by well-designed and attractive pedestrian sidewalks and corridors.

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

## Goal

**LU 15.0 Business Districts Adjoining Residential Neighborhoods.** Compatible relationship between retail and office districts and corridors and adjoining residential neighborhoods, assuring the integrity, character, and quality of each, public safety, and quality of life for residents and visitors.

### Policies

- LU 15.1 Functional and Operational Compatibility.** Require that retail, office, entertainment, and other businesses abutting residential neighborhoods be managed to assure the safety, privacy, quiet, and quality of residents addressing such elements as hours of operation, truck deliveries, internal noise, staff parking and on-site loitering, and trash storage and pick-up.
- LU 15.2 Building and Site Design.** Require that buildings and properties in commercial and office districts be designed to assure compatibility with abutting residential neighborhoods incorporating such elements as setbacks, transitional building heights and bulk,, architectural treatment of all elevations, landscape buffers, enclosure of storage facilities, air conditioning, and other utilities, walls and fences, and non-glare external lighting.
- LU 15.3 Alleys.** Require that alleys be attractively designed as a transition between retail and office districts and residential neighborhoods using quality paving material and extensive landscaping and be well-maintained.

## MIXED USE DISTRICTS & CORRIDORS

Goals and policies of this section of the general plan provide for the development of properties and buildings that integrate housing with retail, office, and other non-residential uses, and are quality places to walk, shop, and be entertained. Mixed-use development is intended to enable residents to live close to commercial uses, employment, restaurants, entertainment, and public services, thereby reducing automobile trips, air pollution, energy consumption, and noise while increasing opportunities for resident activity and local shopping.

## Goal

**LU 16.0 Mixed-Use Districts and Neighborhoods.** Districts integrating housing with commercial and office development that offer new housing choices for Beverly Hills residents close to businesses and employment; that are well-designed reflecting the traditions of the City; and actively engage and enhance pedestrian activity.

### Policies

- LU 16.1 Ground Floor Development.** Require that the ground floor of buildings integrating housing with non-residential uses be occupied by retail, dining, and other uses that engage and activate pedestrian activity.
- LU 16.2 Architectural Design Quality.** Require that buildings integrating housing with non-residential uses convey a high level of architectural design quality and landscape amenity, reflecting the traditions that historically have defined Beverly Hills.

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

- LU 16.3 Design Integration.** Require that residential and non-residential portions of mixed-use buildings be seamlessly integrated by architectural design, pedestrian walkways, and landscape.
- LU 16.4 Pedestrian-Active Streets.** Require that the ground floor of street-facing elevations of mixed-use structures be designed to address the sidewalk and promote pedestrian activity in accordance with Policy LU 14.2.
- LU 16.5 Compatibility of Residential and Non-Residential Uses.** Require that buildings integrating housing with non-residential uses be designed to assure compatibility among its uses and public safety including separate access, fire suppression barriers, secured resident parking, noise insulation, and similar elements.

## PUBLIC & QUASI-PUBLIC USES

Goals and policies of this section of the general plan provide for the development and maintenance of civic, park, schools, utility, institutional, and other public and quasi-public uses to assure adequate distribution and access for residents and businesses; consistency with the pattern, scale, and quality of development; and prevent adverse impacts on the community.

### Goal

**LU 17.0 Public and Quasi-Public Uses Supporting Resident Needs.** Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement Beverly Hills' neighborhoods, centers, and corridors.

### Policies

- LU 17.1 Adequate Community-Supporting Uses.** Seek to ensure that adequate public and private community-supportive facilities and services are located throughout the City.
- LU 17.2 Excellence in Public Projects.** Lead by example, demonstrating design excellence in new buildings and properties developed by the City such as civic facilities, museums, and public parking structures.
- LU 17.3 Compatibility of Public Buildings and Sites.** Ensure that City-owned buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, architecture, and landscape with the district or neighborhood in which they are located.
- LU 17.4 Compatibility of Non-City Public Uses.** Encourage school, utility districts, and external agencies exempt from City land use control and approval to plan their properties and design buildings at a high level of architectural excellence to maintain the character of the district or neighborhood in which they are located.
- LU 17.5 Expansion of Existing Facilities.** Consider opportunities for the expansion of existing parklands, recreational facilities, schools, cultural, and other public facilities provided that such improvements are cohesively integrated and complement existing development and is compatible with adjoining land uses.
- LU 17.6 School Parking and Access.** Work with school districts to ensure that parking and student drop-offs are located to minimize impacts on adjoining residential neighborhoods.

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

**Note:** The broader community-wide policies were reviewed with the Planning Commission at its July 10<sup>th</sup> meeting. Work is currently proceeding to integrate the Commission's feedback on these policies.

- LU 17.7 Joint Development.** Encourage public-private partnerships when developing surplus public properties to enhance the surrounding community and provide a source of revenue to fund improvements to City or other agency services or facilities.
- LU 17.8 Care Facilities.** Encourage the development of senior daycare facilities, assisted living facilities, hospice, child care, and other care facilities in appropriate areas throughout the City.
- LU 17.9 Assembly Facilities.** Encourage and support the development of assembly facilities for social, cultural, educational, and religious organizations in appropriate locations of the City.
- LU 17.10 Parks and Open Spaces.** Seek to expand the City's parklands, greenways, and open spaces as vacant lands are available or existing buildings are demolished, considering alternative prototypes and standards for park development in urban areas and where limited land may be available.

## COMMUNITY DISTRICTS

Goals and policies of this section of the general plan guide development in each of Beverly Hills' distinct commercial, office, and mixed-use districts and corridors. They express specific intentions for use, design, character, and implementation that uniquely apply to and differentiate the area supplementing the general goals and policies presented in earlier sections of the Plan.

### Goal

**LU 18.0 West Wilshire Boulevard** (Generally between Spalding Drive and Crescent Drive). A principal center of economic activity and identity, containing uses representing Beverly Hills' key industries, including entertainment, high-end retail, and visitor-serving hotels and other facilities developed with enhanced pedestrian activity along the Wilshire Boulevard.

### Policies

- LU 18.1 Development Opportunities.** Promote the development of businesses that are representative of or support Beverly Hill's key industries, including entertainment, office, high-end retail, and hotels and other visitor-serving uses.
- LU 18.2 Development Capacity and Density.** Consider increases in development capacity up to the limits established in the General Plan to (a) attract key industries whose economic activity induces development of complementary businesses, (b) support the long-term viability of existing key industries, and (c) facilitate re-investment of aging buildings in accordance with policies LU 4.2 and LU 4.3 and Table LU1.
- LU 18.2 Streetscape Amenity.** Implement additional streetscape amenities along Wilshire Boulevard to improve its attractiveness for pedestrian activity including trees that provide a canopy and shade, well-designed street furniture, public art, and comparable amenities.

### Goal

**LU 19.0 Mid-Wilshire Boulevard** (Generally between Crescent Drive and Arnaz Drive). A vital district containing nodes of retail activity, offices, entertainment, automotive, and supporting uses.

### Policies

- LU 19.1 Development Pattern.** Promote the development of distinct districts concentrating uses by type—retail, entertainment-related, and office.
- LU 19.2 Development Density and Building Scale.** Concentrate the highest development densities and building scale adjoining multi-family residential districts, minimizing these adjoining single family neighborhoods.
- LU 19.3 Wilshire Entertainment Center.** Promote the clustering of entertainment related and supporting uses in proximity to the Academy of Motion Picture Arts and Sciences offices as a distinct and integrated district, including such uses as offices for producers, agents, and attorneys; screening rooms; production facilities; camera and equipment rental and sales; financial institutions; and comparable uses.
- LU 19.4 Entertainment District Public Amenities.** Promote development of a plaza that can be used for outdoor gatherings and events in the Wilshire Entertainment District.
- LU 19.5 Streetscape Amenity.** Implement streetscape amenities that improve the pedestrian character of the street including tree canopies, plantings, well-designed furniture, distinctive paving, pedestrian-oriented lighting, and signage.

**Goal**

- LU 20.0 East Wilshire Boulevard** (Generally between Arnaz Drive and La Cienega Boulevard). A vital district containing nodes of retail activity, offices, entertainment, automotive, and supporting uses.

**Policies**

- LU 20.1 Development Pattern.** Promote the development of distinct districts concentrating uses by type—retail, entertainment-related, and office.
- LU 20.2 Development Density and Building Scale.** Regulate development densities and building scale to assure compatibility with adjoining single family neighborhoods

**Goal**

- LU 21.0 Wilshire Boulevard Transit Oriented Center** (Generally between La Cienega Boulevard and San Vicente Boulevard). A high density center capitalizing on the presence of a Metro transit station and portal containing offices, retail and residential uses.

**Policies**

- LU 21.1 Uses and Density.** Accommodate high density office, retail, and residential (in mixed use buildings) development that facilitate access to and by public transit and reduce automobile trips, pollution, and energy consumption.
- LU 21.2 Transit Station/Portal Air Rights.** Maximize development density in the air rights about the transit station/portal and provide direct linkages to the transit line.
- LU 21.3 Integrated Development.** Require that new development and renovation of existing buildings contribute to the sense of a distinct district, where individual buildings are grouped and connected by sidewalks, plazas, and public landscapes; which may be facilitated by a master or specific plan.
- LU 21.4 Shared Parking Structures.** Promote the development of one or more parking structures to serve transit riders, building tenants, and residents and require that its ground floor be occupied by retail uses that induce pedestrian activity.

- LU 21.5 Pedestrian Streetscapes.** Implement streetscape amenities that improve the pedestrian character of the street and intersections including tree canopies, plantings, well-designed furniture, distinctive paving, pedestrian-oriented lighting, and signage.

**Goal**

- LU 22.0 Business Triangle.** A pedestrian-oriented center that is uniquely throughout the world for its businesses, architecture, streetscape, and environment.

**Policies**

- LU 22.1 Function and Uses.** Accommodate distinctive retail business, restaurants, and complementary uses in the historically recognized core of the Business Triangle, concentrating office and other uses contributing to lesser levels of pedestrian activity on its periphery. **LU 22.2 Medical Uses.** Allow replacement of existing medical uses but limit the amount of new medical uses allowed.
- LU 22.3 Entertainment Venues.** Consider the development of small scale facilities and venues that provide nighttime entertainment for residents and visitors, provided that they are located to prevent traffic, noise, and public safety impacts on surrounding neighborhoods and retail establishments.
- LU 22.4 Development Scale and Density.** Maintain the low-rise development scale in the historic core of the Business Triangle, while accommodating greater intensities on its periphery to accommodate the City's key industries including entertainment, office, and visitor-serving uses.
- LU 22.5 Shared Parking Structures.** Require the development of shared parking structures in lieu of individual on-site facilities in the retail core and require that their ground floor to be occupied by retail uses that induce pedestrian activity.

**Goal**

- LU 23.0 West Little Santa Monica Boulevard District (west of Wilshire Boulevard).** A pedestrian-oriented corridor providing distinctive goods and services for the entertainment industry, residents, and visitors.

**Policies**

- LU 23.1 Function and Uses.** Accommodate distinctive retail business, entertainment-related offices, restaurants, hotels and visitor-serving facilities, and complementary uses along Little Santa Monica Boulevard west of Wilshire Boulevard.
- LU 23.2 Development Scale and Density.** Accommodate development consistent with the scale, density, and quality of existing development.
- LU 23.3 Pedestrian Streetscapes.** Implement streetscape amenities that complement the existing pedestrian character of the street, which may include landscape plantings, well-designed furniture, distinctive paving, pedestrian-oriented lighting, and signage.

**Goal**

- LU 24.0 East Little Santa Monica Boulevard District (east of Wilshire Boulevard).** A pedestrian-oriented corridor providing distinctive goods and services, restaurants, and other business complementing adjoining businesses in the Business Triangle.

### **Policies**

- LU 24.1 Function and Uses.** Accommodate the re-use of existing and infill of existing development for uses that sustain and enhance the retail character of Little Santa Monica Boulevard and complement uses in the Business Triangle.
- LU 24.2 Pedestrian Streetscapes.** Implement streetscape amenities that complement the existing pedestrian character of the street, which may include tree canopy, landscape plantings, well-designed furniture, distinctive paving, pedestrian-oriented lighting, and signage.

### **Goal**

- LU 25.0 Western Gateway** (formerly, Robinsons-May/Hilton property). A iconic center that defines the western entry to Beverly Hills containing a mix of visitor-serving, retail, and residential uses developed on a network of pedestrian pathways, plazas, and open spaces and scaled to transition with adjoining residential neighborhoods.

### **Policies**

- LU 25.1 Visitor-Serving Uses.** Accommodate hotels, retail, restaurant, and supporting uses that build on and expand the base of visitor-serving uses.
- LU 25.2 Urban Neighborhood.** Accommodate housing and resident-serving uses that offer opportunities for residents to be located in proximity to jobs, services, and entertainment.
- LU 25.3 Development Density.** Allow for intensified development densities in consideration of the site's isolation from residential neighborhoods and adjacency to the Los Angeles County Club golf course.
- LU 25.4 Development Scale and Height.** Allow for the development of taller, slender buildings within the permitted densities, in exchange for the provision of increased open spaces, recreation, and viewsheds.
- LU 25.5 Relationship to Residential Neighborhoods.** Require that buildings be located and designed to transition in height, bulk, and mass with residential neighborhoods north of Wilshire Boulevard with tallest buildings located adjacent to the golf course and modulate building mass to avoid the sense of uninterrupted building walls on Wilshire Boulevard.
- LU 25.6 Architectural Design.** Require that buildings be designed to exhibit a high level of excellence that unique defines the site.

### **Goal**

- LU 26.0 Entertainment Business District** (formerly, Beverly Hills Industrial Area). A major center of entertainment-related offices, supporting businesses, and public uses building on recent trends for the evolution and re-use of Beverly Hills Industrial District.

### **Policies**

- LU 26.1 Function and Uses.** Accommodate the re-use of existing and infill of existing development for entertainment-related businesses including offices, production facilities, and supporting retail, restaurant, and financial uses.

- LU 26.2 Civic Uses.** Continue to expand and develop publicly-owned properties for administrative, capital facility, parkland, and other public purposes.
- LU 26.3 Development Density.** Consider increases in development capacity up to the limits established in the General Plan for businesses representative or supportive of the City's key industries in accordance with policies LU 4.2 and LU 4.3.
- LU 26.4 Development Scale and Transition.** Require that development be located and scaled to transition with residential neighborhoods north of Santa Monica Boulevard and east of Maple Drive.
- LU 26.5 Civic Center Drive Building Orientation.** Cluster and orient buildings along the Civic Center Drive frontage and include ground level retail uses, where appropriate, to induce pedestrian activity.
- LU 26.6 Pedestrian Connectivity with City Hall.** Improve public sidewalks along Civic Center Drive to promote a seamless and attractive pedestrian connection with the Civic Center pedestrian axis and extension to the Business Triangle, considering such improvements as wide sidewalks, tree canopy, plantings, street furniture, distinctive paving, pedestrian-scaled lighting, and attractive signage.

**Goal**

- LU 27.0 Santa Monica Boulevard Median Office District** (formerly, T-Zone, west of Linden Drive). Re-use of abandoned railroad right-of-way for uses that support Beverly Hills' key industries.

**Policies**

- LU 27.1 Function and Uses.** Accommodate the re-use of the abandoned railroad right-of-way west of Linden Drive for Class A professional offices and permit the use of their ground floors for retail uses.
- LU 27.2 Development Density.** Consider increases in development capacity up to the limits established in the General Plan for businesses representative of the City's key industries in accordance with policies LU 4.2 and LU 4.3 and table LU1.
- LU 27.23 Architectural Design and Building Massing.** Locate, design, and modulate building volumes to avoid the visual sense of an uninterrupted structural mass along Santa Monica Boulevard.
- LU 27.4 Parking.** Locate and limit parking entries to minimize traffic impacts on Little and Big Santa Monica Boulevards.

**Goal**

- LU 28.0 Santa Monica Boulevard/Civic Center Drive Median Retail Village** (formerly, T-Zone, east of the Civic Center). Re-use of abandoned railroad right-of-way for small scale retail uses that support the adjoining Entertainment Office District.

**Policies**

- LU 28.1 Function and Uses.** Accommodate the re-use of the abandoned railroad right-of-way east of the Civic Center for retail uses that serve residents north of Santa Monica Boulevard and support Entertainment Business District uses.
- LU 28.2 Architectural Design and Scale.** Require the development be designed as a pedestrian-oriented "village character," conveying the sense of individual small

storefronts, characteristic of the Civic Center Drive fronting buildings east of Foothill Road.

**LU 28.3 Development Scale and Transition.** Require that development be located and scaled to transition with residential neighborhoods north of Santa Monica Boulevard.

**LU 28.4 Streetscape Amenity.** Improve public sidewalks along the north side of Civic Center Drive be improved to promote pedestrian activity, complementing improvements on the south as provided by Policy LU 26.6.

#### Goal

**LU 29.0 Beverly Drive.** A pedestrian-oriented retail and office district serving and functioning as a primary shopping and gathering place for local residents.

#### Policies

**LU 29.1 Function and Uses.** Accommodate retail, restaurant, personal service, and other uses that serve Beverly Hills' residents, allowing office uses on the upper floors of buildings.

**LU 29.2 Development Density.** Consider increases in development capacity up to the limits established in the General Plan for businesses representative of the City's key industries in accordance with policies LU 4.2 and LU 4.3.

**LU 29.3 Development Scale and Transition.** Require that development be located and scaled to transition with adjoining residential neighborhoods.

**LU 29.4 Shared Parking Structures.** Develop shared parking structures in addition to or in-lieu of individual on-site facilities and require that their ground floor to be occupied by retail uses that induce pedestrian activity.

**LU 29.5 Pedestrian Streetscapes.** Implement streetscape amenities that complement the existing pedestrian character of the street, which may include tree canopy, landscape plantings, well-designed furniture, distinctive paving, pedestrian-oriented lighting, and signage

#### Goal

**LU 30.0 South Robertson Boulevard Mixed Use Village.** A pedestrian-oriented mixed-use village building on the designer and specialty stores located on North Robertson Boulevard in the City of Los Angeles and providing opportunities for residents to live above ground floor shops that reduce automobile commutes, pollution, and energy consumption.

#### Policies

**LU 30.1 Function and Uses.** Accommodate the re-use of existing and infill of existing development for uses that sustain and enhance the retail character of Robertson Boulevard, emphasizing designer and related industries characteristic of the northern sections of the Boulevard in the cities of Los Angeles and West Hollywood.

**LU 30.2 Mixed Use Buildings.** Provide the opportunity for and incentives for the development of housing above ground level retail uses enabling residents to access local commerce and services and reduce automobile use.

**LU 30.3 Architectural Design and Scale.** Require the buildings be designed to convey the character of individual pedestrian-oriented storefronts, characteristic of existing retail establishments.

**LU 30.4 Pedestrian Streetscapes.** Implement streetscape amenities that complement the existing pedestrian character of the street, which may include tree canopy, landscape plantings, well-designed furniture, distinctive paving, pedestrian-oriented lighting, and signage.

#### **Goal**

**LU 31.0 North Robertson Boulevard Retail District.** A pedestrian-oriented retail corridor building on the designer and specialty stores located on North Robertson Boulevard in the City of Los Angeles.

#### **Policies**

**LU 31.1 Function and Uses.** Accommodate the re-use of existing and infill of existing development for uses that sustain and enhance the retail character of Robertson Boulevard, emphasizing designer and related industries characteristic of the northern sections of the Boulevard in the cities of Los Angeles and West Hollywood

**LU 31.2 Architectural Design and Scale.** Require the buildings be designed to convey the character of individual pedestrian-oriented storefronts, characteristic of existing retail establishments.

**LU 31.3 Pedestrian Streetscapes.** Implement streetscape amenities that complement the existing pedestrian character of the street, which may include tree canopy, landscape plantings, well-designed furniture, distinctive paving, pedestrian-oriented lighting, and signage.

#### **Goal**

**LU 32.0 Olympic Boulevard Mixed Use Village (east of Rexford Drive).** A pedestrian-oriented mixed-use village providing opportunities for residents to live above ground floor shops and reduce automobile commutes, pollution, and energy consumption.

#### **Policies**

**LU 32.1 Function and Uses.** Accommodate the re-use of existing and infill of existing development for uses that sustain and enhance the retail character of Olympic Boulevard and provide the opportunity for the development of housing on their upper floors enabling residents to access local commerce and services and reduce automobile use.

**LU 32.2 Development Scale and Transition.** Require that mixed-use buildings be located and scaled to transition with adjoining residential neighborhoods.

**LU 32.3 Pedestrian Streetscapes.** Implement streetscape amenities that enhance the pedestrian character of the street, which may include tree canopy, landscape plantings, well-designed furniture, distinctive paving, pedestrian-oriented lighting, and signage.

# **ATTACHMENT B**

**DRAFT**

**Infrastructure & Utility Policies**

# DRAFT INFRASTRUCTURE & UTILITY POLICIES

July 2008

## Mobility

### ROADWAYS

#### Goal M 1

**Circulation System.** Provide a safe and efficient roadway circulation system within the city.

- M 1.1      **Santa Monica Boulevard Improvements.** Study and implement opportunities for improving traffic flow during Peak hours on North Santa Monica Boulevard. Work collaboratively with regional agencies and adjacent jurisdictions to coordinate interface with adjacent segments of Santa Monica Boulevard.
- M 1.2      **Intersection Improvements at Wilshire Boulevard/Santa Monica Boulevard.** Study and implement opportunities for capacity improvements at the intersection of Wilshire Boulevard and Santa Monica Boulevard to improve traffic flows along these major roadways. Work collaboratively with regional agencies and adjacent jurisdictions to help improve the capacity at these intersections.
- M 1.3      **Advanced Signal Technologies.** Implement advanced signal and intersection technologies that improve traffic flow and optimize traffic signal timing and coordination to reduce travel time and delay along major corridors.
- M 1.4      **Level of Service.** Allow for flexible Level of Service (LOS) objectives as outlined below. These standards address regional traffic growth through the City of Beverly Hills and encourage increased land use densities within the City to promote transit ridership, biking, and walking, thereby reducing auto travel, air pollution, and energy consumption.
- Maintain operations on City roadways and intersections at LOS D or better at all times, including peak travel times, unless maintaining this LOS would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals. Congestion in excess of LOS D may be accepted, provided that provisions are made to improve the overall system and/or promote non-vehicular transportation as part of a development project or a City-initiated project.
  - Maintain operations on regional roadways within the City at LOS E or better at all times, including peak hour travel times. Regional roadways are defined as facilities in which at least 25 percent of the vehicular traffic is passing through the City without an origin or destination in Beverly Hills. Since traffic volumes and associated congestion on regional roadways are primarily the result of land use growth in surrounding jurisdictions and outside the City's control, a

reduced standard of LOS E shall be applied. The City shall continue to improve operations along regional roadways, as feasible, such as implementing advanced signal and intersection technologies that improve traffic flow and optimize traffic signal timing and coordination to reduce travel time and delay.

- Maintain operations on roadways and intersections within multi-modal districts at LOS E or better at all times, including peak hour travel times. Multi-modal districts are characterized as areas within the City served by frequent transit service, enhanced pedestrian and bicycle systems, a mix of uses, and higher-density development. This shall include the Business Triangle, areas within ½ mile walking distance of transit stations, and mixed use corridors as designated by the City.
- The City recognizes that the above LOS standards may not be achieved on some roadway segments, and may also not be achieved at some intersections. Roadways in which LOS D or E is projected to be exceeded are shown in the General Plan Circulation Element. On these roadways, the City shall ensure that improvements to construct the ultimate roadway system as shown in this Circulation Element are completed, with the recognition that maintenance of the desired LOS may not be achievable.

**M 1.5 Maintenance of Roadways.** Provide regular maintenance and continue to improve operations on city streets.

**M 1.6 Street Sweeping.** Continue to conduct regular scheduled street sweeping, vegetation management, and re-striping on roadways and bikeways and respond in a timely manner to citizen requests regarding maintenance concerns.

## **PUBLIC TRANSIT SERVICE**

### **Goal M 2**

**Transit.** Development of a safe, comprehensive, and integrated transit system that serves as an essential component of a multi-modal mobility system within the city.

**M 2.1 Metro Subway Extension.** Support the extension of the Metro subway extension through the city to enhance transit service and increase transit ridership within the city and the West LA region.

**M 2.2 Multi-modal Transit.** Consider a variety of transit services including heavy rail, light rail transit, bus rapid transit, trolleys (streetcars), enhanced buses, express buses, local buses, and neighborhood shuttles to meet the needs of residents, workers, and visitors.

**M 2.3 Transit Design.** Support a well-designed transit system to meet the mobility needs of residents and visitors including seniors, the disabled, and transit-dependent persons.

- M 2.4      **Interjurisdictional Cooperation.** Work collaboratively with regional agencies and adjacent jurisdictions to improve transit service, accessibility, frequency, connectivity resulting in increased ridership and fewer personal automobile trips.
- M 2.5      **Transit Frequency.** Support increased frequency transit service and capital investments to serve high-density employment, commercial, residential, or mixed-use areas and activity centers.
- M 2.6      **Transit Priority Measures.** Improve transit efficiency and travel times by implementing transit priority measures to help bypass congested areas, such as transit signal priority, queue bypass lanes, and exclusive transit lanes.
- M 2.7      **Demand Responsive Service.** Support the provision of demand-responsive service (e.g., paratransit) and other transportation services for those unable to use conventional transit.
- M 2.8      **Funding.** Identify funding sources for local transit operating costs and improvements.
- M 2.9      **Developer Contributions.** Require developer contributions for transit facilities and improvements.
- M 2.10     **Santa Monica Blvd. Improvements.** Improve transit efficiency and travel times along Santa Monica Boulevard including identifying improvements between the north/ south roadways intersecting with Santa Monica Boulevard.
- M 2.11     **Interconnected Transit System.** Create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car sharing, bicycling, and walking. Before funding transportation improvements that increase vehicle miles traveled, consider alternatives such as increasing public transit or improving bicycle or pedestrian travel routes.
- M 2.12     **Development Review.** Review development projects in consideration of transit right-of-way needs.

## NEIGHBORHOOD TRAFFIC MANAGEMENT

### Goal M 3

**Neighborhood Traffic Management.** An improved community character and quality of life in city neighborhoods through the implementation of traffic management techniques.

### Policies

- M 3.1      **Neighborhood Traffic Control Measures.** Incorporate traffic control measures in residential neighborhoods as part of proposed roadway improvement or development projects to mitigate traffic impacts to residents and reduce the negative impacts of motor vehicle traffic on quality of life.

- M 3.2 **Traffic management.** Implement traffic management measures to reduce vehicle speeds and discourage neighborhood cut-through traffic and implement devices that address the needs for which they are intended.
- M 3.3 **Design of Traffic management Devices.** Ensure that selected traffic management devices are appropriately designed with consideration to accessibility, drainage, underground utilities, adequate visibility, landscaping and the needs of emergency, sanitation, and transit vehicles and that the devices do not result in unintended consequences, such as increased travel times, emergency response times, or traffic diversion.
- M 3.4 **Assessment Districts.** Investigate the feasibility of creating a special assessment district to fund improvements for neighborhood traffic management.

## PARKING

### Goal M 4

**Parking.** A parking system that balances the goals of economic development, advanced ITS technologies, reduced travel through TDM measures, livable neighborhoods, sustainability, and public safety within the city.

### Policies

- M 4.1 **Parking Provisions.** Ensure that adequate parking is provided for existing and future uses while considering shared parking opportunities, TDM plans, and availability of alternate modes of travel, based on the site's proximity to transit.
- M 4.2 **Parking Master Plan.** Prepare parking master plans to inventory existing parking supplies and demands and prioritize improvements.
- M 4.3 **Parking Standards.** Revise minimum parking standards over time as increased transit services are provided, such as the Metro subway extension, to promote travel by alternate modes.
- M 4.4 **Parking Management.** Implement parking management tools to meet short-term parking needs and maximize on-street parking turnover.
- M 4.5 **Parking Permit Districts.** Protect the residential character of the neighborhoods by managing the city's residential permit parking areas to meet the parking needs of residents and of neighborhood-supporting businesses.
- M 4.6 **Parking Costs.** Manage parking costs to discourage single-occupant vehicle trips where parking supply is limited and alternative transportation modes are available.
- M 4.7 **Unbundled Parking.** Provide incentives for projects that separate the cost of parking from lease payments and offer a parking cash-out to employees.
- M 4.8 **Parking Area.** Support measures that help to reduce the space required for parking and parking demand.

## INTELLIGENT TRANSPORTATION SYSTEMS

### Goal M 5

**Intelligent Transportation Systems.** An efficient transportation system that utilizes Intelligent Transportation Systems (ITS) to improve operations of existing and future facilities through advanced technologies, such as adaptive signal controls, real-time parking availability, and real-time transit information.

- M 5.1      **ITS Program.** Create an ITS program for the City that identifies implementation and operation of ITS in the city and prioritizes project needs.
- M 5.2      **ITS Implementation.** Implement ITS measures to achieve cost-effective improvements in transportation system performance and operations.
- M 5.3      **Real-time Travel.** Provide real-time travel and parking availability information for transportation system conditions and make the information available to users and operators.
- M 5.4      **Traffic Coordination.** Monitor and control traffic on city streets and coordinate traffic operations with other local agencies.

## TRANSPORTATION DEMAND MANAGEMENT

### Goal M 6

**Transportation Demand Management.** A reduction in single-occupant motor vehicle travel in the city through Transportation Demand Management (TDM) that ensure efficiency of the existing transportation network and promotes the movement of people instead of personal automobiles.

### Policies

- M 6.1      **Transportation Demand Programs.** Encourage existing major employers to develop and implement TDM programs to reduce peak-period trip generation.
- M 6.2      **Transportation Demand Measures.** Utilize TDM measures to encourage and create incentives for the use of alternate travel modes.
- M 6.3      **Transportation Demand Strategies.** Identify trip reduction credits and consider reduced transportation impact fees for demonstrated commitment to TDM strategies.
- M 6.4      **Transportation Demand Amenities.** Encourage employers to provide transit subsidies, bicycle facilities, alternative work schedules, ridesharing, telecommuting, work-at-home programs, employee education, and preferential parking for carpools/vanpools.
- M 6.5      **City Transportation Demand Management.** Continue and expand a TDM program for City employees.
- M 6.6      **Transportation Demand Funding.** Study the feasibility of a citywide TDM program that would be funded by annual fees on new development.

- M 6.7 **Vehicle Occupancy.** Maintain and enhance personal mobility by encouraging and supporting programs that increase vehicle occupancy, such as preferential parking for carpools/vanpools, transit pass subsidies, or providing intercity shuttles.
- M 6.8 **Multi-Modal Design.** Require proposed development projects to implement site designs and on-site amenities that support alternative modes of transportation and consider TDM programs with achievable trip reduction goals as partial mitigation for project traffic impacts.
- M 6.9 **Transportation Management Associations.** Encourage commercial, retail, and residential developments to participate in or create Transportation Management Associations.
- M 6.10 **Incentive Program.** Provide incentives for and cooperation with public-private transportation partnerships to establish pilot programs, such as car sharing.

## WALKABLE COMMUNITIES

### Goal M 7

**Pedestrians.** A safe and comfortable pedestrian environment that results in walking as a desirable travel choice, particularly for short trips, within the city.

### Policies

- M 7.1 **Pedestrian Safety.** Design and maintain sidewalks, streets, and intersections to emphasize pedestrian safety and comfort through a variety of street design and traffic management solutions.
- M 7.2 **Pedestrian Crossings.** Provide well-marked pedestrian crossings at intersections and mid-block locations.
- M 7.3 **Streetscape Enhancements.** Enhance streets and other public right-of-way with amenities such as lighting, street trees, benches, plazas, public art or other measures to encourage walking.
- M 7.4 **Pedestrian Improvements.** Design safe pedestrian routes by collaborating with community groups to identify and implement needed and desirable improvements.
- M 7.5 **Pedestrian Network—Cohesive.** Develop a cohesive pedestrian network of public sidewalks and street crossings that makes walking a convenient and safe way to travel.
- M 7.6 **Pedestrian Network—Connections.** Provide a continuous pedestrian network that connects buildings to each other, to the street, and to transit facilities.
- M 7.7 **Pedestrian Network—Private.** Design access to new developments and buildings to encourage walking.
- M 7.8 **Pedestrian Access to Parking.** Design new parking facilities to facilitate safe and convenient pedestrian access.

M 7.9 **American with Disabilities Act.** Prioritize projects and establish funding for implementing and improving pedestrian street crossings and installing curb ramps where needed to meet ADA specifications.

M 7.10 **Safe Routes to Schools.** Participate in and implement recommendations of the Safe Route to Schools Program.

## BIKEWAYS

### Goal M 8

**Bikeways.** An integrated, complete, and safe bicycle system to encourage bicycling within the city.

### Policies

M 8.1 **Bikeway Facilities.** Provide bikeway facilities that are appropriate to the street classifications and type, traffic volume, and speed on [Note: The City doesn't have a bikeway plan.

M 8.2 **Bikeway Standards.** Require all bikeways to conform to applicable federal and state design and maintenance standards.

M 8.3 **Bikeway Treatments.** Seek innovative bikeway treatments to avoid conflicts between motorists and bicyclists.

M 8.4 **Bikeway Amenities.** Require that new development projects (e.g., employment centers, educational institutions, and commercial centers) provide bicycle racks, personal lockers, showers, and other bicycle-support facilities.

M 8.5 **Bicycle Parking.** Coordinate with transit operators to provide for secure short-and long-term bicycle parking at primary transit stations.

M 8.6 **Mobility Plan.** Prepare a citywide bicycle and mobility plan that will establish bicycling as an option for short trips and allow bicycles to connect to mass transit.

M 8.7 **Bicycle Access.** Require new development projects on existing and potential bicycle routes to facilitate bicycle and pedestrian access to and through the project, through designated pathways.

## GOODS MOVEMENT

### Goal M 9

**Goods Movement.** A safe and efficient movement of goods to support commerce within the city.

### Policies

M 9.1 **Truck Routes.** Continue to designate truck routes to minimize the impacts of truck traffic on residential neighborhoods.

M 9.2 **Truck Impacts.** Minimize noise and other impacts of truck traffic, deliveries, and staging in residential and mixed-use neighborhoods.

# TRANSPORTATION FUNDING

## Goal M 10

**Funding.** Develop sufficient funding sources to construct and maintain the transportation facilities needed to achieve the City's mobility goals.

### Policies

- M 10.1     **Capital Improvements Program.** Identify transportation improvement projects for inclusion in the City's Capital Improvements Program and develop prioritization and timing for each project based on the city's mobility needs.
- M 10.2     **Implementation of Mobility Improvements.** Ensure the identified mobility system is provided in a timely manner to meet the needs of the community.
- M 10.3     **Fair Share Costs.** Assess fees on new development for all transportation modes and ensure that payment is collected for the fair share of the costs of new and enhanced facilities.
- M 10.4     **Funding Sources.** Develop new funding sources for maintenance of roadway, pedestrian, and bikeway facilities.
- M 10.5     **Funding Measures.** Utilize bonding and innovative funding measures to fund the identified transportation improvements.
- M 10.6     **Regional Funding.** Work with Metro to increase the share of regional funding for pedestrian, bicycle, and transportation systems management projects.

# Infrastructure and Utilities

## WATER SYSTEMS

### Goal IU 1

**Water Supply System.** High-quality reliable water supply, water treatment, distribution, pumping and storage systems to meet the current and projected future daily and peak water demands of Beverly Hills.

### Policies

- IU 1.1 Urban Water Master Plan.** Review, evaluate, and update the City's Urban Water Master Plan (UWMP) and related capital improvement programs on a regular basis in order to maintain plans for expansion and improvement of distribution and storage facilities. The Department of Public Works shall determine water facilities needed to service the city, prepare capital improvements plans including prioritization and identification of funding sources, and upgrade the water supply and distribution system accordingly.
- IU 1.2 Water Distribution System.** Upgrade, maintain, and expand water supply, distribution, pumping, storage, and treatment facilities, of the City's reverse osmosis water treatment plant to address potential shortages in water supply from the California State Water Project and the Colorado River.
- IU 1.3 Water Storage.** Designate, preserve, and acquire land, if necessary, for siting future water supply, storage, and distribution facilities.
- IU 1.4 Regulatory Standards.** Meet or exceed federal and state drinking water regulatory standards through the testing, monitoring, conservation, and protection of drinking water.
- IU 1.5 Development Requirements—Water Service.** Require new development to be served from an approved domestic water supply.
- IU 1.6 Development Requirements—Ground Water.** Require engineering design and construction practices, to ensure that existing and new development does not degrade the city's groundwater supplies.

### Goal IU 2

**Water Conservation.** Conservation programs that limit water consumption through site design, the use of water conservation systems and other techniques.

### Policies

- IU 2.1 Water Conservation Ordinance.** Review the City's water conservation ordinance, the efficient landscaping ordinance regularly, and modify them as appropriate to achieve best management practices.
- IU 2.2 Green Building Program.** Review the City's green building program to ensure that the program achieves energy efficiency of buildings, encourages resource

conservation, reduces waste generated by construction projects, and promotes the health and productivity of residents, workers, and visitors to Beverly Hills.

- IU 2.3 **Rebate Programs.** Continue cooperating with the Metropolitan Water District of Southern California (MWD) to offer rebate incentives for the replacement of inefficient plumbing fixtures with water saving fixtures for all commercial, industrial, and institutional uses.
- IU 2.4 **Public Education.** Continue to provide public education to residents, businesses, and students regarding water conservation. Establish a comprehensive program to educate and publicize the need to conserve water, the incentives available, and regulations applicable
- IU 2.5 **Restrict Water Runoff.** Restrict watering methods (e.g., prohibit systems that apply water to nonvegetated surfaces) and control runoff.
- IU 2.6 **Water Auditing.** Establish auditing methods to evaluate extent of success in meeting water conservation goals as well as effectiveness of programs and technology.
- IU 2.8 **Water Conservation Measures for Public Facilities.** Require water conservation measures/devices that limit water usage for all new municipal projects and major alterations to existing municipal facilities. These measures should include the use of water-efficient landscaping and irrigation, storm water capture, efficient appliances, and use of “gray water” for irrigation. Explore partnerships with other public agencies such as the Beverly Hills Unified School District to reduce water consumption.
- IU 2.9 **Water Conservation Measures for Private Projects.** Require the installation of water conserving measures/devices and practices for new private construction projects and major alterations to existing private buildings that meet “green building” standards.
- IU 2.10 **Water Efficient Landscaping.** Encourage and promote drought-tolerant landscaping or water-efficient irrigation systems for all private and city landscaping and parkways.
- IU 2.11 **Optimum Timing for Water Irrigation.** Require that all public and private irrigation systems irrigate at optimum times of the day such as early mornings or late afternoon and use weather sensors to facilitate optimum irrigation. Develop enforcement mechanism and utilize technology to permit monitoring and control.
- IU 2.12 **New Conservation Technology.** Ensure all new private and City facility projects are utilizing conservation technologies.
- IU 2.13 **Monitoring System.** Adopt state-of-the-art water monitoring systems to remotely monitor the city’s water usage, leaks, and ruptures.
- IU 2.14 **Infrastructure Upgrades.** Continue to upgrade the city’s water infrastructure to minimize water leakage and ensure adequate supply for residents and businesses.

IU 2.15 **Funding.** Explore methods to provide financial support for water conservation efforts.

IU 2.16 **Disaster Reliability.** Implement measures to harden the system against seismic events.

### Goal IU 3

**Water Supply Costs.** A system where the costs of improvements to the water supply, transmission, distribution, storage and treatment systems are borne by those who benefit.

#### Policies

IU 3.1 **Developer Fees.** Require the costs of improvements to the existing water supply; transmission, distribution, pumping, storage and treatment facilities necessitated by new development be borne by those benefiting from the improvements, either through the payment of fees, or by the actual construction of the improvements.

### Goal IU 4

**Alternative Water Resources.** Expanded use of alternative water sources to provide adequate water supplies for present uses and future growth.

#### Policies

IU 4.1 **Cooperative Ventures for Alternative Water Sources.** Continue to explore new sources of water to serve the community, including cooperative ventures with other jurisdictions for reclaimed water or desalinization.

IU 4.2 **Recycled Water Master Plan.** Prepare and implement a Recycled Water Master Plan to serve irrigation and firefighting needs. Potential implementation measures could include linking up with regional projects such as the Hyperion feeder line extended to the Los Angeles Country Club. Explore all possible reclaimed water opportunities, including the LADWP and Los Angeles Bureau of Sanitations and Integrated Resource Plan, and any rights to Hyperion treated water. Explore feasibility of developing a city reclamation plant for reclaimed water including potential sites.

IU 4.3 **Funding Sources.** Apply for federal, state, and private grants to assist the City in developing a recycled water infrastructure. Explore feasibility of issuing bonds for this purpose. Explore opportunities to partner with other agencies.

### Goal IU 5

**GroundWater Recharge.** A system that recharges the groundwater resources.

#### Policies

IU 5.1 **Permeable Surfaces.** Require that the percentage of impermeable surface (such as asphalt) for new or renovated public, institutional, residential, and commercial projects be limited.

- IU 5.2      **Alleys.** Develop aesthetic and functional criteria for repaving of alleys and explore whether materials are available that could increase the amount of permeable surfaces.
- IU 5.3      **Stormwater.** Require that grading plans be designed and implemented to reduce storm water runoff by capturing rainwater onsite and stored on a temporary, short-term basis to facilitate groundwater recharge rather than relying solely on community drainage facilities.
- IU 5.4      **Shallow Groundwater.** Further enhance the City's efforts to minimize shallow groundwater being discharged to the stormwater system and encourage beneficial use instead of dewatering subterranean structures.

## SEWER/WASTEWATER SYSTEMS

### Goal IU 6

**Wastewater Treatment System.** A wastewater collection and treatment system that supports existing and planned development within Beverly Hills.[Can you add to this goal or make a new policy that indicates ....and minimize the number of sanitary sewer overflows (SSOs) to protect the environment and minimize inconvenience to residents.]

### Policies

- IU 6.1      **System Maintenance.** Maintain, upgrade, and expand existing wastewater collection and treatment facilities as appropriate.
- IU 6.2      **Municipal Connections & Capacity.** Require that development be connected to the municipal sewer system and ensure that adequate capacity is available for the treatment of generated wastewater flows and safely dispose of generated sludge.
- IU 6.3      **Sewer Analysis for New Development.** Require that new development and major renovation projects submit a sewer analysis outlining capacity and improvement needs to the satisfaction of the City of Beverly Hills prior to the issuance of building permits.
- IU 6.4      **Water Conservation.** Require that wastewater flows be minimized in existing and future developments through water conservation and recycling efforts.
- IU 6.5      **Fees.** Review the existing sewer fees annually to ensure that adequate amounts of fees and charges are collected to fund the construction of new facilities and upgrading and replacement of existing facilities.
- IU 6.6      **Sewer System Management Plan.** Undertake the preparation of a Sewer System Management Plan to identify the extent of any system deficiencies, identify users, and support long-term capital planning. [NOTE: The Sewer System Management Plan (SSMP) will be required to be in place soon which would be redundant of a WWP]

## Goal IU 7

**Public Safety.** A wastewater collection and treatment facilities that operates in a manner that maximizes public safety.

### Policies

- IU 7.1 **Monitoring of Toxins.** Continue to monitor businesses that may generate toxic or potentially hazardous substances to prevent contamination of water and wastewater.
- IU 7.2 **Waste Discharge Requirements.** 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.
- IU 7.3 **National Pollutant Discharge Elimination System (NPDES) and South Coast Air Quality Management District (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.

## Goal IU 8

**Water Quality.** A high-quality sanitary sewer system that minimizes the adverse effects to water quality.

### Policies

- IU 8.1 **Sanitary Sewer Management Plan.** Update the Sanitary Sewer Management Plan to address emergency spill response, preventative maintenance program, establish legal authority, and pollution mitigation measures.
- IU 8.2 **Public Outreach.** Prepare public outreach campaign to communicate requirements to residents and businesses to limit the amount of fats, oils, grease, and toxic chemicals entering the sewer system.
- IU 8.3 **Annual Inspections for Food Establishments.** Continue to annually inspect all restaurant, hotel, and catering establishments to ensure that proper disposal standards for fats, oils, and grease are followed.
- IU 8.4 **Sewer System Upgrades.** Continue to upgrade, inspect, and improve the city's sewer infrastructure to minimize deficiencies and reduce leaks and contamination.
- IU 8.5 **Penalties and Fines.** Implement more severe fines for dumping bio-solids into the city's sewer and storm drain system.
- IU 8.6 **Implement Conservation Rates for the Wastewater Utility.** Require that water and/or sewer rates encourage conservation efforts.

## STORM DRAINAGE

### Goal IU 9

**Storm Drainage System.** Provision of a fiscally sustaining storm drainage system that reduces pollutants entering the ocean.

## Policies

- IU 9.1 Storm Drain Maintenance.** Maintain and upgrade public storm drains and storage control facilities and construct or expand storm drain and flood control facilities to protect the community from risks to lives and property associated with flooding and storm water runoff.
- IU 9.2 Drain System Master Plan.** Review and update the City's Drain System Master Plan to outline needed improvements and to ensure pollutants into the system are minimized.
- IU 9.3 Storm Runoff Impacts.** Require new development to prepare hydrologic studies to assess storm runoff impacts on the local and subregional storm drainage systems, and, if warranted, require new development to provide adequate drainage facilities and to mitigate increases in stormwater flows and/or cumulative increases in regional flows. Developers of proposed projects are to submit a final drainage plan for the City Engineer's review and approval.
- IU 9.4 Fees.** Annually review the development charge, acquisition of service charge, and monthly service charges in order to ensure that adequate amounts of fees and charges are collected to fund the operation and maintenance of existing facilities and construction of new facilities.
- IU 9.5 Enforcement.** Take necessary enforcement action to eliminate illegal storm water discharges.

## Goal IU 10

**Water Quality.** Provision of a storm drainage system that does not degrade the quality of the city's surface waters, groundwater system, and other sensitive environmental areas.

## Policies

- IU 10.1 Development Mitigation.** Require that new development does not degrade surface waters or the groundwater system.
- IU 10.2 Pollution Loading.** Reduce pollutant loading through passive treatment systems such as vegetated filter strips, grass swales, and infiltration/sedimentation areas in suitable open space areas, overland flow channels and landscaping adjacent to parking lots and streets.
- IU 10.3 National Pollutant Discharge Elimination System (NPDES) Permit.** Require developers to obtain and comply with a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board (SWRCB).
- IU 10.4 Drainage Technology.** Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmentally sensitive areas.
- IU 10.5 Pesticides.** Require that individual project owners and operators handle, store, apply, and dispose all pest control, herbicide, insecticide, and other similar substances in compliance with all applicable federal, State, and local regulations.

## Goal IU 11

**Toxicity.** A system that minimizes the amount and toxicity of discharge into the storm drain system.

### Policies

- IU 11.1 **Filters and/or Screen at Catch Basins.** Develop a program to begin installation of filters and/or screens at catch basins to minimize debris from entering the city storm drain system.
- IU 11.2 **Permeable Surfaces.** Require the use of landscaping, and permeable service treatments in new developments as alternatives to nonpermeable surfaces and explore the feasibility of retrofitting existing large asphalt surfaces in the community such as alleys, parking lots, and driveways into more permeable alternatives.
- IU 11.3 **Water Quality Standards.** Continue to update and enforce Beverly Hill's standards for the quality of stormwater discharged into the system.
- IU 11.4 **Storm Water System Master Plan.** Update the Beverly Hills Storm Water System Master Plan and fund identified improvement projects.
- IU 11.5 **Removal of Debris.** 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.
- IU 11.6 **Stormwater Capture and Re-Charge.** Where feasible, use city parks for stormwater capture and recharge using grading, channeling and subterranean and other feasible capture methods.
- IU 11.7 **Penalties and Fines.** Implement fines for dumping bio-solids directly or indirectly into the city's sewer and storm drain system.

## SOLID WASTE

### Goal IU 12

**California Integrated Waste Management Act of 1989 (AB 939).** Solid waste collection and disposal services that operate in accordance with the *California Integrated Waste Management Act of 1989* (AB 939), and are funded in a manner that reduces the cost of the collection and disposal.

### Policies

- IU 12.1 **Waste Collection.** Provide an adequate and orderly system for collection and disposal of solid waste for new and existing development in the city.
- IU 12.2 **Contract for Waste Collection Services.** Maintain adequate solid waste collection for commercial, industrial, and residential developments in accordance with state law by continuing to contract for commercial and some multi-family garbage and recycling collection services.

- IU 12.3 **Monitor Waste Collection Operations.** Monitor the operations of garbage collection contractor to ensure that service levels are adequate.
- IU 12.4 **Regional and State Measures.** Encourage and support regional and statewide efforts to increase diversion of the solid waste stream.

#### Goal IU 13

**Conservation.** A solid Waste collection and disposal system that maximizes source reduction, recycling and composting.

#### Policies

- IU 13.1 **Enforcement of a Recycling Program.** Continue to utilize the Materials Recovery Facility (MRF) within all City offices and facilities.
- IU 13.2 **Materials Recovery Program.** Continue to provide solid waste recycling programs.
- IU 13.3 **Plastic Bags.** Discourage the use of plastic bags by grocery stores and other retailers.
- IU 13.4 **Expand Recycling Programs.** Expand recycling efforts, and continue to encourage recycling by all residents.
- IU 13.5 **Source Reduction and Recycling Element (SRRE) and the Household Hazardous Waste Element (HHWE).** Review and 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.

#### Goal IU 14

**Public Outreach.** Effective public participation in source reduction, recycling, and composting activities through outreach programs.

#### Policies

- IU 14.1 **Waste Reduction Education.** Study and actively pursue methods of educating the public on the benefits of recycling and reuse.
- IU 14.2 **Educational Programs for Professional Gardeners.** Provide educational programs for professional gardeners to increase their compliance with the use of sustainability rules/guidelines. Consider mandating completion of an educational course in greenwaste recycling, composting and sustainable gardening practices for all professional gardeners that provide services in Beverly Hills. Continue to offer the "Protector del Aqua" course.

## Goal IU 15

**Waste Reduction.** An efficient and innovative waste management program that reduces the amount of waste material entering regional landfills.

### Policies

- IU 15.1     **Recycling and Waste Diversion Benchmarks.** Establish benchmarks and develop innovative methods and strategies to reduce the amount of waste materials entering landfills over the next 20 years.
- IU 15.2     **Recycling Areas.** Require a developer to provide designated areas for the collection and loading of recyclables. The receptacles that collect recyclable materials shall be covered and kept in a concrete paved area that is completely screened from public view.
- IU 15.3     **Rate Re-structuring.** Explore feasibility of establishing fees that are based on the proportion of solid waste not delivered to the landfill by any particular user.
- IU 15.4     **Regulate Professional Gardeners.** Regulate professional gardeners and enforce compliance with greenwaste requirements.
- IU 15.5     **Recycled Building Materials.** Require use of recycled building materials wherever possible for new or renovated public and private facilities.
- IU 15.6     **Demolition Waste.** Require the recycling of demolition waste for new construction, renovation, and construction projects.

## ENERGY

### Goal IU 16

**Natural Gas System.** Provision of an adequate, safe, and orderly supply of natural gas energy to support existing and future land uses within the city.

### Policies

- IU 16.1     **New Development Requirements.** Require that new development is approved contingent upon its ability to be served with adequate natural gas facilities and infrastructure.
- IU 16.2     **Adequate Facilities.** Coordinate with the Southern California Gas Company to ensure that adequate natural gas facilities are available to meet the demands of existing and future developments and to encourage conservation techniques.

### Goal IU 17

**Electrical Energy System.** Provision of an adequate, safe, and orderly supply of electrical energy to support existing and future land uses within the city.

## Policies

- IU 17.1 **New Development Requirements.** Require that new development is approved contingent upon the ability to be served with adequate electrical facilities and service.
- IU 17.2 **Adequate Facilities.** Work with the Southern California Edison and the Beverly Hills Department of Public Works and Transportation to ensure that adequate electrical facilities are available to meet the demand of existing and future developments and to encourage conservation techniques.
- IU 17.3 **Underground Utilities.** Continue to provide for the undergrounding of new and existing electrical distribution lines unless it is determined not to be economically or practically feasible as a result of significant environmental or other constraints.
- IU 17.4 **Energy Choice Aggregation.** Continue research and consider participation in programs like Community Choice Aggregation to increase the percentage of renewable energy over that available from Southern California Edison, including rate setting that would promote conservation.

## Goal IU 18

**Conservation.** Provision of affordable and reliable energy resources to residents and businesses that minimize energy consumption.

## Policies

- IU 18.1 - **Energy Efficiency Lighting.** Install energy efficient lighting such as light emitting diodes (LED) for traffic, street, and other outdoor lighting.
- IU 18.2 **Energy Conservation Program or Plan.** Prepare a comprehensive Energy Conservation Program or Plan or a Sustainable City Plan that provides goals, benchmarks, strategies, and criteria to improve energy efficiency for existing operations and new public facilities and for private development and renovation projects.
- IU 18.3 **Reduced Energy Consumption for Public and Private Facilities.** Install energy efficient appliances and alternative energy infrastructure such as solar energy panels (photovoltaic panels) on all City facilities. Encourage installation of solar energy panels on private development. Develop partnerships with residents to encourage use of solar energy panels and other solar energy technologies.
- IU 18.4 **Solar Power Stations.** Consider satisfying some or all of the city's electrical power needs through creation of solar power stations (photovoltaic stations). These stations could be located on parking structures and roofs.
- IU 18.5 **Public Outreach.** Continue to promote energy conservation measures and options to all residents, businesses, consultants, contractors, etc., through newsletters, brochures, and the City's website. Develop incentives and an energy conservation award.
- IU 18.6 **Energy Conserving Measures for City Facilities.** Continue to implement energy conserving measures for all City facilities.

- IU 18.7      **Street Tree Master Plan.** Revisit the City’s Street Tree Master Plan to help improve the airshed, save water and minimize urban heat island effects through tree specimen choices, as well as consideration of the established historic and aesthetic character of streets.
  
- IU 18.8      **Cooperative Venture with Other Jurisdictions.** Develop an implementation study that will examine the feasibility of the City to partner with other agencies in purchasing and supplying power to residents. Partnering with other communities to purchase and supply power could increase the percentage of renewable energy over that available from Southern California Edison, including rate setting that would promote conservation.
  
- IU 18.9      **Green Building Standards.** Review and update the Green Building standards to apply to all public and private facilities to ensure the design, construction and operation of buildings are utilizing the best green practices.
  
- IU 18.10     **Community Outreach for Green Building Practices.** Create a program to educate and assist residents and businesses on Green Building Practices to increase energy performance in existing structures.

## TELECOMMUNICATIONS

### Goal IU 19

**Telecommunication System.** The provision of an adequate, safe, and orderly supply of telecommunication infrastructure to support existing and future land uses within the city.

### Policies

- IU 19.1      **Development Requirements.** Require that all new construction intended to be used for professional offices be wired to link with cable, fiber optic systems, or other modern standards for communication cabling.
  
- IU 19.2      **Telecommunications.** Provide for the continued development and expansion of telecommunications systems including cable and, as feasible, fiber optics, for access of data and information, and communication purposes.
  
- IU 19.3      **Cable Television Systems.** Ensure the city’s cable television system is capable of providing information regarding community services and activities, and education regarding significant city issues and that cable access is available.
  
- IU 19.4      **Fiber Optic Network.** Promote the extension of the regional fiber optic network into the city, including the Municipal Area Network (MAN) to serve City facilities.

# Libraries

## Goal L 1

**Library System.** A high-quality, accessible library with facilities necessary to meet the needs of the Beverly Hills community.

## Policies

- L 1.1 **Needs Assessment.** Periodically prepare a services and facilities needs analysis to determine whether current collections, services, and facilities are in line with current community needs.
- L 1.2 **Maintenance.** Provide for the continued development, maintenance, and upgrades to the library services and facilities.
- L 1.3 **Fees.** Continue to utilize City-collected, library-specific impact fees for the development of new and maintenance of existing library facilities.

# Public Services

## ADMINISTRATIVE SERVICES

**Goal PS1.** To provide efficient and professional services of the highest quality to its employees and the community.

## Administrative Services.

## Policies

- PS1.1 **Financial Reinvestment.** Develop financial strategies to support reinvestment in city infrastructure.
- PS1.2 **Revenue Administration.** Manage collection and responsible administration of the City's major revenues including the direct collection and administration of the City's business and transient occupancy taxes.
- PS1.3 **Human Resources.** Recruit and retain the "Best of the Best" by fostering a productive and professionally enriching environment for employees.
- PS1.4 **Risk Management.** Through risk assessment, Risk Management develops plans to control and mitigate the undesired effects of risk, reduce hazards, and promote a safe environment.
- PS1.5 **Budgetary Management.** Provide accurate and timely budget, Capital Improvements Program, and performance and financial monitoring information and analysis to assist City in making informed decisions.
- PS1.6 **Property Management.** Effectively manage the over 30 commercial tenants occupying over 300,000 square feet of city owned properties in the Business Triangle and the Entertainment Business District.

## **POLICE SERVICES (RENUMBER)**

### **Goal PS 1**

**Police Services.** A police department with a high-quality and superior service level to protect residents, visitors, and businesses.

### **Policies**

- PS 1.1 Staff Recruitment.** Continue aggressive recruitment efforts to hire exceptional sworn personnel in a competitive environment from a limited pool of candidates.
- PS 1.2 Technology.** Ensure changes and upgrades in equipment and policing activities keep pace with changing technology.
- PS 1.3 Funding.** Continue to seek outside funding sources to maintain a high-quality technologically advanced police department.
- PS 1.4 Terrorism.** Foster a high level of preparedness and responsiveness to terrorism by building strong inter-jurisdictional relationships and coordination with federal, state and regional policing agencies.
- PS 1.5 Communication with the Community.** Maintain communication with the community to improve relationships and customer satisfaction, while continually exploring innovative means of communication.
- PS 1.6 Crime Prevention through Environmental Design Concepts.** Encourage the use of Crime Prevention through Environmental Design Concepts (CPTED) to increase the perception of public safety and decrease the opportunity for crime and terrorist attacks.

## **FIRE SERVICES**

### **Goal PS 2**

**Fire Services.** A fire department with a high-quality and adequate service level for residents, visitors, and businesses.

### **Policies**

- PS 2.1 Emergency Medical Service (EMS) Calls.** Periodically evaluate the percentage of EMS calls and the length of the calls to determine if service improvements such as additional EMS resources and personnel are needed.
- PS 2.2 Emergency Response.** Periodically evaluate emergency response to citywide disasters requires to determine if service improvements are needed.
- PS 2.3 Adequate Infrastructure.** Continue to assess the water pressure for fire suppression and evaluate and implement feasible solution.s.

## CULTURAL RESOURCES

### Goal PS 3

**Cultural Resources.** The provision of cultural resources that meets the needs of existing and new residents of the community.

### Policies

- PS 3.1      **Programming Coordination.** Continue the coordination of logistics and programming among various organizations throughout the community, including the Beverly Hills Cultural Center.
- PS 3.2      **Additional Performance Space.** Seek additional performance space to accommodate and enhance the cultural offerings available in the community.
- PS 3.3      **Grants and Donations.** Support efforts of nonprofit, private, and community based organizations to apply for public and private grants and encourage donations for the arts and cultural activates.
- PS 3.4      **Public Art in New Development.** Encourage private commercial development to include public art in new buildings.
- PS 3.5      **Survey.** Periodically survey public art providers, artists, galleries, nonprofits, cultural groups and other entities and persons involved the arts to assess needs.

## HUMAN SERVICES

### Goal PS 4

**Human Services.** The provision of human services that meets the needs of existing and new residents of the community.

### Policies

- PS4.1      **Social Services Safety Net.** Continue to prevent crises through benefits advocacy, legal assistance, and services that address food, shelter, health maintenance, and transportation.
- PS4.2      **Diversity Awareness/Education.** Maintain a sense of community and increase public awareness of and respect for the cultural diversity of the City. Promote a positive social environment between the members of individual neighborhoods and the community at large.
- PS4.3      **Elderly Assistance/Education.** Continue to provide educational and human services to the City's active and frail elderly residents to maintain and improve their quality of life, personal growth, and enrichment.
- PS4.4      **Regional Social Responsibility.** Collaborate with other communities to develop programs, resources, and outreach for the prevention of and intervention for emerging local and regional issues such as homelessness.

# Parks and Recreation Facilities

## PARKS

### Goal PR 1

**Park and Recreation Facilities.** Provision of adequate park and recreation facilities that meet the recreational needs of existing and new residents of the community.

### Policies

- PR 1.1 Park and Open Space Standards.** Adopt the National Recreation and Parks Association national standards for the acquisition of new parks and open spaces within the city of 5 acres per/1,000 residents.
- PR 1.2 On-site Amenities or In-Lieu Fees for New Development.** Require developers of large scale new commercial or residential projects to provide on-site open space or recreational amenities, contribute in-lieu fees for the development of new recreation facilities or enhancement of existing facilities, or a combination of both to meet the demands generated by the development's resident population or employment base. This requirement would be over and above current open space requirements and current park assessment fees. On-site recreational amenities can consist of public urban plazas or squares where there is the capability for passive and active recreation and outdoor activity. These recreational amenities can also include landscaped walks, roof top gardens, swimming pools, exercise facilities, tennis courts, and basketball courts.
- PR 1.3 Parkland Assessment Fees.** Increase the current Park and Recreation Construction tax assessed to new development.
- PR 1.4 Additional Land for Parks.** Assess opportunities to acquire additional land at appropriate locations for the development or expansion of parks. Use the following criteria when considering acquisition for parkland:
- City's identified current and projected needs for recreation and sports facilities
  - City's needs for recreation facilities based on location of existing facilities
  - The preservation of natural resources, historic and cultural areas
  - Ease of accessibility
  - Usability of proposed parklands considering topography and other landform constraints
  - Fiscal impact on General Fund for any immediately needed refurbishments and ongoing maintenance
  - The existence of a deficiency in a particular sector of the city
- PR 1.5 Publicly Owned Parcels As Temporary Open Space.** Utilize City-owned rights-of-way such as the T-Zoned property east of the Civic Center not used for other purposes as temporary passive open space.

- PR 1.6 **Urban Parks.** Encourage and allow opportunities for new development to provide small plazas, pocket parks, civic spaces, and other gathering places that are available to the public, , to help meet recreational demands.
- PR 1.7 **Alternative Funding Sources.** Explore alternative private funding sources to augment public funding support for parks, open space, and street trees, including voluntary resident participation.
- PR 1.8 **Guard Against the Loss of Any Existing Parkland or Open Space Acreage.** Protect parkland from nonrecreational uses that result in loss of acreage used for recreational purposes; any loss of park land shall be replaced with acreage suitable for comparable uses so that the city's current park land acreage is not decreased.

## RECREATION FACILITIES

### Goal PR 2

**Park and Recreation Preservation.** The improvement, maintenance, and preservation of existing parks and recreation facilities, and the expansion of indoor recreational facilities.

### Policies

- PR 2.1 **Facility Needs and Improvements.** Complete a citywide facility needs assessment that includes a list of the facilities and improvements needed for each city park, Roxbury, La Cienega and Greystone Parks in particular, including a funding program and construction phasing plan.
- PR2.2 **Adequate Parking.** Minimize impact of park and recreation activities on surrounding neighborhoods by expanding supply of parking serving Roxbury and La Cienega parks.
- PR 2.3 **Review and Update of Facility Needs Assessment.** Once a needs assessment has been completed, the list of new facilities and improvements should be reviewed and updated once each five years to reflect changing needs or priorities.
- PR 2.4 **Sustainable Practices.** Utilize environmentally sustainable practices in the maintenance and development of park facilities to preserve and maintain limited open space resources. Such practices may include plant materials, building expansion or redesign, solar heating, etc.
- PR 2.5 **Sustainable Design and Operational Concepts.** Use sustainable concepts and practices in the design, materials, and operation of new parks in the city and require such concepts on open space required in new developments in the city. Such practices may include but are not limited to use of drought tolerant plant palettes in landscaping and strategic use of plants for fire protection near areas of wildland fire hazard, external shading of building and parking lots, landscape design that allows irrigation and stormwater to recharge groundwater systems and filter out pollutants.
- PR 2.6 **Use Practices That Promote Sustainability in Use and Programming.** Use environmentally sustainable practices in programming at city parks and recreational facilities including rotating the use of playfields to allow regrowth of

the turf rather than replanting, and to the extent possible, utilize playfields at Beverly Hills schools to offset municipal playfields that are regenerating turf. Offer classes that teach residents sustainable concepts they may use at home.

- PR 2.7 Design Parks and Buildings to Minimize Impacts to Residential Uses.** Require public buildings that include open space and recreational components to include noise and impact mitigation where possible as a key component of its design to minimize impacts to adjacent residential uses.

### **Goal PR 3**

**Disabled Access.** Accessible parks and recreation facilities to persons with disabilities.

#### **Policies**

- PR 3.1 Park Accessibility to Persons with Disabilities.** Ensure that parks and recreation facilities include provisions for adequate access for persons with disabilities and that existing facilities are appropriately retrofitted to include such access as required by the Americans with Disabilities Act as well as appropriate "universal design."

### **Goal PR 4**

**Recreational Programs.** Provision of a variety of seasonal and year-round recreational programs designed to meet the needs of all residents, including children, seniors, and persons with special needs.

#### **Policies**

- PR 4.1 Provide High-Quality Recreational Services.** Provide high-quality recreational services through professionally trained recreational personnel to program participants in all city parks and facilities.

- PR 4.2 Comprehensive Program Services.** Provide a variety of compatible recreational activities at each park based upon a comprehensive citywide program that assures a wide range of services appropriate to the facilities available at each park including La Cienega Park and Roxbury Park.

- PR 4.3 Youth-Oriented Recreation Activities.** Continue to provide a variety of quality programs offered in safe and secure environments for Beverly Hills' youth that enhance and extend the learning day, promote health and wellness, encourage expansion of skills, and provide positive diversion efforts.

- PR 4.4 Public/Private Partnerships.** Form partnerships with other public and private organizations in order to optimize the services and programs available to youth in Beverly Hills.

- PR 4.5 Adult Recreational Programs.** Continue to provide a variety of quality enrichment and recreational programs for the adult population that promote health and wellness; development and/or enhancement of skills and talents; extend learning opportunities; promote sportsmanship; and provide unique opportunities to engage in new activities.

PR 4.6 **Promote a Variety of Quality Programs for the Senior Population.** Continue to provide quality services and programs which meet social, recreational and health needs of the senior population such as use of the Roxbury library for a targeted senior collection.

PR 4.7 **Promote Programs That Are Financially Self Sustaining.** Design programs to be financially self-sustaining to the extent possible so that cost is not a limiting factor in participation (as it might be for youth), covering all direct expenses and administrative overhead costs where feasible.

## Goal PR 5

**Use of Recreational Resources.** Maximizing use of the community's recreational resources

### Policies

PR 5.1 **Joint-Use Recreational Programs.** Promote the use of non-City recreational facilities and open space (i.e., Beverly Hills Unified School District, private or nonprofit agencies, county and state facilities) to satisfy park and recreational needs of the community. Continue existing joint use of facilities for City-operated recreational programs on City-owned properties such as recreation related Beverly Hills Unified School District classes taught at Roxbury Park in exchange for use of playfields at Beverly Hills High School.

PR 5.2 **Additional Joint-Use Agreements.** Develop additional long-term, joint-use agreements with other local and state public and private agencies such as the Santa Monica Mountains National Recreation Area, and private recreation providers such as local golf courses and tennis clubs, to assure recreation facilities for future generations.

PR 5.3 **Incorporate Recreational Elements in Public Facilities.** Where appropriate, design public facilities to incorporate recreational elements such as children's play areas, rooftop courts, pocket parks, and usable public plazas.

## Goal PR 6

**Street Trees.** A strong, healthy, and well-maintained inventory of street trees to enhance the city's natural beauty and quality of life for its residents.

### Policies

PR 6.1 **Street Tree Master Plan.** Continue with additional phases of the Street Tree Master Plan to replace and increase the city's tree inventory on an ongoing basis as it continues to age and decline.

PR 6.2 **Periodic Assessment of Street Tree Master Plan.** At appropriate intervals, revisit the Street Tree Master Plan and evaluate goals such as aesthetic effect, tree health, water efficiency, fire safety, sidewalk and underground utility impact, historical character of neighborhood, view impact, and heat-reduction through promotion of shade canopy.

# Education

## Goal E 1

**Educational System.** The provision of high-quality education in facilities that support the community and neighborhood environment.

## Policies

- E 1.1 Cooperative Relationship with the Beverly Hills Unified School District (BHUSD).** Continue the City's cooperative relationship with the BHUSD to facilitate well-operated schools that provide quality education and minimize impacts to the neighborhoods in which they are located.
- E 1.2 Upgrade and Improve BHUSD Facilities.** Support the BHUSD in efforts to upgrade and improve school facilities using design and siting to mitigate impacts to adjacent properties.
- E 1.3 Neighborhood Impacts.** Continue cooperation with the BHUSD on issues of mutual concern such as traffic safety, circulation, congestion, and parking related to travel to and from school by students and staff especially as related to student drop-off and pick-up.
- E 1.4 Joint-Use Opportunities.** Review the current Joint Powers Agreement between the City and the District to identify opportunities for additional resource sharing that may enhance the educational experience of students or provide a community benefit to city residents.
- E 1.5 Sharing Resources.** Explore possible joint efforts to share emerging technology, particularly in the area of security enhancements.