



STAFF REPORT  
CITY OF BEVERLY HILLS

For the Planning  
Commission Meeting of  
July 31, 2008

TO: The Planning Commission  
FROM: Peter Noonan, AICP, Associate Planner  
THROUGH: Jonathan Lait, AICP, City Planner  
SUBJECT: Draft General Plan Policies: Natural Resources and Community Safety

EXECUTIVE SUMMARY

Attached for the Planning Commission's review and discussion are the following items:

- 1) Draft Natural Resource Goals and Policies (Attachment A), and
- 2) Draft Community Safety Goals and Policies (Attachment B).

The Planning Commission previously reviewed the draft Natural Resources and Community Safety Goals on October 26, 2006 and September 14, 2006 respectively. The policies reflect the feedback of the Planning Commission and the Recreation & Parks Commission. The conservation policies have also been currently being updated to reflect AB 32<sup>1</sup> and the Attorney General's letter on global warming and greenhouses gases.

BACKGROUND

The July 31<sup>st</sup> study session is the fifth 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. Since the series began on June 26, 2008, draft policies for community development (land use and housing) and infrastructure and utilities (circulation, utility and service systems) have been reviewed. This study session is an opportunity to review the draft policies in the remaining two elements. The policies for these sections were reviewed by the

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<sup>1</sup> AB 32 (Nunez) was a bill passed by the California Legislature during 2006 mandating a reduction of greenhouse gas emissions in California to 1990 levels by 2020; §38500 et seq of the California Health & Safety Code.

Planning Commission in the fall of 2006 and are essentially the same except for updates in response to State legislation.

### PROPOSED NATURAL RESOURCE ELEMENT POLICIES

Staff is seeking the Planning Commission's comments on the following draft policies of the Community Safety Element:

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| <ul style="list-style-type: none"><li>• Biological Resources</li><li>• Mineral Resources</li><li>• Water Resources</li></ul> | <ul style="list-style-type: none"><li>• Visual Resources</li><li>• Air Quality</li></ul> |
|--|--|

#### Biological Resources

The overall goals with respect to biological resources include:

1. **Natural and Open Space Protection.** Protection and enhancement of open space resources, remaining natural areas, and significant wildlife and vegetation in the City as integral parts of a sustainable environment within a larger regional ecosystem.
2. **Urban Forest.** Management of the City's urban forest as an environmental, economic, and aesthetic resource to maintain the unique character of Beverly Hills and the quality of life of its residents.

The proposed policies and programs implementing these goals focus on conservation and preservation of resources and open space, maintain and upkeep City documents related to management of biological resources, and maintaining and enhancing the urban forest.

#### Mineral Resources

The overall goal with respect to mineral resources is:

3. **Oil & Gas.** Minimized impacts from oil and gas activities.

The proposed policies and programs implementing this goal focus on limiting and reducing mineral extraction over time.

### Water Resources

The overall goals with respect to water resources are:

4. **Water Conservation.** Provision of a system that minimizes water consumption through conservation methods and other techniques.
5. **Recharge Groundwater Resources.** Provision of a groundwater recharge system.
6. **Water Quality Protection.** Protection of local watersheds and groundwater resources.

The proposed policies and programs implementing these goals focus on continuing to work with adjacent and regional agencies, continuing to establish and update conservation goals, providing public outreach and education, incentivizing low water demand building design and property maintenance, requiring water conservation measures in new construction, improving ground water recharge, increasing storm water retention, and improving storm water water quality.

### Visual Resources

The overall goal with respect to visual resources is:

7. **Visual Resource Preservation.** Maintenance and protection of significant visual resources and aesthetics that define Beverly Hills.

The proposed policies and programs implementing this goal focuses on preserving and enhancing views of city landmarks, vistas, city skylines and parkways, developing standards for new construction, reducing the amount of light and glare.

### Air Quality

The overall goal with respect to air quality is:

8. **Improved Air Quality.** Improved health and sustainability of the community through improved regional air quality and reduced greenhouse gas emissions that contribute to climate change.

The proposed policies and programs implementing this goal focuses on reducing overall vehicle generated pollution through partnering with regional agencies, increasing the

number of low emission vehicles, increasing transit ridership, and incentivizing low emission development practices.

### PROPOSED COMMUNITY SAFETY ELEMENT POLICIES

Staff is seeking the Planning Commission's comments on the following draft policies of the Community Safety Element:

- Fire Hazards
- Flood Hazards
- Geologic and Seismic Hazards
- Hazardous Materials
- Disaster Preparedness

#### Fire Hazards

The overall goals with respect to fire hazard policies include:

1. **Protection of Life and Property.** The protection of human life and property from the risks of wildfires and urban fires
2. **Fire Department Service.** An efficient, well-equipped and responsive fire department which offers maximum feasible personal safety and protection from loss of life and property caused by wildfires and urban fires
3. **Existing and New Development/Redevelopment.** All existing and new development/redevelopment address the provision of fire protection in a proactive and preventative manner

The proposed policies and programs implementing these goals generally focus on improving water supply reliability and capacity in fire-prone areas, continuing to require property maintenance to reduce fire dangers, providing regular maintenance and upkeep to City documents that address fire hazards, accelerating compliance of certain fire protection requirements, continuing to research and improve emergency preparedness operations both within the City and in conjunction with neighboring jurisdictions, and continuing to require standards for development that reduce hazards and improve emergency access to properties and structures.

### Flood Hazards

The overall goals with respect to flood hazard policies include:

4. **Protection from Flood Hazards.** To reduce the potential risk of flood hazards to human life and public and private property

The proposed policies and programs implementing these goals generally focus on maintaining and updating City documents that address flood hazards, continuing to require standards for development that would reduce flood hazards, and continuing to implement and monitor flood hazards, mitigation activities, and programs.

### Landslide Hazards

The overall goals with respect to landslide hazard policies include:

5. **Protection from Geologic Hazards.** To reduce the known level of risk to loss of life, personal injury, public and private property damage, economic and social dislocation, and disruption of vital community services that would result from earthquake damage or other geologic disturbance. 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.

The proposed policies and programs implementing these goals generally focus on requiring new development and redevelopment to meet safety standards, maintaining and up keeping City documents that address geologic hazards, continuing to require upgrades to unreinforced masonry and other "at risk" buildings, and developing assistance programs for the elderly.

### Hazardous Materials

The overall goals with respect to hazardous materials policies include:

6. **Protection from Hazardous Materials.** To ensure that the health, safety and general welfare of residents and visitors of Beverly Hills, including the overall health of the natural environment, is protected to the maximum extent feasible from the harmful exposure to hazardous materials

The proposed policies and programs implementing these goals generally focus on interjurisdictional cooperation, hazardous waste collection, public education, hazardous materials regulation and cleaning up contaminated sites in conjunction with new development.

### Disaster Preparedness

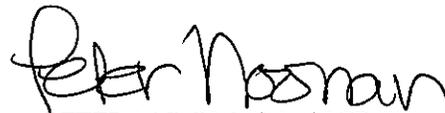
The overall goals with respect to disaster preparedness policies include:

7. **Preparation for Natural or Manmade Disasters.** A city that has a strengthened and maximized potential to prepare for, mitigate against, respond to, and recover from natural or human-induced disasters, to minimize the loss of life and damage to life, property, and the environment
8. **Preparation for Terrorist Attack.** A city that is prepared to respond efficiently and effectively in the event of a terrorist attack, to minimize the level of harm to people and property

The proposed policies and programs implementing these goals generally focus on maintaining and up keeping City documents, procedures and equipment that address disaster preparedness, ensuring cooperation between all agencies and jurisdictions, conducting disaster preparedness exercises, educating the public and establishing programs to address post-disaster reconstruction.

## NEXT STEPS

The Draft General Plan and Draft Environmental Impact Report is scheduled to be released on August 7, 2008. The first public hearing on the General Plan will be held on September 11, 2008. The Draft General Plan will reflect the outside envelope of development policies that was assessed by the Draft EIR, based the guidance provided at the joint City Council/Planning Commission meeting on January 29, 2008.<sup>b</sup> It is wholly anticipated that the Planning Commission will consider the potential impacts development in the community and tailor the development policies to address various goals and concerns of the neighborhood living environment and quality of life throughout the community.



PETER NOONAN, AICP

### Attachments:

- A: Draft Natural Resources Goals and Policies
- B: Draft Community Safety Goals and Policies
- C: Excerpts of the Minutes of the Planning Commission Meetings of September 14, 2006 and October 26, 2006

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<sup>b</sup> Guidance was also provided by an ad hoc liaison committee of the City Council and the Planning Commission on February 4, 2008.



# Chapter 5 NATURAL RESOURCES

## Goals and Policies

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### Goal NR 1

**Natural and Open Space Protection.** Protection and enhancement of open space resources, remaining natural areas, and significant wildlife and vegetation in the city as integral parts of a sustainable environment within a larger regional ecosystem.

### Policies

**NR 1.1 Resource Preservation.** Encourage new development within the city's hillsides and canyons to preserve on-site natural elements and mature trees that contribute to the community's biological diversity, remaining natural habitat, and aesthetic character. *(Imp. #)*

INSERT PHOTO of any existing undisturbed natural habitat/canyon north of the city

**NR 1.2 Conservation of Open Space.** Continue to preserve, protect, and provide access to public open spaces and greenbelts and remaining natural areas. Coordinate related efforts with adjoining communities to assure the same in appropriate areas that share a common boundary. *(Imp. #)*

### Goal NR 2

**Urban Forest.** Management of the city's urban forest as an environmental, economic, and aesthetic resource to maintain the unique character of Beverly Hills and the quality of life of its residents.

### Policies

**NR 2.1 Trees of Significance.** Require the retention of trees of significance (such as heritage trees) by promoting stewardship of such trees and ensuring that the design of development and reuse projects provide for the retention of these trees wherever possible. Where tree removal cannot be avoided, require tree replacements. *(Imp. #)*

**NR 2.2 Manage and Enhance.** Continue to plant new trees, ensure new construction incorporates tree planting and manage and care for all publically owned trees, and work to retain healthy trees. Maintain Tree City USA accreditation on an annual basis. *(Imp. #)*

**NR 2.3 Urban Forest Management Plan.** Maintain and implement an Urban Forest Management Plan. *(Imp. #)*



- NR 2.4 **Viability of Commercial Corridors.** Balance the tree canopy of the urban forest with the need for visibility along commercial corridors, including the selection of tree species with elevated canopies. *(Imp. #)*
- NR 2.5 **Urban Heat Island Effects.** Continue to promote plantings and tree placement that encourages adequate shading of rooftops, parking facilities, streets and other facilities to minimize heat island effects. *(Imp. #)* Continue to phase street tree Master Plan projects to mitigate dramatic canopy loss and to promote diversity when possible.
- NR 2.6 **Public Education.** Promote the importance and benefits of trees and of the urban forest through awareness, partnerships, and efforts that educate residents on the best methods of preserving and maintaining trees. *(Imp. #)*
- NR 2.7 **Funding.** Provide adequate funding to manage and maintain the city's urban forest on City properties, parks, and greenbelts including tree planting, trimming, maintenance, removal, and replacement. *(Imp. #)*
- NR 2.8 **Species Selection & Diversification.** Assure the selection and placement of species suitable and conducive to the environment. Assure proper diversification so as to avoid wholesale loss of trees due to disease or species specific predators.

INSERT PHOTO of heritage trees

# Mineral Resources

## Context for Planning

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Beverly Hills has a history of mineral production in the form of oil and gas wells. Oil exploration and production started within what is now the city limits about ten years before Beverly Hills was incorporated in 1914. However, no locations within the city of Beverly Hills are ideally suited for oil extraction. The high-quality residential and commercial developments are incompatible with oil derricks and oil extraction operations.

## Goals and Policies

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### Goal NR 3

**Oil & Gas.** Minimized impacts from oil and gas activities.

### Policies

- NR 3.1 New Extraction Activities.** Prohibit new drill sites in new locations within the city for production of oil, gas, or other hydrocarbon substances. *(Imp. #)*
- NR 3.2 Existing Extraction Facilities.** Phase out existing above-ground drilling sites unless new technology that will permit a lower visual profile is developed. *(Imp. #)*



# Water Resources

## Context for Planning

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The city is located on the Central Coastal Plain of Los Angeles Groundwater Basin; this basin is composed of four sub-basins, three of which the City is able to access.), [ NOTE: See next page for comment] It is estimated that the northern-most portion of the city, which is located in the Santa Monica Mountains, does not overlie a groundwater basin. Rather, it is the majority of the city, which is generally flat, that overlies the three sub-basins.

In 2003, the City of Beverly Hills resumed pumping from the Hollywood sub-basin, which now provides the City with about 10 percent of its water supply. As imported water grows more scarce and cyclical drought conditions impact the demand for water, this City may come to rely increasingly on available groundwater to keep its parks and neighborhoods green. The City maintains the Water Conservation Program, Emergency Water Conservation Ordinance, and Efficient Landscaping Ordinance to achieve and maintain a high level of efficiency in water uses in the community. In 2007, the City of Beverly Hills signed the California Urban Water Conservation Council Memorandum of Understanding in an effort to become more involved with water efficiency practices.

The city of Beverly Hills is situated within the Ballona Creek Watershed area. The city's storm drain system is designed to prevent flooding by carrying away excess rainwater from city streets to the ocean via the Ballona Creek. Urban runoff flows into these storm drains and in most cases flows directly to the ocean. The EPA National Water Quality Inventory has identified runoff from development as one of the leading sources of water quality impairment.

Policies in this section guide development and infrastructure practices intended to protect surface water and groundwater from degradation caused by runoff and pollution.

INSERT PHOTO of local groundwater supply facility

WATER RESOURCES

Figure NR 1 Water Resources  
8.5x11 color

**Do not include this map as apparently there is some disagreement with the boundaries of the map.**



## Goals and Policies

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### Goal NR 4

**Water Conservation.** Provision of a system that minimizes water consumption through conservation methods and other techniques.

#### Policies

- NR 4.1 **Water Conservation Goals.** Continue to establish, review, and update water conservation goals and benchmarks for the next 20-year period. *(Imp. #)*
- NR 4.2 **Public Outreach on Need to Conserve Water.** Maintain and enhance its comprehensive program to educate and publicize the need to conserve water. *(Imp. #)*
- NR 4.3 **Water Conservation Measures for Public Facilities.** Continue to require water conservation measures/devices that limit water usage for all new municipal projects and major alterations to existing municipal facilities. *(Imp. #)*
- NR 4.5 **Water Conservation Measures for Private Projects.** Continue providing incentives, and where practical, require the installation of water conserving measures/devices and practices for new private construction projects and major alterations to existing private buildings. *(Imp. #)*
- NR 4.6 **Water Efficient Landscaping.** Where feasible, encourage installation of drought tolerant landscaping or water-efficient irrigation systems for all private and city landscaping and parkways. *(Imp. #)* Identify and implement minimum design/installation efficiency criteria for landscape irrigation systems.
- NR 4.7 **New Conservation Technology.** Strengthen local building codes for new construction and implement ordinances that require existing buildings to generate a higher level of water efficiency as a condition of issuing permits for renovations or additions, and of sale of residences and buildings. *(Imp. #)*
- NR 4.11 **Funding.** Explore methods to provide financial support for water conservation efforts. *(Imp. #)*

### Goal NR 5

**Recharge Groundwater Resources.** Provision of a groundwater recharge system.

## WATER RESOURCES

### Policies

- NR 5.1 Permeable Surfaces.** Develop guidelines that limit the percentage of impermeable surface (such as asphalt) for large new or renovated public, institutional, residential, and commercial projects. Where feasible, require the use of landscaping and permeable surface treatments as alternatives. Develop aesthetic and functional criteria for repaving of alleys and explore whether materials are available that could meet these criteria. *(Imp. #)*
- NR 5.2 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. *(Imp. #)*
- NR 5.3 Recycled Stormwater.** Explore methods of retaining and using stormwater that would otherwise go into storm drains as runoff. *(Imp. #)*

### Goal NR 6

**Water Quality Protection.** Protection of local watersheds and groundwater resources.

### Policies

- NR 6.1 Stormwater Quality.** Control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City's National Pollutant Discharge Elimination System (NPDES) permit. *(Imp. #)*
- NR 6.2 Filters and Screens for Catch Basins.** Develop a program to begin installation of filters and screens to protect catch basins for the city storm drain system. *(Imp. #)* [Note: Doesn't the City already have catch basins?]
- NR 6.3 Beverly Hills Stormwater System Master Plan.** Continue to fund and undertake storm drain improvement projects as identified in the City of Beverly Hills Stormwater System Master Plan. *(Imp. #)*
- NR 6.4 Removal of Debris.** Develop policies requiring the removal of debris from parking lots, streets, and alleys to remove debris and contaminated residue *(Imp. #)*
- NR 6.5 Stormwater Capture and Re-Charge.** Consider the use of city parks for stormwater capture and recharge using grading, channeling and subterranean and other feasible capture methods. *(Imp. #)*
- NR 6.6 Continue Watershed Education.** Implement watershed awareness and water quality educational programs for City staff, community groups, the public, and other appropriate groups. *(Imp. #)*



- NR 6.7 Construction & Post Construction Impacts.** Continue to require new construction contractors to comply with the City's erosion and sediment control and stormwater management and discharge control ordinances and shall impose requirements to control and treat post development runoff. *(Imp. #)*
- NR 6.8 Regional Planning.** Continue to work with local, state, and federal agencies and private watershed organizations to improve water quality. *(Imp. #)*

# Visual Resources

## Context for Planning

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Beverly Hills offers a variety of natural and man-made aesthetic resources that define its unique character. The city's built environment reflects its rich architectural heritage. However, the city's greatest aesthetic resource is its elaborate network of landscaping and scenic vistas which fosters a sense of spaciousness within an urban setting, differentiating this community from others. Memorable and distinctive scenery provides residents with a sense of place and identity. The preservation and maintenance of both man-made and natural aesthetic resources are important components of maintaining the quality of life in this community.

Policies in this section provide for the maintenance and protection of significant visual and aesthetic resources, which contribute to the identity and character of Beverly Hills through sensitive planning and design, and maintenance practices.

INSERT PHOTO of Maple Drive between Sunset and S. Monica

## Goals and Policies

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### Goal NR 7

**Visual Resource Preservation.** Maintenance and protection of significant visual resources and aesthetics that define Beverly Hills.

### Policies

**NR 7.1 Protection of Scenic Views.** Seek to protect scenic views and vistas from public places including City landmarks, hillside vistas, and urban views of the city. *(Imp. #)*

INSERT PHOTO of Santa Monica Blvd or other visual resource

**NR 7.2 Scenic Parkway Protection.** Seek to protect its historic scenic parkways and associated greenbelts and viewpoints. *(Imp. #)*

**NR 7.3 Landscaping.** Require that new development be located and designed to visually complement the urban setting by providing accessible, landscaped entries, courtyards, and plazas. *(Imp. #)*

**NR 7.4 Minimize Removal of Existing Resources.** Require new commercial, office, and residential development to minimize the removal of mature trees and other significant visual resources present on the site. *(Imp. #)*



- NR 7.5 **Standards for New Development.** Seek to ensure that new development does not adversely impact Beverly Hills unique urban landscape. *(Imp. #)*
- NR 7.6 **Lighting.** Minimize obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary; particularly where commercial uses abut sensitive residential uses. *(Imp. #)*
- NR 7.6 **Glare.** Require that new development avoid the creation of incompatible glare through development design features. *(Imp. #)*

# Air Quality

## Context for Planning

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The city of Beverly Hills is located within the South Coast Air Basin (Basin), so named because its geographical formation is that of a basin, with the surrounding mountains trapping the air and its pollutants in the valleys or basins below. Policies in this section address air quality, including the reduction of greenhouse gasses. Air Quality policies provide for the management of various proposed and existing land uses as well as human activities with the goal of reducing emissions and pollution.

## Goals and Policies

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### Goal NR 8

**Improved Air Quality.** Improved health and sustainability of the community through improved regional air quality and reduced greenhouse gas emissions that contribute to climate change.

### Policies

- NR 8.1 Transit Ridership.** Collaborate with local transit agencies to: develop programs and educate employers about employee rideshare and transit; promote mass transit ridership through careful planning of routes; and by developing a local point of contact for potential ride-sharers. *(Imp. #)*
- NR 8.2 Low Emission City Fleet Vehicles.** Continue to purchase low-emission vehicles for the City's fleet and to use available clean fuel sources for trucks and heavy equipment. *(Imp. #)*
- NR 8.2 Transportation Systems Management and Trip Reduction.** Encourage 35 percent of all City employees to use means other than a single-occupant vehicle for their daily work commute. *(Imp. #)*
- NR 8.3 Incentives for Privately Owned Low Emission Vehicles.** Encourage the use of zero-emission vehicles, low emission vehicles and shall provide incentives for privately-owned alternative fuel vehicles such as permit waivers, free or priority parking or other incentives for low emission vehicles on city streets and parking structures. Evaluate feasibility of installing alternative fuel recharging stations in municipal parking structures. *(Imp. #)*
- NR 8.4 Coordination with SCAQMD.** Coordinate with the SCAQMD to ensure projects incorporated feasible mitigation measures if no already provided for through project design. *(Imp. #)*



- NR 8.5 **Employer Education Programs.** Encourage employers to participate in SCAQMD public education programs. *(Imp. #)*
- NR 8.6 **Maintain Standards.** Work with the South Coast Air Quality Management Board to meet state and federal ambient air quality standards. *(Imp. #)*
- NR 8.7 **Emissions Reduction.** Require new development projects that exceed the SCAQMB ROB and NO<sub>x</sub> operational thresholds to incorporate design or operational features that reduce emissions equal to 15 percent from the level that would be produced by an unmitigated project. *(Imp. #)*
- NR 8.8 **Greenhouse Gas Reduction.** Work with the California Air Resources Board and SCAQMD to comply with statewide greenhouse gas reduction goals as established in the *Global Warming Solutions Act of 2006* for 2020 and other regulatory and any subsequent targets. *(Imp. #)*
- NR 8.9 **Citywide Greenhouse Gas Assessment.** Comply with pertinent State regulations to assess citywide greenhouse gas emissions for existing land uses and the adopted General Plan buildout. *(Imp. #)*
- NR 8.10 **Air Quality Education.** Educate the public about air quality standards, health effects, and efforts that residents can make to improve air quality and reduce greenhouse gas emissions in the Los Angeles Basin. *(Imp. #)*
- NR 8.11 **New Development.** Review proposed development projects to ensure projects incorporate feasible measures that reduce construction and operations emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) through project design. *(Imp. #)*
- NR 8.12 **Preference for Reduced Emission Equipment.** Give preference to contractors using reduced-emission equipment for City construction projects as well as for City contracts for services (e.g. garbage collection). *(Imp. #)*

# Chapter 6 COMMUNITY SAFETY

## Goals and Policies

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### Goal S 1

**Protection of Life and Property.** The protection of human life and property from the risks of wildfires and urban fires

- S 1.1 **Water Supply Reliability.** Improve water supply reliability and capacity in the area served by Zone 9 for conflagrations in the vicinity of Coldwater Canyon and areas contiguous to the city and the city of Los Angeles Franklin Canyon Reservoir. *(Imp. #)*
- S 1.2 **Property Maintenance.** Continue to require property owners to conduct regular maintenance on their properties to reduce the fire danger, and maintain a fire-safe landscape. *(Imp. #)*
- S 1.3 **Brush Clearance.** Increase the current requirement of 100 feet of brush clearance to increase defensible space around structures in the Very High Fire Hazard Severity Zone. *(Imp. #)*
- S 1.4 **Hazard Mitigation Action Plan.** Evaluate the City's Hazard Mitigation Action Plan annually and revised every five years. *(Imp. #)*
- S 1.5 **Fire Hazard Mitigation.** Require fire hazard mitigation strategies, such as accelerating the 2013 compliance year for replacement of all non-Class A roofs in the VHFHSZ, are implemented, and that effective public outreach and education is included. *(Imp. #)*

### Goal S 2

**Fire Department Service.** An efficient, well-equipped and responsive fire department which offers maximum feasible personal safety and protection from loss of life and property caused by wildfires and urban fires

Insert photo of fire engine/truck

- S 2.1 **Fire Protection Service.** Continue to research and implement methods for improving the efficiency and effectiveness of the Fire Department in responding to fire hazards. *(Imp. #)*
- S 2.2 **Fire Protection Facilities.** Expand the fire services as necessary to improve level of service to high-rise structures in the city, including additional fire fighting equipment and personnel to initially respond to high-rise fires. *(Imp. #)*



- S 2.3 Emergency Management Exercises.** Conduct periodic fire related emergency management exercises with City personnel and surrounding jurisdictions. *(Imp. #)*

Insert photo of Coldwater Canyon or Franklin Canyon Reservoir

### Goal S 3

**Existing and New Development/Redevelopment.** All existing and new development/redevelopment address the provision of fire protection in a proactive and preventative manner

- S 3.1 Safety Standards.** Continue to regularly update and enforce the City's building and fire codes to reflect the highest and best available standards for fire safety design, and reflect recommendations set forth by the FireWise assessment and Joint Wildland Interface Task Force. *(Imp. #)*
- S 3.2 Impacts of New Development.** Assess the impacts of incremental increases in development density and intensity and subsequent impacts on traffic congestion, water infrastructure capacity, fire hazards, and emergency response times. *(Imp. #)*
- S 3.3 Fire Protection Service.** Require that new development and re-development of structures will provide adequate access and will not result in a reduction of fire protection services below acceptable, safe levels. *(Imp. #)*
- S 3.4 Fire Department Access.** Design private and public access drives and roadways to preserve and maintain Fire Department access to property. *(Imp. #)*
- S 3.5 Fire Protection for High-rise Buildings.** Require all mid-rise buildings, having a usable floor area of five stories, or which exceed a height of 55 feet, to be equipped with an automatic fire extinguishing system. *(Imp. #)*

# Flood Hazards

## Context for Planning

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Two areas located in the city are considered “flood zone.” These areas are illustrated in Figure S 1 (Flood Zones). A total of 1,233 parcels are located within the city’s flood zones. Beverly Hills is susceptible to flash or fast-rise flooding because a high percentage of the surface is composed of impervious surfaces. Flash floods result from large and intense rainfalls that occur over short periods of time. The flooding would tend to occur in the winter months when precipitation is greater, and can occur within several seconds to several hours, with little or no warning. The city’s hillside areas, north of Sunset Boulevard, are also susceptible to hillside slope failures during heavy rains.

Flooding may also result when water retention structures fail due to an earthquake. Portions of Beverly Hills are threatened by flooding from the City’s Greystone Reservoir, and the City’s five above-ground reservoirs and one partially below-ground reservoir. Damage to the structures caused by an earthquake, however, would probably be a minor breach, which would allow time for warning and reduction of the stored water in the reservoir. The city also lies in the inundation path of the Lower Franklin Canyon Reservoir which is located north of the city. In the event of a breach of this reservoir, the residential area north of Carmelita Drive would be exposed to immediate and severe danger. Below that point, the danger diminishes rapidly although flooding of most structures in this section of the inundation path would occur.

Insert photo of reservoir

The City has implemented various flood control measures to help mitigate flood damage in the city’s flood zones.



**Figure S 1** Flood Zones  
8.5x11 color

## Goals and Policies

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### Goal S 4

**Protection from Flood Hazards.** To reduce the potential risk of flood hazards to human life and public and private property

- S 4.1 **Beverly Hills Flood Ordinance.** Update periodically the City’s Flood Ordinance to reflect the most recent storm water drainage and retention studies for the design and maintenance practices for local flood control; and to reflect the most current flood hazard area map for Beverly Hills per the Federal Emergency Management Agency (FEMA), and control development in areas subject to flooding through the use of appropriate land use regulations such as setbacks and establishment of natural buffer areas. *(Imp. #)*
- S 4.2 **Flood Mitigation Design.** Require that new development incorporate sufficient measures to mitigate flood hazards including the design of onsite drainage systems linking with citywide storm drainage, gradation of the site so that runoff does not impact adjacent properties or structures on the site, and elevation of the structures above any flooding elevation. *(Imp. #)*
- S 4.3 **Extensive Landscaping.** Require extensive landscaping of open space areas on a property to provide the maximum permeable surface area to increase infiltration, reduce site runoff, control the overland migration of silt, and reduce the amount of surface paving. Provide guidance to property owners on recommended plant materials. *(Imp. #)*
- S 4.4 **Permeable Surface Area.** Require the use of permeable surfaces for new development and redevelopment, including alleys and driveways for residential, commercial, and City properties. *(Imp. #)*
- S 4.5 **Flood Mitigation Activities/Programs.** Continue to implement existing flood mitigation activities and programs, including the following:
- Routine inspection and cleaning of all storm water catch basins and culverts on a monthly maintenance schedule.
  - Periodic inspection and cleaning of catch basins owned and operated by the Los Angeles Flood Control District in key locations within the city prior to storm events.
  - Regularly schedule street cleaning to remove organic and nonorganic debris from roadways to mitigate or reduce debris entering catch basins.
  - Replacement of old cast iron pipes with more ductile iron pipes, to be more resilient in the event of a flood hazard. *(Imp. #)*



- S 4.6 **Storm Drain Clearance.** Research and implement new technologies to prevent trash and debris from entering storm water drains. *(Imp. #)*
- S 4.7 **Hazard Mitigation Action Plan.** Ensure that the City's Hazard Mitigation Action Plan is evaluated annually and revised every five years, and that the current mitigation strategies addressing flood hazards are implemented, where feasible, and that effective public outreach and education is included. *(Imp. #)*
- S 4.8 **Reservoirs Assessment.** Develop program of periodic assessment, monitoring, and maintenance of the structural integrity of water reservoirs. *(Imp. #)*
- S 4.9 **Facility Use or Storage of Hazardous Materials.** Require that all new facilities storing, using, or otherwise involved with substantial quantities of on-site hazardous materials within flood zones comply with standards of elevation, anchoring, and flood proofing, and that hazardous materials be stored in watertight containers. *(Imp. #)*

# Geologic and Seismic Hazards

## Context for Planning

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There are several active faults in or near the city of Beverly Hills, including the Hollywood and Santa Monica faults, which converge within the city, and the Newport-Inglewood Fault, located approximately 2 miles south of the city. Figure S 2 (Regional Fault Map) identifies the regional faults affecting Beverly Hills. Figure S 3 (Seismic Hazards) identifies areas within the city subject to seismic hazards. The city's proximity to active seismic faults makes it highly susceptible to geologic and seismic hazards, including expansive soils, subsidence, liquefaction, and landslides.

### LIQUEFACTION HAZARD

Liquefaction is one of the most destructive secondary effects of seismic shaking. Liquefaction results from the loss of soil strength due to a sudden increase in pore water pressure during shaking. It occurs primarily in saturated and loose, fine to medium grained soils, in areas where the groundwater table is 50 feet or less below the surface. Liquefaction causes foundations of structures to move, leading to varying degrees of structural damage. In general, all of the South East area of Beverly Hills is underlain by recently deposited sediments that may include potentially liquefiable layers. If groundwater levels in this area rise to within 50 feet of the ground surface, the sediments would have a moderate to high susceptibility to liquefaction.

### EXPANSIVE SOILS HAZARD

Soils that expand when exposed to water are considered expansive soils. Such expansion can cause structural damage to foundations and roads without proper structural engineering. Clay soils in Beverly Hills have potential for expansion and would swell and shrink with changes in moisture content.

### SUBSIDENCE HAZARD

Subsidence can occur as a result of excessive groundwater or petroleum withdrawals which cause the ground surface to sink. Subsidence produces cracks in pavements and buildings and may dislocate wells, pipelines, and water drains. Beverly Hills has experienced limited subsidence over the years; however, it is still a potential hazard within the city.



**Figure S 2**      **Regional Fault Map**  
8.5x11 B&W

**Figure S 3    Seismic Hazards**  
8.5x11 color



## LANDSLIDE HAZARD

Landslides are often associated with earthquakes, but other factors may also influence their occurrence, including the slope, the moisture content of the soil, and the composition of the subsurface geology. For example, heavy rains or improper grading may trigger a landslide. The hillside area of Beverly Hills is the only sector that is subject to landslide potential.

Insert photo of hillside area

## Goals and Policies

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### Goal S 5

**Protection from Geologic Hazards.** To reduce the known level of risk to loss of life, personal injury, public and private property damage, economic and social dislocation, and disruption of vital community services that would result from earthquake damage or other geologic disturbance

- S 5.1 **Safety Standards.** Require new development and re-development to be undertaken in a manner that is in compliance with seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards. *(Imp. #)*
- S 5.2 **Building and Fire Codes.** Continue to update once every three years the City's building and fire codes to reflect the highest and best available standards for seismic design and performance of buildings and conform to state requirements. *(Imp. #)*
- S 5.3 **Reinforce Existing Buildings.** Continue to require the upgrading of unreinforced masonry (URM) buildings to address structural and nonstructural seismic deficiency of buildings. *(Imp. #)*
- S 5.4 **Other Non-Unreinforced Masonry Buildings.** Require other existing "at risk" buildings in the city to be seismically reinforced and strengthened to minimize loss of life and property damage in the event of seismic or geologic hazards. These include:
- Buildings with tuck-under parking that constitutes a "soft-story"
  - Wood buildings with short cripple studs under the first floor
  - Wood buildings constructed without positive connection from the foundation to the structure
  - All pre-1981 nonductile concrete frame buildings three stories or more in height

## GEOLOGIC AND SEISMIC HAZARDS

- “Soft-Story” buildings, three stories or greater and constructed prior to 1981
- Tilt-up concrete wall buildings (*Imp. #*)

**S 5.5 Hazard Mitigation Action Plan.** Ensure that the City’s Hazard Mitigation Action Plan is evaluated annually and revised every five years, and that mitigation strategies addressing seismic and geologic hazards are implemented, where feasible, and that effective public outreach and education is included. (*Imp. #*)

**S 5.6 Assistance Programs.** Develop assistance programs for senior citizens who own single family houses to seismically retrofit their homes per current safety standards. Include features such as providing lists of approved contractors. Conduct outreach and education efforts for seniors. (*Imp. #*)



# Hazardous Materials

## Context for Planning

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A hazardous material is defined as any material that due to its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released. Federal, state, and local agency databases maintain comprehensive information on the locations of facilities using large quantities of hazardous materials, as well as facilities generating hazardous waste. Hazardous materials and/or sites found in Beverly Hills include brownfield sites, toxic discharge, leaking underground fuel tanks, and household hazardous waste.

## Goals and Policies

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### Goal S 6

**Protection from Hazardous Materials.** To ensure that the health, safety and general welfare of residents and visitors of Beverly Hills, including the overall health of the natural environment, is protected to the maximum extent feasible from the harmful exposure to hazardous materials

- S 6.1 **Interjurisdictional Coordination.** Continue to coordinate with and support the Los Angeles County Fire Department in carrying out inspections, emergency response, enforcement, and site mitigation oversight of hazardous materials and wastes for Beverly Hills. *(Imp. #)*
- S 6.2 **Hazardous Waste Collection.** Conduct frequent and convenient household hazardous waste round-ups. *(Imp. #)*
- S 6.3 **Educate Residents/Businesses.** Educate residents and businesses regarding methods to reduce or eliminate the use of hazardous materials, including the disposal of household hazardous materials, including medications, batteries, e-waste, etc. and using safer nontoxic equivalents. *(Imp. #)*
- S 6.4 **Hazardous Materials Regulation.** Enforce current laws requiring all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, produce, or transport, and to notify the appropriate City, county, state, and federal agencies in the event of a violation. *(Imp. #)*
- S 6.5 **Known Areas of Contamination.** Require proponents of projects in known areas of contamination from oil operations or other uses to perform comprehensive soil and groundwater contamination assessments, at their expense, in accordance with American Society

## HAZARDOUS MATERIALS

for Testing and Materials standards, and if contamination exceeds regulatory action levels, require the proponent to undertake remediation procedures prior to grading and development under the supervision of Los Angeles County Environmental Health Division, County Department of Toxic Substances Control, or Regional Water Quality Control Board (depending upon the nature of any identified contamination). *(Imp. #)*

- S 6.6 Siting of Sensitive Uses.** For uses that generate or use hazardous materials, develop and implement strict land use controls, performance standards, and structure design standards including development setbacks from sensitive uses such as schools, hospitals, day care facilities, elder care facilities, residential uses, and other sensitive uses. *(Imp. #)*



# Disaster Preparedness

## Context for Planning

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The City has developed two plans designed to implement programs to facilitate emergency management: the Emergency Operations Plan (EOP) and the Hazard Mitigation Action Plan (HMAP), described below.

### EMERGENCY OPERATIONS PLAN (EOP)

The EOP addresses the City's planned response to emergency situations associated with all hazards such as natural and man made disasters, technological incidents, and national security emergencies. The EOP does not address normal day-to-day emergencies or the well-established and routine procedures used in coping with such emergencies (i.e. routine police and fire response calls). Instead, the operational concepts reflected in the EOP focus on potential large-scale disasters which can generate unique situations requiring unusual emergency responses.

Some emergencies will be preceded by a build-up or warning period, providing sufficient time to warn the public and implement mitigation measures designed to reduce loss of life and property damage. Other emergencies occur with little or no advance warning, thus requiring immediate activation of the emergency operations plan and commitment of resources. All City departments must be prepared to respond promptly and effectively to any foreseeable emergency, including the provision and utilization of mutual aid.

An Emergency Operations Center (EOC) is a location from which centralized emergency management can be performed during a major emergency or disaster. The City's primary EOC and an alternate EOC are located within the City. The Director of Emergency Services has the authority to direct all EOC activity. The Director of Emergency Management is responsible for the City's overall Emergency Management policy, and coordination.

The plan/program provides an overview of operational concepts, identifies components of the City's Emergency Management Organization within the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS), and describes the overall responsibilities of federal, state, and local agencies for protecting life and property and assuring the overall well-being of the population.

## HAZARD MITIGATION ACTION PLAN (HMAP)

The HMAP includes resources and information to assist City departments, residents, public and private sector organizations, and others interested in participating in planning for hazards. The HMAP provides a list of activities that may assist the City in reducing risk and preventing loss from future hazard events. The strategies address multi-hazard issues, as well as activities for earthquakes, wildfires, terrorism, earth movements, flooding, and wind storms.

## TERRORISM

Terrorism is a continuing threat throughout the world and within the United States. In recent years, terrorism has taken on new form with the introduction of chemical, biological, and radiological weapons. The probability that an individual/location will be targeted by a terrorist is a function of the attractiveness of the target, potential for success, and potential for avoiding identification and capture.

Beverly Hills is an internationally known, high-profile community with strong political and economic ties, and is frequently the focus of political events, dignitary visits, demonstrations, and marches. It is routine for Heads of State to visit and conduct business within the city. These factors make the city an attractive potential target for terrorist activity. It is not possible to estimate the probability of a terrorist attack. However, based on law enforcement's role in combating terrorism, the City has identified critical sites and has assessed the vulnerability of these sites to a terrorist attack. Venues likely to suffer the impact of terrorism include government facilities, entertainment and cultural facilities, including the business district, and the popular hotels.

In Beverly Hills, the Police Department is the lead agency for the City response/crisis management. The City's Office of Emergency Management is responsible for consequence management.

## Goals and Policies

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### Goal S 7

**Preparation for Natural or Manmade Disasters.** A city that has a strengthened and maximized potential to prepare for, mitigate against, respond to, and recover from natural or human-induced disasters, to minimize the loss of life and damage to life, property, and the environment.

Add new policies:



Emergency Management System Training. Conduct training sessions using ICS, SEMS and NIMS. Ensuring all staff is familiar with these systems and other relevant plans consistent with their role as disaster service workers.

Develop and maintain a Emergency Operations Center (EOC). Ensure the City has a functional EOC that meets Federal and State guidelines.

- S 7.1 **Emergency Operations Plan.** Review and update, as necessary, the City's Emergency Operations Plan on an annual basis. Submit the Plan to the State for approval every five years. *(Imp. #)*
- S 7.2 **Hazard Mitigation Action Plan.** Review and update, as necessary, the City's Hazard Mitigation Action Plan on an annual basis. Submit the Plan to the State for approval every five years. Effective public outreach and education should be included. *(Imp. #)*
- S 7.3 **Emergency Funding.** Review and update regularly plans and procedures that allow the City to declare itself a disaster area and receive its fair share of federal and state emergency funds in the event of a serious emergency/disaster. *(Imp. #)*
- S 7.4 **Joint Effort in Emergency/Disaster Management.** Ensure that emergency/disaster management is the mutual responsibility of all City Departments, and a variety of stakeholders, including the Citizen Corp Program , Beverly Hills Unified School District, private schools, local residents and the business community. *(Imp. #)* Maintain participation in local, regional, state, and national mutual aid systems.
- S 7.5
- S 7.6 **Emergency Drills and Exercises.** Conduct emergency drills and exercises throughout the city of Beverly Hills to test the effectiveness of emergency operation plans. Incorporate other external agencies, jurisdictions and stakeholders on a regular basis. *(Imp. #)*
- S 7.7 **Public Notification and Evacuation.** Ensure that the City's emergency preparedness plans provide for efficient and orderly notification and evacuation on a citywide basis. *(Imp. #)*
- S 7.8 **Public Education Programs.** Sponsor and support public education programs pertaining to emergency/disaster preparedness mitigation response and recovery protocols and procedures. Distribute information to stakeholders: residents, businesses, community-base organizations, faith-based organizations, schools, and businesses. *(Imp. #)*
- S 7.9 **Postdisaster Reconstruction.** Participate in the development of programs and procedures that emphasize coordination between

## DISASTER PREPAREDNESS

appropriate public agencies and private entities to remove debris and promote the rapid reconstruction of the city following a disaster event and facilitate the upgrading of the built environment as expeditiously as possible. *(Imp. #)*

- S 7.10 Disaster Technology Communications Systems.** Evaluate and upgrade as necessary the technology and communication systems which first responders and others must rely upon to coordinate disaster response. Coordinate communications with Beverly Hills Unified School District, Regional, State and Federal entities. *(Imp. #)*

### **Goal S 8 [Should this be deleted and the programs just be included after S 7.10?]**

**Preparation for Terrorist Attack.** A city that is prepared to respond efficiently and effectively in the event of a terrorist attack, to minimize the level of harm to people and property

- S 8.1 Training and Equipment.** Ensure that all law enforcement, fire, health, and emergency agencies of the City are trained and equipped to awareness and operational level in the event of a terrorist attack. *(Imp. #)*
- S8.2 Funding.** Pursue funding in support of inter-agency training. *(Imp. #)*
- S 8.3 Risk Assessment of Critical Facilities.** Perform a risk assessment of critical City facilities, and upgrade as necessary to improve security levels, including Information Technology infrastructure including communication, “smart city” infrastructure improvements, and disaster recovery abilities. *(Imp. #)*
- S 8.4 Community Outreach and Education.** Provide community outreach and education to individuals, community institutions, and businesses concerning risk assessment and actions they can take in preparation for possible terrorist events. *(Imp. #)*



**GENERAL PLAN**

**4. General Plan Update: Preliminary Policy Papers**

Principal Planner Arlington stated that the Commission is being presented with three Preliminary Policy Papers today: Community Services, Public Safety and Conservation. She introduced Linda Tatum of EIP Associates, who will summarize the policy papers at the meeting today and Richard Solomon of the Beverly Hills Fire Department who is available to answer questions.

Linda Tatum of EIP Associates summarized the status of the work done to date. She summarized the three policy papers.

The Commission discussed and made suggested revisions to each policy paper.

Richard Solomon of the Beverly Hills Fire Department responded to questions regarding the City's preparedness for a terrorist attack.

Principal Planner Arlington noted that the City's multi hazard Functional Plan is available on the City's website.

The Commission directed staff to incorporate the changes into revised Draft Policy Papers for submission to the City Council.

**PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS**

**5. Architectural Commission / Design Review Commission Resolution**

Resolution to approve an ordinance amending various provisions of Chapter 3 of Title 10 of the City's Municipal Code with respect to the procedures of the City's Architectural Commission and Design Review Commission.

Due to time constraints, discussion of this item was continued to a date uncertain.

**INFORMATION ITEMS**

**6. Westside Cities' October 6, 2006, Symposium "Creating Livable Boulevards on the Westside."**

This was presented for information purposes only and was not discussed.

**CITY OF BEVERLY HILLS  
City Council Chambers  
Commission Meeting Room A**

**PLANNING COMMISSION SPECIAL MEETING  
MINUTES**

October 26, 2006  
1:30 p.m.

**OPEN MEETING**

**ROLL CALL IN COUNCIL CHAMBERS AT 1:40 PM**

**Planning Commissioners Present:** N. Furie, N. Krasne, K. Reims Vice Chair Melamed, and Chair S. Marks.

**Planning Commissioners Absent:** None.

**Public Works Commissioners Present:** D. Yukelson, Vice Chair H. Fisher, and Chair J. Stabler.

**Public Works Commissioners Absent:** T. Korey.

**Staff Present:** M. Aluzri, V. Bertoni, R. Balderas, J. Rosengren, T. Kim, J. Stevens, (Department of Community Development); S. Epstein (Department of Public Works); D. Snow (City Attorney's Office).

**PLEDGE OF ALLEGIANCE**

Led by Chair Stabler.

**COMMUNICATIONS FROM THE AUDIENCE**

None.

**COMMUNICATIONS FROM THE COMMISSION**

None.

**GENERAL PLAN**

- 1. Joint Meeting with the Public Works Commission.**  
Discussion of Conservation Policies

City Planner Vince Bertoni explained that the purpose of the meeting is to discuss the preliminary policy paper which would be incorporated into the General Plan and to receive input from the Public Works Commission on the areas that fall under their purview and incorporate their comments before the document is forwarded to the City Council. He noted that the goal of the discussion today is to develop major goals and policies of the General Plan and that implementation strategies would be decided at a later phase of the General Plan update.

Responding to a question from a Commissioner, Environmental Utilities Manager Epstein summarized the research the City is doing on energy generation, distribution and conservation opportunities. She noted that because municipalization is usually a 20-year process and very costly, it is not the most feasible plan for the City. She added that the risk-taking involved in building a power plant would be better undertaken by the Southern California Public Power Association under a long-term contract. She noted that Community Choice Aggregation is something more feasible and is being investigated.

The Commissions discussed ways to ensure the City negotiates the best cost for power. Staff noted that the City would not have to own a power plant in order to participate in financially sound economic sourcing for power needs. Ms. Epstein added that this was an achievable goal.

The Commissioners discussed requiring underground utilities on all new construction and the feasibility of upgrading current services to underground over a span of years.

The Commissioners agreed that water resources should be conserved by water efficient landscape and plumbing and that a policy to expand the City's water supply through alternative sources such as desalination and recycled water should be included, as well as investigating the possibility of partnerships with other government agencies including the school district. They also discussed the importance of minimizing the negative effects of runoff into storm drains and the significance of limiting the amounts of grease, oils and toxic substances that enter through the sewer system.

Discussion on energy policies included developing a policy to encourage or require sustainable building practices and encouraging reduction of energy consumption through incentives and public education. The Commissions also discussed solar energy as a possible alternative energy source.

The discussion on air quality included coordinating with the California Air Quality Resources Board (AQMD), promoting transit ridership opportunities, providing incentives to drive low-emission vehicles and implementing the AQMD Best Management Practices. The Commissions agreed that reducing particulate matter from development activity could be aided by suspending grading operations during high winds.

A new extraction policy to minimize impacts from oil and gas activities was discussed in regard to mineral resources.

Ms. Epstein announced that there would be a sustainability forum in May and that there would be a Fire-wise, Water-wise promotion at the Garden Show.

**COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

None.

*The Planning Commission recessed at 4:05 p.m. to reconvene in Room A.*

*The meeting reconvened in Room A at 4:15 p.m.*

*Items taken out of order:*

**GENERAL PLAN**

**3. General Plan Update: Update and Preliminary Policy Paper for Housing.**

City Planner Bertoni introduced Linda Tatum of EIP/PSB&J, the General Plan consultants. He noted that the information being presented is preliminary.

Ms. Tatum summarized the Housing Element and reviewed the topics it contains and how they are organized. She stated that even though it is a required Element of the General Plan, it is required to be updated more frequently than the General Plan: every five years. It is also the one Element that is required to be submitted to the State for review and certification. Ms. Tatum noted that the current Housing Element was adopted in 1998 to go through 2005. The current time frame is for adoption in 2008 and go through 2013. The adoption is by the State Housing and Community Development Department (HCD).

Ms. Tatum noted that Beverly Hills is a built-out city with cost constraints. She added that zoning and parking regulations and restrictions are identified as possible constraints to housing development. She stated the element will define draft goals and policies and how those will be addressed and implemented.

City Planner Bertoni responded to questions from the Commission noting that the goal is to develop an element that would be certified by the State. He noted there are some funding resource benefits which include an elevated level of protection in terms of lawsuits challenging the Housing Element and that this is an achievable goal. He said the State Housing Act requires local government to target the number of housing units that could be allowed to be developed in the next five years. If the target is 500 new units, those units would have to be allowed. He stated this represents the opportunity to build that amount, not that they would have to be built. Once allowances are made in