



CITY OF BEVERLY HILLS

DEPARTMENT OF COMMUNITY DEVELOPMENT

JUNE 25, 2009

TO: Honorable Planning Commissioners

FROM: Jonathan Lait, AICP, City Planner

SUBJECT: Planning Services Priority Work Program

This is a follow-up discussion to the brief June 11 discussion. The attached list catalogs all of the policy efforts currently identified in the Planning Services function. At the June 25 meeting, it is anticipated that the Planning Commission will begin to prioritize the policy tasks and augment the list with any priorities it believes should be included on the list. The Planning Policy Project List will be a regular item on the Planning Commission agenda.

Advance Planning Projects

June 19, 2009

PRIORITY	Projects	Description
1	General Plan Update	Update of the current general plan in two steps. Step I will result in the adoption of broadly-accepted policies and goals and final EIR certification. Step II will focus on land use and transportation strategies after completion and acceptance of citywide travel demand model (to be prepared by the Transportation Planning Division)
2	Commercial CID GPA	Amendment to the General Plan adding a policy to prevent new condominiums in commercial areas.
3	Trousdale View Preservation Tree Ordinance	Development of regulations on vegetation to preserve views from private property in the City's hillside areas.
4	R-1 Design Review Expansion Ordinance	Extension of the design review of single-family residential development to the community as a whole. Single-family residential design review currently applies only to the Central Area of the City, largely south of Sunset Boulevard.
	Entertainment Business District	Update of land use regulations in the City's former Industrial Area (east of the Civic Center).
	Master Parking Inventory and Program	An inventory of public and private parking in the Business Triangle and a coordinated management program to maximize use of these parking resources.
	In-lieu Parking Ordinance	Update of the in-lieu parking fees and standards.
	Development Fee Ordinance	Development of an ordinance to recover infrastructure costs associated with increased development.
	Hotel Ordinance	Ordinance requiring PC approval to reduce room count, and amending duration of stay requirements as transient occupancy uses.
	Zoning Code Update	Update the City's zoning regulations to reflect current policies, improve administration, address outmoded, conflicting, and ambiguous regulations.
	Common Interest Development Revisions Ordinance	Update of the City's CID provisions, which address neighborhood character-contributing characteristics.
	Affordable Housing Strategies Ordinance	Ordinance which institutes affordable housing mechanisms, such as inclusionary housing, contributions to a housing trust fund, and other strategies.
	State Density Bonus Revisions Ordinance	Update the City's density bonus and second-unit provisions to more effectively implement State mandates and to establish standards that protect the scale and character of residential neighborhoods.
	Second Dwelling Unit Ordinance	
	Mills Act Ordinance	Three mechanisms for addressing historic resources. Mills Act provides tax/economic incentives for maintaining historic resources. Historic easements provide some flexibility with development rights associated with historic properties. Local designation formalizes the assessment of the community's historic assets.
	Historic Easements Ordinance	
	Local Designation Ordinance	
	Miscellaneous Code Amendments	In advance of the broader zoning code update, identify key regulations that require immediate modification to improve administrative procedures and better reflect current policy.

Advance Planning Projects

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PRIORITY	Projects	Description
	City Council-Initiated Ordinances and Studies	From time to time the City Council will direct staff to prepare ordinances or research certain items that require immediate attention, such as the Olympic Boulevard Parking Ordinance that was recently approved and the transfer of certain discretionary actions of the Planning Commission to the Design Review Commission.
	Rooftop Uses	Rooftops as an opportunity for open space in commercial districts ("gardens in the sky").
	Single-Lot standards	Development standards to improve the viability of single-lot commercial development.
	R-1 Standards	Revisit current R-1 development standards with respect to their adequacy in addressing mass and scale issues.
	Westside Subway Extension	Cooperation with Metro on the design of the extension including consideration for grand stations featuring retail and other synergetic activities.

Notes:

The above list does not include other ongoing policy-related items that require staff time and resources that affect the timing of the above efforts, including active monitoring and reporting on regional development projects, preparing state-mandated annual reports concerning planning and housing, capital improvement project General Plan conformity review, other operational enhancements related to the Department's management audit (Matrix Report), the re-institution of a regular (quarterly) Planning Commission update program to keep the Commission abreast of new and established practices in urban planning, and providing support to the U.S. Census Bureau for the 2010 Census.