City of Beverly Hills
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Planning Commission Report

Meeting Date: November 10, 2016

Subject: 2015 General Plan and Housing Element Implementation Annual Report

Project Applicant: City Initiated

Recommendation: Receive the Annual General Plan and Housing Element Report for 2015

REPORT SUMMARY

The State requires all jurisdictions to annually file a report of progress made in implementing programs in the General Plan including programs contained in the Housing Element. The City's 2015 General Plan and Housing Element Implementation Annual Report is attached to this report.

BACKGROUND

The City's General Plan includes 50 programs, many of which have several identified actions. The attached report summarizes the City's efforts to implement the General Plan programs.

DISCUSSION

The state does not require the Planning Commission to take an action on the Annual General Plan Report; however staff is providing the Planning Commission with an opportunity to review the status of the General Plan Programs. Currently, the City's General Plan is consistent with State requirements. With the filing of this report the City will have met its reporting obligation (General Plan Program 1.1).

Highlights

Status updates are provided for all of the programs in the General Plan in Attachment A. Several highlights from the attached report are outlined in following table.

Action	Description
Latest Comprehensive Update	**January 12, 2010 -** Comprehensively updated all elements in the General Plan, deleted the Scenic Highway Element, and created the Public Service and Historic Preservation Elements.

Attachment(s):

A. 2015 General Plan and Housing Element Implementation Annual Report

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General Plan Amendments Since the 2010 Update

December 17, 2013 - Adoption of the 2014-2021 Housing Element

November 15, 2011 - Adoption of the 2006-2013 Housing Element

November 15, 2011 - Amendment of the Safety Element to include the City's Hazard Mitigation Management Plan (2015-2021 Hazard Mitigation Management Plan currently underway)

2015 Significant Accomplishments

The table beginning page 4 of Attachment A highlights accomplishments and progress made on programs in the General Plan. Significant accomplishments are noted to the right.

Affordable Housing: In 2015 the City developed an Affordable Housing Guidelines document to outline the processes related to the development and implementation of affordable housing units in the City. The document was adopted in early 2016.

Stage D Conservation Measures: In 2015 the City of Beverly Hills instituted Stage D of the City's Emergency Water Conservation Stages, which mandates conservation measures in order to address the drought. This included prohibition of exterior washing of buildings, additional public information campaigns, restriction of landscape irrigation, and water use reduction requirements.

Low Impact Development Standards: In 2015 the City Council adopted Low Impact Development Standards and a Green Streets Policy. Low Impact Development Standards are a set of design approaches and best management practices that promote natural system for infiltration, evapotranspiration and use of storm water to mitigate the impacts of increases in runoff and storm water pollution.

Beverly Hills Bike Share: In 2015 the City of Beverly Hills purchased bicycles for the new Beverly Hills Bike Share program, which was successfully launched in 2016.

Historic Preservation: In 2015 the City of Beverly Hills nominated an additional three landmarks in the City, bringing the total number of landmarks to 29.

Dog Park: The City Council approved the Beverly Hills Dog Park in 2015 and broke ground in early 2016. This is the only dog park in the City of Beverly Hills and is an infill project located in the old industrial area of the City.

Commissions Framework and Structure: in 2015 the City Council adopted an ordinance to establish clear and consistent regulations for the City's Commissions and further define the charges of certain Commissions.

Next Beverly Hills: Then Mayor Gold launched a committee for "next generation leaders" in order to engage residents and business people ages 25-45. The Committee began meeting regularly in 2015 and defined committee priorities.

2015 Homeless Count: The City of Beverly Hills participated in the 2015

Homeless Count.

Southeast in Motion: In 2015 the City launched the "Southeast in Motion" Community Planning effort to create a community plan for the Southeast Area of Beverly Hills. This effort builds upon the work completed by the Southeast Task Force and has included three community visioning workshops thus far. The work continued into 2016.

Water Capacity Charge: In 2015 the City of Beverly Hills City Council adopted a water capacity charge in order to allocate new connections a proportionate share of the cost of existing facilities and planned capital improvements needed to achieve the City's current water supply goals.

Disaster Reconstruction Ordinance: In 2015 the City Council adopted a Disaster Reconstruction Ordinance to establish regulations for rebuilding after a disaster.

National Night Out and CERT Training: The City continues to hold National Night Out events and Community Emergency Response Team (CERT) training for community members.

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

Affordable Housing Units and Regional Housing Needs Assessment (RHNA)

Each year the City is required to report to the State the number of housing units permitted. Additionally, the City must report progress made toward the fulfillment of its Regional Housing Needs Assessment (RHNA) allocation. The RHNA allocation is the minimum number of housing units for which each jurisdiction must provide "adequate sites" through zoning, as assigned by the State and the regional planning agency (Southern California Association of Governments). The City of Beverly Hills was allocated the following RHNA for the 2014-2021 Housing Element Cycle:

Regional Housing Needs Assessment 2014–2021, Beverly Hills			
Income Level	**Percent of AMI***	**Units**	**Percent**
Extremely Low**	0-30%	0	0%
Very Low	31-50%	1	33%
Low	51-80%	1	33%
Moderate	81-120%	1	33%
Above Moderate	120%+	0	0%
Total		3	100%

Source: http://SCAG.ca.gov.gov/Housing/rhna.htm
* AMI – Area Median Income.
** An estimated half of the City's very low income housing needs (0 units) are for extremely low income households.

In 2015, the City made progress toward meeting its RHNA numbers through the permitting of a 23 unit multi-family project that contains two deed restricted affordable units. The 23 unit multi-family building is a density bonus project that includes two very low income units. Since the adoption of the current Housing Element in 2014, the City has permitted a total of seven units that qualify as low or very-low income housing units. Please see the tables on page 29 of the attached Annual Report for more information on permitted units.

GENERAL PLAN CONSISTENCY

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

NEXT STEPS

The 2014 General Plan Report will be presented to the City Council this month. With direction from the City Council the report will be sent to the State Office of Planning and Research and the State Department of Housing and Community Development. The State offices confirm that each jurisdiction's policies and programs implement State requirements.

Report Reviewed By:

for

Ryan Gohlich, AICP, Assistant Director of Community Development / City Planner

Attachment A

2015 General Plan and Housing Element Implementation Annual Report

City of Beverly Hills

2015 General Plan and Housing Element Implementation Annual Report

Introduction

This report is a summary of progress in meeting the policies and programs in the City of Beverly Hills General Plan. This report is made available annually and captures completed and in-progress work efforts from 2015.

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City Council Review

On _____, 2016, the City Council held a public hearing and received testimony on the goals, policies, and programs in the General Plan. At the end of the public hearing the City Council directed city staff to submit this report to the State Office of Planning and Research and the State Department of Housing and Community Development.

Compliance with State Guidelines

The City of Beverly Hills General Plan is in compliance with State Guidelines.

General Plan Accomplishments

The following table presents important dates and accomplishments in implementing the General Plan.

Action	Description
Latest Comprehensive Update	**January 12, 2010** - Comprehensively updated all elements in the General Plan, deleted the Scenic Highway Element, and created the Public Service and Historic Preservation Elements.
General Plan Amendments Since the 2010 Update	**December 17, 2013** - Adoption of the 2014-2021 Housing Element **November 15, 2011** - Adoption of the 2006-2013 Housing Element **November 15, 2011** - Amendment of the Safety Element to include the City's Hazard Mitigation Management Plan (2015-2021 Hazard Mitigation Management Plan currently underway)
2015 Significant Accomplishments *The table beginning page 4 of Attachment 1 highlights accomplishments and progress made on programs in the General Plan. Significant accomplishments are noted to the right.*	**Affordable Housing:** In 2015 the City developed an Affordable Housing Guidelines document to outline the processes related to the development and implementation of affordable housing units in the City. The document was adopted in early 2016. **Stage D Conservation Measures:** In 2015 the City of Beverly Hills instituted Stage D of the City's Emergency Water Conservation Stages, which mandates conservation measures in order to address the drought. This included prohibition of exterior washing of buildings, additional public information campaigns, restriction of landscape irrigation, and water use reduction requirements. **Low Impact Development Standards**: In 2015 the City Council adopted Low Impact Development Standards and a Green Streets Policy. Low Impact Development Standards are a set of design approaches and best management practices that promote natural system for infiltration, evapotranspiration and use of storm water to mitigate the impacts of increases in runoff and storm water pollution. **Beverly Hills Bike Share**: In 2015 the City of Beverly Hills purchased bicycles for the new Beverly Hills Bike Share program, which was successfully launched in 2016. **Historic Preservation:** In 2015 the City of Beverly Hills nominated an additional three landmarks in the City, bringing the total number of landmarks to 29. **Dog Park**: The City Council approved the Beverly Hills Dog Park in 2015 and broke ground in early 2016. This is the only dog park in the City of Beverly Hills and is an infill project located in the old industrial area of the City. **Commissions Framework and Structure:** in 2015 the City Council adopted an ordinance to establish clear and consistent regulations for the City's Commissions and further define the charges of certain Commissions. **Next Beverly Hills**: Then Mayor Gold launched a committee for "next generation leaders" in order to engage residents and business people ages 25-45. The Committee began meeting regularly in 2015 and defined committee priorities. **2015 Homeless Count:** The City of Beverly Hills participated in the 2015 Homeless Count. **Southeast in Motion:** In 2015 the City launched the "Southeast in Motion" Community Planning effort to create a community plan for the Southeast Area of

	Beverly Hills. This effort builds upon the work completed by the Southeast Task Force and has included three community visioning workshops thus far. The work will continue into 2016. **Water Capacity Charge:** In 2015 the City of Beverly Hills City Council adopted a water capacity charge in order to allocate new connections a proportionate share of the cost of existing facilities and planned capital improvements needed to achieve the City's current water supply goals. **Disaster Reconstruction Ordinance:** In 2015 the City Council adopted a Disaster Reconstruction Ordinance to establish regulations for rebuilding after a disaster. **National Night Out and CERT Training:** The City continues to hold National Night Out events and Community Emergency Response Team (CERT) training for community members.

General Plan Programs for All Elements (Except Housing)

The charts beginning on the following page provide the title, objective, action and description for each of the programs in the General Plan. The charts also provide a status that summarizes actions the City has taken to date to implement each program.

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
1.1	Annual General Plan Review	Prepare an annual report to the City Council on the status of the general plan and progress in its implementation, including progress in meeting the City's fair share of regional housing needs, and submit this report to the California Office of Planning and Research.			Currently in effect.
1.2	General Plan Amendments	Undertake general plan amendments as necessary, and carefully consider requests for amendments within the context of the goals in the general plan as well as current conditions and issues in the community. The City will undertake periodic revision of the housing element and other elements as required by State statues.			Currently, the City's General Plan is consistent with State requirements. The City adopted an updated Housing Element in 2013 for the planning period 2014-2021.
1.3	General Plan Consistency	Ensure any action, program, or project is consistent with the general plan if, considering all its aspects; it will further the objectives and policies of the general plan and not obstruct their attainment.	• City Programs and Private Development Proposals	To ensure that the goals and policies of the general plan are systematically implemented, the actions and decisions concerning both city programs and projects, and private development proposals must be consistent with the general plan.	As part of the approval process, City programs and projects and private development proposals are reviewed for consistency with the General Plan.
			• Capital Improvements, Infrastructure Master Plans, Development Regulations, Development Agreements	The City's capital improvement program and the projects that implement various infrastructure master plans, in addition to the City's development regulations and development agreements, must be consistent with the adopted general plan.	The City's Capital Improvement Program is reviewed annually for consistency with the General Plan.
2.1	Update Zoning Code and Development Regulations	Review and revise the Zoning Code to reflect the general plan's policies for permitted uses and development standards. In addition, regulations to address the following areas must be included in the zoning code:	• Community Character and Design Policies	Revisit and develop policies addressing community character and design and development for each land use category.	The City is currently undertaking a community planning effort in the Southeast Area of the City, which is meant to address several of the areas in this program.
			• Transitions between Residential and Commercial Properties	Revisit transitions between residential and commercial properties, and reinforce requirements for design excellence.	The City adopted an ordinance related to discontinued uses in commercial zones in order to address potential issues that can arise between commercial and residential uses.
			• Protection for Environmental Resources/	Revise and develop requirements and standards pertaining to the location and design of development to protect environmental resources,	The City adopted Low Impact Development Standards on May 18, 2015.

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description		Status
		Protection from Environmental Hazards	protect development, and populations from the risks of environmental hazards such as earthquakes and excessive noise.	Disaster Reconstruction Ordinance: In 2015 the City Council adopted a Disaster Reconstruction Ordinance to establish regulations for rebuilding after a disaster.
		• Smart Growth	Revise and develop standards to promote pedestrian activity, transit-oriented planning, development of affordable housing, and implementation of more environmentally sustainable buildings and site planning. These may be accomplished through development requirements and/ or incentives.	Ongoing
		• Easements and Dedications of Land	Ensure that requirements for the dedication of land for roadway improvements, parklands, and other elements defined by general plan policies are fulfilled.	The need to acquire easements and land dedications is reviewed annually along with the Capital Improvement Budget.
		• Noise Standards	Revise and enhance standards and policies specified in the Noise Element to protect sensitive noise receptors, residents, and businesses from unwanted noise impacts from traffic, new uses, construction activities, truck deliveries, and similar sources.	To be scheduled in a future budget cycle.
		• Commercial and Multi-family open space and recreational requirements and In-lieu Fees	Require that all new commercial and multi-family residential projects provide on-site open space or recreational amenities consistent with the general plan's policies for on-site open space and recreational amenities, and contribute in-lieu fees for the development of new recreation facilities or enhancement of existing facilities, or a combination of both, to meet the demands generated by the development's resident population or employment base.	To be scheduled in a future budget cycle.

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description		Status
		• Reduce Heat Island Effect	Establish and implement development standards to reduce the "heat island" effects of new large-scale commercial and residential developments. Standards may include cool roofs, installation of reflective roofs, light colored building materials and shade trees.	To be scheduled in future budget cycles.
		• Prohibit New Oil and Gas Drilling	Prohibit new oil, gas, or other hydrocarbon substance extraction activities in the City	New extraction from locations in the City restricted (BHMC 10-5-302 B). Further, in 2014, the City of Beverly Hills passed an ordinance prohibiting hydraulic fracturing in the City. This ordinance is still in effect.
		• Phase Out Existing Oil and Gas Drilling	Require existing oil, gas, and other hydrocarbon substance extraction activities in the City to be phased out during this planning period but no later than 2030.	Oil extraction occurring from surface locations within the City is scheduled to cease by December 16, 2016 (BHMC 10-5-323).
		• Employer Child Care	Develop a program to require major employers to provide child care facilities and programs.	To be scheduled in future budget cycles.
		• View Protection	Provide greater regulation for view protection of significant natural and man-made visual resources.	In 2010, the City adopted view shed protections for the Trousdale area of the City. No other view shed management initiatives are proposed as this time. Additional code enforcement staff positions exist to support the established program and a website was established to disseminate information on view protection. In 2015 planning staff processed the first view restoration case, which was considered in 2016.
		• Shared Parking	Provide for shared parking facilities in key areas of the community, such as commercial areas and near transit hubs.	In 2014 the City conducted a parking study to better understand existing public and private parking capacity and explore the development of a broader shared parking program. One recommendation that resulted from the study was the exploration of shared parking arrangements to better manage parking in the City. Staff will continue to explore potential shared parking

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description		Status
				situations.
		• Revise Noise Regulations in the Municipal Code	Revise Chapter 1 (Noise Regulations) of title 5 of the City's Municipal Code to eliminate current ambient noise level standards in residential and commercial areas and replace them with Land Use Noise Compatibility Guidelines (Appendix B) to achieve acceptable levels of noise for specific land uses in the City. Provide a baseline for mitigating land uses which exceed acceptable noise levels, and require new residential developments to implement measures that address noise compatibility and noise attenuation during construction.	To be scheduled in future budget cycles.
		• Park and Open Space Standard	Strive to meet a park and open space standard that is consistent with National Recreation and Parks Associations (NRPA) standards for the acquisition of new parks and open spaces.	In 2015 the City approved a new dog park in the City, adding to the open space inventory.
		• Parks Master Plan	Revise and enhance the City's Parks Master Plan to assure that standards for new parks in the City and open space areas of new development are designed, constructed, maintained, and operated pursuant to sustainable specifications and practices.	The City completed multiple park renovation projects in 2014, each one of which utilized sustainable designs and materials and significantly reduced the City's water consumption needs by reducing turf and introducing native, drought tolerant plants. New drip irrigation systems were also introduced.
		• Sustainable City Plan	Implement the City's Sustainable City Plan promoting responsible management and effective stewardship of the City's built and natural environments, transforming the City into a model government agency that is clean, healthy, resource-efficient, and environmentally conscientious. The Sustainable City Plan is in development and programmed to be adopted concurrently with the updated general plan.	The Sustainable City Plan was adopted in 2010 and is implemented as appropriate. In 2014, the City hired an Environmental Compliance and Sustainability Program Manager In 2015 the City hired a Water Conservation Administrator

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
				Review the Sustainable City Plan for consistency with the General Plan and update periodically.	
			• Access for Persons with Disabilities to Parks and Recreation Facilities	Assure that parks and recreation facilities provide for adequate access for persons with disabilities as required by the Americans with Disabilities Act as well as appropriate "universal design".	The City strives to provide ADA access to all parks and recreation facilities, as well as the City library and other civic buildings. In 2014 the City completed construction at Roxbury Park. These renovations include ADA compliant facilities.
2.2	Development Review Process	Continue to regulate development for compliance with general plan goals, policies, and development standards, through the development review, and design review processes. Implementation of the updated general plan includes consideration of a number of additional factors for proposed development projects as described below.	• Non-toxic Building Materials	Require that all private and public development use non-toxic building materials such as low Volatile Organic Compound (VOC) paints. All buildings must also be adequately ventilated and have access to natural lighting.	The City has adopted the 2013 California Green Code, which addresses this program.
			• Green Building Program	Implement the recently adopted Green Building Program and Ordinance, and consider extending these provisions to residential neighborhoods as either a voluntary or mandatory measure.	Since adoption of the General Plan Update, the State adopted the "CalGreen" Building Code, which is a mandatory State-wide green building code.
			• Open Space Standards	Consider alternative prototypes and standards for park involvement in urban areas where limited land may be available.	The City approved a new dog park in an old industrial area to create new park space and amenities for the community.
			• Consultation for Biological Resources	Initiate consultation with the appropriate Federal or State agencies and require a biological survey prior to the disturbance of any area where there is the potential for a special-status biological species, avian migratory or raptor species, or other protected species to be present.	Currently in effect.

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
		• Consultation for Archeological Resources	In the event that any prehistoric or historic subsurface archaeological features or deposits are discovered, require that City officials notified, and that all earth disturbing work within a 100 meter radius of a potential resource be temporarily suspended or redirected. Work shall not resume in the area until after the find is appropriately mitigated.		Currently in effect.
		• Development Agreements	Encourage development agreements, which may be prepared as contractual agreements between the City and developers, to provide assurances to each party regarding the uses to be entitled, rules of development, and pubic benefits of a development project. The agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, and may specify the timing and phasing of construction.		Currently in effect.
		• Utilities	Require all new developments to be served from an approved domestic water and sewer system, and require capacity analysis be provided to the satisfaction of the City.		Currently in effect. In 2015 the City adopted an ordinance amending the code to establish a water capacity charge.
		• Water Quality	Require that engineering design and construction practices are adequate to ensure that existing and new development does not degrade the City's surface and ground water supplies.		Currently in effect.
		• Resource Conservation	Develop and implement resource conservation measures that address reusing, recycling and reducing water usage, improving air quality, and increasing waste reduction and recycling through requirements and incentive programs in coordination with the Metropolitan Water District, South Coast Air Quality Management District, and other regional resource agencies.		Currently in effect.

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
				Develop a water and energy conservation plan and a waste reduction plan with goals and benchmarks for the next 20-year period. Further, establish auditing methods to evaluate the extent of success in meeting goals as well as the effectiveness of programs and technology.	Water: The City continues to develop both short-term and long-term goals to enhance water-use efficiency of its customers and promote conservation. Built to maximize the capability of the City's Automated Meter System (AMS), the City continues to utilize a leak detection program that contacts accountholders informing them when a continuous flows/water leak is registered alerting the customer of the leak condition. Second, the City is developing an enhanced web-based water usage tracking system enabling accountholders to monitor daily water consumption behavior in real time. Accountholders can also customize the web-based system to alert by phone, email or text for excessive usage. Electricity: The City continues to expand its renewable energy efforts as opportunities arise.
				Develop standards for, and require designated areas for, the collection and loading of recyclables.	The City currently co-mingles its recycling and waste. Recyclables are later separated from waste at a materials recycling facility and therefore this program has been suspended until further notice.
				Require new or renovated multi-family residential structures to include separate chutes or other facilities to facilitate separation of recyclable materials if appropriate.	The City currently co-mingles its recycling and waste and therefor this program has been suspended until further notice.
			• R.O.W. Consideration for Transit	The City shall review development projects in consideration of transit right-of-way needs.	Currently in effect.
2.3	Other Development Regulations and Ordinances	Review and update regulations and ordinances other than zoning to conform to the general plan.	• Historic Preservation	Consider adoption of a local Historic Resources Ordinance as a framework for the preservation and documentation of significant historic and cultural resources in the community. The ordinance would identify specific actions designed to preserve, maintain, and promote the City's rich	In 2012, the City adopted a Historic Preservation Ordinance creating the ability to designate local landmarks, offer incentives to property owners to preserve historic properties and to institute a waiting period to review the proposed demolition of any building designed by a Master Architect to

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
				inventory of cultural resources including:	ensure the preservation of Since the City's adoption of the Historic Preservation Ordinance and the formation of the Cultural Heritage Commission in 2012, the City Council has designated 29 properties as landmarks on the local register of historic places.
			o Local Register	Adopting a local register of historic resources and establishing criteria and procedures to list properties;	In 2012, the City created a local register of historic resources -with criteria and procedures for listing properties eligible for designation. Following a series of public meetings with the Cultural Heritage Commission and Planning Commission, a revised set of landmark designation criteria and procedures were crafted to better meet the community's preservation goals as part of the revised Historic Preservation Ordinance, adopted in 2015. Specially designed designation plaques are currently available to registered local landmarks for proud display on the building facade.
			o Historic Resources Inventory - Upkeep and Documentation	Maintaining an updated historic resources inventory, and requiring documentation of resources that may be approved for demolition, including establishment of an archive of historic information and resources;	In 2013 the City began the process of updating the citywide historic resources survey; the project was put on hold in 2014-2015 due to pending policy and code changes to the Historic Preservation Ordinance. In 2016, staff resumed work on the project in conjunction with the outside consulting team.
			o Designation and Protection of Significant Resources	Programming to promote the designation and protection of significant local resources including residential, and non-residential properties;	The City adopted an Historic Preservation Ordinance in 2012 and the Staff continues to encourage property owners to designate residential and commercial resources of significance. Staff also remains committed to advise property owners on preservation issues, as they arise, and to develop local standards and guidelines based on compliance with federally accepted standards to assist property owners in

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description		Status
				protecting their historic investments.
		o Replacement of Commercial and Residential Buildings	Exploring establishment of a requirement to replace commercial buildings that are demolished, and to extend this provision to residential buildings at some point in the future;	To be scheduled in future budget cycles.
		o Incentives	Exploring incentives such as a Mills Act Ordinance, conservation easements, and transfer of development rights to promote preservation of significant resources;	In 2011 the City introduced the Mills Act (Historical Property Contract Program) and adopted a 2-Year Pilot Program to evaluate the overall benefits of allowing for qualified owners to receive a potential property tax reduction to help rehabilitate their historic buildings. The pilot program was evaluated in 2013 and was amended and extended through the end of 2016. Since adoption, the City has approved three Mills Act Contracts. City staff continues to educate and encourage property owners of historic properties regarding the benefits of preservation, specifically the tax incentives offered through the Mills Act program. In 2014 the City Council adopted an ordinance creating an Historic Incentive Permit which allows landmarked properties to request deviations from development standards to help foster the preservation of important resources. This process has been incorporated in the approval of 1 project to date and has been instrumental in the continued use and preservation of this important structure. In early 2016, amendments were adopted to the Historic Incentive Permit code provisions specific to Trousdale Estates in order to respect existing requirements for height and grading in this area of the city.
		o Disincentives and Penalties	Establishing disincentives and penalties for the demolition of significant resources without benefit of City permits;	The City's Historic Preservation Ordinance requires the review of the proposed demolition of Master Architect designed properties and disincentives

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
					and penalties for the removal or modification of designated landmarks has been retained as an important component of ~~in the~~ in the amended Ordinance adopted in July 2015.
			o Partnerships	Programming and partnerships to promote the wealth of historically significant local resources.	Staff and Commissioners from the Cultural Heritage Commission regularly attend the California Preservation Foundation annual conference, in San Diego in 2015 and in San Francisco in 2016. In addition, training opportunities have been undertaken by the Staff and Commissioners as conducted by preservation organizations such as the California Preservation Foundation, the State Office of Historic Preservation, the Society of Architectural Historians and other local jurisdictions.
			• Flood Control	Review the Flood Ordinance for consistency with the general plan and update periodically.	To be scheduled in future budget cycles.
			• Design Guidelines	Develop design guidelines and standards for commercial, residential, and mixed use development. These guidelines will include criteria for applicability to all new development and rehabilitation projects that are subject to the City's Development Plan Review process.	
2.4	Building and Fire Codes	Survey available and feasible techniques, and amend the Building Code, Fire Code, and related codes where appropriate, to achieve the General Plan's policy objectives at least one every three years or as required by State law. The City's survey of the Building and Fire Codes shall include the following considerations:	• Affordable and Sustainable Housing	Promote the use of innovative and state-of-the-art building techniques as a means to improve housing affordability and sustainability.	In process
			• Fire Safety Design	Reflect the highest and best available standards for fire safety design.	The City has adopted a local ordinance that only allows Class A roof assembly for new and existing buildings.
			• Brush Clearance	Increase the requirement for brush clearance to increase defensible space around structures in the	In 2010, the Beverly Hills Fire Department increased the brush clearance requirement in the

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
				Very High Fire Hazard Severity Zone.	Very High Fire Hazard Severity Zone.
			• Fire Wise Assessment and Joint Wildland Interface Task Force	Incorporate the Fire Wise assessment and Joint Wildland Interface Task Force recommendations into the City's Fire Code.	In January 2014, the City adopted the 2013 Building Codes and California Residential Code, which addresses this program.
			• Hazardous Building Abatement	Continue implementation of the Hazardous Building Abatement Ordinance by encouraging property owners to reinforce and strengthen "at risk" buildings, including: Buildings with tuck-under parking that constitutes a "soft-story"; Wood building with short cripple studs under the first floor; Wood buildings constructed without positive connection from the foundation to the structure; All pre-1981 on-ductile concrete frame building or "soft-story" buildings three stories or more in height; and Tilt-up concrete wall buildings	A citywide survey has been completed, which identifies the potentially vulnerable buildings that may be impacted during an earthquake. City staff is working to develop seismic retrofit ordinances that will be reviewed by a designated City Council Ad Hoc committee and Development Services Staff.
			• Fire Department Access	Require that new development/ redeveloped structures include public and private access drives and roadways designed to maintain adequate Fire Department access to the property such that there will be no reduction of fire protection services below acceptable levels.	Currently in effect.
3.1	Capital Improvement Program	Annually budget for the provision of services to residents and businesses.	• As part of the budget, the City will adopt a Capital Improvement Plan (CIP) that provides funds for capital facilities, including arterial highways, local streets, storm drains, park and facility improvements,	The development, maintenance, and operation of public facilities such as parks and drainage facilities and the provision of city services require financial resources that are derived from various sources. Programming of City capital projects and their funding over time is outlined in the City's Capital Improvement Program, which is updated annually.	Currently in effect.

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
			water and wastewater system improvements, and planning programs.		
3.2	Water Master Plan	Update the City's Urban Water Master Plan (UWMP) and related capital improvement programs, including monitoring its water reservoirs to:	• Irrigation Systems	Require that all public and private irrigation systems irrigate at optimum times of the day;	In 2010, the City adopted the State's model landscape ordinance for all new and upgraded irrigation systems installed. This requirement is currently in effect. The City produces an Urban Water Management Plan (UWMP). State law requires the plan to be updated every five years. As part of its water conservation program, Beverly Hills continues to enforce outdoor irrigation limits. This program limits the number of days and times a week to perform landscape watering citywide.
			• Water Monitoring Systems	Adopt state-of-the-art water monitoring systems to remotely monitor the City's water usage, leaks, and ruptures;	In 2009, the City completed the installation of an automated meter system (AMS) throughout its service area. The AMS transmits meter readings to City servers every 24 hours. The AMS detects unusual consumption patterns and alerts City staff of high volume and the need to maintain or repair. The City is in the process of upgrading this AMS water system to provide hourly water usage reads. The city has invested in a web-based system enabling account holders to monitor their daily water consumption behavior in real time. Accountholders can also customize the web-based system to be alert by phone, email or text excessive usage.
			• New Water Sources	Explore new sources of water;	The City is moving forward with the development of the shallow groundwater aquifer located in the Entertainment Business District (EBD).
			• Water Shortages	Address potential shortages in water supply from the California State Water Project and the Colorado River;	Ongoing. The City has been working on a Water Enterprise Plan, a long term planning document that includes a 10 year Water Master Plan that

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description		Status
				strategically outlines capital projects and programs to reduce reliability on imported water sources and promote conservation. Conservation programs to be developed will consider the SBX7-7 requirement and fulfill the "20 % reduction by 2020" goal in urban usage required under this statute. Stage D Conservation Measures: In 2015 the City of Beverly Hills instituted Stage D of the City's Emergency Water Conservation Stages, which mandates conservation measures in order to address the drought. This included prohibition of exterior washing of buildings, additional public information campaigns, restriction of landscape irrigation, and water use reduction requirements. As part of its routine customer service, on request, the City continues to perform private-property water-audits resulting in the conservation of thousands of gallons of water. The City also launched a website and campaign "BH2O Saving in Style" to provide information to the public on saving water, the drought and potential surcharges and fees.
		• Land Acquisitions	Designate, preserve, and acquire land, if necessary, for siting future water supply, storage, and distribution facilities;	Ongoing.
		• Drinking Water Standards	Achieve Federal and State drinking water regulatory standards;	Currently in effect. City currently monitoring developments of the UCMR 3 and Chromium 6. City meets and exceeds all federal standards.
		• Recycling Water Master Plan	Develop a Recycled Water Master Plan;	To be scheduled in future budget cycles.

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
			• Flood Mitigation	Continue to implement existing flood mitigation activities and programs;	Currently in effect.
			• Water Conservation	Develop water conservation awareness programs for City staff, community groups, the public, and other groups.	Currently in effect. The City, through its water agency, provides conservation awareness and outreach. The City also launched a campaign and website "BH2O, Saving in Style" to highlight water conservation measures. This campaign included banners around the City as well as pamphlets and fliers that are available to the public at most public facilities.
3.3	Sanitary Sewer Management Plan	Continue to upgrade, inspect, and improve the City's sewer infrastructure to minimize deficiencies and reduce leaks and contamination and annually inspect all restaurant, hotel, and catering establishments to ensure that proper disposal standards for fats, oils, and grease are followed. There will be annual inspections of the facilities. In addition, undertake the following actions related to wastewater management:	• Sewer Master Plan	Prepare a Sanitary Sewer Management Plan (SSMP) to identify system deficiencies, users and support long term capital planning. This plan should also address emergency spill response, preventative maintenance program; establish legal authority, and pollution mitigation measures. Until this plan is completed the City will continue to update and enforce the City's standards for the quality of wastewater discharged into the system and require all industries/businesses sewer discharges to comply with the City's waste discharge requirements and permits;	The City's SSMP was adopted by the City on December 18, 2012.
			• Inflow and Infiltration Program	Develop an I&I (inflow and infiltration) program that includes televising a percentage of all sewer mains annually;	Ongoing. To date approximately 97% of the sewer system has been CCTV'd.
			• Compliance with City Waste Discharge	Continue to require all industries/businesses sewer discharges to comply with the City's waste discharge requirements and permits as outlined in the City Ordinance;	Ongoing.

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
			• NPDES and SCAQMD Regulations	Continue to implement, as appropriate, the requirements of the NPDES and SCAQMD regulations, including requiring the use of Best Management Practices by businesses in the City.	Ongoing In order to comply with the NPDES Municipal Separate Storm Sewer System Permit (MS4) for Ballona Creek the City of Beverly Hills in conjunction with the Cities of Los Angeles, Culver City, Santa Monica, West Hollywood, Los Angeles County Flood Control District and the County of Los Angeles have agreed to collaborate on the development of an Enhanced Watershed Management Program (EWMP) and cost-sharing formula.
3.4	Storm Water (Flood) Master Plan	Implement the Storm Water Master Plan to maintain and upgrade public storm drains and storage control facilities in conformance with the updated general plan and requirements of the NPDES, including actions to eliminate illegal storm water discharges as specified in the actions listed below:	• Limit Impermeable Surface	Develop guidelines that limit the percentage of impermeable surface (such as asphalt) for large new or renovated public, institutional, residential, and commercial projects and require permeable surfaces such as alleys, parking lots, to be cleaned frequently to remove debris and residue;	In 2015 the City Council adopted a Low Impact Development Ordinance and a Green Streets Policy. Installation is in process of trash-excluders or Full Capture Devices at all City owned storm drains in compliance with Trash Total Maximum Daily Load (TMDL) to meet interim and final Water Quality Based Effluent Limitations (WQBEL's). Continue to utilize Vacuum Combo Unit truck to revamp storm drain/catch basin maintenance schedule to meet and exceed MS4 permit maintenance requirements.
			• Storm Drain Improvements	Continue to fund and undertake storm drain improvement projects as identified in the City's Storm Water System Master Plan;	
			• Filters and Catch Basins	Develop and maintain a program to install filters and catch basins for the city storm drain system and minimize shallow groundwater from being discharged into the storm water system as well as investigate other methods limiting pollutants from entering the drainage system;	
			• Storm Water Capture in City Parks	Establish procedures to use city parks for storm water capture and recharge using grading, channeling and subterranean and other feasible capture methods;	

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
			• Proper Disposal of Pesticides and Herbicides	Require that individual project owners and operators handle, store, apply, and dispose all pest control, herbicide, insecticide, and other similar substances properly;	
			• Storm Drain Improvements	Continue to fund and undertake storm drain improvement projects as identified in the City's Storm Water System Master Plan; and	
			• Street Cleaning	Require that parking lots and public and private streets and alleys be cleaned as frequently as necessary, and in a manner that minimizes noise and water consumption, to remove debris and contaminated residue.	
3.5	Solid Waste Master Plan	Continue to provide an adequate and orderly system for collection and disposal of solid waste for new and existing development in the City, including regulating green waste disposal by professional gardeners and the use of sustainable practices to reduce waste streams.	• Encourage and support regional and statewide efforts to reduce the solid waste stream including recycling programs and a reduction in the use of plastic bags.	Adopt the Draft Source Reduction and Recycling Element (SRRE) and the Household Hazardous Waste Element (HHWE) consistent with the requirements of the California Integrated Waste Management Act (CIWMA) of 1989 and the California Integrated Waste Management Board. Subsequently monitor the implementation of these programs.	City complies with AB 939 and AB 341 with a verified diversion rate of 78%. City to explore a Zero Waste Strategic Plan. Phase one of the plastic bag ban ordinance became effective July 1, 2014. Phase one covered larger scale retail stores. Phase two of the plastic bag ordinance covers smaller scale grocery, pharmacy, and food marts, which went into effect on January 1, 2015.
3.6	Streetscape Master Plan	Develop a Streetscape Master Plan that outlines improvements and identified funding sources for improvements to the City's street system.	• Considered Enhancements	The Master Plan shall include streetscape enhancements such as lighting, street trees, benches, plazas and other amenities in the public right of way.	To be scheduled in future budget cycles.
3.7	Circulation, Mobility, and Parking	Ensure the continued maintenance and improve the performance of the existing mobility system while developing and offering more opportunities	• ITS	Study and implement a variety of Intelligent Transportation Systems (ITS);	The City's parking inventory model has been finished and is being updated to reflect current parking inventory/occupancy data.

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
		for multi-modal options consistent with the updated general plan. Undertake the following actions:	• Parking Master Plan	Develop a Parking Master Plan and the tools to fund and implement the Plan including parking assessment districts, congestion pricing, and other tools to maximize the use of City resources;	
			• Mobility and Bicycle Master Plan	Prepare and implement a Mobility & Bicycle Master Plan inclusive of car sharing opportunities;	Ongoing The City continues efforts to expand bicycle facilities. Two pilot bikeways were approved as permanent installations and bicycle parking was expanded citywide in 2014. The City purchased 50 bicycles for its new bike share program, which launched in 2016.
			• Traffic Condition Improvements	Monitor and manage traffic conditions on City streets and make necessary improvements;	Ongoing
			• Street Maintenance	Provide regular street maintenance;	Ongoing The City completed a survey of 151 miles of roadway network resulting in an average Pavement Condition Index (PCI) of 84 for street health, which is among the highest rating of any California/US city. In 2014, the City repaved approximately 12 miles of street, 3 miles of alley and replaced street light poles to accommodate the installation of ADA ramps. The City is currently implementing a 5-year Street Resurfacing Capital Improvement Program.
			• Subway Extension/ Transit Ridership	Work with Metro to support the extension of the subway and improve transit ridership;	In 2015, the City continued to work with Metro on planning efforts for the Metro Purple line extension, specifically the construction of the La
			• Expand Transit	Continue to offer and actively seek new methods to provide a wider variety of transit services;	

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description		Status
		• Expand TDM Programs	Expand the Transportation Demand Management programs;	Cienega/Wilshire Boulevard Extension.
		• Neighborhood Traffic Management Program	Develop and implement a Neighborhood Traffic Management Program;	
		• Traffic Mitigation and Multi-modal Amenities included in New Development	Require developments to mitigate traffic and provide multi-modal amenities;	
		• Complete Streets	Ensure that streets are improved to complete street standards;	
		• Truck Routes	Maintain and enforce truck routes;	Ongoing The City implemented a Trousdale Area Construction Measures 2014 that included routes, vehicle weight limits and vehicle inspection requirements for construction related heavy hauling vehicles. The City continues to enforce these regulations in 2015.
		• Unbundled and Shared Parking Incentives/ Partnerships/ Trip Reductions	Provide incentives for unbundled and shared parking, seek public /private partnerships for parking, and manage parking costs to reduce vehicle trips;	To be scheduled in future budget cycles.
		• Flexible Level of Service Standards	Implement Flexible Level of Service Standards;	To be scheduled in future budget cycles.
		• Air Quality Improvement Program	Develop an air quality improvement program that includes measures such as trip reduction measures, clean/alternative fuel fleet vehicles; reduce source emissions, and protection of sensitive receptors with the California Air Resources Board to identify ways that it may assist the City with its goal to reduce air pollution	

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
				by reducing emissions from mobile sources;	
			• Commercial Parking and Registration Program	Develop and implement a commercial Parking and Registration Program to inform and educate the public and the City on the availability and cost of private commercial parking in the City;	
			• Real Time Parking Availability System	Develop and implement a real time parking availability and location system for both public and private parking resources to assist visitors and residents with locating available parking spaces.	The City provides ParkMe information for real time estimates of parking availability on its website. Nine of 14 City-owned parking structures have Space Counter infrastructure with real-time occupancy/available space information.
3.8	Street Tree Master Plan	Continue to implement and comprehensively review the Street Tree Master Plan and update as necessary to keep current with the goals and objectives for the protection and expansion of the City's urban forest and evaluate goals related to such topics as aesthetic effect, tree health, fire safety, sidewalk impact, historical character of neighborhood, view impact, and heat-reduction through growth of tree shade.			The City continues to invest in ongoing pruning cycles to sustain tree health, maintain aesthetics and protect the City's infrastructure.
4.1	User Fees	Review all fees, including user fees, community facilities/special assessment districts such as parkland fees, developer impact/in-lieu fees on a periodic basis to determine if they are adequate to cover the costs to implement ongoing programs as well as new programs established as part of the general plan update.	• Fees shall be revised as necessary based upon the results of this analysis and comparative assessment of other jurisdictions to assure that the City is competitive with adjacent jurisdictions.	The fees to be reviewed include but are not limited to the following: Water conservation rates; Infrastructure improvement fees for water, sewer, and storm drain systems; Solid waste collection; Library services; Park and recreation program and service; Transportation impact and improvements; Special Assessment Districts; Building and Safety and Planning Fees; Developer fees and development impact fees; Fines	All City fees are reviewed and adjusted annually during the budget process.
4.2	Local, Federal, State, and County Funding	Continue to pursue available local, Federal, State, county, and regional funds, grants, bonds, and cost recovery for a variety of City services and infrastructure including the areas of safety, recreation, community development, transportation and emergency management and disaster public awareness programs including ongoing services as well as new programs initiated as part of the updated general plan.			Currently in effect

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
4.3	Nongovernment Funds	Work with local community organizations, private groups and foundations, residents, and other public and private entities to encourage funding and support for programs that benefit the community at large such as parks and open space, street trees, recreation programs, water conservation efforts, transportation improvements, health and safety, emergency management, disaster mitigation preparedness, response and recovery, and cultural resource preservation.			Currently in effect. The City currently works with several community organizations and private groups to fund and support programs benefiting the community, such as the Library, Community Centers, Emergency Operations Center and City Parks. Recently the City began working with a newly formed community group "the Friends of Beverly Gardens Park," formed to raise funds to restore the City's Beverly Garden Park.
5.1	Housing	Adopt a number of programs that promote the preservation, conservation and improvement of housing in the community, support the development of housing for all economic segments, support the needs of special needs households, remove constraints to housing production and support equal housing opportunities for all residents	• Housing Element Updates	Adopt updates to the City's Housing Element as required by State law.	The City's 2014-2021 Housing Element was adopted in 2013 and certified by the State in 2014. Currently the City is implementing programs included in the element. See Section 5 of the report for a summary of the status of housing-related programs.
5.2	Economic Sustainability	Work to maintain a strong local economy with an emphasis on commercial industries by:	• Economic Sustainability Plan	Developing an economic sustainability plan;	In 2010, City adopted an Economic Sustainability Plan to ensure that commercial areas remain vibrant.
			• Land Use Opportunities	Identifying land uses and other opportunities to expand the tax base;	The City's work program for the upcoming fiscal year includes an update to the 5-year Economic Sustainability Plan. The City is also working with its partner organizations on key initiatives that impact the business community including exploring a minimum wage increase and outreach for major infrastructure projects such as the Metro Subway Purple Line Extension and the Santa Monica Boulevard Reconstruction project.
			• Market Position	Ensuring its market position through marketing, the promotion of green businesses, assessments of needs and public/ private partnerships;	
			• High-Quality Infrastructure and Services	Ensuring its development processing is conducive to producing a high-quality of infrastructure and services;	
			• Business Improvement Districts and	Encouraging the formation of Business Improvement Districts and business associations;	The city continues to work with the Chamber of

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
			Associations		Commerce to keep businesses informed regarding City issues and to understand the needs of the business community.
			• Improve Business Corridors	Encouraging the improvement of business along major corridors	
5.3	Code Enforcement	Continue to aggressively enforce health and safety, zoning, and other codes and ordinances that implement the general plan.			Currently in effect
5.4	Cultural Resources	Consider establishing a local register of historic resources and programs to support this effort and increase community awareness of the City's rich diversity of cultural resources, including:	• Awards Program	Awards program that recognizes excellence in City projects	In 2012, the City established a Register of Historic Resources with an optional recognition plaque program.
			• Public Access to Cultural Resources	Providing public trails, recreation areas, and viewing areas adjacent to significant visual resources, where feasible, in order to increase public enjoyment.	In 2014 the City began development of a walking tour application for smart phones that highlights historically significant local resources. This program is still available to the public.
6.1	Community Services	Continue to provide a full range of public services including, building permitting and safety, public safety (fire and police response and prevention), emergency preparedness and disaster response and recovery, hazardous waste response/services, solid waste collection and recycling programs, community services (parks, libraries, and recreational facilities and programs), infrastructure maintenance, human services as well as cultural resources programs within the community.			Currently in effect
6.2	Technology Applications	Explore the feasibility of new systems and technologies that may enhance City operations and service to the public.			Currently in effect. New technology systems are studied and evaluated for effectiveness in City processes on an on-going basis. The City recently upgraded its website and made improvements to mapping functions available to the public.
7.1	Inter-governmental Agreements	Collaborate with internal City agencies and adjoining jurisdictions to address [...] issues that jointly impact their mutual communities of interest.	• Planning, Development		The City is a member of the Westside Cities Sub-region under the local Metropolitan Planning Organization (Southern California Association of Governments), and is a member of the Westside Council of Governments. Through each of these entities the City participates in regional issues and planning efforts, such as planning for Plug-in Electric Vehicles.
			• Transportation, Residential Parking		
			• Open Space Lands and Recreational		

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
			Opportunities		The City participated in the development of the Enhanced Watershed Management Plan (EWMP) for Ballona Creek. The City continues to work with LA County Metro on issues related to the Westside Purple Line Subway Extension.
			• Educational Issues		
			• Energy, Water, and Resource Conservation Issues		
			• Emergency Preparedness Tests	This will include exploring possible joint efforts to share emerging technology, particularly in the area of security and emergency management enhancements.	The City participates in the Los Angeles County Area A, State, and Federal emergency preparedness tests, drills and exercises. Staff served on FAC (Family Assistance Center) planning steering committee for the County of Los Angeles Operational Area and served on various planning committees for the Los Angeles County Operational Area.
			• Response and Recovery Plan Tests	This will include exploring possible joint efforts to share emerging technology, particularly in the area of security and emergency management enhancements.	The City, through joint powers agreements, shares information and technology with the Cities of West Hollywood and Los Angeles, Santa Monica, Culver City, and the County of Los Angeles. This includes purchases of radios.
7.2	Federal, State, and Regional Coordination	Continue to train City employees to collaborate with Federal Agencies, State Agencies, and Regional Agencies such as SCAG, SCAMD, and Los Angeles County in numerous programs affecting [...] and other issues that require mutual collaboration and community benefit...	• Land Use and Development		The City actively collaborates with other local, regional, State, and Federal agencies. Staff is encouraged to work closely with federal, state and regional agencies as appropriate. Currently, the City has mutual aid agreements with the City of Los Angeles, County of Los Angeles, County of Los Angeles Public Works and County of Los Angeles Fire Department. The City also has a Disaster Management Area A Joint Powers Agreement with other Westside cities and the County of Los Angeles.
			• Transportation, Infrastructure		
			• Resource Conservation, Environmental Quality		
			• Open Space and Recreational		

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description			Status
			Opportunities		The City continues to develop MOUs with stakeholders for disaster preparedness.
			• Emergency/Disaster Mitigation Preparedness Response and Recovery		
7.3	Community Partnerships	Partner with local private, non-profit and quasi-public organizations and groups to address their mutual communities of interest to support and enhance programs that benefit the community at large. [...] and others that strive to promote the City and enhance the quality of life within the community.	• Cultural Arts		The City actively collaborates with local private, non-profit and quasi-public organizations and groups to benefit the community including the Chamber of Commerce, groups with an interest in historic preservation and the Beverly Hills Unified School District. In 2015 the City held a "National Night Out" event in collaboration with various community groups to involve the public in a conversation on crime prevention. The City also held and participated in other City events such as Woofstock, Earth day, Senior Day, and Fire Services Day. In 2015 the City also conducted Community Emergency Response Team (CERT) training for the community and businesses.
			• Historic Preservation		
			• Business and Economic Development	Chamber of Commerce, Team Beverly Hills, Beverly Hills Unified School District	
			• Emergency Management		
			• Energy and Telecommunications	Southern California Edison Company and Southern California Gas Company	
8.1	Public Information and Involvement	Continue to make information available to residents and businesses regarding City services and programs, and key community issues. The range of information to be presented includes: [...] This information may be presented in flyers and newsletters that are distributed to households in the City, senior centers, and community centers; on the City's webpages; by cable television broadcasts; in workshops with homeowners	• Land Use, Zoning, and Development Processes		The City makes much of this information available to the public online. The City provides newsletters for current and upcoming civic events. Information is also available on select topics at the City's permit counter in City Hall and at the City's information desks at the Library, Public Works Building, and in the administrative offices at La Cienega and Roxbury Parks. The City also provides information through cable tv, information monitors in City parking structures, information booths at community events, AM radio, social media and at commission and other community meetings. The City recently formed and launched a
			• Development Fees		
			• Code Compliance		
			• Property and Building Maintenance		
			• Property/ Building Improvement Techniques		
			• Financial Assistance Programs		

General Plan Programs for All Elements (Except Housing)

No.	Program Title	Program Description		Status
		associations, business organizations, and community groups; and general community presentations and workshops.	• Affordable Housing Programs • Public Transportation and Ride Sharing • Energy Conservation Methods • Waste Reduction and Recycling Programs • Hazards and Emergency/ Disaster Mitigation Preparedness • Evacuation, and Response and Recovery Protocols and Procedures • Natural Resources and their Value • Educational and Cultural Events and Venues • Parks and Recreation Programs • Health and Safety Programs • Seniors and Youth Programs • Access to Government Services and Elected Officials	collaborative group of staff from all departments to coordinate efforts related to two major construction projects (Santa Monica Boulevard Reconstruction and Westside Purple Line Subway Extension). This includes an effort to inform the public regarding potential impacts related to these projects. Representatives from the City regularly provides information to businesses, schools, PTAs, faith based and community organizations, residents and medical surgery centers on disaster preparedness. The City is currently working on updating its hazard mitigation plan. The City held a Get Supplies! Make a Plan! Be Informed! Disaster readiness campaign and a disaster readiness campaign for businesses Commissions Framework and Structure: in 2015 the City Council adopted an ordinance to establish clear and consistent regulations for the City's Commissions and further define the charges of certain Commissions. Next Beverly Hills: Then Mayor Gold launched a committee for "next generation leaders" in order to engage residents and business people ages 25-45. The Committee began meeting regularly in 2015 and defined committee priorities.

Housing Element Programs

Progress on implementing the City's housing programs is summarized in the Housing Element Report. The Report provides a status and summary for each of the City's housing programs.

The Housing Element Report is designed to be a stand-alone report, or to be included as a part of the Annual General Plan Report. The report has been designed in this manner to allow the City to submit the report to the State Office of Planning and Research as a part of the Annual General Plan Report, and to submit the report to the State Department of Housing and Community Development as a stand-alone report on progress in implementing the City's housing programs.

General Comments:

Housing counts provided in this report are for the calendar year 2015. Information on housing programs is for calendar year 2015, unless otherwise specified, and is based on the 2014-2021 Housing Element. The City's budget is set on the fiscal year, so some program accomplishments have been presented based on funding made available during the 2014/2015 fiscal year rather than calendar years.

Implementation Summary – Housing Element

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

Jurisdiction City of Beverly Hills
Reporting Period 1/1/2015 - 12/31/2015

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No. project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low Income	Low Income	Moderate Income	Above Moderate Income					
4342010009	MF	O	2			21	23			2	
(9) Total of **Moderate and Above Moderate** from Table A3 ▶ ▶ ▶ ▶ ▶ ▶											
(10) Total by income Table A/A3 ▶			2	0			23				

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

SU = Second Unit

Implementation Summary – Housing Element

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income					

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	**2. 2 - 4 Units**	**3. 5+ Units**	**4. Second Unit**	**5. Mobile Homes**	**6. Total**	**7. Number of infill units***
No. of Units Permitted for **Moderate**	**0**	**0**	**0**	**0**	**0**	0	**0**
No. of Units Permitted for **Above Moderate**	0	0	0	0	0	0	0

* Note: This field is voluntary

During 2015, 30 new homes were permitted. Single family homes have not been included in the inventory because it is assumed that, in Beverly Hills, which is a built-out City, any new single family home is replacing an existing single family home.

Implementation Summary – Housing Element

Table B

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2014	2015	2016	2017	2018	2019	2020	2021		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1		2								2	0
	Non-deed restricted		2									2	
Low	Deed Restricted	1	3									3	0
	Non-deed restricted												
Moderate	Deed Restricted	1											1
	Non-deed restricted												
Above Moderate			42	21								63	
Total RHNA:		3										70	1
Total Units Built ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: Units serving extremely low-income households are included in the very low-income permitted unit totals.

Implementation Summary – Housing Element

Table C

Program Implementation Status

Program Description
(By Housing Element Program Names)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 9.1 Upkeep and Maintenance of Vacated Buildings	Preserve existing housing stock	Ongoing	The City's Community Preservation Division maintains a list of vacant buildings and properties and works with property owners to ensure they are maintained.
Program 9.2 Property Maintenance	Require housing to be maintained in an aesthetic, safe and habitable manner consistent with City codes	On-going, explore program restructuring by 2016	The City continues to implement the current program and addresses several hundred complaints related to property maintenance each year.
Program 9.3 Home Repair and Improvement	Provide minor repairs and mobility assistance to approximately 25 low-income households per year	Ongoing	In the first three quarters of the current fiscal year (2015-2016), the program provided minor home repairs to 4 single-family homes and 6 multi-family homes for a total of 10 homes.
Program 9.4 Historic Preservation Program	Evaluate preservation incentives	Ongoing. Evaluate in 2015 and adopt by 2016	In 2014 the City Council adopted an ordinance creating a historic incentive permit that allows owners of historic landmarks to request deviations from development standards when making modifications to their historic properties, provided that the changes do not adversely impact the character defining features of the historic resource.

Implementation Summary – Housing Element

Table C

Program Implementation Status

Program Description
(By Housing Element Program Names)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 9.5 Condominium Conversions	Limit the loss of rental housing by setting an annual cap on condominium conversions and providing tenant protections	Evaluate ordinance revisions and address affordability, and, as appropriate, amend the ordinance in 2016.	The City's current ordinance was evaluated in 2011 and the determination was made not to adjust the annual cap at that time.
Program 9.6 Rent Stabilization Ordinance	Continue to implement the rent stabilization program and investigate tenant complaints about unlawful rent increases, service reductions, evictions and relocations	Ongoing	The City continued to implement the current program. In 2015 the city's Code Enforcement Office opened 32 rent stabilization cases and responded to 959 inquires either over the phone, through email, or in person.
Program 9.7 Monitoring Affordable Housing	Coordinate with service providers to monitor Section 8 renewals, advise tenants in advance of potential conversion dates, and provide opportunities to continue affordability covenants	Ongoing	The City continues to implement the current program. The city has one very-low income housing building. The building has an affordability covenant and has 150 units and is available to very low income seniors. The City contracts with Menorah Housing Foundation to oversee and administer the units. In 2015 the City adopted its "Affordable Housing Guidelines" document that outlines affordable housing procedures for developers, staff. The document will serve as the official guide when implementing the several affordable units that are currently entitled in the City but not yet built.
Program 10.1 Density Bonus	Encourage the development of more affordable housing units by offering incentives to developers	In 2013 amend the density bonus program to define a list of preferred incentives and concessions	To be considered in future budget cycles

Implementation Summary – Housing Element

Table C

Program Implementation Status

Program Description
(By Housing Element Program Names)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 10.2 Inclusionary Housing	Require a minimum percent of units in development to be price-restricted as affordable to lower and moderate income households	Finish inclusionary housing nexus and in-lieu fee study in 2015 and adopt ordinance in 2016	To be considered in future budget cycles
Program 10.3 Housing Trust Fund	To be used to construct or help leverage construction of affordable housing	Establish Housing Trust Fund in Fiscal Year 2014/2015	Through development agreements, the city has negotiated approximately $3 million dollars to be used to establish a housing trust fund. The projects have not yet been built. Once they are built and the money is received by the City a housing trust fund will be established.
Program 10.4 Second Units	Encourage the provision of affordable second units	Evaluate revisions to current second unit standards, and amend the ordinance by 2015. Conduct second unit survey in 2018 to inform the next housing element update.	A second unit study was conducted in 2010 and the results were discussed in the housing element. The city will study changes to the ordinance that could further incentivize the development of second units in upcoming budget cycles.
Program 10.5 Sustainability and Green Building	Promote resource efficiency and sustainability in new developments	Ongoing	The City continues to implement the current program in consistency with State law.

Implementation Summary – Housing Element

Table C

Program Implementation Status

Program Description
(By Housing Element Program Names)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 10.6 Partnerships with Affordable Housing Developers	Initiate partnerships with non-profit developers to assist in the development of affordable housing	Participate in conferences, symposiums and other affordable housing events to review resources, incentives and City goals. Initiate an RFQ process within two years of the establishment and funding of the housing trust fund, select a developer and pursue development of an affordable housing project.	The City held an information session with local non-profit housing corporations and affordable housing developers in 2013 to establish partnerships in the affordable housing community. With establishment of the affordable housing trust fund, partnerships with developers will be more realistic (refer to Program 10.3). City staff attended lectures on affordable housing programs and strategies and plan to continue to attend similar programs in the future.
Program 11.1 Fair Housing Program	Promote fair housing practices and refer fair housing complaints to Housing Rights Center	Ongoing	The City provides fair housing information on the City's website (www.beverlyhills.org).
Program 11.2 Senior Housing Development	Provide incentives to facilitate development of senior housing	Continue to build partnerships with affordable housing developers. Develop a project concept by 2016 and release an RFQ by 2017. By 2018 commence development of a senior housing project in the City affordable to the City's lower and extremely low income residents.	Once the Affordable Housing Trust Fund is funded, the City will be able to more actively move forward in pursuing development of an affordable senior project.

Implementation Summary – Housing Element

Table C

Program Implementation Status

Program Description
(By Housing Element Program Names)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 11.3 Senior Case Management Program	Assist frail elderly residents to remain independent and in their homes	Ongoing	The City continues to implement the Senior Care Management Program and provides additional assistance to seniors through: the Beverly Hills Active Club which provides exercise classes and activities at La Cienega and Roxbury Parks, the Senior Center and senior library at Roxbury Park (funded through the city library), and Jewish Family Services which provides a broad range of support services to seniors living independently.
Program 11.4 Senior Home sharing Program	Provide a free shared housing program which matches older people with others interested in sharing their homes	Evaluate Community Assistance Funds and determine grant amount annually	To be considered in future budget cycles.
Program 11.5 Housing Opportunities for Persons with Disabilities	Develop and adopt written procedures for reasonable accommodation requests and educate the public on the process of requesting an accommodation	In 2014, implement an outreach program in cooperation with the Westside Regional Center to publicize information on available regional resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	The city adopted a reasonable accommodation procedure into the zoning code on December 4, 2012
Program 11.6 Funding for Homeless Services	Fund a variety of service organizations that serve the homeless and persons at-risk of homelessness	Annual funding allocations	In the fiscal year 2014-2015, the city contributed $60K to the CLASP (Changing Lives And Sharing Places) homeless outreach program, and $95,000 for shelter beds at PATH (People Assisting The Homeless). CLASP outreaches and engages homeless persons in the city daily with the intention of

Implementation Summary – Housing Element

Table C

Program Implementation Status

Program Description
(By Housing Element Program Names)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			providing those persons with assistance and support including linking them to shelter. In addition, funds provided to PATH offers two tenant-based Section 8 vouchers to provide affordable and permanent supportive housing in Los Angeles County. Other services funded in FY 2015-2016 include: the Westside Food Bank ($90K), and Step Up on Second ($90K) to assist formerly homeless individuals to remain permanently housed.
Program 12.1 Adjust Development Standards	Evaluate and modify development standards to encourage more affordable housing units	Amend the Zoning Code in 2013 to include reduced minimum unit sizes as an incentive for the density bonus program. Explore revisions to other development standards, including minimum unit sizes for all multifamily units, as supported by analysis by 2015.	In 2013 the City began a study to better understand what incentives, concessions and waivers would be most beneficial to building affordable housing in the City. This study will inform upcoming modifications to the City's multi-family development standards.
Program 12.2 Reduced Fees for Affordable Housing	Provide waivers or reductions of certain taxes and fees for developments with low, very low, and moderate income housing units	Complete the fee study in Fiscal Year 2014, and adopt modified development fees for affordable housing.	To be considered in future budget cycles.

Implementation Summary – Housing Element

Table C

Program Implementation Status

Program Description
(By Housing Element Program Names)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 12.3 Monitor the Development Review Process	Identify inefficiencies and uncertainties in the City's review and promote alternative techniques intended to streamline the process	Adopt updated processing procedures in the Zoning Code in 2013	The City hired an Urban Designer to help streamline review of new housing projects and other development proposed in the City. Additionally, in an effort to streamline permitting, the community development department was restructured to form a dedicated group of zoning code and building experts as part of a dedicated group focused on processing permits.

Current Planning

Emergency Ordinances

The City did not adopt any emergency ordinances in 2015.

Pending General Plan Amendments

There are several pending General Plan amendments:

- A consideration for rezoning of two single-family parcels to multi-family zoning on South Carson Road;
- A pending application for a new overlay zone pertaining to commercial developed located at 100 North Crescent;

Additional Content

Interagency / Intergovernmental Coordination

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

- The City is a member of the Westside Cities Subregion of the local Metropolitan Planning Organization as well as a member of the Westside Council of Governments. Through these groups the City participates in regional planning efforts such as planning for electric vehicles and a multi-jurisdiction bike sharing program.
- The City participates in emergency preparedness tests, drills and exercises with other local, county and state jurisdictions.
- In 2014 the City signed a Memorandum of Agreement with the Los Angeles County Transportation Authority (Metro) for the advanced utility work for the first phase of the Westside Subway Extension. The City is currently working on language for a subsequent Memorandum of Agreement with Metro for future subway work. Further, the City and Metro representatives have held several public meetings to gather input and disseminate information regarding the subway project.

Equity Planning

The City of Beverly Hills does not have industrial land uses or above-grade extraction sites within its boundaries such as landfills, mining operations, factories, mills, or other intensive land uses which have traditionally driven equity planning efforts. The City does, however, have districts and neighborhoods that have remained vibrant through the recent downturn in the market, and has other areas that have not remained vibrant and, in fact, have struggled with higher commercial and office vacancy rates. In

2012, the City, led by then Vice-Mayor John Mirisch, convened a special task force to study land use patterns and neighborhood qualities along two commercial corridors in the southeastern area of the City. The summary report of the task force outlines several strategies to improve the corridors. In 2015 the City launched a planning effort to create a community plan for these corridors and others. Three community workshops were held and this effort is ongoing. The City's General Plan includes policies and programs that support maintenance and revitalization of the City's commercial corridors.

Additionally, the cost of housing in the Beverly Hills region tends to be high, which can present challenges for long-time residents to remain in their homes through retirement (referred to as "aging in place"). The City's current Housing Element, which was adopted in 2013 and certified by the State in 2014, includes a number of programs aimed at providing relief to seniors and other members of the community who are challenged by the cost of housing. During the prior Housing Element Update, attention was paid to strengthening the Housing Element policies aimed at providing assistance to renters in the city. In 2015 the City developed affordable housing program guidelines (adopted in early 2016) to establish procedures for the implementation of the affordable housing program. The City continues to implement the Housing Element programs contained in the General Plan.

Promotion of Infill Development, Reuse, and Redevelopment

The City of Beverly Hills is an urban area that is mostly built out. The City is committed to encouraging the best use of land, and thoughtful infill projects are encouraged. In 2013 the Wallis Annenberg Center for the Performing Arts (The Wallis) opened to the public. This venue consists of the rehabilitated 1933 Beverly Hills Post Office structure and a contemporary theater building. The reuse of this historic City building is a prime example of infill development along a major transportation corridor in the commercial center of the City. In 2014 construction began on the Waldorf Astoria Hotel project, which is located on the property of the Beverly Hilton on a major commercial corridor in the City. Additionally, the City has undertaken various efforts to understand and address potential barriers to infill, reuse and redevelopment including the in-lieu parking study, and the Southeast in Motion planning effort.