

What We Do: General Plan and Housing Element Annual Report

If you live in the City of Beverly Hills, the General Plan is the long range plan for the City. State law requires cities and counties to prepare and adopt a General Plan. This forward looking document covers a variety of topics including land use, economic development, public services, circulation, housing, and conservation. It includes long term goals to guide decision makers. These goals are reinforced by policies and programs that outline actions that the City will undertake in order to meet the goals established by the community.

The State requires all jurisdictions to file an annual report on the progress made in implementing programs from the General Plan including programs contained in the Housing Element. The City's 2018 Annual Report on General Plan and Housing Element Implementation was presented to the Planning Commission and City Council earlier this year and contains a summary of the ways in which the City is working toward the goals contained in the General Plan document. Some of the highlights from the 2018 report include:

Affordable Housing: The City worked with the developer of the first two affordable housing units built through the State Density Bonus to rent two units to qualified households in early 2018.

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.

Strategic Planning Committee: In 2018 Mayor

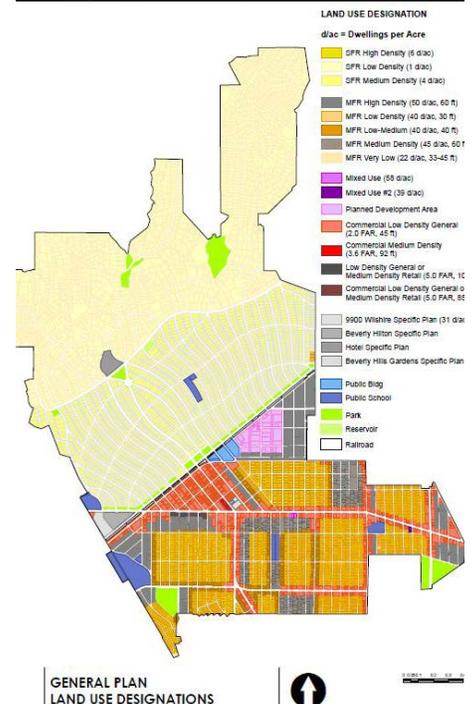
Gold established the Strategic Planning Committee to create a strategic plan about the future and evolution of the Beverly Hills commercial areas. The Committee met 14 times in 2018 and the work of the Committee is continuing into 2019 with Mayor Mirisch focusing on the Southeast area of the City.

Historic Preservation: In 2018 the City Council established four new local landmark properties in the City. The total number of local landmarks that the City has dedicated is now 42.

Rent Stabilization: In 2018 the City worked to implement the 2017 amendments to the Rent Stabilization Ordinance. The City held facilitated sessions, conducted surveys and collected responses in a collaborative effort to understand the residential housing needs and concerns. In October 2018 the City Council eliminated no-cause eviction under Chapter 6 of the Rent Stabilization Ordinance. Prior to this amendment only approximately 300 units (Chapter 5 units) had just cause only eviction protections. This effectively made all units under the protections of the Rent Stabilization Ordinance subject to a just-cause only eviction process, effectively providing greater eviction protection for approximately 7,400 units. In addition, this amendment strengthened the mission of the Rent Stabilization Ordinance to promote the stability of the renter population and to maintain the quality of the Beverly Hills housing stock.

Seismic Safety: On December 11, 2018, the City Council adopted an ordinance that sets forth mandatory provisions for the scope and

City of Beverly Hills - Land Use Map



compliance requirements by which property owners of existing wood-frame multi-family buildings will be required to retrofit their potentially vulnerable buildings and increase measures of occupant safety

Hillside/Basement: Ordinance Changes: In 2018 the City adopted an ordinance to address issues that had been identified regarding development in the Hillside Area of the City. The ordinance changes several development standards in an effort to maintain and preserve the character and safety of the hillside neighborhoods in the City.

South Santa Monica Boulevard: In 2018 the City completed the reconstruction of North Santa Monica Boulevard. This project

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included rebuilding the deteriorating roadway, upgrading the storm drain system, replacing curbs and gutters, upgrading access ramps to Americans with Disability Act (ADA) standards, the installation of new LED street lights, the inclusion of a bioswale, and a bike lane.

Oil Wells: The City of Beverly Hills is managing a project on behalf of the Beverly Hills Unified School District to properly secure and plug 19 oil wells

located on School District property adjacent to the Beverly Hills High School. The City has engaged a consultant that has technical expertise in oil drill sites and regulatory compliance in order to assist the City with all aspects of project management. Four wells have been plugged in 2018 and the City is continuing the work in 2019.

Inclusionary Housing: In late 2018 and early 2019 the City Council directed

staff to begin work on studying the establishment of an inclusionary housing program. Staff is currently working on the development of a nexus study citywide for proposed commercial and residential developments.

If you wish to access the entire General Plan document, please visit:
www.beverlyhills.org/generalplan.

Project Highlight: Complete Streets Plan

The Complete Streets Plan provides a blueprint for implementing a transportation network that balances the needs of all road users: bicyclists, pedestrians, transit riders, and motorists. The purpose of the Complete Streets Plan is to integrate people and place in the planning, design, construction, operation, and maintenance of the City's transportation network.

Currently, the City's Complete Streets Plan is in its draft stages however once completed, the Plan will:

- Provide a Council-approved work plan for transportation planning;
- Identify a network of streets that prioritize each mode (rather than prioritizing every mode on every street in Beverly Hills, which is not feasible in constrained rights-of-way);
- Emphasize active transportation improvements;
- Prioritize preparing for the future Wilshire/La Cienega and Wilshire/Rodeo Metro Purple Line subway stations through recommended first/last mile connections and policies;
- Highlight programs to increase accessibility and attract new users;
- Recommend policies to incorporate into streetscape and street repair projects;
- Provide guidance on preparing for autonomous vehicles and other emerging mobility options through technology upgrades;
- Bring the City up to current best practices; and
- Increase eligibility for grant funding.

The Draft Plan includes a tiered implementation plan that prioritizes the installation of Tier 1 (short-term), Tier 2 (medium-

term), and Tier 3 (long-term) projects. Staff anticipates working on a subset of Tier 1 projects during the first year after adoption by the City Council. To assist with implementation, staff plans to track grant funding sources and apply for projects that meet the eligibility requirements for each opportunity.

The Draft Plan is informed by a robust community outreach process. Input and feedback was gathered in a variety of formats throughout the project, including:

- Via the comments feature of the project website (www.beverlyhills.org/CompleteStreets);
- By developing a video that explains the concept of a "complete street," also available on the project website;
- Via an online survey, which received 250 unique responses; and
- Through five different events: two workshops, a pop-up event, and a walk audit.

The Draft Complete Streets Plan was released for public review on April 10, 2019 and accepted comments through May 17, 2019. To help get the word out to the community, staff mailed out a postcard citywide, distributed a press release, provided information for inclusion in school newsletters, promoted the Plan on social media and the City's website, provided postcards at the Farmer's Market and Roxbury and La Cienega Parks, and published information in the City's In Focus newsletter.

As for the next steps on the Draft Plan, after reviewing the multiple comments received from the various outreach events the goal is to update the Plan as appropriate before presenting to the City Council. It is anticipated that the Plan will be presented to the City Council for adoption in Fall 2019. Once adopted the implementation phase of the project will commence.

Facts - Code Enforcement- Animal Control

During summer and fall, we enjoy an increase in outdoor activities with friends, family and our animal companions (or pets). In fact, Beverly Hills is home to a high population of canines. Beautiful streets, gardens and a state of the art Dog Park invites both humans and our four legged friends to explore and enjoy the great outdoors. Moreover, walking your dog is a great way to include exercise in your busy day.



As with most cities in California, Beverly Hills adopted animal control regulations designed to keep animals safe and healthy by encouraging co-existence and interaction in the community in a safe and orderly manner. These animal control regulations require adherence to rules whose aim is to ensure the safety of your pet and that of other citizens. For example, in addition to maintaining a current dog license, dogs must be kept on a leash at

all times when on public property. When on private property, dogs must be under the care and control of their owners at all times. The use of a leash will benefit you, your neighborhood, and your pet. There are many good reasons to keep your dog on a leash. In addition, remember that while walking your dog please be sure to pick up after it. This will ensure that the surrounding community and environment is kept free from unsanitary conditions.

The City of Beverly Hills provides animal control services through the City of Los Angeles Department of Animal Services. The West Los Angeles Animal Care Center that services our community is conveniently located only 4.2 miles away at 11361 West Pico Blvd in West Los Angeles; they are open Tuesday thru Saturday.

So as our community enjoys the beautiful weather and explores the outdoors, please remember to use a leash on your dog. The leash is also commonly referred to as “Your Pet’s Lifeline” because it helps protect your pet from vehicular traffic and unrestrained animals.

If you are not sure about the animal control regulations in the City or have any questions about the animal control services provided for Beverly Hills residents, please call the Code Enforcement hotline at 310-285-1119.

SPOTLIGHT ON - STEPHANIE MURILLO - PERMIT CENTER SUPERVISOR



I was born and raised in Burbank, California and received a Bachelor’s degree in Sociology from the University of California, San Diego. I have always appreciated working with people, and enjoy studying social interactions and culture in my everyday life. After graduating college, I moved back to Los Angeles to be closer to my family, and worked at Burbank City Federal Credit Union as the Community Outreach Specialist.

In August of 2015, I decided to enter the public sector, and began working for the City of Beverly Hills as a Customer Service Representative. Shortly after my employment began with the City, I obtained the ICC Permit Technician certification from the International Code Council. The certification covers code administration, legal aspects, code language, code enforcement, reading construction documents, performing plan reviews and the permitting and inspection process. In 2017, I became the Permit Center Supervisor for the Community Development Department, and it is my pleasure to serve this City alongside my customer service team. As the Permit Center Supervisor I strive to guide customers through the construction process by providing customers with personal attention, accurate and timely information, while exceeding customer service expectations.

In 2018, my team processed nearly 9,300 permit applications. A permit is an official

approval issued by the City that allows contractors and property owners to proceed with a construction project. Permits ensure that projects are safe, while making sure that property owners comply with applicable State building codes and City regulations. Some examples of the permits that we process include Building Permits, Fire Sprinkler and Fire Alarms, Public Right of Way, and Trade Permits (Mechanical, Electrical, & Plumbing). Part of the permit issuance process includes validating insurance and contractor licenses through the Contractors State License Board. In addition to processing permit requests, we also process public record requests, and maintain the permit records for the Department. Some records include- permit history, building plans, and soils reports.

In my spare time, I enjoy hiking, playing volleyball and paddle boarding.

CDD Connection

KEY DATES:

UPCOMING PUBLIC MEETINGS

Rent Stabilization Workshops -

► These informational workshops will be held at the City Hall Municipal Gallery - 455 North Rexford Drive - Beverly Hills, CA 90210; from 6:00 PM to 8:00 PM.

RSD Basics and Updates for Housing Providers -

► September 12, 2019

Rent Adjustment Application / Mills Act -

► October 10, 2019

Annual Rental Unit Registration -

► November 7, 2019

► Staff from Rent Stabilization will be available to answer questions. Two hours of free parking are available at 444 N Rexford Drive. For questions regarding these informational workshops call (310) 285-1031

Join us for a Wildlife Workshop

► Sponsored by The City of Beverly Hills Community Development Department

Presented by LA City Animal Services & The Critter Trapper

- La Cienega Park
- Tuesday, September 24, 2019
- 6:30 to 8:30 PM

RSVP to Josh Charlin at 310-285-1175 or by email at jcharlin@beverlyhills.org

STANDING MEETING SCHEDULE

Architectural Commission

► Meets the 3rd Wednesday of each month at 1:30PM

Cultural Heritage Commission

► Meets the 2nd Wednesday of each quarter at 1:30PM

Design Review Commission

► Meets the 1st Thursday of each month at 1:30PM

Planning Commission

► Meets the 2nd and 4th Thursday of each month at 1:30PM

Traffic and Parking Commission

► Meets the 1st Thursday of each month at 9:00AM



City Hall Hours:

Monday–Thursday 7:30 AM–5:30 PM
Friday 8:00 AM–5:00 PM

Community Development Walk-ins:

Monday–Thursday 8:00 AM–10:00 AM
Call ahead 310-285-1141

Schedule an Appointment:

<http://www.beverlyhills.org/appointments>

Construction Hours:

Monday–Friday 8:00 AM–6:00 PM
Except during city holidays

Community Development Department

455 N. Rexford Drive
Beverly Hills, CA 90210

(310) 285-1141

www.beverlyhills.org

Email: buildingandsafetyinfo@beverlyhills.org

Email: transportation@beverlyhills.org