

City Clerk's Office

NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Monday, March 11, 2024, at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

**A DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS
AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO
REGULATE ACCESSORY DWELLING UNITS AND JUNIOR
ACCESSORY DWELLING UNITS, AND FINDING THE
ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA)**

In recent years, state laws regarding accessory dwelling units (ADUs) have been updated to encourage ADU production amid the state-declared housing crisis. These laws have generally changed to increase the number of ADUs and size of ADUs permitted by-right (through a ministerial building permit process) on any residentially-zoned property in all jurisdictions in California. A draft ordinance has been prepared to update the City of Beverly Hills Municipal Code (BHMC) regulations pertaining to ADUs, which is both consistent with state law ADU regulations, and reflects direction provided by the Planning Commission during public study session discussions that occurred in 2022 and 2023. On January 25, 2024, by a unanimous vote (4-0), the Planning Commission of the City of Beverly Hills adopted a resolution recommending that the City Council approve the draft ordinance. The draft ordinance includes, but is not limited to amendments to the BHMC that would:

- Repeal and replace the existing ADU code sections [BHMC §10-3-409; §10-3-603.5; §10-3-702.5; §10-3-803.5; §10-3-902.5; §10-3-1002.5; §10-3-1102.5] with a new Article 50 (Accessory Dwelling Units and Junior Accessory Dwelling Units) in Title 10, Chapter 3 (Zoning) of the BHMC to comprehensively regulate single- and multi-family ADU development consistent with state law, including local standards beyond state law minimums;
- Amend the Definitions section [BHMC §10-3-100];
- Create a discretionary review path for ADUs located on any residential property developed with a single-family residence to allow ADUs that do not conform to the proposed by-right objective standards. [BHMC §10-3-3600].

ENVIRONMENTAL REVIEW

The draft ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Pursuant to §15282(h) of the CEQA Guidelines and §21080.17 of the California Public Resources Code, the adoption of an ordinance regarding accessory dwelling units to implement the provisions of Government Code §65852.1 and §65852.2 is statutorily exempt from CEQA requirements. As a result, staff recommends the City Council find that the draft ordinance is exempt from any further review under CEQA.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Please be advised that pre-entry metal detector screening requirements are now in place at City Hall. Members of the public are requested to plan visits accordingly. Members of the public may participate in the meeting by attending in-person or telephonically, and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable. City Council meetings are broadcast on local Beverly Hills television and on other media platforms. Anyone who participates at the meeting and/or enters the City Council Chamber is subject to having their image displayed. These recordings will remain publicly accessible in perpetuity.

Public Comment Participation:

- Oral Comment/Listen only: (310) 288-2288
- Email: cityclerk@beverlyhills.org
- Video (during public comment only): <http://beverlyhills.org/comment>
- To Watch Video Live: <http://beverlyhills.org/live> or
- On-Demand: <http://beverlyhills.org/citycouncilmeetings>
- In-Person: Submit a Speaker Card to the City Clerk at the meeting

How to Submit Public Comment (Email/Video):

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council/Parking Authority. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. The City Clerk will read only the first three minutes (approximately 350 words) of a written comment. In the event of a large number of written comments on one item, written comments may be summarized by the City Clerk's Office. The entire written comment shall be archived in full as part of the record.

If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be no longer than three (3) minutes per each individual comment, subject to City Council discretion based on the anticipated length in the meeting. In-person speaker cards may be submitted to the City Clerk directly during the meeting.

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing

described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

In Person Participation:

All interested persons are invited to attend and speak on this matter in person. Please see the above information on the location and time of this meeting.

If there are any questions regarding this notice, please contact **Patrick Achis, Associate Planner** in the Planning Division at **(310) 285-1129**, or by email at pachis@beverlyhills.org. Copies of the project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210. Please also contact pachis@beverlyhills.org to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

HUMA AHMED
City Clerk



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.