



AGENDA REPORT

Meeting Date: March 21, 2023
Item Number: F-1
To: Honorable Mayor & City Council
From: Masa Alkire, AICP, City Planner
Reina Kapadia, AICP, Associate Planner
Subject: 2022 DRAFT GENERAL PLAN AND HOUSING ELEMENT ANNUAL REPORT
Attachments: 1. Draft 2022 General Plan Annual Report
2. City-Owned Land Inventory

RECOMMENDATION

Staff recommends that the City Council receive the Draft General Plan Annual Report (Attachment 1) for 2022 and direct staff to submit the report to the State.

INTRODUCTION

This staff report is provided to the City Council annually because the State requires all jurisdictions to file an annual report of progress made in implementing programs in the General Plan, including programs contained in the Housing Element. The City's General Plan includes dozens of programs, many of which have several identified actions. The report in Attachment 1 summarizes the City's efforts to implement the General Plan programs, with updates specifically related to implementation activities that took place during the 2022 calendar year. This report was presented to the Planning Commission at their February 23, 2023 meeting for review. State law also requires that the City review City and Parking Authority owned land to consider whether such land is surplus or in excess of the City's foreseeable needs. This report includes an inventory of City-owned land (Attachment 2). In 2022, no City-owned land was declared surplus.

This staff report provides a high level overview of the information the City reports to the state each year. The state also requires the city to submit detailed informational spreadsheets about housing production activity. The detailed spreadsheets prepared for the state are available for public review at www.beverlyhills.org/housingelementupdate. It should be noted that the required format of these spreadsheets make the document illegible when printed and therefore they are provided on line for ease of viewing.

Meeting Date: March 21, 2023

After the Council's review, the report will be submitted to the state Department of Housing and Community Development (HCD) and to the state Office of Planning and Research (OPR) by the April 1, 2023 deadline.

DISCUSSION

Status updates are provided for all of the programs in the General Plan in Attachment 1. 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.
General Plan Amendments Since the 2010 Update	February 21, 2023 – Re-adoption of the 2021-2029 Housing Element November 21, 2022 – Adoption of a General Plan Amendment to apply the Cheval Blanc Specific Plan for a mixed use commercial and luxury hotel development project located at 456 and 468 North Rodeo Drive; 449, 451, and 453 North Beverly Drive; and 461 through 465 North Beverly Drive. May 10, 2022 – Adoption of the updated Safety Element. October 12, 2021 – Adoption of the 2021-2029 Housing Element June 8, 2021 – Adoption of a General Plan Amendment in connection with a residential and hotel development project located at 9850, 9876, 9900 and 9988 Wilshire Boulevard November 17, 2020 – Amendment of the General Plan Land Use Map to include the Mixed Use Overlay Zone February 18, 2020 – Amendment of the General Plan Land Use Map to establish a Mixed Use planned development (M-PD-5) Land Use Designation and apply it to the project site located at 9908 S. Santa Monica Boulevard December 17, 2019 - Amendment of the Safety Element to include the City's Updated Hazard Mitigation Management Plan 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)
2022 Significant Accomplishments <i>The table beginning page 4 of Attachment 1 highlights accomplishments and</i>	Housing Element: The City adopted its Housing Element for the 2021-2029 planning period on October 12, 2021, amended the Housing Element based on comments received from the state Department of Housing and Community Development (HCD), and the City Council re-adopted the 2021-2029 Housing Element at its meeting on February 21, 2023. The City is currently working with HCD to obtain certification.

progress made on programs in the General Plan. Some of the significant accomplishments are noted to the right.

Safety Element: The City worked on updating its Safety Element in 2021-2022 to comply with state law requirements by analyzing potential risks related to natural disasters and public emergencies, and including goals and policies to help prepare for and mitigate such hazards. The 2022 update to the Safety Element included an assessment of Environmental Justice, which is defined as the "fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies;" this analysis is detailed in the "Equity Planning" section under "Additional Content" heading in the Annual Report in Attachment 1. The Safety Element was adopted by the City Council on May 10, 2022 and is incorporated into the General Plan.

OpenBH: During the ongoing COVID-19 pandemic, the City created the OpenBH program to assist businesses with opening up their services outside including opening up outdoor dining on sidewalks, parking lots, and in parklets (parking metered spaces). This allowed businesses that were restricted to outdoor only services during the pandemic to still generate income while complying with current Health Orders. In 2022, the City began a coordinated inter-departmental study on formalizing the interim OpenBH program into a permanent program permitting outdoor dining in public spaces. The City is creating regulations and standards to make the successful OpenBH program permanent. As part of this effort, the City Council has created two subcommittees to study these regulations including:

- OpenBH Design and Operation Subcommittee
- OpenBH Code Changes and Fees Subcommittee

Together, these subcommittees will develop draft regulations and standards for open air dining and parklets in the City. The goal is to harness the lessons learned from the OpenBH program in order to make a more successful, vibrant, long term outdoor dining program in the City.

Real Time Watch Center: The Beverly Hills Police Department (BHPD) launched a Real Time Watch Center (RTWC) in June 2022. The RTWC enhances public safety across the city by utilizing state-of-the-art technology to assist in patrol, surveillance, response, and dispatch of public safety operations. Components of the RTWC include CCTV cameras, automatic license plate readers, drone unmanned aerial systems, and Live911 software that allows for live monitoring of emergency response and immediate dispatch response.

Business with Bosse: During her term in 2022-2023, Mayor Lili Bosse created a new initiative to bolster the local economy by spotlighting local businesses in rotating monthly community gatherings at the showcased business' location. In 2022, 17 Business with Bosse events were held showcasing different local business establishments across the city.

Mayor's Mental Wellness Series: During her term in 2022-2023, Mayor Lili Bosse created a new initiative to promote mental health and wellness throughout the community by hosting prominent speakers and events, which are open to all and free-of-charge.

Live with Lili: During her term in 2022-2023, Mayor Lili Bosse created a new initiative to host regular hybrid public forums where members of the public gain direct access to their local elected officials to share ideas, suggestions, and thoughts in an approachable and accessible format.

Just in Case BH: In 2022, the Just in Case BH program continued to provide residents with emergency preparedness training, crime prevention, and communication networks for disseminating information, while negating rumors or misleading reports. The City's primary communications platform is Everbridge. The City also uses Nixle text alerts through which residents and business owners sign up to receive emergency notifications.

Complete Streets: The City Council adopted a Complete Streets Plan in 2021 to address pedestrian, bicycle, transit, and automobile activity in the City, which considers multi-modal improvements like an electric car share program as part of first-last mile solutions to the future Metro Purple Line subway stations (under construction). Part of the process included updating the Bicycle Master Plan. The plan also considers emerging transportation trends, including autonomous and connected vehicles, and dockless mobility; changes to parking policies such as through shared use agreements (to better accommodate demand); a curbside management pilot program; and real time travel information at bus stops. In 2022, the City made progress on implementation of the Complete Streets Plan, including the design, approval, and installation of various bikeways (including the 14-mile Minimum Grid bikeway network); adoption of streetscape standards (including bus stop standards) to improve walkability to the future subway stations; start of design for a second portal to the Wilshire/Rodeo subway station; kick off of the Clifton-Le Doux Corridor Mobility Study to improve active transportation access to the future subway stations; expanded EV infrastructure; and program development for a transit pilot.

Connect Beverly Hills: On January 4, 2022, the City Council adopted streetscape standards for Wilshire and La Cienega Boulevards (Connect Beverly Hills) to improve walkability and provide options for sustainable infrastructure and storm water management practices. The standards have started to be incorporated into conditions of approval for new developments and street restoration by Metro.

Renewable Electricity: Since 2018, the City of Beverly Hills has been a member of the Clean Power Alliance (CPA). The CPA provides renewable electricity to its members. In October 2022, Beverly Hills began using 100% renewable electricity. As a result, the City will be reducing greenhouse gas (GHG) emissions generated from energy production by 186 million pounds annually.

Climate Action and Adaptation: Over the course of 2022, the City continued to develop the Climate Action and Adaptation Plan (CAAP) which explores metrics to reduce transportation impacts on air quality and climate change. The goal of the CAAP is to provide a pathway to carbon-neutrality by 2045 by adopting greenhouse gas reduction measures focusing on building energy efficiency, carbon-free energy source, transportation and reduction of waste. The CAAP also provides climate change resiliency strategies by hardening key infrastructure and providing services during a severe weather event. The CAAP is anticipated to be adopted in 2023.

Stormwater Capture: In 2022, the City continued construction of the Burton Way Median Green Street and Water Efficient Landscape Project. The project has the potential to capture approximately 94 acre-feet a year of dry and wet weather urban runoff from a 211 acres of drainage area. The captured runoff is treated at the swales and will be used to irrigate the landscape. The project is expected to be completed by the summer of 2023.

Rent Stabilization Ordinance (RSO): The City completed its fifth Annual Rent Registration cycle for all multi-family properties subject to the RSO. The Rent Stabilization Division administers approximately 7,700 units of multi-family properties to: promote the stability of renter populations, maintain quality of the City's multi-family housing stock, and protect occupants from unreasonable rent increases while recognizing a housing provider's right to receive a fair return from the rental property. .

Homelessness and Social Service Response: In order to maintain the social service safety net as a public service policy stated in the City's General Plan, the City allocates General Fund dollars to Community Assistance Grant Funding (CAGF), which is administered by the Human Services Division. In FY 2022-23, the Human Services Division issued over \$2 million in Community Assistance Grant Funding (CAGF). Agencies funded through CAGF provide social services to the most vulnerable members of the community including homeless individuals, active and frail elderly, disabled and low-means residents. By funding a safety net, the City establishes a continuum of care that improves coordination across providers, increases access and availability of services to community members and supports the quality of life in Beverly Hills.

In February 2022, the Human Services Division collaborated with LAHSA (Los Angeles Homeless Services Authority) on the annual point-in-time homeless count and to learn about regional resources and funding opportunities. As part of Enhanced Services for the Unhoused, in 2022 the City Council authorized the procurement of a software system designed to track and provide case management services to the unhoused in Beverly Hills to more acutely provide assistance to the unhoused in the community.

Affordable Housing: In 2022, the City released an RFQ/P to identify qualified development teams that could develop a senior citizen affordable housing project on City-owned property. This RFQ/P process includes an assessment of feasible locations for future affordable housing developments. The City has reviewed more than 30 proposals from 13 developers across 7 different sites. The City is in the process of evaluating proposals from short listed candidates.

Historic Preservation: By 2022, the Beverly Hills Register of Historic Properties included 44 local landmarks. In 2022, six Golden Shields were awarded to additional cultural points of interest in the City. To date, there have been 26 Golden Shield nominations by the Cultural Heritage Commission. In November and December 2022, the first two Golden Shield plaques were installed in the ground commemorating the cultural significance of the Doña Maria Rita Valdez de Villa Homestead and the Gershwin Residence.

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 7 of the attached Draft General Plan Annual Report. Full housing data spreadsheets (the state required "Draft Housing Element Annual Progress Report Form") for 2022 are available at www.beverlyhills.org/housingelementupdate.

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 and the 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. The City of Beverly Hills was allocated the following RHNA for the 2021-2029 Housing Element Cycle:

Table A-3 Regional Housing Needs Assessment 2021-2029, Beverly Hills

Income Level	Percent of AMI*	Units	Percent
Very Low**	Up to-50%	1,008	32%
Low	51-80%	680	22%
Moderate	81-120%	602	19%
Above Moderate	120%+	814	26%
Total		3,104	100%

Source: <https://scag.ca.gov/housing>

* AMI – Area Median Income.

** Includes the extremely-low income category, which is estimated as half the VL need pursuant to Government Code Sec. 65583(a)(1)

Housing Projects with Issued Building Permits in 2022: In 2022, the City issued building permits for 20 new single-family residences. However, since the City is built out, it is assumed that all new single-family homes are replacing a demolished unit, and they do not represent a net-new housing units, and therefore are not counted toward RHNA. A total of 25 accessory dwelling units (ADUs) were permitted, and one new 17 unit market rate multi-family residential project received a building permit in 2022. Between the ADUs and multi-family units, the City permitted 42 new net housing units (above moderate income) in 2022.

Meeting Date: March 21, 2023

Housing Project Applications under Review in 2022: While the reporting on the City's RHNA progress is intended to capture the net new permitted housing units, the City also processing a number of housing project applications in 2022. A total of 319 units, of which 3 are low income units, 20 are very low income units, and 55 are senior housing units, are currently under review for entitlements.

Approved Entitlements for Housing Projects in 2022: The City approved entitlements for 30 net new housing units, of which 4 are very low income units and 2 are low income units, though these projects have not yet been issued building permits.

FISCAL IMPACT

There is no anticipated fiscal impact related to this item.

Timothea Tway, AICP,
Director of Community Development

Approved By

Attachment 1

Draft General Plan Annual Report



2022 GENERAL PLAN AND HOUSING ELEMENT ANNUAL REPORT

CITY OF BEVERLY HILLS

PREPARED BY COMMUNITY DEVELOPMENT DEPARTMENT
MARCH 2023

2022 GENERAL PLAN AND HOUSING ELEMENT ANNUAL REPORT

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 2022.

TABLE OF CONTENTS

2022 General Plan and Housing Element Annual Report	1
Table of Contents	1
City Council Review	1
Compliance with State Guidelines	1
General Plan Significant Accomplishments - 2020.....	2
General Plan Status of Programs for All Elements (except Housing)	7
Housing Element Programs and Progress	41
2022 Housing Units.....	54
Current Planning	55
Emergency/Urgency ordinances	55
Pending General Plan Amendments	55
Additional Content	56

CITY COUNCIL REVIEW

On March 21, 2023, 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 (OPR) and the State Department of Housing and Community Development (HCD).

COMPLIANCE WITH STATE GUIDELINES

The City of Beverly Hills General Plan is consistent with State Guidelines. The City adopted its Housing Element for the 2021-2029 planning period on October 12, 2021, amended the Housing Element based on comments received from the state Department of Housing and Community Development (HCD), and re-adoption of the 2021-2029 Housing Element is scheduled for the City Council meeting on February 21, 2023. The City is currently working with HCD to obtain certification. The City worked on updating its Safety Element in 2021-2022 to comply with state law requirements by analyzing potential risks related to natural disasters and public emergencies, and including goals and policies to help prepare for and mitigate such hazards. The Safety Element was adopted by the City Council on May 10, 2022 and is incorporated into the General Plan.

GENERAL PLAN SIGNIFICANT ACCOMPLISHMENTS - 2022

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	<p>February 21, 2023 – Scheduled re-adoption of the 2021-2029 Housing Element</p> <p>November 21, 2022 – Adoption of a General Plan Amendment to apply the Cheval Blanc Specific Plan for a mixed use commercial and luxury hotel development project located at 456 and 468 North Rodeo Drive; 449, 451, and 453 North Beverly Drive; and 461 through 465 North Beverly Drive.</p> <p>May 2022 – Adoption of the updated Safety Element.</p> <p>October 12, 2021 – Adoption of the 2021-2029 Housing Element</p> <p>June 8, 2021 – Adoption of a General Plan Amendment in connection with a residential and hotel development project located at 9850, 9876, 9900 and 9988 Wilshire Boulevard</p> <p>November 17, 2020 – Amendment of the General Plan Land Use Map to include the Mixed Use Overlay Zone</p> <p>February 18, 2020 – Amendment of the General Plan Land Use Map to establish a Mixed Use planned development (M-PD-5) Land Use Designation and apply it to the project site located at 9908 S. Santa Monica Blvd</p> <p>December 17, 2019 – Amendment of the Safety Element to include the City's Updated Hazard Mitigation Management Plan</p> <p>December 17, 2013 – Adoption of the 2014-2021 Housing Element</p> <p>November 15, 2011 – Adoption of the 2006-2013 Housing Element</p> <p>November 15, 2011 – Amendment of the Safety Element to include the City's Hazard Mitigation Management Plan (2021 plan is currently underway)</p>
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treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies;" this analysis is detailed in the "Equity Planning" section under "Additional Content" heading in the Annual Report in Attachment A. The Safety Element was adopted by the City Council on May 10, 2022 and is incorporated into the General Plan.

COVID-19 Coordination Response: During the course of 2022, the City of Beverly Hills continued to respond to the ongoing COVID-19 Pandemic, which significantly impacted the community and City operations. The City undertook a number of efforts to ensure the safety and vitality of the community and City government. In 2022, the City Council and Commissions returned to in-person meetings while providing hybrid participation options for members of the public via video and teleconferencing.

OpenBH: During the ongoing COVID-19 pandemic, the City created the OpenBH program to assist businesses with opening up their services outside including opening up outdoor dining on sidewalks, parking lots, and in parklets (parking metered spaces). This allowed businesses that were restricted to outdoor only services during the pandemic to still generate income while complying with current Health Orders. In 2022, the City began a coordinated inter-departmental study on formalizing the interim OpenBH program into a permanent program permitting outdoor dining in public spaces. The City is creating regulations and standards to make the successful OpenBH program permanent. As part of this effort, the City Council has created two subcommittees to study these regulations including:

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Gale Yard Community Outreach: At the direction of the City Council, staff engaged the community on the potential future long term use(s) of a City-owned property near the corner of Wilshire Boulevard and Gale Drive, one block east of the forthcoming La Cienega/Wilshire Metro Purple Line station. Over the course of 2022, the City conducted a public outreach campaign to seek feedback and data, including: hosting two hybrid public forums; conducting an online survey; advertising via newspaper, mailers, and social media; working with a consensus and collaboration consultant; and conducting additional stakeholder meetings. The conclusions of the public

outreach campaign will be presented to the City Council in 2023 in order to inform future steps for possible redevelopment of the property.

Major Projects Division: In 2021, the Community Development Department created a Major Projects Team to efficiently review significant development projects from entitlement application all the way through to issuance of Certificate of Occupancy, all handled by an integrated unit of development review staff. Over the course of 2022-2023, the Major Projects Team became fully staffed with Planners, a Senior Plan Review Engineer/Associate Project Manager, Senior Building Inspector, and Management Analyst, and the team is currently managing five active major projects at various stages of development.

Renewable Electricity: Since 2018, the City of Beverly Hills has been a member of the Clean Power Alliance (CPA). The CPA provides renewable electricity to its members. In October 2022, Beverly Hills began using 100% renewable electricity. As a result, the City will be reducing greenhouse gas (GHG) emissions generated from energy production by 186 million pounds annually.

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Homelessness and Social Service Response: In order to maintain the social service safety net as a public service policy stated in the City's General Plan, the City allocates General Fund dollars to Community Assistance Grant Funding (CAGF), which is

administered by the Human Services Division. In FY 2022-23, the Human Services Division issued over \$2 million in Community Assistance Grant Funding (CAGF). Agencies funded through CAGF provide social services to the most vulnerable members of the community including homeless individuals, active and frail elderly, disabled and low-means residents. By funding a safety net, the City establishes a continuum of care that improves coordination across providers, increases access and availability of services to community members and supports the quality of life in Beverly Hills.

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Medical Use: In 2022, the City Council adopted a permanent Medical Use Ordinance, replacing an urgency ordinance from 2020, and comprehensively updating regulations which were in place since 2011. The Medical Use Ordinance allows the conversion of existing commercial space to medical office space, as well as new medical office space in newly constructed buildings (subject to certain criteria). The ordinance streamlines the establishment of new medical offices, excluding surgery centers, while maintaining a prohibition on medical uses on the ground floor.

Wall, Fence, and Hedge Height: In response to community concern regarding safety and protection of private properties, the Planning Commission studied and recommended amendments to the municipal code on the maximum allowable heights of walls, fences, and hedges in certain residential areas. In September 2022, the City Council approved an ordinance increasing the maximum allowable height of walls, fences, and hedges in rear yards and alley-adjacent side yards in single-family and multi-family residential zones in the Central Area of the City.

GENERAL PLAN STATUS OF PROGRAMS FOR ALL ELEMENTS (EXCEPT HOUSING)

The following information provides the title, objective, action and description for each of the implementation programs in the General Plan (Chapter 12) as well as a summary of the actions the City has taken to implement each program to date.

1.0 General Plan Maintenance and Consistency		
Imp. No.	Program Title and Description	Status
1.1	<p>Annual General Plan Review</p> <p>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.</p>	Implementation in process; to be completed by April 1, 2023
1.2	<p>General Plan Amendments</p> <p>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 statutes.</p>	<p>Currently, the City's General Plan is consistent with State requirements. The City adopted an updated Housing Element in 2021 for the 6th Cycle planning period 2021-2022. After making revisions in response to the California Department of Housing and Community Development (HCD), the City Council re-adopted the Housing Element on February 21, 2023. The City continues to work with HCD towards certification.</p> <p>On November 1, 2022, the City Council adopted Resolution 22-R-13430 amending the General Plan and Master Plan of Streets, Alleys and Highways to allow for comprehensive redevelopment of 456 and 468 North Rodeo Drive; 449, 451, and 453 North Beverly Drive; and 461 through 465 North Beverly Drive with a luxury hotel, restaurant and ancillary uses, private club, and retail uses as contemplated in the Cheval Blanc Beverly Hills Specific Plan.</p> <p>This General Plan amendment included amending the General Plan Land Use Map to apply the Cheval Blanc Beverly Hills Specific Plan land use designation to the referenced properties, and amended the language in Policy LU 9.4 Anchor Location Design Criteria to add a reference to the intersection of North Rodeo Drive and South Santa Monica Boulevard in that policy.</p>

		On May 10, 2022, the City adopted an updated Safety Element to be consistent with state law requirements, which became incorporated into the General Plan.
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. 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. 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.	As part of the approval process, City programs and projects and private development proposals are reviewed for consistency with the General Plan. The City's Capital Improvement Program is reviewed annually for consistency with the General Plan.

2.0 Development Review and Management		
Imp. No.	Program Title and Description	Status
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:	
	<ul style="list-style-type: none"> Community Character and Design Policies. Revisit and develop policies addressing community character and design and development for each land use category. 	In 2018, the City Council adopted an Ordinance to address concerns raised by the community related to basements and retaining walls in the Hillside Area of the City. The ordinance became effective in 2018 and is meant to preserve the community character of the Hillside Area of the City. Staff continued to implement the changes in 2019 and update applications and information for the public as appropriate.

<ul style="list-style-type: none"> • Transitions between Residential and Commercial Properties. Revisit transitions between residential and commercial properties, and reinforce requirements for design excellence. 	<p>The City continues to require all new commercial buildings to go through Architectural Review and requires new commercial buildings to undergo discretionary review to ensure compatibility with surrounding neighborhoods.</p>
<ul style="list-style-type: none"> • Protection for Environmental Resources/ Protection from Environmental Hazards. Revise and develop requirements and standards pertaining to the location and design of development to protect environmental resources, protect development, and populations from the risks of environmental hazards such as earthquakes and excessive noise. 	<p>The City's Low Impact Development (LID) Ordinance was placed into effect on June 15, 2015. The LID ordinance requires development projects to implement Best Management Practices (BMPs) to reduce urban runoff pollution to the waters of the US.</p> <p>The City adopted a Green Streets Policy on May 18, 2015 that requires new street construction to include Best Management Practices that would manage urban runoff and keep it from reaching the storm drain systems.</p> <p>The City has a Dewatering Ordinance that requires development projects that dewater to use the groundwater beneficially rather discharging to the storm drain system.</p>
<ul style="list-style-type: none"> • 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. 	<p>On April 20, 2021, the City Council adopted the Beverly Hills Complete Streets Plan and supplemental Action Plan. The LACMTA Board adopted the first/last mile plan for Section 1 of the Purple Line Extension, including the Wilshire/La Cienega Boulevard subway station, in coordination with the City.</p> <p>The City continued work on a Wilshire/La Cienega Boulevard streetscape plan (Connect Beverly Hills) that will include streetscape design guidelines. The plan will improve walkability, recommend sustainable infrastructure and storm water management practices, and include conditions of approval for new developments, and a conceptual site plan for a Mobility Hub at Wilshire Blvd/N. Gale Dr.</p>
<ul style="list-style-type: none"> • 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. 	<p>The need to acquire easements and land dedications is reviewed annually along with the Capital Improvement Budget.</p>
<ul style="list-style-type: none"> • 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. 	<p>To be scheduled in a future budget cycle.</p>

<ul style="list-style-type: none"> • 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.
<ul style="list-style-type: none"> • 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.
<ul style="list-style-type: none"> • 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 is 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.
<ul style="list-style-type: none"> • 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. 	<p>The surface location at the Beverly Hills High School campus ceased operation in December 2016.</p> <p>The City 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. 11 oil wells were plugged in 2019 and 8 were plugged in 2020. The plugging work on this project was completed in November 2020.</p>
<ul style="list-style-type: none"> • Employer Child Care. Develop a program to require major employers to provide child care facilities and programs. 	To be scheduled in future budget cycles.
<ul style="list-style-type: none"> • 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 Trousedale area of the City. Staff continued to process View Restoration and View Preservation cases.

<ul style="list-style-type: none"> • Shared Parking. Provide for shared parking facilities in key areas of the community, such as commercial areas and near transit hubs. 	<p>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 situations.</p>
<ul style="list-style-type: none"> • 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. 	<p>To be scheduled in future budget cycles.</p>
<ul style="list-style-type: none"> • Parks and Open Space Standards. 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. 	<p>In 2015, the City approved a new dog park in the City, adding to the open space inventory.</p> <p>In 2016, the City began renovation of a portion the historic Beverly Gardens park. This work was completed in 2019.</p> <p>In 2019, the City sold a single-family property and earmarked the net proceeds for future green/open space development.</p> <p>The City continues to explore options to maintain and increase the City's green space, including parks, recreation programming and promotion thereof.</p>
<ul style="list-style-type: none"> • 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. 	<p>In 2020, the continued public engagement efforts and next phases of conceptual designs for the La Cienega Park and Recreation Complex Master Plan were placed on hold due to the fiscal impacts related to COVID-19. Ongoing efforts to standardize Mini Park signs was implemented. Signs were revised by the Recreation and Parks Commission and installed in the 11 Mini Parks throughout the City.</p> <p>In May 2016, LA County completed a countywide comprehensive parks and recreation needs assessment. As part of the needs assessment, a study area profile was completed for the City of Beverly Hills. The study included Beverly Hills park metrics, and identified where parks are most needed.</p> <p>The City continued the utilization of sustainable designs and materials to significantly reduce the City's water consumption needs when possible by introducing native, drought-tolerant plants.</p>

		<p>In 2022 Community Services reengaged with consultant to discuss public engagement efforts and next phases of conceptual designs for the La Cienega Park and Recreation Complex Master Plan.</p>
<ul style="list-style-type: none"> • 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. Review the Sustainable City Plan for consistency with the General Plan and update periodically. 		<p>The Sustainable City Plan was adopted in 2010 and is implemented as appropriate. The City completed numerous projects, policies and ordinances accomplishing the goals of the Sustainable City Plan.</p> <p>The City was in the process of updating the Sustainable City Plan in July 2019 and began the public process in early 2020. Due to COVID-19, public process has been paused. Sustainability initiatives such as the Climate Action and Adaptation Plan, Housing Element Update, Complete Streets and Integrated Water Resources Master Plan have been moving forward to further accomplish the goals of the Sustainable City Plan.</p> <p>Over the course of 2022, the City continued to develop the Climate Action and Adaptation Plan (CAAP) which explores metrics to reduce transportation impacts on air quality and climate change. The goal of the CAAP is to provide a pathway to carbon-neutrality by 2045 by adopting greenhouse gas reduction measures focusing on building energy efficiency, carbon-free energy source, transportation and reduction of waste. The CAAP also provides climate change resiliency strategies by hardening key infrastructure and providing services during a severe weather event. The CAAP is anticipated to be adopted in 2023.</p>
<ul style="list-style-type: none"> • 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". 		<p>The City strives to provide ADA access to all parks and recreation facilities, as well as the City library and other civic buildings. Several recent park renovation projects have enhanced ADA access to City facilities and more are planned. In 2022 ADA access to the Greystone Theater was completed. ADA parking improvements at the Greystone site and a virtual tour is in development for Greystone Mansion and Gardens to improve ADA access.</p> <p>The City is currently updating its Transition and Self-Assessment Plan.</p>

Imp. No.	Program Title and Description	Status
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.	
	<ul style="list-style-type: none"> Nontoxic 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 California Green (“CalGreen”) Building Code, which is a mandatory Statewide green building code, and continues to adopt subsequent updates to this code. In 2022, the City adopted the 2022 code update.
	<ul style="list-style-type: none"> 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 California Green “CalGreen” Building Code, which is a mandatory Statewide green building code.
	<ul style="list-style-type: none"> Open Space Standards Consider alternative prototypes and standards for park development in urban areas where limited land may be available. 	The City constructed a new dog park in an old industrial area to create new park space and amenities for the community in 2016.
	<ul style="list-style-type: none"> 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.
	<ul style="list-style-type: none"> Consultation for Archeological Resources In the event that any prehistoric or historic subsurface archaeological features or deposits are discovered, require that City officials are 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. In addition to requiring notification and suspension of earth disturbing work if a potential resource is discovered during construction activities, the City completes a full tribal consultation process consistent with State law during the approval process for development projects to identify locations that may contain archeological and tribal resources.

- **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 public 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.

The City continues to process development agreements as appropriate for development projects. On January 24, 2023, the City declared the parcels at 330-346 Foothill Road as “surplus land” pursuant to California Government Code Sections 54220-54234 in order to consider potential development agreements.

On November 15, 2022, the City Council adopted Ordinance 22-O-2867 approving a Development Agreement between the City of Beverly Hills and owners of the Cheval Blanc Beverly Hills project. This Development Agreement provides assurances to the City and the developer regarding the uses to be entitled, the rules of development, and public benefits of the development project, which include the following:

- \$26 million public benefit contribution;
- Additional \$2 million arts and cultural contribution;
- 5% Municipal Surcharge on guest rooms, including a 19% surcharge on stays exceeding 30 days;
- Covenant for LVMH to construct, open and initially operate the hotel
- \$52 million payment to the City in the event the developer fails to open and operate the hotel within 5 years of the final approval date;
- Environmental Mitigation and Sustainability Fee of 3% of the sale price in perpetuity on any future sale of the property; and
- Minimum luxury standard.

<ul style="list-style-type: none"> Utilities <p>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.</p> <p>Require the use of efficient drainage technology and best practices and grading plans to reduce runoff through full compliance with National Pollutant Discharge Elimination System (NPDES) permitting requirements.</p> <p>Require that new development is approved contingent upon the ability to be served with adequate utilities and telecommunications service, and assure that there is capacity and connections to serve the development.</p> <p>Provide for the continued development and expansion of telecommunications systems, including cable and, as feasible, fiber optics, for data access, information, and communication purposes.</p> <p>Continue to permit the undergrounding of new and existing electrical distribution lines, unless it is determined to be economically or practically infeasible in a particular location as a result of significant environmental or other constraints.</p> <p>Study the creation of solar power stations (photovoltaic stations).</p> 	<p>Currently in effect.</p> <p>In 2015, the City adopted an ordinance amending the code to establish a Water Capacity Charge.</p> <p>In 2015, adopted new requirements for construction Best Management Practices (BMPs) to comply with local and Statewide National Pollutant Discharge Elimination System (NPDES) permits.</p> <p>Starting in 2015, all pool discharges are required to be tested to meet NPDES regulations prior to discharge.</p> <p>In 2017, the City adopted an ordinance amending the code to establish a Water Supply Fee.</p> <p>In 2017, the City Council approved the Beverly Hills “Fiber to the Premises” project, which will provide high speed broadband fiber service to residents and businesses within the City. As of 2021, expansion to approximately 60% of the City’s geography has been completed. In 2021 the City Council put the project on hold in order to re-evaluate its options for completion of this project.</p>
<ul style="list-style-type: none"> Water Quality <p>Require that engineering design and construction practices are adequate to ensure that existing and new development does not degrade the City's surface or groundwater supplies.</p> 	<p>Currently in effect.</p>
<ul style="list-style-type: none"> Resource Conservation <p>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 (MWD), South Coast Air Quality Management District (SCAQMD), and other regional resource agencies.</p> <p>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</p> 	<p>The City is a member of the Clean Power Alliance (CPA), a program that provides an opportunity to utilize renewable electricity City-wide. Beverly Hills inhabitants are able to use 36%, 50%, and 100% renewable electricity in their property. This will help to reduce carbon footprint and improve air quality Statewide. Residents and businesses began using 50% renewable electricity starting in January 2019.</p> <p>In December 2021, the City Council approved changing the residential and non-residential default energy product to 100% renewable electricity. This is scheduled to take into effect in October 2022.</p> <p>In 2022, the City’s Public Works Department completed a multi-year project to convert 5,800 street lights to LEDs. This will result in reduced consumption by approximately 79% and reduced greenhouse gases (GHG) equivalent to 240 vehicles off the road annually.</p>

meeting goals as well as the effectiveness of programs and technology.

Develop standards, and require designated areas for the collection and loading of recyclables.

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 has a restaurant food waste program that helps reduce greenhouse gas (GHG) production from landfills. Foodwaste (organics) program will be expanding to residential customers to comply with Senate Bill 1383 (SB 1383).

The City has a robust waste diversion program which is currently achieving a 69% State Diversion rate.

Water: The City continues to develop both short-term and long-term goals to enhance water-use efficiency of its customers and promote conservation. The City's Automated Meter Infrastructure (AMI) continues to assist customers with leak detection and/or high water usage. This program feeds data into a program called Water Tracker, a customer portal, which helps each customer track their own usage and provides alerts when daily budgets or continuous water flow issues occur. Customers work directly with staff when issues occur or questions arise. The City is in the process of replacing Water Tracker to a new software platform (WaterSmart).

The City adopted an ordinance which requires the installation of an irrigation meter for new construction and on certain residential developments with landscaping above a certain threshold. This will allow the City to further reduce irrigation water use when strict water conservation ordinance is in place.

The City still abides by Water Conservation Stage C measures, which were adopted in 2017. Stage C includes a 20% reduction goal, and outdoor watering rules of two (2) days per week from October to June, and three (3) days per week from July through September. In 2019, the City reduced its water use by 21.48% compared to 2013 (a State mandated comparison year).

Stormwater: The City is implementing the programs and infrastructure projects listed in the Ballona Creek Enhanced Watershed Management Program (BC-EWMP) Plan. The Burton Way Median Green Street and Water Efficient Landscape project will be able to capture 7 acre-feet of urban runoff from 211 acres tributary area. The project is currently under construction and expected to be completed by winter 2022. The City also completed the feasibility evaluation of the La Cienega Park Regional Stormwater Project where it is designed to capture 21 acre-feet of urban runoff and discharge it to the sewer to increase recycled water source for the Los Angeles region. The project is currently placed on hold pending on the La Cienega Park Master Plan which includes total renovation of the park campus where the stormwater capture reservoir site will be put in place.

The City partnered with The City of Culver City to construct the Culver Boulevard Median Stormwater Regional Project, which is designed to capture 19.5 acre-feet of urban runoff from a 300-acre tributary area in the region. The City of Beverly Hills and Culver City executed an MOU which will provide Beverly Hills a stormwater

		<p>compliance credit of 4.4 acre-ft. for its cost-sharing responsibility for the project. The project is expected to completed construction by February 2022.</p> <p>Solid waste: The City is using the State’s solid waste regulations to meet 50% waste diversion requirements. The City has also instituted a food waste program and is expected to expand the service to comply with SB 1383 where organic waste containers are required in multifamily dwelling units and food service entities (FSEs). The City also has construction waste diversion requirements outlined in the municipal code.</p> <p>Electricity: The City will be utilizing incentives and services from the Clean Power Alliance and Southern California Edison to promote energy efficiency upgrades to residential and commercial properties. The City will also be encouraging residents and businesses to reduce electricity consumption by participating in demand response programs. Additional electricity reduction measures will be included in the Climate Action and Adaptation Plan that is currently underway.</p>
	<ul style="list-style-type: none"> • 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	<p>Other Development Regulations and Ordinances</p> <p>Review and update regulations and ordinances other than zoning to conform to the General Plan including:</p>	
	<ul style="list-style-type: none"> • 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 inventory of cultural resources, including: <ul style="list-style-type: none"> • Adopting a local register of historic resources and establishing criteria and procedures to list properties; • 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; • Programming to promote the designation and protection of significant local resources including residential, and non-residential properties; 	<p>Historic Preservation Program: 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 instituting a waiting period to review the proposed demolition of any building designed by a Master Architect to prevent the unintended loss of important historic resources in the City. Revisions to the ordinance were made in 2015. The City’s Historic Preservation Ordinance enables the designation of local historic landmarks, requires the review of the proposed demolition or alteration of Master Architect designed properties, and sets forth disincentives and penalties for the removal or modification of designated landmarks. Staff continues to closely monitor historic resources within the City to ensure significant structures are preserved.</p> <p>Local Landmarks: By 2022, the City Council has established a total of 44 local landmarks, ensuring long-term protection and preservation of these significant properties. Specially designed designation plaques are currently available to registered local landmarks for proud display on the building façade and several have been installed on landmarked properties.</p>

	<ul style="list-style-type: none"> • 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; • Exploring incentives such as a Mills Act Ordinance, conservation easements, and transfer of development rights to promote preservation of significant resources; • Establishing disincentives and penalties for the demolition of significant resources without benefit of City permits; and • Programming and partnerships to promote the wealth of historically significant local resources. 	<p>Golden Shield: The City adopted the “Golden Shield” program to recognize cultural significant locations in the City. In 2019, the first three Golden Shields were awarded to the Dona Maria Rita Valdez de Villa Homestead, the Original Lawry’s Restaurant, and Giorgio Beverly Hills Boutique. To date, there have been 26 Golden Shield nominations by the Cultural Heritage Commission, with the most recent eight nominees pending City Council approval. In November and December 2022, two Golden Shield plaques were placed into the ground at their approved locations thus far.</p> <p>Mills Act Program: The Mills Act Program allows qualified owners to receive a potential property tax reduction to help rehabilitate their historic buildings. Since the start of the program in 2011, the City has approved six 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. After 8 successful years as a pilot program, in 2019, the City made the Mills Act Program a permanent program available to locally designated historic landmarks.</p> <p>Historic Incentive Permit: In 2014, the City Council adopted an ordinance creating a Historic Incentive Permit (HIP), which allows landmarked properties to request deviations from development standards to help foster the preservation of important resources. Between 2014 and 2021, the Planning Commission approved 6 Historic Incentive Permits granting allowances to 6 historic landmarks in order to ensure the long-term viability of these properties.</p>
	<ul style="list-style-type: none"> • Flood Control Review the Flood Ordinance for consistency with the General Plan and update periodically. 	Currently in effect.
	<ul style="list-style-type: none"> • 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. 	City Staff has been compiling guidelines to help diminish the appearance of bulk and mass for new residences, as requested by the Commission. The Design Review Commission has reviewed preliminary responses to these guidelines in 2017, 2018, and 2021. In addition, an ad-hoc committee of the Commission was created in 2021 to review with staff edits to the guidelines and refinements to the graphics and images included in this comprehensive document. Future projects include finalization of the updated Design Guidelines, and an update of the City’s Residential Style Guide, to be scheduled in future budget cycles.
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 once every three	The City has adopted a local ordinance that only allows Class A roof assembly for new and existing buildings.

years or as required by State law. The City's survey of the Building and Fire Codes shall include the following considerations:

- Promote the use of innovative and State-of-the-art building techniques as a means to improve housing affordability and sustainability.
- Reflect the highest and best available standards for fire safety design.
- Increase the requirement for brush clearance to increase defensible space around structures in the Very High Fire Hazard Severity Zone.
- Incorporate the Fire Wise assessment and Joint Wildland Interface Task Force recommendations into the City's Fire Code.

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 buildings with short cripple studs under the first floor;
- Wood buildings constructed without positive connection from the foundation to the structure;
- All pre-1981 non-ductile concrete frame buildings or "soft-story" buildings three stories or more in height; and
- Tilt-up concrete wall buildings.

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.

In 2010, the Beverly Hills Fire Department increased the brush clearance requirement in the Very High Fire Hazard Severity Zone (VHFHSZ). The 2022 adopted Safety Element updated policies related to annual inspections and enforcement of existing vegetation and brush to increase the defensible space around structures within the VHFHSZ.

In January of 2023, City adopted the 2022 edition of the California Building Codes and California Residential code subject to the amendments set forth in section 9-1-202 of BHMC.

A Citywide survey has been completed, which identifies potentially vulnerable buildings that may be impacted during an earthquake, including non-ductile concrete frame, pre-Northridge steel moment frame buildings as well as wood-frame multi-family soft-story buildings.

In 2018, the City Council adopted an ordinance that sets forth mandatory provisions for the scope and compliance requirements applicable to existing wood-frame multi-family residential buildings to retrofit potentially vulnerable buildings and increase measures for occupant safety.

Since 2012 through 2022, Historic Preservation staff continues to review seismic retrofit applications to ensure that retrofit work is designed in a manner to avoid adverse impacts, while extending the useful life of historic resources throughout the City. The Development Services Division in the Community Development Department has reviewed construction documents submitted for a voluntary seismic retrofit of other types of existing vulnerable buildings including but not limited to existing commercial buildings.

The 2022 adopted Safety Element includes the following new policies to address climate change and increase resiliency:

- Retrofitting essential existing public facilities and related infrastructure.
- Instituting fuel modification standards for types of vegetation and plantings in the VHFHSZ.
- Ensuring new development complies with the strictest adopted local and state fire codes.
- Requiring fire plans for all new development in the VHFHSZ.
- Locating any new essential public facilities outside of the VHFHSZ.
- Conducting a post-fire assessment after any wildfire disaster that may occur.
- Preparing a Climate Action and Adaptation Plan.

3.0 Master Plans and Programs		
Imp. No.	Program Title and Description	Status
3.1	<p>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, water and wastewater system improvements, and planning programs. 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.</p>	Currently in effect.
3.2	<p>Water Master Plan. Update the City's Urban Water Master Plan (UWMP) and related Capital Improvement Programs, including monitoring its water system to:</p> <p>Adopt State-of-the-art water monitoring systems to remotely monitor the City's water usage, leaks, and ruptures;</p> <ul style="list-style-type: none"> • Explore alternative new sources of water; • Address potential shortages in water supply from the California State Water Project and the Colorado River; • Designate, preserve, and acquire land, if necessary, for siting future water supply, storage, and distribution facilities; • Achieve Federal and State drinking water regulatory standards; • Develop a Recycled Water Master Plan; • Continue to implement existing flood mitigation activities and programs; and • Develop water conservation awareness programs for City staff, community groups, the public, and other groups. 	<p>Urban Water Management Plan: 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 updated its Urban Water Management Plan (UWMP) for 2020 and submitted it to the Department of Water Resources in July 2021. State law requires the plan to be updated every five years, with the next update scheduled for 2025. Additionally, the City is updating its Water Master Plan in 2019, and explored the feasibility of recycled water, stormwater capture, and additional groundwater supplies as part of the Integrated Water Resources Master Plan (IWRMP) development in 2019. The IWRMP has been completed and was completed by the City in 2020.</p> <p>Conservation: As part of its Water Conservation Program, the City continues to enforce outdoor irrigation limits. This program limits the number of days and times a week landscape watering is permitted.</p> <p>Wells: The City has completed the development of two shallow groundwater aquifer wells (Maple Wells) located in the Entertainment Business District (EBD). Search for alternative sources of water including groundwater, recycled water, storm water, and other potential sources is on-going. The City has acquired a well site property in the La Brea subarea of the unadjudicated Central Basin. The well (LCW-1) has been drilled and equipped. The well has been permitted and is planned to be commissioned in first quarter 2023. The City is in the process of investigating 2 additional groundwater well site locations. One of those locations (Sand Pit) site is on City owned property in the La Brea Subarea. The City is currently</p>

evaluating the water quality at this location to determine its feasibility as a future well.

Water Enterprise Plan: The City has been working on implementing its Water Enterprise Plan, a long term planning document that includes a 10-year Water Master Plan that strategically outlines capital projects and programs to reduce reliability on imported water sources and promote conservation. Conservation programs that have been developed meet the Senate Bill X7-7 requirement and fulfills the "20% reduction by 2020" goal in urban usage required under this statute.

Customer Service and Education: 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, 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.

Monitoring: City is currently monitoring constituents that are specified in the Environmental Protection Agency's (EPA) Unregulated Contaminant Monitoring Rule (UCMR) 4-5 at the water treatment plant and imported water sources. State Water Resources Control Board is requiring perfluoroalkyl and polyfluoroalkyl substances monitoring (PFAS), Lead and Copper Rule Monitoring, corrosion control monitoring, radiological monitoring, volatile organic chemical monitoring, synthetic organic chemical monitoring, and inorganic chemical monitoring at groundwater locations. Sample monitoring schedules and frequencies are currently being reviewed by the State Water Resources Control Board as part of the City's Domestic Water Supply permit amendment to add La Cienega Well 1 and Hollywood Well 6. City water resources currently meet standards.

In 2009, the City completed the installation of automated meter reading infrastructure (AMI) throughout its service area. The AMI transmits meter readings to City servers every 24 hours. The AMI detects unusual consumption patterns and alerts City staff of high volume and the need to maintain or repair. The City has invested in a web-based system enabling account holders to monitor their daily water consumption behavior in real time. Account holders can also customize the web-based system to receive alerts regarding excessive water usage via phone, email, or text. The City is in the process of planning for the upgrade and replacement of its current AMI system with newer technology along with replacement of its water meters.

Acquisition: In 2019, the City acquired a single-family parcel in the Hillside Area that was identified as a strategic location for City water infrastructure.

		<p>Water Treatment Plant: The Water Treatment Plant pre-treatment system construction was completed, permitted, and commissioned in April 2022. With the plant online, the City will increase its local supply of water, which is anticipated to result in up to a 20% reduction in reliance on imported water from the Metropolitan Water District.</p>
3.3	<p>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:</p> <ul style="list-style-type: none"> • Prepare a Sanitary Sewer Management Plan 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; • Develop an I&I (inflow and infiltration) Program that includes televising a percentage of all sewer mains annually; • 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; and • 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. 	<p>Sanitary Sewer Management Plan (SSMP): The City's SSMP was adopted by the City in 2012 and was revised in 2017 to update the City's programs to reduce sewer overflows. Staff will be starting the process to revise the SSMP plan to meet the 2022 SSMP Update requirement.</p> <p>The 2017 SSMP has resulted to the reduction of SSO up to zero (0) occurrences in calendar year 2020 through enhanced maintenance, implementation of an asset management system and beginning of capital improvement project that rehabilitated the sewer system through plastic lining, manhole and sewer pipe repairs and CCTV inspections.</p> <p>The City has completed a CIP project that addressed needed spot repairs, lining and CCTV inspection of the sewer system. The City's system is approximately 62% lined and the remaining 38% has been addressed through spot repairs, maintenance hole rehabilitation and planned sewer repair work. Additional spot repair and lining work is scheduled to begin in FY22-24 which will address PACP rated 5 and 4 sewer main line that needs attention. Integrated Water Resources Master Plan (IWRMP): The IWRMP assessed the integrity of the wastewater and stormwater infrastructure. The IWRMP identified improvement projects for both assets that would reduce the potential of sewer overflow due to capacity and flood event. The recommended projects in the IWRMP will be planned for future CIP projects which includes multi-benefit approach to urban runoff capture and use.</p> <p>Monitoring: To date, approximately 84% of the sewer system has been CCTV'd. In 2019 to present, the current CIP project will complete approximately more than 20 miles of CCTV inspection to complete a system CCTV inspection within a five-year term. Ongoing CCTV inspections will be the result of private sewer backups and public SSOs.</p> <p>MS4 Permit: To comply with the regional National Pollutant Discharge Elimination System (NPDES) permit (MS4 Permit), Beverly Hills is implementing the programs and projects prescribed in the Ballona Creek Enhanced Watershed Management program (BC-EWMP). The BC-EWMP provides compliance goals by implementing stormwater programs and the City's ability to construct green infrastructure that will capture and treat 87 acre-ft. of urban runoff. The City completed a Stormwater Compliance Master Plan in 2019 which refines the green infrastructure elements of the BC-EWMP.</p>

		<p>Green Streets: The City adopted a Green Streets Policy in 2015 that requires new streets construction to include Best Management Practices that would manage urban runoff from reaching the storm drain systems.</p>
3.4	<p>Stormwater (Flood) Master Plan. Implement the Stormwater 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:</p> <ul style="list-style-type: none"> • Develop guidelines that limit the percentage of impermeable surfaces (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; • Continue to fund and undertake storm drain improvement projects as identified in the City's Storm Water System Master Plan; • 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 stormwater system as well as investigate other methods to limit pollutants from entering the drainage system; • Establish procedures to use City parks for stormwater capture and recharge using grading, channeling and subterranean and other feasible capture methods; • Require that individual project owners and operators handle, store, apply, and dispose of all pest control, herbicide, insecticide, and other similar substances properly; • Continue to fund and undertake storm drain improvement projects as identified in the City's Stormwater System Master Plan; and • 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. 	<p>Storm system capacities were evaluated as part of the Integrated Water Resource Management Plan (IWRMP). The IWRMP was adopted by the City Council in 2021, and implementation of this plan will take place from 2021 to 2025. Part 1 of the IWRMP addresses the City's major water resources strategy which includes imported water, groundwater, and other potential supply sources. Part 1 also addresses other topics including emergency storage for the water system, and stormwater compliance. Part 2 of the IWRMP is a master plan of the water, sewer, and storm drain systems. For each system, the document addresses the existing system and service area, evaluation and design criteria, system analysis, and capital improvements.</p> <p>The stormwater section of the IWRMP listed storm drain systems recommended to be upgraded to meet the runoff volume from a 100-year storm event and reduction of alley flooding as result of assessing and improving alley drains. A list of stormwater infrastructure improvements are included in the plan. In addition, multi-benefit stormwater projects have also been identified from this process specifically diverting urban runoff from Benedict Canyon Channel, treating it and using it for non-potable water source such as irrigation.</p> <p>Low Impact Development Regulations: In 2015 the City Council adopted a Low Impact Development (LID) Ordinance and a Green Streets Policy. This policy addresses many of the storm water issues that may arise from land development.</p> <p>Catch Basins: The City completed the installation of trash-excluders and full capture devices on all catch basins to meet the Trash Total Maximum Daily Load (TMDL) requirements. As a result, the City will be upgrading its catch basin cleaning program to prevent flooding and vector issues that are associated with filled catch basins. The retrofitted catch basins treats 96% of the City's drainage areas. The 4% non-treated areas are a result of the current MTA subway projects where these basins have not been retrofitted and the 3% drainage areas where small catch basins resides. By FY 21-22, the City will be performing a Daily Generation Rate (DGR) study to see if the City meets its trash and debris compliance requirement.</p> <p>The DGR study showed that the City's infrastructure, street sweeping and catch basin cleaning programs has achieved 99.8% compliance with the Ballona Creek Trash TMDL requirement.</p> <p>Stormwater Capture: The City completed the feasibility of a stormwater capture facility at La Cienega Park. The City is moving forward with options and cost-</p>

		<p>sharing scenarios to capture stormwater and discharge it to the sewer system to meet regulatory requirements. The City is starting the feasibility study for a regional stormwater project to be constructed in the City Parks. This is part of completing the Enhanced Watershed Management Program (EWMP).</p> <p>The City is currently constructing the Burton Way Median Green Streets and Water Efficient Landscape project. Project will have a 7 acre-ft. capacity and expected to capture and treat approximately 69 acre-ft of runoff annually. The project will also be able to use the captured runoff for landscape irrigation and in essence removing the median off the potable water irrigation grid.</p> <p>The City also executed the Memorandum of Understanding (MOU) for the Culver Median Stormwater Regional Project where the city is providing \$3.5M capital funds to construct a regional project that has a 19.5 acre-ft. capacity. In return for being project partners, Beverly Hills will be receiving 4.4 acre-ft. compliance capacity towards its BC-EWMP obligations. The project is expected to be completed by February 2022.</p> <p>Outreach: Outreach and educational program are part of the solid waste and stormwater program.</p> <p>Street Sweeping: The City has a robust 7-day a week street sweeping program that covers residential and commercial areas. In addition, the City has a sidewalk cleaning program that services the commercial areas. Both operations use Best Management Practices to conserve water and prevent contaminated water from draining into the storm drain system.</p>
3.5	<p>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.</p> <p>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.</p> <p>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 (CIWMB). Subsequently monitor the implementation of these programs.</p>	<p>City complies with AB 939 and AB 341 with a verified diversion rate of 50%. In the future, the City will implement expanded diversion and reduction programs as incorporated in the City's Sustainability Plan.</p> <p>Phase one of the Plastic Bag Ban ordinance became effective in 2014. Phase one covered larger scale retail stores. Phase two of the ordinance covers smaller scale grocery, pharmacy, and food marts, which went into effect in 2015.</p> <p>The City is developing an implementation plan to further comply with AB 1826 (Mandatory Commercial Organics Recycling) forth tier generators, and SB 1383 regulations.</p> <p>The City adopted the Disposable Foodware Accessories Upon Request Ordinance. The goal of the ordinance is to prohibit the automatic distribution of utensils, straws, napkins and condiments that typically comes with food takeout orders. The ordinance is also expected to reduce waste locally and reduce the GHG emission regionally from the production and disposal of those products. The ordinance took into effect on November 27, 2021.</p>

3.6	<p>Streetscape Master Plan. Develop a Streetscape Master Plan that outlines improvements and identifies funding sources for improvements to the City’s streetscape system. The Master Plan shall include streetscape enhancements such as lighting, street trees, benches, plazas and other amenities in the public right-of-way.</p>	<p>The City continued work on a draft streetscape plan for Wilshire and La Cienega Boulevards, the first in a series of streetscape plans for commercial streets in the city. The plan will improve walkability and access to the future Metro Purple Line stations in Beverly Hills, recommend sustainable infrastructure and stormwater management practices, and include conditions of approval for new developments.</p>
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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 for multi-modal options consistent with the updated general plan. Undertake the following actions:

- Study and implement a variety of Intelligent Transportation Systems (ITS);
- 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;
- Prepare and implement a Mobility & Bicycle Master Plan inclusive of car sharing opportunities;
- Monitor and manage traffic conditions on City streets and make necessary improvements;
- Provide regular street maintenance;
- Work with Metro to support the extension of the subway and improve transit ridership;
- Continue to offer and actively seek new methods to provide a wider variety of transit services;
- Expand the Transportation Demand Management programs;
- Develop and implement a Neighborhood Traffic Management Program;
- Require developments to mitigate traffic and provide multi-modal amenities;
- Ensure that streets are improved to complete street standards;
- Maintain and enforce truck routes;
- Provide incentives for unbundled and shared parking, seek public-private partnerships for parking, and manage parking costs to reduce vehicle trips;
- Implement Flexible Level of Service Standards;
- 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 by reducing emissions from mobile sources;

Bicycles: The City continues efforts to expand bicycle facilities. The City installed bike racks Citywide under its Bike Rack-on-Request program, through the OpenBH program, and at parks. The City expanded its bike corral program by installing several on-street corrals on South Beverly and converting former bike share stations to on-street public corrals.

Complete Streets: The City Council adopted a Complete Streets Plan to address pedestrian, bicycle, transit, and automobile activity in the City, which considers an electric car share program as part of first-last mile solutions to the future Metro Purple Line subway stations (under construction). Part of the process included updating the Bicycle Master Plan. The plan also considers emerging transportation trends, including autonomous and connected vehicles, and dockless mobility; changes to parking policies such as through shared use agreements (to better accommodate demand); a curbside management pilot program; and real time travel information at bus stops.

The City implemented the first protected bike lane on Roxbury Drive south of Olympic Boulevard to implement the Complete Streets Plan. City Council approved a one-year pilot project that will inform future protected bike lane projects in Beverly Hills.

The Traffic and Parking Commission recommended support for bikeway projects to implement the Complete Streets Plan, including: A southbound bike lane on San Vicente Boulevard, bike lanes on North Beverly Drive, bike lanes on Spalding Drive, and 14 miles of bicycle markings (sharrows) and signage on streets throughout Beverly Hills as part of the minimum grid network.

The City completed design for buffered bike lanes on Burton Way, which will upgrade the existing non-buffered bike lanes.

The City continued work on a Wilshire/La Cienega Boulevard streetscape plan (Connect Beverly Hills / “Meet Me on Wilshire”) that will improve walkability through streetscape and infrastructure upgrades, improve access to the Metro subway through a conceptual site plan for a Mobility Hub at Wilshire Blvd/N. Gale Dr., and increase transit ridership through bus stop improvements that enhance the rider experience.

The City Council established a Slow Streets Program to encourage active transportation on residential streets and discourage unsafe vehicle speeding.

The City celebrated National Bike Month in May to promote safe cycling throughout Beverly Hills.

The City Council approved coordination with West Hollywood and Los Angeles to bring the CicLAvia open streets event to Beverly Hills.

- 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; and
- 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 continued design of five pedestrian crossing projects at Robertson/Chalmers, Wilshire/Palm, 200 block of S Beverly, 400 block of N Camden, and 400 block of N Bedford through a Metro Call for Projects grant. The projects are anticipated to go out to bid for construction in early 2022.

The City completed the SCAG grant-funded Pedestrian and Bicycle Awareness Campaign. This included a new Mobility website at www.beverlyhills.org/mobility, an educational campaign via social media, a hard copy and digital Tip Sheet, and a demonstration project at Camden/Brighton with painted curb extensions, bike parking, and public seating.

During the continued COVID-19 pandemic, the City has adjusted traffic signal timing and created automatic crosswalk signals with signage to limit the spread of the virus and improve the pedestrian experience.

Parking: The City continues to use a parking inventory model as a resource in reviewing development projects. The City is in the process of consolidating the City's Preferential Parking Permit Zones for more efficient parking enforcement and review process. More than half of the 19 City-owned parking structures have parking space counting infrastructure with real-time occupancy/available space information.

Improvements: The City is in the process of upgrading its signal system to the current best practice to prepare for autonomous and connected vehicle integration.

Monitoring and Counts: The City continues development of a GIS-based traffic counts database to better monitor traffic conditions and implement appropriate measures. The City continues to collect baseline traffic counts on streets surrounding the future Metro Purple Line Wilshire/Rodeo subway station. The counts are being used to determine impacts to traffic associated with station construction so that the appropriate mitigations can be implemented. The City purchased a real time bicycle and pedestrian counts display to collect 24/7 counts on North Santa Monica Boulevard.

Mitigation: The City continues to monitor the temporary closure of North Cañon Drive at Wilshire Boulevard as a traffic mitigation for construction of the Metro Purple Line Wilshire/Rodeo subway station. The closure includes a wayfinding signage program to direct drivers around the closure.

Subway Station Area Planning: The LACMTA Board adopted the first/last mile plan for Section 1 of the Purple Line Extension, including the Wilshire/La Cienega subway station, in coordination with the City.

		<p>The City released an RFP for design of the North Portal. The project is a second entrance/exit to the Wilshire/Rodeo subway station on the north side of Wilshire Boulevard at Beverly Drive.</p> <p>Construction Management: The City continues to enforce Trousdale Area Construction Measures that were implemented in 2014; the measures include routes, vehicle weight limits, and vehicle inspection requirements for construction related heavy hauling vehicles.</p> <p>Air Quality: The City kicked off a Climate Action and Adaptation Plan that will explore metrics to reduce transportation impacts on air quality and climate change.</p>
3.8	<p>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, historic character of neighborhood, view impacts, and heat-reduction through growth of tree shade.</p>	<p>The City continues to invest in ongoing pruning cycles to sustain tree health, maintain aesthetics and protect the City's infrastructure. A consultant review of the City's tree related policies and programs was commissioned with the goal of providing a holistic approach to the policies that impact the management of the City's public and private trees. The consultant's work on the project included field analysis, analyzing inventory and management data and gathering input from residents and the numerous City departments and policies that impact both public and private trees. The result of this effort will be a long-term roadmap to the management of public and private trees in the City of Beverly Hills memorialized in the document "Urban Forest Management Plan".</p>

4.0 Financing and Budgeting

Imp. No.	Program Title and Description	Status
4.1	<p>User Fees. On a periodic basis, review all fees, including user fees, community facilities/special assessment districts such as parkland fees, developer impact/in-lieu fees 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/or individualized rate studies, 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:</p> <ul style="list-style-type: none"> • Appeals • Business Permits • Copies, Reports, etc. • Facilities Use Fees • Inspections, Permits, and Reviews • Library Services • Parking Citations • Parking Rates • Recreation Fees and Animal Licenses • Special Events and Filming • Taxes • Utility Rates and Fees 	<p>All City fees are reviewed and adjusted annually, many by CPI, through the adoption of City Council Resolutions.</p> <p>Detail regarding changes adopted can be found online at https://beverlyhills.org, City Council Agendas for the April 12, 2022 Special Meeting of the City Council and Parking Authority.</p>
4.2	<p>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.</p>	<p>The City continues to pursue all available funding sources, including federal funding related to the COVID-19 pandemic.</p>
4.3	<p>Nongovernmental 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.</p>	<p>The City currently works with several community organizations and private groups to fund and support programs benefiting the community, such as the Beverly Hills Community Charitable Foundation, Friends of the Beverly Hills Public Library, Friends of Greystone, Friends of Beverly Gardens Park, Community Centers such as the Maple Counseling Center, and the Los Angeles County Office of Emergency Management.</p>

5.0 Community and Economic Development		
Imp. No.	Program Title and Description	Status
5.1	<p>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.</p>	<p>The City's 2014-2021 Housing Element was adopted in 2013 and certified by the State in 2014. The City is currently implementing programs included in the element. See Section 5 of the report for a summary of the status of housing-related programs. The City has adopted the 2021-2029 Housing Element, and is currently working with the state Department of Housing and Community Development to obtain certification.</p> <p>In 2020, the City adopted a mixed use ordinance, allowing residential use in some commercial corridors. This will allow residential units without displacing current tenants.</p> <p>In 2020, the City extended the interim inclusionary housing ordinance that requires developers to include affordable housing units in new projects in the City as it continues work on a study to establish permanent regulations.</p> <p>The City developed a Rent Stabilization Commission in 2020 to act as an advisory to the City Council in all matters which relate to Rent Stabilization, including rental assistance programs and proactive inspection program to preserve the current Rent Stabilization Ordinance units and to consider greater tenant protections.</p>
5.2	<p>Economic Sustainability. Work to maintain a strong local economy with an emphasis on commercial industries by:</p> <ul style="list-style-type: none"> • Developing an economic sustainability plan; • Identifying land use and other opportunities to expand the tax base; • Ensuring its market position through marketing, the promotion of green businesses, assessments of needs and public-private partnerships; • Ensuring its development processing is conducive to producing a high-quality infrastructure and services; • Encouraging the formation of Business Improvement Districts and business associations; and • Encouraging the improvement of business along major corridors. 	<p>In 2021, the City approved an update to the City's Prior Economic Sustainability Plan. The new Economic Sustainability plan focuses on the 3 B's (Brand, Budget, and well-Being) as economic strategies and actions that increase the City's resiliency to market downturns, geopolitical risks, and uncertainties, while trying to avoid overcorrection from the pandemic.</p> <p>The City is working with its partner organizations (Chamber of Commerce, Conference and Visitors Bureau, and Rodeo Drive Committee) to ensure Beverly Hills remains competitive as a destination by continuing key branding and marketing initiatives such as enhanced special events and digital marketing outreach. The City is also working with its partners to mitigate the impacts to businesses of two subway stations as a result of the Metro Subway Purple Line Extension as well as the COVID-19 Pandemic.</p>

		<p>In 2018, the City reconvened the previously existing Small Business Task Force to work directly with the Small Business community on issues uniquely facing small businesses in Beverly Hills. The City continues to work with the Chamber of Commerce to keep businesses informed regarding City issues and to understand the needs of the business community.</p> <p>In 2019, the City Council passed an urgency ordinance to reduce parking requirements for restaurants in order to stay competitive in the restaurant market and enhance the vitality of commercial areas of the City.</p> <p>The City initiated a Tobacco Hardship Exemption program in 2019, accepting applications through October 2020 to allow accepted applicant businesses to continue tobacco sales for a specified amount of time. The City also worked with its partner agencies to provide business management support to assist businesses in dealing with revenue loss.</p> <p>During the COVID-19 pandemic, the City relaxed signage restrictions and created the OpenBH program to assist businesses with opening up their services outside including opening up outdoor dining on sidewalks, parking lots, and in parklets (parking metered spaces). This allowed businesses that were restricted to outdoor only services during the pandemic to still generate income while complying with current Health Orders.</p> <p>In 2020, the City convened the first Property Owners Task Force to work directly with Commercial Property Owners in the community on strategies to fill existing vacancies and mitigate increased vacancy rates due to COVID-19. The City continues its partnership with the Chamber of Commerce to solicit feedback from Commercial Real Estate Brokers bi-annually regarding real estate trends and barriers to entry into the Beverly Hills Real Estate Market.</p> <p>During her term in 2022-2023, Mayor Lili Bosse created a new initiative (“Business with Bosse”) to bolster the local economy by spotlighting local businesses in rotating monthly community gatherings at the showcased business’ location. In 2022, 17 Business with Bosse events were held showcasing different local business establishments across the city.</p>
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	<p>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 an awards program that recognizes excellence in City projects, and by providing public trails, recreation areas, and viewing areas adjacent to significant visual resources, where feasible, in order to increase public enjoyment.</p>	<p>In 2012, the City established a Register of Historic Resources with an optional recognition plaque program. In 2019, the Cultural Heritage Commission (CHC) and City Council established of a new program to honor culturally important locations within the City, entitled the Golden Shield award. In 2019, the first three awards were approved for: The Dona Maria Rita Valdez de Villa Homestead, the Original Lawry's Restaurant, and Giorgio Beverly Hills Boutique. In 2020, the CHC recommended three additional awardees which were approved by the City Council in 2021. By 2022, the Beverly Hills Register of Historic Properties included 44 local landmarks. In 2022, six Golden Shields were awarded to additional cultural points of interest in the City. To date, there have been 26 Golden Shield nominations by the Cultural Heritage Commission. In November and December 2022, the first two Golden Shield plaques were installed in the ground commemorating the cultural significance of the Doña Maria Rita Valdez de Villa Homestead and the Gershwin Residence.</p>
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6.0 City Services and Operations

Imp. No.	Program Title and Description	Status
6.1	<p>Community Services. Continue to provide a full range of public services including: building permitting, 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, and human services as well as cultural resources programs within the community.</p>	<p>Currently in effect. These programs are highlighted throughout this Annual Report. In 2019, the City launched the Arts and Culture initiative, which focuses on expanding arts and culture programs, events and opportunities in the City. To help lead that effort, the City Council transformed the Fine Art Commission into the new Arts and Culture Commission, and expanded their purview. The Commission has developed a work plan for its first 18–24 months and is making strides in establishing new policies, procedures and connections to help with the expansion effort. A dedicated cultural arts website, www.beverlyhillsarts.org, was created in December 2019. The website features a calendar of all cultural arts events in the City of Beverly Hills in one convenient place. Also included on the website is an expansive list of artist resources, a comprehensive directory of event spaces, a public art map and more information related to cultural arts in the City.</p>

In 2020, City Library services responded to COVID-19 safer at home orders by expanding the digital content available to the community and offering contactless checkout of books and other physical media.

Since October 2020, both Preschool and Adventure Camp programs have been operating in-person programs at both park sites as well as two classrooms at Hawthorne Elementary. The City continued to offer one preschool virtually to allow families this option if they were not comfortable sending their children in person. Summer Adult & Senior Programs returned to in person programming offering minimal class offerings but continuing to maintain social distancing and requiring the continued use of face coverings.

In 2021, Community Service staff worked with the Arts and Culture Commission to bring its Visions of the Future initiative to light – filling vacant spaces with art displays. To-date, the City has hosted two Visions of the Future installations and plans to continue its arts and culture initiative.

The Beverly Hills Public Library reopened in 2021 with a Curbside program and later opened its doors to a variety of programs as well as general use of the library.

In 2022 the Arts and Culture Commission launched monthly Art Walk to showcase the City's Public Art collection.

In 2022, Community Services Arts and Culture Division brought forward an inaugural Pride event highlighting diversity and inclusion. The Human Services Division along with the Human Relations Commission introduced its Critical Conversations Series.

In 2022 Community Services returned to expanded in person programs from early education through senior adult offerings. Expanded programs include classes, events, and dances for all ages.

The Beverly Hills Public Library reopened to full operating hours and continues to bring back services and programs for all ages post COVID-19.

The Beverly Hills Farmers' Market continues to offer various special events at the Sunday Market. In 2022 the Farmers' Market introduced a Holiday Cookie Bake contest.

		<p>The new Holiday's at Greystone event was expanded from a one-day event in 2021 to a full weekend of activities and performances in 2022. Holiday's at Greystone included Bob Baker's Marionettes, a fully decorated indoor first floor of the Greystone Mansion as well as Santa and Mrs. Clause.</p> <p>In FY 2022-23, the Human Services Division issued over \$2 million in Community Assistance Grant Funding (CAGF). Maintaining a social service safety net is a public service policy stated in the City's General Plan. To this end, the City of Beverly Hills allocates General Fund dollars to Community Assistance Grant Funding (CAGF) which is administered by the Human Services Division.</p> <p>Agencies funded through CAGF provide social services the City does not provide directly to the most vulnerable members of the community including homeless individuals, active and frail elderly, disabled and low-means residents. By funding a safety net, the City establishes a continuum of care that improves coordination across providers, increases access and availability of services to community members and supports the quality of life in Beverly Hills.</p>
6.2	Technology Applications. Explore the feasibility of new systems and technologies that may enhance City operations and service to the public.	<p>As part of the City's Strategic Communications Plan, a Website Steering Committee was created to assist with gathering feedback about the City's current website and reviewing RFPs from vendors interested in redoing the City's webpages. The City will ultimately choose a vendor to move forward with the new City website (work to begin this year).</p> <p>The City makes much information available to the public online through the City's website. The City also provides e-blasts and newsletters for current and upcoming civic events and Mayoral initiatives. The City regularly communicates details on City initiatives and programs through Beverly Hills Television when applicable (the City's cable channel via short 1 min videos for social media); television monitors in City parking structures, information booths at community events, AM radio, social media, and at City Council, City Commission and general community meetings.</p> <p>The City has made technology enhancements by migrating users to cloud-based software options to increase the efficiency of City operations and services to the public. The City has continued to deploy proven technology in support of the Police Department's Real Time Watch Center (RTWC), a crime prevention and response system. Additional software has been implemented for the RTWC and will be renewed on an ongoing basis. Camera installation and maintenance will continue.</p> <p>As part of Enhanced Services for the Unhoused, the City Council authorized the procurement of a software system (Bonterra's Apricot 360) designed to track and</p>

		<p>provide case management services to the unhoused in Beverly Hills, and allows the various field-outreach teams to enter and view data in real-time, from the field. The data accumulated from the software system will allow the Human Services Division to more acutely provide assistance to the unhoused in the community.</p> <p>Additionally, the City's Information Technology Department has engaged with a consultant to produce a new Five-Year Strategic Plan before the end of calendar year 2023.</p>

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7.0 Inter-Governmental Coordination and Partnerships		
Imp. No.	Program Title and Description	Status
7.1	<p>Intergovernmental Agreements. Collaborate with internal City agencies and adjoining jurisdictions to address planning, development, transportation, residential parking, open space lands and recreational opportunities, education, energy, water, and resource conservation and other issues that jointly impact their mutual communities of interest. The City will also work with surrounding jurisdictions and agencies to coordinate and test emergency preparedness and response and recovery plans, emphasizing rapid reconstruction of the City following a disaster event. This will include exploring possible joint efforts to share emerging technology, particularly in the area of security and emergency management enhancements.</p>	<p>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 City Council of Governments (WSCCOG). Through each of these entities, the City participates in regional issues and planning efforts, such as planning for Plug-in Electric Vehicles. Through the WSCCOG, the Human Services Division participates in the Homelessness Working group, in which best practices and strategizes are shared with fellow WSCCOG cities.</p> <p>The City is a member of the Ballona Creek Watershed Management Group (BC-WMG). BC-WMG is a regional watershed group that plans and addresses stormwater quality requirements through water quality monitoring and regional stormwater projects.</p> <p>The City continues to work with LA County Metro on issues related to the Westside Purple Line Subway Extension.</p> <p>The City is a member of the Clean Power Alliance (CPA), formerly the Los Angeles Community Choice Energy (LACCE) which is a local Community Choice Aggregation program, provides the choice of 36%, 50%, and 100% renewable energy to its member agencies. The CPA has 31 local government agencies providing renewable electricity to the region. The City is currently defaulted at 50% renewable energy.</p> <p>The City is a member of the South Bay Integrated Regional Water Management Program that allows regional collaborative planning and management of water resources within the region.</p> <p>The City is a member of the Central Basin Sustainable Groundwater Management Act group that will be responsible for maintaining and managing the groundwater aquifer in the region.</p> <p>The City is a member of the Westside Energy Partnership. The partnership includes local government programs that provide administrative and planning services to complete energy efficiency (electricity and natural gas) projects.</p> <p>The City participates in the Los Angeles County Area A, State, and Federal emergency preparedness tests, drills and exercises.</p> <p>The City regularly tests its emergency notification system, which is capable of reaching residents and businesses alike.</p>

		<p>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.</p> <p>The City exercised a variety of emergency response and recovery tests, for both planned and unplanned events.</p> <p>In 2022, the Human Services Division collaborate with LAHSA (Los Angeles Homeless Services Authority) on the annual point-in-time homeless count and to learn about regional resources and funding opportunities.</p>
7.2	<p>Federal, State, and Regional Coordination. Continue to train City employees to collaborate with Federal Agencies, State Agencies, and Regional Agencies such as Southern California Association of Governments (SCAG), and South Coast Air Quality Management District (SCAQMD), and with Los Angeles County in numerous programs affecting land use and development, transportation, infrastructure, resource conservation, environmental quality, open space and recreational opportunities, emergency/disaster mitigation preparedness response and recovery, and other issues that require mutual collaboration and community benefit, including but not limited to the agencies identified below:</p> <ul style="list-style-type: none"> • Metropolitan Water District; • South Coast Air Quality Management District; • Southern California Association of Governments; • California State Parks; • National Marine Fisheries Service; • Santa Monica Mountains National Recreation Area; and <p>Coordinate with the utility providers Southern California Edison and Southern California Gas Company to publicize programs and incentives to reduce energy consumption, and to ensure that adequate natural gas and electrical facilities are available to meet the demands of existing and future developments.</p>	<p>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.</p> <p>The City continues to develop Memorandums of Agreement (MOUs) with stakeholders for disaster preparedness.</p> <p>The library participates in Southern California Library Cooperative for sharing of library materials and programing.</p> <p>The City continues to coordinate with County, State, and Federal partners to protect the community by following and enacting all current COVID-19 guidelines.</p> <p>Human Services Division collaborates with LAHSA (Los Angeles Homeless Services Authority) on the annual point-in-time homeless count and to learn about regional resources and funding opportunities.</p> <p>Human Services Division coordinates a monthly homelessness call with representatives from the Supervisorial District, Los Angeles Council District 5, State Assembly member, and State Senator's office.</p>

<p>7.3</p>	<p>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. These groups may include, but are not limited to the areas of cultural arts, historic preservation, business and economic development such as the Chamber of Commerce, Team Beverly Hills, the Beverly Hills Unified School District, emergency management, energy and telecommunications service providers such as Southern California Edison Company and Southern California Gas Company and others that strive to promote the City and enhance the quality of life within the community.</p>	<p>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.</p> <p>In 2022, the City also conducted Community Emergency Response Team (CERT) and Business Emergency Response Team (BERT) trainings for the community and businesses.</p> <p>In 2022, the City continued its Disaster Ready program, which encourages businesses to prepare the business for a disaster</p> <p>The City of Beverly Hills has a partnership with Cedars-Sinai to provide a free-of-charge smoking cessation program to individuals living or working in Beverly Hills.</p> <p>The Just in Case BH program consists of emergency preparedness training, crime prevention, and communication networks for disseminating information, while negating rumors or misleading reports. The City's primary communications platform is Everbridge. The City also uses Nixle text alerts through which residents and business owners sign up to receive emergency notifications.</p> <p>Through the CAGF process, the City contributes financial support and partners with a variety of community organizations from Beverly Hills Educational Foundation to Beverly Hills Community Farm, BH CPR, the Wallis, and Beverly Hills Active Adult Club, to name a few.</p> <p>In 2022, The Maple Counseling Center moved in to the City-owned building at 1945 S La Cienega Boulevard as its new headquarters. The Maple Counseling Center provides mental health services and the City is partnered via the Community Assistance Grant Fund.</p> <p>During her term in 2022-2023, Mayor Lili Bosse created a new initiative to promote mental health and wellness ("Mayor's Mental Wellness Series") throughout the community by hosting prominent speakers and events, which are open to all and free-of-charge.</p>
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8.0 Public Information and Involvement		
Imp. No.	Program Title and Description	Status

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:

- land use zoning and development processes;
- development fees;
- code compliance;
- property and building maintenance and improvement techniques;
- financial assistance and affordable housing programs;
- public transportation;
- 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;
- health and safety;
- seniors and youth programs; and
- access to government services and elected officials.

This information may be presented in flyers and newsletters that are distributed to households in the City, senior centers, and community center; on the City's webpage; by cable television broadcasts; in workshops with homeowners associations, business organizations, and community groups; and general community presentations and workshops.

The City makes much of this information available to the public online through the City's website. The City also provides e-blasts and newsletters for current and upcoming civic events. The City regularly communicates details on City initiatives and programs through Beverly Hills Television when applicable (the City's cable channel via short 1 min videos for social media); television monitors in City parking structures, information booths at community events, AM radio, social media, and at City Council, City Commission and general community meetings. Video meetings became a routine way of communicating with the public for all meetings due to COVID-19.

Throughout the year, the City provided ongoing priority communications regarding the COVID-19 pandemic through its social media, website (dedicated COVID-19 webpage and COVID vaccine webpage) and through press releases and eNotices. It communicated vaccine eligibility through ads in its local papers as well.

Staff members from multiple City departments collaborated on several major projects including LA Marathon, Outdoor Warning System Project, Mayor's Mental Health & Wellness Series, and Holiday Lighting,

In 2021, the City Communications team worked closely with the Public Works Department to communicate the City's sustainability efforts. In November 2021, the City passed its Disposable Foodware Accessories Ordinance and the City worked with its local businesses to have appropriate collateral/materials available. Additionally, a dedicated webpage was created and advertisements and social media was pushed out. The City's Communications team also worked closely with the department's Transportation team to communicate new bike lanes (pilot programs) and its Connect BH project (recommended pedestrian improvements at intersections and design standards for the future La Cienega and Wilshire Metro stations). The City Communications team ran paid social advertisements for Connect BH throughout 2021.

Representatives from the City regularly provide information to its employees, businesses, schools, Parent-Teacher Associations, faith based and community organizations, residents, and medical centers on disaster preparedness. Community Services programming and social services were delivered online via BHTV, the Community Life BH webpage on the City's website and social media platforms.

A dedicated cultural arts website, www.beverlyhillsarts.org, was created in December 2019. The website features a calendar of all cultural arts events in the City of Beverly Hills in one convenient place. Also included on the website is an

expansive list of artist resources, a comprehensive directory of event spaces, a public art map and more information related to cultural arts in the City.

In 2021, Community Service staff worked with the Arts and Culture Commission to bring its Visions of the Future initiative to light – filling vacant spaces with art displays. To-date, the City has hosted two Visions of the Future installations and plans to continue its arts and culture initiative in 2022.

Since October 2020, both Preschool and Adventure Camp programs have been operating in-person programs at both park sites as well as two classrooms at Hawthorne Elementary. The City continued to offer one preschool virtually to allow families this option if they were not comfortable sending their children in person. Summer Adult & Senior Programs returned to in person programming offering minimal class offerings but continuing to maintain social distancing and requiring the continued use of face coverings.

The Beverly Hills Public Library reopened in 2021 with a Curbside program and later opened its doors to a variety of programs as well as general use of the library.

The Just in Case BH program began this year and consists of emergency preparedness training, crime prevention, and communication networks for disseminating information, while negating rumors or misleading reports. The City's primary communications platform is Everbridge as well as Nixle text alerts in which residents and business owners sign up to receive emergency notifications.

During her term in 2022-2023, Mayor Lili Bosse created a new initiative (“Live with Lili”) to host regular hybrid public forums where members of the public gain direct access to their local elected officials to share ideas, suggestions, and thoughts, in an approachable and accessible format.

HOUSING ELEMENT PROGRAMS AND PROGRESS

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.

Housing counts provided in this report are for the calendar year 2022. Information on housing programs is for calendar year 2022, unless otherwise specified, and is based on the 2021-2029 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 2021-2022 fiscal year rather than calendar years.

9.0, 10.0 & 11.0 Housing Element Program Implementation Status				
Imp. No.	Program Title and Description	Objective	Timeframe in Housing Element	Status of implementation
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.
9.2	Property Maintenance	Require housing to be maintained in an aesthetic, safe and habitable manner consistent with City codes	Ongoing	The City continues to implement the current program and addresses several hundred complaints related to property maintenance each year.
9.3	Home Repair and Improvement	Provide minor repairs and mobility assistance to approximately 25 low-income households per year	Encourage the re-establishment the Home Repair and Improvement (Handyworker) grants for lower-income households that may be used for accessibility improvements by 2025.	<p>The City's Handyworker program previously provided free minor home repairs and security/mobility assistance to low-income tenants and homeowners in single- and multi-family housing units. However, once the COVID-19 pandemic hit in early 2020, the program was put on hold for the safety of the City's more vulnerable residents. As of 2022, the program is unable to continue because our CDBG consultant cannot find anyone to provide the insurance and indemnification to continue this program.</p> <p>As part of the update to the Housing Element, the City has committed to re-establishing the Handyworker program by 2025, and that the City will also look at alternative programs to provide these services if the Handyworker program is not re-established by 2026.</p>
9.4	Historic Preservation Program	<p>Preserve and protect the city's historic housing stock through the implementation of the Historic Preservation Program and review of applicable projects</p> <p>Evaluate preservation incentives</p>	Ongoing	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. The City also has a Mills Act program that allows property owners with landmarked properties to seek property tax relief in return for the long-term maintenance and preservation of a historic property.

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 to address affordability, and, as appropriate, amend the ordinance by 2025. Review and discuss a potential in-lieu fee with the Planning Commission by 2026.	<p>The City's current ordinance was evaluated in 2011 and the determination was made not to adjust the annual cap at that time.</p> <p>As part of the update to the Housing Element, the City has committed to conduct a study session with the Planning Commission by 2025 to evaluate the effectiveness of the City's condominium conversion ordinance. The City will also bring forward the topic of affordable housing in-lieu and linkage fees for both residential and commercial developments to the Planning Commission by 2026, and will continue to evaluate potential partnerships with developers or non-profit organizations to construct affordable housing in the City.</p>
9.6	Rent Stabilization Ordinance	<p>Continue to implement the rent stabilization program and investigate tenant complaints about unlawful rent increases, service reductions, evictions and relocations</p> <p>Create a program for systematic or annual inspections of housing conducted by the Rent Stabilization Office by 2024, and will discuss this with the City Council by the end of 2022</p> <p>Ensure compliance with residential unit replacement state law (SB 330 and Density Bonus law, if applicable) whenever redevelopment of existing residential properties occurs in the multi-family residential areas or</p>	Ongoing	<p>In an effort to assist tenants and landlords financially impacted by COVID-19, and to avoid housing displacement and homelessness, the City instituted a Rent Subsidy Program. The City allocated \$1 million for rent subsidy to eligible tenants financially impacted by COVID-19. The City assisted approximately 100 households with rental assistance. The City anticipates that it will provide assistance for an additional 233 households with means tested assistance to aid with the anticipated inflationary conditions that may result in an exorbitant rent increase calculation for the period commencing July 1, 2023 on rent stabilized units.</p> <p>The City completed its fifth Annual Rent Registration cycle for all multi-family properties subject to the RSO. The Rent Stabilization Division administers approximately 7,700 units of multi-family properties to: promote the stability of renter populations, maintain quality of the City's multi-family housing stock, and protect occupants from unreasonable rent increases while recognizing a housing provider's right to receive a fair return from the rental property.</p> <p>The Rent Registry system was established to:</p> <ul style="list-style-type: none"> • Collect data regarding the rental history including amounts paid for rent • Allow owners to register and provide amendments online • Allow tenants to dispute rental amounts online • Improve the reporting requirements and collection of rental data for the City's approximate 7,700 RSO rental units <p>The Rent Registration processes strengthens the mission of the RSO by promoting the stability of renter populations and maintaining the quality of the City's housing stock. The data from the Rent Registry became a vital instrument to communicate the COVID-19 eviction moratorium and restrictions on rent increases.</p> <p>The Rent Stabilization Division also undertook the following activities in 2022:</p> <ul style="list-style-type: none"> • Communicated and informed landlords/tenants of the eviction moratorium and prohibition on rent increases in order to keep both landlords and tenants informed and engaged;

		mixed use overlay zone		<ul style="list-style-type: none"> investigated 432 RSO cases; responded to 4,865 inquiries for RSO information; collaborated with 19 other Rent Stabilization Programs in California to share information and discuss issues related to affordable housing; and collaborated with the County of Los Angeles in their Rent Relief Program. <p>As part of the updates to the Housing Element, the City has committed to creating a program for systematic or annual inspections of housing by the Rent Stabilization Office by 2024, and will review this task with the City Council by the end of 2023. In addition, the City continues to comply with the provisions of SB 330 and Density Bonus law related to residential unit replacements at the time of redevelopment of existing residential properties.</p>
9.7	Monitor Affordable Housing and Residential Displacement	<p>Coordinate with service providers to monitor Section 8 renewals, advise tenants in advance of potential conversion dates, and provide opportunities to continue affordability covenants</p> <p>Monitor and discourage the displacement of residential units as a result of new multi-family residential or mixed-use developments.</p> <p>City to actively enforce no net loss and replacement requirement provisions of SB 300 and state Density Bonus law by reviewing all projects for compliance with these regulations.</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>The City continues to implement the current program. The City has one very-low income housing building for seniors, which has an affordability covenant and contains 150 units available to very-low income seniors. The City contracts with the Menorah Housing Foundation to oversee and administer the units. In addition, the City has committed to ensuring that the Menorah Housing Project site remains as affordable senior housing once the affordability covenant property expires in 2028.</p> <p>In 2018, the City facilitated the rental of two very-low income units located in a Density Bonus project to qualified renters and will continue to monitor these units for compliance. The City continues to monitor these units and facilitate the rental of others. In 2020, the City provided training to the owners of a building with three low-income units anticipated to become available in 2021. The City also filled one moderate-income rate unit located in a new mixed use building, and in early 2023, started the process of filling the three low-income rate units in an existing multi-family building.</p> <p>In addition, there are a total of 21 deed-restricted affordable housing units in the pipeline (either in proposed or approved projects) and 8 affordable units proposed in conceptual or preliminary projects.</p> <p>The City is committed to complying with the no net loss and replacement requirements of SB 330 and Density Bonus law, and reviews all projects for compliance with these regulations.</p> <p>As part of the update to the Housing Element, the City is also creating an internal working group with staff from the Planning Division, Community Services Department, Policy and Management Department, and Rent Stabilization Division to discuss various Housing Element implementation programs related to their scope of work. This group will meet quarterly, starting in 2023.</p>

		City to create an internal working group of applicable staff to discuss Housing Element implementation and preservation of affordable housing.	Start in 2023, meet quarterly	
10.1	Density Bonus	Apply State Density Bonus Law, whereby applicants of residential projects of 5 or more units may apply for a density bonus and additional incentive(s) if the project provides affordable housing units.	<p>In order to ensure that City regulations are consistent with State requirements, the City will process an amendment to the Municipal Code in 2021.</p> <p>In order to ensure that City regulations are consistent with State requirements, the City will process an amendment to the Municipal Code in 2021.</p> <p>In 2022, process and amendment to the density bonus regulations in conformance with State law. Consider additional incentives beyond minimum density bonus requirements. Promote the use of density bonus incentives through the City's website and through an updated Affordable Housing Brochure, which will be published by 2023.</p>	This program has been carried forward into the newly adopted Housing Element and, the City has committed to processing an amendment to the Density Bonus regulations to comply with state law changes by 2023.
10.2	Inclusionary Housing	Require a minimum percentage of units in development to be price-restricted as affordable to lower	Throughout the planning period. Annual reporting to the	The City adopted an ordinance to establish permanent regulations for an inclusionary housing program, after considering several studies prepared to analyze the financial feasibility of such a program. This program requires that any new housing development project with more than 5 housing units provide a certain number of affordable units. For projects with 5-9 housing units, 1 affordable unit must be provided, or an in-lieu fee may

		and moderate income households	Planning Commission and City Council on success of the inclusionary housing program.	also be paid. For projects with 10 or more housing units, 10% of the overall units must be deed-restricted affordable units, though there are additional methods for compliance with this requirement.
10.3	Housing Trust Fund	<p>To be used to construct or help leverage construction of affordable housing</p> <p>Start an affordable housing working group to meet quarterly</p> <p>Enter into an agreement with an affordable housing developer to develop an affordable housing project on city owned land.</p>	Establish Affordable Housing Trust Fund in Fiscal Year 2014/2015	<p>Through development agreements, the City has negotiated approximately \$3 million to be used to establish a housing trust fund. The trust fund has been established and currently holds approximately \$1.5 million. In 2022, \$500,000 was appropriated for affordable housing predevelopment purposes.</p> <p>As part of the update to the Housing Element, the City is also creating an internal working group with staff from the Planning Division, Community Services Department, Policy and Management Department, and Rent Stabilization Division to discuss various Housing Element implementation programs related to their scope of work. This group will meet quarterly, starting in 2023.</p> <p>In addition, the City is currently working to enter into an agreement with an affordable housing developer in 2023 to develop an affordable housing project on City-owned land.</p>
10.4	Accessory Dwelling Units (ADUs)	<p>Encourage the provision of affordable second units</p> <p>Adopt an ordinance allowing greater flexibility in ADU standards in R-1 zones in the Central Area of the City</p> <p>Amend zoning code regarding ADUs in multi-family zones to remove barriers to construction of units above existing garages and allow additional height</p>	<p>2023</p> <p>2025</p> <p>2025</p>	<p>The City continues to regularly process permits for accessory dwelling units per State and local regulations. The City has also committed to adopting an ordinance in 2023 that will allow the by-right approval of ADUs in single-family residential zones that exceed state required minimums, and as part of this, will explore the addition of incentives (such as greater height) to further encourage this type of housing. In addition, the City has committed to adopting updated ADU regulations for multi-family residential zones by 2025, to provide pre-checked ADU plans for public use by 2025, to create an ADU webpage with information for the public, and to adopt additional ADU construction incentives if the City does not consistently approve 20 new ADUs per year by 2026.</p> <p>In 2021, the City permitted 19 ADUs, and in 2022, the City permitted 25 ADUs, which is on track with the projection of 150 new ADUs by the end of the planning period.</p> <p>The City received approval for LEAP grant funding to update accessory dwelling unit regulations and is exploring ways to educate the public about the opportunities available. The City continues to work with the Planning Commission to discuss potential changes to regulations pertaining to accessory dwelling units, and is exploring the establishment of a pre-approved plan program for accessory dwelling units.</p>

		Provide ADU plans created and pre-plan checked by the City	2025	
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.
10.6	Partnerships with Affordable Housing Developers	<p>Initiate partnerships with non-profit developers to assist in the development of affordable housing</p> <p>Enter into an agreement with affordable housing developer in 2023 to develop and affordable housing project in City-owned land.</p>	<p>Starting in 2023, participate in conferences, symposiums and other affordable housing events to review resources, incentives, and City goals</p> <p>2023</p>	<p>In 2022, the City released an RFQ/P to identify qualified development teams that could develop a senior citizen affordable housing project on City-owned property. This RFQ/P process includes an assessment of feasible locations for future affordable housing developments. The City has reviewed more than 30 proposals from 13 developers across 7 different sites. The City is in the process of evaluating proposals from short listed candidates.</p> <p>As part of the update to the Housing Element, the City is also creating an internal working group with staff from the Planning Division, Community Services Department, Policy and Management Department, and Rent Stabilization Division to discuss various Housing Element implementation programs related to their scope of work. This group will meet quarterly, starting in 2023.</p>
11.1	Affirmatively Further Fair Housing (AFFH)	<p>Promote fair housing practices and refer fair housing complaints to Housing Rights Center</p> <p>Promote fair housing practices and refer fair housing complaints to</p>	<p>Ongoing</p> <p>Perform outreach to property owners if parcels located in the mixed use overlay zone by 2023</p> <p>Work with a consultant to develop a fair housing plan by the end of 2023</p>	<p>The City provides Fair Housing information on the City's website (http://www.beverlyhills.org/departments/communityservices/humanservicesdivision/housingrights/).</p> <p>The Housing Rights Center also provides FREE fair housing services to Beverly Hills residents and community members: housing discrimination complaint investigation; landlord/tenant counseling; predatory lending referrals; outreach and education; and legal and advocacy services. Additional information is available by contacting (800) 477-5977, or go to www.hrc-la.org.</p>

	<p>Housing Rights Center.</p> <p>Foster an inclusive community and enhance housing opportunities for all through a series of housing mobility strategies, new housing choices and affordability in areas of opportunity, place-based strategies to encourage community conservation and revitalization, and by protecting existing residents from displacement.</p> <p>Maintain and continue to implement the Rent Stabilization Ordinance</p>	<p>Continue to host annual housing rights trainings for landlords and tenants in a hybrid format through 2024</p> <p>Study ways to strengthen the Rent Stabilization Ordinance to protect housing affordability through 2023</p> <p>Website improvements, flyers, and outreach materials created by 2022</p> <p>Agricultural Employee code amendment in 2021-22;</p>	<p>The Rent Stabilization Ordinances (RSO) seeks to: promote the stability of renter populations; maintain the quality of Beverly Hills multi-family housing stock; and protect occupants from unreasonable rent increases while recognizing a landlord's right to receive a fair rate of return. The City requires annual registration of all rental units through the Rent Registration system. There are currently 7,884 units, consisting of 1,097 properties, subject to the RSO. The RSO, among other things, restricts annual rent increases on all tenant occupied RSO units in an effort to stabilize rents and restrict evictions to just cause and no-fault.</p> <p>The City continues to conduct a series of training sessions through the Rent Stabilization Division annually including: RSO trainings for tenants and landlord; Fair Housing Training from the Los Angeles Housing Rights Center, and Tenant legal rights and protections from Bet Tzedek Legal Services. These trainings seek to inform both tenants and landlords of tenant protections generally and tenant protections under the RSO in an effort to ensure that tenants remain housed and that tenants in RSO units maintain housing affordability in their rent stabilized unit.</p> <p>The Rent Stabilization Division collaborates with the City's Community Services Department and community partners to provide assistance with hoarding issues. The City collaborates with third party contractors including Jewish Family Services and Bet Tzedek to remedy hoarding issues in an effort to ensure that tenants maintain their occupancy.</p> <p>The Rent Stabilization Division collaborates with other City departments including the Fire Department and the Nurse Practitioner program, Code Enforcement, Community Services Department and community partners Jewish Family Services and Bet Tzedek to identify needs of seniors and disabled persons requiring assistance in order to allow them to age-in-place. These collaborators meet monthly to identify and discuss possible assistance measures.</p> <p>As a part of the updates to the Housing Element, the City has added a number of new policies to address: housing mobility strategies, new housing choices and affordability in areas of opportunity, place-based strategies to encourage community conservation and revitalization, and protecting existing residents from displacement.</p> <p>The City continues to implement and comply with the regulations related to replacement units for properties that are redeveloped (per SB 330 and Density Bonus state law), and continues to implement the Rent Stabilization Ordinance. In addition, the City adopted Ordinance No. 22-O-2861 to amend Urgency Ordinance No. 20-O-2818 (regarding the eviction and rent increase moratoriums, the maximum allowable rent increases at the end of the rent increase moratorium, and the end of the repayment period for COVID-19 related back rent, and establish a means tested rent increase assistance program) in connection with emergency regulations related to residential tenant evictions and protections. The City is also creating an internal working group with</p>
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				staff from the Planning Division, Community Services Department, Policy and Management Department, and Rent Stabilization Division to discuss various Housing Element implementation programs related to their scope of work. This group will meet quarterly, starting in 2023.
11.2	Senior Housing Development	Provide incentives and form partnerships to facilitate the development of senior housing	Continue to build partnerships with affordable housing developers throughout the planning period. Develop a project concept and release and RFQ to develop a senior housing project in the City affordable to the City's lower- and extremely-low-income residents during the planning period.	In 2022, the City released an RFQ/P to identify qualified development teams that could develop a senior citizen affordable housing project on City-owned property. This RFQ/P process includes an assessment of feasible locations for future affordable housing developments. The City has reviewed more than 30 proposals from 13 developers across 7 different sites. The City is in the process of evaluating proposals from short listed candidates.
11.3	Senior Case Management Program	Assist frail elderly residents to remain independent and in their homes	Ongoing	<p>The City continues to implement the Senior Care Management Program and provides additional assistance to seniors through the collaboration between the City's Community Services Department and the Beverly Hills Active Adult Club to provide exercise classes and activities at La Cienega and Roxbury Parks, and Jewish Family Services which provides a broad range of support services to seniors living independently.</p> <p>The City contributes to a housing/roommate matching program through Affordable Living for the Aging (ALA) to promote independent living for older adults and aging in place. ALA matches seniors in need of housing with local seniors who have an extra room in their residence looking to earn additional income.</p> <p>In FY 2022-2023, the City contributed \$220,000 to a housing and senior legal services program through Bet Tzedek to provide pro bono senior legal services including public benefits, family caregiver services (conservatorships, guardianships, long-term planning and wills, etc.), elder abuse services, foreclosure prevention, and Holocaust survivor services. This program also provides housing legal services to seniors and other low-income individuals in the City providing tenant-landlord legal services (tenancy terminations, lease violations, rent increases etc.), rights and responsibilities under the City's Rent Stabilization Ordinance, and housing conditions and habitability.</p>
11.4	Senior Home Sharing Program	Provide funding to Alternative Living for the Aging (ALA) to provide a free shared	Evaluate Community Assistance Funds and determine grant amount annually	The City contributes to a housing/roommate matching program through Affordable Living for the Aging (ALA) to promote independent living for older adults and aging in place. ALA matches seniors in need of housing with local seniors who have an extra

		housing program which matches older people with others interested in sharing their homes		room in their residence looking to earn additional income. In FY 2021-2022, ALA enrolled twelve Beverly Hills residents into the program.
11.5	Housing Opportunities for Persons with Disabilities	<p>Support the preservation and provision of housing for persons with disabilities.</p> <p>Encourage the re-establishment of the Home Repair and Improvement (Handyworker) grants for lower-income</p>	<p>Continue coordination 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.</p> <p>Process a Municipal Code amendment in 2021-22 to update definitions of transitional and supportive housing consistent with Government Code Sec. 65582 and allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code Sec. 65651.</p> <p>By 2025</p>	<p>As part of the update to the Housing Element, the City has committed to assess existing regulations related to the definitions of “family” and to group homes, in order to ensure that the City maintains compliance with State law. The first review of such regulations shall be completed by 2024.</p> <p>The City is also committed to re-establishing the Handyworker program by 2025, and exploring alternative options to provide the services if the program is not re-established by 2026.</p>

		households that may be used for accessibility improvements.		
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	<p>Through the City's Community Assistance Grant Funding (CAGF) process, the following investments were made in funding for services for the unhoused. In FY 2022-23, the City contributed \$261,449, to Step Up on Second for the CLASP (Changing Lives And Sharing Places) homeless outreach program, assisting formerly homeless individuals remain permanently housed, and access to mental health services. CLASP outreaches and engages homeless individuals in the City daily with the intention of providing those persons with assistance and support including linking them to shelter. The team is available seven days per week, and works out of the City's Human Services Division's office. The team works closely with several other City Departments and Divisions including Recreation and Parks, the Library, the Police Department, as well as other City contractors and partners.</p> <p>In FY 2022-23, the City contributed \$100,000 for shelter beds at PATH (People Assisting The Homeless). In addition, funds provided to PATH offers access to tenant-based Section 8 vouchers to provide affordable and permanent supportive housing in Los Angeles County.</p> <p>In FY 2022-23, the City contributed \$50,000 to Safe Parking LA which provides safe parking lots for individuals and families experiencing vehicular homelessness. Safe Parking LA provides security, case management, and other essential services to stabilize and connect people to resources.</p> <p>In FY 2022-23, the City contributed \$30,000 to All Saints' Episcopal Church's Homeless Assistance Program which helps provide monetary support for the Home Again Program (providing transportation home for individuals experiencing homelessness), TAP cards and food gift cards for the CLASP Outreach team to provide for their clients, resources for newly housed formerly homeless individuals (furniture, security deposit, etc).</p> <p>Other services funded in FY 2022-23 that comprise and strengthen the City's social service safety-net include: the Westside Food Bank (\$150,000) and the Collins & Katz Family YMCA (\$10,000) for food insecurity; the Maple Counseling Center (\$180,000) for mental health services; Saban Community Clinic (\$50,000) for low cost and free physical health and mental health services and no-cost showers for individuals experiencing homelessness; Our House (\$30,000) for grief support counseling; ETTA (\$65,000) for support to families with children and adults with special needs; Tower Cancer Research (\$50,000) for cancer support programs, classes and groups; Beverly Hills CPR (\$74,000) for CPR and Stop the Bleed Training; Miracle Project (\$20,000) for programs for children and young adults with autism; Chiron Center (\$30,000) for a crisis response team; and</p>

				<p>Beverly Hills Education Foundation (\$35,000) providing social emotional programming and arts programming for BHUSD.</p> <p>Additionally, in late 2022, the City Council authorized additional program funding for services for the unhoused. One tool is a software system that can track people experiencing homelessness and provide case management services, the cost of the platform is \$83,000 and will be operational by March 2023. The City also hired a consultant to develop a needs assessment and service design plan for \$30,000, the plan is expected to be presented to City Council in late Spring 2023. An additional \$122,000 has been added to the Step Up on Second agreement to provide two additional outreach workers, which expands outreach coverage to 5am-9pm Monday through Friday and 8a-9pm Saturday and Sunday. The final cost associated with the enhanced services is \$421,000 for Nastec International for overnight and weekend outreach response services.</p>
11.7	Emergency Shelter and Low Barrier Navigation Center Regulations	Establish a program to promote low barrier navigation centers that will reduce barriers to entry for housing and to help move people into permanent housing.	<p>Adopt regulations in compliance with state law and establish</p> <p>a program to implement the regulations in 2021-22</p>	<p>The City adopted this new policy in the 2021-2029 Housing Element.</p>
12.1	Adjust Development standards	Evaluate and modify development standards to encourage more affordable housing units	<p>Amend the Zoning Code 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 multi-family units, as supported by analysis by 2015</p>	<p>In 2018, the City began to study the development of a mixed-use ordinance to establish standards for mixed-use residential and commercial development projects.</p> <p>In 2020, the City Council passed an ordinance establishing a mixed use overlay zone along many commercial corridors. This will act as a catalyst to revitalize commercial corridors and will allow the conversion of existing commercial buildings to mixed use in areas that previously did not allow residential. Height allowed for these projects ranges from three to five stories depending on where a parcel is located.</p> <p>In the 2021-2029 Housing Element, the City committed to the following programs to facilitate the development of additional housing stock, affordable housing:</p> <ul style="list-style-type: none"> • Drafting zoning amendments to adjust development standards to be more beneficial for affordable housing development • Simply modulation requirements for multi-family developments • Create an adaptive reuse program for conversion of commercial to residential uses by 2028 • Adopt objective design standards for multi-family projects by 2026 • Streamline project approvals at the administrative level

				<ul style="list-style-type: none"> Review mixed use overlay zoning regulations for effectiveness
12.2	Reduced Fees for Affordable Housing	Study and evaluate the use of waivers or reductions of certain taxes and fees for developments with low, very low, and moderate income housing units and deed-restricted multi-family residences for elderly and handicapped persons	Conduct a housing development fee study, and adopt modified development fees for projects with a certain percentage of affordable housing by 2026.	In the 2021-2029 Housing Element, the City committed to conducting a development fee study for affordable housing projects by 2026.
12.3	Efficient Development Permit Review	Identify inefficiencies and uncertainties in the City's review process and promote alternative techniques intended to streamline the process	<p>Adopt updated processing procedures in the Zoning Code during the planning period</p> <p>Prepare written procedures for SB 35 streamlined permit review in 2021-22</p> <p>Post development regulations and fees on the City website throughout the planning period</p>	<p>Since the adoption of the Housing Element, the City hired an Urban Designer in 2016 to help streamline review of new housing projects and other developments proposed in the City. Additionally, in an effort to streamline permitting, the Community Development Department was restructured to form a dedicated group of zoning and building code experts tasked with processing development permits.</p> <p>In 2021, the Community Development Department created a Major Projects Team to efficiently review significant development projects from entitlement application all the way through to issuance of Certificate of Occupancy, all handled by an integrated unit of development review staff. Over the course of 2022-2023, the Major Projects Team became fully staffed with Planners, a Senior Plan Review Engineer/Associate Project Manager, Senior Building Inspector, and Management Analyst, and the team is currently managing five active major projects at various stages of development. In 2022, the Planning Division hired three additional staff members to help expedite the processing of project applications.</p> <p>In 2022, the City conducted an analysis of recently approved housing project to determine if they are being constructed at the maximum densities, and found that most are meeting or exceeding maximum allowable densities with the aid of state density bonus law.</p>

2022 HOUSING UNITS

The City is required to report progress toward meeting its Regional Housing Needs Assessment allocation (RHNA). The following table illustrates the City's progress toward meeting this goal.

Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
Income Level		RHNA Allocation by Income Level	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Remaining RHNA
Very Low	Deed Restricted	1,008	0	0									1,008
	Non-Deed Restricted		0	0									
Low	Deed Restricted	680	0	0									680
	Non-Deed Restricted		0	0									
Moderate	Deed Restricted	602	0	0									602
	Non-Deed Restricted		0	0									
Above Moderate	N/A	814	5	42									767
Total RHNA		3,104											
Total Units			5	42								47	3,057

HOUSING PROJECTS PROGRESS

HOUSING PROJECTS WITH ISSUED BUILDING PERMITS IN 2022

In 2022, the City issued building permits for 20 new single-family residences. However, since the City is built out, it is assumed that all new single-family homes are replacing a demolished unit, and they do not represent a net-new housing units, and therefore are not counted toward RHNA. A total of 25 accessory dwelling units (ADUs) were permitted, and one new 17 unit market rate multi-family residential project received a building permit in 2022. Between the ADUs and multi-family units, the City permitted 42 new net housing units (above moderate income) in 2022.

HOUSING PROJECT APPLICATIONS UNDER REVIEW IN 2022

While the reporting on the City's RHNA progress is intended to capture the net new permitted housing units, the City also processing a number of housing project applications in 2022. A total of 319 units, of which 3 are low income units, 20 are very low income units, and 55 are senior housing units, are currently under review for entitlements.

APPROVED HOUSING PROJECTS IN 2022

The City approved entitlements for 30 net new housing units, of which 4 are very low income units and 2 are low income units, though these projects have not yet been issued building permits.

CURRENT PLANNING

EMERGENCY/URGENCY ORDINANCES

The City Council adopted the following urgency ordinances (and ordinances related to urgency ordinances, such as extensions of urgency ordinances) in 2022:

- Ordinance No. 22-O-2855 to extend Interim Ordinance No. 21-O-2833 amending regulations related to lot line adjustments between jurisdictional boundaries.
- Ordinance No. 22-O-2856 to extend Urgency Ordinance 21-O-2853 to establish objective standards for projects built pursuant to Senate Bill 9 projects in single-family residential zones.
- Ordinance No. 22-O-2862 to extend Interim Ordinance No. 21-O-2841 establishing a moratorium on fractional ownership of residential and commercial property.
- Ordinance No. 22-O-2864 to amend medical use regulations in certain commercial zones in the City (related to Urgency Ordinance No. 20-O-2826).
- Ordinance No. 22-O-2861 to amend Urgency Ordinance No. 20-O-2818 (regarding the eviction and rent increase moratoriums, the maximum allowable rent increases at the end of the rent increase moratorium, and the end of the repayment period for COVID-19 related back rent, and establish a means tested rent increase assistance program) in connection with emergency regulations related to residential tenant evictions and protections.

PENDING GENERAL PLAN AMENDMENTS

The following general plan amendments have been applied for and are pending approval:

- An application for a Specific Plan, General Plan Amendment, Vesting Tentative Parcel Map, and Development Agreement for a project located at 9220 North Santa Monica Boulevard comprised of 11 creative office buildings in a linear layout on a 2.2 acre parcel; and
- An application for a Specific Plan, General Plan Amendment, Zoning Map and Text Amendment, Master Plan of Streets Amendment, Development Agreement, Vesting Tentative Tract Map, and Encroachment Permit for a project located at 9600 Wilshire Boulevard comprised of a new 6-story office building, a new 7-story office building, two new 6-story multi-family residential buildings (with a total of 70 housing units), and the rehabilitation of the existing historic Saks Fifth Avenue building.

APPROVED GENERAL PLAN AMENDMENTS

The following are approved general plan amendments:

- In June 2022, the City adopted an update to the Safety Element of the General Plan, which was required as a result of the City's adoption of the 2021-2029 Housing Element Update.
- In November 2022, a General Plan Amendment was approved to apply the Cheval Blanc Beverly Hills Specific Plan land use designation to the properties at 456 and 468 North Rodeo Drive; 449, 451, and 453 North Beverly Drive; and 461 through 465 North Beverly Drive; for the Cheval Blanc commercial development including luxury hotel, restaurant, private club, and retail uses.

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 and collaboration include:

- 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 City Council of Governments (WSCCOG). Through each of these entities, the City participates in regional issues and planning efforts, such as planning for Plug-in Electric Vehicles. Through the WSCCOG, the Human Services Division participates in the Homelessness Working group, in which best practices and strategizes are shared with fellow WSCCOG cities.
- The City is a member of the Ballona Creek Watershed Management Group (BC-WMG). BC-WMG is a regional watershed group that plans and addresses stormwater quality requirements through water quality monitoring and regional stormwater projects.
- The City continues to work with LA County Metro on issues related to the Westside Purple Line Subway Extension.
- The City is a member of the Clean Power Alliance (CPA), formerly the Los Angeles Community Choice Energy (LACCE) which is a local Community Choice Aggregation program, provides the choice of 36%, 50%, and 100% renewable energy to its member agencies. The CPA has 31 local

government agencies providing renewable electricity to the region. The City is currently defaulted at 50% renewable energy.

- The City is a member of the South Bay Integrated Regional Water Management Program that allows regional collaborative planning and management of water resources within the region.
- The City is a member of the Central Basin Sustainable Groundwater Management Act group that will be responsible for maintaining and managing the groundwater aquifer in the region.
- The City is a member of the Westside Energy Partnership. The partnership includes local government programs that provide administrative and planning services to complete energy efficiency (electricity and natural gas) projects.
- The City participates in the Los Angeles County Area A, State, and Federal emergency preparedness tests, drills and exercises.
- The City regularly tests its emergency notification system, which is capable of reaching residents and businesses alike.
- 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.
- The City exercised a variety of emergency response and recovery tests, for both planned and unplanned events.
- In 2022, the Human Services Division collaborate with LAHSA (Los Angeles Homeless Services Authority) on the annual point-in-time homeless count and to learn about regional resources and funding opportunities.

Equity Planning

The City 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, while other areas have struggled with higher commercial and office vacancy rates. The City's General Plan includes policies and programs that support maintenance and revitalization of the City's commercial corridors.

To this end, the City has previously undertaken efforts to study land use patterns and neighborhood qualities in the southeastern area of the City, and launched a task force to develop strategies and a plan to improve these areas. This work continued in the Strategic Planning Committee as they discussed the Southeast Area in 2019. In addition, the City Council previously adopted an ordinance establishing a mixed use overlay zone along many commercial corridors. This expands the type of development and variety of housing units that are available in the city and creates an opportunity to provide housing units without displacing existing residents. This will allow the conversion of existing commercial buildings to mixed use in areas that previously did not allow residential. Height allowed for these projects ranges from three to five stories depending on where a parcel is located. State Density Bonus can be used in mixed use projects and the affordable housing units that are currently required by the inclusionary housing program in multi-family zones are also required in the new mixed use overlay zone. The City is currently processing concept and entitlement applications for a few mixed use developments.

As part of the 2021-2029 Housing Element Update, the City has prepared an assessment regarding the City's efforts to affirmatively further fair housing. The Housing Element includes Policy H 3.1, which aims to promote fair housing and non-discrimination in the sale and rental of housing by coordinating with

organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes. This assessment contains analysis regarding racial segregation, poverty, and persons with disabilities in the City, and whether these act as barriers to fair housing in the City. The assessment concludes that the main challenge is the limited supply and access to affordable housing in the City. The updated Housing Element also contains Implementation Program 11.1, which includes steps the City will take to further fair housing and address any issues related to housing discrimination. The programs and actions in Implementation Program 11.1 are intended to target: Housing Mobility Strategies, New Housing Choices and Affordability in Areas of Opportunity, Place-based Strategies to Encourage Community Conservation and Revitalization, and Protecting Existing Residents from Displacement.

The City continues to implement the Housing Element programs contained in the General Plan. 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 has previously established an Affordable Housing Program, and adopted an inclusionary housing ordinance in 2021 that applies to multi-family residential and mixed use projects, and established a Rent Stabilization Division and Commission. In 2023, the City worked with the property owners of 321-327 S. Elm Drive to open the application process to fill the 3 low-income affordable housing units on the property, and anticipates that the units will be filled by the middle of 2023. The City has been in the process of amending the adopted 2021-2029 Housing Element, and has revised several policies and programs that further affordable housing in the City. These include but are not limited to the following revisions:

- Policy H 1.5 has been revised to add that the City shall monitor the potential loss of existing residential units due to redevelopment, which is in line with the City’s goal to preserve existing housing stock and enact renters’ protections.
- Policy H 2.1 has been revised to state that incentives to promote the construction of affordable housing shall include the reduction of fees for projects that include a certain percentage of affordable housing units.
- Policy H 2.4 has been revised to state that regulatory incentives shall be provided to promote the construction of accessory dwelling units (“ADUs”).
- Policy H 4.3 has been revised to state the City shall conduct a housing development fee study in order to provide fee waivers for entitlement and permitting costs for affordable, senior, and workforce housing.
- Implementation Program 9.7 has been revised to provide further information about existing housing units for seniors that are built on City-owned land, the existing agreement terms for these units, and more information regarding the City’s affordable housing program and the number of affordable units proposed in the pipeline. In addition, this program now includes commitments to monitor and discourage the displacement of residential units, and specific actions that the City shall take to achieve this. It also includes a specific commitment to maintain affordable housing at the Menorah Housing Foundation senior housing project, even after the affordability covenant expires.
- Implementation Program 11.5 has been revised to include a commitment to assess potential barriers in existing regulations to persons with disabilities, and consider amending the definition of “family” in the zoning code and change the zoning standards as may be necessary to continue allowing group homes in a manner consistent with state law by 2024. It also includes a

commitment to implement and educate the public regarding the reasonable accommodation option when appropriate.

The 2022 update to the Safety Element included an assessment of Environmental Justice, which is defined as the "fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies". The City's Environmental Justice Strategy (EJS) reviewed various factors present in the City to determine if a disadvantaged community is present with respect to environmental conditions, defined as "a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation." A review of data then provided a ranking for each census tract of the city to assess whether it would be considered a disadvantaged community. In addition to this analysis, the consultant conducted stakeholder interviews designed to cull information from local organizations serving vulnerable populations in the city (included as an attachment to the EJS). The EJS analysis concludes that no census tract in the city meets the definition of a disadvantaged community, and as such, the Safety Element and General Plan is not required to include environmental justice analysis and goals or policies.

Promotion of Infill Development, Reuse, and Redevelopment

The City 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. The City has previously undertaken various efforts to understand and address potential barriers to infill, reuse, and redevelopment including the in-lieu parking study, and the adoption of an ordinance to reduce parking requirements for restaurant uses in 2021. In addition, then-Mayor Gold established a Strategic Planning Committee in 2018 to analyze the City's commercial corridors and areas and make recommendations to the City Council regarding actions that can be taken to ensure that the commercial areas remain competitive in the regional context, and this work is ongoing.

The City also adopted the Mixed Use Overlay Zone in 2020, which allows for the conversion of existing commercial buildings in certain areas of the City to be converted to housing, and allows for such buildings to request relief from certain development standards if compliance with such is not physically feasible. This will act as a catalyst to revitalize commercial corridors and will allow the conversion of existing commercial buildings to mixed use in areas that previously did not allow residential. Height allowed for these projects ranges from three to five stories depending on where a parcel is located. The City has met with several applicants interested in applying for projects that utilize the mixed use overlay zone regulations, and anticipates that such projects will be applied for in the near future.

The City has met with several applicants interested in applying for projects that utilize the mixed use overlay zone regulations, and there are a few mixed use projects under review at this time, as detailed below. Furthermore, the City has already approved and is currently processing a number of infill projects, with a particular uptick in infill multi-family residential development in 2022.

The City approved the following infill projects in 2022:

- A new, 6-story, 29-unit (4 very-low income units and 2 low-income units) multi-family project at 149-159 S. Maple Drive

The following infill project applications were under review by the City in 2022:

- Submitted Entitlement Applications:

- A new, 4-story, 10-unit (1 very-low income unit) multi-family project at 208 N. Crescent Drive
- A new, 5-story, 9-unit (1 very-low income unit) multi-family project at 332 S. Doheny Drive
- A new, 5-story, mixed use building with 105 units (11 very-low income units) at 55 N. La Cienega Boulevard
- A new 5-story, 6-unit (1 low income unit) multi-family project at 457 N. Oakhurst Drive
- A new, 55-unit congregate senior housing project at 224-256 Clark Drive
- A new 6-story, 18-unit multi-family project at 227-231 N. Swall Drive
- A new 5-story, 10-unit (1 very-low income unit) multi-family project at 227 Tower Drive
- A Specific Plan request for a new 6-story office building, a new 7-story office building, and two new 6-story multi-family buildings with 70 units combined, and the rehabilitation of the historic Saks Fifth Avenue building for various commercial uses
- Concept Review Applications:
 - A concept review application for a 5-story, 9-unit multi-family project at 232 S. Doheny Drive
 - A concept review application for a new 4-story, 15-unit multi-family project at 344-348 N. Oakhurst Drive
 - A concept review application for a new 5-story mixed use building at 8800 Burton Way
 - A concept review application for a new 17-unit senior housing project at 137 S. Rexford Drive
 - A concept review application for the renovation of one building and partial demolition of another building, and the construction of a new 3-story, 5-unit multi-family project at 132-144 Spalding Drive
 - A concept review for a new 6-story, 38-unit mixed use building at 8811 Wilshire Boulevard
- Preliminary Housing Applications:
 - A preliminary housing application for a new 16-story, 200-unit multi-family project at 125-129 S. Linden Drive
 - A preliminary housing application for a new 7-story, 42-unit multi-family project at 412 N. Oakhurst Drive (dual jurisdiction project with the City of Los Angeles)
 - A preliminary housing application for a new, 5-story, 27-unit (3 very-low income units) multi-family project at 444-446 N. Oakhurst Drive

City-Owned Property Information

The following attachment is an inventory of City-owned properties, which also provides a status related to whether the City has declared the land as surplus or if it is not in excess of foreseeable needs. No City-owned properties were declared surplus in 2022. Since the General Plan Annual Report published for last year (2021), the following changes to the inventory include two properties sold in 2022 and two properties declared surplus in 2023:

- 617-619 N. Robertson Boulevard – sold on 4/28/2022
- 621-623 N. Robertson Boulevard – sold on 4/28/2022
- 330, 336-338 N. Foothill Road – declared as surplus on 1/24/2023
- 342-344 N. Foothill Road – declared as surplus on 1/24/2023

In addition, the City is currently in escrow to purchase a property located at 8401 Wilshire Boulevard, and anticipate closing escrow mid-March 2023.

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Attachment 2

City-Owned Land Inventory

City Owned Properties		
Address (Recorded by CBH)	APN	Status
2323 South La Cienega Boulevard	4301027900	Not in excess of foreseeable needs
216 South Beverly Drive	4331003900	Not in excess of foreseeable needs
221 North Crescent Drive	4343006903	Not in excess of foreseeable needs
239 South Beverly Drive	4328034900	Not in excess of foreseeable needs
327-335 South Robertson Boulevard	4333010006	Not in excess of foreseeable needs
331 Foothill Road	4342012908	Not in excess of foreseeable needs
303-327 North Crescent Drive; 9361 Dayton Way	4343007900	Not in excess of foreseeable needs
339-345 North Beverly Drive	4343015900	Not in excess of foreseeable needs
339-345 North Beverly Drive	4343015901	Not in excess of foreseeable needs
339-345 North Beverly Drive	4343015902	Not in excess of foreseeable needs
356 South Clark Drive	4333010900	Not in excess of foreseeable needs
9333 West 3rd Street	4342012907	Not in excess of foreseeable needs
9298 West 3rd Street	4342010900	Not in excess of foreseeable needs
344 Foothill Road	4342009905	Not in excess of foreseeable needs
344 Foothill Road	4342009906	Declared surplus on 1/24/2023
342 North Foothill Road	4342009902	Declared surplus on 1/24/2023
345 Foothill Road	4342014901	Not in excess of foreseeable needs
330 North Foothill Road	4342009903	Declared surplus on 1/24/2023
336-338 North Foothill Road	4342009904	Declared surplus on 1/24/2023
9268 West 3rd Street	4342010901	Not in excess of foreseeable needs
9268 West 3rd Street	4342010904	Not in excess of foreseeable needs
434 South Swall Drive	4332012900	Not in excess of foreseeable needs
430-440 North Camden Drive	4343018902	Not in excess of foreseeable needs
461-463 North Bedford Drive; 9680 South Santa Monica Boulevard	4343024900	Not in excess of foreseeable needs
461-463 North Bedford Drive; 9680 South Santa Monica Boulevard	4343024901	Not in excess of foreseeable needs
705 Westbourne Drive	4337011270	Not in excess of foreseeable needs
9400 South Santa Monica Boulevard	4343011904	Not in excess of foreseeable needs
9510-9520 Brighton Wy; 357-371 North Rodeo Drive	4343019900	Not in excess of foreseeable needs
151 North Arnaz Drive	4334008900	Not in excess of foreseeable needs
Block 01	4341031902	Not in excess of foreseeable needs
Block 13	4344006903	Not in excess of foreseeable needs
Block 11	4341030900	Not in excess of foreseeable needs
Block 04	4341004900	Not in excess of foreseeable needs
Block 05	4341009900	Not in excess of foreseeable needs
Block 18	4345026900	Not in excess of foreseeable needs
Block 17	4345026901	Not in excess of foreseeable needs
Block 22	4345019900	Not in excess of foreseeable needs
Block 22	4345019901	Not in excess of foreseeable needs
Block 21	4345031900	Not in excess of foreseeable needs

Block 21	4345031901	Not in excess of foreseeable needs
Block 09	4341022900	Not in excess of foreseeable needs
Block 10	4341023900	Not in excess of foreseeable needs
Block 06	4341010901	Not in excess of foreseeable needs
Block 15	4344006901	Not in excess of foreseeable needs
Block 20	4345030900	Not in excess of foreseeable needs
Block 20	4345030901	Not in excess of foreseeable needs
Block 08	4341016900	Not in excess of foreseeable needs
Block 14	4344006902	Not in excess of foreseeable needs
Block 02	4341031900	Not in excess of foreseeable needs
Block 02	4341031901	Not in excess of foreseeable needs
Block 07	4341015900	Not in excess of foreseeable needs
Block 12	4344006900	Not in excess of foreseeable needs
Block 19	4345029900	Not in excess of foreseeable needs
Block 19	4345029901	Not in excess of foreseeable needs
Block 03	4341003900	Not in excess of foreseeable needs
Block 23	4345018900	Not in excess of foreseeable needs
Block 23	4345018901	Not in excess of foreseeable needs
225 North Canon Drive	4343013909	Not in excess of foreseeable needs
240 North Beverly Drive	4343013907	Not in excess of foreseeable needs
241 North Canon Drive; 235 North Canon Drive	4343013914	Not in excess of foreseeable needs
242 North Beverly Drive; 240 North Beverly Drive	4343013913	Not in excess of foreseeable needs
225 North Canon Drive	4343013910	Not in excess of foreseeable needs
225 North Canon Drive	4343013911	Not in excess of foreseeable needs
225 North Canon Drive	4343013912	Not in excess of foreseeable needs
439 North Canon Drive; 443-447 North Canon Drive	4343011901	Not in excess of foreseeable needs
439 North Canon Drive; 443-447 North Canon Drive	4343011902	Not in excess of foreseeable needs
438 North Beverly Drive	4343011900	Not in excess of foreseeable needs
Rexford Drive to East City Limits	4342017900	Not in excess of foreseeable needs
1201 Coldwater Canyon	4350019900	Not in excess of foreseeable needs
1201 Coldwater Canyon	4350019901	Not in excess of foreseeable needs
445 North Rexford Drive	4342016901	Not in excess of foreseeable needs
445 North Rexford Drive	4343001902	Not in excess of foreseeable needs
455 North Rexford Drive	4343001900	Not in excess of foreseeable needs
444-464 North Rexford Drive	4342016900	Not in excess of foreseeable needs
455 North Rexford Drive; 450 North Crescent Drive	4343001901	Not in excess of foreseeable needs
1945 South La Cienega Boulevard	4302033005	Not in excess of foreseeable needs
1945 South La Cienega Boulevard	4302033270	Not in excess of foreseeable needs
1956 Chariton Street	4302033021	Not in excess of foreseeable needs
1959 South La Cienega Boulevard	4302033006	Not in excess of foreseeable needs
1100 Coldwater Canyon Drive	4350014900	Not in excess of foreseeable needs
1100 Coldwater Canyon Drive	4350021900	Not in excess of foreseeable needs

1100 Coldwater Canyon Drive	4350010900	Not in excess of foreseeable needs
180 South Doeny Drive	4331023900	Not in excess of foreseeable needs
1137 Benedict Canyon Drive	4348019900	Not in excess of foreseeable needs
905 Loma Vista Drive; 501 North Doheny Road	4350005900	Not in excess of foreseeable needs
905 Loma Vista Drive; 501 North Doheny Road	4350005901	Not in excess of foreseeable needs
905 Loma Vista Drive; 501 North Doheny Road	4350005902	Not in excess of foreseeable needs
905 Loma Vista Drive; 501 North Doheny Road	4350005903	Not in excess of foreseeable needs
214 South Hamel Drive	4333019900	Not in excess of foreseeable needs
Beverly Drive and Olympic Boulevard Intersection	--	Not in excess of foreseeable needs
8400 Gregory Way	4333031900	Not in excess of foreseeable needs
321-333 South La Cienega Bouelvard	4333026900	Not in excess of foreseeable needs
321-333 South La Cienega Bouelvard	4333026901	Not in excess of foreseeable needs
617-619 North Robertson Boulevard	4336010271	Sold on 4/28/2022
621-623 North Robertson Boulevard	4336010270	Sold on 4/28/2022
9800 Sunset Boulevard	4345034900	Not in excess of foreseeable needs
1297 Monte Cielo Drive	4350018044	Not in excess of foreseeable needs
1721 Monte Cielo Court	4350018900	Not in excess of foreseeable needs
1721 Monte Cielo Court	4352002900	Not in excess of foreseeable needs
120 South Oakhurst Drive	4331023901	Not in excess of foreseeable needs
345 Foothill Road	4342012903	Not in excess of foreseeable needs
345 Foothill Road	4342012905	Not in excess of foreseeable needs
9357 West Third Street	4342014900	Not in excess of foreseeable needs
1150 Loma Linda Drive	4350019902	Not in excess of foreseeable needs
9400 Redcrest Drive	4350016900	Not in excess of foreseeable needs
1180 Loma Vista Drive	4391025900	Not in excess of foreseeable needs
495 Trousdale Drive	4391015900	Not in excess of foreseeable needs
1820 Loma Vista Drive	4391013900	Not in excess of foreseeable needs
405 North Walker Drive	4391007900	Not in excess of foreseeable needs
1025 Woodland Drive	4350010901	Not in excess of foreseeable needs
362 North Rexford Drive	4342018900	Not in excess of foreseeable needs
362 North Rexford Drive	4342018901	Not in excess of foreseeable needs
471 South Roxbury Drive	4330010900	Not in excess of foreseeable needs
485 North Beverly Drive	4343010900	Not in excess of foreseeable needs
485 North Beverly Drive	4343010901	Not in excess of foreseeable needs
485 North Rodeo Drive; 485 North Camden Drive	4343017900	Not in excess of foreseeable needs
485 North Rodeo Drive; 485 North Camden Drive	4343017901	Not in excess of foreseeable needs

485 North Bedford Drive; 485 North Roxbury Drive	4343023900	Not in excess of foreseeable needs
485 North Bedford Drive; 485 North Roxbury Drive	4343023901	Not in excess of foreseeable needs
812 North Rexford Drive	4341027900	Not in excess of foreseeable needs
9390 North Santa Monica Boulevard	4343009900	Not in excess of foreseeable needs
9390 North Santa Monica Boulevard	4343009904	Not in excess of foreseeable needs
9390 North Santa Monica Boulevard	4343009902	Not in excess of foreseeable needs
9390 North Santa Monica Boulevard	4343009903	Not in excess of foreseeable needs
950 Sunset Boulevard	4344017900	Not in excess of foreseeable needs
Lot L	4344018900	Not in excess of foreseeable needs
Lot M	4344025900	Not in excess of foreseeable needs
Lot N	4344026900	Not in excess of foreseeable needs
Lot P	4344010900	Not in excess of foreseeable needs
Lot Q	4344009900	Not in excess of foreseeable needs
8423 Wilshire Boulevard	4334022060	Not in excess of foreseeable needs
8421 Wilshire Boulevard	4334022900	Not in excess of foreseeable needs