

# Contents

CHAPTER 1	<b>Introduction .....</b>	<b>1-1</b>
CHAPTER 2	<b>Land Use and Urban Form .....</b>	<b>2-1</b>
	2.1 Land Use .....	2-1
	2.2 Demographics and Housing .....	2-25
CHAPTER 3	<b>Infrastructure and Utilities.....</b>	<b>3-1</b>
	3.1 Water System .....	3-1
	3.2 Sewer/Wastewater .....	3-13
	3.3 Storm Drains .....	3-19
	3.4 Solid Waste .....	3-31
	3.5 Electricity .....	3-37
	3.6 Natural Gas.....	3-43
	3.7 Telecommunications Services.....	3-45
	3.8 Circulation.....	3-49
CHAPTER 4	<b>Community Services .....</b>	<b>4-1</b>
	4.1 Education/Schools.....	4-1
	4.2 Recreation and Parks.....	4-11
	4.3 Library Services .....	4-23
CHAPTER 5	<b>Environmental Resources .....</b>	<b>5-1</b>
	5.1 Plants and Animals .....	5-1
	5.2 Hydrology and Water Quality.....	5-9
	5.2.1 Water Resources.....	5-9
	5.3 Topography .....	5-25
	5.4 Visual Resources .....	5-33
	5.5 Air Quality.....	5-41
	5.6 Historical Resources.....	5-57
CHAPTER 6	<b>Community Health and Safety .....</b>	<b>6-1</b>
	6.1 Geology and Mineral Resources.....	6-1
	6.2 Geologic and Seismic Hazards .....	6-7
	6.3 Flooding Hazards .....	6-23
	6.4 Fire Hazards .....	6-33
	6.5 Hazards and Hazardous Materials .....	6-43
	6.6 Police Services .....	6-55
	6.7 Fire Protection .....	6-65
	6.8 Emergency Management .....	6-73
	6.9 Noise.....	6-85
CHAPTER 7	<b>City of Beverly Hills Planning Issues Report .....</b>	<b>7-1</b>

## ■ Appendices

Appendix A	SCAG Aerial Land Use data description
Appendix B1	Functional Classification of City Streets
Appendix B2	24-Hour Traffic Counts Summary
Appendix B3	Summary of Level of Service at Analyzed Intersections
Appendix B4	Municipal Parking Structures Capacity, Hours of Operation, and Rates
Appendix B5	Parking Permit Maps
Appendix C	Plant and Animal Information
Appendix D	Noise Data

## ■ Figures

Figure 1-1	Regional Location .....	1-1
Figure 1-2	Planning Area .....	1-3
Figure 2.1-1	Existing Land Use.....	2-3
Figure 2.1-2	Land Use Plan .....	2-7
Figure 2.1-3	Existing Zoning.....	2-21
Figure 2.2-1	Beverly Hills Census Tracts.....	2-35
Figure 2.2-2	Age of Housing Stock: Beverly Hills and Los Angeles County .....	2-43
Figure 3.2-1	Existing Sanitary Infrastructure .....	3-15
Figure 3.3-1	Hydro Regions.....	3-21
Figure 3.3-2	Existing Storm Drain Locations.....	3-25
Figure 3.8-1	Streets Carrying Regional Traffic .....	3-50
Figure 3.8-2	Average Daily Traffic Volumes on City Streets .....	3-53
Figure 3.8-3	Functional Usage of Streets.....	3-55
Figure 3.8-4	Location of Signalized Intersections.....	3-58
Figure 3.8-5	Location of Signalized Intersections.....	3-61
Figure 3.8-6a	LOS Grade at the Analyzed Intersection Locations .....	3-63
Figure 3.8-6b	LOS Grade at the Analyzed Intersection Locations .....	3-65
Figure 3.8-6c	LOS Grade at the Analyzed Intersection Locations .....	3-67
Figure 3.8-6d	LOS Grade at the Analyzed Intersection Locations .....	3-69
Figure 3.8-7	Truck Routes .....	3-73
Figure 3.8-8	Location of City-Owned Parking Facilities .....	3-75
Figure 3.8-9	Preferential Parking Areas .....	3-77
Figure 3.8-10	Transit Services .....	3-79
Figure 4.1-1	School Locations.....	4-3
Figure 4.2-1	City of Beverly Hills Park Facilities.....	4-13
Figure 5.2-1	Ballona Creek Watershed.....	5-11
Figure 5.2-2	Water Resources.....	5-13
Figure 5.3-1	Topography, Flow Arrows .....	5-27
Figure 5.3-2	Slope Analysis .....	5-29
Figure 5.5-1	Wind Rose for the Los Angeles Area .....	5-43
Figure 5.6-1	Location of Historic Resources .....	5-65
Figure 6.2-1	Regional Fault Map.....	6-10
Figure 6.2-2	Seismic Hazards .....	6-15

Figure 6.3-1 Flood Zones.....6-25  
 Figure 6.4-1 Fire Hazards.....6-37  
 Figure 6.6-1 Police and Fire Station Locations.....6-59  
 Figure 6.9-1 Noise Monitoring Locations .....6-89  
 Figure 6.9-2 Existing Roadway Noise Contours .....6-93

■ **Tables**

Table 2.1-1 Existing Land Uses .....2-2  
 Table 2.1-2 Multi-Family Residential Density and Height Maximum Requirements .....2-9  
 Table 2.1-3 Existing Non-Residential Land Uses: Citywide .....2-11  
 Table 2.1-4 Zoning Designations .....2-23  
 Table 2.2-1 Total Population, 1970–2000, Selected Jurisdictions .....2-25  
 Table 2.2-2 Ethnicity of Population for Beverly Hills and Los Angeles County, 1980–2000 .....2-26  
 Table 2.2-3 Percent of Population in Various Age Groups in 1980, 1990, and 2000 in Beverly Hills, Los Angeles County, California, United States.....2-28  
 Table 2.2-4 Population and Percent Change by Age Group, 1980, 1990, and 2000, City of Beverly Hills .....2-28  
 Table 2.2-5 Population and Percent Change by Age Group and Gender, 1980, 1990, 2000, City of Beverly Hills.....2-29  
 Table 2.2-6 Years of School Completed, Population Aged 25 Years and Over, 2000 Beverly Hills and Los Angeles County.....2-30  
 Table 2.2-7 Household Size, 1980, 1990, 2000 City of Beverly Hills .....2-31  
 Table 2.2-8 Household Size and Type, 2000, City of Beverly Hills .....2-32  
 Table 2.2-9 2000 Income Data, Beverly Hills, Los Angeles County, and California .....2-33  
 Table 2.2-10 Income in 1999, City of Beverly Hills .....2-33  
 Table 2.2-11 Income of Householders Aged 65 or More, 1999, City of Beverly Hills .....2-33  
 Table 2.2-12 Median Family Income by Family Type, City of Beverly Hills .....2-34  
 Table 2.2-13 2005 Very Low- and Low-Income Thresholds.....2-36  
 Table 2.2-14 2004 Poverty Thresholds .....2-36  
 Table 2.2-15 Poverty Status of Persons for Whom Poverty Status Is Determined, 1999, City of Beverly Hills.....2-37  
 Table 2.2-16 Poverty Status of Persons for Whom Poverty Status Is Determined, 1999, by Age of Householder and by Household Type, City of Beverly Hills .....2-37  
 Table 2.2-17 Poverty Status of Households 1999 by Age of Householder and by Household Type.....2-37  
 Table 2.2-18 Poverty Status of Families, 1999, by Family Type, City of Beverly Hills.....2-38  
 Table 2.2-19 Type of Worker, 1999, City of Beverly Hills .....2-38  
 Table 2.2-20 Housing Unit Growth, 1990–2005 .....2-39  
 Table 2.2-21 Housing Unit Mix in Beverly Hills, 2005 .....2-40  
 Table 2.2-22 Beverly Hills Housing Estimate, 2005 .....2-40  
 Table 2.2-23 Estimated Built Residential Density by Area of the City.....2-41  
 Table 2.2-24 Housing Tenure, 1990–2000.....2-41  
 Table 2.2-25 Household Projections for the City of Beverly Hills, 2000–2030.....2-44  
 Table 2.2-26 Survey of Rental Listings in Beverly Hills, 2005 .....2-44  
 Table 2.2-27 Housing Costs in Beverly Hills, 2001–2004 .....2-45

Table 3.1-1	Study Area Population .....	3-2
Table 3.1-2	Estimated Population and Households by Zone.....	3-2
Table 3.1-3	Historical Water Use (AFY).....	3-3
Table 3.1-4	1999 Metered Sales Summary by Customer Type .....	3-3
Table 3.1-5	1999 Metered Sales Allocation.....	3-4
Table 3.1-6	July 31, 2000–Observed Demands by Zone.....	3-4
Table 3.1-7	Reservoir Capacities.....	3-6
Table 3.1-8	Pressure Zones .....	3-7
Table 3.8-1	Level of Service Definitions for Signalized Intersections .....	3-59
Table 3.8-2	Traffic Counts—Analyzed Intersections .....	3-60
Table 4.1-1	Schools Located in the Beverly Hills School District .....	4-2
Table 4.1-2	Private Schools in Beverly Hills.....	4-2
Table 4.2-1	Parks.....	4-12
Table 5.3-1	Percent of City Land within Specified Slope Gradients .....	5-26
Table 5.5-1	Summary of Air Quality Data for Northwest Coastal Los Angeles County .....	5-48
Table 5.5-2	2004 Estimated Annual Emissions Summary for Los Angeles County (tons/day).....	5-48
Table 5.5-3	AQMP Control Strategies for Local Governments .....	5-53
Table 5.6-1	State Historic Resources Inventory.....	5-67
Table 6.2-1	Relationship between Greatest Measure Intensity and Magnitude.....	6-9
Table 6.2-2	Active and Potentially Active Faults .....	6-11
Table 6.2-3	Seismic Building Codes (Amendments) in the City of Beverly Hills Municipal Code .....	6-18
Table 6.5-1	Facilities on SLIC List for the City of Beverly Hills.....	6-45
Table 6.5-2	Facilities on LUFT List for the City of Beverly Hills.....	6-47
Table 6.6-1	Beverly Hills Annual Crime Statistics, Calendar Year 2003 and 2004.....	6-62
Table 6.7-1	Beverly Hills Fire Stations .....	6-68
Table 6.7-2	2004 Incidents .....	6-68
Table 6.8-1	Beverly Hills EOC Activation and Staff Guide .....	6-79
Table 6.9-1	Representative Environmental Noise Levels .....	6-86
Table 6.9-2	Existing Daytime Noise Levels at Selected Locations.....	6-91
Table 6.9-3	Existing Roadway Noise Levels .....	6-92
Table 7-1	Technical Background Report Issues .....	7-1