IMPLEMENTATION PROGRAMS

Adopted January 12, 2010 by resolution 10-R-12725.

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	rams	667	
Ge	eneral Plan Maintenance and Consistency	667	
De	evelopment Review and Management	668	
Mo	aster Plans and Programs	676	
Fin	nancing and Budgeting	681	
Сс	ommunity & Economic Development	682	
Cit	ty Services and Operations	683	
Int	er-governmental Coordination and Partnerships	684	
Pυ	blic Information and Involvement	685	
Ame	endments	687	
Prog	grams		
gene	e are the programs that the City will use to imple eral plan goals and policies. Programs are number renced at the end of their associated policies in the el-	ered and	
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No.	Description	ements. Lead/Support	Fund
No.	·	Lead/Support	Fund
	Description	Lead/Support	

No.	Description	Lead/Support	Fund
	The City will undertake periodic revision of the Housing Element and other elements as required by state statutes.		
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.	Community Development / All Departments	General
2.0	Development Review and Management (DRM)		
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: Revisit and develop policies addressing community character and design and development for each land use category. Revisit transitions between residential and commercial properties, and reinforce requirements for design excellence. Revise and develop requirements and standards pertaining to the location and design of development to protect environmental resources, protect 	Community Development / All Departments	General

and excessive noise.

development, and populations from the risks of environmental hazards such as earthquakes

pedestrian activity, transit-oriented planning,

Revise and develop standards to promote

development of affordable housing, and implementation of more environmentally sustainable buildings and site planning. These may be accomplished through development requirements and/or incentives.

- Ensure that requirements for the dedication of land for roadway improvements, parklands, and other elements defined by general plan policies are fulfilled.
- 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.
- Require that new commercial or 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.
- 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.
- Prohibit new oil, gas, or other hydrocarbon substance extraction activities in the City.
- Require existing oil, gas, or other hydrocarbon substance extraction activities in the City be phased out during this planning period but no later than 2030.
- Develop a program to require major

employers to provide child care facilities and programs.

- Provide greater regulation for view protection of significant natural and manmade visual resources.
- Provide for shared parking facilities in key areas of the community, such as commercial areas and near transit hubs.
- 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.
- Strive to meet a park and open space standard that is consistent with National Recreation and Parks Association (NRPA) standards for the acquisition of new parks and open spaces.
- 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.
- 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 sustainable city plan for consistency with the General Plan and update periodically.

- 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."
- 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.

Community General Development / Public Works

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.

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.

Open Space Standards

Consider alternative prototypes and standards for park development in urban areas where limited land may be available.

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.

Consultation for Archeological Resources

In the event that any prehistoric or historic subsurface archaeological features or deposits are discovered, require that City officials notified, and that all earth disturbing work within a 100 meter radius of a potential resource be temporarily suspended or redirected,. Work shall not resume in the area until after the find is appropriately mitigated.

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.

Utilities

Require all new developments to be served from an approved domestic water and sewer system, and require capacity analysis be provided to the satisfaction of the City.

Require the use of efficient drainage technology and best practices and grading plans to reduce runoff through full compliance with NPDES permitting requirements.

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.

Provide for the continued development and expansion of telecommunications systems, including cable and, as feasible, fiber optics, for data access, information, and communication purposes.

Continue to provide for the undergrounding of new and existing electrical distribution lines, unless it is determined not to be economically or practically feasible in a particular location as a result of significant environmental or other constraints.

Study the creation of solar power stations (photovoltaic stations).

Water Quality

Require that engineering design and construction practices are adequate to ensure that existing and new development does not degrade the City's surface or groundwater supplies.

Resource Conservation

Develop and implement resource conservation measures that address reusing, recycling and reducing water usage, improving air quality, and increasing waste reduction and recycling through requirements and incentive programs in coordination with the Metropolitan Water District, South Coast Air Quality Management District, and other regional resource agencies.

Develop a water and energy conservation plan and a waste reduction plan with goals and benchmarks for the next 20-year period. Further establish auditing methods to evaluate the extent of success in meeting goals as well as the effectiveness of programs and technology.

Develop standards for, 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.

R.O.W. Consideration for Transit

The City shall review development projects in consideration of transit right-of-way needs.

2.3 Other Development Regulations and Ordinances.

Community Development

General

Review and update regulations and ordinances other than zoning to conform to the general plan.

/ Public Works

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:

- 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;
- 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.

Flood Control

Review the Flood Ordinance for consistency with the general plan and update periodically.

Design Guidelines

Develop design guidelines and standards for commercial, residential, and mixed use development. These guidelines will include criteria for applicability to all new development and rehabilitation projects that are subject to the City's Development Plan Review process.

2.4 **Building and Fire Codes.** Survey available and feasible techniques, and amend the Building Code, Fire Code, and related codes where appropriate, to achieve the General Plan's policy objectives at least once every three years or as required by State law. The City's survey of the Building and Fire Codes shall include the following considerations:

Community General Development / Fire

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 on-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.

3.0 Master Plans and Programs (MPP)

3.1 Capital Improvement Program. Annually budget for the provision of services to residents and businesses. As part of the budget, the City will adopt a Capital Improvement Plan (CIP) that provides funds for capital facilities, including arterial highways, local streets, storm drains, park and facility improvements, 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.

Public Works/ General, Community CIP Development

3.2 **Water Master Plan.** Update the City's Urban Water Public Master Plan (UWMP) and related capital improvement programs, including monitoring its water reservoirs to:

Public Works

Water, Enterprise

- Require that all public and private irrigation systems irrigate at optimum times of the day;
- Adopt state-of-the-art water monitoring systems to remotely monitor the City's water usage, leaks, and ruptures;
- Explore 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.
- 3.3 Sanitary Sewer Management Plan. Continue to upgrade, inspect, and improve the City's sewer infrastructure to minimize deficiencies and reduce leaks and contamination and annually inspect all restaurant, hotel, and catering establishments to ensure that proper disposal standards for fats, oils, and grease are followed. There will be annual inspections of the facilities. In addition, undertake the following actions related to wastewater management:

Public Works Waste wate

Waste water, Enterprise

- 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.
- 3.4 **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:

Public Works Storm water, Enterprise

- Develop guidelines that limit the percentage of impermeable surface (such as asphalt) for large new or renovated public, institutional, residential, and commercial projects and require permeable surfaces such as alleys, parking lots, to be cleaned frequently to remove debris and residue;
- 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 storm water system as well as investigate other methods limiting pollutants from entering the drainage system;
- Establish procedures to use city parks for storm water 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 all pest control, herbicide, insecticide, and other similar substances properly;

No.	Description	Lead/Support	Fund
	 Continue to fund and undertake storm drain improvement projects as identified in the City's Storm Water 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. 		
3.5	Solid Waste Master Plan. Continue to provide an adequate and orderly system for collection and disposal of solid waste for new and existing development in the City, including regulating green waste disposal by professional gardeners and the use of sustainable practices to reduce waste streams.	Public Works	Solid Waste, Enterprise
	Encourage and support regional and statewide efforts to reduce the solid waste stream including recycling programs and a reduction in the use of plastic bags.		
	Adopt the Draft Source Reduction and Recycling Element (SRRE) and the Household Hazardous Waste Element (HHWE) consistent with the requirements of the California Integrated Waste Management Act (CIWMA) of 1989 and the California Integrated Waste Management Board. Subsequently monitor the implementation of these programs.		
3.6	Streetscape Master Plan. Develop a Streetscape Master Plan that outlines improvements and identified funding sources for improvements to the City's street system. The Master Plan shall include streetscape enhancements such as lighting, street trees, benches, plazas and other amenities in the public right of way.	Community Development / Public Works	Air Quality Improve ment, Enterprise
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:	Public Works	General, Gas Tax, Transport ation Grants, Prop C, MTA Grants,

 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

Parking

pollution by reducing emissions from mobile sources:

- 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.
- 3.8 **Street Tree Master Plan.** Continue to implement and comprehensively review the Street Tree Master Plan and update as necessary to keep current with the goals and objectives for the protection and expansion of the City's urban forest and evaluate goals related to such topics as aesthetic effect, tree health, fire safety, sidewalk impact, historical character of neighborhood, view impact, and heat-reduction through growth of tree shade.

Community General Services

4.0 Financing and Budgeting (FB)

4.1 **User Fees.** Review all fees, including user fees, community facilities/special assessment districts such as parkland fees, developer impact/in-lieu fees on a periodic basis to determine if they are adequate to cover the costs to implement ongoing programs as well as new programs established as part of the general plan update. Fees shall be revised as necessary based upon the results of this analysis and comparative assessment of other jurisdictions to assure that the City is competitive with adjacent jurisdictions. The fees to be reviewed include but are not limited to the following:

All User Fees Departments

- Water conservation rates:
- Infrastructure improvement fees for water, sewer, and storm drain systems;
- Solid waste collection:

No.	Description	Lead/Support	Fund
	 Library service; Park and recreation program and service; Transportation impact and improvements; Special Assessment Districts; Building and Safety and Planning Fees; Developer fees & development impact fees; and Fines. 		
4.2	Local, Federal, State, and County Funding. Continue to pursue available local, Federal, State, county, and regional funds, grants, bonds, and cost recovery for a variety of City services and infrastructure including the areas of safety, recreation, community development, transportation and emergency management and disaster public awareness programs including ongoing services as well as new programs initiated as part of the updated general plan.	All Departments	Federal, State, Other Non-local
4.3	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.	All Departments	Non- govern- mental
5.0	Community & Economic Development (CED)		
5.1	Housing. Adopt a number of programs that promote the preservation, conservation and improvement of housing in the community, support the development of housing for all economic segments, support the needs of special needs households, remove constraints to housing production and support equal housing opportunities for all residents.	Community Development	General, CDBG, Housing Trust
5.2	Economic Sustainability. Work to maintain a strong local economy with an emphasis on commercial	Economic Development / Policy and	General

No.	Description	Lead/Support			
	 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 of infrastructure and services; Encouraging the formation of Business Improvement Districts and business associations; and Encouraging the improvement of business along major corridors. 	Managemen †			
5.3	Code Enforcement . Continue to aggressively enforce health and safety, zoning, and other codes and ordinances that implement the general plan.	Community Development	General		
5.4	Cultural Resources. Consider establishing a local register of historic resources and programs to support this effort and increase community awareness of the City's rich diversity of cultural resources, including 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.	Community Development	General		
6.0	City Services and Operations (CSO)				
6.1	Community Services. Continue to provide a full range of public services including, building permitting and safety, public safety (fire and police response and prevention), emergency preparedness and disaster response and recovery, hazardous waste response/services, solid waste collection and recycling programs, community services (parks, libraries, and recreational facilities	All Departments	General, Enterprise		

No.	Description	Lead/Support	Fund
	and programs), infrastructure maintenance, human services as well as cultural resources programs within the community.		
6.2	Technology Applications. Explore the feasibility of new systems and technologies that may enhance City operations and service to the public.	All Departments	General
7.0	Inter-governmental Coordination and Partnerships (ICP)		
7.1	Intergovernmental Agreements. Collaborate with internal City agencies and adjoining jurisdictions to address planning, development, transportation, residential parking, open space lands and recreational opportunities, educational, 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.	All Departments	General
7.2	Federal, State, and Regional Coordination. Continue to train City employees to collaborate with federal Agencies, State Agencies, and Regional Agencies such as SCAG, SCAMD, 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: • Metropolitan Water District; • South Coast Air Quality Management District; • Southern California Association of Governments; • California State Parks;	All Departments	General Air Quality Improve ment

- National Marine Fisheries Service:
- Santa Monica Mountains National Recreation Area; and
- Coordinate with the utility providers Southern
 Cal Edison and Southern Cal Gas Co. to
 publicize programs and incentives to reduce
 energy consumption. Southern California Gas
 Company and Southern California Edison to
 ensure that adequate natural gas and
 electrical facilities are available to meet the
 demands of existing and future developments.
- 7.3 Community Partnerships. Partner with local private, non-profit, and quasi public organizations and groups, to address their mutual communities of interest to support and enhance programs that benefit the community at large. 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.

All General,
Departments NonGovernmental

8.0 Public Information and Involvement (PII)

Public Information and Involvement. Continue to 8.1 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 transportation; programs, public ride-sharina, energy conservation methods, waste reduction, recycling hazards and programs; and mitigation emergency/disaster preparedness,

Communicati General ons/ All Departments

City of Beverly Hills General Plan Implementation Programs

No. Description Lead/Support Fund

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, and 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.

City of Beverly Hills General Plan Implementation Programs

Amendments

<u>Date</u>	<u>Resolution</u>	<u>Description</u>				
January 12, 2010	10-R-12725	Adoption Programs	of	current	General	Plan

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