

HOUSING

Adopted on October 12, 2021

Certified by the State on _____

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Role and Purpose of Housing Element

The Housing Element is a required component of the City's General Plan. State law establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

Consistent with this legislative directive, the purpose of this Housing Element is to facilitate the provision of an adequate supply of safe, affordable housing for all community members regardless of income, including those with special housing needs.

State law recognizes that in order for the private market to adequately address housing needs, local governments must adopt plans and regulatory mechanisms that provide opportunities for, and do not unduly constrain, housing production.

This Housing Element identifies strategies and programs for:

- 1) Housing Maintenance and Conservation
- 2) Housing Supply and Diversity
- 3) Fair Housing and special Needs Residents
- 4) Removing Governmental Constraints

A key component of this Housing Element is the analysis of potential sites for residential development and the establishment of housing programs to accommodate the City's share of future housing needs for all income groups as identified through the Regional Housing Needs Assessment (RHNA) planning process. The RHNA process is discussed further in Appendix A, while Appendix C includes an evaluation of potential sites where additional housing development could occur. State law requires that the inventory of potential housing development sites must be sufficient to accommodate the RHNA allocation in each income category. As described in Appendix C, the Mixed-Use Overlay Zone and accessory dwelling units – or ADUs – are expected to provide the most significant opportunities for additional housing in Beverly Hills over the next eight years.

State law requires that the Housing Element be consistent with the policies and programs set forth in other elements of the City's General Plan. The City will ensure that future updates of other General Plan elements include review and, if necessary, modification in order to maintain consistency among all General Plan elements.

Introduction

The Housing Element is organized into the following sections:

The **Housing Element Policy Document**, which includes the following sections:

- **Role and Purpose of the Housing Element:** Summarizes the guiding State requirements for Housing Elements.
- **Introduction:** Summarizes the organization of the Housing Element.
- **Housing Plan:** Presents Beverly Hills' 2021-2029 housing strategy to address the community's housing needs and includes housing goals, policies, and programs.

In addition, detailed background and technical information for the Beverly Hills Housing Element is provided in the following Appendices:

Appendix A. Community Profile: Analysis of housing needs in Beverly Hills, including population demographics, residents with special needs, housing characteristics, and current rent and ownership trends.

Appendix B. Potential Constraints on Housing Production and Conservation: Review of potential market, governmental, and environmental constraints which may impact the community's ability to meet housing needs.

Appendix C. Housing Resources: Analysis of land, financial, and organizational resources available to address housing needs, including a parcel-specific inventory of sites that could accommodate housing development.

Appendix D. Review of Past Accomplishments: Evaluation of accomplishments in achieving the goals and policies of the prior Housing Element (2014-2021).

Appendix E. Public Participation: Materials and information related to community outreach conducted for the Housing Element Update.

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Housing Plan

The Housing Plan includes the City's goals policies, programs and quantified objectives for meeting the community's housing needs during the 2021-2029 period.

Goals and Policies

H1 Maintenance and Conservation. Maintain and enhance the quality and character of existing housing and residential neighborhoods.

H 1.1 **Neighborhood Character.** Maintain the character and quality of residential neighborhoods. (Imp. 9.1, 9.2)

H 1.2 **Healthy and Safe Housing.** Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health. (Imp. 9.2)

H 1.3 **Home Repair Assistance.** Provide assistance to low- and moderate-income households to encourage the adequate maintenance and rehabilitation of existing housing. (Imp. 9.3)

H 1.4 **Historic Preservation.** Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods through land use, design and housing policies. (Imp. 9.4)

H 1.5 **Conservation of Existing Rental Housing.** Regulate the conversion of rental apartments to condominium ownership. (Imp. 9.5)

H 1.6 **Rent Stabilization.** Continue to provide tenant protections through the City's Rent Stabilization Ordinance. (Imp. 9.6)

Goals and Policies

H 1.7 **Preservation of Affordable Housing.** Support preservation of publicly subsidized rental housing to maintain affordability for lower income households. (Imp. 9.7)

H2 Housing Supply and Diversity. Provide a variety of housing types and adequate affordable housing supply to meet the existing and future needs of the community.

H 2.1 **Affordable Housing Incentives.** Offer incentives, including density bonuses, where feasible, to offset or reduce the costs of developing affordable housing. Proactively seek out new approaches in the provision of affordable housing. (Imp. 10.1, 11.2, 12.2)

H 2.2 **Inclusionary Housing.** Continue to implement an inclusionary housing program to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community. (Imp. 10.2)

H 2.3 **Housing Trust Fund.** Continue to maintain a Housing Trust Fund to financially assist nonprofit and for-profit developers in the creation of affordable housing. (Imp. 10.3)

H 2.4 **Accessory Dwelling Units.** Promote accessory dwelling units (ADUs) as a means of providing lower-cost housing options for seniors, caretakers, and others. (Imp. 10.4)

H 2.5 **Adaptive Reuse.** Support innovative strategies for the adaptive reuse of residential and commercial structures to provide for a wide range of housing types. (Imp. 12.1)

H 2.6 **Site Information.** Provide information to residential developers regarding sites that may be suitable for new affordable housing development. (Imp. 10.6)

Goals and Policies

- H 2.7 **Environmentally Sustainable Housing.** Promote conservation of water and energy, use of sustainable building materials and drought-resistant landscaping to reduce the operating costs and carbon emissions associated with housing. (Imp. 10.5)
- H 2.8 **Transit-Oriented Housing.** Promote access, where feasible, from residential neighborhoods and new residential development to existing transit stops and to the anticipated subway stations. (Imp. 12.1)
- H 2.9 **Jobs-Housing Balance.** Promote programs seeking to provide housing opportunities for people who work in the City as a means of reducing long commutes, easing local traffic, improving air quality and helping to achieve a balanced regional jobs-housing distribution for the western portion of Los Angeles County. (Imp. 10.6)
- H 2.10 **Workforce Housing.** Study and develop programs to increase the amount of rental and ownership housing affordable to the local workforce. (Imp. 10.3, 10.4)
- H 2.11 **Partnerships for Affordable Housing.** Explore opportunities for partnerships with adjacent jurisdictions and other governmental agencies in the provision of housing. Collaborate with non-profit organizations to provide greater access to affordable housing funds. (Imp. 10.6)
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Goals and Policies

H3 Fair Housing and Special Needs Residents. Promote equal housing opportunities for all residents; including Beverly Hills' special needs populations, so residents have a choice of appropriate housing.

H 3.1 **Affirmatively Further Fair Housing Practices.**

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. (Imp. 11.1)

H 3.2 **Senior Housing.** Support the provision of a variety

of housing options for seniors to foster independence and the ability of seniors to remain in the community as they age. (Imp. 11.2)

H 3.3 **Senior Support Services.** Continue to offer housing

support services for seniors, including case management and home-share programs. (Imp. 11.3, 11.4)

H 3.4 **Housing Accessibility.** Address the special housing

needs of persons with disabilities through implementation of reasonable accommodation procedures, homeowner's assistance grants, and supportive housing. (Imp 11.4, 11.5)

H 3.5 **Homeless Programs.** Continue to provide support

to community service organizations that assist the homeless through provision of housing and services. (Imp. 11.6)

H 3.6 **Low Barrier Navigation Centers.** Support and allow

low barrier navigation centers in mixed use and non-residential zones that permit multi-family uses. (Imp 11.7)

Goals and Policies

H4 Reducing Constraints. Mitigate potential governmental constraints on the maintenance, improvement and development of housing, while maintaining community character.

H 4.1 **Zone for a Variety of Housing Types.** Facilitate the provision of a variety of housing types for special needs populations, including persons with disabilities, the homeless, and persons at risk of homelessness. (Imp. 12.1, 12.3)

H 4.2 **Development Standards.** Evaluate and modify development standards as appropriate to better facilitate the provision of affordable housing. (Imp. 12.1)

H 4.3 **Fee Reduction.** Establish a process to provide fee waivers to facilitate the production of affordable, senior, and workforce housing. (Imp 12.2)

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Housing Programs

The Housing Element programs described below have been numbered to follow sequentially behind the City's other General Plan Programs, which are numbered 1.0 – 8.0.

9.0 Conserve and Improve Existing Housing Stock

Imp 9.1 Upkeep and maintenance of vacated buildings

The City requires the exterior of vacated multi-family structures that will be demolished for redevelopment to be adequately maintained as a condition of tentative map approvals and extensions.

The City's Code Enforcement Office (Community Preservation) maintains a list of all vacant properties in the City, monitors the sites, and works with the property owners to assure that the properties are maintained in an appropriate manner.

Timeline: Ongoing

Funding Source: Department Budget

Responsible City Section: Community Preservation Division, Community Development Department

Imp 9.2 Property Maintenance

The City requires housing to be maintained in an aesthetic, safe and habitable manner consistent with City codes. The program is run as part of the City's comprehensive Code Enforcement program (Community Preservation) and is structured as a reactive, complaint-driven inspection process. The Community Preservation Division does not perform regular or systematic housing inspections.

Timeline: On-going

Funding Source: Department Budget

Responsible City Section: Community Preservation Division, Community Development Department

Imp 9.3 Home Repair and Improvement

The Handyworker Program (also known as the Residential Rehabilitation Program) provides minor home repair, and improved security and mobility assistance to low-income tenants and homeowners in single- and multi-family units. Assistance is provided at no cost to the qualifying low-income owner or tenant. The City provides community outreach, applicant screening, pre-construction site visits, repairs and remodeling, and confirmation that the property meets the City's standards for habitability.

Population Served: Extremely Low, Very-Low- and Low- income (up to 80% AMI) households

Eligible Repairs: Interior/Exterior Repairs, Energy Conservation Activities, Security/ Safety Improvements

Maximum Award Amount: \$15,000

Target: Serve 25 low-income households per year

Timeline: On-going

Funding Source: CDBG

Responsible City Section: Community Services Department; City Manager's Office

Imp 9.4 Historic Preservation Program

Historic Preservation is a tool that can be used to maintain the City's historic housing stock. Beverly Hills has a rich history and legacy of architecturally significant buildings. The City has adopted a Historic Preservation Element within the General Plan to provide the foundation for the City's preservation activities. The Historic Preservation Ordinance (Article 32 of Chapter 3, Zoning Code) implements the goals, policies and programs of the General Plan, and establishes the review authority of the Cultural Heritage Commission. Individually designated historic properties, and properties within any future historic district, are required to obtain a Certificate of Appropriateness from the Cultural Heritage Commission prior to obtaining a building permit for alteration or development; minor alterations may be approved by Historic Community Development staff. Beverly Hills' "Historic Preservation Guidelines" along with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings provide the basis for Commission and staff review of Appropriateness.

The City has implemented and continues to explore incentives to promote the preservation of historic sites and structures. Through the Mills Act program, owners of designated historic single-family residential or commercial theater properties can enter into a contract with the City to reduce their property taxes in exchange for agreeing to maintain the property's historic character. The Mills Act program was adopted as a pilot program in 2011, and became permanent in January 2020. The City also adopted an ordinance to create the Historic Incentive Permit (Article 32.5 of Chapter 3, Zoning Code), which provides a process for owners of locally designated historic landmarks to request waivers or deviations from certain development standards.

Timeline: On-going.

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Imp 9.5 Condominium Conversions

This program limits loss of rental housing units due to the conversion of existing apartment buildings to condominiums by setting an annual cap and providing protections for tenants.

Currently, apartment buildings proposed for conversion to condominium ownership are subject to the City's condominium conversion regulations (Beverly Hills Municipal Code Sections 10-2-710, 711, and 712). These regulations set forth a series of tenant protections including tenant noticing, relocation provisions, right of first purchase, and extended lease provisions for senior and disabled households. These regulations also set an annual limit on the number of conversions allowed.

The City will evaluate the effectiveness of the existing ordinance and consider modifying it to require a number of units in any building converted to be set aside as affordable rental or ownership housing. The City will also evaluate the benefit of offering an in-lieu fee option that would go into the City's Housing Trust Fund and be used to provide affordable housing elsewhere in the City.

Timeline: Evaluate ordinance revisions to address affordability, and, as appropriate, amend the ordinance during the planning period.

Funding Source: Department Budget

Responsible City Section: Community Development Department

Imp 9.6 Rent Stabilization

Continue the City's Rent Stabilization ordinance to investigate tenant complaints regarding unlawful rent increases, service reductions, evictions and relocations.

The Rent Stabilization Office administers the Rent Stabilization Program which affects approximately 7,700 apartment units in the City. The ordinance limits annual rent increases to no more than three percent or the calculated Consumer Price Index (CPI) percentage for the year, whichever is higher, and provides tenant protections through required noticing of rent increases and evictions. The program also requires that landlords register their properties with the Rent Stabilization office on an annual basis to monitor information about the existing multi-family units in the City and ensure compliance with the Rent Stabilization ordinance. Rent Stabilization staff respond to approximately 5,000 to 5,600 inquiries from residents or landlords annually, with approximately 400-600 complaints opened each year. Most complaints are resolved within 45 days, with the remainder being referred to "stepped up enforcement action", including but not limited to citations and further legal action. Although there are no systematic or annual inspections of housing conducted by the Rent

Stabilization Office at this time, the City will review this issue in the upcoming planning period.

Target: Investigate all complaints and resolve within 45 days

Timeline: On-going

Funding Source: Department Budget

Responsible City Section: Rent Stabilization Office, Community Development Department

Imp 9.7 Monitoring Affordable Housing

The City of Beverly Hills currently has a deed-restricted affordable housing project providing 150 units of affordable rental housing to very-low-income seniors. This project was originally financed under the HUD Section 202 program with project-based Section 8 certificates providing ongoing affordability. Although this project is not currently considered to be at risk of being converted to market rate housing, the City will continue to coordinate with the service provider to monitor Section 8 renewals, advise tenants in advance of any potential conversion dates, and provide opportunities to continue affordability covenants. In the unlikely event that this project were to convert to market rate, the City will comply with noticing requirements, provide education and assistance to tenants, assist with funding, and promptly reach out to qualified entities to preserve at-risk housing units.

The City also has two existing very low-income affordable units at 9265 Burton Way, and is in the process of assisting the property owners of 8600 Wilshire Boulevard to find tenants for two moderate-income affordable units. In addition, a multi-family housing project located at 250 N. Crescent Drive is currently under construction, which will contain one very-low-income affordable unit. Three low-income units are constructed in a condominium project located at 309-325 S. Elm Drive, but have not yet started the affordable housing process with the City. The City has established the Affordable Housing Guidelines for the monitoring and management of additional deed-restricted units that are developed. In addition, the City annually monitors the deed-restricted housing units located in private developments.

- Number of Units: 154
 - Number of Affordable Units: 150 Extremely Low and Very Low Income, Senior/ Disabled, 2 Very Low Income, and 2 Moderate Income
 - Year Built: 1988 (Menorah Housing Foundation), 2018 (Burton Way), 2020 (8600 Wilshire Boulevard), 2018 (S. Elm Drive)
 - Affordability Covenant: 40 years (Menorah Housing Foundation), 30 years (Burton Way), in perpetuity (8600 Wilshire Boulevard), 30 years (S. Elm Drive)
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Timeline: On-going

Funding Source: Department Budget

Responsible City Section: Community Development Department

10.0 Provide New Housing Opportunities

Imp 10.1 Density Bonus

Under State Density Bonus Law, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides affordable housing units. In addition to the density bonus, eligible projects may receive development incentives, depending on the proportion of affordable units and level of income targeting.

In recent years the State Legislature has amended Density Bonus law. In order to ensure that City regulations are consistent with State requirements, the City will process an amendment to the Municipal Code in 2021.

Timeline: In 2021/22, process an 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.

Funding Sources: Department Budgets

Responsible City Section: City Manager's Office; Community Development Department

Imp 10.2 Inclusionary Housing

In 2019, the City established an interim inclusionary housing program requiring a minimum percentage of units in a development to be price-restricted as affordable to lower- and moderate-income households. The ordinance also allows the payment of in lieu fees or provision of off-site affordable units for projects of a certain size. The City will continue to implement this program and contribute in-lieu fees generated from the program to the City's Housing Trust Fund.

Any incentives offered under the Inclusionary Housing program will be linked with incentives offered under the City's Density Bonus program (Imp 10.1a). The City will monitor the use of the inclusionary housing program, and report annually to the Planning Commission and City Council on the number of affordable units constructed in the City.

Timeline: Throughout the planning period. Annual reporting to the Planning Commission and City Council on success of the inclusionary housing program.

Funding Sources: Department Budgets; Inclusionary Housing In-lieu Fees.

Responsible City Section: City Manager's Office; Community Development Department

Imp 10.3 Housing Trust Fund

The City has limited access to state and federal housing resources, and therefore faces practical and financial constraints in its ability to facilitate the construction of affordable housing. To create a more viable funding source, in 2017 the City established a Housing Trust Fund that is used to support construction of affordable housing. Trust Fund resources include development agreements and in-lieu fees from the Inclusionary Housing Program. An official Affordable Housing Program may be established to manage the Trust Fund and establish parameters for allocation of funds towards projects, including consideration of priority assistance to projects which include a portion of units affordable to extremely-low-income households.

Timeline: Throughout the planning period.

Funding Sources: Inclusionary Housing In-lieu Fees, Development Agreements

Responsible City Section: Community Development Department

Imp 10.4 Accessory Dwelling Units

Accessory Dwelling Units (ADUs) can provide affordable housing options to the elderly, young adults, caregivers and other household employees while also generating income for homeowners. In recent years, the State Legislature has adopted significant changes to State law to encourage ADU production.

The City is currently processing a Municipal Code amendment to revise ADU regulations in conformance with current State law.

To further encourage the provision of ADUs, the City will:

- Consider greater flexibility in ADU standards in R-1 zones in the Central Area of the City
 - Explore increasing the by-right ADU size
 - For ADUs built above a garage in single-family zones, consider allowance for an increase in the permitted height up to the height of the primary residence
 - Consider allowances for reduced setback requirements where privacy is not compromised
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- Amend zoning code regarding ADUs in multi-family zones to remove barriers to construction of units above existing garages and allowing additional height
- Create “by right” plan options for residents who wish to pick a pre-approved ADU plan created and pre-plan checked by the City
- Hold workshops twice a year for the public to explain ADU regulations and answer questions
- Create a webpage specifically for ADU regulations with frequently asked questions and contact information for planning and building and safety staff
- Report annually to the Planning Commission and City Council on the number of ADUs constructed in the City

Timeline: Amend ADU regulations consistent with State law in 2021. Revise the ADU brochure to reflect current development standards. Produce helpful materials for the public and hold workshops throughout the planning period. Revisit ADU regulations in 2025 to allow great flexibility if ADU production falls below targets outlined in sites inventory analysis.

Funding Sources: Department Budgets.

Responsible City Section: Community Development Department

Imp 10.5 Sustainability and Green Building

“Green buildings” are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and reduce a building’s overall environmental impact. The City of Beverly Hills has adopted the current version of the California Green Building Standards Code (CALGreen).

Beverly Hills has also adopted a Sustainable City Plan in conjunction with recent amendments to its General Plan. The overall goal of the Sustainable City Plan is to reduce the City’s carbon footprint by providing a model framework for sustainable practices for the environment, the economy and social equity.

Timeline: Ongoing.

Funding Sources: Department Budget

Responsible City Sections: Community Development, Public Works Departments

Imp 10.6 Partnerships with Affordable Housing Developers

In today’s housing market, creative approaches are required to finance and build affordable and special needs housing. Beverly

Hills successfully partnered with the non-profit Menorah Housing Foundation to achieve development of 150 units of affordable senior housing, and has contracted with Alternative Living for the Aging for implementation of the senior shared housing program in the past. Both of these organizations own and manage numerous affordable housing developments for seniors in greater Los Angeles and can serve as potential resources for future senior housing in Beverly Hills. Several other local non-profits have an excellent track record in securing State and federal funds to build quality, affordable housing.

The City will actively participate in conferences, symposiums, and affordable housing related events such as: the Southern California Association of Nonprofit Housing annual conference. The City will work to select an affordable housing developer to develop an affordable housing project, and will support in this effort through leveraging local Housing Trust Funds, assisting in the application for State and federal financial resources, facilitating project entitlement, and providing a package of incentives such as fee deferrals and relaxed development standards. In addition, the City will facilitate the development of housing for extremely-low-income households and individuals and households with special needs through priority processing, fee waivers or deferrals, modified development standards, concessions and incentives for housing developments that include units affordable to lower- and moderate-income households, administrative support for grant funding applications, and annual outreach and coordination with affordable housing developers.

Timeline: Actively participate in conferences, symposiums and other affordable housing events to review resources, incentives and City goals; annual outreach to affordable housing developers.

Funding Source for Administrative Costs: Department Budget

Funding Source for Development Cost: Housing Trust Fund

Responsible City Section: City Manager's Office; Community Development Department

11.0 Promote Equal Housing Opportunities and Special Needs Housing

Imp 11.1 Affirmatively Further Fair Housing

Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

As a participating jurisdiction in the Los Angeles County Community Development Block Grant (CDBG) program, fair housing services are coordinated by the County Development Authority on behalf of the City. The County currently contracts with the Housing Rights Center (HRC) to serve as the provider of fair housing and tenant-landlord information for its participating jurisdictions, including Beverly Hills. HRC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact HRC have basic questions about landlord and tenant rights and responsibilities; HRC's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues.

The City will continue to promote fair housing practices and refer fair housing complaints to the Housing Rights Center. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at public counters in City Hall and the library, at the Beverly Hills Senior Center, and on the City's website.

In addition, the City will undertake the following actions intended to foster an inclusive community and enhance access to opportunity for all:

- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the applicable development regulations.
- Work with the County to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.
- Facilitate public education and outreach by posting informational flyers on fair housing at public counters, libraries, and on the City's website.
- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.
- As feasible and legal per state law, provide a virtual option for public meetings to increase ability of all members of the public to participate.

- Continue to facilitate the placement of qualified households into affordable housing units constructed in the City. Advertise the units on affordable housing websites with a regional reach. Notify adjacent jurisdiction housing departments when affordable units are available.
- Maintain the affordable housing webpage on the City website with information on applying for available units.
- Encourage community and stakeholder engagement during development decisions.
- Process a Municipal Code amendment clarifying that agricultural employee housing for six or fewer employees is treated as a single-family structure permitted in the same manner as other dwellings of the same type in the same zone.
- By end of 2023, City will work with a consultant to develop fair housing action plan that includes, but is not limited to the programs outlined below.
 - The City will provide annual fair housing training for staff that are involved directly or indirectly in housing, the capital improvement plan, code enforcement, rent stabilization, and the development of planning and zoning documents.
 - The City will provide an update to the Planning Commission on fair housing issues annually
 - The City will develop a website that provides fair housing resources
 - The City will provide brochures and information regarding fair housing, tenant rights, rent stabilization, available grants and loans, first-time homebuyer programs, and Section 8 programs on the city website.
 - Build upon the existing rent stabilization and tenant's right protections by creating brochures that will be placed on the website and provided at key community sites (such as City Hall, the library, and community centers).
 - Review and discuss developments in fair housing related legislation and litigation and consider code amendments to maintain compliance with applicable law.
 - Study and amend Municipal code sections 10-3-12.5 and 10-3-12.8 related to incentives for construction multiple-family housing for the elderly and disabled and multiple-family congregate housing for elderly and disabled persons to address identified outdated language and

ensure code provisions are not inhibiting such development.

- As feasible and legal per state law, provide a virtual option for public meetings to increase ability of all members of the public to participate.
- Continue to facilitate the placement of qualified households into affordable housing units constructed in the City. Advertise the units on affordable housing websites with a regional reach. Notify adjacent jurisdiction housing departments when affordable units are available.
- Maintain the affordable housing webpage on the City website with information on applying for available units.

Timeline: Website improvements, flyers, and outreach materials created by 2022, Agricultural Employee code amendment in 2021-22; Develop a fair housing action plan by 2023; Ongoing

Funding Source: General Fund

Responsible City Section: Community Services Department; Community Development Department

Imp 11.2 Senior Housing Development

The need for senior housing in the City is significant and growing. Approximately 22 percent of Beverly Hills residents are senior citizens compared to only 13 percent in the entire SCAG region, and 58 percent of the City's senior renter households are lower income (<80% AMI). The City is actively pursuing development of an affordable housing project targeted towards Beverly Hills' extremely-low- and lower-income residents. As indicated in Program 10.6 (Partnerships with Affordable Housing Developers), the City will provide the following incentives to facilitate development:

- Flexible development standards (reduced parking requirements, modified setbacks, etc.)
- Density bonuses
- City support in affordable housing funding applications (priority to those that support deeper targeting to ELI households)
- Deferral/reduction in development fees
- Direct financial assistance through Housing Trust Fund
- Project entitlement assistance

Timeline: Continue to build partnerships with affordable housing developers throughout the planning period. Develop a project concept and release an 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.

Funding Source for Administrative Costs: Department Budget

Funding Source for Development Cost: Housing Trust Fund

Responsible City Section: City Manager's Office; Community Development Department

Imp 11.3 Senior Case Management Program

The City contracts with Jewish Family Service to provide a comprehensive case management program to assist frail elderly residents to remain independent and in their homes.

The following continuum of supportive services are provided to seniors who are frail, economically needy, and/or socially isolated:

- Comprehensive assessment – In-home psycho-social assessment of functional abilities, health status, mental and cognitive abilities, support network, financial health, safety risks, eligibility for government benefits and other programs. The comprehensive assessment includes:
 - Development of an individual care plan – Identifies senior's needs and associated services that will allow continued independence.
 - Service coordination – Coordination with appropriate services, including in-home care-workers, ERS, home delivered meals, assistance to obtain governmental benefits, arranging for other community-based services, transportation assistance, and coordination of services with medical providers, family, and social supports.
 - Emergency Response Systems (ERS) – ERS are medical devices placed in a senior's home and connected to a central emergency location.
 - Monitoring/ home visits: Social workers make regularly scheduled home visits to assure quality of services, and that changing needs are met.

Additional Services: Information, referral and crisis intervention, consultation and advocacy, and assistance to families to further support the senior's independent living.

Jewish Family Service provides broad case management services through the Beverly Hills Senior Center, including information, referral and crisis intervention, serving approximately 250 seniors thus far.

Timeline: On-going

Funding Source: CDBG, City of Beverly Hills Community Assistance Fund

Responsible City Section: City Manager's Office; Community Services Department

Imp 11.4 Senior Homesharing Program

Alternative Living for the Aging (ALA) provides a free shared housing program which matches older people with others (younger and older) interested in sharing their homes. Housing counselors at ALA interview each potential housemate and obtain references, leaving the decision to the potential housemates whether to make a match. Sharing a home promotes independent living, provides additional income for the provider, an affordable rent for the seeker, and the potential for deeper relationships for both. The average age of community members in Beverly Hills is growing older, and shared housing promotes the efficient use of the housing stock, and can help address the housing needs of seniors in our community. The City has provided funds to ALA in the past to help fund their housemate matching service, and anticipates the program will be funded again in future years when there are fewer budget constraints. Beverly Hills residents continue to have access to ALA's home sharing program.

Timeline: Evaluate Community Assistance Funds and determine grant amount annually.

Funding Source: City of Beverly Hills Community Assistance Grant Funds

Responsible City Section: Human Services Division, Community Services Department

Imp 11.5 Housing Opportunities for Persons with Disabilities

The City understands the significant and wide-ranging housing needs faced by persons with disabilities and their families. The Westside Regional Center (WRC) reports that nearly 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become frailer, their adult disabled children will require alternative housing options. There are several housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. For persons with physical disabilities, housing accessibility is essential, ideally located in close proximity to services and transit. The City will work with the WRC to implement an outreach program informing Beverly Hills' families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

Beverly Hills supports the provision of housing for those with disabilities, including developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care
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- facilities (7 or more residents) in residential zones subject to a use permit
- Adoption of Ordinance 12-O-2633 in November 2012 to specifically define transitional and supportive housing as a residential use of property, and to permit in all residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
 - Addition of Article 36.7 to the Municipal Code, establishing a procedure for an individual with a disability to request a reasonable accommodation from zoning and building standards.
 - Provision of Home Repair and Improvement (Handyworker) grants for lower-income households that may be used for accessibility improvements.

Timeline: 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. 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.

Funding Source: CDBG, City of Beverly Hills Community Assistance Grant Funds

Responsible City Section: City Manager's Office, Community Development Department; Community Services Department

Imp 11.6 Funding for Homeless Services

Beverly Hills launched the CLASP (Changing Lives and Sharing Places) Homeless Outreach and Engagement Program in 2008. The program provides street outreach workers (through Step Up On Second) to assess the needs of homeless individuals in the City, provide case management, and to refer them to the appropriate services and shelter. Shelter is offered through People Assisting the Homeless (PATH), funded by the City to provide approximately 1,500 shelter bed nights per year. The City is also partnering with Step Up on Second to provide an apartment unit, combined with case management support.

Through its Community Assistance Grant Program, the City funds a variety of service organizations that serve the homeless and persons at risk of homelessness. These organizations/programs include the All

Saints Homeless Assistance Program, the Westside Food Bank, the Los Angeles Free Clinic, and the Maple Mental Health Counseling Center.

Service Providers: Step Up on Second; PATH; various other service agencies

Timeline: Annual funding allocations

Funding Source: City of Beverly Hills Community Assistance Grant Funds; Community Development Block Grant

Responsible City Section: Human Services Division, Community Services Department

Imp 11.7 Emergency Shelter and Low Barrier Navigation Center Regulations

The City will 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.

The California legislature adopted AB 101 in 2019, which requires the by-right allowance of low barrier navigation centers that meet specific standards in mixed use zones and non-residential zones that permit multi-family uses.

In addition, an amendment to the City's emergency shelter development standards will be processed to incorporate recent changes to State law regarding required off-street parking pursuant to Government Code Sec. 65583(a)(4)(A)(2).

Timeline: Adopt regulations in compliance with state law and establish a program to implement the regulations in 2021-22

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

12.0 Remove Governmental Constraints

Imp 12.1 Development Standards

The City's development standards are aimed at ensuring the quality and appropriateness of development; however, some standards may have the effect of constraining the provision of certain housing types, and are considered below. The Housing Element constraints analysis identifies the City's minimum unit size as a disincentive to the construction of smaller, more affordable units for the City's workforce. In addition, the Element identifies the City's height districts and parking location requirements as potential constraints to development. With the adoption of its Housing Element in 2011, the City committed to reducing minimum unit size requirements, and to conducting an analysis of the multi-family development standards to identify any standards identified

as a constraint, and implement revisions as may be warranted. As part of the update to the density bonus ordinance to define a list of by-right development incentives (refer to Program 10.1), the City is evaluating reduced unit sizes ranging from 20-40% for projects that incorporate affordable units. The City is also evaluating adjusting other development standards that would be beneficial to facilitating affordable housing, including but not limited to the following:

- Replacing the current complex density calculation for multi-family projects in the Zoning Code with simplified units per acre measurement
- Reduce minimum unit size for multi-family buildings
- Modifying development standards for single-lot multi-family projects
- Allowing greater flexibility in the type and location of multi-family parking
- Amending the code to clarify that the same number of units can be rebuilt on properties that have more units than currently would be allowed
- Providing additional incentives for workforce housing over and above those contained in the provisions of the State Density Bonus.
- Amend Municipal Code sections 10-3-12.5 and 10-3-12.8 related to incentives for construction multiple-family housing for the elderly and disabled and multiple-family congregate housing for elderly and disabled persons to address identified outdated language and ensure code provisions are not inhibiting such development

Timeline: Throughout the planning period. 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. City will begin studying current multi-family code regulations by 2022 and finish code amendments by 2024.

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Imp 12.2 Reduced Fees for Affordable Housing

Beverly Hills collects various fees from development to cover the costs of processing permits and providing services and facilities. The City will utilize a economic consultant to prepare a comprehensive Citywide fee study, including an evaluation of the economic benefit of providing waivers or reductions of certain taxes, and fees including certain project

fees for developments containing very-low, low- and moderate-income housing units, as well as for housing developed under the City's modified standards for Multiple-family Residences for Elderly and Handicapped Persons (Deed Restricted).

The California legislature passed AB 641 in 2007 which helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to lower-income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy.

Timeline: Adopt modified development fees for affordable housing during the planning period.

Funding Source: Department Budget

Responsible City Section: Community Development Department

Imp 12.3 Efficient Development Permit Review

The City's Community Development Department has been restructured to provide more efficient permitting through:

- Establishment of a dedicated group of Zoning and Building staff focused on processing permits
- Hiring an Urban Designer to help streamline design review for development applications

The City is currently updating its Zoning Code to reduce inefficiencies and uncertainty in the development review process. As part of the Code update, streamlined review procedures will be established for qualifying housing developments under SB 35 (Government Code Sec. 65913.4).

To assist applicants and improve transparency, zoning requirements, development standards and fees will be posted on the City website and the City will create user-friendly guides on various housing development related topics.

Timeline: Adopt updated processing procedures in the Zoning Code during the planning period; prepare written procedures for SB 35 streamlined permit review in 2021-22; post development regulations and fees on the City website throughout the planning period.

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Quantified Objectives

Beverly Hills has developed the following quantified objectives for housing production, housing rehabilitation, and housing preservation based on the policies and programs set forth in the Housing Element.

Table 1 2021-2029 Quantified Objectives			
Income Group	New Construction	Rehabilitation	Conservation
Extremely Low	504		75
Very Low	504	50	75
Low	680	50	
Moderate	602		
Above Moderate	814		
Total	3,104	100	150

The quantified objectives for new construction are based on the Regional Housing Needs Assessment (RHNA) for this planning period. (Please refer to Appendix A for further discussion regarding the RHNA and Appendix B regarding potential sites where additional housing can be accommodated.)

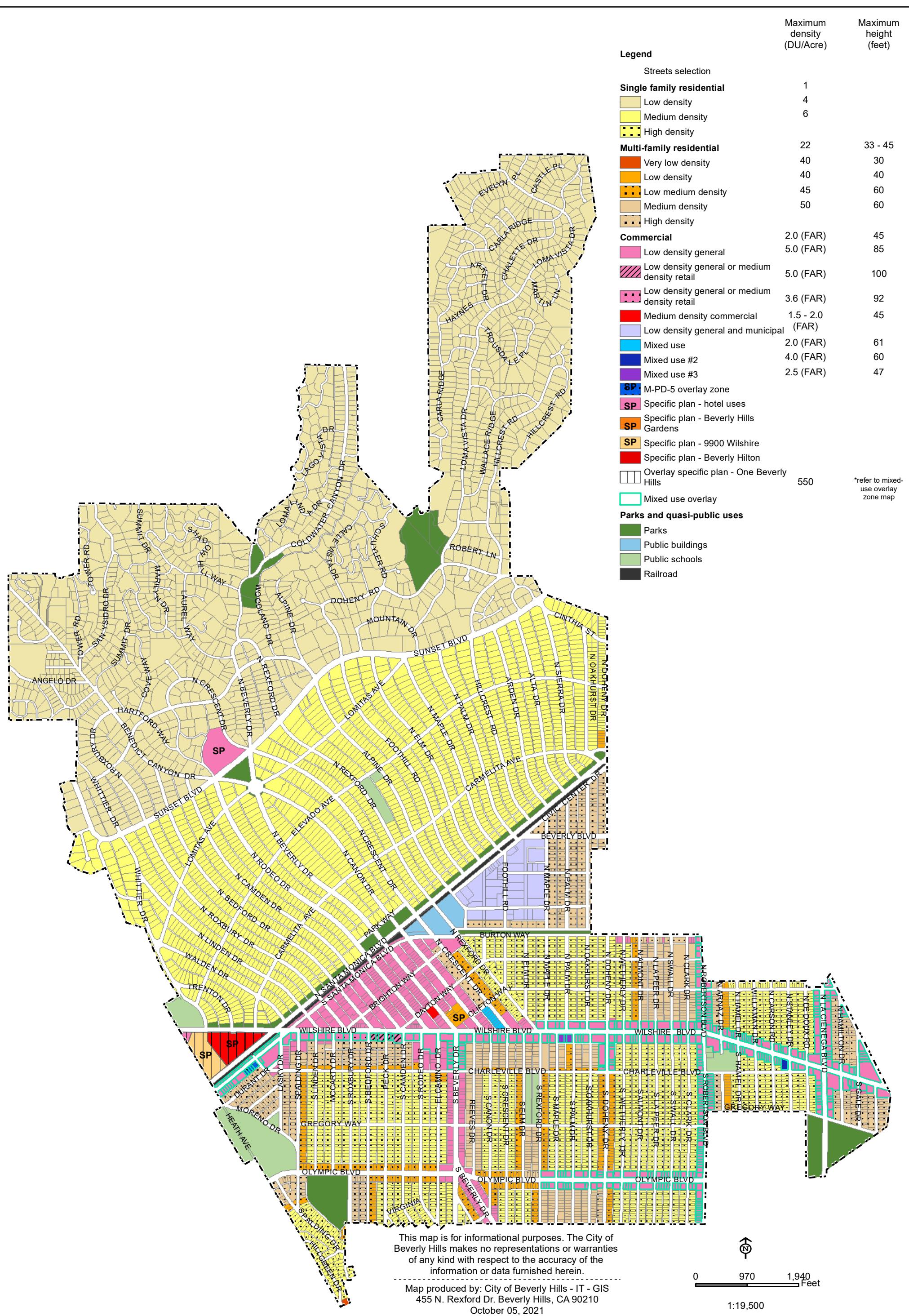
Quantified objectives for rehabilitation are based on assumptions for assistance provided through Programs 9.1 through 9.3.

Conservation objectives are based on the continued affordability of the Beverly Hills Senior Housing development.

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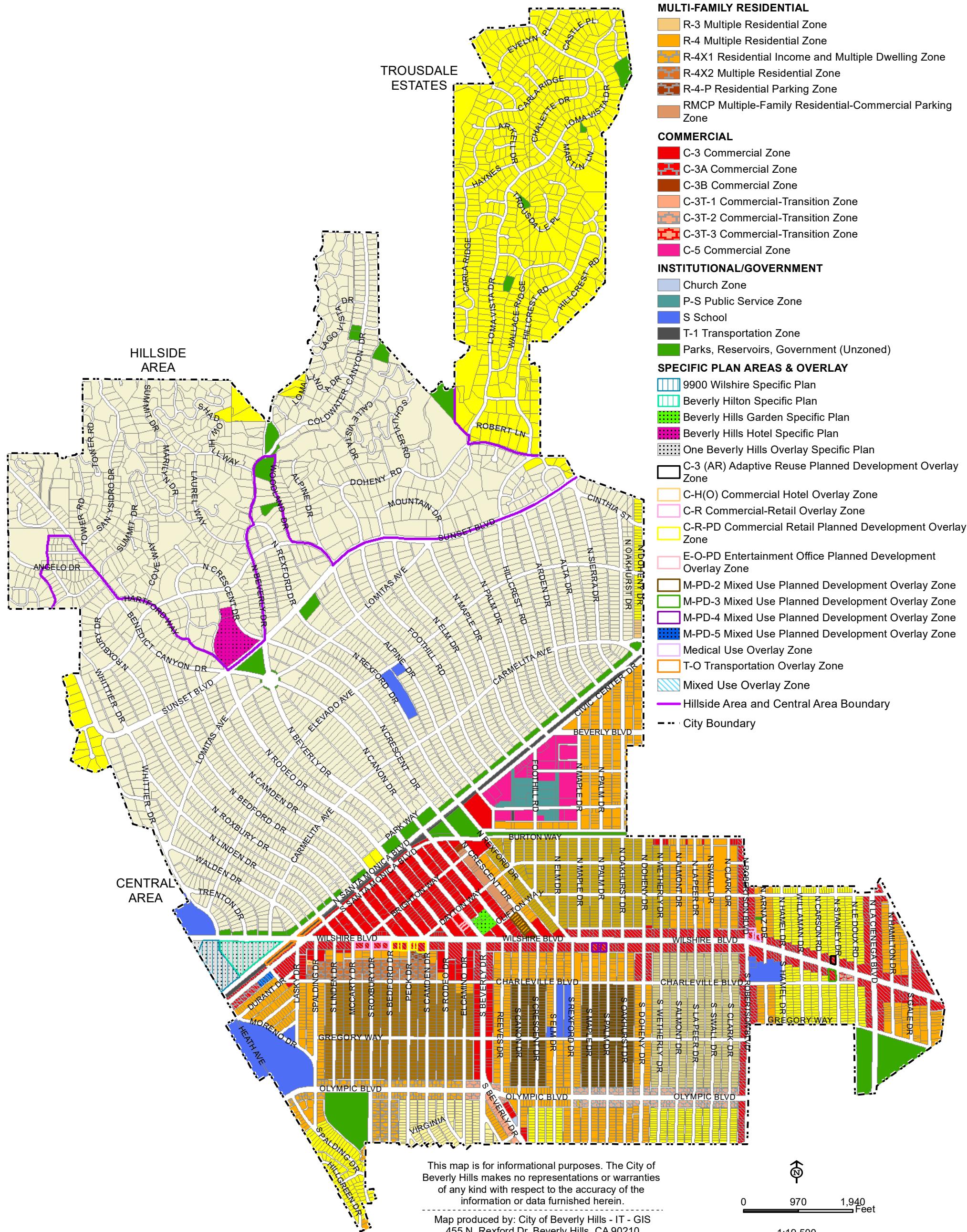


General Plan Land Use Designations - City of Beverly Hills





Zoning Map - City of Beverly Hills



MULTI-FAMILY CONGREGATE HOUSING FOR ELDERLY AND DISABLED PERSONS

Gross Area

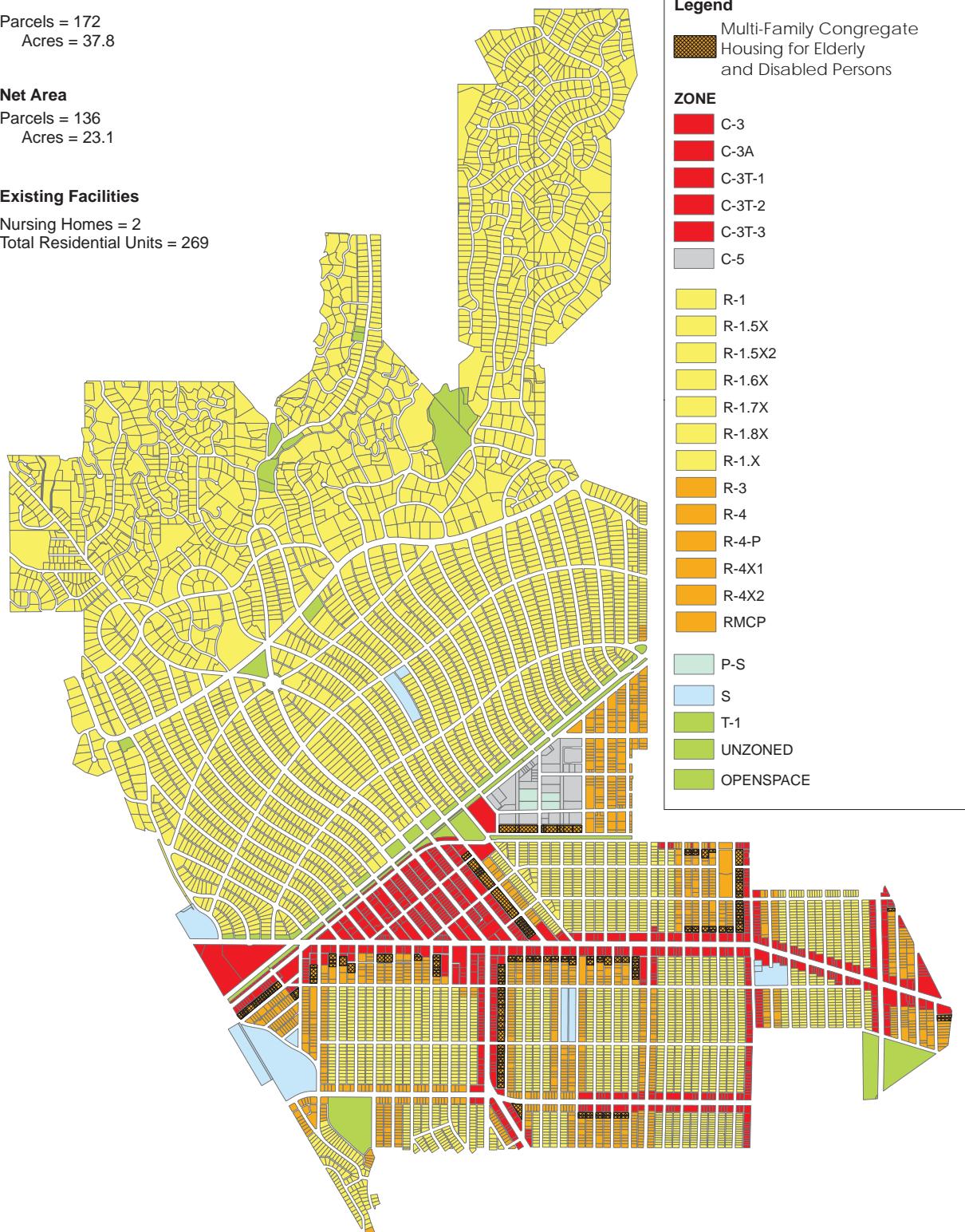
Parcels = 172
Acres = 37.8

Net Area

Parcels = 136
Acres = 23.1

Existing Facilities

Nursing Homes = 2
Total Residential Units = 269



City of Beverly Hills

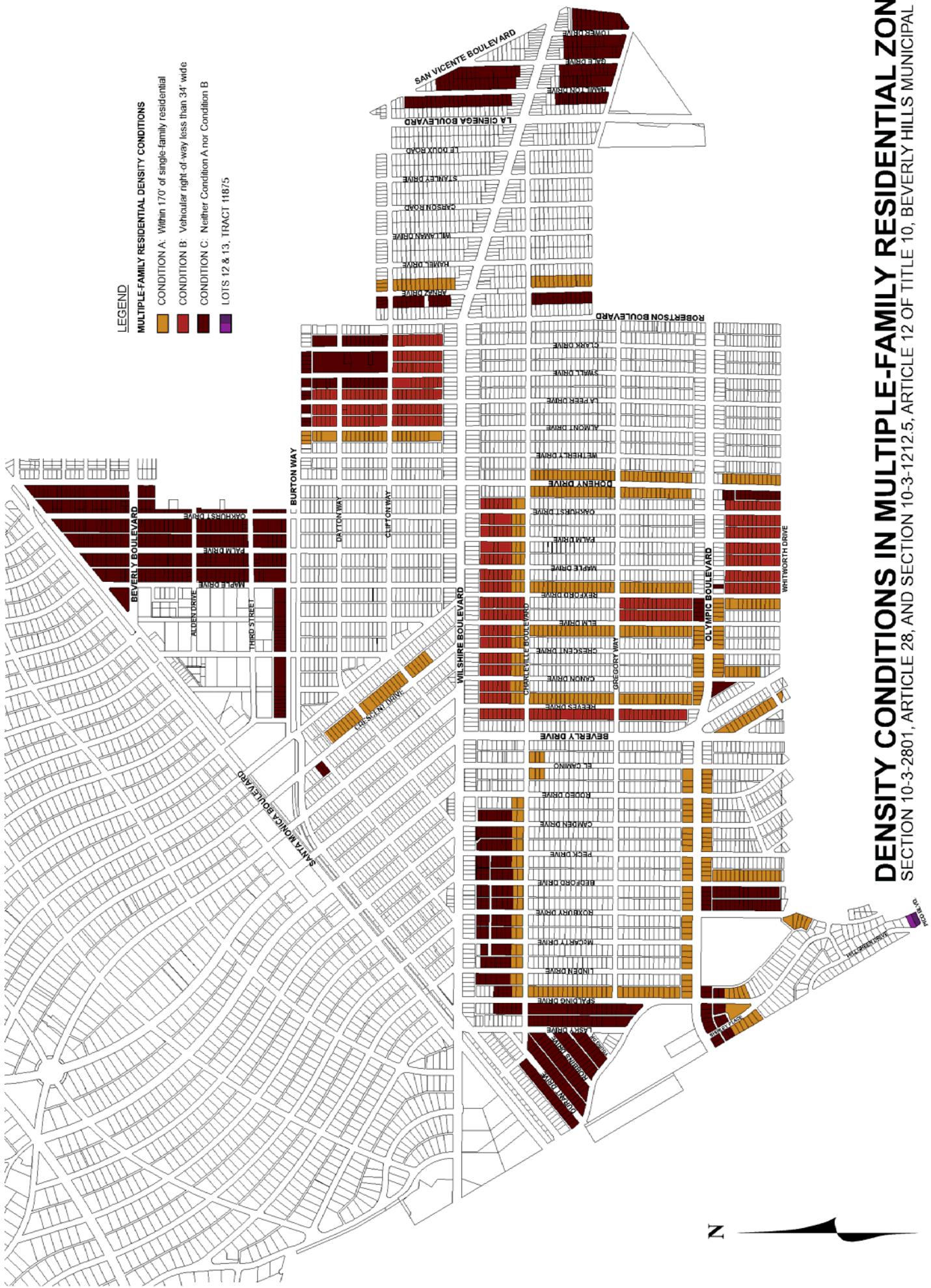
(Ordinance 87-O-1995, Adopted 8-6-1987)



0 0.05 0.1 0.2 0.3 0.4 Miles

DENSITY CONDITIONS IN MULTIPLE-FAMILY RESIDENTIAL ZONES

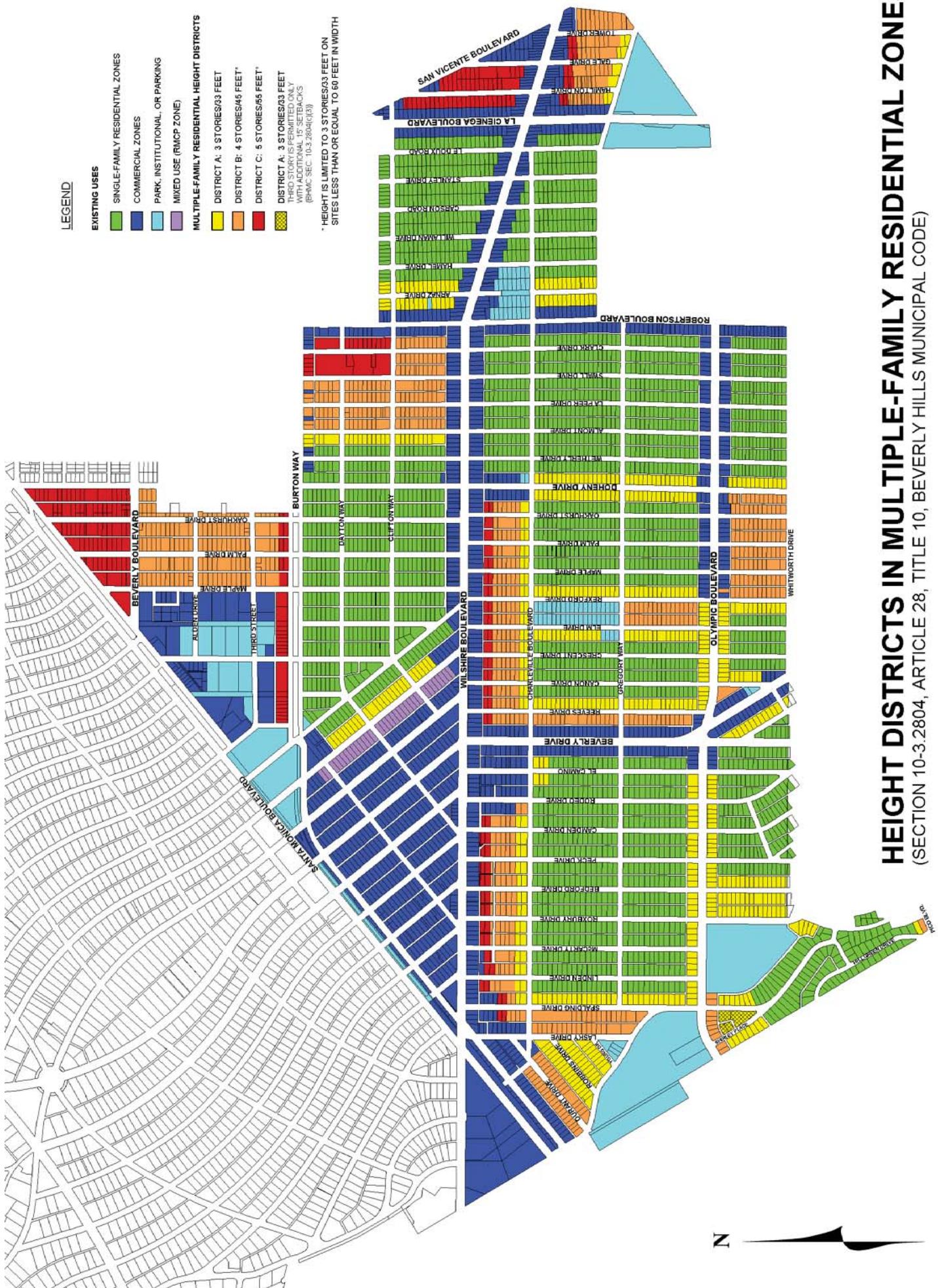
SECTION 10-3-2801, ARTICLE 28, AND SECTION 10-3-1212.5, ARTICLE 12 OF TITLE 10, BEVERLY HILLS MUNICIPAL CODE
 PREPARED BY THE BEVERLY HILLS DEPARTMENT OF COMMUNITY DEVELOPMENT
 NOVEMBER 10, 2009



HEIGHT DISTRICTS IN MULTIPLE-FAMILY RESIDENTIAL ZONES

(SECTION 10-3.2804, ARTICLE 28, TITLE 10, BEVERLY HILLS MUNICIPAL CODE)

PREPARED BY THE BEVERLY HILLS DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
OCTOBER 3, 2002



Appendix A: Community Profile

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A community's demographics (the statistical study of a population's characteristics) affect the type and amount of housing that is needed in the community. This section addresses the population, housing, and employment characteristics in Beverly Hills.

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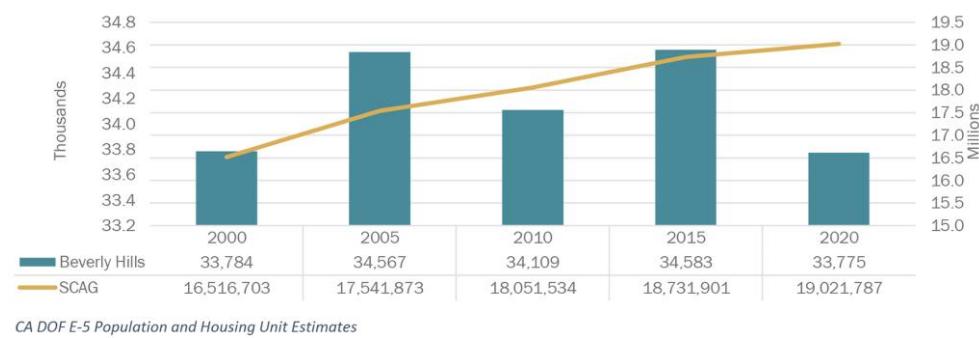
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A. Demographic Profile

1. Population Growth Trends

Beverly Hills had an estimated 2020 population of 33,775 including 121 living in group quarters, according to the California Department of Finance. The chart below describes the population trend in Beverly Hills from 2000 to 2020. Over this period the population of Beverly Hills has remained relatively steady compared to a 0.7 percent increase for the entire SCAG region.

Figure A-1. Population Trends – Beverly Hills vs. SCAG Region 2000-2020



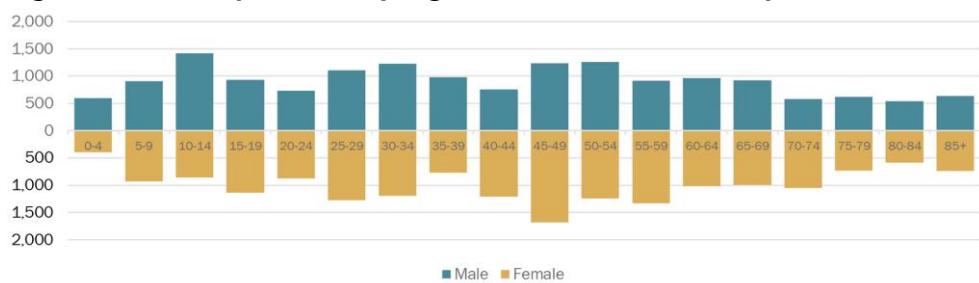
CA DOF E-5 Population and Housing Unit Estimates

2. Age Characteristics

The age characteristics of a community have important effects on housing demand. Different age groups have distinct lifestyles, income levels, and family types and sizes that influence preferences and the ability to afford housing.

According to recent Census estimates, the population of Beverly Hills was 47.5 percent male and 52.5 percent female (Figure A-2). The share of the population of Beverly Hills under 18 years of age was 19.5 percent, which was lower than the regional share of 23.4 percent. Beverly Hills's seniors (65 and above) made up 21.6 percent of the population, which was notably higher than the regional share of 13 percent.

Figure A-2. Population by Age and Gender – Beverly Hills



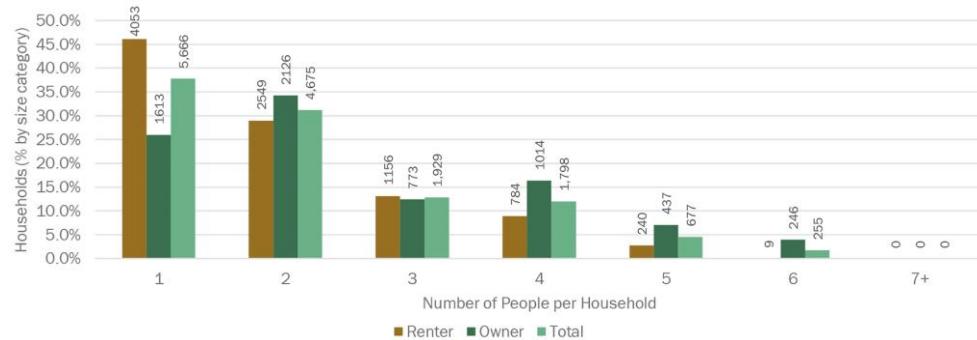
American Community Survey 2014-2018 5-year estimates

3. Household Size and Overcrowding

Household Size

Figure A-3 illustrates the range of household sizes in Beverly Hills for owners, renters, and overall. The most commonly occurring household size was one person (37.8%), and the second most commonly occurring household size was two people (31.2%). Beverly Hills had a higher share of single-person households than the SCAG region overall (37.8% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0% vs. 3.1%).

Figure A-3. Household Size by Tenure – Beverly Hills

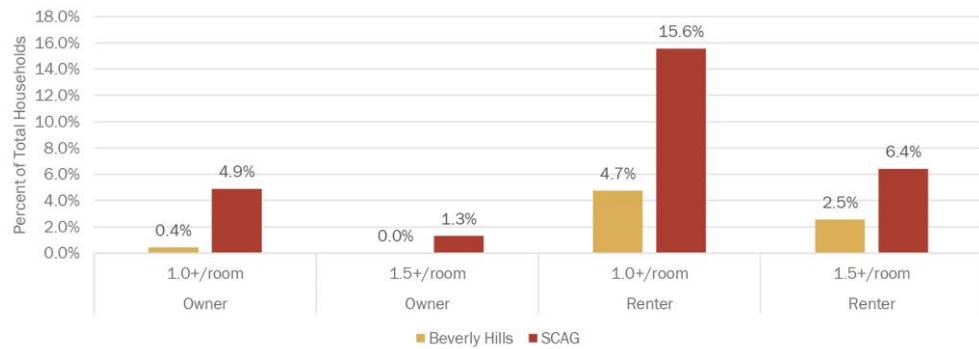


Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.0 persons per room (excluding kitchens, bathrooms, porches, and hallways). A unit with more than 1.5 occupants per room is considered severely overcrowded. The incidence of overcrowding is a general measure of whether there is an available supply of adequately sized and affordable housing units.

Overcrowding can occur when the high cost of housing either forces a household to "double up" with another household or live in a smaller housing unit in order to afford food and other basic needs. Overcrowding can also occur if a community lacks housing units of adequate size to meet the need of large households. In either case, overcrowding can potentially lead to more rapid deterioration of homes, a shortage of on-site parking, and other household problems such as stress and adverse health impacts.

Figure A-4. Overcrowding by Tenure – Beverly Hills vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

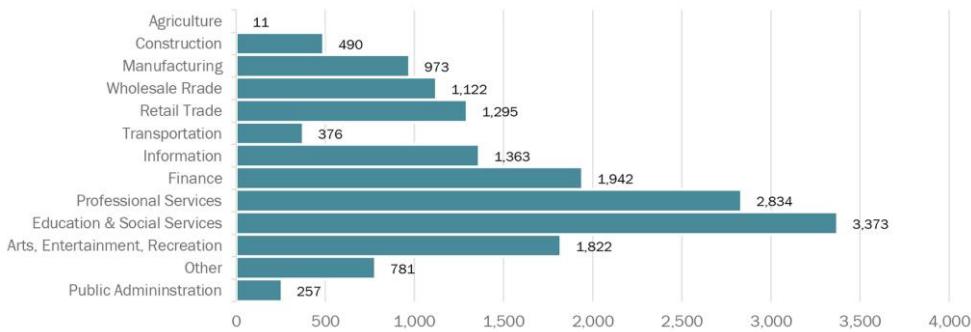
As shown in Figure A-4, overcrowding in Beverly Hills is less of a problem than for the SCAG region in general. However, renters experience overcrowding at a higher rate than owners.

4. Employment

Strongly correlated with household income, employment has an important impact on housing needs. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs can result in more limited housing options. In addition, employment growth is a major factor affecting the demand for housing in a community.

Beverly Hills is a major employment center and part of a larger concentration of economic activity in the Westside area of Los Angeles County. Recent Census employment data reported that Beverly Hills had 16,639 workers living within its borders who worked across 13 major industrial sectors (Figure A-5). The most prevalent industry was Education & Social Services with 3,373 employees (20.3% of total), and the second most prevalent industry was Professional Services with 2,834 employees (17% of total).

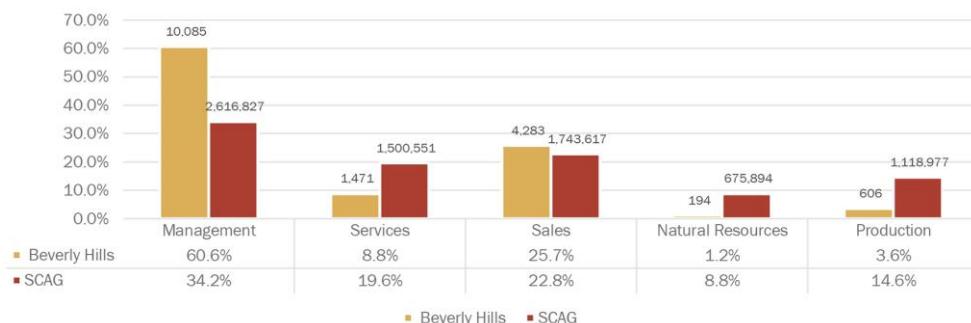
Figure A-5. Employment by Industry – Beverly Hills



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

As shown in Figure A-6, recent employment statistics found the most prevalent occupational category in Beverly Hills was Management, in which 10,085 (60.6% of total) employees worked. The second most prevalent type of work was Sales, which employed 4,283 persons (25.7% of total) in Beverly Hills.

Figure A-6. Employment by Occupation – Beverly Hills vs. SCAG Region



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

B. Special Needs Populations

State law recognizes that certain households have more difficulty finding decent and affordable housing due to special circumstances, including but not limited to the following: economic status, age, disability, household size, and household type.

Special needs populations in Beverly Hills include:

- Senior households,
- Persons with disabilities,
- Female-headed households,
- Large households,
- Homeless persons,
- Farmworkers, and
- Extremely-low-income households

1. Senior Households

Addressing the diverse housing needs of Beverly Hills' senior population requires strategies that foster independent living (such as home accessibility improvements, accessory dwelling units, rehabilitation assistance), as well as strategies that encourage the provision of a variety of supportive living environments for seniors of all income levels.

Federal housing regulations define an "elderly family" as one consisting of two persons with either or both age 62 or over. Recent data compiled by the U.S. Department of Housing and Urban Development (HUD) reported that of 4,574 such households in Beverly Hills, 24.2 percent earned less than 30 percent of the area median

income compared to 24.2 percent in the SCAG region, while 31.9 percent earned less than 50 percent of the area median income compared to 30.9 percent in the SCAG region (Figure A-7).

Figure A-7. Elderly Households by Income and Tenure – Beverly Hills

	Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:				
< 30% HAMFI	390	715	1,105	24.2%
30-50% HAMFI	210	145	355	7.8%
50-80% HAMFI	195	245	440	9.6%
80-100% HAMFI	115	29	144	3.1%
> 100% HAMFI	1,775	755	2,530	55.3%
TOTAL	2,685	1,889	4,574	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Seniors are the largest special needs group in Beverly Hills and are considered to have special housing needs because fixed incomes, higher health care costs, and physical disabilities make it more difficult to find suitable and affordable housing. Concurrent with trends throughout the nation, this population is expected to continue increasing as the baby-boom generation enters retirement.

Senior Housing Resources

To help address the housing needs of its senior population, in 1987 the City partnered with the non-profit Menorah Housing Foundation to develop the 150-unit Beverly Hills Senior Housing project for very low-income senior/handicapped residents. Other housing-related service programs available to seniors in the community include:

- **Senior Case Management Program** assists seniors to live as independently as possible in the community. Seniors are linked to various services such as shuttle buses and discount taxi coupons, meal services, caregivers, assistance with government forms, and counseling.
- **Senior Multi-Family and Single Family Rehabilitation Program** provides minor homes repairs, improved security, and mobility aids for low-income tenants and homeowners.
- **A Roommate Matching Service** for seniors is offered through Alternative Living for the Aging.

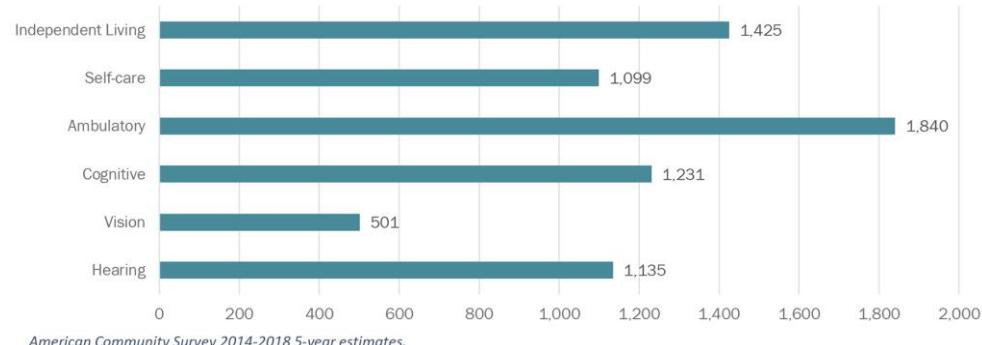
Through the Beverly Hills Community Services Department, a variety of programs and supportive services are also offered, many of which are targeted towards senior residents, including classes and information programs, free transit shuttle services, case management, pro bono legal services through Bet Tzedek, and lunch services.

A key focus of this Housing Element is to establish policies and programs to address the diverse housing needs of the City's seniors.

2. Persons with Disabilities

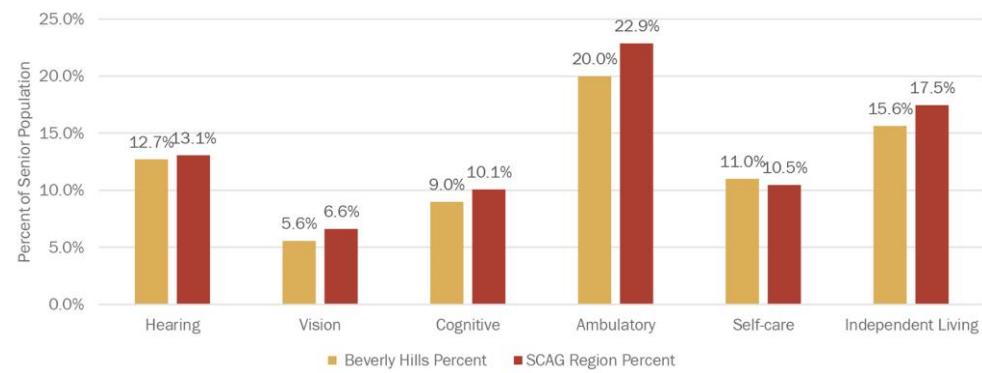
Data on disabilities provides important context for assessing current and future need for accessible housing units. Note that because some disability types are not recorded for children, calculating disabilities as a percentage of total population may not be a reliable indicator. As Beverly Hills' population continues to age, the number of residents with disabilities is expected to increase.

Figure A-8. Disabilities by Type – Beverly Hills



As seen in Figure A-8, the most commonly occurring disability among Beverly Hills residents was an ambulatory disability. Among Beverly Hills seniors 20 percent experienced an ambulatory disability compared to 22.9 percent of seniors in the SCAG region (Figure A-9).

Figure A-9. Disabilities by Type Among Seniors – Beverly Hills vs. SCAG Region



In Beverly Hills, 38.6 percent of the population with a disability was employed, compared to 72.9 percent of those without a disability (Figure A-10).

Figure A-10. Disabilities by Employment Status – Beverly Hills

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	376	39%	14,023	73%
Unemployed	27	3%	763	4%
Not in Labor Force	570	59%	4,443	23%
TOTAL	973		19,229	

American Community Survey 2014-2018 5-year estimates.

Supportive services for those with disabilities in Beverly Hills include:

- Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled.
- Senior Lunch Pick-Up Program that allows seniors to pick up meals for every day of the week from a City community facility.
- Housing Rehabilitation Program provides assistance, as funding permits, to low- and moderate-income disabled households to construct accessibility accommodations.
- For individuals unable to live in a primarily independent setting, two assisted living residential community-care facilities are located within Beverly Hills:
- The Watermark at Beverly Hills (formerly BridgePoint at Beverly Hills) (75 units)
- Sunrise Assisted Living (127 units)
- Shuttle Services for seniors are free within the City and to some medical facilities in adjacent areas.
- Stroke Support Group Program, which provides re-socialization meetings, field trips, and social outings for those who have suffered strokes.

These facilities provide residential support and supportive services for such daily tasks as medication management, coordination of health care services and customized diets, housekeeping, laundry, and transportation needs.

Developmental Disabilities

Developmental disabilities fall within the definition of a disability and are further defined as a disability that originates before an individual reaches 18 years of age, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. State law requires the Housing Element to specifically analyze

the housing needs of persons with developmental disabilities, and to identify resources available to serve this population.

Figure A-11. Developmental Disabilities – Beverly Hills

Beverly Hills	
By Residence: Home of Parent/Family/Guardian	104
Independent/Supported Living	10
Community Care Facility	0
Intermediate Care Facility	0
Foster/Family Home	0
Other	0
By Age: 0 - 17 Years	114
18+ Years	75
TOTAL	303

*CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019.
Data available in 161/197 SCAG jurisdictions.*

The California Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more productive lives. The Westside Regional Center, located in Culver City, serves the Beverly Hills community and provides a point of entry to services for persons with developmental disabilities.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; homes for persons with special health care and intensive support needs; and for persons able to live more independently, rent-subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

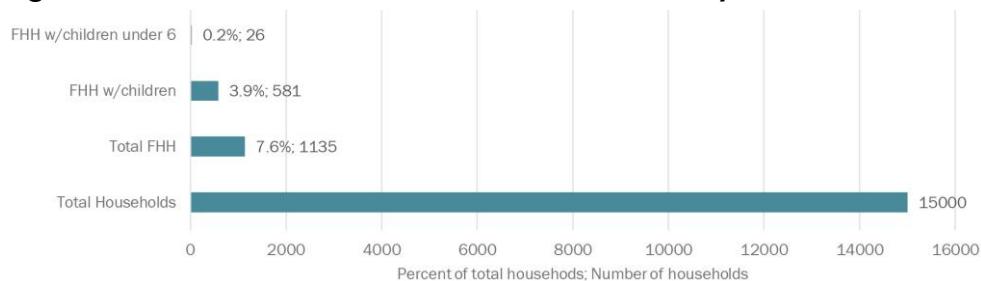
The City of Beverly Hills supports the provision of housing for persons with disabilities and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and has also established procedures for granting reasonable accommodations from code requirements. Several of the City's housing programs targeted at facilitating production of affordable housing – including Inclusionary Housing, the Housing Trust Fund, Affordable Housing Development Assistance, and Density Bonus Incentives programs (see Housing Accomplishments Section in Appendix D for more information) – also assist residents with developmental disabilities.

3. Female-headed Households

Female-headed households often have modest incomes, and typically have a special need for such services as childcare and health care, among others. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care.

As shown in Figure A-12, recent Census estimates reported that 7.6 percent of Beverly Hills households were female-headed (compared to 14.3 percent in the SCAG region), 3.9 percent were female-headed and with children (compared to 6.6 percent in the SCAG region), and 0.2 percent were female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Figure A-12. Female Headed Households – Beverly Hills



American Community Survey 2014-2018 5-year estimates.

4. Large Households

Large households, defined as those with five or more members, have special needs due to the limited availability of adequately sized affordable housing units. Large renter households are vulnerable to overcrowding due to the shortage of affordable rental units with 3+ bedrooms, which typically consist of single-family homes. As shown previously in Figure A-3 (page A-4) the most common household size in Beverly Hills was one person (37.8%) while the second most commonly occurring household was two people (31.2%). Beverly Hills had a higher share of single-person households than the SCAG region overall (37.8% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0% vs. 3.1%); therefore, the need for large units is likely to be lower than in many areas.

5. Homeless Persons

Homelessness is a continuing problem throughout California and urban areas nationwide. A homeless count conducted by the Los Angeles Homeless Services Authority (LAHSA) in 2020 indicated that on any given day there are an estimated 63,706 persons experiencing homelessness in Los Angeles County. These include families that might be displaced through evictions, women and children experiencing abusive family situations, persons with substance abuse problems, or

persons with mental illness. Beverly Hills is located within LAHSA Service Planning Area (SPA) 5, which had a 2020 homeless estimate of 6,009 people, of which 17 unsheltered persons¹ and one RV were reported in Beverly Hills.

Beverly Hills launched the CLASP (Changing Lives and Sharing Places) program in 2008, providing street outreach workers through Step Up on Second to assess the particular needs of homeless individuals, and to refer them to the appropriate services. Depending on individual needs, social service referrals include mental health counseling, medical care and access to benefits, vocational training, substance abuse treatment, and transitional housing.

The City of Beverly Hills contracts with PATH (People Assisting the Homeless) to provide emergency housing for homeless individuals going through the CLASP program, providing annual Community Assistance Grant funding (General Fund) to provide an average of 1,825 bed-nights for homeless individuals residing in the City.

Through its annual Community Services Assistance Grant application, the City allocates General Fund monies to a variety of service organizations that support the City's commitment to the provision of a social service safety net for the most vulnerable members of the community. Many of these organizations serve the homeless and at-risk homeless population. For example, in 2020/21, the All Saints Homeless Assistance Program, the Westside Food Bank, PATH (People Assisting the Homeless), Step Up on Second, Bet Tzedek, Jewish Family Services and Saban Community Clinic were among the agencies awarded nearly \$935,000 in City funds.

6. Farm Workers

Farm workers are identified as persons whose primary income is earned through seasonal agricultural labor. In many parts of California, agricultural production is an important contribution to local economies. Beverly Hills has no land used for commercial agriculture, and recent Census data reported only 11 persons in the City employed in farming, forestry, or fishing occupations (Figure A-13). Given the absence of farm workers in the community, no specialized housing programs are targeted to this group.

¹ This is a point-in-time count provided from LAHSA data.

Figure A-13. Agricultural Employment – Beverly Hills

Farmworkers by Occupation:

Beverly Hills	Percent of total Beverly Hills workers:	SCAG Total	
11	0.07%	57,741	Total jobs: Farming, fishing, and forestry occupations
11	0.10%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Beverly Hills	Percent of total Beverly Hills workers:	SCAG Total	
11	0.07%	73,778	Total in agriculture, forestry, fishing, and hunting
11	0.10%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

7. Extremely-Low-Income Households

Extremely-low-income (ELI) is defined as households with annual incomes up to 30 percent of the countywide median, or \$23,190 for a family of 4 in Los Angeles County in 2020/21. Figure A-14 summarizes characteristics of ELI households in Beverly Hills as reported by HUD. The largest racial/ethnic category of ELI households in Beverly Hills is Hispanic (22.1% compared to 16% of total population). ELI households were more than twice as likely to be renters as owners (20.7% vs 9.3%). Projected future need for ELI households is shown in Table A-3 in Section D below.

Figure A-14. Extremely-Low-Income Households – Beverly Hills

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	11,934	1,890	15.8%
Black, non-Hispanic	200	10	5.0%
Asian and other, non-Hispanic	1,609	255	15.8%
Hispanic	815	180	22.1%
TOTAL	14,558	2,335	16.0%
Renter-occupied	8,565	1,775	20.7%
Owner-occupied	6,015	560	9.3%
TOTAL	14,580	2,335	16.0%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Common housing problems faced by ELI households include high housing cost burden and overcrowding. Programs included in this Housing Element to address the needs of ELI households include the following:

- Senior Housing Development
- Rent Stabilization
- Senior Case Management
- Senior Home Sharing
- Second Units
- Home Repair and Improvement
- Monitoring Affordable Housing
- Housing Trust Fund

In addition to these programs, the City accommodates a variety of housing types through its Zoning Ordinance to address the needs of ELI households, including transitional housing, supportive housing, emergency shelters, and community care facilities.

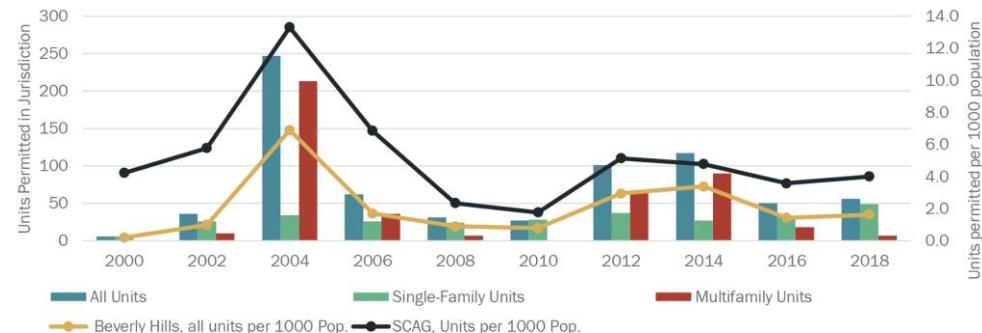
C. Housing Stock Characteristics

The Census defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters. Separate living quarters are those in which the occupants live separately from other individuals in the building and that have direct access from outside the building or through a common hall. This section identifies the characteristics of Beverly Hills' physical housing stock including housing growth trends, housing conditions, and housing affordability.

1. Housing Growth

Figure A-15 shows housing permit trends in Beverly Hills during 2000-2018 by housing type. As in most areas of California, housing production dropped significantly during the "Great Recession" but has recovered somewhat since 2008.

Figure A-15. Housing Permits by Type 2000-2018 – Beverly Hills vs. SCAG Region



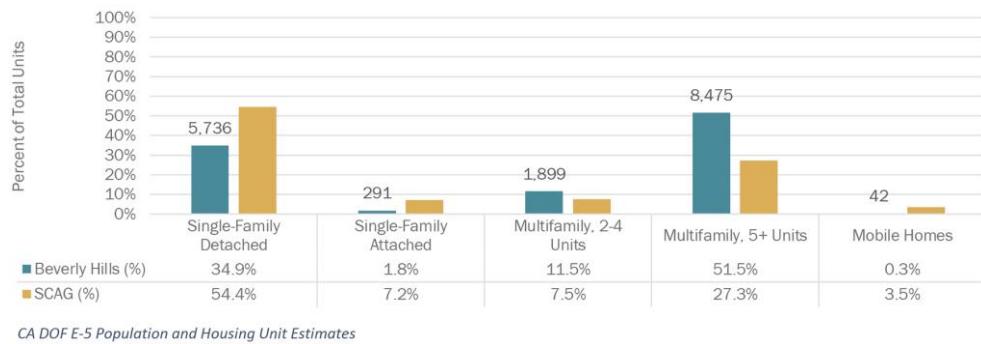
Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles.
SCAG median home sales price calculated as household-weighted average of county medians.

2. Housing Type, Tenure, and Vacancy

Housing Type

Figure A-16 summarizes recent estimates of the housing stock in Beverly Hills. Of the City's approximately 16,443 housing units, the most prevalent housing type was multi-family, 5+ units with 8,475 units. The share of all single-family units (both detached and attached) in Beverly Hills was 36.7 percent, which is significantly lower than the 61.7 percent share in the entire SCAG region.

Figure A-16. Housing by Type – Beverly Hills vs. SCAG Region

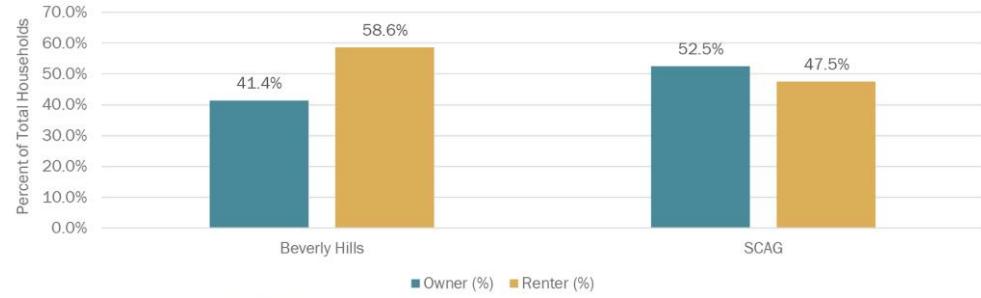


Housing Tenure

Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important indicator of the housing market in a community, reflecting the relative cost of housing opportunities and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units.

In Beverly Hills, renter-occupied homes represented approximately 59 percent of the total, as compared to just 47.5 percent in the entire SCAG region (Figure A-17).

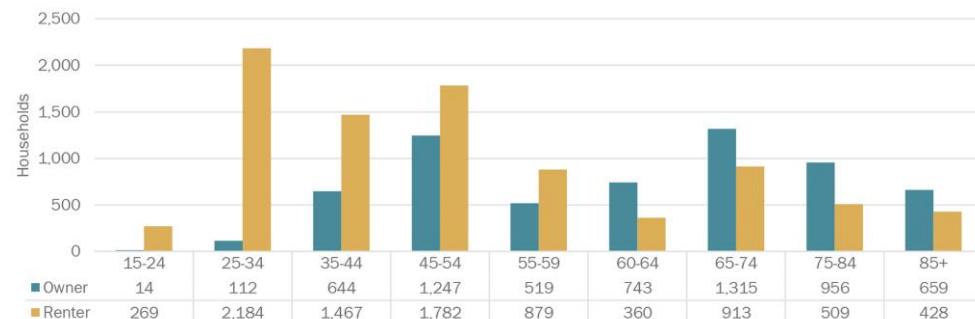
Figure A-17. Housing by Tenure – Beverly Hills and SCAG Region



American Community Survey 2014-2018 5-year estimates.

Figure A-18 shows that tenure is related to age, with Beverly Hills residents over age 60 more likely to be homeowners.

Figure A-18. Housing Tenure by Householder Age – Beverly Hills



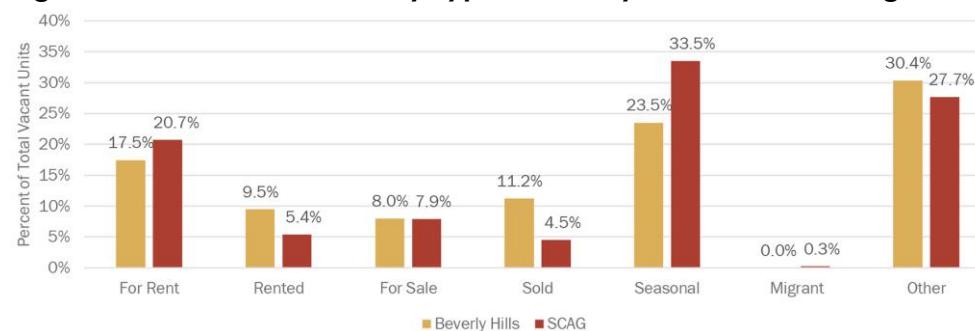
American Community Survey 2014-2018 5-year estimates.

Vacancy

The vacancy rate measures the overall housing availability in a community and is often a good indicator of housing market conditions. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units to accommodate normal mobility may also lead to high competition, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. Recent Census estimates reported a 10.8 percent total vacancy rate in Beverly Hills. As seen in Figure A-19, nearly a quarter of all housing units in Beverly Hills were reported as “seasonal,” which is likely to include second homes.

Figure A-19. Vacant Units by Type – Beverly Hills vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

3. Housing Age and Condition

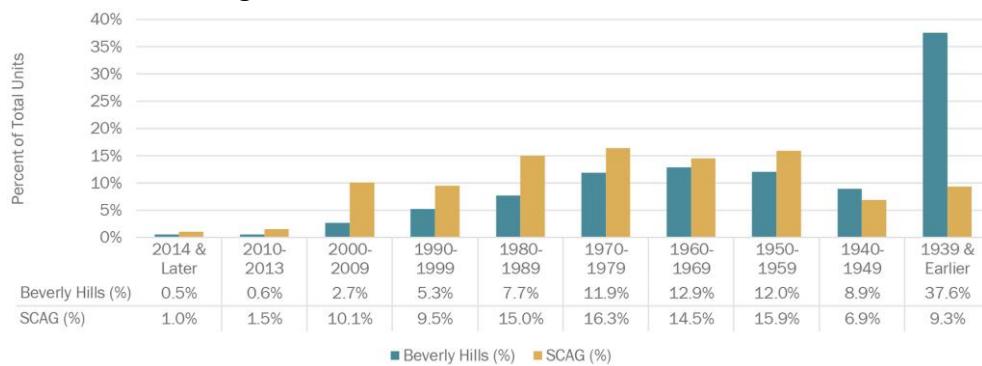
The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is

more likely to have rehabilitation needs that may include plumbing, roof replacement, foundation work, and other repairs. Maintenance of existing housing units is especially important in Beverly Hills given the age of the community's housing stock.

Beverly Hills was created as a real estate development, with the original subdivision dating from 1907. A substantial number of single-family houses in the City were constructed prior to 1920 (prior to the period in which the City became associated with the entertainment industry), with a few dating from before 1910. The City experienced its greatest residential development during the period from the late 1920s through the 1930s.

Figure A-20 shows the age distribution for housing units in Beverly Hills compared to the region as a whole. Over 90 percent of housing units in the City were built prior to 1990 and are more than 30 years old. This indicates that a substantial number of housing units may require maintenance and rehabilitation to stem potential deterioration.

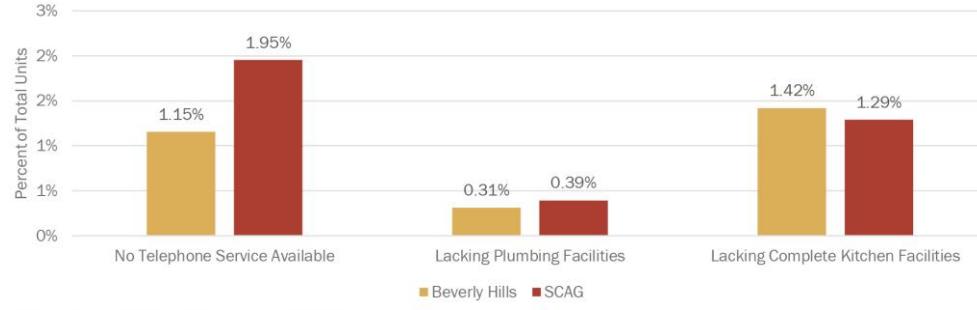
Figure A-20. Housing Units by Year Built – Beverly Hills vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Another indicator of housing problems is the availability of complete plumbing, kitchen facilities, and telephone service. Recent Census data (Figure A-21) reported that approximately 0.3 percent of Beverly Hills homes had incomplete plumbing facilities and 1.4 percent had incomplete kitchen facilities. In addition, about 1 percent of housing units lacked telephone service. However, with the increase in cell phone usage, statistics regarding telephone service may not be representative of housing conditions. Also, it is possible that some units reporting incomplete plumbing or kitchens could reflect temporary conditions due to remodeling that was underway at the time of the survey.

Figure A-21. Substandard Housing Units – Beverly Hills vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

The Building and Safety Division estimates that units requiring substantial rehabilitation constitute approximately 3 percent of the City's housing stock, translating to an estimated 430 units. The City currently has a reactive code enforcement program but is in the process of becoming more proactive and is evaluating development of a rental housing inspection program to address this issue. There are no substandard residential structures in the community that require replacement.

The recently formed Rent Stabilization Commission is scheduled to review habitability issues for all 7,700 Rent Stabilized units including the enactment of a proactive code enforcement program during the 2021/22 fiscal year.

4. Housing Costs and Affordability

Affordability is determined by comparing the cost of housing to the income of local households. If costs are high relative to household incomes, problems such as overcrowding and overpayment are more likely to occur. This section provides data regarding housing costs and affordability in Beverly Hills.

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (AMI): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI), and above-moderate (over 120% of AMI). Housing affordability is based on the relationship between housing expenses and household income. According to the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD), housing is considered "affordable" if monthly housing cost is no more than 30 percent of a household's gross income. In some areas, such as Los Angeles County, these income categories may be adjusted based on high housing costs.

Table A-1 shows affordable rent levels and estimated affordable purchase prices for housing in Beverly Hills (and Los Angeles County) by income category. Based on State-adopted standards for a 4-person family, the maximum affordable monthly rent for extremely-low-income households is \$845, while the maximum affordable rent for very-low-income households is \$1,407. The maximum affordable rent for low-income households is \$2,252, while the maximum for moderate-income households is \$2,319.

Maximum purchase prices are more difficult to determine due to variations in factors such as mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, and property insurance rates. With this caveat, the maximum affordable home purchase price for moderate-income households has been estimated at approximately \$375,000 based on typical conditions. Affordable prices have not been estimated for the lower-income categories because most for-sale affordable housing is provided at the moderate-income level.

Table A-1 Income Categories and Affordable Housing Costs – Los Angeles County

2020 County Median Income = \$77,300	Income Limits*	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$33,800	\$845	*
Very Low (31-50%)	\$56,300	\$1,407	*
Low (51-80%)	\$90,100	\$2,252	*
Moderate (81-120%)	\$92,750	\$2,319	\$375,000
Above moderate (120%+)	Over \$92,750	Over \$2,319	Over \$375,000

Assumptions:

- Based on a family of 4 and 2020 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

*Because of State adjustments in high housing cost areas, some of these income limits are higher than the percentages of median income

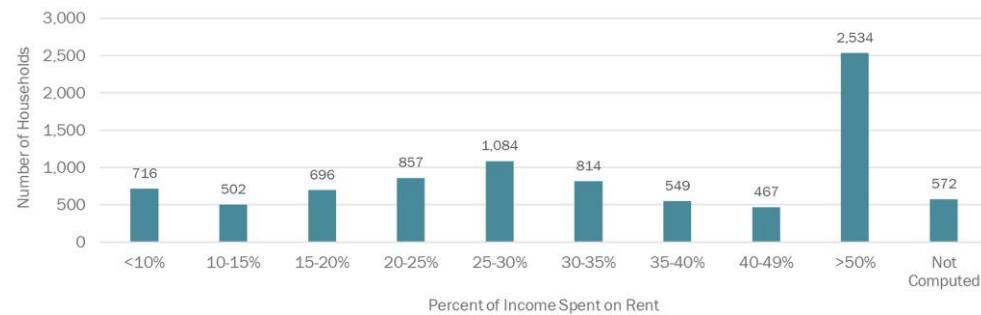
Source: Cal. HCD; JHD Planning LLC

Rental Housing Market

Across Beverly Hills' 8,791 renter households, 4,364 (49.6%) spent 30 percent or more of gross income on housing cost compared to 55.3 percent in the SCAG region. Additionally, 2,534 renter households in Beverly Hills (28.8%) spent 50 percent or more of gross income on housing compared to 28.9 percent in the SCAG region (Figure A-22)².

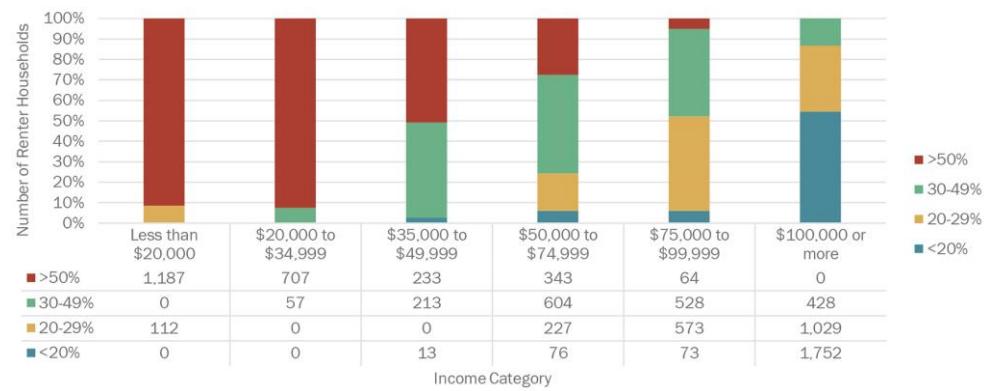
² Source: Pre-certified local housing data from the Southern California Association of Governments (SCAG). <<https://scag.ca.gov/sites/main/files/file-attachments/beverly-hills-he-0421.pdf?1620801067>>

Figure A-22. Percentage of Income Spent on Rent – Beverly Hills



Recent Census data also allows analysis of Beverly Hills renter households (for which income data are available) by spending on rent by income bracket. As one might expect, the general trend is that lower-income households spend a larger share of income on housing (often more than 50%) while higher-income households are more likely to spend less than 20 percent of income on housing (Figure A-23).

Figure A-23. Percentage of Income Spent on Rent by Income Category – Beverly Hills

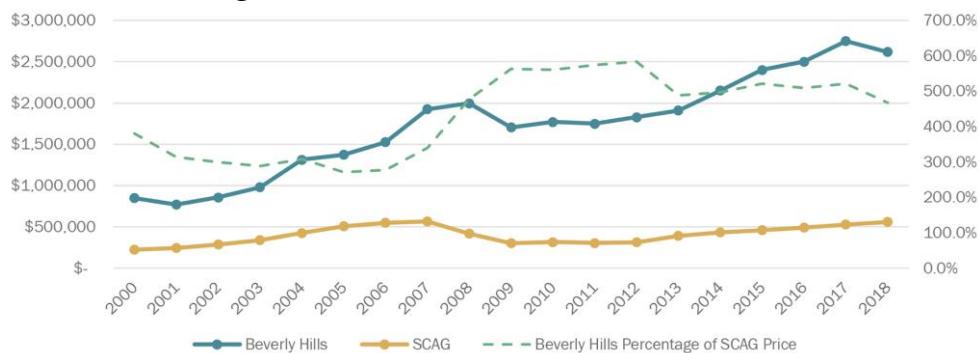


American Community Survey 2014-2018 5-year estimates.

Homeownership Market

Median sales price trends for existing homes during 2000-2018 are shown in Figure A-24. Between 2000 and 2018, median home sales prices in Beverly Hills increased 208 percent, while prices in the SCAG region increased 151 percent. The median home sales price in Beverly Hills during 2018 was \$2.6 million. Prices in Beverly Hills have ranged from a low of 271 percent of the SCAG region median in 2005 to a high of 584 percent in 2012.

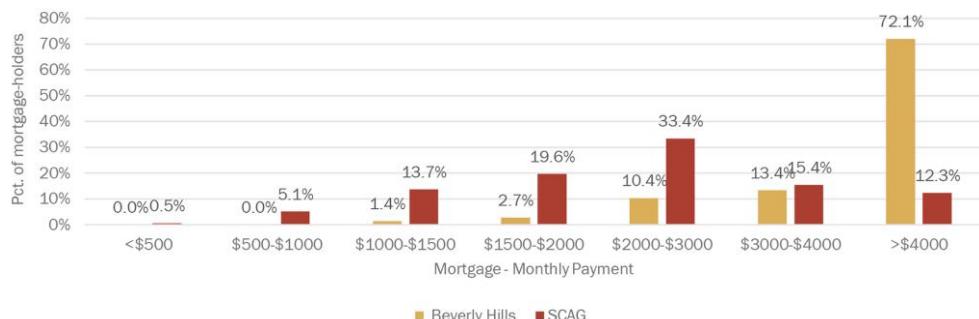
Figure A-24. Median Price for Existing Homes – Beverly Hills vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

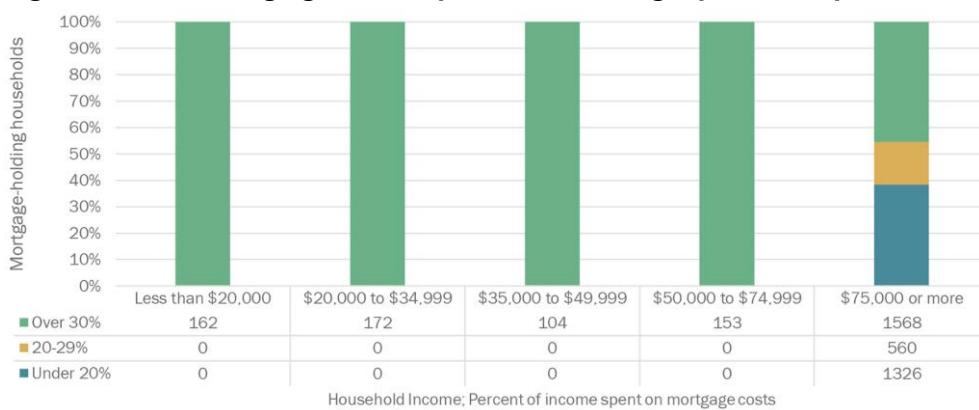
Figure A-25 compares typical monthly mortgage costs in Beverly Hills to the SCAG region as a whole, and Figure A-26 confirms that the percentage of income spent on mortgage payments is higher for households at the lower income levels.

Figure A-25. Monthly Owner Costs – Beverly Hills vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Figure A-26. Mortgage Cost by Income Category – Beverly Hills



Overpayment

Housing overpayment is defined as a household spending more than 30 percent of its gross income on housing, while severe overpayment

is considered to be spending more than 50 percent of income on housing. Figure A-27 shows that overpayment for housing in Beverly Hills is much more frequent for households at the extremely-low and very-low income levels than for households in higher income categories.

Figure A-27. Cost Burden by Income Category – Beverly Hills

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	250	15	1,630
30-50% HAMFI	49	145	739
50-80% HAMFI	260	560	655
80-100% HAMFI	299	475	180
> 100% HAMFI	6,850	1,455	570
<i>Total Households</i>	<i>7,708</i>	<i>2,650</i>	<i>3,774</i>

HUD CHAS, 2012-2016.

HAMFI refers to Housing Urban Development Area Median Family Income.

5. Assisted Housing at Risk of Conversion

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the 10-year period of 2021 through 2031.

The City of Beverly Hills has one assisted senior housing project financed under the HUD Section 202 program. The Beverly Hills Senior Housing development has 150 units for disabled and senior residents (Table A-2). The project was developed in 1988 and has a 40-year affordability covenant. The City of Beverly Hills owns the first floor and below, while the Menorah Housing Foundation owns the air rights above the first floor. Menorah is a nonsectarian, nonprofit 501(c)(3) corporation that develops and manages affordable independent-living senior apartment units throughout Los Angeles. Residents must be 62 years of age or older and must earn 50 percent or less of the area median income. Discussion with the Menorah Housing Foundation indicates that there is a need for additional senior housing in the community and there is a long wait list for the project. The earliest date of conversion of the Beverly Hills Senior Housing project is 2028; and therefore, it is technically classified as being at-risk of conversion during this planning period. However, the City has the right to purchase the upper floors for one dollar in 2041; therefore, this project is not at risk of conversion to market rate.

Table A-2 Assisted Housing Inventory, Beverly Hills

Project Name	Tenant Type	Project Owner	Funding Source(s)	Units Subject to Conversion	Earliest Date of Conversion
Beverly Hills Senior Housing	Senior/disabled—Very low income	Menorah Housing	202/811	150	10/26/2028

Source: Menorah Housing Foundation

Section 8 Housing

The Los Angeles County Development Authority (LACDA) administers the Section 8 Housing Choice Voucher Program throughout the county including Beverly Hills. The Section 8 program provides rent subsidies to extremely-low- and very-low-income households in the form of vouchers.

D. Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a State-mandated process that determines the amount of additional housing cities and counties must plan for. The RHNA allocation process seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its current population, but also for the jurisdiction's projected share of regional housing growth among all income categories. Regional growth needs to reflect the number of additional housing units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate, while also eliminating the existing problems of overcrowding and overpayment.

The RHNA process begins with the California Department of Housing and Community Development's (HCD) projection of future statewide housing growth need, and the apportionment of this need to regions throughout the state. The Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to distribute the region's share of statewide housing need to cities and counties by income level. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- Existing problems of overcrowding and overpayment
- Access to transportation and job opportunities
- Market demand for housing
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing
- Loss of units in assisted housing developments
- Over-concentration of lower income households
- Physical constraints such as fire and flood hazards

SCAG's RHNA allocation to Beverly Hills for the 2021-2029 planning period is shown in Table A-3.

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)

The RHNA represents the minimum number of potential housing units each community must accommodate through its land use plans and development regulations. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose unreasonable constraints to development, it is not penalized for falling short of its RHNA target in terms of units built. Beverly Hills will continue to provide sites for a mix of single-family, multi-family and mixed-use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA allocation and help address the need for housing in the Southern California region. A detailed analysis of potential sites to accommodate the City's RHNA allocation is provided in Appendix C.

E. Fair Housing Assessment

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthering Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).

2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

Outreach

As discussed further in Appendix E, the City conducted extensive public outreach and held numerous public workshops and meetings during the preparation of the Housing Element in an effort to reach all economic segments of the community and persons with special needs.

The public meetings were publicized through agenda publication on the City website, at City Hall, and at the City Library. For certain public meetings, courtesy notices were sent via mail to all property owners and residential occupants citywide, notices were published in the local newspapers, email notifications were sent to a list of interested parties, and information was published on the Housing Element webpage (www.beverlyhills.org/housingelementupdate). Supportive service providers, housing advocates, housing developers, businesses and residents were encouraged to participate. Interested stakeholders had the opportunity to interact with City staff in the early stages of Housing Element preparation and provide direct feedback to the City regarding housing issues and barriers to fair housing. In addition to verbal input, parties were encouraged to complete an online survey of housing issues and needs.

Assessment of Fair Housing

California Government Code Section 65583 (10)(A)(ii) requires cities to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. The City has conducted the following analysis of available data to assess these issues.

Racial segregation

As seen in Figure A-28, the percentage of non-white population in the city is relatively low compared to many areas of Los Angeles County. The block groups with the highest percentage of non-white residents are located in the southern portion of the city south of Santa Monica Boulevard, and also in the northeastern area, although the non-white population of these areas is less than 40%. The Los Angeles metro area is ethnically diverse, and this pattern does not indicate a pattern of segregation.

Poverty

Recent Census estimates regarding poverty status of households in Beverly Hills are shown in Figure A-29. As seen in this map, the incidence of poverty is low, with the poverty rate less than 10% for much of the city and 10-20% for some areas south of Santa Monica Boulevard. The high poverty concentrations shown to the west in this map are near the UCLA campus and may be due to student populations in those areas.

Persons with Disabilities

The incidence of disabilities is relatively low in Beverly Hills and similar to most surrounding areas. As shown in Figure A-30, the percentage of residents reporting a disability is less than 10% in most census tracts in the city and between 10 and 20% in some areas in the southern portion of the city.

Access to Opportunity

According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure A-31), Beverly Hills is entirely within designated "Highest Resource" areas. Highest Resource areas are those with very high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others.

Conclusion

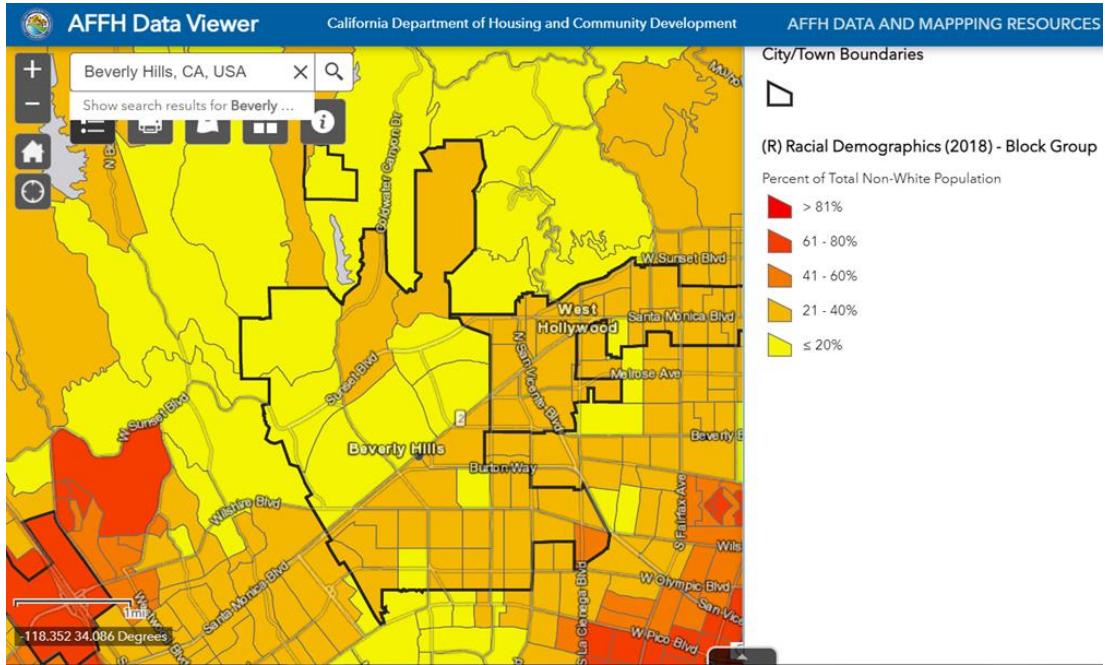
This analysis indicates that the primary barrier to fair housing in the city is high housing cost, which has the effect of limiting access by lower-income households to the high opportunities and resources available in Beverly Hills. There is no evidence to suggest that discrimination against racial groups or persons with disabilities is a major issue.

The Housing Plan includes several programs intended to encourage and facilitate multi-family and mixed-use development to accommodate low- and moderate-income housing, and also encourage the provision of accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as care-givers, household employees and others working in service occupations. Implementation Measure 11.1 describes many new actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise, including the following:

- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the applicable development regulations.
- Work with the County to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.
- Facilitate public education and outreach by posting informational flyers on fair housing at public counters, libraries, and on the City's website.
- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.
- As feasible and legal per state law, provide a virtual option for public meetings to increase ability of all members of the public to participate.
- Continue to facilitate the placement of qualified households into affordable housing units constructed in the City. Advertise the units on affordable housing websites with a regional reach. Notify adjacent jurisdiction housing departments when affordable units are available.
- Maintain the affordable housing webpage on the City website with information on applying for available units.
- Encourage community and stakeholder engagement during development decisions.
- Process a Municipal Code amendment clarifying that agricultural employee housing for six or fewer employees is treated as a single-family structure permitted in the same manner as other dwellings of the same type in the same zone.
- By end of 2023, City will work with a consultant to develop fair housing action plan that includes, but is not limited to the programs outlined below.
 - The City will provide annual fair housing training for staff that are involved directly or indirectly in housing, the capital improvement plan, code enforcement, rent stabilization, and the development of planning and zoning documents.

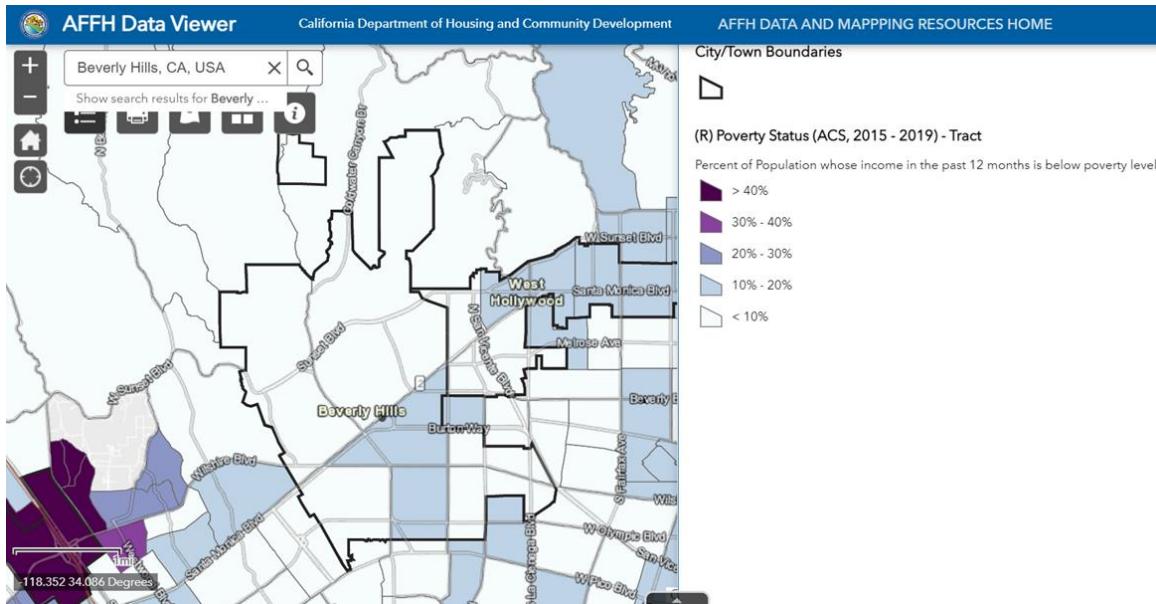
- The City will provide an update to the Planning Commission on fair housing issues annually
- The City will develop a website that provides fair housing resources
- The City will provide brochures and information regarding fair housing, tenant rights, rent stabilization, available grants and loans, first-time homebuyer programs, and Section 8 programs on the city website.
- Build upon the existing rent stabilization and tenant's right protections by creating brochures that will be placed on the website and provided at key community sites (such as City Hall, the library, and community centers).
- Review and discuss developments in fair housing related legislation and litigation and consider code amendments to maintain compliance with applicable law.
- Study and amend Municipal code sections 10-3-12.5 and 10-3-12.8 related to incentives for construction multiple-family housing for the elderly and disabled and multiple-family congregate housing for elderly and disabled persons to address identified outdated language and ensure code provisions are not inhibiting such development.
- As feasible and legal per state law, provide a virtual option for public meetings to increase ability of all members of the public to participate.
- Continue to facilitate the placement of qualified households into affordable housing units constructed in the City. Advertise the units on affordable housing websites with a regional reach. Notify adjacent jurisdiction housing departments when affordable units are available.
- Maintain the affordable housing webpage on the City website with information on applying for available units.

Figure A-28. Racial Demographics – Beverly Hills



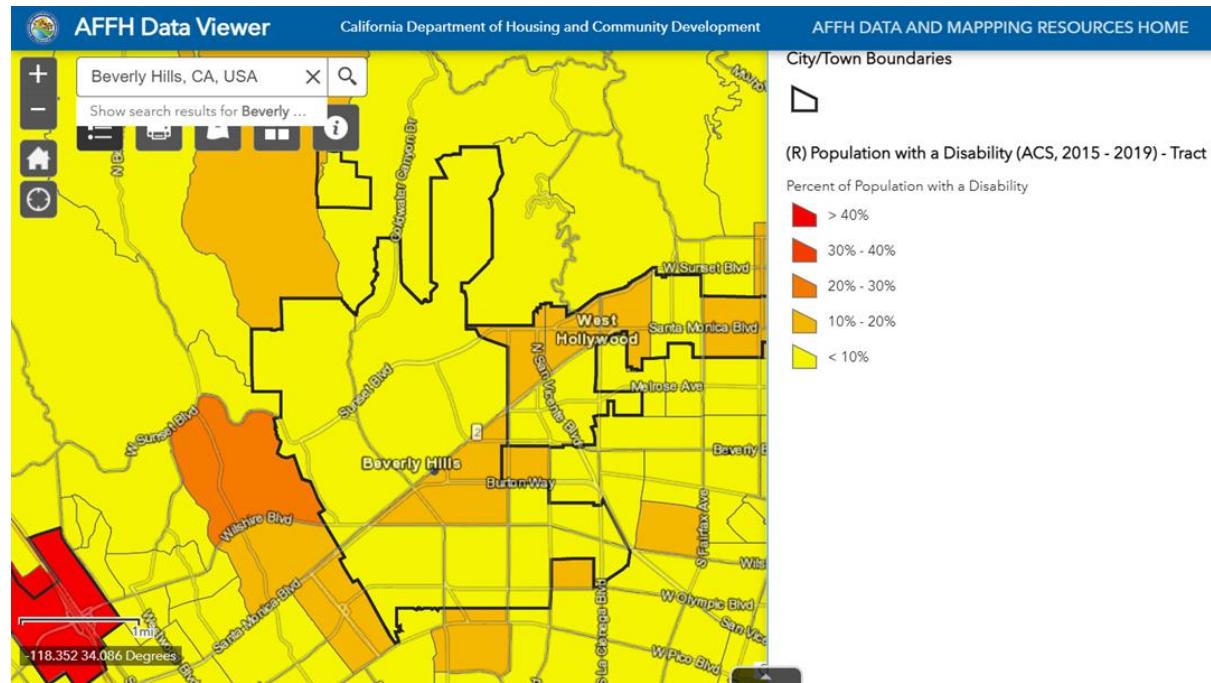
Source: HCD AFFH Data Viewer

Figure A-29. Poverty Status – Beverly Hills



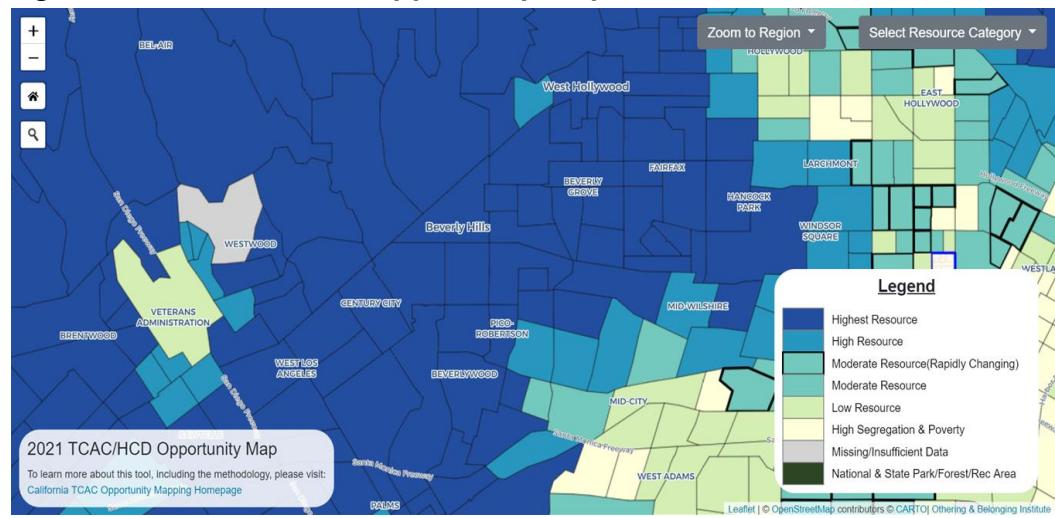
Source: HCD AFFH Data Viewer

Figure A-30. Population with a Disability – Beverly Hills



Source: HCD AFFH Data Viewer

Figure A-31. TCAC/HCD Opportunity Map



Source: <https://belonging.berkeley.edu/2021-tcac-opportunity-map>

Appendix B: Potential Constraints on Housing Production and Conservation

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Several factors can limit production or conservation of housing. These factors include potential, market-driven or governmental influences that could affect the market's ability to meet the community's future housing needs, especially in regard to adequate and affordable housing for very low-, low-, and moderate-income households. This "Potential Constraints on Housing Production and Conservation" section includes discussion of market constraints, governmental constraints, environmental and infrastructure constraints, and City efforts to limit potential constraints and to encourage the development and conservation of a variety of housing types.

A. Market Constraints

State law defines nongovernmental constraints as “market factors which may hinder the development, improvement, and maintenance of housing.” Market factors can constrain production of a variety of housing forms which can have a negative effect on the availability and affordability of housing and supportive services, thereby potentially reducing the City’s ability to achieve its housing objectives.

This section describes market factors that constrain housing production, including:

- Economic factors,
- Construction costs,
- Cost of acquiring land, and
- Availability of financing.

Given that these factors are market-driven, they are outside of the direct control of the City; however, through programs and policies, the City of Beverly Hills has the ability to influence and offset some market factors and thereby increase production of affordable housing.

1. Construction Costs

Construction factors such as the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of housing. In general, multi-family housing is less expensive to construct than single-family housing. However, construction costs vary significantly, depending on the size of the unit and the number and quality of amenities offered. This includes items such as fountains, swimming pools, underground parking, gyms, and other less obvious decisions based on the type of flooring, types of appliances, light fixtures, and quality of cabinetry and woodwork.

A major cost associated with the development of housing is the cost of building materials, which has risen dramatically in recent years. According to the Terner Center, in 2008-2009, construction hard costs averaged \$177 per square foot but by 2018 that average had risen to \$222 per square foot—a 25 percent increase. Construction cost is also affected by construction type. “Type I” projects, which are typically over 5-7 stories and constructed with steel and concrete, cost an average of \$65 more per square foot than other types of construction, like Type V over I (i.e., wood frame floors over a concrete platform). Type I projects use more expensive components in order to build higher, and are more likely to be found in infill locations, such as San

Francisco or Los Angeles, where zoning allows higher density construction.¹

Though construction costs comprise a large portion of the total development cost of a project, these costs are fairly consistent throughout the Los Angeles metro area and therefore would not constitute a constraint on housing production in Beverly Hills as compared to other cities in the same general vicinity.

2. The Cost and Availability of Land

Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. Land costs typically account for a large share of the total housing production costs. All other things being equal, very high land costs may make housing development infeasible unless expected rents or sales prices are high enough to recuperate the additional land costs. In Beverly Hills one of the primary market constraints to producing affordable housing is land cost. This is directly attributable to the City's desirable location and limited availability of vacant and developable land for residential development. Review of current market data for multi-family properties indicate land costs ranging from \$500 to 1000 per square foot, with land costs for commercial properties averaging from \$1,000 to \$1,500 per square foot.

3. The Cost and Availability of Financing

The cost and availability of financing affects the provision of housing both at the construction financing phase and mortgages for individual home purchasers. Although the mortgage crisis that began in 2008 affected the availability of real estate loans, interest rates have declined to historically low levels, which reduces the cost of both construction loans and home mortgages. For buyers with good credit, the current low interest rates significantly reduce the cost of housing.

¹ https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Hard_Construction_Costs_March_2020.pdf

B. Governmental Constraints

Local government can affect the production of housing in a variety of ways through its police powers as generally expressed in its land use and development regulations. Some commonly used practices include limiting the land designated for residential development and/or the densities at which that development can occur, imposing fees or exactions, and requiring review periods prior to approval of a project. Local land use regulations can also help to define residential character and facilitate housing production.

It is important to recognize that the goal of producing housing may at times conflict with other City goals, such as the desire to provide open space and recreation facilities, the desire to protect environmental features and historic resources, and the desire to ensure the health and safety of residents by maintaining the current level of community services and infrastructure. This section evaluates the extent to which government regulation in Beverly Hills acts as a constraint to the production, maintenance, or improvement of housing for all income groups, and whether such constraints would prevent the City from achieving its assigned share of the regional housing need.

1. Land Use Controls and Zoning Standards

General Plan

The Beverly Hills General Plan establishes maximum residential densities throughout the community based upon the availability of public services, circulation capacities, and the desire to maintain the character of existing neighborhoods. The City has three single-family land use districts, ranging in density from one to six units per acre, and five multi-family districts, accommodating densities from 22 up to 50 units per acre. As indicated in Table B-2 (General Plan Land Use Categories for Residential Areas), the General Plan also designates certain areas that have been approved for Planned Development, providing greater flexibility by regulating development density/intensity through floor area ratios (FAR) rather than units per acre. Specific Plans have been adopted for each of the three Planned Developments.

In 2020 the General Plan Land Use Element was amended to create a Mixed-Use Overlay designation on properties shown in Figure B-1. As is discussed below in the analysis of zoning regulations and also in the sites inventory analysis in Appendix C, this amendment created significant additional opportunities for residential development.

Figure B-1

General Plan Land Use Designations Map (MAP LU1)
Detail of Vicinity with new Mixed Use Overlay Zone Indicated



Note - This exhibit is for the purpose of illustrating where the Mixed Use Overlay will be applied and is not intended to supersede the underlying commercial designations.

Table B-2 General Plan Land Use Categories for Residential Areas

Category	Uses	Density/ Intensity	
Residential Land Use Designations (General Plan)			
Single Family	Low	Single-family detached dwelling units on a single legal lot; with second units in accordance with state law.	
	Medium	Single family detached dwelling units on a single legal lot; with second units in accordance with state law.	
	High	Single family detached dwelling units on a single legal lot; with second units in accordance with state law.	
Multi family	Very Low	Multi-family residential development containing attached or detached residential units.	
	Low	Multi-family residential development containing attached or detached residential units.	
	Low-Medium	Multi-family residential development containing attached or detached residential units.	
	Medium	Multi-family residential development containing attached or detached residential units.	
	High	Multi-family residential development containing attached or detached residential units.	
Planned Development			
	Robinsons-May	Residential, with supporting retail and services	31 du/ac : 2.6 FAR
	Hilton	Hotel, with residences, retail and supporting restaurant and commercial	2.5 FAR
	Beverly Hills Garden/Montage	Hotel, with residential, retail and supporting restaurant and commercial, and public plaza	

a. Incentives specified in Table LU 1 for additional development density and height exceeding existing baseline standards, as indicated by an asterisk (*), shall not be applied "by right" and considered only in very limited and special circumstances for the specific purpose of accommodating "key industries" that provide substantial community benefit, including, but not limited to: (a) support and enhance Beverly Hills key business sectors (such as entertainment Class-A offices, high-end retail, hotel, technology, and comparable uses); (b) provide high-paying employment opportunities; (c) contribute significant revenue for City services; (d) exhibit a high level of architectural design excellence; and (e) are scaled and massed to complement and "fit" with adjoining residential neighborhoods. Criteria shall be established in the Municipal Code for the types of uses that qualify and the process to be used in considering additional density and height, which, at a minimum, shall require public comments regarding their appropriateness. Developer obligations and community benefits shall be confirmed by a Development Agreement with the City.

Zoning

Zoning is an implementation tool that establishes districts to control the physical development of land consistent with the General Plan. Zoning regulations identify land uses and activities that are permitted, prohibited, or are permitted only with a conditional use permit or other discretionary permit within the zoning designations. In addition to permitted uses, zoning establishes development standards relating to intensity, lot coverage, setbacks, and height requirements. As shown in Table B-3 (Zoning Designations), Beverly Hills has seven single-family and five multi-family residential zoning designations, with 86 percent of all land devoted to residential uses.

Table B-3 Zoning Designations

Zoning	Parcels	Acres	Percent of City's Land Area
Single-Family Residential			76.84
R-1	1373	492.7	17.64
R-1.5X	451	76.3	2.73
R-1.5X2	359	49.0	1.76
R-1.6X	451	62.6	2.24
R-1.7X	162	21.5	0.77
R-1.8X	426	70.8	2.54
R-1.X	2,968	1,372.8	49.16
Multiple Family Residential			9.20
R-3	6	1.0	0.04
R-4	1,410	222.9	7.98
R-4-P	10	1.0	0.04
R-4X1	116	18.0	0.65
R-4X2	79	14.0	0.50
Commercial²			8.37
Other (Parks, Public Facilities, etc...)			5.59
Total		2,792.2	100%

SOURCE: General Plan Technical Background Report, October, 2005

The City's zoning regulations establish standards for residential development including minimum lot sizes, density (based on amount of site area), unit size, height, setback and parking standards, as well as additional standards related to hillside areas. The City's residential development standards are presented in the following tables:

- Table B-4 (City of Beverly Hills Residential Zoning Requirements—Single Family)

² The Mixed Use (MU) Overlay Zone now applies to a significant area of the commercial zones, which allows multi-family residential uses.

- Table B-5 (City of Beverly Hills Residential Zoning Requirements—Multiple Family)
- Table B-6 (Site Area Standards)
- Table B-7 (General Plan Density)

In general, rehabilitation or reconstruction of older units does not require conformance with current zoning standards unless over 50% of the replacement value of the structure is involved or over 50% of the structure is being reconstructed. In order to address the potential loss of units on properties developed with more units than are currently permitted under zoning, the City is currently allowing at least the same number of units to be rebuilt as currently exist as part of program Imp. 12.2 in the adopted Housing Element, and due to state law provisions in SB 330. This density is based upon the General Plan Land Use map, rather than the Multi-Family Density regulations in the Zoning Code. In addition, program Imp. 12.3 has been expanded to address transparency and accessibility regarding zoning requirements, development standards, and fees.

Single-Family Residential Development Standards

The City has development standards that apply to all single-family housing in the community and those that are unique to four different single-family areas of the City:

- Hillside Area (generally north of Sunset Boulevard, but varies in some locations)
- Trousdale Estates (north of Doheny Road)
- Central Area of the City, north of Santa Monica (north of North Santa Monica Boulevard, south of Sunset Boulevard)
- Central Area of the City, south of Santa Monica (all areas south of North Santa Monica Boulevard)

Single-family dwellings must be a minimum of 1,600 square feet in size. There is no universal maximum size for single-family dwellings. Maximum size is a function of the lot size, setback, height limit, size of buildable pad, etc. Projects in excess of 1,500 square feet plus 40 percent of lot size (or over 15,000 square feet in the Hillside Area) must be first reviewed by the Planning Commission, which has the authority to establish a maximum size. The maximum floor area is further regulated in the Hillside and Trousdale Estates Areas by the topography and buildable area.

The maximum allowable height for single-family homes varies from 14 to 32 feet depending on the location, slope, roof style and other conditions. These standards are further identified in Table B-4.

Table B-4 City of Beverly Hills Residential Zoning Requirements—Single Family

	Central, North of Santa Monica	Central, South of Santa Monica	Hillside	Trousdale Estates
Minimum Area of Primary Residence (sf)	1,600 sf	1,600 sf	1,600 sf	1,600 sf
Density Range (units/acre)	4.0 du/acre	6.0 du/acre	1.0 du/acre	1.0 du/acre
Minimum Lot Size	13,000 sf	7,500 sf	43,560 sf	43,560 sf
Minimum Front Yard Setback	As established in the records for each property ^a		As established in the records for each property	15 ft.
Minimum Side Yard Setback	Min. 7.5 ft. on each side; for lots wider than 70 ft. the sum is 15 ft. plus 30% of lot wide in excess of 70 ft. If width of a site area exceeds 100 ft., then the side setback shall be increased by 10% of the width in excess of 100 ft.	5 feet on one side; 9 ft. on the other side South of Olympic Blvd. west of Roxbury Dr.: 5 ft. on each side; sum min. 20% of lot width South of Olympic Blvd. east of Doheny Dr.: 5 feet on each side	10 ft. or 12% of the lot width for each setback, whichever is greater	5 ft. Exception: For buildings on sites consisting of two or more lots as subdivided on July 3, 1984, side setback shall be 20 ft. If width of a site area exceeds 100 ft., then the side setback shall be increased by 10% of the width in excess of 100 ft.
Minimum Rear Yard Setback	30% of lot depth minus 9 ft. ^b		15% of the lot depth or 20 ft., whichever is greater	10 ft.
Height Limit (dwellings)	Flat roof: 28 ft. Sloped roof: 28 ft. Sloped roof with ridgeline: 32 ft.	Flat roof: 25 ft. Sloped roof: 28 ft. Sloped roof with ridgeline: 32 ft.	30 ft. ^c	14 ft.
Maximum Lot Width and Depth	Maximum width and depth shall not exceed the average depth of the lots in the same block			—

SOURCE: City of Beverly Hills May 2013.

a. If no record exists, the distance between the front lot line and the closest element of the existing primary residence; or the average of the front setbacks of the other site areas on the same side of the street in the same block.

b. Doheny Drive and Olympic Boulevard: Lots located easterly of Doheny Drive and southerly of Olympic Boulevard; a maximum of four hundred fifty (450) sf of floor area of the principal residential building may encroach into the rear yard provided that a 10' rear setback is provided.

c. A structure may exceed this height if the structure is constructed within a height envelope that begins at 22' in height at the front setback line and increases toward the rear of the site at a 33° slope to a maximum height of 30'.

Multi-Family Residential Development Standards

The number of dwelling units that may be constructed on any individual multi-family residential property is determined by applying a combination of standards to the specific site, summarized in Tables B-5, B-6 and B-7. The development standards for condominiums and multi-family apartments are the same. The City's multi-family development standards permit densities ranging from 26 units per acre to 48 units per acre. However, due to state law provisions adopted via SB 330, the City now allows at least the same number of units to be rebuilt as currently exist on a multi-family site. This density is based upon the General Plan Land Use map, rather than the Multi-Family Density regulations in the Zoning Code. The General Plan Land Use densities range from 22 to 50 dwelling units per acre, but if this calculation results in a lower number of units than currently exist on site, the existing number of units is permitted.

Minimum front and rear yard setbacks are generally 15 feet although there are site-specific exceptions, as well as certain blocks that have a 25-foot front setback. Minimum side yard setbacks are calculated at a rate of 8 feet on each side and a sum of 17 feet for buildings of no more than 3 stories; 8 feet on each side and a sum of 19 feet for buildings of 4 stories; and 9 feet on each side and a sum of 23 feet for buildings of 5 stories. No structure may exceed 175 feet in width. A minimum of 200 square feet of outdoor living area is required for each unit.

Dwelling Unit Size

The City of Beverly Hills Zoning Code requires the following minimum individual dwelling unit sizes:

- 0 Bedroom: 600 square feet
- 1 Bedroom: 1,000 square feet
- 2 Bedrooms: 1,300 square feet
- 3 or more Bedrooms: 1,500 square feet

In some cases these minimum unit sizes can act to limit the achievable densities to less than that otherwise permitted under zoning. As a means of better facilitating the provision of smaller, and more affordable units, the City has included a program in the proposed Housing Element (Imp 12.2) to decrease the minimum unit size for projects with affordable units that utilize the State Density Bonus. This is an initial step towards considering potentially reducing the minimum unit size for all multi-family units in the City. The City already provides for reduced dwelling unit sizes for senior and disabled housing, and for adaptive reuse of existing buildings.

Table B-5 City of Beverly Hills Residential Zoning Requirements—Multiple Family

	R-3 ^b	R-4 ^b	R-4X1 ^c	R-4X2 ^c	R-4-P				
Minimum Front Setback ^a	As established in the records for each site area. If not established, then 15 ft. ^b								
Minimum Side Yard Setback	Three stories or 33 feet or less: sum of side setback from the two longest side lot lines must be at least 17 feet In addition, each side setback shall be at least 8 feet Four stories or 33 feet to 45 feet: sum of side setback from the two longest side lot lines must be at least 19 feet. In addition, each side setback shall be at least 8 feet More than four stories or greater than 45 feet: sum of side setback from the two longest side lot lines must be at least 23 feet In addition, each side setback shall be at least 9 feet								
Modulation Requirement ^{c,d,e}	Three stories or less: the area of modulation shall be 3 percent of the aggregate principal building or 1,500 sf Four stories: the area of modulation shall be 3.5 percent of the aggregate principal building or 1,500 sf Five stories: the area of modulation shall be 4 percent of the aggregate principal building or 1,500 sf	For lots that do not exceed 50 feet in width: The front façade shall be modulated so that a portion of the building are set back at least 5 feet from the front setback line. For lots that exceed 50 feet in width: The front façade shall be modulated so that a portion of the building are set back at least 10 feet from the front setback line.							
Minimum Rear Yard Setback	15 feet from the rear lot line or 22½ feet from the centerline of the abutting alley, whichever is greater								
Height Limit (dwellings)	No building or structure located on a site that is less than or equal to sixty feet (60') in width shall exceed 3 stories or 33 in height. In addition, no building or structure shall exceed the relevant height limitation imposed by Height districts (refer to Tables B-8 and B-9)								
Minimum Unit Size	0 Bedroom: 600 sf 1 Bedroom: 1,000 sf 2 Bedrooms: 1,300 sf 3 or more Bedrooms: 1,500 sf	Note: These standards are reduced for senior and disabled housing.							
Structure Width	Maximum of 175 feet								
Outdoor Living Area	Minimum of 200 sf of outdoor living each for each unit								

a. Large scale multi-family developments (width of 100 feet or more) shall have a minimum of 60% and maximum of 70% of the front façade of the first two stories built back to the front setback line.

b. Exceptions are properties previously zoned R1.5: Notwithstanding any other provision, the front sent back is 15 feet.

c. Modulation is requirement that intends to create variation and articulation of a building façade by requiring that there are portions of the façade that are recessed or otherwise articulated so that the exterior is not a continuous flat surface.

d. A reduction of the modulation requirement may be permitted if the development does not adversely impact on the scale and massing of the streetscape.

e. Large scale multi-family developments (width of 100 feet or more) must provide an additional area of front modulation based on the following formula: Area of Modulation= Width of the principle buildable area x 5 feet x the number of stories.

Maximum Zoning Unit Density / Site Area Standards

Each area zoned for multi-family residential use is subject to one of three possible minimum site area requirements for each dwelling unit, depending on the number of contiguous lots comprising the site, the proximity of the block to single-family zoned areas, and the street width (referred to as "conditions"). The City's standards provide increased densities for parcel assembly, thereby reducing the number of driveway curb cuts, decreasing the cost of parking by increasing the number of parking spaces possible on each subterranean level and decreasing the percentage of garage area devoted to ramps and aisles. The standards are listed in Table B-6 (Site Area Standards).

Table B-6 Maximum Zoning Unit Density / Site Area Standards³			
Condition (this is not height district)	Number of Lots on Site (assuming a lot width along the street of up to 60-feet)	Minimum Site Area per Unit	Resulting Density (units/acre)
A	1	1,700 sf	26
	2	1,450 sf	30
	3	1,200 sf.	36
B	1	1,500 sf	29
	2	1,200 sf.	36
	3	1,000 sf	44
C	1	1,300 sf.	34
	2	1,100 sf	40
	3	900 sf	48

The City's Zoning Code further refines the unit densities allowable in the General Plan. The intention of this refinement is to provide decreased densities near single-family residences and on narrower streets. Conditions A, B, and C, as included in the chart above are used to refine the allowable General Plan density. These conditions are defined as follows:

- Condition A: All multiple-family properties within 170 feet of a single-family property.
- Condition B: All multiple-family properties on streets less than 34-feet wide.
- Condition C: All other multiple-family properties which do not meet the previous two criteria.

³ An exception of these site area requirements is a small R-3 zoned area on North Doheny Drive where a minimum of 1,700 square feet of site area is required for each additional unit.

The above information demonstrates the zoning density calculation for multi-family properties. However, as previously noted, due to state law provisions adopted via SB 330, the City now allows at least the same number of units to be rebuilt as currently exist on a multi-family site. This density is based upon the General Plan Land Use map, rather than the Multi-Family Density regulations in the Zoning Code. The General Plan Land Use densities range from 22 to 50 dwelling units per acre, but if this calculation results in a lower number of units than currently exist on site, the existing number of units is permitted. The General Plan Land Use density categories are:

Table B-7		General Plan Density⁴
	Category	Dwelling Units/Acre
Single-Family Residential	Low Density	1
	Medium Density	4
	High Density	6
Multi-Family Residential	Very Low Density	22
	Low Density	40
	Low Medium Density	40
	Medium Density	45
	High Density	50
Other Residential Designations	Multi-Family Residential-Commercial Parking	50
	Mixed Use Overlay 1 (9200 Wilshire Blvd)	4.0 FAR
	Mixed Use Overlay 2 (8600 Wilshire Blvd)	2.0 FAR

Height Limits

No building or structure located on a site that is less than or equal to 60 feet in width may be more than three stories or 33 feet in height.

In addition, there are maximum heights for multi-family development depending on the designated Height District. Maximum heights are the lesser of the indicated number of stories or height in feet:

⁴ In the event that the General Plan density calculation results in a number of units that is less than the number of units that currently exist on site, the City must allow the existing number of units to be constructed.

Table B-8	Building Height Districts with Maximum Buildings Height (to Ceiling Plate)^A
District A: Three stories, and 33 feet	
District B: Four stories, and 45 feet	
District C: Five stories, and 55 feet	
^A All properties with less than 60'feet of width along the street are limited to three stories and 33 feet in height regardless of district.	

The Building Height Districts are described in the City's Zoning Code and modify the maximum height allowances given in the City's General Plan. District A, which allows three stories and 33 feet in height, is located adjacent to single-family residential properties and is intended as a graduated buffer between the maximum height allowed in the single-family districts (two stories and 30 feet for a pitched roof, 25 feet for a flat roof) and the heights in District B and District C. District B is an intermediary buffer, providing greater height than is allowed in District A, but not as much height as allowed in District C. The City's multiple-family height districts are not related to the City's zoning unit density conditions. Unit density is calculated by the City zoning unit density conditions (10-3-2801). The height districts are defined in the City's Zoning Code (10-3-2804) and identified on the City's Multi-Family Height District Map.

Similar to the density calculations, the zoning height limitations have been affected by state law provisions in SB 330, and the above no longer apply in the majority of cases. In order to allow at least the same number of existing units to be constructed on a multi-family property, the City allows the use of General Plan height limits, which are tied to the density category of the property. These height limits are shown below:

Table B-9			General Plan Height Limits
	Category	Height Limit (Feet)	
Multi-Family Residential	Very Low Density	33-45	
	Low Density	30	
	Low Medium Density	40	
	Medium Density	60	
	High Density	60	
Other Residential Designations	Multi-Family Residential-Commercial Parking	40	
	Mixed Use Overlay 1 (9200 Wilshire Blvd)	60	
	Mixed Use Overlay 2 (8600 Wilshire Blvd)	61	

Deviations from Multi-Family Development Standards

The City has established an “R-4 Permit” to accommodate projects that deviate from the basic development standards within specified criteria. The R-4 permit allows for modifications to building height, length, setbacks and articulation, depth of garages that encroach into the front yard setback, and permitted paving in the front yard.

The R-4 permit also allows for “bonus units” to be developed above existing carports or garages where the rear property line abuts an alley. One-bedroom units ranging between 400 to 999 square feet in size are permitted, with heights of up to 28 feet, or the height of the principal building.

Mixed Use Development Standards

In 2020 the City adopted a Mixed Use Overlay Zone that encompasses the area shown in Figure C-1 on page C-5. The overlay zone adds mixed use developments as a permitted use within the designated areas. Maximum residential density within the overlay zone is 79.2 units per acre and height limits range from three to five stories depending on location. Minimum unit size is 500 square feet for efficiency and 1-bedroom units and 800 square feet for units with 2 or more bedrooms. The average size of all units in a mixed-use development may not exceed 1,750 square feet. To assist interested property owners, developers and other interested parties in understanding the new mixed-use regulations, a summary is posted on the City's website.⁵

Accessory Dwelling Units

Accessory dwelling units (ADUs) provide an important source of affordable housing for seniors, young adults, care-givers and other low- and moderate-income segments of the population. In recent years, the State Legislature has adopted extensive changes to ADU law in order to encourage housing production. Among the most significant changes is the requirement for cities to allow one ADU plus one “junior ADU” on any property zoned for residential uses by-right subject to limited development standards. Program Imp 10.4 in the Housing Plan includes a commitment to update the City's ADU regulations in conformance with current State law.

Parking Requirements

The number of parking spaces required per dwelling unit is dependent upon the type of residential use, number of bedrooms, and for single-family dwellings, location in the community. Table B-10 (Residential

⁵

<http://www.beverlyhills.org/cbhfiles/storage/files/1108659042674523311/BeverlyHillsMixedUseGuideFeb2021.pdf>

Parking Requirements) presents the required parking spaces necessary for residential development.

The City requires multi-family housing to provide structured parking and to screen all parking spaces from view of public streets. These requirements have resulted in most multi-family projects providing subterranean parking. The City will evaluate revisions to its standards to allow greater flexibility in the type and location of multi-family parking as part of Program 12.1 in the adopted Housing Element in order to reduce development costs.

Table B-10 Residential Parking Requirements		
Use Type	Required Parking Spaces	Covered Spaces
Single-Family Central Area		
No more than 4 Bedrooms	3	None
5 or 6 Bedrooms	4	
7 Bedrooms	5	
8 Bedrooms	6	
9 or more Bedrooms	7	
Single-Family Hillside Area		
<6,000 sf ^e	3	2
>6,000 sf ^e	4	2
Single-Family Trousdale Estates		
No more than 4 Bedrooms	2	None
5 Bedrooms	3	
6 or more Bedrooms	4	
Multiple-Family^{a,b}		
Efficiency Unit (<1,000 sf)	1	All spaces to be enclosed within a structure
1 Bedroom	2	
2 Bedrooms	2.5	
3 Bedrooms	3	
4 Bedrooms	3	
5 or more Bedrooms	4	
Congregate Housing for Elderly and Disabled	Studio or 1bdrm – 1 space 2 bdrm - 1½ space (May be reduced to 1/2 a space per unit)	
Multi-family Housing for Elderly and Disabled (Affordable)	1 space per unit (May be reduced to 4/10 th of a space per unit)	

SOURCE: City of Beverly Hills, Municipal Code, December 2006.

a One guest space for each four units.

b Up to 20% of multi-family units may have tandem parking. The Planning Commission may increase the percentage of tandem parking spaces as part of an application for an R-4 permit.

Cumulative Impact of Development Standards

To evaluate the cumulative impact of the City's development standards on achievable densities, the City reviewed multi-family projects built in the R-4 zone. Table B-11 below summarizes the characteristics of five multi-family projects, and compares the maximum densities permitted under the General Plan, and zoning code, with the actual built project.

Table B-11 Comparison of Actual R-4 Units Built to the Allowable Densities in the General Plan, and Zoning Code (2010-2011 Projects)

Date	Project APN(s)	Number of Lots	Parcel Size (Acres)			Number of Units Built as % of:				
				Max. Units (Gen. Plan)	Max Unit ^A (Zoning)	Units Demo'd	Units Built	Built Density	Gen. Plan Density	Zoning Code Density
Multi-Family Residential – High Density (50 Units/ Acre)										
2010	447 N DOHENY DR	3	0.40	20	20	3	20	50 du/acre	100%	100%
2010	443 N PALM DR	2	0.30	15	13	8	13	43 du/acre	87%	100%
2011	155 N HAMILTON DR	2	0.30	15	13	1	13	43 du/acre	87%	100%
2013	9265 BURTON WAY*	1	0.33	17	14	6	23	70 du/acre	135%	164%
2019	425 N PALM DR	2	0.52	26	26	18	20	38 du/acre	77%	77%
2020	457 N OAKHURST DR	1	0.19	10	8	2	6	31 du/acre	60%	75%
Multi-Family Residential – Medium Density (45 Units/ Acre) & Low Medium Density (40 Units/Acre)										
2010	115 N SWALL DR	1	0.10	4	3	2	3	30 du/acre	75%	100%
2011	140 S OAKHURST DR	2	0.28	12	11	8	11	39 du/acre	92%	100%
2019	340 S REXFORD DR	1	0.14	6	4	0	3	30 du/acre	50%	75%
2018	250 N CRESCENT DR*	1	0.17	7	5	0	8	47 du/acre	114%	160%

^A Maximum Units allowable on the site takes into account height district limits, zoning unit density calculation, required setbacks, and building modulation requirements.

* Project utilized state density bonus provisions.

Table B-11 illustrates that multi-family buildings constructed in 2010 and 2011 typically were built to 100 percent of the maximum zoning code density. In addition, the table above illustrates how the City's zoning density incentive for assemblage of properties incentivizes greater unit density, but is not essential for development, as some projects have been developed on single lots. The nine R-4 projects presented also illustrate the feasibility of developing on small parcels (<0.5 acre). However, given the fact that multi-family projects that have been entitled or built in recent years did not utilize the Beverly Hills zoning code sections 12.5 or 12.8 (specific standards for multi-family housing for the elderly and disabled and multi-family congregate care housing), the Housing Plan has been updated to include an action item in Program 12.1 that requires that the City study and consider an update to these zoning regulations To ensure they are up-to-date and encourage the provision of this type of housing. Given the steps that will be taken through the programs in the Housing Plan, the City will further encourage the development of housing for a wider range of populations.

2. Historic Preservation Program

In 2012, the City established a Historic Preservation program to maintain and preserve its unique heritage and neighborhoods. The program was established to preserve specific properties that demonstrate the unique cultural, architectural and historic sense of Beverly Hills. Examples of listed properties follow below.

The program was most recently updated in 2015 and outlines procedures and criteria for landmark and historic district designation, and establishes penalties for unauthorized demolition or alteration of historic resources. The Ordinance only allows the City Council and Cultural Heritage Commission to nominate properties as potential landmarks and historic districts (districts are not allowed in single-family zones). In order to form a historic district, 70% or more of the properties within the potential district boundaries must qualify as contributors and 50% of the property owners must support the district's formation.

Since the inception of the Historic Preservation Program, the City has established a Cultural Heritage Commission and compiled a Master Architect List of notable individuals who have designed buildings in the City. The City has also designated a number of buildings as local landmarks, including but not limited to:

- Beverly Hills Hotel
- Virginia Robinson Estate and Garden
- Beverly Hills Women's Club
- Greystone Mansion

- Beverly Hills Post Office
- Anderton Court
- Karasik House
- The Witch's House
- Waverly Mansion
- Hilton Office Building
- Locke House
- Fox Wilshire – Saban Theatre
- Beverly Hills City Hall

The City previously started a comprehensive historic survey of all properties, including multi-family properties. However, this survey was halted due to changes to the Historic Preservation ordinance that took place in 2015. The next step will be to determine which of these properties might merit placement on an inventory and further consideration as a landmark. The City has established a Mills Act Program (the pilot program was started in 2011, and the permanent program was established in 2020) to provide property tax incentives for preservation. The Mills Act Program specifically encourages the preservation of multi-family properties in the City. In addition, the Historic Incentive Program was established in 2015, which allows the Planning Commission to modify or waive development standards that would otherwise apply to locally designated historic landmarks.

Because the historic preservation program was recently updated in 2015, and a comprehensive survey of all properties in the City has not yet been completed, it is difficult to assess exactly how it will impact housing development potential. However, the purpose of the program is to protect historic and cultural resources that are especially unique and contribute to the cultural, historic and architectural sense of the City. For this reason, the City does not believe that the program will be a constraint to housing development. The City will continue to monitor the program as it develops and has included Imp. 9.4 in the Element.

3. Development Review Process

All residential development is reviewed by City staff for zoning, building, and fire code compliance prior to issuance of construction permits.

Single-Family Housing Review Process

New single-family homes that overpower the general local neighborhood scale "lot to house size" ratio ("mansionization") are a concern to the community. To address this issue, all single-family residential development located in the "Central Area of the City"

(basically all areas south of Sunset Blvd.) must be first reviewed and approved by the Director of the Community Development Department, or the Design Review Commission, based on whether the project complies with the City's published design guidelines.

Director Review (Track 1)

A proposed residential development is reviewed to determine whether it substantially adheres to an architectural style as outlined in the Single-Family Design Review Catalogue. If the required review determines that the proposed development adheres to the architectural style within the catalogue, and meets all of the applicable development standards, the development may be granted a design review entitlement by the Director of Community Development without further design review.

Commission Review of Single Family Projects (Track 2)

Projects that do not comply with a style in the City's guidelines are reviewed by the Design Review Commission. The Design Review Commission reviews proposed single-family residential development and its impact on the streetscape by controlling the mansionization of the City's residential neighborhoods, which would degrade and depreciate the character, image, beauty, and reputation of the City's residential neighborhoods with adverse consequences for the quality of life of all residents. Design Review Commission decisions involve a noticed public hearing, and decisions are appealable to the Planning Commission and ultimately to the City Council.

Design Guidelines

The City provides guidelines to the public on what would constitute acceptable design. This City's design guidelines, titled the "Residential Design Style Catalog", are available for reviewing and download on the City's website⁶. The catalogue includes explanations of the different design styles, including the defining architectural features, materials, and proportions present for each style, as well as various sub-categories of styles. The guide also includes picture examples for the styles. The catalogue includes the following housing design styles:

- American Colonial
- Rural European Revival
- Spanish Colonial
- Contemporary
- Period Revival

⁶ The City's Residential Design Style Catalog is available at:
<http://www.beverlyhills.org/cbhfiles/storage/files/4702978971337846787/StyleCatalogRevisedMarch2008.pdf>

Other design styles can be considered if the design is architecturally true to textbook definitions.

Review Process

The City has a dedicated staff person who works with applicants on single-family related design. The City provides an application packet that includes a process flowchart and instructions for submitting a complete set of plans. Decisions made by City staff or the Design Review Commission are rarely appealed.

1. The first step in the process is for City staff to determine if the proposed project can be reviewed by the Director, or if it warrants review by the Design Review Commission.
2. Once a determination is made, the applicant is informed in writing and they are invited to submit either a "Track 1", or a "Track 2" application. Track 1 applications are reviewed by City staff and ultimately, the director. Track 2 applications are reviewed by the Design Review Commission.
3. Staff-level project reviews are typically processed within 30 days.
4. Commission reviewed projects are typically processed within 60 days.
5. The Design Review Commission process includes a public hearing. The Commission considers the following findings in their review:
 - a. The proposed development's design exhibits an internally compatible design scheme;
 - b. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style;
 - c. The proposed development will enhance the appearance of the neighborhood;
 - d. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and
 - e. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.

Multi-Family Housing Review Process

Development Plan Review Entitlement Required

All multi-family residential projects are subject to the City's Development Plan Review (DPR) process. Projects with five or more units are reviewed by the Planning Commission; projects with four or fewer units may be reviewed at the staff-level. Development Plan Review involves evaluating the proposed development for General Plan consistency and compatibility to the area in which the development is proposed to be located. The review focuses on site plan, building layout, and building amenities. Use of multi-family properties are considered to be for multi-family residential purposes and therefore, use is not part of the review.

Other Entitlements that May Be Required

In addition to the Development Plan Review requirements, if a building does not meet all of the basic R-4 Zone standards, the applicant may apply for an R-4 permit. If the deviation from the basic standards meets specific criteria, an R-4 Permit allows for the reduction in development standards for setbacks, building height, articulation of the building façade, building length, depth of garages that encroach into the front yard setback and the amount of paving in the front yard. An R-4 permit is also required to allow residential units to be constructed above existing detached garages. The Planning Commission typically reviews the R-4 permit at the same time as the development plan and the tentative map.

Incentives for Development of Assisted Living or Independent Living for the Elderly or Disabled Housing

The City's municipal code allows for the development of senior and disabled housing anywhere housing is allowed in the City. In the City's multi-family districts, senior and disabled housing can be constructed at a unit density greater than would be allowed for other types of housing (up to 165 units/ acre), provided that the project obtains a Conditional Use Permit and units are deed-restricted as affordable. In select areas of the City's multi-family districts, Congregate Care Facilities for the elderly and persons with disabilities can also be constructed at unit densities greater than would otherwise be allowed (up to 165 units/ acre) with a Conditional Use Permit. Furthermore, the City's Code provides for significant reductions in parking and minimum unit sizes for senior and disabled housing.

Commission Review of Multi-Family Projects

Most multi-family residential and some single-family residential developments require review by the Planning Commission. The Community Development Department offers a "one-step" process where the formal Planning Commission review application will be

made through the City's Permit Center and routed to all applicable departments such as Fire and Engineering. If there are no revisions to the plans, a hearing is scheduled before the Planning Commission.

Planning Commission Review

The Planning Commission reviews development plans for all multi-family projects with more than four units, second unit use permits, condominium conversions, and all requests for modifications to the City's development standards. As required for all entitlements, public notification procedures for Planning Commission hearings are also followed, which can include a neighborhood meeting, a notice sent within 45 days of the application filing date, and a notice sent at least 20 days before the hearing date, as well as newspaper notices and posted signs. The Planning Commission review process involves a public hearing, findings, resolution, and covenant. Typically, projects move through the process, from initial submittal to approval in 90-180 days.

The findings used by the Planning Commission in the Development Plan Review process are:

- A. The proposed plan is consistent with the general plan and any specific plans adopted for the area.
- B. The proposed plan will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area.
For those proposed plans to be located in the C-5 zone that are reviewed by the planning commission, the commission shall consider the factors set forth in section 10-3-2021 of this chapter as part of the commission's determination regarding whether a project will promote harmonious development of the area.
- C. The nature, configuration, location, density, height and manner of operation of any commercial development proposed by the plan will not significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property.
- D. The proposed plan will not create any significantly adverse traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards.
- E. The proposed plan will not be detrimental to the public health, safety or general welfare.

The Planning Commission reviews the tract map and site plan, and confirms that the project conforms to the general plan and zoning code. This includes a review of vehicle flow and pedestrian access. In areas served by alleys, the Planning Commission encourages new projects to orient vehicle access off the alley to limit the number of vehicles crossing the sidewalk. The Planning Commission also encourages new projects to be designed with a main entrance

facing the street to continue the existing pedestrian-orientation of buildings to the sidewalk.

The Planning Commission was established more than 50 years ago and the Commission's review is based on site planning and land use compatibility. Potential uncertainty in the City's review process related to meeting the finding of "...[promoting] harmonious development of the area" is addressed through a focused review of site plan orientation and traffic generation, and a reliance on past precedence. The findings used by the Planning Commission to evaluate applications for Development Plan Review entitlements have been in place since the early 1990s and constitute a substantial body of cases to reference in determining the appropriateness of future applications.

In addition, the City has a number of professional staff dedicated to working with project applicants on zoning entitlement submittals. The same professional staff also work the City's public counter and are a resource made available to assist applicants with zoning conformity and entitlement submittal requirements in advance of submitting a project.

The City's current system includes the public counter zoning services, entitlement processing services, informational materials, and application submittal requirements. The current system will be evaluated annually in conjunction with the Annual Housing Element Report to HCD and any uncertainty in the development review process will be identified and procedures will be modified as needed to increase certainty (Imp. 12.4 Monitor the Development Review Process). This ensures that an applicant will be able to use the City's available informational resources, meet with public counter staff and entitlement case management staff, submit an application with all necessary supporting materials, and with certainty be assured their project will proceed through the review process in an efficient manner.

Architectural Commission Review

The Architectural Commission reviews the architectural qualities of all multi-family projects, and all commercial or mixed-use projects. The Architectural Commission's review focuses only on the outside of the building and the building's landscaping and includes a review of architectural features, final finishes and colors.

Typically, a project is scheduled for review by the Architectural Commission as soon as it is approved by the Planning Commission. From start to finish, the Architectural Commission's review typically takes a maximum of 60 days. The Commission's review includes a public hearing and approval is provided in a letter to the applicant.

The findings used by the Architectural Commission in the Architectural Review process are:

- A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable;
- C. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value;
- D. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan; and
- E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.

The Architectural Commission was established more than 50 years ago and over the course of its existence a methodology to objectively reviewing applications has been developed based on precedent. The process includes the following:

The City has a planner and urban designer dedicated to working with project applicants on architectural submittals and the City takes measures to assure that applicants are informed of submittal requirements at the time the application is initially submitted to the City. The City keeps a collection of sample review materials, such as material boards and renderings. The City also awards projects semi-annually which possess exemplary architecture and those awarded projects are photographed and made available to the public on the City's website. By reviewing the City's examples of exemplary architecture and submittal samples, and meeting with the City's dedicated planner, a project applicant can be assured their project will proceed through the review process in an efficient manner.

Expedited Plan Check

At this time, the Planning Division does not provide an expedited review process for multi-family projects; however, plans are underway to establish an expedited review process for planning permits, provided that needed funds for staffing are available. The Building and Safety Division does provide an expedited plan check option which can reduce plan check times from six to three weeks.

SB 35 Streamlined Review Process

Under certain circumstances, SB 35 (Government Code Sec. 65913.4) requires cities to conduct "streamlined review" of housing development applications. To address this requirement, Implementation Measure 12.3 in the Housing Plan includes a commitment to establish written procedures for the SB 35 Streamlined Ministerial Approval Process when applicable.

4. Environmental Review Process

Residential projects developed consistent with the General Plan and Zoning Code in most cases are categorically exempt from environmental review. Only when the new project would demolish a building determined to be of historic significance would additional environmental review be performed (additional environmental review would also be required in some instances for projects that disrupt natural habitats; however, Beverly Hills is located in a dense urbanized area and there is very little to no natural habitat remaining in the City that would warrant additional review).

Typical timeframes for the environmental review is as follows:

Table B-12 Environmental Review – Processing Times	
Type of Review	Processing Time
Categorical Exemption	2 months
Negative Declaration/ Mitigated Negative Declaration	6 months
Environmental Impact Report	18 months

SOURCE: City of Beverly Hills, May 2021

5. Building Codes and Enforcement

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City of Beverly Hills enforces the California Building Code standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topographical, or climate considerations. Further, State housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

The Beverly Hills City Council finds that certain changes and modifications are necessary in the adoption of the California Building Code because specific local conditions in the City involve climatic conditions which present severe fire hazards to buildings, structures and occupants because of the semiarid climate; the City's location which is partially in a hillside and mountainous area and partially on an alluvial plain; topographical conditions which create a hazard because of steep hillsides and the proximity of hills and canyons; and because of soil conditions in some areas which require testing prior to construction. Modifications to the Building Code are designed to meet the requirements of local needs, and can be summarized as follows:

- Re-adoption of current amendments to the State Building Code requiring additional seismic standards
- Amendments to the State's 2019 Green Building Standards Code (CALGreen) and the State's 2019 California Residential Code establishing a tiered set of requirements for new development

The City doesn't believe these amendments to the State building codes will affect the cost and supply of housing in the City for the following reasons:

- Past development activity (both entitlement and construction) has demonstrated sufficient interest and ability within the building industry to continue development of housing units at amounts desired by the State through the RHNA process.
- The City offers unit size and parking reductions, and unit density incentives for the development of senior and congregate housing projects. It is expected these incentives should counter-balance additional project costs associated with meeting the City's added requirements. Additionally, the City is in the process of carrying out the following programs to further incentivize the production of affordable housing:
 - 10.1 Density Bonus – modify the City's existing program to include specific waivers and incentives
 - 10.2 Inclusionary Housing – implementation of the City's inclusionary housing program to require affordable units within market rate developments
 - 10.3 Housing Trust Fund – set aside money to be used in the development of affordable housing
 - 10.4 Accessory Dwelling Units – promote accessory dwelling units (ADUs) as a means to provide lower-cost housing
 - 10.6 Partnerships with Affordable Housing Developers – increase the power of the City's investment in affordable housing by partnering with NGO's able to

- compete for other funding sources, such as affordable housing grants
- 11.2 Senior Housing Development – further incentivize the development of affordable senior housing
 - 12.1 Adjust Development Standards – modify the City's multi-family development standards to incentivize a broader range of housing options
 - 12.2 Reduced Fees for Affordable Housing – provide additional incentives for affordable housing in the form of fee reductions

6. Fees

As in most cities, the City of Beverly Hills requires all new residential projects to go through a zoning review for entitlements, and a plan review for building permits. The Community Development Department oversees both review processes in coordination with the City's Public Works Department (Engineering, and Public Services).

Entitlement Processing Fees

The following charts identify the fees associated with the entitlement of a new housing project. Tables B-13 and B-14 include fees associated with multiple-family projects. Table B-15 includes fees associated with single-family projects. The City conducted a comprehensive fee study in FY 2019-20, and subsidized certain fees (effective February 1, 2020) related to entitlement projects that provide benefits to the greater community. These subsidized fees include the Open Air Dining fee for restaurants, the Design Review fee for single-family homes in the Central Area, and several fees related to historic preservation review (Landmark Designations, etc). All fee information was provided by the Community Development Department in April 2021.

Multi-Family Housing Projects – Fees⁷

Table B-13 Planning Fees for New Multi-Family Residential Projects

Project Type/ Entitlement	Cost
New Apartment Projects	
Development Plan Review (10-3-2570)	
Commission-level (Planning Commission)	\$16,400
Architecture/ Landscape Plan Review (10-3-3016)	
Commission-level (Architectural Commission)	\$4,485
Environmental Review	\$291
Covenant Processing (upon entitlement)	\$578
Conceptual Review (optional prior to application submittal)	\$2,912
Total Fees	\$24,666
New Condominium Projects	
Tentative Parcel/ Tract Map Review (Vesting and Non-Vesting)	\$20,247
Development Plan Review (10-3-2570)	
Commission-level (Planning Commission)	\$16,400
Architecture/ Landscape Plan Review (10-3-3016)	
Commission-level (Architectural Commission)	\$4,485
Environmental Review	\$291
Covenant Processing (upon entitlement)	\$578
Conceptual Review (optional prior to application submittal)	\$2,912
Total Fees	\$44,913
Conversion Projects (Apartments to Condominiums)	
Common Interest Development Review (includes conversions)	\$8,068
Tentative Parcel/ Tract Map Review (Vesting and Non-Vesting)	\$20,247
Environmental Review	\$291
Covenant Processing (upon entitlement)	\$578
Conceptual Review (optional prior to application submittal)	\$2,912
Total Fees	\$32,096
Note: The following fees also apply	
• a 3.7% technology fee and 10% document maintenance fee on all development permits, plan checks, and planning applications	

⁷ The entitlements listed here are those that would typically be required for a multi-family residential development, while other entitlements that would rarely or never be used (such as a Conditional Use Permit) have not been included.

Table B-14 Multi-Family Residential Projects Requiring Additional Discretionary Review

Entitlement (Potential Entitlements and Fees in Addition to the Base Entitlements and Fees for projects not complying with the General Plan and Zoning Code)	Cost
Multiple Application Fee (for projects with multiple applications for a single commission, the highest cost is applied and then all additional applications are set at this rate if actual cost would be higher) – the Multiple Application Fee does not apply to applications that are before separate commissions.	\$2,632
Character Contributing Structural Review (07-R-12338) (To request an Apartment to Condominium Conversion without upgrading the existing building to all current zoning, and building and safety code requirements. Evaluates an existing multi-family residential building's structure and identifies necessary upgrades for safety/ seismic safety.)	\$8,068
Density Bonus Permit (10-3.1524)	\$6,649
R-4 Permit	
Commission Level (w/o another application)	\$8,254
Staff Level (w/o another application)	\$6,095
Variance (10-3.2804) (Reduction in parking, or set-backs based on irregularity of the site)	\$14,954
General Plan Amendment (Cal. Gov. Code) (plus full costs of processing the application)	Deposit
Zone Change (10-3.3904) (plus full costs of processing the application)	Deposit
Environmental Assessment (Negative Declaration)	Actual Cost
Environmental Impact Report ^a	Actual Cost
a. Plus a deposit for staff time to be determined by staff with charges at the fully allocated hourly rates for the project for contract planner/engineer plus any outside costs. This fee would include any mitigation monitoring programs that are required.	

Single-Family Housing Projects - Fees

Table B-15 Planning Fees for Single-Family Residential Projects

Project Type/ Fees	Cost
New Single-Family Residence Projects using an architectural type listed in the City's architectural design guidelines	
Staff Level Plan Review (Development, Design, Landscape) (10-3.4612)	\$724
Environmental Review	\$291
Total Fees	\$1,015
New Single-Family Residence Projects <u>not</u> using an architectural type listed in the City's architectural design guidelines	
Commission Level Plan Review (Development, Design, Landscape) (10-3.4612)	\$5,420
Environmental Review	\$291
Total Fees	\$5,711
Non-Compliant Single-Family Residential Projects	
(Potential Fees in Addition to the Base Fees for projects not complying with the General Plan and Zoning Code)	
R-1 Permits (Single Family Review, Central R-1, Hillside, Trousdale)	\$11,278
Note: The following fees also apply	
• a 3.7% technology fee and 10% document maintenance fee on all development permits, plan checks, and planning applications	

Development Plan Review/ Building Permits – Multi-Family and Single-Family Housing Projects - Fees

Development review and building permit fees are summarized in the following table. The City's fee structure is based on total valuation and the same fees are applied to multi-family and single-family projects.

Table B-16 Development Fees for Multi-Family and Single-Family Residential Projects

Zoning Conformance Letter	\$379
Conceptual Review (Zoning Review)	\$2,912
Building and Shoring and Grading Permit (Percent of total project valuation)	
\$0 - \$500	\$62
Each additional \$100 over the first \$500, up to \$1,000	\$10
Each additional \$1,000 over the first \$1,000, up to \$20,000	\$41
Each additional \$1,000 over the first \$20,000 up to \$50,000	\$24
Each additional \$1,000 over the first \$50,000 up to \$100,000	\$17
Each additional \$1,000 over the first \$100,000 up to \$500,000	\$16
Each additional \$1,000 over the first \$500,000	\$14
Building Permit Plan Check (Percent of total permit)	80%
Mechanical Permit	
Issuance of permit (minimum)	\$41
Plus 1.55% of Building Permit Fee	
Mechanical Permit Plan Check (Percent of permit valuation)	%100
Plumbing Permit	
Issuance of permit (minimum)	\$41
Plus 1.55% of Building Permit Fee	
Plumbing Permit Plan Check (Percent of permit valuation)	%100
Electrical Permit	
Issuance of permit (minimum)	\$41
Plus 1.55% of Building Permit Fee	
Electrical Permit Plan Check (Percent of permit valuation)	%100
Water Meter Connection Fee (not including replacement of sewer lateral – for new meters)	
1"	\$11,428
1.5" – 2"	\$13,033
3"	\$23,072
4"	\$26,038
6"	\$33,739
Water Meter Capacity Fee	
1"	\$14,912
1.5"	\$29,824
2"	\$47,719
3"	\$89,473
4"	\$149,121
6"	\$298,243

Table B-16 Development Fees for Multi-Family and Single-Family Residential Projects

Water Meter Supply Fee	
5/8" x 3/4"	\$3,488
3/4"	\$5,231
1"	\$8,719
1.5"	\$17,438
2"	\$27,901
3"	\$55,802
4"	\$87,190
6"	\$174,380
8"	\$279,008
10"	\$732,396
12"	\$924,214
Off Site Improvements	\$1,177
Replacement of Sewer Lateral	\$597
Sidewalk Replacement Inspection (up to 250 SF)	\$148
Each additional 250 SF	\$597
Curb and Gutter Permit (first 100 linear feet)	\$398
Curb Drain Use Permit	\$5/sq ft
Paving Replacement Inspection	\$1,764
Construction Barricade Permit	\$200
Utility Permit (plus \$1.50 per square foot)	Set by statute
Hauling/ Street Use (Heavy Haul)	

Note: The following fees also apply:

- Training and Education Fee of 1.2% of all building, mechanical, electrical and plumbing permits
- Accessibility Expert Fee of 4% on plan check and 3% on permit fees for new and greater than 50% remodel of Multi- Family properties
- 3.7% technology fee and 10% document maintenance fee on all development permits, plan checks, and planning applications
- General Plan Maintenance fee of 0.00151 per each \$1 of all development

Impact Fees and Exactions

Cities use exactions and impact fees to assure that a desired standard for public services and facilities is maintained. The City of Beverly Hills charges impact fees and exactions on all new residential development in the City to offset increased use of public infrastructure, public spaces, and services from future residents.

The effect that exactions and impact fees have on the cost of housing is proportional to the amenities and services provided by the exactions and impact fees. Exactions and impact fees do increase the cost of housing; however, when implemented well the increased cost results in higher property values and greater public desirability for the housing. The public's desire results from the quality of the housing product, and from the public services and amenities available to the residents.

For housing sold at market rate, exaction and impact fees are a cost that is factored into the overall cost of the project. A market rate housing developer covers the increase in costs due to exactions and impact fees by building a higher quality product which in turn can be

sold at a higher price. A person is more willing to pay the higher price for the housing because it is higher quality, and because of the services and amenities provided by the exactions and impact fees. Therefore, the cost of maintaining the City's standards for public amenities and services is shared in part by the future residents.

Table B-17 Exactions & Impact Fees – Fiscal Year 2020-21	
Type of Fee	Fee
Dwelling Unit Tax	\$1,181.05/unit + \$235.15/bedroom
Condo Conversion Fee	\$8,061.10/unit
School Fee—Residential	\$4.08/sq ft
Parks and Recreation Construction Tax	\$7.35/sq ft

SOURCE: City of Beverly Hills, April 2021

Exactions and impact fees can present a challenge in the development of affordable housing, since these costs cannot easily be passed on to the potential future resident as is the case with market rate housing. The City currently exempts dwelling units for very low, low and moderate income households from the dwelling unit tax and parks and recreation construction tax. The City may explore conducting a fee study to evaluate the economic benefit of providing additional waivers or reductions of certain fees for projects containing affordable units.

Total Fees and Exactions for a Typical Multi-Family Project

The City adopted its most recent schedule of taxes, fees and charges in August 2020. In order to illustrate the total fees and exactions for a typical multi-family project, Table B-18 illustrates the fees that were charged on the most recently permitted multi-family residential project under the applicable fee schedule. The City feels this project is a typical multi-family project based on the number of units and the lot size. The total fees that would be charged by the City would amount to approximately \$1,964,531.42 equating to \$98,226.57 per unit. The listing price for the condominium units in this building is not known at this time, since the project construction has not yet been completed. However, it would be reasonable to state that the City's entitlement fees would be a nominal amount compared to the sales price, given that condominiums in the City typically list for \$800,000 to \$2 million, depending on the location, size, and year built.

In summary, given the modest percentage that fees represent of unit sales prices, combined with the fact that affordable units are exempt from the dwelling unit tax and parks & recreation (QUIMBY) construction tax, it can be concluded that the City's permit fees do

not impose an undue constraint on the production of new housing. In order to incentivize the production of affordable units, the Housing Plan includes Imp. 12.2, which requires that the City conduct a future fee study to assess the economic benefits of providing additional waivers for affordable projects.

Table B-18 Total Fees for a Typical Multi-Family Project

Project Description – 425 N. Palm Drive, 20 Condominium Units	
	Total Project Fees Fees Per Unit
Description	Cost
Tentative Parcel/ Tract Map Review (Vesting and Non-Vesting)	\$14,744
Development Plan Review (10-3-2570)	
Commission-level (Planning Commission) – Multiple Application Fee	\$3,577
R-4 Permit (10-3-2850)	\$2,632
Architecture/ Landscape Plan Review (10-3-3016)	
Commission-level (Architectural Commission)	\$ 3,904.77
Environmental Review	\$4,000
Newspaper Noticing	\$2,415
Public Noticing – (Mailed Notice)	\$3,295
Public Noticing (On-site Signage)	\$314
Covenant Processing (upon entitlement)	\$466
Final Parcel/ Tract Map Review (Vesting and Non-Vesting)	
Zoning Review	\$706.20
Engineering Review	\$2,439
Building Permit and Plan Check	\$225,488.80
Shoring Permit	\$14,461
Grading Permit	\$25,617.35
Mechanical Permit and Plan Check	\$51,255.48
Plumbing Permit and Plan Check	\$51,255.48
Electrical Permit and Plan Check	\$50,231.85
Energy Permit and Energy Plan Review	\$84,558.10
Water Efficient Landscape Permit	\$738.30
Off Site Improvements	
Sewer Charge	\$6,803
Sidewalk Replacement Use Permit	\$405.00
Curb and Gutter Permit	\$1,439.00
Curb Drain Use Permit	\$807.00
Paving Replacement Inspection (\$3.00/square foot x 2,000 sq ft)	\$6,000
Construction Barricade Permit	\$981.00
Utility Permit	\$155.30
Hauling/ Street Use (Heavy Haul Permit)	\$90.00
AB717 Fee	\$3,382.33
Seismic SB861 Residential	\$2,000
School Fees	\$135,358.08
Dwelling Unit Tax	\$22,800
Bedroom Tax	\$10,442
Parks and Recreation (QUIMBY) Fee	\$453,271.10
General Plan/Long Range Maintenance Fee (SB1608)	\$17,475.38

*includes document maintenance, technology, AB717, and SB1608 fees

On and Off-Site Improvements

Site improvements encompass the range of water, sewer, circulation, and other infrastructure needed to support development. In Beverly Hills, site improvements include water and sewer and storm drain laterals, streets, curbs, gutters, parkway, street trees, sidewalks and alleyways. The City uses a standard street width of 46-feet curb-to-curb within a 70-foot right-of-way for local residential (multi-family) streets and secondary arterial streets, and a standard street width of 36-feet curb-to-curb within a 60-foot right-of-way for local residential (single-family) streets. All residential streets are improved with 6-foot parkways and 6-foot sidewalks on both sides of the street.

To ensure that adequate improvements are in place, Beverly Hills requires pro-rata payments for off-site extension of the water, sewer and storm drain systems, and pro-rata payments for transportation improvements. In larger projects, the City requires developers to construct internal streets, sidewalks, curbs, gutters, and affected portions of off-site arterials. However, development in Beverly Hills typically occurs on small infill parcels where infrastructure is already in place.

While on and off-site improvements add to the cost of development and thus impact affordability, it is standard for jurisdictions to require development to "pay its own way." Beverly Hills site improvement requirements are deemed necessary to maintain the quality of life desired by residents, and are consistent with General Plan goals to ensure that public services and facilities are in place at the time of need, thus avoiding the overloading of existing urban service systems.

7. Housing for Persons with Special Needs

Special Needs Housing Overlay Zone

In order to encourage a variety of housing, the City has established a Special Needs Housing Overlay Zone to encourage the construction of housing for persons with special needs in certain areas of the City and locate such housing close to appropriate amenities and services. The Special Needs Housing Overlay Zone allows increased residential density, small housing units, and reduced parking requirements. Emergency Shelters are permitted by-right in the Special Needs Housing Overlay zone, and SROs and multi-family congregate housing for elderly or disabled are permitted with a Conditional Use Permit (CUP).

The Special Needs Housing Overlay Zone applies to R-4 zones on sites which meet the following criteria:

- Site is located in area with 4 or 5 story height limits
- Site is located adjacent to commercial zoned areas, and is separated by an alley from commercial uses
- Site is located on a street greater than 30 feet in width

A total of 37.8 acres on 172 parcels within the R-4 zone meets these criteria for special needs housing. A map of the Special Needs Housing Overlay Zone is provided at the end of this Appendix.

This ordinance also added the following definitions to the Municipal Code:

- Bona Fide Housekeeping Unit: Shall have the same meaning as Single Housekeeping Unit
- Community Care Facility, Large: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.
- Community Care Facility, Small: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.
- Emergency Shelter: A facility that provides immediate and short-term housing with minimal support services for homeless persons or families on a first-come, first-served basis, and that is limited to occupancy of no more than six months.
- Family: Two or more persons living together as a single housekeeping unit in a single dwelling unit. *Family* also means the persons living together in a licensed residential facility, as that term is defined in California Health & Safety Code Section 1502(a)(1) serving six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.
- Single-Family Residence: Shall have the same meaning as One-family or Single-family Residence or Dwelling.
- Single Housekeeping Unit: The functional equivalent of a traditional family, whose members are a non-transient interactive group of two or more persons, where such persons jointly occupy a single dwelling unit, jointly use common areas, and share household activities and responsibilities (e.g., meals, chores, and expenses).
- Single Room Occupancy Housing (SRO): A residential facility where individual secure rooms are rented to a one- or two-person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented on a weekly or monthly basis.

- Supportive Housing: Permanent affordable housing with no limit on length of stay, that is occupied by the target population as identified in State law, and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- Target Population: Persons with disabilities, homeless families, and homeless youth.
- Transitional Housing: Temporary rental housing intended for occupancy by homeless individuals or families transitioning to permanent housing that is operated under program requirements calling for the termination of assistance and recirculation of the dwelling unit to another eligible program recipient at a predetermined future time, which shall be no less than six months. Transitional housing often includes a supportive services component, such as job skills training or rehabilitation counseling to allow individuals to gain the necessary life skills to support independent living.

Table B-19 and Table B-20 show allowable types of special needs housing in single-family and multi-family zones, respectively.

Table B-19 City of Beverly Hills Residential Allowable Residential Development Land Use Regulations for Single Family Residential Zoning Districts and Zoning District Overlays								
	R-1	R-1X	R-1.5	R-1.5X	R-1.5X2	R-1.6X	R1.7X	R-1.8X
Single-family dwelling	P	P	P	P	P	P	P	P
Accessory Dwelling units	P	P	P	P	P	P	P	P
Transitional and supportive housing ¹								
Single-family structure	P	P	P	P	P	P	P	P
Family daycare home								
Small	P	P	P	P	P	P	P	P
Large	UP	UP	UP	UP	UP	UP	UP	UP
Community care facility ²								
Small (serving 6 or fewer)	P	P	P	P	P	P	P	P
Manufactured/Mobile home	P	P	P	P	P	P	P	P

Notes: P: Permitted use

UP: Use Permit

CUP: Conditional Use Permit

1. Transitional or supportive housing is permitted in residential zones subject to the same standards as similar residential uses; therefore, if such housing is configured as a single-family residence, it is regulated as such and is subject to all regulations applied to residences in the single family residential zone where it is located.

2. For the purposes of this table, residential care facilities for the elderly, as defined in state law, shall be treated the same as community care facilities.

Table B-20 City of Beverly Hills Residential Allowable Residential Development Land Use Regulations for Multi-Family Residential Zoning Districts and Zoning District Overlays

	R-4	RMC P	Special Needs Housing Overlay ³	R-4X1	R-4X2	R-3	R-4-P
Single-Family dwelling	P	P		P	P	P	
Duplex	P	P		P	P	P	P
Accessory Dwelling units	P	P		P	P	P	P
Multi-family dwelling	P	P		P	P	P	P
Transitional and supportive housing ¹							
Single-family structure	P	P			P	P	
Multi-family structure	P	P			P	P	P
Emergency shelters			P				
Single room occupancy housing (SRO)			CUP				
Community care facilities ² (state licensed)							
Small (6 or fewer)	P	P			P	P	
Large (7 or more)	CUP	CUP			CUP	CUP	CUP
Childcare uses licensed pursuant to state law	CUP	CUP			CUP		CUP
Multiple-family congregate housing for the elderly or disabled pursuant to article 12.8 of zoning code ⁴			CUP				
Multiple-family housing for the elderly or disabled pursuant to article 12.5 of the zoning codes ⁵	CUP	CUP			CUP		CUP

Table B-20 City of Beverly Hills Residential Allowable Residential Development Land Use Regulations for Multi-Family Residential Zoning Districts and Zoning District Overlays

	R-4	RMC P	Special Needs Housing Overlay ³	R-4X1	R-4X2	R-3	R-4-P
Notes: P: Permitted use UP: Use Permit CUP: Conditional Use Permit							
<p>1. Transitional or supportive housing is permitted in residential zones subject to the same standards as similar residential uses; therefore, if such housing is configured as a multi-family residence, it is regulated as such and is subject to all regulations applied to residences in the multi-family residential zone where it is located.</p> <p>2. For the purposes of this table, residential care facilities for the elderly, as defined in state law, shall be treated the same as community care facilities.</p> <p>3. Uses allowed in the special needs housing overlay zone are in addition to any use allowed in the underlying zoning district.</p> <p>4. A Conditional use Permit (CUP) is required to utilize the reduced development standards offered for this type of development. Intended to reduce development costs for assisted living facilities. Specific requirements apply. The project site must be located in an area with four- or five-story height limits; located adjacent to commercially zoned areas; separated from adjacent commercial areas by an alley; and located on a street greater than thirty feet (30') in width. Unit density up to 165 units/acre. Reduced minimum unit sizes and parking requirements apply (450 square feet minimum unit size, unit must have private bathroom) (BHMC 10-3-12.8).</p> <p>5. Multiple-family housing for the elderly or disabled is a permitted use in any zone permitting multiple-family residential uses. Conditional Use Permit (CUP) required to utilize the reduced development standards offered for this type of development. Intended to reduce development costs of housing for seniors and persons with disabilities. Specific requirements apply. Housing limited to households with head of household 62 years and older and families with handicapped member. Maximum unit density 150 units/acre. Minimum unit size as defined by HUD. Maximum number of bedrooms per unit is 2. Only 5% of the units can be 2-bedroom units (BHMC 10-3-12.5).</p>							

Elderly and Disabled Housing

Beverly Hills has established modified standards to specifically encourage the provision of higher density rental housing for seniors and persons with disabilities at costs lower than could otherwise be achieved. While housing which serves the elderly and persons with disabilities is permitted in any residential zone district subject to the same standards as other residential uses, for such housing to take advantage of a potential doubling in density and other modified standards, a Conditional Use Permit is required. The Municipal Code specifies the following two distinct types of housing: 1) Multiple-Family Congregate Housing for Elderly and Disabled Persons (Article 12.8); and 2) Multiple-Family Housing for Elderly and Disabled Persons (Article 12.5).

Multiple-Family Congregate Housing for Elderly and Disabled Persons and Community Care Facilities

Congregate housing provides a range of support services for residents, including all meals, housekeeping and laundry service, private transportation, planned activity programs, and 24-hour emergency in-house call system. Emergency shelters, transitional and supportive housing programs and community care facilities for seven or more persons, offer similar amenities and support networks. Currently, to use the City's incentives to develop an elderly or disabled congregate care facility the City requires at least one household member to be 65 years of age or older, or to have a substantial physical impairment. The City may study fee reductions for certain types of housing in this zone, as outlined in program 12.3 of the adopted Housing Element.

The City's modified development standards for congregate housing for the elderly or disabled provide for densities of up to 165 units per acre, with up to 113 units permitted on any one site. In addition, the City provides significant reductions in the minimum unit size for congregate housing:

- 450 square feet for an efficiency unit
- 500 square feet for a one-bedroom unit
- 800 square feet for a two-bedroom unit

As presented in Table B-10, the City has adopted a reduced parking ratio for congregate housing of one space for one-bedroom units and 1.5 spaces for two bedroom units. The Planning Commission is authorized to provide further reductions of one-half space per unit.

The City is committed to providing opportunities for special needs housing and realizes that such housing forms typically require additional incentives to be viable. The incentives offered in the City's Special Needs Housing Overlay zone offer greater density and reduced parking and unit size requirements as compared to normal R-4 standards. Additionally, the City may study the viability of reducing or waiving the cost for the Conditional

Use Permit for these projects in the future. A map of the overlay area is provided in the back of this document and shows that the overlay zone properties are in close proximity to public transportation and businesses that support daily needs and services. The overlay zone is residential and so provides the look and feel of living in a neighborhood, as opposed to alternative locations in the commercial zones. For these reasons this overlay zone, in concert with the incentives offered, is a viable location for special needs housing. Specific implementation programs (Imp. 11.1 and Imp. 12.1) in the Housing Plan have been added to further fair housing practices and analyze how zoning regulations may be amended to help provide more housing for special needs populations (such as the congregate care facility regulations).

Multiple-Family Housing for Elderly and Handicapped Persons (Deed-Restricted Affordable)

Affordable independent multi-family housing for the elderly (age 62+) and disabled persons is permitted by Conditional Use Permit in any zone allowing multiple-family residential uses. Densities of up to 165 units per acre are permitted, with a maximum project size of 150 units. Minimum unit sizes are not less than the maximum allowable under HUDs Section 202 Senior Housing Program, with no more than five percent of project units permitted to be two-bedrooms. Building height must be consistent with the prevailing height of surrounding buildings, and not greater than 60 feet. A reduced parking ratio of one space per unit is allowed, with further reductions to 0.4 space per unit permitted at the discretion of the Planning Commission.

If the rental rates for any such senior or disabled housing are not under the provision of a federal, state, or other public agency, then the rental rates will be set by the Planning Commission at affordable levels as a condition of approval.

Housing for Persons with Disabilities

The following analysis addresses Beverly Hills' regulations and procedures for housing for persons with disabilities with regard to: 1) zoning and development standards; 2) building codes; and 3) processing procedures.

Zoning and Development Standards

The City's Zoning Code facilitates housing for persons with disabilities in several ways, including:

- Allowances for property owners to build handicapped ramps into residential structures which encroach into the front, or side yard setbacks to allow first floor access for physically disabled residents.
- Allowances for elevators to encroach in the side yard setbacks on single-family properties to allow persons no longer able to climb stairs to remain in their homes.

- Reduced parking and unit size standards for multi-family congregate housing for elderly and disabled persons, and for affordable multi-family residences for elderly and handicapped persons.

The City permits housing for special needs groups in residential zones, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City.

Building Codes

The City of Beverly Hills ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility. For example, any new apartment development is subject to requirements under the Americans with Disabilities Act (ADA) for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Reasonable Accommodation

In 2012, the City adopted Ordinance No. 12-O-2634 to establish specific written procedures for persons with a disability to request reasonable accommodation from the zoning and land use regulations. This ordinance codifies the process through which a request for a modification to building codes, land use regulations, policies, or procedures needed to enable a person affected by a disability to use and enjoy a housing unit. A request for a Reasonable Accommodation is reviewed by the Community Development Director (or Designee), unless it is related to a discretionary land use application that requires review by the Planning Commission, in which case the Planning Commission is the reviewing authority. The applicant must provide information pertaining to the regulation, procedure, or policy from which relief is sought, the nature of the property and the relief sought, and explanation of why the accommodation is

reasonable and necessary. No application fee is associated with the Reasonable Accommodation, and if an improvement or modification is requested that would normally require a variance, a variance is not required. Given the process, the specific criteria set forth for qualification, and the no-fee application, the City's current regulations related to reasonable accommodations does not appear to act as a constraint for persons with disabilities.

Transitional and Supportive Housing

Transitional housing is defined as temporary (typically six months to two years) housing for a homeless individual or family who is transitioning to permanent housing or for youth who are moving out of the foster care system. *Supportive housing* is generally defined as permanent, affordable housing linked to on- or off-site services and occupied by a target population (i.e., persons with disabilities, suffering from mental illness or chronic health conditions). Services typically include assistance designed to meet the needs of the target population in retaining the housing, living and working in the community, and/or improving health.

State law requires that transitional and supportive housing be treated as residential uses that are subject only to those restrictions that apply to other residential uses of the same type in the same zone. In addition, supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. Implementation Measure 11.5 includes a commitment to review and update the Zoning Ordinance to ensure conformance with current State definitions and requirements.

Emergency Shelters

Emergency shelters are facilities that provide shelter to homeless families and/or individuals on a short-term basis.

Jurisdictions with an unmet need for emergency shelters for the homeless must identify at least one zone where emergency shelters will be allowed as a permitted use without a Conditional Use Permit or other discretionary approval. The identified zone must have sufficient capacity to accommodate the unmet shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As noted in Appendix A, the most recent homeless survey estimated that there are 17 unsheltered persons experiencing homelessness in Beverly Hills. Beverly Hills has no emergency shelters within its City limits; however, the City has provided funds for the construction and ongoing operation of

emergency shelters operated by People Assisting the Homeless (PATH), and by Network of Care for Veterans and Service Members.

The Zoning Ordinance allows emergency shelters by-right in the R-4 multi-family residential zoning overlay district. This district is characterized as a high-density multi-family zone consisting of a variety of existing apartment buildings and condominiums. Within the approximately 37.8-acre area there are numerous older and/or underutilized residential properties that could be converted or redeveloped for use as emergency shelters. Additionally, the overlay zone provides close access to needs and services such as grocery stores, pharmacies, and transportation. A map of this zone is provided at the end of this document.

Development standards within the district located in the Southerly Zone of the City (BHMC 10-2-303: LOTS: A.) are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Height: up to 60 feet, or five stories
- Minimum Lot Size: 7,500 square feet
- Minimum Public Street Frontage: 55 feet
- Setbacks:
 - Front – 15 feet
 - Side (total) 19 – 23 feet

Pursuant to State law, the City has also established development standards for Emergency Shelters regulating the following aspects:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- A minimum of one parking space for every 10 beds, plus one-half space for each bedroom designated for families with children, plus one parking space for each employee/volunteer on duty. The number of parking spaces may be reduced by 25% if the shelter is located within 1,000 feet of a public transit stop. Bicycle rack parking shall also be provided.
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

To address recent changes to State law, Implementation Measure 11.7 includes a commitment to process a Municipal Code amendment regarding required parking for emergency shelters consistent with Government Code Sec. 65583(a)(4)(A)(2).

Low Barrier Navigation Centers

In 2019, the State Legislature adopted AB 101 establishing requirements related to local regulation of *low barrier navigation centers*, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents' pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms"

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program Imp 11.7 in the Housing Plan includes a commitment to process an amendment to the Zoning Code in compliance with this requirement.

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely-low-income individuals, formerly homeless and disabled persons.

Ordinance No. 12-O-2633 established a definition for "Single Room Occupancy Housing" (SRO) and incorporated this definition into the zoning code. SROs are allowed in the Special Needs Housing Overlay Zone by Conditional Use Permit. Additionally, the ordinance established development standards for SROs including unit size and occupancy, common area, management, parking, kitchen facilities and bathroom facilities to ensure high standards for development.

Mobile Homes

No mobile homes or mobile home parks are located in the community. Pursuant to State law, the City permits manufactured housing placed on a permanent foundation in all residential zones.

Farm Employee Housing

Beverly Hills is located within the highly urbanized Los Angeles metropolitan area, and no agricultural land remains in the City. Given these conditions, no specialized regulations have been adopted for farmworker housing. Any agricultural employees who may happen to live in the City would be eligible to participate in any affordable housing programs that are offered to other lower-income persons. To address the requirements of Health & Safety Code Sec. 17021.5 Implementation Measure 11.1 includes a commitment to process an amendment to the Municipal Code to allow employee housing for six or fewer employees as a single-family structure that is permitted in the same manner as other dwellings of the same type in the same zone.

Inclusionary Housing

In 2019, the City Council established an inclusionary housing program with the following provisions:

- Applies to projects with five or more housing units.
- For projects with five or more but fewer than 10 units, the developer must provide one affordable unit for low-income households. There is an option for the developer to pay a fee in-lieu of providing the affordable housing unit.
- For rental projects with 10 or more units, a minimum of 10% of all the units in the development must be rented to and occupied by very-low-, low-, or moderate-income households.
- For new condominium projects or condominium conversion projects with 10 or more units, a minimum of 10% of all the units in the development must be sold to and occupied by very-low-, low-, or moderate-income households.
- When only one affordable unit is constructed as part of a development it may be allocated for a very-low-, low-, or moderate-income household. When two or more affordable units are constructed, the units shall be allocated alternately with the first unit for low- or very-low-income and the second for moderate-income and so forth.
- The inclusionary housing regulations do not apply to projects that enter into a development agreement with the City.

Rent Control

All apartment units in Beverly Hills are subject to rent control. Rent control of apartment units first went into effect March 31, 1979. On January 24, 2017, the City's rent control ordinance was amended to establish the requirement to pay relocation fees to tenants who were evicted for no-cause or non-just cause from Chapter 6 units. This Ordinance also increased the relocation fees that must be paid to tenants for Chapter 5 units, and established an annual increase in the relocation fees tied to the CPI to be conducted on July 1st of each year for both Chapter 5 and Chapter 6 units. The ordinance decreased the allowable rent increase for Chapter 6 to the greater of; 3% or the percentage equal to the percentage increase in the CPI. It also established a rent increase application process and the requirement for property owners to annually register their rental units.

On October 18, 2018, the City further updated the rent control regulations to eliminate no cause evictions. In addition it added a new grounds for a just-cause eviction of a disruptive tenant and a new procedure pertaining to the termination of a tenancy of a disruptive tenant to Chapters 5 and 6.

On April 2, 2019, an Ordinance was adopted establishing the Rent Stabilization Commission. The Commission is to be composed of the following: two (2) landlords who own one or more residential rental properties with the City; two (2) tenants who reside in the City; and two (2) at large members who are not landlords, tenants or managers of an apartment building. The Commission will also have three alternates, one from each of the categories (1 landlord, 1 tenant and 1 at large member). The Rent Stabilization Commission, as established by the Ordinance has the power to: a) make recommendations to the City Council concerning amendments to Chapter 5 and 6 of Title 4 that have not been resolved by the City Council; and b) to perform any other functions that may be designated by resolution or motion of the City Council.

All Ordinances are closely monitored by the Rent Stabilization Division in an attempt to assure the rent stabilization guidelines are properly followed and there is no abuse or misinterpretation of the City Council's intent.

C. Environment and Infrastructure

Environmental and infrastructure constraints can limit or affect the type and density of housing development in a community. These constraints can include natural resources such as topography and flood areas, hazards/safety concerns, or lack of sufficient infrastructure capacity. However, as discussed in greater detail below, Beverly Hills is a built-out community with little remaining vacant land, with the majority of the City's infrastructure systems already in place. Environmental and infrastructure concerns do not compose a significant constraint to housing production.

1. Environmental Constraints

Seismic Hazards

The City of Beverly Hills contains both active and potentially active faults. Specifically, three active or potentially active faults are located within the City limits, including: the Hollywood Fault, the Santa Monica Fault, and the Newport-Inglewood Zone of Deformation. (Woodward-Clyde 1987) Since the 1987 Study was completed, work completed by Dolan, et al and the California Division of Mines and Geology maps show the Hollywood and Santa Monica faults as converging within the City, and the Newport-Inglewood fault located approximately two miles south of the City.

The City of Beverly Hills implements the most recent California Building Code. In addition, the City's Seismic Safety Program promotes public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on existing unreinforced masonry bearing wall buildings. In addition, the City adopted a mandatory seismic retrofit ordinance in 2018 that requires existing soft-story multi-family buildings to be reinforced. The City is also exploring the adoption of a mandatory retrofit program for non-ductile concrete buildings and pre-Northridge earthquake moment frame buildings.

Landslides and Slope Hazards

The hillside areas of Beverly Hills pose the greatest hazard of landslides. Surface movements in the hillside area could be triggered by heavy rain, a reservoir breach, pumping facilities or an earthquake. Hillside development has placed additional loads on the subsurface bedrock. Additionally, improper site grading, steep slopes, and loss of vegetation can increase the potential for localized landslides. In the canyon areas, the presence of subsurface water and geology composition provides the potential for liquefaction during earthquakes. Any significant hillside movement along canyon streets would potentially isolate populations in those areas due to limited ingress egress routes. Potential damage to underground utilities and fire hydrants could also result from landslide movement. Future growth in the canyon areas of the City may be limited due to safety factors.

Flooding Hazards

There are no Federal Emergency Management Agency (FEMA) designated flood zones in the City of Beverly Hills. The City is located within the Ballona Creek Watershed; however most of the drainage is controlled by structural flood control measures along a mostly channelized watershed. Approximately 40 percent of the watershed within the City is covered by impervious surfaces leading to greater surface area for storm runoff and the potential for flooding.

FEMA, as part of its statutory responsibilities to carry out the National Flood Insurance Program, has mapped most of the flood risk areas within the United States. The City of Beverly Hills is located in a FEMA Zone "X" which does not require mandatory flood mitigation enforcement.⁸ Properties are not required to carry flood insurance (Hazard Mitigation Action Plan 2017, pg. 59). However, Beverly Hills is highly urbanized and as a result of increased paving, can lead to an increase in volume and velocity of runoff after a rainfall event, exacerbating the potential flood hazards. The City's steep hillside areas are also more susceptible to runoff and slope failures, and new development in these areas will require careful adherence to current grading, soil compaction, maximum slope, and drainage regulations.

The City of Beverly Hills also lies in the inundation path of the Lower Franklin Canyon Dam, which is located north of the City. The reservoir has a 200 acre-feet capacity and can be drained to half capacity in 72 hours and completely emptied in 216 hours. The National Inventory of Dams characterizes this dam with significant hazard potential. Dams with significant hazard potential are those in which failure or incorrect operation would result in no probable loss of human life but can cause economic loss, environmental damage, and disruption of lifeline facilities. In the event of a breach of the Lower Franklin Reservoir, the residential area north of Carmelita Avenue would be exposed to immediate and severe danger. Below that point, the danger diminishes rapidly although flooding of most structures in this section of the inundation path would occur. Approximately 1,200 people live in the sector of the inundation area subject to severe danger and provision for evacuation of this population is required in the event of a breach in the structure. This reservoir, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure.

The possibility of dam failures during an earthquake has been addressed by the California Division of Mines and Geology in the earthquake planning scenarios for a magnitude 8.3 earthquake on the San Andreas Fault zone

⁸ City of Beverly Hills Hazard Mitigation Plan 2017-2022.
<http://www.beverlyhills.org/citymanager/emergencymanagement/hazardmitigationplan>

and a magnitude 7.0 earthquake on the Newport-Inglewood fault zone (Davis 1982). These studies found that catastrophic failure of a major dam as a result of a scenario earthquake is regarded as unlikely (Davis 1982). Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum credible earthquake (MCE) for the Incentive Area. FEMA requires that all reservoir owners develop Emergency Action Plans (EAP) for warning, evacuation, and post-flood actions. Although there may be coordination with county officials in the development of the EAP, the responsibility for developing potential flood inundation maps and facilitation of emergency response is the responsibility of the reservoir owner.

The City's Safety Element and hazard mitigation plan address flood hazard mitigation, including dam or reservoir failure inundation hazards. Furthermore, any project would be required to undergo project-specific environmental review, at which time specific mitigation or design changes would be required to reduce the exposure of people or structures to flooding. Therefore, potential impacts associated with flooding were found to be less-than-significant in the General Plan environmental review and are not considered a constraint to new housing production.⁹

Wildland Fire Hazard

Beverly Hills is bounded on the north by hillside and canyon areas. Canyons that empty into the City's boundaries are Benedict, Franklin, Coldwater, and Trousdale Canyons. Benedict, Coldwater, and Trousdale Canyons are densely populated, with Franklin Canyon the least developed of the four. The dense wild brush of Franklin Canyon extends to the boundaries of the City. Due to the extensive hazards originating in the hills north of Sunset Boulevard, the area has been designated a Very High Fire Hazard Severity Zone (VHFHSZ). Approximately 36 percent of the City is located in the VHFHSZ. The City's Fire Department has implemented programs¹⁰ to help educate the community located in the VHFHSZ area, and encourage them to take steps to reduce the risk of wildfire in the VHFHSZ area. These include the "Ready, Set, Go!" program which emphasizes homeowner preparation for fire events, the Brush Clearance and Fuel Modification Programs, which focus on reducing vegetation that can contribute to fire events, and the Public Tree Program, which seeks to provide greater defensible space from public trees with higher flammability characteristics.

Urban Fire Hazard

In the built-out areas of the community, the primary fire hazard risks are man-made. Beverly Hills is home to three very large hotels having

⁹Beverly Hills General Plan EIR, 2008

¹⁰ <http://www.beverlyhills.org/departments/firedepartment/vegetationprograms/>

occupancies in excess of 500 persons per day, 36 high-rise buildings, and a densely populated retail and commercial district. Of particular concern are two high-rise buildings that are residential occupancies and did not fall under the 1998 retrofit sprinkler mandate imposed on buildings 55 feet or higher. These are the only two high-rise buildings in the City that are not equipped with sprinkler systems.

New housing development within the City is expected to occur through the infill of existing sites and mixed-use development in commercial areas. Limited future development is expected to occur in the hillside areas. Wildland fire risks for new development are mitigated by various City programs described below.

Fire Prevention and Suppression Programs

In 1998, the Beverly Hills Fire Department (BHFD) installed a Remote Automated Weather Station (RAWS) in the hillside area just outside the City in Franklin Canyon. Data from the RAWS assists fire officials in determining the need for augmenting or redeploying fire resources depending on current and anticipated weather conditions.

For the VHFHSZ, the BHFD has also developed "Pre-Attack Plans" that enable the fire department to predetermine required resource deployment, resources to locate combustible roofs, evacuation routes, safe refuge areas, and resident assemblage locations. These planning resources help firefighting forces make critical decisions during emergency situations. Pre-Attack Plans are also made available to outside agencies who are called for Mutual Aid assistance and that may not be familiar with the area.

In addition, in 2004 the BHFD and residents within the VHFHSZ initiated the FireWise Communities/USA Program, which is designed to enable communities to achieve a high level of protection against wildland/urban interface fire loss while maintaining a sustainable ecosystem balance.

Biological Resources

The City of Beverly Hills is fully developed with urban uses and has little undisturbed open space areas. Review of GIS databases and aerial photographs indicate that there is little native terrestrial vegetation within the City. The only relatively undisturbed areas include those located near the foothills of the Santa Monica Mountains and the few open space areas located in the area north of Sunset Boulevard. The remaining open space within the City is located in public parks, which typically do not contain natural or native vegetation.

As discussed in the Beverly Hills General Plan Amendments Environmental Review (2009), there are no riparian or sensitive habitats that are known to occur in the City of Beverly Hills. As no riparian or sensitive habitats are

known to exist within the City, biological resources do not present a constraint to future housing development within the community.¹¹

In summary, while environmental constraints will require development to incorporate measures to mitigate potential hazards, these constraints are not expected to preclude housing development consistent with the RHNA.

2. Infrastructure Constraints

Infrastructure needed to maintain and develop new housing includes water facilities, sewer facilities, streets, storm drains, street lights, and sidewalks. The provision and maintenance of these facilities in a community enhances not only the character of the neighborhoods but also serves as an incentive to homeowners to routinely maintain the condition of their homes. In contrast, when public improvements are left to deteriorate or are overextended in use, the neighborhoods in which they are located become neglected and show early signs of deterioration.

Very little undeveloped residential land remains in the City. Most of the community's infrastructure is currently in place and adequately serves existing development. Future housing growth will occur within in-fill areas and construction of multi-family or mixed-use development within commercial areas. Therefore, the provision of infrastructure does not constitute a constraint to housing production.¹²

Water System

The City of Beverly Hills provides water service to all of the City's residents and to some residential parts of the City of West Hollywood. The City of Beverly Hills will be importing about 70% of its water from the Metropolitan Water district (MWD) to approximately 9,400 customers. The remaining 30% of water need is met by the four groundwater wells in the City. Three groundwater Hollywood wells are located in the Beverly Gardens Park, one in the Burton Way median, two shallow groundwater wells (Maple yard wells) at the City's yard, and one is currently being developed in the unadjudicated portion of the Central Basin in the City of Los Angeles. All existing and proposed wells will be pumped to the City's treatment plant through a transmission main owned and maintained by the City. The proposed Central Basin well is drilled and the transmission main construction completed. The well-equipping construction phase of the project is currently underway. About 80 percent of the water service area use is residential in nature.¹³

¹¹ Beverly Hills General Plan Amendments Environmental Review (2009)

¹² Ibid.

¹³ Ibid.

As described in the Urban Water Management Plan (UWMP), the current and projected water supply and demand indicates that in average precipitation years, the City has sufficient water to meet its customer's needs through 2030. Beverly Hills' water supply is anticipated to meet the demand for future population growth up to 2030. As per State Law (Gov Code Sec. 65589.7), the City will give priority for service hook-ups to projects that include affordable housing.

Sewer System

The Beverly Hills Department of Public Works maintains a sewer collection system within the community. The existing sanitary sewer system consists of over 95 miles of sewer main. More than half of the existing sewer system within Beverly Hills is over 50 years old. To address this issue, the City of Beverly Hills has a rehabilitation program in place to repair, reline, and/or replace the existing wastewater infrastructure. The City of Beverly Hills sewer flows come from the City of Los Angeles from its north and northwestern border and then comingles flows within the city limits until it connects to the City of Los Angeles sewer facilities at the southeastern border of the City. All of the City's wastewater flow is treated at the City of Los Angeles Hyperion Treatment Plant in El Segundo.¹⁴ Wastewater treatment capacity is expected to be adequate to accommodate projected housing development during the planning period. ¹⁵As per State Law (Gov Code Sec. 65589.7), the City will give priority for service hook-ups to projects that include affordable housing.

Storm Drainage

There are approximately 47 miles of improved storm drains within and adjacent to the boundaries of the City of Beverly Hills, approximately two-thirds of which are owned and maintained by the City. The remaining one-third are under the jurisdiction of the Los Angeles County Department of Public Works. Roughly one-third of the storm drain system was built before 1940 with the earliest construction taking place in the 1920s and the most recent in the 1970s. The 1999 Storm Drain System Master Plan identified 18 percent of the City's drainage links as insufficient to convey the runoff for the 10-year or 25-year storm. However, approximately 72 percent of the deficient links require a 1-foot diameter or less upgrade to the existing pipe size.

The 2020 Integrated Water Resources Master Plan (IWRMP) included the evaluation of the storm drain system which includes capacity and system integrity. Overall, the City's storm drain system has sufficient capacity and significant flooding areas are not expected due to the Hollyhills Storm Drain

¹⁴ City of Beverly Hills General Plan Update Technical Background Report, October 2005.

¹⁵ City of Los Angeles, [Citywide Housing Element 2021-2029 and Safety Element Updates Draft EIR](#), p. 4.16-72

improvement project. The Hollyhills project increased the capacity of the regional system that addressed upstream flooding conditions. The Los Angeles County Department of Public Works and Flood Control System were the project leads of this regional project.

To verify the City's storm drain pipe conditions, the IWRMP is recommending a 5-year storm drain inspection program that would investigate the integrity of the system and assess potential capacity issues. Results of the CCTV assessments will provide a list of future projects for replacement or rehabilitation.

Street System

The City is located along the densely developed Wilshire Corridor and is regionally situated in the middle of a variety of regional traffic generators that include Westwood, the University of California, Los Angeles (UCLA), Century City, Los Angeles International Airport (LAX), Culver City to the west, and West Hollywood, the Wilshire Miracle Mile, and downtown Los Angeles to the east. There are only two major facilities that provide regional transportation service for through traffic to bypass the City: the I-405 freeway in the north-south direction and the I-10 freeway in the east-west direction. This results in many of the roadways in the City being used by through traffic to get to and from the various activity centers in the area.

The City promotes walking as a viable means of transportation. Recently, upgrades in urban design and pedestrian amenities have been completed in the Business Triangle, including mid-block signalized crosswalks and widened sidewalks. In addition, several more enhanced pedestrian crossings are in the design phase for use throughout the City. The City's Complete Streets Plan (discussed below) includes a crosswalk policy for non-controlled intersections so that all future crosswalks are of the highest quality possible to improve pedestrian safety and visibility. The Business Triangle also features some diagonal pedestrian intersection crossings (with an exclusive pedestrian crossing phase) and an ordinance limiting ground floor street frontage of businesses not considered to be pedestrian-friendly. The City's pedestrian facilities include sidewalks, crosswalks, stairs, pedestrian promenades, and paths in the City's parks.

Four separate transit agencies provide bus service in the City. The Los Angeles County Metropolitan Transportation Authority (Metro or MTA) operates the majority of the fixed-route bus transit service. The City of Santa Monica Big Blue Bus (SM), the Antelope Valley Transit Authority (AV), and the Los Angeles Department of Transportation (LADOT) also provide limited transit routes within and through the City. Metro has also planned two underground rail stations in the City that will extend the Purple Line subway route through Beverly Hills. The stations are currently under construction in two sections: The first section of the Purple Line Extension will extend the subway from the Wilshire/ Western station in Los Angeles to Wilshire/La Cienega in Beverly Hills. Section 2 extends from the Wilshire/ La

Cienega station to the Wilshire/ Rodeo station in Beverly Hills and then on to the Century City / Constellation station.

In 2021, the City Council adopted a Complete Streets Plan, which aims to consider access to the public right-of-way for all road users of all ages and abilities. The plan works to accommodate those who are walking or biking, as well as those using public transit and vehicles. As part of the plan's development, the City comprehensively evaluated and updated existing policies and programs to relieve traffic congestion, including policies to encourage non-driving modes.

As outlined in the Complete Streets Plan, the City has started to implement its holistic bikeway network. Currently there are bike lanes on Burton Way east of Rexford Drive, on Santa Monica Boulevard from west to east City limits, and on Crescent Drive north of Santa Monica Boulevard. There are also bike routes with shared lane markings on South Santa Monica Boulevard between Moreno Drive and Roxbury Drive, and Crescent Drive between Santa Monica Boulevard and Wilshire Boulevard. The City continues to expand end-of-trip facilities through short-term and long-term bike parking at key destinations.

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Appendix C: Housing Resources

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An important component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of these sites in accommodating the City's share of the Regional Housing Needs Allocation (RHNA). This "Housing Resources" section describes the resources available for development, rehabilitation, and preservation of housing in Beverly Hills including land available for new housing construction, and financial and administrative resources that the City can use to facilitate housing production and housing-related services. The final part of this section is an overview of energy conservation and green building resources available to the City and its residents.

A. Sites Inventory

The assumptions and methodology for the residential sites inventory are provided below.

Methodology for the Sites Inventory Analysis

The City's residential sites inventory is comprised of three components: 1) approved projects; 2) underutilized (non-vacant) sites with potential for additional residential development or redevelopment; and 3) potential accessory dwelling units (ADUs).

Potential sites for residential development during the 2021-2029 planning period are summarized in Table C-1. As shown in this table, adequate capacity is available to accommodate the City's RHNA allocation in all income categories. Additional analysis to support this finding is provided in the discussion below.

Table C-1
Residential Sites Summary

Site Category	Income Category				
	VL	Low	Mod	Above Mod	Total
Approved projects (Table C-2)	1	-	2	487	490
Underutilized sites (Table C-3)	1,008	1,418	4,690	814	7,930
Potential ADUs	25	63	8	54	150
Total sites inventory	1,034	1,481	4,700	1,355	8,570
RHNA 2021-2029	1,008	680	602	814	3,104
Adequate Sites?	Yes	Yes	Yes	Yes	Yes

Source: City of Beverly Hills, 2021

Approved Projects

Table C-2 summarizes residential developments that have received some form of approval and will become available for occupancy during the planning period. The income levels for these projects are based upon the expected sales prices or rents.

Table C-2
Approved Projects

Project / Location	Income Category				
	VL	Low	Mod	Above Mod	Total
250 North Crescent Drive	1			7	8
154-158 North La Peer Drive				16	16
457 North Oakhurst Drive				6	6
425 North Palm Drive				20	20
340 South Rexford Drive				3	3
462 South Rexford Drive				7	7
9900-9908 South Santa Monica Boulevard				25	25
8600 Wilshire Boulevard			2	16	18
9200 Wilshire Boulevard				54	54
9876 Wilshire Boulevard				140	140
9900 Wilshire Boulevard				193	193
Total Units	1	0	2	487	490

Source: City of Beverly Hills, 2021

Underutilized Sites

Underutilized sites with potential for additional residential development or redevelopment are listed in Table C-3. The most significant opportunities for additional housing development are within the Mixed Use (MU) Overlay Zone.

In 2020, the City adopted the MU Overlay Zone that encompasses over 109 acres (Figure C-1). The overlay zone adds mixed use development as a permitted use within the designated areas. Maximum residential density within the overlay zone is 79.2 units per acre and height limits range from three to five stories depending on location. A summary of the mixed use regulations is posted on the City's website to assist property owners, developers and other interested parties in understanding the new mixed use regulations.¹

The regulations for the MU Overlay Zone have been written to encourage and ease development of mixed-use projects as much as possible. The stated purpose of the MU Overlay Zone is to "encourage vibrant, walkable neighborhoods and increase the availability of housing in the City, while preserving the vitality of existing commercial corridors and minimizing displacement of existing residents". This includes a provision allowing the conversion of existing commercial buildings to mixed use buildings, without requiring compliance with

¹ Mixed Use Overlay Guideline Document:

<http://www.beverlyhills.org/cbhfiles/storage/files/1108659042674523311/BeverlyHillsMixedUseGuideFeb2021.pdf>

standards related to parking, loading facilities, outdoor living space, setbacks, and height limits, if such buildings do not currently comply with these standards or if the building would become structurally defective by complying with these standards. This means that the MU Overlay Zone regulations provides opportunity for both the redevelopment of vacant or underutilized sites, and developed sites. Moreover, there are some larger commercial sites that have been flagged as not likely to be redeveloped by a public comment letter provided. However, these commercial buildings would not necessarily need to be demolished and redeveloped, given the regulations allowing the conversion of existing commercial buildings to mixed use projects. The commercial office vacancy rate in the city was 16.8% for April, May, and June of 2021², and 17.8% as of September 2021³, which also points to a potential incentive to convert an existing commercial building or portion of a commercial building to a mixed-use project. Similarly, the vacancy rate for the commercial retail sector has increased recently to 7.1% as of September 2021⁴, which may indicate further incentives for commercial property owners to explore redevelopment or conversion of existing properties to mixed use projects. It should be noted that the recent vacancy rates may be slightly higher than normal conditions, due to the COVID-19 pandemic.

To illustrate the demand for mixed-use development in the City, Table C-4 shows recently entitled or constructed mixed-use buildings in Beverly Hills. These buildings were all entitled prior to the establishment of clear zoning regulations or an entitlement process for mixed-use projects, which illustrates that there has been notable demand from developers to construct mixed-use buildings along commercial corridors, even before regulations for the MU Overlay were established. All of the mixed-use buildings previously constructed or entitled contain one floor of commercial uses with the remaining floors developed for housing, illustrating that it is profitable for developers to devote the majority of the floor area in mixed-use buildings as housing. Previously approved mixed-use buildings range in density from 30 units per acre to 59 units per acre. The MU Overlay allows for up to 79.2 units per acre, which exceeds the density that has previously proven to be profitable and desirable for developers to construct.

Furthermore, the sites contained in Table C-3 include a significant number of vacant sites or sites used only as surface parking lots, totaling approximately 349,642 square feet and yielding a potential of

² Source: <https://beverlyhillscourier.com/2021/08/28/commercial-vacancy-rate-remains-high-in-beverly-hills/>

³ Source: CoStar Report

⁴ Source: CoStar Report.

526 units. Several commercial parcels contained in the MU Overlay Zone are also developed with low- or mid-rise buildings with surrounding surface parking lots. In addition, the sites inventory has been modified to remove sites noted in public comments as not likely be redeveloped, such as historic theaters and hotels. The sites inventory has also been further revised to remove extraneous properties or errors.

Table C-4
Approved Mixed Use Projects

Address	Number of Units	Residential & Commercial Floor Area Total	Units per Acre
9908 S. Santa Monica Blvd.	25	90,005 SF	30
8600 Wilshire Blvd.	23	47,781 SF	39
9200 Wilshire Blvd.	54	157,630 SF	57

Source: City of Beverly Hills, 2021

Parcel listing by income category. Parcel-level data for the MU Overlay area (Table C-3, included as Exhibit A of this Appendix) lists parcels within the MU Overlay Zone that could potentially accommodate more than 8,000 new housing units based on development standards. This total does not include density bonus units that would be allowed when affordable units are provided consistent with the City's Inclusionary Housing Ordinance. For each parcel, the income category is shown consistent with criteria established in State law. Because the allowable density in the overlay is higher than the "default density" of 30 units/acre, sites are considered suitable for lower-income housing unless other factors apply, such as a restriction on small sites, discussed below.

Small sites. In determining site capacity, State law provides that sites smaller than $\frac{1}{2}$ acre are not deemed adequate to accommodate lower-income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the locality provides other evidence that the site is adequate to accommodate lower income housing. Although no small sites (i.e., less than $\frac{1}{2}$ acre) are listed in the inventory as satisfying lower-income need, it should be noted that most of the sites within the MU Overlay could be consolidated with one or more adjacent parcels to create building sites of at least $\frac{1}{2}$ acre.

Sites used in a prior planning period. None of the sites in the MU Overlay were relied upon to satisfy the RHNA allocation in a prior planning period.

Potential for displacement of existing residents. There are currently no residential uses in the MU Overlay area; therefore, no existing residents would be displaced as a result of mixed-use development in this area.

Realistic capacity of non-vacant sites. State law⁵ requires that for non-vacant sites, the inventory must include a description of the existing use of each property, and if a site is owned by the city or county, the description shall also include whether there are any plans to dispose of the property during the planning period. Information regarding existing uses on each parcel is provided in Table C-3.

The inventory must specify for each site the number of units that can realistically be accommodated on that site considering factors including the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.⁶

In addition, when a city is relying on non-vacant sites to accommodate 50 percent or more of its housing need for lower-income households, the methodology used to determine additional development potential shall demonstrate that the existing use does not constitute an impediment to additional residential development during the period. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period.⁷

Because development decisions are affected by a wide variety of factors over which cities have no control, including property owner objectives and general market conditions, it is unlikely that a high percentage of the parcels within the MU Overlay Zone would be developed with mixed-use projects during the planning period. However, since the development potential of the overlay area is nearly three times the City's RHNA allocation for the 2021-2029 planning period, the RHNA allocation can be satisfied through development of a portion of these sites.

⁵ Government Code Sec. 65583.2(b)(3)

⁶ Government Code Sec. 65583.2(g)(1)

⁷ Government Code Sec. 65583.2(g)(2)

Factors that constitute substantial evidence that existing uses do not constitute an impediment to additional residential development during the period include the following:

- The underlying zoning designation for the MU Overlay is Commercial, which does not allow residential use. Therefore, the MU Overlay creates significant new opportunities for residential development.
- Approximately two-thirds of the overall capacity in the MU Overlay is on sites with an assessed improvements-to-land (I/L) value ratio of less than 1.0. Previous research by the University of California, Berkeley⁸ to identify potential infill development opportunities in California utilized an I/L ratio of less than 1.0 for commercial and multi-family residential properties. The authors of that study noted that this methodology "...has a strong theoretical and empirical basis: urban parcels for which improvement values are less than land values are widely considered to be economically underutilized. Indeed, many, if not most, market-rate infill housing projects are currently built on refill sites."
- Development of residential units within the MU Overlay Zone does not require demolition and reconstruction because existing non-residential space can be converted to residential use at much lower cost than new construction.
- Existing commercial vacancies within the MU Overlay Zone generate financial incentives for residential development or conversion of existing non-residential space to new housing.
- Exceptionally high residential property values in Beverly Hills create significant financial incentives for residential development or conversion of existing non-residential space to new housing.

Accessory Dwelling Units

Accessory dwelling units ("ADUs") provide the third component of the sites inventory. Current State law allows two ADUs – one "standard" ADU plus one "junior ADU" on most single-family lots, and there are approximately 5,700 single-family detached housing units in Beverly Hills according to the California Department of Finance. Therefore, more than 10,000 ADUs could be built under current law. However, a conservative estimate of 150 potential ADUs during the 8-year planning period is based upon permit trends over the past five years, as shown below. Moreover, as of September 2021, a total of 14 permits for ADUs have been applied for in calendar year 2021, demonstrating a further upward trend in ADU construction (an

⁸ University of California, Berkeley Institute of Urban and Regional Development, The Future of Infill Housing in California: Opportunities, Potential, Feasibility and Demand, 2005

increase of more than 50% from last year). The City has seen an uptick in inquiries regarding ADUs, especially since recently enacted state law has changed ADU regulations in the City to be more permissive than in the past. City staff has noticed a greater number of inquiries and higher interest in ADU construction since such regulations have gone into effect, and Imp. Program 10.4 of the Housing Plan seeks to further encourage the production of ADUs, for example by considering more changes to zoning regulations to remove barriers to construction of ADUs, and conducting more outreach regarding ADU regulations. The City currently provides a guide regarding the ADU regulations to the public.

Year	2016	2017	2018	2019	2020
No. of ADU Permits	0	0	7	6	9

Source: City of Beverly Hills, 2021

Based on research compiled by the Southern California Association of Governments (SCAG), it is estimated that the majority of future ADUs will be affordable to low- and moderate-income households.

Affirmatively Furthering Fair Housing

AB 686 requires a jurisdiction's site inventory "...shall be used to identify sites throughout the community, consistent with..." its duty to affirmatively further fair housing.⁹ According to HCD's AFFH guidance¹⁰, the sites inventory should assess whether future development anticipated on the sites listed "...will either further entrench or help to ameliorate existing patterns of segregation and/or exclusion of members of protected categories."

Most of the new housing during the 2021-2029 planning period is expected to be built in the MU Overlay Zone in the central portion of the city (Figure C-1). The fair housing assessment contained in Appendix A shows that the entire city is designated "Highest Resource" in the TCAC/HCD opportunity map. In addition, the areas with the highest concentrations of racial minorities, households below the poverty line, and persons with disabilities are generally in or adjacent to the MU Overlay Zone. Therefore, the sites inventory addresses AFFH requirements by expanding housing opportunities at all income levels in high opportunity areas and in close proximity to locations where the highest numbers of protected categories of residents currently reside.

⁹ Gov. Code, §§ 65583.2, 65583, subd. (c)(10)(A), 8899.50

¹⁰ California Department of Housing and Community Development, Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements, April 2021

Figure C-1
Mixed-Use Overlay Zone

General Plan Land Use Designations Map (MAP LU1)
Detail of Vicinity with new Mixed Use Overlay Zone Indicated



Note - This exhibit is for the purpose of illustrating where the Mixed Use Overlay will be applied and is not intended to supersede the underlying commercial designations.

B. Financial Resources

The ability of the City to achieve its housing goals and objectives will, to a large extent, depend on the availability of financial resources for implementation. The two primary sources of funds – Community Development Block Grant (CDBG) and Community Assistance Grant (CAGF) – are currently used to support housing activities in Beverly Hills, with a third new source – Housing Trust Fund – which became available during the current Housing Element planning period in Fiscal Year 2016-17. Each of these sources is described in the following section.

1. Community Development Block Grant (CDBG)

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments to fund a wide range of housing and community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (less than 50,000 in population) generally compete for funding that is administered by the County. Each year, Beverly Hills receives approximately \$169,000 in CDBG funds through the Los Angeles County Development Authority. These funds are used to support the City's Handyworker Program (also known as the Residential Rehabilitation Program) for lower income tenants and homeowners, as well as the Senior Case Management programs.

2. Community Assistance Grant Funding (CAGF)

Through its annual Community Assistance Grant Funding application, the City allocates General Fund and Transit Occupancy Tax monies to a variety of service organizations that support the City's commitment to the provision of a social service safety net for the most vulnerable members of the community. In FY 2020/21, City Council allocated approximately \$1,417,500 in CAGF funds, with similar amounts allocated in prior years. The City utilizes its annual CAGF allocations to fund a variety of agencies and services, including:

- Step Up On Second - CLASP (Changing Lives and Sharing Places) Homeless Outreach Team
- Emergency shelter beds offered through PATH (People Assisting the Homeless)
- All Saints' Homeless Assistance Program
- Jewish Family Services Senior Care Management Program
- The Westside Food Bank

- Saban Community Clinic
- The Maple Counseling Center
- Bet Legal Services
- Tower Cancer Research
- Chiron Center
- ETTA
- The Miracle Project
- Beverly Hills CPR
- Beverly Hills Active Adult Club
- Beverly Hills Education Foundation
- The Wallis
- Theatre 40
- Affordable Living for the Aging
- Jewish Free Loan Association

In FY 2011/12, the City used Community Development Block Grants (CDBG) funds to secure an apartment unit in an affordable supportive housing project for homeless individuals in Los Angeles provided through Step Up On Second.

3. Housing Trust Fund

Until recently, Beverly Hills has not had a Redevelopment Agency, inclusionary housing in-lieu or commercial impact fees, and has therefore faced financial constraints in its ability to support the construction of affordable housing. To create a more viable funding source, the City created an Affordable Housing Trust Fund in FY 2016-17 to be used to construct or help leverage construction of affordable housing. Through development agreements on three large scale residential and mixed use projects, the City has negotiated approximately \$4.5 million in funding to be contributed to this Trust Fund. Currently only one of these developer contributions has been completed, for \$1.5 million. These funds are restricted for the purpose of promoting the provision of affordable housing the City of Beverly Hills, or as otherwise may be permitted by State law. The Policy and Management Department, in coordination with the Community Development Department, continues to explore options for using City property for the development of affordable housing. In addition, in December 2019, the City enacted an interim urgency ordinance that created inclusionary housing requirements for certain types of multi-family residential developments. For projects with 5-9 multi-family units,

an in lieu fee is available to be paid instead of constructing the required affordable unit(s). The in lieu fees collected through this requirement are deposited into the Affordable Housing Trust Fund, and are used to provide affordable housing in the City through a variety of methods (i.e. development of affordable units, subsidies for construction of affordable units, partnerships with affordable housing developers, etc.).

The City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of new funding opportunities include:

- The \$93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.
- SB 391, The California Home and Jobs Act, is making its way through the State legislature, and would generate approximately \$525 million annually for affordable housing by imposing a \$75 recording fee on real estate documents.

4. COVID-19 Rent Subsidy

The City Council approved a Rent Subsidy program on September 15, 2020 in an effort to prevent tenants from being evicted during the COVID-19 Pandemic. The Rent Subsidy program was open to tenants who reside in multi-family rent-stabilized units, are at or below 80% AMI at the time of filing the application and can demonstrate that they were financially impacted by COVID-19. Priority was given to those households 65 or older and households with children registered in the Beverly Hills Unified School District. The City allocated \$1 million from the City's General Fund.

Qualified tenants will receive up to \$1,000 a month for three months, for a maximum rent subsidy of \$3,000. Rent Subsidy payments can be made for both back rent and prospective rent. Payment is made directly to the landlord once the landlord has agreed to continue to offer rental services to the tenant and not to evict the tenant for back rent. The City estimates it will be able to assist over 300 households.

Table C-6 below identifies a variety of Federal, state, local, and private resources that may be available to carry out housing activities in Beverly Hills.

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to City on a formula basis for housing and community development activities primarily benefiting lower income households. Beverly Hills receives approximately \$169,000 annually in CDBG funds from Los Angeles County.	<ul style="list-style-type: none"> Housing Rehabilitation Public Facilities – ADA Improvements Public Services
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Los Angeles County Housing Authority.	<ul style="list-style-type: none"> Rental Assistance
HOME https://www.hcd.ca.gov/grants-funding/active-funding/home.shtml	Flexible grant program potentially available to the City through the County for housing activities benefitting lower income households.	<ul style="list-style-type: none"> New Construction Acquisition Rehabilitation Relocation Costs Tenant-based Rental Assistance
Section 202 https://www.hud.gov/program_offices/housing/mfh/progdesc/eld202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction
Section 811 https://www.hud.gov/program_offices/housing/mfh/progdesc/disab811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC) https://www.treasurer.ca.gov/ctcac/tax.asp	State and Federal tax credits to enable sponsors/ developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	<ul style="list-style-type: none"> New Construction Acquisition Rehabilitation
Multi-Family Housing Program (MHP) https://www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml	Deferred payment loans to local governments, non-profit and for profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes	<ul style="list-style-type: none"> New Construction Rehabilitation Preservation Conversion of nonresidential to rental Social services within project

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	separate Supportive Housing and Homeless Youth MHP components.	
CalHome https://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml	Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	<ul style="list-style-type: none"> Predevelopment Development Rehabilitation Acquisition Down payment assistance Mortgage financing Homebuyer counseling
Transit-Oriented Development Program https://www.hcd.ca.gov/grants-funding/active-funding/tod.shtml	Funding for housing and related infrastructure within one-quarter mile of transit stations.	<ul style="list-style-type: none"> Capital improvements for qualified housing developments, including enhancing pedestrian or bike access between project and transit Land acquisition
Affordable Housing Innovation Fund https://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml	Funding for pilot programs to demonstrate innovative, cost saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities: <ul style="list-style-type: none"> Local Housing Trust Fund Grant Golden State Acquisition Fund Innovative Homeownership Program 	<ul style="list-style-type: none"> Varies depending on activity
Infill Infrastructure Grant Program https://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in locations designated as infill.	<ul style="list-style-type: none"> Development of parks and open space Water, sewer or other utility improvements Streets, roads, parking structures, transit linkages, transit shelters Traffic mitigation Sidewalk and streetscape improvements
CalHFA Residential Development Loan Program www.calhfa.ca.gov/multifamily/special/rdlp.pdf	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> Site acquisition Pre-development costs
3. Local Programs		
Community Assistance Grant Funds (CAGF)	Local funding to agencies who provide support services to community's at-risk population including the homeless, active and frail elderly, disabled and lower	<ul style="list-style-type: none"> Public services and housing for at-risk populations

	income residents. Annual funding process through City Human Relations Commissions and Charitable Solicitations Commissions - approximately \$1,400,000 allocated in FY 20/21.	
Affordable Housing Trust Fund	Local fund in support of affordable housing. Approximately \$4.5 million to be contributed through development agreements to date.	<ul style="list-style-type: none"> Parameters for use of monies are established in the City's Municipal Code Title 10, Chapter 3, Section 4807
COVID-19 Rent Subsidy Program	City Council approved Rent Subsidy program in an effort to avoid tenants from being evicted during the COVID-19 Pandemic. The City allocated \$1 million dollars from the City's general funds.	<ul style="list-style-type: none"> Program open to tenants in multi-family RSO units, at or below 80% AMI at the time of filing the application and they were financially impacted by COVID-19. Priority was given to those households 65 or older and households with children registered in the Beverly Hills Unified School District.
4. Private Resources/Financing Programs		
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low income ownership and rental projects.	<ul style="list-style-type: none"> New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> New construction of rentals, cooperatives, self-help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> Home Buyer Assistance combined with Rehabilitation

C. Administrative Resources

Described below are several non-profit housing providers active in Los Angeles and the Westside in particular. These agencies can serve as resources in helping to address Beverly Hills' housing needs.

1. Menorah Housing Foundation:

Established in 1969 as a non-sectarian non-profit corporation, Menorah Housing Foundation (MHF) develops and manages affordable rental housing for very low income senior citizens. MHF manages over 1,200 senior apartment units in eighteen buildings on the Westside and greater Los Angeles County. A comprehensive MHF Service Coordination program assists tenants to remain independent in their own homes as long as feasible and creates a supportive environment for the many MHF tenants who live alone. MHF developed Beverly Hills Senior Housing in 1988 located on North Crescent Drive above Whole Foods Market, providing 150 rental units for very low income seniors. The building is currently owned by the City, but operated via a contract between the City and MHF.



2. Alternative Living for the Aging (ALA):

ALA is a non-profit organization that assists older people in housing alternatives. ALA operates several types of affordable senior housing including private apartments, communal living, and permanent supportive housing. ALA also administers a senior home sharing program, and conducts periodic informational workshops on the program for potential home providers and tenants.

3. West Hollywood Community Housing Corporation (WHCHC):

WHCHC was founded in 1986 to buy, build, rehabilitate and manage affordable housing for lower-income people in West Hollywood and the greater Los Angeles area. WHCHC's 18 apartment communities serve seniors living on fixed-incomes, people living with disabilities including HIV/AIDS, and low-income working households. Additional housing is targeting units to individuals and households which are either formerly homeless or at risk for homelessness. WHCHC maintains 2-3 projects in predevelopment and construction.

D. Opportunities for Energy Conservation

As energy costs rise, increasing utility costs reduce the affordability of housing. Further, the potential environmental, economic, and public health benefits of achieving greater energy efficiency and the increased use of cleaner energy sources present significant opportunities for the City to promote sustainability and to reduce housing construction and operation costs. Greenhouse gases (GHGs) are components of the atmosphere that contribute to the greenhouse effect. The natural greenhouse effect allows the earth to remain warm and sustain life. Greenhouse gases trap the sun's heat in the atmosphere, like a blanket, and influence the climate. Examples of greenhouse gases include carbon dioxide, methane, nitrous oxide, and fluorinated gasses. The increased consumption of fossil fuels (wood, coal, gasoline, etc.) has substantially increased atmospheric levels of greenhouse gases. New housing development may contribute to greenhouse gas emissions, but careful site planning and design, and the selection of environmentally friendly building materials and equipment can significantly reduce these emission levels.

In recent years, California has experienced historic drought, heat waves, wildfires and significant rainfall. These significant weather patterns are attributed to climate change. California and many municipalities within the State are known to be leaders in protecting the environment such that many cities are members of the Climate Mayors National coalition where the goal is to demonstrate leadership on climate change through meaningful actions in their communities that accelerates climate progress. The City of Beverly Hills joined the Climate Mayors coalition in 2017.

California's climate policy centers on the statewide emission reduction goals established in AB 32, SB 32, and Executive Order B55-1-18. Since 2000, these laws have required state agencies to develop strategies to track and reduce the state's greenhouse gas emissions across all sectors. To support the state's greenhouse gas emission reduction mandate, the state publishes updated energy and green building standards that are enforceable by the City.

On September 27, 2006, AB 32 was adopted requiring the California Air Resources Board (CARB) to monitor and reduce greenhouse gas emissions. Subsequently, the state issued SB 32 which sets the GHG reduction goal by 40% by 2030 and EO B-55-18 that sets the state goal to be carbon neutral by 2045.

In addition, the City of Beverly Hills adopted a sustainability plan in 2009 that includes programs to encourage the use of clean energy

and reduction of air emissions. The City's Sustainable Living Program was developed to promote and achieve sustainability by helping residents and businesses integrate environmental responsibility into their daily lives. The program offers three levels of recognition (Silver, Gold, and Platinum) to residents and businesses that have implemented practices in the three areas of energy, solid waste & sustainable purchasing and water. In 2020, the City began holding sustainability workshops to further educate the community on the relationship between sustainability and economics. As a result of the Sustainable City Plan, the sustainability programs led a Citywide effort to join the Clean Power Alliance (CPA) which is a community choice aggregator that provides renewable electricity to residents and businesses. Currently, the majority of the City is using fifty percent (50%) renewable electricity and allows residents and business to elect to utilize up to 100% renewable electricity at a comparable cost to Southern California Edison (SCE) renewable electricity product. In addition to providing renewable electricity, residents and businesses are eligible for energy efficiency programs and incentives through the CPA, which supplements existing SCE incentives. The City is also a member of the Energy Upgrade California (EUA) campaign. The EUA provides day to day energy efficiency tips for residents to follow especially on high demand days.

Over the years, the City has completed numerous sustainability projects that help reduce energy consumption, increase use of alternative fuel and improve the quality of life in the City. The City is currently working with the community to develop a new Climate Action and Adaptability Plan to identify and implement additional opportunities for carbon neutrality through development of best practices for municipal operations, building standards, renewable energy sources, and resource management.

These efforts will continue as the City is committed to protecting the environment and becoming more resilient to the effects of climate change and include the following:

1. Energy Efficiency Standards (Title 24, Part 6 and 11)

California has a stringent energy efficiency code for new buildings and modernization projects, known as Title 24. California's energy code began in 1976 and is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and 11) every three years by working with stakeholders in a public and transparent process to ensure requirements are efficient, practical, and cost effective.

The most recent edition of the 2019 California Energy Standards includes additional requirements for the installation of solar photovoltaics, and improvements for attics, walls, water heating, and lighting. Single-family homes built with the 2019 standards will use about 7 percent less energy due to energy efficiency measures versus those built under the 2016 standards. Once rooftop solar electricity generation is factored in, homes built under the 2019 standards will use about 53 percent less energy than those under the 2016 standards. This will reduce greenhouse gas emissions by 700,000 metric tons over three years, equivalent to taking 115,000 fossil fuel cars off the road.

The City continues to enforce the Energy Efficiency Standards for all residential and non-residential construction through its plan review and inspection programs.

2. Green Building Program

CALGreen is the first-in-the-nation mandatory green building standards code. In 2007, the state developed green building standards in an effort to meet the goals of AB 32, which established a comprehensive program of reductions of greenhouse gases.

The California Building Standards Commission updates CALGreen, the Building Energy Efficiency Standards (Title 24, Part 11), every three years by working with stakeholders in a public and transparent process to ensure requirements are efficient, practical, and cost effective.

In order to further promote the use of renewable energy and conservation of water, the City has amended the most recent edition of the 2019 CALGreen to include enhanced requirements for electric vehicle charging and water conservation.

The City continues to enforce CALGreen for all residential and non-residential construction through its plan review and inspection programs. To encourage compliance, the City offers streamlined permitting for solar photovoltaic and electric vehicle charging installations.

3. Sustainable City Plan

Beverly Hills has adopted a number of innovative measures to address environmental sustainability including energy efficiency, environmental protection programs, water conservation programs, environmentally friendly procurement policies, and a waste recycling program that accepts food and green waste. In February 2009, the City adopted a Sustainable City Plan which builds upon this foundation and enhances the livability of Beverly Hills by providing a reliable infrastructure system, safe and clean environment and providing excellent service to its residents and businesses. The Plan establishes guiding principles, goals, objectives and policies which address the following topic areas:

- Community Participation & Civic Duty
- Climate Protection & Air Quality
- Energy
- Water
- Land-use, Transportation & Open Space
- Materials & Waste
- Environmental & Public Health
- Sustainable local Economy
- Social Equity

The Sustainable City Plan provides an implementation framework along with a means of prioritizing the order in which policies and programs should be advanced in order to meet the goals. The Plan identifies the following next steps upon its adoption:

- Development of an implementation and monitoring program
- Compilation of baseline information on City operations
- Standardization of reporting
- Identification of measures
- Modification of city activities, operations and programs
- Initiation of new activities, operations and programs
- Monitoring, periodically reporting and modifying City activities, operations and programs

As a landowner, employer, building manager, fleet operator, consumer, and service provider, the City has both the opportunity and the capacity to bring about significant improvements in environmental quality. By integrating environmentally sustainable practices into City policies, procedures, operations, and fostering collaboration across City government, the Sustainable City Plan will work to protect and enhance the quality of life for present and future generations in the City. Leading by example, the Plan is designed to promote 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.

Additionally, by calling for future improvements to City infrastructure, and new development projects to be designed for pedestrian and non-motorized mobility, implementation of the Sustainable City Plan will result in a street-level aesthetic that is walkable, with goods and services necessary to daily living available a short distance from new housing. Ultimately, these infrastructure and site design changes will result in less reliance on automobiles and greater cost savings to the future occupants. Therefore, the Sustainable City Plan is not considered a constraint.

For example, the City is enjoying energy savings from the replacement of street and intersection lights with LED fixtures. The City is also working on a number of ongoing and new projects. This includes implementation of a Complete Streets Plan to address pedestrian, bicycle, transit, and automobile activity in the City, as well as developing the Burton Way Median into the City's first Green Street complete with a water efficient garden that will preserve existing trees and public art pieces and will support the City's overarching water conservation goals.

The City's Sustainable Living Program was developed to promote and achieve a sustainable Beverly Hills by helping residents and businesses integrate environmental responsibility into their daily lives. Sustainable practices promote healthy communities, which in turn is beneficial to all. The program recognizes residents and business that have implemented practices in three areas: Energy, Solid Waste & Sustainable Purchasing and Water. The program offers three levels of recognition (Silver, Gold and Platinum) to help residents take the next step on their sustainability journey no matter where they start. In 2020, as part of the Sustainability Program, the City launched the inaugural Sustainability Workshop Series. The three workshops focused on circular economics (sustainability and economics), food waste reduction and water resources. The City invites residents and

businesses to attend these informative sessions and make Beverly Hills a model of sustainability and resiliency.

In addition, the City is developing a Climate Action Adaptability Plan (CAAP) to support the state goals and the Paris Climate Agreement of 2050. The CAAP will provide a Citywide GHG inventory, of which, program target goals (metric ton reduction of carbon emissions) can be formulated through implementation strategies, timelines and community input. The CAAP process will also provide GHG reductions analyses from completed capital projects (i.e. energy efficiency projects), the use of renewable natural gas and electricity for City operations, and expected reductions from adopted plans such as the Complete Streets, sustainability programs and adoption of the CALGreen and Energy Codes.

4. Energy Conservation Programs Offered through Local Utilities

The City also participates in, and disseminates information on State and local energy provider rebates and other energy conservation programs for high-demand response, weatherizing and improving energy efficiency in existing homes.

The Clean Power Alliance (CPA) provides a variety of rate reduction programs by incentivizing energy conservation and using renewable electricity. The CPA's Power Response Program allows residents and businesses to receive bill credits for enrollment and for participation during high demand days. High demand days are typically during the summer season and typically within the hours of 4:00 PM to 9:00 PM. The CPA also offers a Solar-Battery and Net Energy Metering program. Clean Power Alliance has partnered with EnergySage to help customers who are property owners make well-informed solar and battery storage decisions. Through the CPA's online Solar Marketplace, customers can receive free custom solar and battery storage quotes from local, pre-screened installation companies. The CPA also has a Net Energy Metering (NEM) Program. The NEM program allows customers with rooftop solar or other eligible generating systems to receive bill credits and even cash back when their systems produce more energy than they use over a 12-month period. The CPA has a separate NEM rate and overall provides a higher incentive rate than investor-owned utilities. Customers may also choose what percent of their power usage will come from renewable energy sources.

Southern California Edison (SCE) provides a variety of energy conservation services under its Energy Savings Assistance Programs (ESA). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking

customers control their energy use. SCE also provides discounted rate programs known as California Alternate Rates for Energy (CARE) or Family Electric Rates Assistance (FERA) programs. California Alternate Rates for Energy (CARE) reduces energy bills for eligible customers by about 30% and Family Electric Rate Assistance (FERA) reduces electric bills for qualified households by 18%.

The SCE Energy Saving Assistance Program can help income-qualified homeowners and tenants that are SCE customers, to replace older, working appliances and services with new, energy-efficient models at no cost. In addition to ESA services, SCE can also provide additional measures such as lighting, HVAC, and pool pumps for tenant common areas such as hallways, corridors, and pool areas for multi-family residential buildings that participate in energy benchmarking, are deed restricted, and have at least 65% of the tenants meeting the ESA Program income eligibility.

The Southern California Gas Company (So Cal Gas) offers energy conservation services known as the Energy Savings Assistance (ESA) and Residential Direct Install Programs. This service provides energy improvements such as weatherization and energy efficient appliances for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by So Cal Gas.

Income-qualified SCE and So Cal Gas customers may be eligible for a bill discount through the California Alternate Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs. Discounts under CARE range from 20-30% and 18% under FERA.

The City's water utility company also offers residents free water audits and has implemented a Water Savings Incentive Program that is available to residential large landscape customers. It provides financial incentives for customized water efficiency landscape projects. Rebates are provided for updating older toilets or urinals to water efficient devices. The City also offers free aerators for bathroom and kitchen sinks, as well as low flow shower heads.

EXHIBIT A
Table C-3

Table C-3
Mixed Use Overlay Zone Parcels

APN	#	Dir	Address	Parcel		General Plan	Zoning	Existing Use	I/L Ratio	Height Limit stories)	Lower	Mod	Total Units
				Size (sq.ft.)									
4333017019	115	S	ARNAZ DR	56,132	Com Low Gen	C-3	OFFICE BUILDING	0.48	3	102	0	102	
4328021022	128	S	BEDFORD DR	14,011	Multi Fam High	R-4	VACANT (PARKING LOT)	0.00	5	0	12	12	
4328021021	128	S	BEDFORD DR	4,208	Multi Fam High	R-4	VACANT (PARKING LOT)	0.00	3	0	3	3	
4331001043	112	S	BEVERLY DR	12,134	Com Low Gen	C-3	STORES & OFFICES	1.69	4	0	22	22	
4328033002	121	S	BEVERLY DR	6,058	Com Low Gen	C-3	OFFICE BUILDING	0.42	4	0	11	11	
4331001042	124	S	BEVERLY DR	6,070	Com Low Gen	C-3	VACANT (PARKING LOT)	0.01	4	0	11	11	
4331001046	132	S	BEVERLY DR	6,070	Com Low Gen	C-3	STORES & OFFICES	0.39	4	0	11	11	
4331001041	132	S	BEVERLY DR	6,070	Com Low Gen	C-3	VACANT (PARKING LOT)	0.17	4	0	11	11	
4328033003	139	S	BEVERLY DR	6,056	Com Low Gen	C-3	VACANT	0.01	4	0	11	11	
4328033004	139	S	BEVERLY DR	12,103	Com Low Gen	C-3	STORES & OFFICES	1.03	4	0	22	22	
4331001038	144	S	BEVERLY DR	6,069	Com Low Gen	C-3	OFFICE BUILDING	4.00	4	0	11	11	
4331001037	148	S	BEVERLY DR	6,070	Com Low Gen	C-3	STORES & OFFICES	0.59	4	0	11	11	
4328033005	155	S	BEVERLY DR	6,050	Com Low Gen	C-3	STORES & OFFICES	0.18	4	0	11	11	
4328033006	161	S	BEVERLY DR	6,050	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	4	0	10	10	
4331001036	168	S	BEVERLY DR	12,141	Com Low Gen	C-3	STORES & OFFICES	0.40	4	0	22	22	
4328033011	169	S	BEVERLY DR	6,600	Com Low Gen	C-3	FINANCIAL BUILDING	0.29	4	0	12	12	
4328033012	177	S	BEVERLY DR	3,630	Com Low Gen	C-3	STORES & OFFICES	0.68	4	0	6	6	
4328033013	195	S	BEVERLY DR	11,050	Com Low Gen	C-3	STORES & OFFICES	0.39	4	0	20	20	
4334015047	8800		BURTON WAY	10,948	Com Low Gen	C-3	AUTO REPAIR	0.33	5	0	19	19	
4328026006	125	S	CAMDEN DR	7,650	Multi Fam High	R-4-P	VACANT (PARKING LOT)	0.00	3	0	6	6	
4328026007	125	S	CAMDEN DR	7,650	Multi Fam High	R-4-P	VACANT (PARKING LOT)	0.00	3	0	6	6	

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4328026008	133	S	CAMDEN DR	7,650	Multi Fam High	R-4-P	VACANT (PARKING LOT)	0.00	3	0	6	6
4333009001	8800		CHARLEVILLE BLVD	5,310	Com Low Gen	C-3	STORE BUILDING	0.20	3	0	9	9
4331023022	120	S	DOHENY DR	4,374	Com Low Gen	C-3	DEPARTMENT STORE	0.52	3	0	7	7
4331023021	124	S	DOHENY DR	6,567	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	3	0	11	11
							PARKING GARAGE					
4331023020	140	S	DOHENY DR	21,952	Com Low Gen	C-3 (2720)		0.90	3	39	0	39
4331023019	144	S	DOHENY DR	5,503	Com Low Gen	C-3	STORE BUILDING	0.74	3	0	10	10
4331023018	148	S	DOHENY DR	5,508	Com Low Gen	C-3	OFFICE BUILDING	0.76	3	0	10	10
4331023002	153	S	DOHENY DR	3,629	Com Low Gen	C-3	MEDICAL BUILDING	0.40	3	0	6	6
4331023001	157	S	DOHENY DR	7,258	Com Low Gen	C-3	OFFICE BUILDING	0.28	3	0	13	13
4331021016	367	S	DOHENY DR	5,445	Com Low Gen	C-3T-2	STORES & OFFICES	0.09	3	0	9	9
4332004033	401	S	DOHENY DR	11,221	Com Low Gen	C-3T-2	PRIVATE SCHOOL	50.36	4	0	20	20
4328033009	130		EL CAMINO DR	7,500	Com Low Gen	C-3	OFFICE BUILDING	0.73	4	0	13	13
4328033008	136		EL CAMINO DR	17,499	Com Low Gen	C-3	OFFICE BUILDING	0.88	4	0	31	31
4328032002	141		EL CAMINO DR	11,750	Com Low Gen	C-3	OFFICE BUILDING	0.48	4	0	21	21
4328032007	145		EL CAMINO DR	7,050	Com Low Gen	C-3	OFFICE BUILDING	1.29	4	0	12	12
4328033017	150		EL CAMINO DR	26,689	Com Low Gen	C-3	OFFICE BUILDING	1.27	3	48	0	48
4328032008	151		EL CAMINO DR	15,686	Com Low Gen	C-3	OFFICE BUILDING	1.13	3	0	28	28
4328033010	120		EL CAMINO DR	13,759	Com Low Gen	C-3	OFFICE BUILDING	0.82	4	0	25	25
4334022079	116	N	GALE DR	9,102	Com Low Gen	C-3	APARTMENT	0.33	5	0	16	16
4334022078	118	N	GALE DR	7,908	Com Low Gen	C-3	APARTMENT	0.27	5	0	14	14
4333009015	8801		GREGORY WAY	11,303	Com Low Gen	C-3	STORE BUILDING	0.09	3	0	20	20
4334021901	14	N	LA CIENEGA BLVD	5,501	Com Low Gen	C-3	RESTAURANT BUILDING	0.00	5	0	10	10
4334021056	20	N	LA CIENEGA BLVD	5,502	Com Low Gen	C-3	VACANT (PARKING LOT)	0.03	5	0	10	10
4334021057	20	N	LA CIENEGA BLVD	5,500	Com Low Gen	C-3	VACANT (PARKING LOT)	0.03	5	0	10	10
4334021055	38	N	LA CIENEGA BLVD	10,994	Com Low Gen	C-3	RESTAURANT BUILDING	0.00	5	0	19	19
4334021087	50	N	LA CIENEGA BLVD	44,000	Com Low Gen	C-3	OFFICE BUILDING	1.31	5	80	0	80

4334018058	55	N	LA CIENEGA BLVD	38,502	Com Low Gen	C-3	RESTAURANT BUILDING	0.12	3	70	0	70
4334018073	75	N	LA CIENEGA BLVD	38,496	Com Low Gen	C-3	OFFICE BUILDING	1.77	3	69	0	69
4334018064	109	N	LA CIENEGA BLVD	5,502	Com Low Gen	C-3	OFFICE BUILDING	0.53	3	0	10	10
4334018065	115	N	LA CIENEGA BLVD	5,501	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	3	0	10	10
4334021088	116	N	LA CIENEGA BLVD	32,997	Com Low Gen	C-3	RESTAURANT BUILDING	2.00	5	59	0	59
4334018066	121	N	LA CIENEGA BLVD	5,504	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	3	0	10	10
4334018067	127	N	LA CIENEGA BLVD	5,496	Com Low Gen	C-3	RESTAURANT BUILDING	0.23	3	0	9	9
4334018068	133	N	LA CIENEGA BLVD	10,998	Com Low Gen	C-3	RESTAURANT BUILDING	2.16	3	0	19	19
4334018071	133	N	LA CIENEGA BLVD	5,501	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	3	0	10	10
4334021042	138	N	LA CIENEGA BLVD	5,499	Com Low Gen	C-3	VACANT (PARKING LOT)	0.02	5	0	9	9
4334021043	138	N	LA CIENEGA BLVD	5,501	Com Low Gen	C-3	VACANT (PARKING LOT)	0.02	5	0	10	10
4334018069	151	N	LA CIENEGA BLVD	5,502	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	3	0	10	10
4334021044	156	N	LA CIENEGA BLVD	16,496	Com Low Gen	C-3	RESTAURANT BUILDING	0.65	5	0	29	29
4334018070	161	N	LA CIENEGA BLVD	10,911	Com Low Gen	C-3	STORE BUILDING	0.11	3	0	19	19
4334021041	170	N	LA CIENEGA BLVD	11,088	Com Low Gen	C-3	RESTAURANT BUILDING	0.28	5	0	20	20
4334019061	200	N	LA CIENEGA BLVD	9,298	Com Low Gen	C-3	AUTO BODY SHOP	0.10	5	0	16	16
4334019059	200	N	LA CIENEGA BLVD	6,569	Com Low Gen	C-3	AUTO BODY SHOP	0.33	5	0	11	11
4333027009	215	S	LA CIENEGA BLVD	10,998	Com Low Gen	C-3	OFFICE BUILDING	0.16	3	0	19	19
4333027008	221	S	LA CIENEGA BLVD	5,500	Com Low Gen	C-3	STORE BUILDING	0.49	3	0	10	10
4333027007	225	S	LA CIENEGA BLVD	5,497	Com Low Gen	C-3	RESTAURANT BUILDING	0.22	3	0	9	9
4333027006	239	S	LA CIENEGA BLVD	11,004	Com Low Gen	C-3	MEDICAL BUILDING	0.47	3	0	20	20
4333027005	239	S	LA CIENEGA BLVD	5,503	Com Low Gen	C-3	VACANT (PARKING LOT)	0.01	3	0	10	10
4333028016	240	S	LA CIENEGA BLVD	16,499	Com Low Gen	C-3	MEDICAL BUILDING	0.80	4	0	29	29
4333027003	245	S	LA CIENEGA BLVD	5,498	Com Low Gen	C-3	STORE BUILDING	0.09	3	0	9	9
4333028017	250	S	LA CIENEGA BLVD	5,502	Com Low Gen	C-3	OFFICE BUILDING	0.55	4	0	10	10
4333028018	256	S	LA CIENEGA BLVD	5,496	Com Low Gen	C-3	OFFICE BUILDING	0.04	4	0	9	9
4333027004	257	S	LA CIENEGA BLVD	5,499	Com Low Gen	C-3	FAST FOOD FRANCHISE	0.43	3	0	9	9

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4333028019	270	S	LA CIENEGA BLVD	16,504	Com Low Gen	C-3	STORE BUILDING	0.02	4	0	30	30
4333027002	275	S	LA CIENEGA BLVD	11,008	Com Low Gen	C-3	STORE BUILDING	0.36	3	0	20	20
4333027001	291	S	LA CIENEGA BLVD	9,538	Com Low Gen	C-3	OFFICE BUILDING	1.56	3	0	17	17
4333028020	292	S	LA CIENEGA BLVD	16,577	Com Low Gen	C-3	OFFICE BUILDING	1.12	3	0	30	30
4328014013	124	S	LINDEN DR	20,400	Multi Fam High	R-4	VACANT (PARKING LOT)	0.00	5	0	22	22
4328009021	125	S	LINDEN DR	14,025	Multi Fam High	R-4	VACANT (PARKING LOT)	0.00	5	0	13	13
4328009007	129	S	LINDEN DR	7,650	Multi Fam High	R-4	VACANT (PARKING LOT)	0.00	3	0	6	6
4333010021	8817	W	OLYMPIC BLVD	7,201	Com Low Gen	C-3T-2	OFFICE BUILDING	0.49	3	0	13	13
4332013031	8818	W	OLYMPIC BLVD	7,194	Com Low Gen	C-3T-2	STORE BUILDING	0.36	3	0	13	13
4333010020	8825	W	OLYMPIC BLVD	7,800	Com Low Gen	C-3T-2	MEDICAL BUILDING	0.08	3	0	14	14
4332013030	8826	W	OLYMPIC BLVD	7,800	Com Low Gen	C-3T-2	STORE BUILDING	0.18	3	0	14	14
4333006017	8839	W	OLYMPIC BLVD	12,281	Com Low Gen	C-3T-2	OFFICE BUILDING	0.79	3	0	22	22
4332012002	8840	W	OLYMPIC BLVD	12,279	Com Low Gen	C-3T-2	OFFICE BUILDING	0.33	3	0	22	22
4332012001	8844	W	OLYMPIC BLVD	5,998	Com Low Gen	C-3T-2	OFFICE BUILDING	0.90	3	0	10	10
4332012034	8844	W	OLYMPIC BLVD	5,999	Com Low Gen	C-3T-2	COMMERCIAL (NEC)	0.01	3	0	10	10
4333006018	8845	W	OLYMPIC BLVD	5,998	Com Low Gen	C-3T-2	OFFICE BUILDING	0.96	3	0	10	10
4333006020	8853	W	OLYMPIC BLVD	6,000	Com Low Gen	C-3T-2	OFFICE BUILDING	0.12	3	0	10	10
4332012033	8856	W	OLYMPIC BLVD	6,288	Com Low Gen	C-3T-2	OFFICE BUILDING	1.04	3	0	11	11
4333006019	8857	W	OLYMPIC BLVD	6,287	Com Low Gen	C-3T-2	OFFICE BUILDING	1.21	3	0	11	11
4332010003	8900	W	OLYMPIC BLVD	6,289	Com Low Gen	C-3T-2	OFFICE BUILDING	0.20	3	0	11	11
4333005017	8901	W	OLYMPIC BLVD	6,289	Com Low Gen	C-3T-2	OFFICE BUILDING	0.15	3	0	11	11
4332010002	8906	W	OLYMPIC BLVD	6,000	Com Low Gen	C-3T-2	OFFICE BUILDING	1.33	3	0	10	10
4333005018	8909	W	OLYMPIC BLVD	6,000	Com Low Gen	C-3T-2	OFFICE BUILDING	1.88	3	0	10	10
4332010001	8912	W	OLYMPIC BLVD	6,000	Com Low Gen	C-3T-2	OFFICE BUILDING	0.24	3	0	10	10
4333005019	8913	W	OLYMPIC BLVD	6,001	Com Low Gen	C-3T-2	OFFICE BUILDING	0.87	3	0	10	10
4332010035	8920	W	OLYMPIC BLVD	6,001	Com Low Gen	C-3T-2	OFFICE BUILDING	0.35	3	0	10	10
4332010034	8924	W	OLYMPIC BLVD	6,286	Com Low Gen	C-3T-2	STORE BUILDING	0.82	3	0	11	11

4333005020	8925	W	OLYMPIC BLVD	12,281	Com Low Gen	C-3T-2	RESTAURANT BUILDING	0.08	3	0	22	22
4333004017	8931	W	OLYMPIC BLVD	6,288	Com Low Gen	C-3T-2	VACANT (PARKING LOT)	0.00	3	0	11	11
4333004018	8937	W	OLYMPIC BLVD	6,000	Com Low Gen	C-3T-2	VACANT (PARKING LOT)	0.00	3	0	10	10
4332009038	8950	W	OLYMPIC BLVD	30,566	Com Low Gen	C-3T-2	SHOPPING CENTER	1.00	3	55	0	55
4333004019	8955	W	OLYMPIC BLVD	18,281	Com Low Gen	C-3T-2	AUTO REPAIR	0.05	3	0	33	33
4332007002	9000	W	OLYMPIC BLVD	12,289	Com Low Gen	C-3T-2	AUTO REPAIR	0.00	3	0	22	22
4331026036	9001	W	OLYMPIC BLVD	30,561	Com Low Gen	C-3T-2	AUTO REPAIR	0.12	3	55	0	55
4332007001	9012	W	OLYMPIC BLVD	6,001	Com Low Gen	C-3T-2	STORES & RESIDENTIAL	0.21	3	0	10	10
4332007034	9018	W	OLYMPIC BLVD	6,000	Com Low Gen	C-3T-2	STORE BUILDING	0.41	3	0	10	10
4332007033	9024	W	OLYMPIC BLVD	6,283	Com Low Gen	C-3T-2	OFFICE BUILDING	0.33	3	0	11	11
4332006001	9030	W	OLYMPIC BLVD	15,288	Com Low Gen	C-3T-2	RELIGIOUS BUILDING	1.24	3	0	27	27
4331025017	9031	W	OLYMPIC BLVD	15,276	Com Low Gen	C-3T-2	AUTO REPAIR	0.10	3	0	27	27
4331025018	9045	W	OLYMPIC BLVD	11,245	Com Low Gen	C-3T-2	STORES & OFFICES	0.30	3	0	20	20
4332006030	9048	W	OLYMPIC BLVD	11,352	Com Low Gen	C-3T-2	VACANT (PARKING LOT)	0.00	3	0	20	20
4331021017	9101	W	OLYMPIC BLVD	5,419	Com Low Gen	C-3T-2	STORE BUILDING	0.23	3	0	9	9
4332004039	9120	W	OLYMPIC BLVD	14,520	Com Low Gen	C-3T-2	PRIVATE SCHOOL	4.40	4	0	26	26
4331021018	9121	W	OLYMPIC BLVD	13,038	Com Low Gen	C-3T-2	SHOPPING CENTER	0.09	3	0	23	23
4332003001	9134	W	OLYMPIC BLVD	6,499	Com Low Gen	C-3T-2	MEDICAL BUILDING	0.15	4	0	11	11
4331020036	9135	W	OLYMPIC BLVD	10,091	Com Low Gen	C-3T-2	MEDICAL BUILDING	0.14	3	0	18	18
4332003029	9150	W	OLYMPIC BLVD	24,437	Com Low Gen	C-3T-2	STORE BUILDING	0.10	4	44	0	44
4331020038	9153	W	OLYMPIC BLVD	20,851	Com Low Gen	C-3T-2	STORE BUILDING	0.14	3	0	37	37
4332001003	9200	W	OLYMPIC BLVD	6,491	Com Low Gen	C-3T-2	OFFICE BUILDING	0.67	4	0	11	11
4331016017	9201	W	OLYMPIC BLVD	12,457	Com Low Gen	C-3T-2	OFFICE BUILDING	0.56	3	0	22	22
4332001002	9206	W	OLYMPIC BLVD	6,000	Com Low Gen	C-3T-2	VACANT	0.00	4	0	10	10
4332001001	9212	W	OLYMPIC BLVD	6,002	Com Low Gen	C-3T-2	VACANT (PARKING LOT)	0.00	4	0	10	10
4331016018	9215	W	OLYMPIC BLVD	5,995	Com Low Gen	C-3T-2	OFFICE BUILDING	0.39	3	0	10	10
4332001029	9220	W	OLYMPIC BLVD	12,479	Com Low Gen	C-3T-2	AUTO REPAIR	0.10	4	0	22	22

4331016020	9221	W	OLYMPIC BLVD	5,995	Com Low Gen	C-3T-2	STORE BUILDING	0.20	3	0	10	10
4331016019	9225	W	OLYMPIC BLVD	6,463	Com Low Gen	C-3T-2	STORE BUILDING	0.15	3	0	11	11
4330034036	9230	W	OLYMPIC BLVD	12,232	Com Low Gen	C-3T-2	OFFICE BUILDING	0.18	4	0	22	22
4331015017	9231	W	OLYMPIC BLVD	30,918	Com Low Gen	C-3T-2	AUTO REPAIR	0.26	3	56	0	56
4330034001	9242	W	OLYMPIC BLVD	5,998	Com Low Gen	C-3T-2	MEDICAL BUILDING	0.48	4	0	10	10
4330034028	9248	W	OLYMPIC BLVD	5,999	Com Low Gen	C-3T-2	SCHOOL-PRIVATE (7200)	0.36	4	0	10	10
4330034027	9260	W	OLYMPIC BLVD	6,444	Com Low Gen	C-3T-2	STORE BUILDING	0.48	4	0	11	11
4328021023	125	S	PECK DR	14,025	Multi Fam High	R-4	VACANT (PARKING LOT)	0.00	5	0	13	13
4328021020	125	S	PECK DR	4,208	Multi Fam High	R-4	VACANT (PARKING LOT)	0.00	3	0	3	3
4334004031	105	N	ROBERTSON BLVD	14,990	Com Low Gen	C-3	STORES & OFFICES	0.45	4	0	27	27
4334004030	121	N	ROBERTSON BLVD	4,987	Com Low Gen	C-3	OFFICE BUILDING	0.16	4	0	9	9
4333008003	121	S	ROBERTSON BLVD	10,129	Com Low Gen	C-3	STORE BUILDING	0.16	3	0	18	18
4334008018	128	N	ROBERTSON BLVD	6,755	Com Low Gen	C-3	STORE BUILDING	0.19	3	0	12	12
4334004029	131	N	ROBERTSON BLVD	5,011	Com Low Gen	C-3	OFFICE BUILDING	0.16	4	0	9	9
4334008019	134	N	ROBERTSON BLVD	6,768	Com Low Gen	C-3	MEDICAL BUILDING	0.02	3	0	12	12
4334004028	137	N	ROBERTSON BLVD	5,000	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	4	0	9	9
4333008004	137	S	ROBERTSON BLVD	10,227	Com Low Gen	C-3	STORES & OFFICES	0.30	3	0	18	18
4334008016	140	N	ROBERTSON BLVD	6,713	Com Low Gen	C-3	MEDICAL BUILDING	1.64	3	0	12	12
4334004027	143	N	ROBERTSON BLVD	5,000	Com Low Gen	C-3	STORE BUILDING	0.21	4	0	9	9
4334008015	150	N	ROBERTSON BLVD	6,701	Com Low Gen	C-3	MEDICAL BUILDING	0.00	3	0	12	12
4334008014	152	N	ROBERTSON BLVD	6,685	Com Low Gen	C-3	MEDICAL BUILDING	0.00	3	0	12	12
4333008005	153	S	ROBERTSON BLVD	5,145	Com Low Gen	C-3	STORES & RESIDENTIAL	0.18	3	0	9	9
4334008017	154	N	ROBERTSON BLVD	6,737	Com Low Gen	C-3	STORE BUILDING	0.15	3	0	12	12
4334004026	155	N	ROBERTSON BLVD	10,010	Com Low Gen	C-3	STORES & OFFICES	0.35	4	0	18	18
4334008013	158	N	ROBERTSON BLVD	6,667	Com Low Gen	C-3	MEDICAL BUILDING	0.00	3	0	12	12
4334004025	165	N	ROBERTSON BLVD	5,005	Com Low Gen	C-3	STORE BUILDING	0.31	4	0	9	9
4333008006	165	S	ROBERTSON BLVD	5,168	Com Low Gen	C-3	STORE BUILDING	0.11	3	0	9	9

4334008012	170	N	ROBERTSON BLVD	13,273	Com Low Gen	C-3	MEDICAL BUILDING	1.03	3	0	24	24
4333008008	177	S	ROBERTSON BLVD	5,214	Com Low Gen	C-3	PRIVATE SCHOOL	0.11	3	0	9	9
4334008011	178	N	ROBERTSON BLVD	6,615	Com Low Gen	C-3	RESTAURANT BUILDING	0.41	3	0	12	12
4334004024	181	N	ROBERTSON BLVD	5,008	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	4	0	9	9
4334004023	181	N	ROBERTSON BLVD	5,005	Com Low Gen	C-3	AUTO SALES	0.35	4	0	9	9
4334004022	185	N	ROBERTSON BLVD	5,005	Com Low Gen	C-3	STORE BUILDING	0.13	4	0	9	9
4334008010	186	N	ROBERTSON BLVD	13,246	Com Low Gen	C-3	AUTO SALES	0.23	3	0	24	24
4334004021	193	N	ROBERTSON BLVD	5,507	Com Low Gen	C-3	STORES & OFFICES	0.09	4	0	10	10
4333008009	195	S	ROBERTSON BLVD	10,497	Com Low Gen	C-3	OFFICE BUILDING	0.43	3	0	19	19
4334003054	200	N	ROBERTSON BLVD	16,888	Com Low Gen	C-3	OFFICE BUILDING	12.96	3	0	30	30
4333016043	200	S	ROBERTSON BLVD	6,739	Com Low Gen	C-3	STORE BUILDING	0.26	3	0	12	12
4333016044	206	S	ROBERTSON BLVD	6,645	Com Low Gen	C-3	MEDICAL BUILDING	2.30	3	0	12	12
4333009002	207	S	ROBERTSON BLVD	5,331	Com Low Gen	C-3	KENNEL	0.18	3	0	9	9
4333009003	211	S	ROBERTSON BLVD	5,354	Com Low Gen	C-3	STORE BUILDING	0.31	3	0	9	9
4333016045	212	S	ROBERTSON BLVD	6,633	Com Low Gen	C-3	STORES & OFFICES	0.38	3	0	12	12
4333016046	216	S	ROBERTSON BLVD	6,613	Com Low Gen	C-3	STORE BUILDING	0.18	3	0	12	12
4333009004	217	S	ROBERTSON BLVD	5,377	Com Low Gen	C-3	STORE BUILDING	0.13	3	0	9	9
4333016047	220	S	ROBERTSON BLVD	6,608	Com Low Gen	C-3	OFFICE BUILDING	0.14	3	0	12	12
4334003017	221	N	ROBERTSON BLVD	21,197	Com Low Gen	C-3	OFFICE BUILDING	0.26	5	0	38	38
4333009005	223	S	ROBERTSON BLVD	5,402	Com Low Gen	C-3	STORE BUILDING	0.22	3	0	9	9
4333016048	226	S	ROBERTSON BLVD	6,591	Com Low Gen	C-3	OFFICE BUILDING	0.27	3	0	11	11
4333009035	227	S	ROBERTSON BLVD	16,324	Com Low Gen	C-3	OFFICE BUILDING	0.31	3	0	29	29
4333016049	230	S	ROBERTSON BLVD	6,587	Com Low Gen	C-3	STORES & OFFICES	0.67	3	0	11	11
4333016050	236	S	ROBERTSON BLVD	6,576	Com Low Gen	C-3	STORES & OFFICES	0.15	3	0	11	11
4334003022	239	N	ROBERTSON BLVD	5,005	Com Low Gen	C-3	STORE BUILDING	0.13	5	0	9	9
4333016051	240	S	ROBERTSON BLVD	6,556	Com Low Gen	C-3	OFFICE BUILDING	0.17	3	0	11	11
4333009008	241	S	ROBERTSON BLVD	5,492	Com Low Gen	C-3	OFFICE BUILDING	0.39	3	0	9	9

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4333009009	245	S	ROBERTSON BLVD	5,517	Com Low Gen	C-3	STORE BUILDING	0.07	3	0	10	10
4333016052	246	S	ROBERTSON BLVD	6,551	Com Low Gen	C-3	OFFICE BUILDING	0.25	3	0	11	11
4333016053	250	S	ROBERTSON BLVD	6,539	Com Low Gen	C-3	STORE BUILDING	0.16	3	0	11	11
4333009010	251	S	ROBERTSON BLVD	5,536	Com Low Gen	C-3	OFFICE BUILDING	0.58	3	0	10	10
4333016054	254	S	ROBERTSON BLVD	6,520	Com Low Gen	C-3	STORES & OFFICES	0.30	3	0	11	11
4333009011	255	S	ROBERTSON BLVD	5,557	Com Low Gen	C-3	STORE BUILDING	0.17	3	0	10	10
4334003021	257	N	ROBERTSON BLVD	10,000	Com Low Gen	C-3	OFFICE BUILDING	0.57	5	0	18	18
4333009012	261	S	ROBERTSON BLVD	5,583	Com Low Gen	C-3	STORES & OFFICES	0.12	3	0	10	10
4333016055	262	S	ROBERTSON BLVD	10,443	Com Low Gen	C-3	STORE BUILDING	0.16	3	0	18	18
4333009013	265	S	ROBERTSON BLVD	5,606	Com Low Gen	C-3	STORES & OFFICES	0.57	3	0	10	10
4334003019	269	N	ROBERTSON BLVD	5,000	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	5	0	9	9
4334003020	269	N	ROBERTSON BLVD	5,006	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	5	0	9	9
						C-3	MULTI-TENANT SHOPPING CENTER		3	0		
4333009036	275	S	ROBERTSON BLVD	11,258	Com Low Gen			1.34		0	20	20
4333009014	281	S	ROBERTSON BLVD	5,640	Com Low Gen	C-3	SUPERMARKET	0.13	3	0	10	10
4334003018	289	N	ROBERTSON BLVD	4,998	Com Low Gen	C-3	STORE BUILDING	0.18	5	0	9	9
4334015054	301	N	ROBERTSON BLVD	12,500	Com Low Gen	C-3	STORES & OFFICES	0.15	5	0	22	22
4333010001	301	S	ROBERTSON BLVD	5,799	Com Low Gen	C-3	OFFICE BUILDING	0.43	3	0	10	10
4333010002	305	S	ROBERTSON BLVD	5,688	Com Low Gen	C-3	MEDICAL BUILDING	0.23	3	0	10	10
4333010003	309	S	ROBERTSON BLVD	5,695	Com Low Gen	C-3	STORE BUILDING	0.15	3	0	10	10
4333010004	319	S	ROBERTSON BLVD	5,706	Com Low Gen	C-3	STORES & OFFICES	0.51	3	0	10	10
4334015053	321	N	ROBERTSON BLVD	9,010	Com Low Gen	C-3	STORE BUILDING	0.55	5	0	16	16
4333010005	321	S	ROBERTSON BLVD	5,703	Com Low Gen	C-3	STORES & OFFICES	0.21	3	0	10	10
4333010006	335	S	ROBERTSON BLVD	13,744	Com Low Gen	C-3	STORE BUILDING	0.04	3	0	24	24
4333010007	337	S	ROBERTSON BLVD	4,653	Com Low Gen	C-3	STORES & OFFICES	0.25	3	0	8	8
4334015052	341	N	ROBERTSON BLVD	4,994	Com Low Gen	C-3	STORE BUILDING	0.11	5	0	9	9
4333010008	341	S	ROBERTSON BLVD	4,610	Com Low Gen	C-3	STORE BUILDING	0.23	3	0	8	8

4333010009	347	S	ROBERTSON BLVD	4,626	Com Low Gen	C-3	STORE BUILDING	0.22	3	0	8	8
4333010010	351	S	ROBERTSON BLVD	6,304	Com Low Gen	C-3	STORES & OFFICES	0.16	3	0	11	11
4333010011	355	S	ROBERTSON BLVD	6,361	Com Low Gen	C-3	STORES & OFFICES	0.22	3	0	11	11
4333010012	361	S	ROBERTSON BLVD	5,714	Com Low Gen	C-3	OFFICE BUILDING	0.33	3	0	10	10
4333010013	369	S	ROBERTSON BLVD	5,788	Com Low Gen	C-3	STORES & OFFICES	0.20	3	0	10	10
4333010014	373	S	ROBERTSON BLVD	5,798	Com Low Gen	C-3	OFFICE BUILDING	0.09	3	0	10	10
4333010042	377	S	ROBERTSON BLVD	11,621	Com Low Gen	C-3	OFFICE BUILDING	0.19	3	0	21	21
4333010039	391	S	ROBERTSON BLVD	11,644	Com Low Gen	C-3	SERVICE STATION	0.15	3	0	21	21
4332013032	401	S	ROBERTSON BLVD	15,836	Com Low Gen	C-3	VACANT (PARKING LOT)	0.01	3	0	28	28
						C-3	PRIVATE SCHOOL (PAGE)		3	0		
4332013003	419	S	ROBERTSON BLVD	18,845	Com Low Gen			0.38			34	34
4332013004	437	S	ROBERTSON BLVD	4,726	Com Low Gen	C-3	OFFICE BUILDING	0.41	3	0	8	8
4332013005	443	S	ROBERTSON BLVD	4,732	Com Low Gen	C-3	STORE BUILDING	0.03	3	0	8	8
4332013006	447	S	ROBERTSON BLVD	4,732	Com Low Gen	C-3	OFFICE BUILDING	0.67	3	0	8	8
4332013007	455	S	ROBERTSON BLVD	4,737	Com Low Gen	C-3	OFFICE BUILDING	0.28	3	0	8	8
4332013008	457	S	ROBERTSON BLVD	4,746	Com Low Gen	C-3	STORE BUILDING	0.26	3	0	8	8
4332013009	463	S	ROBERTSON BLVD	4,752	Com Low Gen	C-3	OFFICE BUILDING	0.45	3	0	8	8
4332013010	469	S	ROBERTSON BLVD	4,759	Com Low Gen	C-3	OFFICE BUILDING	0.50	3	0	8	8
4332013011	475	S	ROBERTSON BLVD	4,763	Com Low Gen	C-3	OFFICE BUILDING	0.29	3	0	8	8
4332013012	485	S	ROBERTSON BLVD	4,770	Com Low Gen	C-3	OFFICE BUILDING	0.61	3	0	8	8
4332013013	489	S	ROBERTSON BLVD	4,775	Com Low Gen	C-3	OFFICE BUILDING	0.50	3	0	8	8
4332013014	493	S	ROBERTSON BLVD	5,972	Com Low Gen	C-3	OFFICE BUILDING	0.40	3	0	10	10
4328027021	121	S	RODEO DR	40,013	Com Low Gen	C-3	OFFICE BUILDING	2.50	4	72	0	72
4328032005	132	S	RODEO DR	7,050	Com Low Gen	C-3	OFFICE BUILDING	3.18	4	0	12	12
4328027010	145	S	RODEO DR	7,656	Com Low Gen	C-3	OFFICE BUILDING	0.31	3	0	13	13
4328032016	150	S	RODEO DR	33,740	Com Low Gen	C-3	OFFICE BUILDING	0.99	3	61	0	61
4334022080	113	N	SAN VICENTE BLVD	10,285	Com Low Gen	C-3	OFFICE BUILDING	0.84	5	0	18	18

4334022077	119	N	SAN VICENTE BLVD	6,723	Com Low Gen	C-3	OFFICE BUILDING	0.00	5	0	12	12
4334022076	121	N	SAN VICENTE BLVD	15,112	Com Low Gen	C-3	OFFICE BUILDING	3.83	5	0	27	27
4334022042	147	N	SAN VICENTE BLVD	5,987	Com Low Gen	C-3	OFFICE BUILDING	0.07	5	0	10	10
4334022041	151	N	SAN VICENTE BLVD	11,537	Com Low Gen	C-3	OFFICE BUILDING	0.43	5	0	20	20
4334021082	161	N	SAN VICENTE BLVD	3,801	Com Low Gen	C-3	VACANT (PARKING LOT)	0.03	5	0	6	6
4334021103	165	N	SAN VICENTE BLVD	4,618	Com Low Gen	C-3	MEDICAL BUILDING	0.05	5	0	8	8
4328001002	9849	S	SANTA MONICA BLVD	3,008	Com Low Gen	C-3	STORE BUILDING	0.35	4	0	5	5
4328001003	9855	S	SANTA MONICA BLVD	3,005	Com Low Gen	C-3	STORE BUILDING	0.96	4	0	5	5
4328001004	9859	S	SANTA MONICA BLVD	3,007	Com Low Gen	C-3	STORE BUILDING	1.02	4	0	5	5
4328001005	9869	S	SANTA MONICA BLVD	3,000	Com Low Gen	C-3	STORES & OFFICES	0.36	4	0	5	5
4328001006	9879	S	SANTA MONICA BLVD	1,600	Com Low Gen	C-3	STORES & OFFICES	0.41	4	0	2	2
4328003001	9884	S	SANTA MONICA BLVD	5,996	Com Low Gen	C-3	OFFICE BUILDING	0.45	4	0	10	10
4328001007	9885	S	SANTA MONICA BLVD	1,401	Com Low Gen	C-3	STORES & OFFICES	0.62	4	0	2	2
4328001008	9889	S	SANTA MONICA BLVD	3,003	Com Low Gen	C-3	STORES & OFFICES	1.29	4	0	5	5
4328001009	9901	S	SANTA MONICA BLVD	3,401	Com Low Gen	C-3	STORE BUILDING	0.41	4	0	6	6
4328001010	9907	S	SANTA MONICA BLVD	3,398	Com Low Gen	C-3	STORE BUILDING	0.22	4	0	6	6
4328001021	9915	S	SANTA MONICA BLVD	3,000	Com Low Gen	C-3	MEDICAL BUILDING	1.53	4	0	5	5
4328001013	9919	S	SANTA MONICA BLVD	2,997	Com Low Gen	C-3	STORE BUILDING	0.30	4	0	5	5
						C-3A	PRIVATE COMMUNITY CENTER		4	43	0	43
4328002009	9930	S	SANTA MONICA BLVD	24,003	Com Low Gen			0.68				
4328001014	9935	S	SANTA MONICA BLVD	2,997	Com Low Gen	C-3	OFFICE BUILDING	0.60	4	0	5	5
4328001015	9939	S	SANTA MONICA BLVD	2,998	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	4	0	5	5
4328002036	9940	S	SANTA MONICA BLVD	12,002	Com Low Gen	C-3A	OFFICE BUILDING	0.44	4	0	21	21
4328001018	9949	S	SANTA MONICA BLVD	2,996	Com Low Gen	C-3	OFFICE BUILDING	0.11	4	0	5	5
4328001017	9949	S	SANTA MONICA BLVD	2,995	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	4	0	5	5
4328001016	9949	S	SANTA MONICA BLVD	2,995	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	4	0	5	5
4328002006	9950	S	SANTA MONICA BLVD	5,999	Com Low Gen	C-3A	OFFICE BUILDING	0.13	4	0	10	10

4328002005	9952	S	SANTA MONICA BLVD	5,994	Com Low Gen	C-3A	OFFICE BUILDING	0.53	4	0	10	10
4328001019	9953	S	SANTA MONICA BLVD	2,999	Com Low Gen	C-3	AUTO REPAIR	0.03	4	0	5	5
4328002004	9956	S	SANTA MONICA BLVD	5,998	Com Low Gen	C-3A	STORES & OFFICES	0.23	4	0	10	10
4328002003	9970	S	SANTA MONICA BLVD	5,996	Com Low Gen	C-3A	VACANT (PARKING LOT)	0.01	4	0	10	10
4328002002	9970	S	SANTA MONICA BLVD	5,997	Com Low Gen	C-3A	OFFICE BUILDING	0.43	4	0	10	10
4328001020	9975	S	SANTA MONICA BLVD	4,995	Com Low Gen	C-3	OFFICE BUILDING	2.11	4	0	9	9
4328002001	9990	S	SANTA MONICA BLVD	9,167	Com Low Gen	C-3A	OFFICE BUILDING	0.60	4	0	16	16
4333030001	8300		WILSHIRE BLVD	38,118	Com Low Gen	C-3	STORE BUILDING	0.39	4	69	0	69
4333030130	8346		WILSHIRE BLVD	19,317	Com Low Gen	C-3	OFFICE BUILDING	1.55	5	0	35	35
4333030074	8364		WILSHIRE BLVD	18,275	Com Low Gen	C-3	OFFICE BUILDING	1.61	5	0	33	33
4334022081	8383		WILSHIRE BLVD	102,024	Com Low Gen	C-3	OFFICE BUILDING	3.67	5	185	0	185
4333029015	8400		WILSHIRE BLVD	5,340	Com Low Gen	C-3	RESTAURANT BUILDING	0.10	5	0	9	9
4334022061	8401		WILSHIRE BLVD	6,151	Com Low Gen	C-3	STORE BUILDING	0.00	5	0	11	11
4333029016	8412		WILSHIRE BLVD	9,024	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	5	0	16	16
4333029017	8420		WILSHIRE BLVD	8,707	Com Low Gen	C-3	FINANCIAL BUILDING	0.35	5	0	15	15
4334022900	8421		WILSHIRE BLVD	18,623	Com Low Gen	C-3	FUTURE METRO STATION	0.00	5	0	33	33
4334022060	8423		WILSHIRE BLVD	19,323	Com Low Gen	C-3	AUTO SALES	0.50	5	0	35	35
4334021060	8447		WILSHIRE BLVD	18,247	Com Low Gen	C-3	OFFICE BUILDING	3.68	5	0	33	33
4334021900	8471		WILSHIRE BLVD	16,702	Com Low Gen	C-3	FUTURE METRO STATION	0.00	5	0	30	30
4333028015	8484		WILSHIRE BLVD	69,080	Com Low Gen	C-3	OFFICE BUILDING	1.54	5	125	0	125
4333027028	8500		WILSHIRE BLVD	27,272	Com Low Gen	C-3	OFFICE BUILDING	0.78	3	49	0	49
4334018072	8501		WILSHIRE BLVD	39,966	Com Low Gen	C-3	OFFICE BUILDING	2.92	3	72	0	72
4333027014	8530		WILSHIRE BLVD	13,202	Com Low Gen	C-3	OFFICE BUILDING	2.20	3	0	24	24
4334017046	8537		WILSHIRE BLVD	7,619	Com Low Gen	C-3	AUTO REPAIR	0.49	3	0	13	13
4334017045	8545		WILSHIRE BLVD	10,633	Com Low Gen	C-3	OFFICE BUILDING	0.14	3	0	19	19
4334017044	8555		WILSHIRE BLVD	19,279	Com Low Gen	C-3	SERVICE STATION	0.03	3	0	35	35
4333018031	8560		WILSHIRE BLVD	10,317	Com Low Gen	C-3T-3	STORE BUILDING	0.34	3	0	18	18

4334014043	8619	WILSHIRE BLVD	6,534	Com Low Gen	C-3	AUTO REPAIR	0.54	3	0	11	11
4333018035	8620	WILSHIRE BLVD	5,056	Com Low Gen	C-3	OFFICE BUILDING	0.07	3	0	9	9
4333018036	8624	WILSHIRE BLVD	5,593	Com Low Gen	C-3	OFFICE BUILDING	0.04	3	0	10	10
4333018037	8630	WILSHIRE BLVD	7,621	Com Low Gen	C-3	STORES & RESIDENTIAL	0.60	3	0	13	13
4334014042	8635	WILSHIRE BLVD	12,757	Com Low Gen	C-3	RESTAURANT BUILDING	0.17	3	0	23	23
4333018004	8636	WILSHIRE BLVD	6,759	Com Low Gen	C-3	STORE BUILDING	0.03	3	0	12	12
4334013020	8641	WILSHIRE BLVD	24,772	Com Low Gen	C-3	OFFICE BUILDING	2.00	3	45	0	45
4333018005	8642	WILSHIRE BLVD	6,014	Com Low Gen	C-3	OFFICE BUILDING	0.73	3	0	10	10
4333018006	8648	WILSHIRE BLVD	6,543	Com Low Gen	C-3	STORES & OFFICES	0.62	3	0	11	11
4333018007	8654	WILSHIRE BLVD	5,061	Com Low Gen	C-3	OFFICE BUILDING	0.07	3	0	9	9
4333018008	8660	WILSHIRE BLVD	5,586	Com Low Gen	C-3	STORE BUILDING	0.16	3	0	10	10
4334013019	8665	WILSHIRE BLVD	12,766	Com Low Gen	C-3	OFFICE BUILDING	1.89	3	0	23	23
4333018009	8668	WILSHIRE BLVD	7,627	Com Low Gen	C-3	STORES & OFFICES	0.22	3	0	13	13
4333018040	8670	WILSHIRE BLVD	24,380	Com Low Gen	C-3	OFFICE BUILDING	1.84	3	44	0	44
4334012055	8671	WILSHIRE BLVD	7,620	Com Low Gen	C-3	OFFICE BUILDING	0.61	3	0	13	13
4334012054	8677	WILSHIRE BLVD	5,580	Com Low Gen	C-3	OFFICE BUILDING	0.40	3	0	10	10
4334012053	8681	WILSHIRE BLVD	5,055	Com Low Gen	C-3	OFFICE BUILDING	0.21	3	0	9	9
4334012052	8685	WILSHIRE BLVD	6,534	Com Low Gen	C-3	STORE BUILDING	0.05	3	0	11	11
4334012051	8689	WILSHIRE BLVD	6,006	Com Low Gen	C-3	RESTAURANT BUILDING	0.08	3	0	10	10
4333018021	8690	WILSHIRE BLVD	5,585	Com Low Gen	C-3	STORE BUILDING	0.48	3	0	10	10
4333018022	8692	WILSHIRE BLVD	7,617	Com Low Gen	C-3	OFFICE BUILDING	0.31	3	0	13	13
4334012050	8693	WILSHIRE BLVD	6,750	Com Low Gen	C-3	OFFICE BUILDING	1.63	3	0	12	12
4333017001	8700	WILSHIRE BLVD	6,760	Com Low Gen	C-3	STORE BUILDING	0.28	3	0	12	12
4334010058	8701	WILSHIRE BLVD	7,611	Com Low Gen	C-3	OFFICE BUILDING	0.74	3	0	13	13
4334010057	8707	WILSHIRE BLVD	5,586	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	3	0	10	10
4333017002	8710	WILSHIRE BLVD	6,008	Com Low Gen	C-3	MEDICAL BUILDING	0.27	3	0	10	10
4333017003	8712	WILSHIRE BLVD	6,551	Com Low Gen	C-3	STORES & OFFICES	0.82	3	0	11	11

4334010041	8713	WILSHIRE BLVD	11,582	Com Low Gen	C-3	STORE BUILDING	0.17	3	0	21	21
4333017004	8718	WILSHIRE BLVD	6,404	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	3	0	11	11
4334010056	8725	WILSHIRE BLVD	12,752	Com Low Gen	C-3	STORE BUILDING	0.18	3	0	23	23
4333017006	8730	WILSHIRE BLVD	11,863	Com Low Gen	C-3	OFFICE BUILDING	1.66	3	0	21	21
4334008022	8733	WILSHIRE BLVD	10,633	Com Low Gen	C-3	MEDICAL BUILDING	0.03	3	0	19	19
4334008023	8737	WILSHIRE BLVD	7,610	Com Low Gen	C-3	OFFICE BUILDING	0.92	3	0	13	13
4334008021	8755	WILSHIRE BLVD	6,535	Com Low Gen	C-3	MEDICAL BUILDING	0.02	3	0	11	11
4334008020	8767	WILSHIRE BLVD	13,521	Com Low Gen	C-3	MEDICAL BUILDING	28.55	3	0	24	24
4333008002	8800	WILSHIRE BLVD	17,490	Com Low Gen	C-3	FINANCIAL BUILDING	0.00	3	0	31	31
4334004032	8813	WILSHIRE BLVD	6,648	Com Low Gen	C-3	STORES & RESIDENTIAL	1.21	4	0	12	12
4333008001	8820	WILSHIRE BLVD	18,848	Com Low Gen	C-3	MEDICAL BUILDING	0.00	3	0	34	34
4334004033	8821	WILSHIRE BLVD	14,988	Com Low Gen	C-3	AUTO REPAIR	1.21	4	0	27	27
4335029054	8833	WILSHIRE BLVD	14,998	Com Low Gen	C-3	AUTO SALES	0.33	4	0	27	27
4333008045	8840	WILSHIRE BLVD	15,612	Com Low Gen	C-3	OFFICE BUILDING	1.44	3	0	28	28
4333008021	8844	WILSHIRE BLVD	7,548	Com Low Gen	C-3	STORE BUILDING	0.40	3	0	13	13
4335029055	8845	WILSHIRE BLVD	21,898	Com Low Gen	C-3	AUTO REPAIR	0.10	4	39	0	39
4333008020	8850	WILSHIRE BLVD	15,800	Com Low Gen	C-3	AUTO SALES	0.09	3	0	28	28
4333001051	8900	WILSHIRE BLVD	15,602	Com Low Gen	C-3	OFFICE BUILDING	1.47	3	0	28	28
4335029164	8901	WILSHIRE BLVD	36,982	Com Low Gen	C-3	OFFICE BUILDING	0.10	4	67	0	67
4333001048	8920	WILSHIRE BLVD	23,324	Com Low Gen	C-3	MEDICAL BUILDING	3.00	3	42	0	42
4333001052	8930	WILSHIRE BLVD	15,545	Com Low Gen	C-3	OFFICE BUILDING	0.00	3	0	28	28
4333001053	8930	WILSHIRE BLVD	23,022	Com Low Gen	C-3	OFFICE BUILDING	3.63	3	41	0	41
4335029012	8931	WILSHIRE BLVD	15,000	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	4	0	27	27
4335029026	8949	WILSHIRE BLVD	21,900	Com Low Gen	C-3	OFFICE BUILDING	4.55	4	39	0	39
4331028004	9000	WILSHIRE BLVD	7,950	Com Low Gen	C-3	STORE BUILDING	0.40	3	0	14	14
4335028085	9001	WILSHIRE BLVD	21,524	Com Low Gen	C-3	OFFICE BUILDING	2.07	3	0	39	39
4331028003	9006	WILSHIRE BLVD	7,895	Com Low Gen	C-3	STORE BUILDING	0.30	3	0	14	14

City of Beverly Hills General Plan
2021-2029 Housing Element

4331028002	9014	WILSHIRE BLVD	7,542	Com Low Gen	C-3	PUBLIC STORAGE	0.69	3	0	13	13
4331028001	9018	WILSHIRE BLVD	15,800	Com Low Gen	C-3	AUTO REPAIR	0.14	3	0	28	28
4335028014	9025	WILSHIRE BLVD	14,999	Com Low Gen	C-3	OFFICE BUILDING	0.47	3	0	27	27
4331023006	9030	WILSHIRE BLVD	15,857	Com Low Gen	C-3	STORE BUILDING	0.23	3	0	28	28
4335028045	9033	WILSHIRE BLVD	15,003	Com Low Gen	C-3	OFFICE BUILDING	4.56	3	0	27	27
4335028082	9045	WILSHIRE BLVD	14,750	Com Low Gen	C-3	STORE BUILDING	0.00	3	0	26	26
4335028046	9045	WILSHIRE BLVD	6,893	Com Low Gen	C-3	STORE BUILDING	3.79	3	0	12	12
4331023057	9090	WILSHIRE BLVD	15,557	Com Low Gen	C-3	OFFICE BUILDING	2.02	3	0	28	28
4331023059	9100	WILSHIRE BLVD	40,607	Com Low Gen	C-3	OFFICE BUILDING	4.25	5	73	0	73
4335028081	9111	WILSHIRE BLVD	43,709	Com Low Gen	C-3	OFFICE BUILDING	0.50	3	79	0	79
					C-3	OFFICE AND MEDICAL BUILDING		5			
4331018004	9134	WILSHIRE BLVD	16,419	Com Low Gen			0.00		0	29	29
4342032030	9145	WILSHIRE BLVD	13,990	Com Low Gen	C-3	FINANCIAL BUILDING	0.07	3	0	25	25
					C-3	OFFICE AND MEDICAL BUILDING		5			
4331018003	9150	WILSHIRE BLVD	7,900	Com Low Gen			0.00		0	14	14
4331018001	9150	WILSHIRE BLVD	8,517	Com Low Gen	C-3	OFFICE BUILDING	4.52	5	0	15	15
					C-3	OFFICE AND MEDICAL BUILDING		5			
4331018002	9152	WILSHIRE BLVD	7,900	Com Low Gen			0.00		0	14	14
4342032029	9171	WILSHIRE BLVD	30,650	Com Low Gen	C-3	OFFICE BUILDING	1.86	3	55	0	55
4342031027	9201	WILSHIRE BLVD	13,853	Com Low Gen	C-3	OFFICE BUILDING	0.43	3	0	25	25
4342031026	9215	WILSHIRE BLVD	9,679	Com Low Gen	C-3	OFFICE BUILDING	0.52	3	0	17	17
4342031031	9229	WILSHIRE BLVD	20,679	Com Low Gen	C-3	OFFICE BUILDING	1.03	3	0	37	37
4331013003	9230	WILSHIRE BLVD	16,417	Com Low Gen	C-3	AUTO REPAIR	0.85	5	0	29	29
4331013002	9242	WILSHIRE BLVD	7,901	Com Low Gen	C-3	STORES & OFFICES	0.90	5	0	14	14
4342030001	9245	WILSHIRE BLVD	19,986	Com Low Gen	C-3	FINANCIAL BUILDING	0.80	3	0	36	36
4331013001	9250	WILSHIRE BLVD	16,414	Com Low Gen	C-3	OFFICE BUILDING	2.10	5	0	29	29
4331013044	9300	WILSHIRE BLVD	16,416	Com Low Gen	C-3	OFFICE BUILDING	2.33	5	0	29	29

4331013059	9318	WILSHIRE BLVD	23,939	Com Low Gen	C-3	OFFICE BUILDING	1.26	5	43	0	43
4331008002	9334	WILSHIRE BLVD	16,430	Com Low Gen	C-3	FINANCIAL BUILDING	0.28	5	0	29	29
4331008001	9350	WILSHIRE BLVD	24,347	Com Low Gen	C-3	OFFICE BUILDING	0.26	5	44	0	44
4331008025	9360	WILSHIRE BLVD	16,438	Com Low Gen	C-3	HOTEL	5.07	5	0	29	29
4331008024	9372	WILSHIRE BLVD	7,910	Com Low Gen	C-3	COMMERCIAL (NEC)	0.43	5	0	14	14
4331008023	9378	WILSHIRE BLVD	16,445	Com Low Gen	C-3	SERVICE STATION	1.11	5	0	29	29
4331001002	9400	WILSHIRE BLVD	16,457	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	5	0	29	29
4331001001	9424	WILSHIRE BLVD	24,378	Com Low Gen	C-3	OFFICE BUILDING	1.81	5	44	0	44
4331001900	9430	WILSHIRE BLVD	16,458	Com Low Gen	C-3	FUTURE METRO STATION	0.00	5	0	29	29
4331001049	9450	WILSHIRE BLVD	48,671	Com Low Gen	C-3	OFFICE BUILDING	3.30	5	88	0	88
4331001049	9450	WILSHIRE BLVD	48,671	Com Low Gen	C-3	OFFICE BUILDING	3.30	5	88	0	88
4328033001	9460	WILSHIRE BLVD	33,752	Com Low Gen	C-3	OFFICE BUILDING	1.54	5	61	0	61
4328027016	9536	WILSHIRE BLVD	14,850	Com Low Gen	C-3	STORES & OFFICES	9.91	5	0	26	26
4328027001	9550	WILSHIRE BLVD	21,601	Com Low Gen	C-3	OFFICE BUILDING	7.00	5	0	39	39
4328026039	9570	WILSHIRE BLVD	31,032	Com/Retail 85	C-3	COMMERCIAL BUILDING	3.67	5	56	0	56
4328026003	9588	WILSHIRE BLVD	6,750	Com/Retail 85	C-3	VACANT (PARKING LOT)	0.00	5	0	12	12
4328026004	9596	WILSHIRE BLVD	8,100	Com/Retail 85	C-3	VACANT (PARKING LOT)	0.00	5	0	14	14
4328021001	9600	WILSHIRE BLVD	16,500	Com/Retail 85	C-3	DEPARTMENT STORE	2.51	5	0	30	30
4328021002	9610	WILSHIRE BLVD	7,314	Com/Retail 85	C-3	DEPARTMENT STORE	4.01	5	0	13	13
4328021019	9620	WILSHIRE BLVD	15,677	Com/Retail 85	C-3	DEPARTMENT STORE	0.76	5	0	28	28
				Com/Retail							
4328020001	9634	WILSHIRE BLVD	16,207	100	C-3	DEPARTMENT STORE	1.27	5	0	29	29
				Com/Retail							
4328020023	9680	WILSHIRE BLVD	20,250	100	C-3	STORES & OFFICES	1.15	5	0	36	36
				Com/Retail							
4328015034	9700	WILSHIRE BLVD	15,678	100	C-3	DEPARTMENT STORE	1.40	5	0	28	28

City of Beverly Hills General Plan
2021-2029 Housing Element

				Com/Retail		C-3	DEPARTMENT STORE	1.35	5	41	0	41
4328015036	9700	WILSHIRE BLVD	22,803	100								
4328014035	9720	WILSHIRE BLVD	14,849	Com Low Gen	C-3	FINANCIAL BUILDING	1.59	5	0	26	26	
4328014005	9730	WILSHIRE BLVD	21,609	Com Low Gen	C-3	MEDICAL BUILDING	0.23	5	0	39	39	
4328009003	9740	WILSHIRE BLVD	13,508	Com Low Gen	C-3	OFFICE BUILDING	1.25	5	0	24	24	
4328009023	9754	WILSHIRE BLVD	22,268	Com Low Gen	C-3	OFFICE BUILDING	0.00	5	40	0	40	
4328008001	9800	WILSHIRE BLVD	14,175	Com Low Gen	C-3	OFFICE BUILDING	3.31	5	0	25	25	
4328008027	9830	WILSHIRE BLVD	24,212	Com Low Gen	C-3	OFFICE BUILDING	1.68	5	44	0	44	
4328001001	9844	WILSHIRE BLVD	6,180	Com Low Gen	C-3	STORE BUILDING	0.21	4	0	11	11	
4334014044	0		5,048	Com Low Gen	C-3	VACANT (PARKING LOT)	0.00	3	0	9	9	
4333008007	0		5,193	Com Low Gen	C-3	VACANT (PLAYGROUND FOR SCHOOL)	0.00	3	0	9	9	
TOTALS			4,517,779							2,426	5,504	7,930

Appendix D - Review of Past Accomplishments (2014-2021)

- A. Housing Production and RHNA Allocation D-2
- B. Housing Program Accomplishments 2014-2021 D-2

The City of Beverly Hills is committed to continually improving programs in the Housing Element to ensure that the housing needs of the community are met. Reviewing past accomplishments is an important step in developing housing strategies that are effective and address identified community needs. State law requires the City to report on progress made in meeting the goals, policies, and objectives set forth in the prior Housing Element. This includes reviewing progress made in implementing programs from the adopted element and evaluating their effectiveness and continued appropriateness for the City. The State also requires the City to report on the housing production during the prior Regional Housing Needs Assessment (RHNA) period.

The last Housing Element was adopted in 2013 and covered the 2013-2021 planning period. The following section provides information on housing production since 2013 and an update on the implementation of programs set forth in the prior Housing Element.

A. Housing Production and RHNA Allocation

The City's RHNA allocation for the 2014-2021 planning period was 3 units. During calendar years 2014 through 2020, 208 total housing units were constructed in the City of Beverly Hills.

In the 2013 Housing Element, the City set forth the following quantified objectives for housing production, rehabilitation and conservation (Table B-1).

Table D-1 2014-2021 Summary of Quantified Objectives			
Income Group	New Construction Objective (Actual)	Rehabilitation Objective (Actual)	Conservation Objective (Actual)
Extremely Low	0 (0)	0 (0)	75 (75)
Very Low	15 (16)	100 (56*)	75 (75)
Low	3 (3)	100 (56*)	0 (0)
Moderate	2 (2)	0 (0)	0 (0)
Above Moderate	90 (187)	0 (0)	0 (0)
Total	110 (208)	200 (56)	150 (150)

*56 total (very low + low)

Rehabilitation of the existing housing stock helps preserve the quality of neighborhoods and housing. The City continues to fund the Handyworker Program (Residential Rehabilitation Program), which provides rehabilitation assistance to low-income tenants and homeowners in the City. Approximately 56 households were served by this program in the last planning period.

The 150-unit Beverly Hills Senior Housing project provides affordable housing to very low-income senior/handicapped residents. The City works with the nonprofit Menorah Housing to ensure the conservation of these units.

B. Housing Program Accomplishments 2014-2021

Table D-2 summarizes additional accomplishments the City has made in achieving housing programs and goals.

A number of the programs in the 2014-2021 Housing Element specifically address housing issues that impact populations with special needs such as elderly populations, female headed households, and those that are or may be experiencing homelessness. These programs specifically include: the home repair and improvement program, the property maintenance program, the rent stabilization program, the home sharing program, the monitoring

affordable housing program, the fair housing program, senior housing development program, and senior case management program.

In the City of Beverly Hills, the senior population is one of the largest special needs populations, and together, these programs aim to provide a holistic approach to maintaining and providing quality housing for this group, and other special needs groups in the City. The Handyworker program helps this cohort of community members remain in their homes and rehabilitate units if needed. The property maintenance program and rent stabilization program helps ensure that living quarters for those living in rent stabilized units (which is a majority of the multi-family units in the City and inhabited by special needs populations including seniors, persons with disabilities, female headed households and large families) are well maintained through landlord and tenant education and enforcement of habitability standards. The rent stabilization program provides legal support for tenants and landlords as well as educational information and consultations to resolve disputes related to tenant/landlord issues and fair housing issues. This program also works with tenants to develop "means and methods" plans to maintain habitability for tenants during construction work to rehabilitate, alter, or repair a structure. The inclusionary housing program, density bonus program, housing trust fund program, senior housing development program and second unit program are all meant to encourage the production of new housing units in the City, which can help senior community members age in place.

The home sharing program and funding for homeless services programs are specifically meant to address the needs of those that are or may be experiencing homelessness. The City employs Community Services staff who specialize in outreach to community members, including special needs populations, to provide information on these resources as well as other resources in the region that may be helpful.

In addition, Community Development staff have been trained to work with eligible parties to process reasonable accommodation requests in order to ensure that the housing needs of persons with disabilities are met.

In summary, the programs included in the housing plan make up a multi-pronged approach to develop and maintain adequate housing for all members of the community, with specific programs to address the specific needs special needs populations that are in the City.

Table D-2: Housing Program Accomplishments 2014-2021

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Upkeep and Maintenance of Vacated Buildings (No. 9.1)	Preserve existing housing stock	Ongoing	There is proactive enforcement of housing properties, whether vacant or not, if violations exist. Enforcement Officers attempt to gain compliance in order to remedy the situation through outreach and education. Enforcement officers first get contact information, contact property owners to educate them about city codes, if the issue is not resolved, then compliance orders are issued.
Property Maintenance (No. 9.2)	Require housing to be maintained in an aesthetic, safe and habitable manner consistent with City codes	On-going, explore program restructuring by 2016	The City continues to implement the current program and addresses several hundred complaints related to property maintenance each year. In 2020 the City dedicated a code enforcement officer to specifically address habitability issues for the rent stabilization program.
Home Repair and Improvement (No. 9.3)	Provide minor repairs and mobility assistance to approximately 25 low-income households per year	Ongoing	In 2019, the program provided minor home repairs to four single-family homes and five multi-family homes. In 2020, the program provided minor home repairs to one single-family home and one multi-family home. Once the COVID-19 pandemic hit in early 2020, the program was put on hold for the safety of the City's vulnerable residents. The City is currently discussing the future of the program considering the needs of the community.
Historic Preservation Program (No. 9.4)	Evaluate preservation incentives	Ongoing. Evaluate in 2015 and adopt by 2016	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.
Condominium Conversions (No. 9.5)	Limit the loss of rental housing by setting an annual cap on condominium conversions and providing tenant protections	Evaluate ordinance revisions and address affordability, and, as appropriate, amend the ordinance in 2016	The City's current ordinance was evaluated in 2011 and the determination was made not to adjust the annual cap at that time.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Rent Stabilization Ordinance (No. 9.6)	Continue to implement the rent stabilization program and investigate tenant complaints about unlawful rent increases, service reductions, evictions and relocations	Ongoing	<p>On March 15, 2020, the City Manager proclaimed the existence of a local emergency in response to the novel coronavirus (COVID-19) epidemic. On March 16, 2020, the City Council adopted an urgency ordinance instituting an eviction moratorium on all residential rental properties in order to avoid unnecessary housing displacement, to protect the City's affordable housing stock and to prevent individuals from becoming homeless. The urgency ordinance also provided protections to units subject to the Rent Stabilization Ordinance (RSO) by prohibiting rent increases during the declared local emergency.</p> <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. They City allocated \$1 million for rent subsidy to eligible tenants financially impacted by COVID-19. The City anticipates that it will provide assistance for 333 households.</p> <p>The City completed its third 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 2020:</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
			<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; • investigated 1,090 RSO cases, including 520 Rent Subsidy cases; • responded to 6,062 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.
Monitor Affordable Housing (No. 9.7)	Coordinate with service providers to monitor Section 8 renewals, advise tenants in advance of potential conversion dates, and provide opportunities to continue affordability covenants	Ongoing	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 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 is also in the process of filling two moderate income units that are currently available.
Density Bonus (No. 10.1)	Encourage the development of more affordable housing units by offering incentives to developers	In 2013 amend the density bonus program to define a list of preferred incentives and concessions	In September 2021, the Planning Commission held discussions on the local inclusionary housing ordinance and discussed the desire to create a local incentive program for the provision of affordable units in housing projects. The Commission directed staff to convey this desire to the City Council to request that the City Council direct the Planning Commission to work on this item as soon as feasible. This item is scheduled to be discussed at the City Council in October 2021.
Inclusionary Housing (No. 10.2)	Require a minimum percentage of units in development to be price-restricted as affordable to lower and moderate income households.	Finish inclusionary housing nexus and in-lieu fee study in 2015 and adopt ordinance in 2016	<p>In 2019, the City Council passed an urgency ordinance to establish interim inclusionary housing requirements.</p> <p>In 2019, the City Council directed staff to complete an inclusionary housing study, which was completed in early 2020.</p> <p>In September 2021 the Planning Commission held discussions on this topic and directed staff to forward an ordinance for a permanent inclusionary housing program to the City Council for approval. The City Council review of the ordinance is scheduled to take place in October 2021.</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Trust Fund (No. 10.3)	To be used to construct or help leverage construction of affordable housing	Establish Affordable Housing Trust Fund in Fiscal Year 2014/2015	Through development agreements, the City has negotiated approximately \$4.5 million to be used to establish a housing trust fund. The trust fund has been established and currently holds approximately \$1.5 million.
Second Units (No. 10.4)	Encourage the provision of affordable second units	Evaluate revisions to current second unit standards, and amend the ordinance by 2015; Conduct second unit survey in 2018 to inform the next Housing Element update	A second unit study was conducted in 2010 and the results were discussed in the Housing Element. The City will study changes to the ordinance that could further incentivize the development of second units in upcoming budget cycles. In 2016, the City adopted new second unit regulations (now referred to as accessory dwelling unit regulations) in order to comply with newly passed State legislation that would encourage the provision of such units. The City continues to regularly process permits for accessory dwelling units per State and local regulations. The City is currently working on updating its accessory dwelling unit regulations in compliance with newly adopted State law. The City received approval for LEAP grant funding to update second unit regulations and is exploring ways to educate the public about the opportunities available. The City anticipates beginning the process of making code updates and outreach on second units in early 2022. The code updates are anticipated to be completed by 2023 and the education on second units will continue throughout the next planning cycle.
Sustainability and Green Building (No. 10.5)	Promote resource efficiency and sustainability in new developments	Ongoing	The City continues to implement the current program in consistency with State law.
Partnerships with Affordable Housing Developers (No. 10.6)	Initiate partnerships with non-profit developers to assist in the development of affordable housing	Participate in conferences, symposiums and other affordable housing events to review resources, incentives, and City goals; Initiate a Request for Qualifications (RFQ) process within two years of the establishment and funding of the Affordable Housing Trust Fund, select a developer and pursue development of an affordable housing project	The City is conducting ongoing conversations with non-profit developers to assist with the potential affordable housing development on a City-owned parcel (s) at 3 rd Street and Foothill Road and/or other City owned properties, including a recently acquired site on Robertson Boulevard. Staff prepared an RFP to identify qualified developers and solicit conceptual proposals, however, the fiscal and operational impacts to the City due to COVID-19 delayed this release. Most recently, in August 2021, a City Council Ad Hoc directed staff to move forward with this project and work to finalize the RFP and further study appropriate City owned sites for housing development.
Fair Housing Program (No. 11.1)	Promote fair housing practices and refer fair housing complaints to Housing Rights Center	Ongoing	The City provides Fair Housing information on the City's website (www.beverlyhills.org). The recently established Rent Stabilization program has developed a number of resources to assist the public with information regarding fair housing. This program has developed the "Tenant and Landlord Rights and Responsibilities Handbook" that is available on

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
			the City website (www.beverlyhills.org/bhrent). In addition the staff of this program maintains a website with up to date information on rent relief related to COVID, and current regulations pertaining to renters and tenants. This program is staffed with customer service representatives that are available to answer inquiries from the public. Staff of this program also hold Rent Stabilization Tenant Legal Training workshops and other workshops for the public and provide videos for these trainings online. The City plans to undertake a more robust effort to promote fair housing practices through the programs included in the 6 th cycle housing element.
Senior Housing Development (No. 11.2)	Provide incentives to facilitate the development of senior housing	Continue to build partnerships with affordable housing developers; Develop a project concept by 2016 and release an RFQ by 2017. By 2018, commence development of a senior housing project in the City affordable to the City's low and extremely low income residents	The City is exploring the possibility of a senior affordable housing project on City-owned land located at 3 rd Street and Foothill Road. There have been discussions between the City and multiple housing providers including, West Hollywood Community Housing Corporation and Related Housing and Menorah Housing Foundation. At this time, the City Council has directed staff to move forward with the creation of an RFP and further study of potential City owned sites upon which to develop potential affordable senior housing. It is expected that the RFP will be released sometime in 2022.
Senior Case Management Program (No. 11.3)	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 Beverly Hills Active Adult Club, 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 2020-2021, 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</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
			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.
Senior Home Sharing Program (No. 11.4)	Provide a free shared housing program which matches older people with others interested in sharing their homes	Evaluate Community Assistance Funds and determine grant amount annually	<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. In FY 2019-2020, ALA enrolled nine Beverly Hills residents into the program.</p> <p>Due to the Los Angeles County stay-at-home orders restricting the mixing of households, this program was on hold in early 2020. From January until the March closures, the program did complete two Home Share enrollments on the Westside of LA. In that same period, they made nine roommate referrals on the westside, four of which were in Beverly Hills.</p> <p>As of September 2021 the program is no longer on hold and the City continues to refer interested Beverly Hills residents for enrollment in the home sharing program.</p>
Housing Opportunities for Persons with Disabilities (No. 11.5)	Develop and adopt written procedures for reasonable accommodation requests and educate the public on the process of requesting an accommodation	In 2014, implement an outreach program in cooperation 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	The City adopted a reasonable accommodation procedure into the zoning code in 2012. When meeting with applicants and/or discussing projects with applicants, City staff is trained to provide information on reasonable accommodation procedures and processes when the request appears to be eligible for such a request. Further, code enforcement staff refer reasonable accommodation enforcement issues to planning staff, who then walk residents through the procedure for gaining approval for already completed work in order to provide a path for accommodations to be continued legally.
Funding for Homeless Services (No. 11.6)	Fund a variety of service organizations that serve the homeless and persons at-risk of homelessness	Annual funding allocations	<p>In FY 2020-21, the City contributed \$106,449 to the CLASP (Changing Lives And Sharing Places) homeless outreach program. CLASP outreaches and engages homeless persons in the City daily with the intention of providing those persons with assistance and support including linking them to shelter.</p> <p>In FY 2020-21, the City contributed \$100,000 for shelter beds at PATH (People Assisting The Homeless). In addition, funds provided to PATH offers access to</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Adjust Development standards (No. 12.1)	Evaluate and modify development standards to encourage more affordable housing units	Amend the Zoning Code in 2013 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>tenant-based Section 8 vouchers to provide affordable and permanent supportive housing in Los Angeles County.</p> <p>Other services funded in FY 2020-21 include: the Westside Food Bank (\$150,000), and Step Up on Second (\$75,000) to assist formerly homeless individuals to remain permanently housed.</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. It is anticipated that this study, which continues into 2019 will address needed changes to development standards to further facilitate mixed-use developments where appropriate including minimum unit sizes and parking requirements.</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>
Reduced Fees for Affordable Housing (No. 12.2)	Provide waivers or reductions of certain taxes and fees for developments with low, very low, and moderate income housing units	Complete the fee study in Fiscal Year 2014, and adopt modified development fees for affordable housing	To be considered in future budget cycles.
Monitor the Development Review Process (No. 12.3)	Identify inefficiencies and uncertainties in the City's review and promote alternative techniques	Adopt updated processing procedures in the Zoning Code in 2013	The City hired an Urban Designer 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.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	intended to streamline the process		<p>More recently, the City has established virtual counter appointments for the public to have easier access to planning and building and safety staff, a dedicated zoning questions email address, which is fully staffed during work hours to provide answers to housing related zoning questions as quickly as possible. In addition, during the 2014-2021 Planning Period the Community Development Department created a department-wide phone number for inquiries which is staffed during work hours in order to assist the public with contacting the correct staff to answer zoning and housing related questions. The goals of these actions are to provide superior customer service to the public, ensure questions are answered in a timely manner, and allow customers to pursue their projects with minimal hindrances.</p> <p>The 2021-2029 Housing Element includes a number of zoning code updates that are also meant to address uncertainties in development process.</p>

Appendix E: Public Participation

A. Surveys	E-2
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1. Planning Commission Study Sessions	E-5
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This Appendix contains information on the public outreach conducted during the Housing Element update. In order to reach the maximum number of interested community members, the City used various outreach strategies throughout the Housing Element update process. This included online surveys, public meetings that were held virtually (due to the COVID Pandemic), public study sessions held with the Planning Commission, and attending meetings with all of the City Commissions to encourage participation. All commission meetings are recorded, most are televised on local TV, and recordings are posted in the City website for future viewing. The City utilized more traditional methods of outreach, such as multiple direct mailers to every property owner and occupant in the City, newspaper noticing, as well as newer notification methods such as regular emails to interested parties, postings on the project webpage, and social media posts about the Housing Element update. The following is a summary of these efforts.

A. Surveys

Housing Survey

An online survey was created to solicit interest and concerns from the community regarding the various topics related to housing. The survey was posted on the City's website¹, emailed to the interested parties list, community partners and organizations, and posted on the City's social media outlets. The survey was available for about 3 months. A total of 91 individuals have participated in the survey, and the results have provided insight into the various perspectives of community members regarding how or in what ways the City should accommodate future housing needs in the City. The full results of the survey are attached to this Appendix.

Highlights from the survey include the following:

- 64% of respondents live in the City of Beverly Hills and 15% both live and work in the City
- 61% of respondents have lived in the City for 21 years or longer
- 62% of respondents living the City reside in single-family homes
- 17% of respondents reside in single-family homes that have ADUs, or a guest house
- 70% are very satisfied with their housing situation
- Respondents choose to live in Beverly Hills for the quality/ambiance of the neighborhood, safety, and proximity to shopping and services
- Maintaining a diverse housing market, and maintaining the character of existing neighborhoods were deemed 'very important'

¹A link to the survey was published on this page: www.beverlyhills.org/housingelementupdate

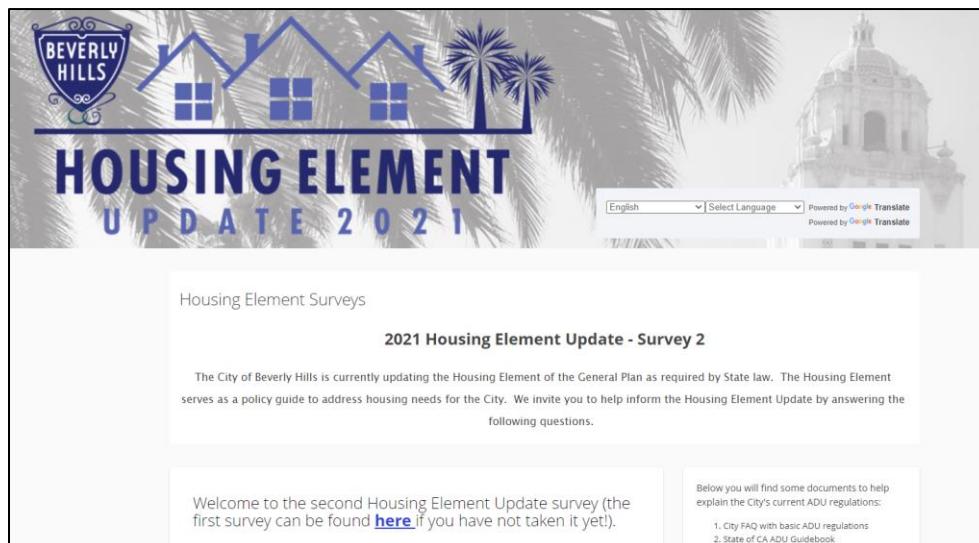
- Least important concerns were: ensuring that children who grow up in Beverly Hills can afford to live in Beverly Hills, providing shelters and transitional housing and services for the homeless, integrating affordable housing to create mixed-income neighborhoods, and establishing programs to help at-risk homeowners keep their homes
- Housing types most needed in the City were: condominiums and townhouses, followed by apartments and single-family homes
- The majority of responses recommended allowing more density in mixed-use zones and multi-family residential zones and near future metro stations, and allowing residential in commercial areas
- Affordability and the process of building housing being too burdensome were deemed the most important housing related issues in the City

Additional comments included:

- Focus on density around the future metro stations
- Maintaining the character and property values of the neighborhood
- Limiting density
- More affordable apartments
- Improve the school system
- preserving single-family zones
- Increasing racial and economic diversity in housing
- Increase mixed use along major thoroughfares

ADU Survey

The City also released an ADU specific survey to further understand the desires of the community surrounding ADUs. This survey is meant to help inform future ADU policy and understand what regulatory changes and/or information would facilitate the development of ADUs in the community. This survey received approximately 80 responses.



The screenshot shows the landing page of the '2021 Housing Element Update - Survey 2'. At the top, there's a decorative banner featuring the Beverly Hills logo (a shield with 'BEVERLY HILLS' and a palm tree), stylized house icons, palm trees, and a building silhouette. Below the banner, the title 'HOUSING ELEMENT UPDATE 2021' is prominently displayed in large blue letters. A navigation bar at the top right includes language selection ('English' dropdown, 'Select Language' dropdown, and 'Powered by Google Translate' links). The main content area starts with a heading 'Housing Element Surveys' and the sub-heading '2021 Housing Element Update - Survey 2'. A paragraph explains the purpose of the survey: 'The City of Beverly Hills is currently updating the Housing Element of the General Plan as required by State law. The Housing Element serves as a policy guide to address housing needs for the City. We invite you to help inform the Housing Element Update by answering the following questions.' Below this, a message welcomes users to the second survey, noting that the first can be found [here](#). To the right, a sidebar lists documents available for download, including 'City FAQ with basic ADU regulations' and 'State of CA ADU Guidebook'.

The responses to the ADU survey are included as an attachment to this Appendix. The responses helped inform the programs and implementation strategies in this Housing Element document. The responses indicated that there is interest in the City to create ADUs on single-family properties and that a majority of those interested in creating ADUs would likely use those structures to house family members at a reduced rental rate.

B. Public Meetings

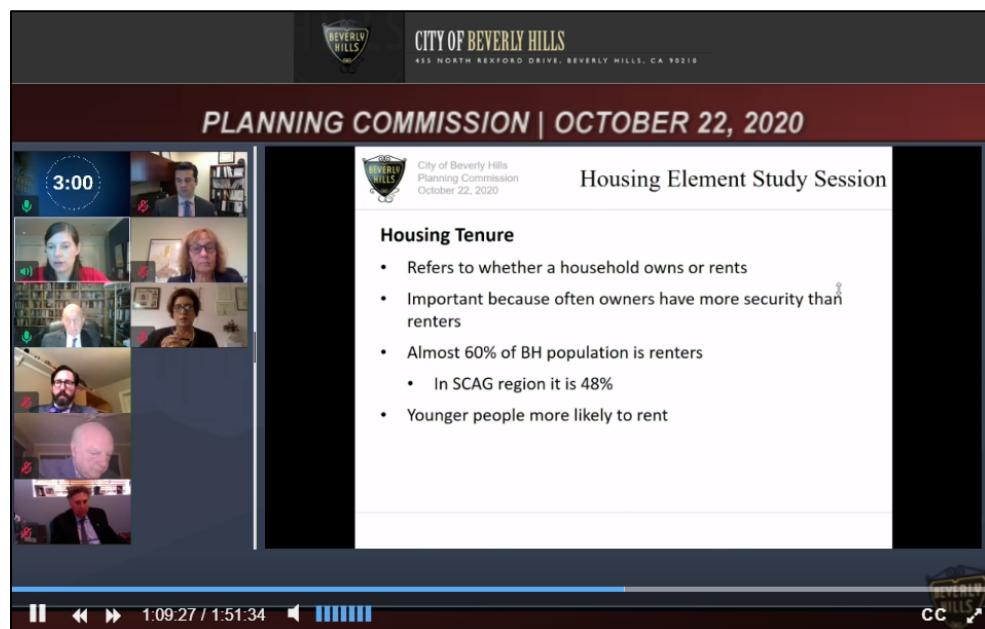
1. Planning Commission Study Sessions

In order to commence discussion of the Housing Element Update, staff has periodically conducted study sessions with the Planning Commission on various Housing Element topics. Noticing for these meetings included publication of the meeting agenda on the City's website, at the City Library, and at City Hall seven days prior to the meeting date as well as email notification to interested parties and those that have indicated interest in other housing related policy matters (approximately 500 email addresses). Due to the COVID-19 pandemic, these meetings were conducted virtually via teleconference. Members of the public were able to provide written, oral, and video comments during the study session. The meetings were also broadcast live on the City's website and local cable channel, and live audio of the meeting was available by dialing a phone number.

- August 13, 2020 Planning Commission Study Session
 - At this meeting, staff presented a study session for the Planning Commission to discuss an overview of the Housing Element Update process, the legal requirements for housing elements, the Regional Housing Needs Assessment (RHNA), and the contents of housing elements.
- October 22, 2020 Planning Commission Study Session
 - At this meeting, staff presented a study session for the Planning Commission that provided additional context regarding the current status of housing in the City of Beverly Hills
- November 12, 2020 Planning Commission Study Session
 - At this meeting, staff presented a study session for the Planning Commission that provided an update on the RHNA process, and to discuss constraints and barriers that may currently exist for housing production and the various tools available to cities that can be further discussed as the Housing Element Update progresses.
- March 11, 2021 Planning Commission Study Session
 - At this meeting, staff presented a study session for the Planning Commission that provided another update on the RHNA process, public outreach efforts, the

expected Housing Element Update timeline, and a discussion on potential changes to the accessory dwelling unit (ADU) regulations as a component of the Housing Element Update efforts.

- May 27, 2021 Planning Commission Study Session
 - At this meeting staff presented a study session for the Planning Commission and public to provide an opportunity to review the draft Housing Element document prior to submittal to HCD for review.



2. Community Meetings

Staff organized and hosted two community meetings to further educate members of the public and any interested parties about the Housing Element Update process and content. Noticing for these meetings included a mailed flyer to all property owners and occupants in the City (more than 10,000 property owners and 17,000 property owner mailings for each meeting), publication of advertisements in local newspapers of record, email to the interested parties list, and publication on the Housing Element Update webpage, City homepage, and City social media accounts (example flyers, notices, and social media posts are attached to this document). The meetings were also broadcast live on the City's

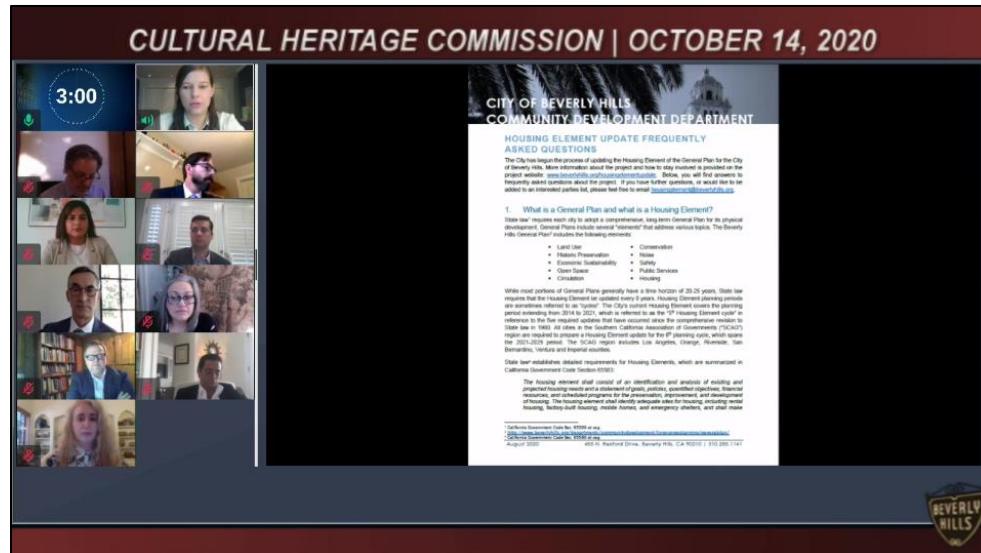
website and local cable channel, and live audio of the meeting was available by dialing a phone number.

- February 1, 2021 Community Meeting
 - At this meeting, staff provided a high level review of the Housing Element requirements per State law, and discussed the Regional Housing Needs Assessment (RHNA) allocation. Staff answered and discussed questions submitted by members of the public, and provided information on the Housing Element Update timeline, and future opportunities for participation.
- April 28, 2021 Community Meeting
 - At this meeting, staff provided an overview of existing housing conditions in the City, potential housing constraints that could be identified if applicable to the City, and potential strategies to alleviate any identified constraints. In addition, staff discussed the anticipated timeline for the Housing Element Update and other opportunities for the public to get involved in this process.



3. Outreach to All City Commissions

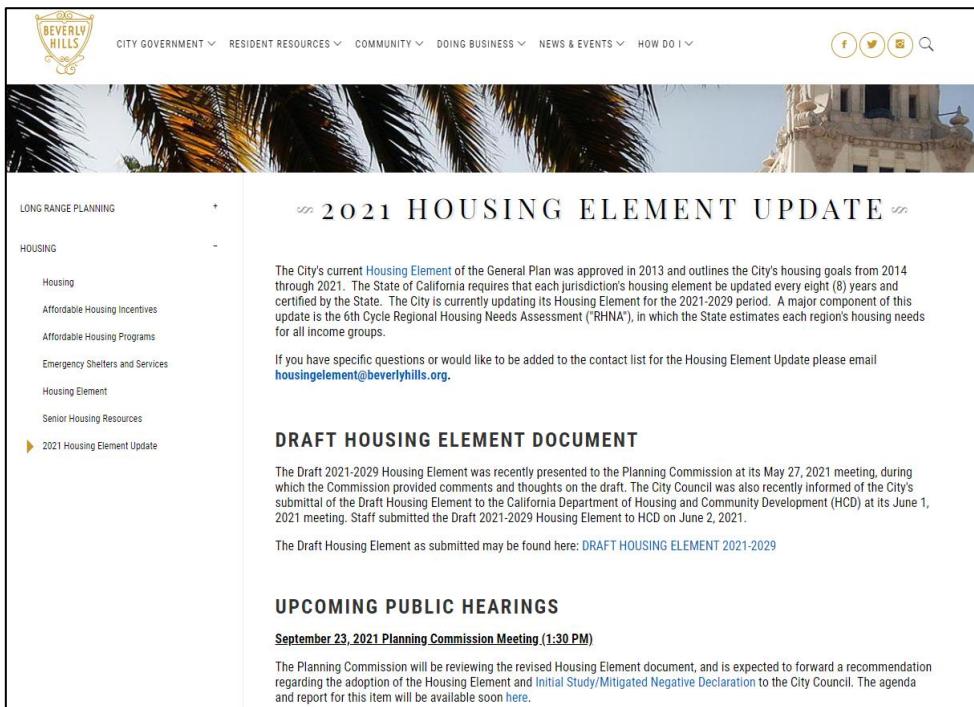
City staff working on the Housing Element update attended meetings and presented on the Housing Element update and process of all of the City's 11 Commissions in October and November of 2020. City commission meetings are recorded and televised and generally reach a wide audience. This presentation provided an opportunity for all City commissioners to learn about the Housing Element, and learn how to get involved. Commissioners were encouraged to spread the word regarding the Housing Element update process. At these meetings the Housing Element FAQ document was shared with commissioners and included in their commission packets, and staff fielded a number of questions from commissioners about the Housing Element and the review process.



C. Information Publication and Contact

1. Housing Element Update Webpage

Staff created a dedicated webpage on the Housing Element Update, hosted on the City's main web domain (www.beverlyhills.org/housingelementupdate). This webpage contains detailed information regarding the Housing Element Update process in a Frequently Asked Questions (FAQ) document, and the page is frequently updated with any relevant information, such as new surveys or meeting notices. Links to the recorded Planning Commission Study Session meetings on the Housing Element and the community meetings are also archived on this page.

A screenshot of the City of Beverly Hills website. At the top, there is a navigation bar with links to 'CITY GOVERNMENT', 'RESIDENT RESOURCES', 'COMMUNITY', 'DOING BUSINESS', 'NEWS & EVENTS', and 'HOW DO I'. Below the navigation bar is a banner featuring palm trees and a building. On the left side, there is a sidebar with a tree icon and sections for 'LONG RANGE PLANNING' and 'HOUSING'. Under 'HOUSING', there are links to 'Housing', 'Affordable Housing Incentives', 'Affordable Housing Programs', 'Emergency Shelters and Services', 'Housing Element', 'Senior Housing Resources', and '2021 Housing Element Update'. The main content area has a title '2021 HOUSING ELEMENT UPDATE'. It includes a paragraph about the Housing Element, a contact email for questions, and a section titled 'DRAFT HOUSING ELEMENT DOCUMENT' with a link to the draft. At the bottom, there is a section titled 'UPCOMING PUBLIC HEARINGS' with a link to the September 23, 2021 Planning Commission Meeting.

2. Housing Element Staff Contact

Staff created a dedicated email address (housingelement@beverlyhills.org) to field inquiries and to communicate directly with the public about the Housing Element Update. Members of the public were able to request that they were added to the "interested parties list" for this project, and staff has

collected 78 email addresses. In addition, staff included the following groups or individuals in email lists:

- The Beverly Hills Unified School District
- The Beverly Hills Rotary
- Local religious institutions
- Residents that expressed interest in the mixed use overlay zone or other housing related policy issues
- Known property owners in the mixed use overlay zone area
- Contacts at local newspapers

Any important updates or upcoming events related to the Housing Element Update (such as any scheduled study sessions or community meetings) are sent out to this interested parties email list.

D. Summary of Comments Received

The Draft Housing Element document was made available to the public in May 2021 for review. The draft was posted on the City webpage, included in the Planning Commission packet for the May 27, 2021 meeting, and discussed at the May 27, 2021 Planning Commission meeting. Public noticing was completed in order to inform the public and interested parties that the draft document was available.

Throughout the Housing Element update process a number of comments from interested parties have been received. These comments informed meetings held on the Housing Element update as well as the contents of the Housing Element document. A majority of the comments came from the two surveys conducted online. Verbal and written comments were received from community members during and as a result of public meetings and community meetings, and written comments were received from "Abundant Housing LA"/"YIMBY Law" and "How the West Was Saved". In summary the themes of the comments received include:

- Desire to see more action from the City related to encouraging ADUs and informing and educating the public on the process for building ADUs

- Concerns that there is a shortage of affordable housing in the community and that many members of the community are overpaying for housing
- Concerns that development could lead to impacts to neighborhood character
- Concern that the draft Housing Element document did not accurately assess the capacity for housing in the sites inventory and that adequate reforms are not proposed to address constraints to development or adequately promote development near planned transit stations or in the mixed use zone
- Concern that the housing element does not affirmatively further fair housing
- Desire to see old office buildings repurposed for housing
- Desire to see housing for seniors
- Desire to see no change in current zoning regulations

In order to address these comments several programs were incorporated into the Housing Element document and changes were made to the draft Housing Element document. The City has incorporated programs and implementation strategies to encourage ADU production and enhance outreach to property owners about the potential to build ADUs on their property. The City has included programs and implementation strategies to continue the existing inclusionary housing program and also explore a local density bonus program to provide incentives, which would impact multi-family and mixed use zoned properties, many of which are near high quality transit and future subway station areas. The City has attempted to balance the need for housing with the desire to retain the distinct characteristics of existing residential neighborhoods through many of the policies included in the General Plan, and through the establishment of the mixed-use overlay zone, which would allow for the development of new housing without impacting the character of existing multi-family or single-family zones. Further, additional programs and analysis has been included in the Housing Element to address the concerns that the Element does not adequately address fair housing.

Survey Results and Example Outreach Materials



CITY OF BEVERLY HILLS COMMUNITY DEVELOPMENT DEPARTMENT

HOUSING ELEMENT UPDATE FREQUENTLY ASKED QUESTIONS

The City has begun the process of updating the Housing Element of the General Plan for the City of Beverly Hills. More information about the project and how to stay involved is provided on the project website: www.beverlyhills.org/housingelementupdate. Below, you will find answers to frequently asked questions about the project. If you have further questions, or would like to be added to an interested parties list, please feel free to email housingelement@beverlyhills.org.

1. What is a General Plan and what is a Housing Element?

State law¹ requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several “elements” that address various topics. The Beverly Hills General Plan² includes the following elements:

- Land Use
- Historic Preservation
- Economic Sustainability
- Open Space
- Circulation
- Conservation
- Noise
- Safety
- Public Services
- Housing

While most portions of General Plans generally have a time horizon of 20-25 years, State law requires that the Housing Element be updated every 8 years. Housing Element planning periods are sometimes referred to as “cycles”. The City’s current Housing Element covers the planning period extending from 2014 to 2021, which is referred to as the “5th Housing Element cycle” in reference to the five required updates that have occurred since the comprehensive revision to State law in 1980. All cities in the Southern California Association of Governments (“SCAG”) region are required to prepare a Housing Element update for the 6th planning cycle, which spans the 2021-2029 period. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial counties.

State law³ establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make

¹ California Government Code Sec. 65300 *et seq.*

² <http://www.beverlyhills.org/departments/communitydevelopment/longrangeplanning/generalplan/>

³ California Government Code Sec. 65580 *et seq.*

HOUSING ELEMENT UPDATE

adequate provision for the existing and projected needs of all economic segments of the community.

2. What is “certification” of the Housing Element and why is it important?

Housing Elements are prepared and adopted by local governments and must also be reviewed by the State of California. The State Legislature has delegated to the California Department of Housing and Community Development (“HCD”) the authority to review Housing Elements and issue findings regarding the elements’ compliance with the law.⁴ When HCD issues a letter finding that the Housing Element is in substantial compliance, it is referred to as “certification” of the Housing Element. HCD determined that Beverly Hills’ current (2014) Housing Element update was in full compliance with State law. As Beverly Hills moves forward with the current Housing Element update, the City will seek certification again from the State.

Housing Element certification is important for several reasons:

1) Local control.	The General Plan and its various elements provide the foundation for the City’s land use plans and zoning regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the General Plan were found by the court to be invalid, the court could order changes to City land use plans or regulations and assume control over City land use decisions. HCD certification establishes a “rebuttable presumption of validity” ⁵ that the Housing Element is adequate under State law, which would support the City’s legal defense in the event of a challenge. Recent laws also allow for courts to impose fines if a jurisdiction fails to adopt a compliant Housing Element. ⁶ State law also allows the California Attorney General to file litigation against any city that is found by HCD to be out of compliance with Housing Element law. In 2019, such a lawsuit was filed against the City of Huntington Beach. In addition, third parties have filed Housing Element lawsuits against numerous other cities. Such lawsuits can result in court orders to amend zoning regulations and pay the challengers’ legal fees.
2) Frequency of Housing Element updates.	If a city does not adopt a Housing Element within the required timeframe, subsequent updates must be completed on a 4-year schedule rather than an 8-year schedule until two consecutive updates have been prepared on time, among other consequences. ⁷
3) Eligibility for grant funds.	Some State grant funds are contingent upon Housing Element certification. If a city does not have a certified Housing Element, it may not receive certain grant funds.

⁴ California Government Code Sec. 65585.

⁵ California Government Code Sec. 65589.3.

⁶ AB 101 of 2019

⁷ California Government Code Sec. 65588(e)(4).

HOUSING ELEMENT UPDATE

3. What are the most important issues that must be addressed in the Housing Element?

The major issues that must be addressed in the Housing Element are: 1) how City policies, plans and regulations help to meet the region's housing needs for households of all income levels; and 2) how City land use regulations accommodate the special housing needs of persons with disabilities or other difficulties. More information is provided below:

Accommodating Regional Housing Needs.	Under State law, all cities are required to plan for additional housing to accommodate population growth and existing housing problems such as overcrowding and high housing cost. State law recognizes that cities generally do not build housing, since that is typically the role of private and non-profit developers and builders. However, cities are required to adopt policies, development regulations and standards sufficient to encourage a variety of housing types that are affordable for persons of all income levels, including multi-family rental housing and accessory dwelling units ("ADUs"). The Regional Housing Needs Assessment ("RHNA") is the method by which each jurisdiction's share of new housing needs is determined (see #4 and #5 below).
Accommodating Housing for Persons with Special Needs.	Under State law ⁸ , cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including: <ul style="list-style-type: none">• Reasonable accommodation for persons with disabilities• Transitional housing• Supportive housing• Emergency shelters and other facilities serving homeless persons• Large (5+) families• Housing for the elderly

4. What is the RHNA and why is it important?

You may have heard or seen the term "RHNA" (pronounced REE-NA) associated with the Housing Element cycle and update. Each California city is required to plan for new housing to accommodate its share of regional needs. The Regional Housing Needs Assessment ("RHNA") is the process established in State law⁹ by which housing needs are determined for each jurisdiction.

Prior to each planning cycle the total housing need for each region of California is determined by HCD based upon economic and demographic trends, existing housing problems such as

⁸ California Government Code Sec. 65583(a)(5) and (7).

⁹ California Government Code Sec. 65584 et seq.

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overcrowding and overpayment of rents/mortgages, and additional housing needed to ensure reasonable vacancy rates and to replace units lost due to demolition or natural disasters. The total housing need for the SCAG region is then distributed to cities and counties by SCAG based upon objectives and criteria established in State law.¹⁰

In 2019, HCD determined that the total new housing need for the entire SCAG region in the 6th Housing Element cycle is 1,341,834 units. SCAG is currently finalizing the RHNA plan for the 6th planning cycle, which must fully allocate the total RHNA to the jurisdictions in the SCAG region.¹¹ SCAG expects to adopt the final RHNA plan in February 2021.

Table 1 shows the preliminary draft RHNA allocations for Beverly Hills, Los Angeles County, and the entire SCAG region. For current purposes, we assume that this allocation will not change materially. Again, the RHNA is the number of units that must be planned for in a given jurisdiction.

Table 1. Draft 6th Cycle RHNA

	Beverly Hills	Los Angeles County	SCAG Region
Housing allocation 2021-2029	3,096 units	813,071 units	1,341,834 units

Source: SCAG, 3/5/2020

The RHNA distributes each jurisdiction's total housing need into four income categories, illustrating the number of units that should be planned for at each affordability level in the City. For Beverly Hills the draft 6th cycle RHNA allocation by income category is shown in Table 2.

Table 2. Draft 6th RHNA by Income Category – Beverly Hills

Very Low	Low	Moderate	Above Moderate	Total
1,005 units	678 units	600 units	813 units	3,096 units

Source: SCAG, 3/5/2020

This means that the City of Beverly Hills Housing Element must include policies, regulations and standards that encourage housing that is “affordable” to very low, low, moderate, and above moderate incomes. The next section explores what it means for housing to be “affordable”.

5. What is “affordable” housing?

Many parts of the Housing Element, including the RHNA, refer to “affordable housing”. By definition, housing is considered “affordable” when total housing cost, including utilities, is no more than 30% of a family’s gross income. State law describes five income categories, which are based on county median income as shown in Table 3. The 2020 median income for a family of four in

¹⁰ California Government Code Sec. 65584(d)

¹¹ <http://www.scag.ca.gov/programs/pages/housing.aspx>

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Los Angeles County is \$77,300. It should be noted that for RHNA purposes, the Very Low Income category also includes the Extremely Low category.

Table 3. Household Income Categories

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Affordable housing costs for all jurisdictions in Los Angeles County that correspond to these income categories are shown in Table 4, below. The table illustrates the maximum income that a household of four can have to qualify for each income group, the maximum affordable rent that is considered to be “affordable” for each income category, and the estimated affordable sale price for a housing unit that would be considered to be “affordable” to each income category. Please note, these numbers vary year to year as county median income fluctuates and also vary based on household size (for example, the median income is lower for a family of one, and higher for a family of two).

Table 4. Income Categories and Affordable Housing Costs – Los Angeles County Family of Four

Income Category	Maximum Annual Income	Monthly Affordable Rent	Affordable Sale Price (estimate)
Extremely low	\$33,800	\$845	*
Very low	\$56,300	\$1,407	*
Low	\$90,100	\$2,252	*
Moderate	\$92,750	\$2,319	\$375,000
Above moderate	Over \$92,750	Over \$2,319-but not controlled	Over \$375,000

Assumptions:

- Based on a family of 4 and 2020 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

* For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

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As stated above, the income limits and monthly housing cost considered affordable for each income level is adjusted based on the household size. Table 5 provides the current income limits for households in Los Angeles ranging from one to six people.

Table 5. 2020 Income Limits for LA County Households

Income Category	2020 Annual Income Limits by Household Size (in Dollars)					
	1 Person	2 People	3 People	4 People	5 People	6 People
Extremely Low	0-23,700	0-27,050	0-30,450	0-33,800	0-36,550	0-39,250
Very Low	23,700-39,450	27,050-45,050	30,450-50,700	33,800-56,300	36,550-60,850	39,250-65,350
Low	39,450-63,100	45,050-72,100	50,700-81,100	56,300-90,100	60,850-97,350	65,350-104,550
Moderate	63,100-64,900	72,100-74,200	81,100-83,500	90,100-92,750	97,350-100,150	104,550-107,600
Above Moderate	64,900+	74,200+	83,500+	92,750+	100,150+	107,600+

6. Is the RHNA a suggestion or mandate?

The RHNA allocation identifies the amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully meet the needs of its existing population plus its assigned share of projected growth over the next 8 years while avoiding problems like overcrowding and overpayment (see #8 below). The RHNA is a planning requirement that determines housing need, *not a construction quota or mandate*. It is, however, more than a suggestion. Jurisdictions are required to ensure that their planning and zoning framework allows for development to accommodate their RHNA allocations. Jurisdictions are not required to actually build housing or issue permits to achieve their RHNA allocations. However, if housing production falls short of RHNA allocations, jurisdictions will be required to approve qualifying housing development projects pursuant to a state-mandated streamlined review process.¹² Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities in which housing construction and residential permit issuance fail to meet the RHNA allocations.

¹² California Government Code Sec. 65913.4 (SB 35 of 2017)

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7. What must cities do to comply with the RHNA?

The Housing Element must analyze the City's capacity for additional housing based on an evaluation of land use patterns, development regulations, development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with current regulations in the coming 8-year housing cycle. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the City has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe the steps that will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments, commonly referred to as "upzoning", typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses. Absent accommodation for the City's RHNA allocation, the proposed Housing Element may not be certified by HCD.

8. Beverly Hills is fully developed. Why is the RHNA allocation so high?

SCAG's total RHNA allocation for the 6th cycle is 1,341,827 units compared to 412,137 units in the 5th cycle. There are two main reasons why the region-wide 6th cycle RHNA allocation is so much higher than the 5th cycle.

First, the 5th cycle RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were still adversely affecting growth. As a result, the 5th cycle RHNA was uncharacteristically low. For comparison, SCAG's 4th cycle (2006-2013) RHNA allocation was approximately 700,000 units.

Second, for the 6th cycle, the State made a major modification to the process for determining RHNA allocations. In prior RHNA cycles, total housing need was based only on projected population growth. However, for the 6th RHNA cycle, the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6th cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need: 577,422 units

Projected need: 764,405 units

Total need: 1,341,827 units

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As seen from this breakdown, if existing need were not included (as it was not in prior RHNA cycles), the total need would be similar to the 4th cycle RHNA.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6th cycle places greater emphasis on the proximity of jobs and public transit than on vacant developable land. As a result, the coastal areas of Los Angeles and Orange counties are assigned much higher housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

9. Does the RHNA process provide any opportunity for the City to ask for a reduction in its RHNA allocation?

Theoretically, yes. State law requires SCAG to conduct an appeal process and any jurisdiction or HCD may request a revision to any jurisdiction's preliminary RHNA allocation. However, the law establishes very limited grounds for appeal, and in past RHNA cycles very few jurisdictions have been successful in appealing their RHNA. For example, an "unrealistically high" RHNA allocation based on market trends and lack of vacant land is not considered to be legitimate grounds for appeal. It is also important to note that under State law, the appeal process is a "zero sum game" in which SCAG's total RHNA cannot be reduced; therefore, a RHNA reduction for any jurisdiction must be offset by increases in other jurisdictions. Over the past year SCAG has held extensive discussions regarding the appropriateness of the RHNA methodology, and the current draft allocations have been overwhelmingly approved by SCAG's membership.

10. If the preliminary RHNA allocations are adopted, will it be possible for Beverly Hills to remain in compliance with State housing law?

As noted in Questions 6 and 7 above, the RHNA is a planning target and cities are not required to achieve construction of new housing units in the amount of the RHNA allocations, but must demonstrate that their land use plans and regulations allow housing development commensurate with the RHNA. Since there is almost no vacant land in Beverly Hills, the most significant opportunities for new housing development are in areas designated for non-residential or mixed use, construction of more accessory dwelling units (see below), and/or more intense development in areas designated for residential use. As part of the Housing Element update, the City will evaluate the potential for new housing development and determine whether any changes to land use plans and zoning are necessary in order to accommodate the amount of new housing assigned to the City in the RHNA.

HOUSING ELEMENT UPDATE

11. Why are cities in high-cost areas expected to have affordable housing? Low-cost housing is not economically feasible here due to very high land prices.

State law is based on the premise that every city has an obligation to accommodate a variety of housing types for persons at all income levels. All communities are dependent on a variety of low- and moderate-income workers in jobs such as landscaping, building maintenance and repair, child and elder care, medical support, personal services and retail trade. Various governmental programs provide funding assistance for affordable housing even in high-cost areas. While subsidized housing is often provided as rental apartments, cities can also encourage other housing types such as accessory dwelling units (sometimes called granny flats) on single family properties ("ADUs") to help address this need. ADUs can also satisfy a portion of the RHNA allocation.

12. What is the process for updating the Housing Element?

The City began the Housing Element update in March of 2020 by engaging a consultant, JHD Planning, LLC, to assist on the project. The consultant is working with the Planning Staff and an ad hoc committee of the Planning Commission. The update consists of a review of the existing Housing Element to assess the City's successes and determine how the community goals may have changed since the last element was adopted in 2014. A very important part of the process is engaging with the community to understand the community's current goals, needs, and desires. Engaging with the community also helps City staff, the Planning Commission, and the City Council balance the community's desires with the City's obligations under state law. After extensive community input, the draft Housing Element will go to the Planning Commission for a public hearing(s) and recommendation, and then to the City Council for introduction and later approval. Once the Housing Element is approved by the City Council, it will be submitted to HCD for review and certification.

13. How will the public be involved in the Housing Element Update?

Public participation is key to a successful Housing Element. Community involvement helps staff and leadership understand the needs and desires of the community. Information and updates will be provided on the City's Housing Element webpage. Staff will coordinate an initial survey followed by a series of public forums (these may be held online due to the ongoing pandemic) and discussions on housing in the community. The Housing Element will also be reviewed by the Planning Commission and then must be approved by City Council after public hearings, during which the public may provide input. The public is encouraged to participate throughout the process. If you would like to be added to the interested parties list and receive emails with updates about the Housing Element update please email: housingelement@beverlyhills.org.

HOUSING ELEMENT UPDATE

14. What is the basic timeline for completion of the Housing Element Update?

Below is an estimated timeline of this process.

Phase	Timeline
Kick-off - Initial Assessment and Workplan	March 2020 – September 2020
Outreach – Initial Public Outreach	September 2020 – March 2021
Draft Element, Continued Outreach	April 2021 – June 2021
Public Hearings	July 2021 – August 2021
City Approval	September 2021
Submittal for State Review and Certification	October 2021

STILL HAVE QUESTIONS?

MORE INFO: www.beverlyhills.org/housingelementupdate

SPEAK WITH A PLANNER: (310) 285-1141 E-MAIL: HousingElement@beverlyhills.org

COMMUNITY DEVELOPMENT | 455 N. Rexford Drive, Beverly Hills, CA 90210



HOUSING ELEMENT

U P D A T E 2 0 2 1

2021-2029 HOUSING ELEMENT PUBLIC MEETING

CITY COUNCIL STUDY SESSION AT 2:30 PM &
CITY COUNCIL REGULAR MEETING AT 7:00 PM

October 12, 2021

The City of Beverly Hills invites all interested community members to attend virtual City Council meetings during which the final Housing Element document will be considered for adoption. The City Council will begin the discussion of the Housing Element document at the 2:30 PM Study Session. Official action on the item, such as adoption, will take place at the 7:00 PM City Council Regular meeting. The Housing Element of the General Plan will outline the future housing goals of the City and identify policies and programs that will be implemented to meet the housing needs of the community.

Please join us! For meeting log-in details, to view the Housing Element Document, and for more information,
BEVERLYHILLS.ORG/HOUSINGELEMENTUPDATE

CITY OF BEVERLY HILLS COMMUNITY DEVELOPMENT DEPARTMENT

HOUSING ELEMENT UPDATE PROJECT

The City has begun the effort to update the Housing Element of the General Plan, and we want you to be involved!

What is the Housing Element update of the General Plan? The City's General Plan is the long-term plan for the City of Beverly Hills. The Housing Element is one chapter of this plan that specifically addresses the future of housing in the City. The Housing Element outlines the City's housing needs and goals and identifies policies and programs that will be implemented to meet the housing needs of the community.

The State requires that Housing Elements be updated every eight years. The City is currently working on the Housing Element update that will cover the period from 2021 to 2029.

What is the process for this update? Over the next year, City staff will work with a consultant, the Planning Commission, the City Council and the community to draft an updated Housing Element document. Planning Commission study sessions and public workshops will be held for the public throughout the update process. When a draft document is ready, the Planning Commission and City Council will consider adoption of the document. Ultimately, the document will need review and approval by the State in order to comply with State law. The updated Housing Element must be completed by October 2021.

How can I participate? Your comments, feedback and participation are an essential part of the Housing Element update process. The public is encouraged to participate in all public meetings and workshops that will be held on the Housing Element update. In addition, periodic surveys will be released in order to gather information, comments and thoughts from the public.

All updates on this project, including meeting dates and details, surveys, and educational documents will be posted on the Housing Element update webpage: www.beverlyhills.org/housingelementupdate. Scan the QR code to the right with your smartphone to visit.



Most Importantly, please send us an email to be added to the City's interested party list at housingelement@beverlyhills.org. Adding your email to our list will ensure that you receive updates and notices about upcoming meetings.

Upcoming Virtual Informational Meeting!

A virtual informational community meeting is scheduled for **February 1, 2021 at 6 PM** and may be accessed at: <https://www.gotomeet.me/BevPublic>. Please check the Housing Element home page below for more details.

Questions? Please contact the Planning Division of the Community Development Department at (310) 285-1141, or send an email to housingelement@beverlyhills.org
Or Visit: www.beverlyhills.org/housingelementupdate.

8:15

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Posts



cityofbevhills
Beverly Hills, California

:



Help us understand what's important to you regarding housing needs in our City.

Please take our survey by answering some important questions that will assist with updating the Housing Element of the General Plan!

**Take the survey at
BEVERLYHILLS.ORG/HOUSINGELEMENTUPDATE**



41 likes

cityofbevhills Do you have something to say about the City's housing needs? Please take our brief Housing Element Survey today!

Your answers will assist with updating the Housing Element of the General Plan which outlines the future housing goals of the City and identifies policies and



8:14

65%

Posts



cityofbevhills ✅
Beverly Hills, California

:



VIRTUAL COMMUNITY MEETING April 28, 2021 at 6 p.m.

The City of Beverly Hills invites all interested community members to attend a virtual meeting to learn about the 2021 Housing Element Update. The Housing Element of the General Plan will outline the future housing goals of the City and identify policies and programs that will be implemented to meet the housing needs of the community.

Please join us! For meeting log-in details and more information, visit BEVERLYHILLS.ORG/HOUSINGELEMENTUPDATE



Liked by **magdalemore** and 37 others

cityofbevhills 🖐 Save the date: Join us April 28 at 6 p.m. to learn about the 2021 Housing Elemen... more

April 13



cityofbevhills ✅
Beverly Hills, California

:



Housing Element Update

MOVE

FILTER BY SEGMENT OPTIONS

Project Engagement

VIEWS

463

PARTICIPANTS

91

RESPONSES

2,135

COMMENTS

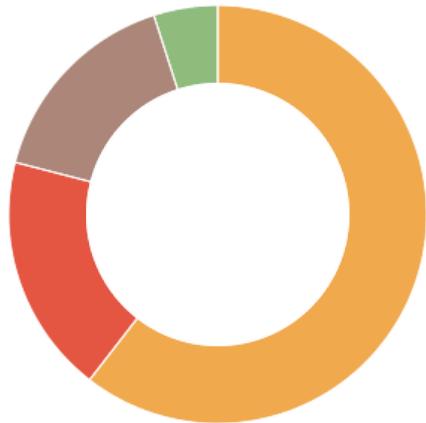
193

SUBSCRIBERS

76

* Do you live or work in the City of Beverly Hills?

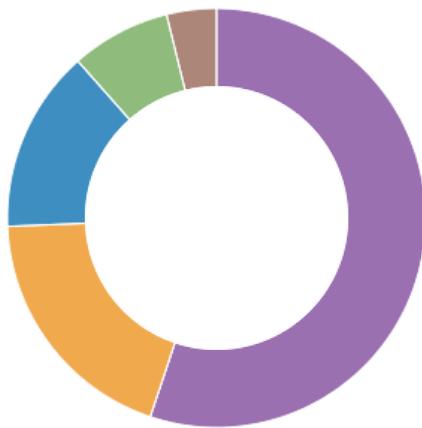
- 60% I live in Beverly Hills
- 19% I work in Beverly Hills
- 16% I live and work in Beverly Hills
- 5% I do not live or work in Beverly Hills



81 respondents

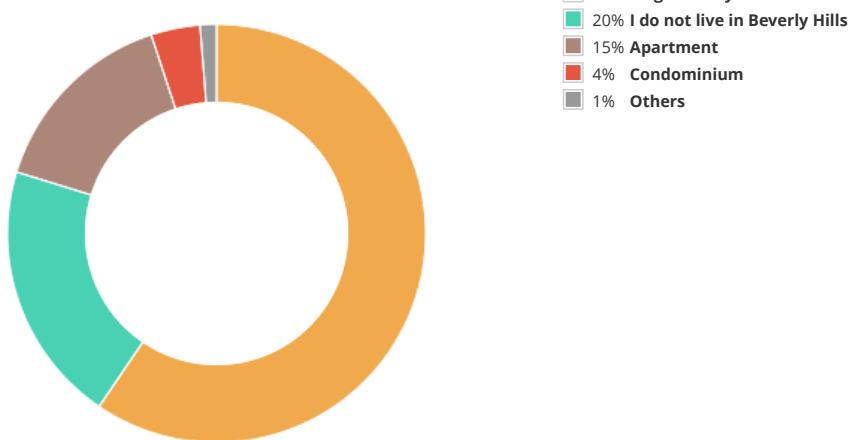
If you live in Beverly Hills, How long have you lived in Beverly Hills?

- 55% 21+ years
- 19% I do not live in Beverly Hills
- 14% 11-20 years
- 8% 6-10 years
- 4% 1-5 years
- 0% Less than 1 year



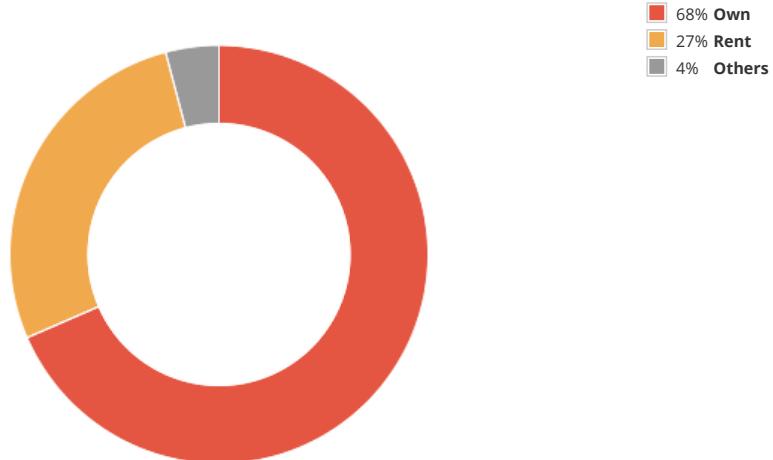
78 respondents

If you live in Beverly Hills, select the type of housing unit you reside in:



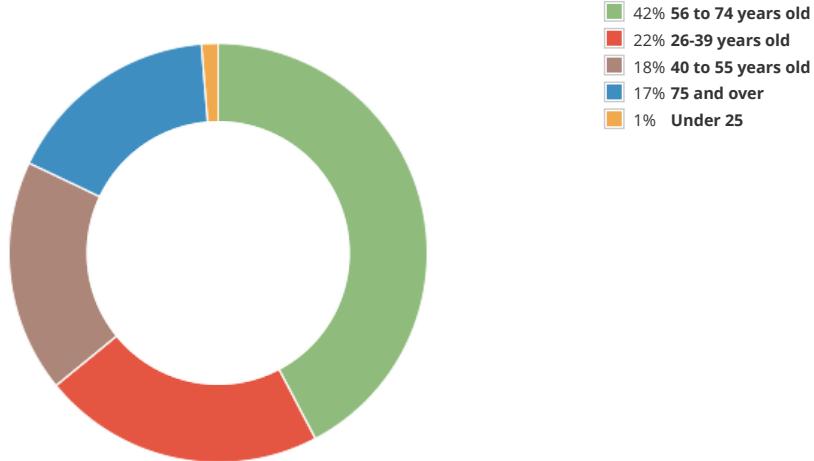
79 respondents

Do you rent or own the home you live in?



73 respondents

What age range most accurately describes you?



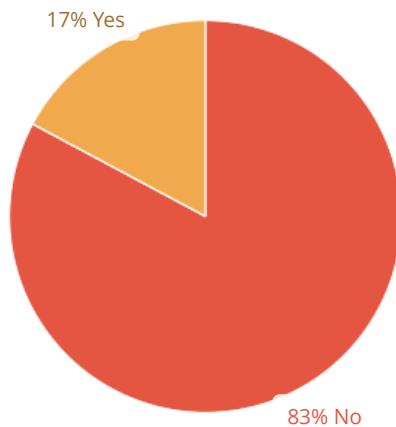
78 respondents

What is the primary language spoken in your home?

96%	English	67 ✓
6%	Spanish	4 ✓
4%	Other	3 ✓
3%	Farsi	2 ✓
0%	Mandarin	0 ✓
0%	Cantonese	0 ✓
0%	Korean	0 ✓

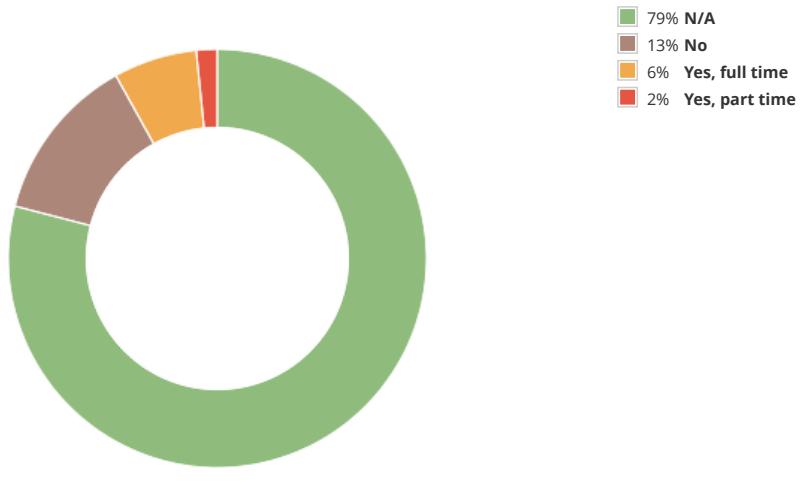
70 Respondents

If you reside in a single-family house, does the property have a second unit / guest house / ADU?



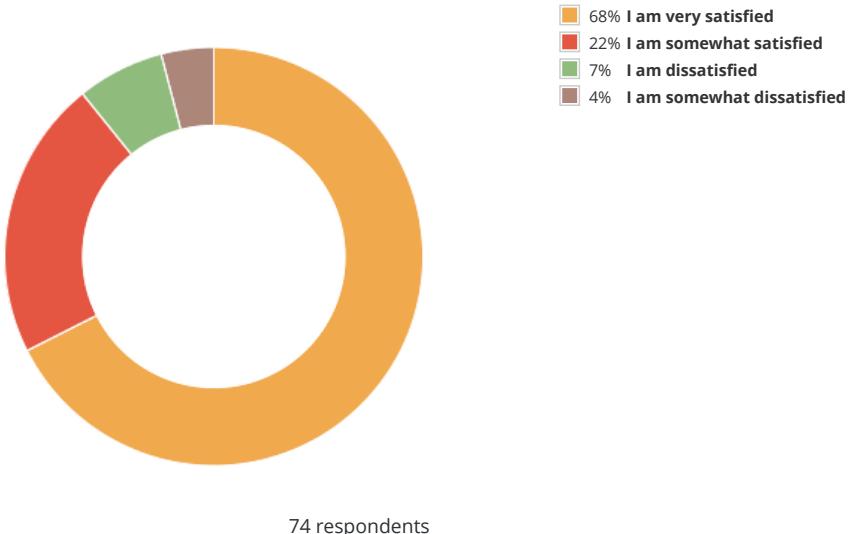
64 respondents

Is this second unit / guesthouse / ADU occupied?



62 respondents

How satisfied are you with your current housing situation?



Please elaborate on your answer, why are you satisfied or dissatisfied?

Walkability, safety, City services

2 months ago

Affordable housing in BH is non-existent.

2 months ago

No street parking, no parks nearby, few amenities.

2 months ago

The city needs a lot more housing and ADUs

2 months ago

It is hard sharing responsibility for a condo building with other people, especially when the others do not appear to care about the building. I wish I could afford a home.

2 months ago

We lived in the city for over 60 years. We recently were forced to sell our home and lost everything we had due to a real estate fraud against us. We are unable to even rent in the city we called home for so many years. We long to be able to move back in but, even renting is very difficult. We currently live in a place we can afford but, it is not ideal and not for long.

Many places offer low income units with a waitlist that goes on for years -I don't believe this list is even looked at, ever. It is as if it exists to meet some requirement. Need help finding affordable housing.

I work in the vicinity and also I need to be close to medical care services.

2 months ago

I like my living situation because I have a private outdoor area and don't have to worry about neighbors sharing walls and sharing noise. It's already noisy enough with neighbors next door and I like having a separate building and property from others.

2 months ago

I do not support further low income or affordable housing in Beverly Hills

2 months ago

Own and live in a three townhouse building.

2 months ago

The house in an original 1928 home, and a nice lot and we have maintained it so it is lovely.

2 months ago

I have everything I need.

2 months ago

Love our home, raised our family here

3 months ago

Cost of rent is high

3 months ago

3 months ago

Semi-private street with phenomenal views!

3 months ago

I am dissatisfied because the Planning Commission and City Council have undertaken to ruin our neighborhood by unnecessarily rezoning extensive areas near residents to mixed use which will result in tall buildings with inadequate parking. By the way, I did not receive this survey by e-mail. Someone had to forward it to me. And why is this part of the survey separated from the rest? And have you bothered to ask people whether they want to add ADU's?

3 months ago

Love my house. Love the added income of guest unit. Love the neighborhood: Echo Park.

3 months ago

close to work, schools and shops

3 months ago

Happy in our house for 39 years. Able to add an elevator for my disabled husband so can age in place

3 months ago

I live in a great house, in a beautiful neighborhood and in a great city

3 months ago

I would prefer to live in Beverly Hills but can't find affordable housing. I will soon be a senior (65) and as you know, Beverly Hills greatly lacks affordable Senior housing.

3 months ago

have lived in this house 61 years it is onRodeo south and probably one of the most convenient areas of the city, I am fearful that although we are not new york it is coming Please so all in your power to try to keep it a community

3 months ago

Unpermitted construction going on. Disrespectful neighbor. Too many people coming into town. Town appears sad and grey with all the vacancies and the homelessness on burton way. Seriously considering moving out of town. Breaks my heart.

3 months ago

My late husband and I worked with the architects Craig Elwood and Jerry Lomax on the architectural design and construction this home. It is a mid-century total steel and glass building--totally beautiful tons when we built it, and equally beautiful now. The onlynfunctional change in all these years is the additional a vacuum elevator and some gas generators for electricity.

3 months ago

Location is very convenient for my lifestyle

3 months ago

Right size. Right location.

3 months ago

It's a fine apartment and we're mainly here for the School District. We'd like to buy in the not-so-distant future, so we'll probably move to a condo in the area. (Freestanding home is a bit out of our price range.)

3 months ago

I love my home but dislike the - pre COVID - hour/hour +15 minutes commute to travel 15 miles one way

3 months ago

It has always been our desire for ownership of our own home with backyard.

3 months ago

I am satisfied with the neighborhood and access to parts of the City.

3 months ago

sold our last house and are in the process of buying another. Renting in the meantime.

3 months ago

We tried for years to get into our neighborhood (south of Wilshire). We finally found our home on a single family block (one block away from us is a multifamily block), an easy walk to the BH business district. We are very satisfied with our block and neighborhood.

3 months ago

Older building. Poor construction, new management company isn't upholding it to previous standards.

3 months ago

My family moved into BH for the schools about 13 years ago. We live in a 2 bedroom apartment. We would have loved to have moved into a larger apartment years ago but rents became outrageous all over the city. So while our apartment meets our needs, it is not ideal. It feels cramped. Owners of building have changed 3 times over the years and each time with less interest in maintaining building. We have new owners now so we will see how they care for building and apartments. We feel we have little choice but to stay here. Apartment itself is decent. Lots of light. Quiet street.

3 months ago

I would like to live by myself in a rented studio or 1 bedroom apartment, but the prices are too high.

3 months ago

We used to live in a safe, quiet neighborhood. No more. Pre-pandemic, We were invaded by traffic, congestion, chaos, and construction. Traffic spilled over to Charlesville and Gregory until emergency vehicles could no longer navigate the streets. We could not back out of our driveway for fear of speeding cut-through traffic. We have had a stable population for 70 years. Adding 10-30% over a six year period is the choking death of the city. Don't do it.

3 months ago

we have big shortage of units in town

3 months ago

We love our house, our neighbors and our neighborhood.

3 months ago

Please rank the top 4 reason(s) you choose to live, or would like to live in Beverly Hills:

5%	I do not want to live in Beverly Hills	Rank: 1.00	3 ✓
30%	Quality of local school system	Rank: 1.78	18 ✓
67%	Safety of neighborhood	Rank: 1.90	40 ✓
23%	Quality of home	Rank: 2.00	14 ✓
22%	Proximity to jobs	Rank: 2.15	13 ✓
60%	Quality / ambiance of neighborhood	Rank: 2.22	36 ✓
10%	Proximity to family	Rank: 2.67	6 ✓
22%	Cleanliness of streets and surroundings	Rank: 2.92	13 ✓
45%	City services and programs	Rank: 2.93	27 ✓
17%	Proximity to medical care	Rank: 3.10	10 ✓
35%	Proximity to shopping and services	Rank: 3.14	21 ✓

60 Respondents

How important are the following concerns to you?

	Very important	Somewhat important	Not important	Don't know
Maintaining the character of existing residential neighborhoods in the City	71% Very important	14% Very important	13% Somewhat important	2% Not important - Don't know
Ensuring that children who grow up in Beverly Hills can afford to live in Beverly Hills	29% Very important	37% Somewhat important	33% Not important	1% Don't know
Ensuring that the housing market in Beverly Hills provides a diverse range of housing types, including single-family, townhomes, apartments, duplex/triplex, and condominiums to meet the varied needs of local residents	49% Very important	30% Somewhat important	21% Not important	- Don't know
Establishing special needs housing for seniors, large families, veterans and/or persons with disabilities.	31% Very important	51% Somewhat important	17% Not important	2% Don't know
Integrating affordable housing throughout the community to create mixed-income neighborhoods	27% Very important	30% Somewhat important	41% Not important	2% Don't know
Providing shelters and transitional housing for the homeless, along with services to help move people into permanent housing	25% Very important	23% Somewhat important	42% Not important	9% Don't know
Encouraging the rehabilitation of existing housing stock	40% Very important	38% Somewhat important	21% Not important	1% Don't know
Establishing programs to help at-risk homeowners keep their homes	22% Very important	48% Somewhat important	28% Not important	2% Don't know
Fair/Equitable housing opportunities and programs to help maintain and secure neighborhoods	36% Very important	34% Somewhat important	21% Not important	8% Don't know

73 respondents

What type of housing do you think is most needed in the City of Beverly Hills?

67%	Condominiums / Townhouses	Rank: 2.32	41 ✓
67%	Apartments	Rank: 2.37	41 ✓
51%	Single-family houses	Rank: 2.55	31 ✓
51%	Senior Housing	Rank: 2.97	31 ✓
44%	ADUs/Secondary Units or "Granny Flats"	Rank: 3.19	27 ✓
31%	Deed restricted affordable housing	Rank: 3.63	19 ✓
26%	Housing for persons with Disabilities	Rank: 3.69	16 ✓
15%	Other	Rank: 4.33	9 ✓

61 Respondents

The City may need to consider rezoning areas to accommodate more housing units.
Where do you think these housing units should be accommodated?

68%	Allowing residential units in commercial areas where they are currently not allowed	Rank: 2.00	40 ✓
61%	Allowing more density near future subway station areas	Rank: 2.08	36 ✓
76%	Allowing more density in mixed-use zones	Rank: 2.11	45 ✓
54%	Allowing more density in multi-family zones	Rank: 2.38	32 ✓
8%	Other	Rank: 2.80	5 ✓
34%	Allowing more density in single family areas	Rank: 3.65	20 ✓

59 Respondents

Please elaborate on the reasoning for your rankings.

Need to focus on low-hanging fruit and identify locations where increased density is less likely to run into significant opposition.

2 months ago

Areas with single family homes should be kept that way. It is difficult to find in the city already. Having larger single family homes made smaller (ie property near sunset blvd divided in half or thirds) would be preferable to building apartments, duplexes or condos. Keeping single family homes an option but making it as accessible as possible. Areas that already have multi-family homes like condos or apartments already have residents that know what they are moving into, but it wouldn't be right to change a single family home to a multi-family home because that affects the neighbors in unexpected ways.

2 months ago

BH is already crowded. The city was not originally built nor planned for so many large families (and multiple families living together) to reside here. The infrastructure cannot handle more multi-unit housing. In addition, our police department is too small to handle an influx of more residents. BH was meant to remain quaint, personal, and intimate, not a busy metropolis.

2 months ago

Reluctant to suggest many changes but more multi-unit buildings could be considered - condos or apartments

2 months ago

The market is based on limited and high end housing, we should not subsidize housing thru the government (if a parent wants to help their kids live in BH that is their business). The city should, if needed pay to keep subsidized house in an other area.

We DO NOT WANT dense housing in BH, near the subways (it is back enough we have a subway, bringing crime in).

2 months ago

Density does not have to be a bad thing. Well-designed density near transit will enhance our community and help reduce the traffic burden.

2 months ago

Multi-family zones already very dense; glut on office space that could be converted to housing. I also prefer home/condo/townhouse ownership to apartments as it slows rate of vacancies/turnover.

3 months ago

There needs to be more development for multifamily homes and affordable options including homes for the elderly

3 months ago

This is nonsense. The city has already rezoned. All the city should have done was rezone existing commercial buildings to mixed use. And they should have made it easier to build ADU's. Instead the planning commission and city council set out to ruin the areas of the city where they don't live. And this horrid conduct of city officials is not going to be forgotten.

3 months ago

We need housing for vulnerable seniors and our work force who cannot afford the median home price and rentals. Younger families in mixed use rentals would revitalize our city and potentially decrease traffic impact

3 months ago

Don't want to adversely impact current value of single family residences

3 months ago

With limited parking one needs to be near the station in order to make use of it.
Multi family is already more dense and this would seem consistent with the area
Commercial (not industrial) areas have always created communities or neighborhoods in other cities
and that would work well here

3 months ago

Housing near convenient subway transportation "is the future"... and (eventually) as a senior, I'll want to take the subway.

3 months ago

I think there is currently too much construction currently being done on existing property by either expanding up or out or with additional structures on the property and creating water elements, gates or other unnecessary elements. But creating mixed use density around the subway stops, (which never should have been allowed in the city) makes the most sense.

3 months ago

There is a pressing need for greater density in business and commercial areas where workers are needed and where proximity to goods and services can eliminate the need for travel. This does not mean that single family areas need to be changed. There is room for both concepts in this city.

3 months ago

Additional density in single family areas would negatively change the garden character of the city---but additional housing is needed, at more affordable levels

3 months ago

The City needs to provide support for the people who work and live there. Building affordable apartments could be a first step. Allowing the apartments to be in a mixed use buildings will help with the economics. Locating them near transportation corridors further helps with affordability (car not needed, for example). Except for the addition of ADU's, our current single family residentially zoned areas would be severely impacted, and I believe detrimental, to allow more density.

3 months ago

Need BH to provide more housing, since LA County in general needs more housing and BH has to participate

3 months ago

Beverly Hills is unique and there is no reason it cannot stay that way, but needs to do its part to create affordable housing where it makes sense to do it.

3 months ago

There is an absolute need to maintain single family residences in the areas already reserved for that in order to maintain the character of the city.

3 months ago

Need to repurpose empty office buildings into residential living spaces.
Pandemic has shown us we no longer need to work in large commercial office buildings.

3 months ago

We have been fighting hard against legislation like SB 50 for a few years now. It is very frustrating, but it seems that some Sacramento politicians will not be satisfied until every single-family residential block is forced to have apartment buildings on them, which would absolutely destroy the character of our neighborhoods. I do support more housing and affordable housing be built in Beverly Hills, but it should be built along the major thoroughfares. Related to this, California cities should maintain their autonomy over zoning (specifically height, setbacks and design restrictions). The state of California must not be handed this authority to create one-size-fits-all standards. This is horrendous state government overreach.

3 months ago

Why don't you have "Proximity to transportation" or an "Other" option for the question "Please rank the top 4 reason(s) you choose to live, or would like to live in Beverly Hills:"? It is hands down the #1 reason for where I live. Sad that we just can't think about that. You just won't handle this next round of housing properly if you keep looking at it through the lens of the automobile.

3 months ago

The city could allow taller residential and mixed use buildings in areas not currently zoned for single houses

3 months ago

These are all terrible ideas. The city is in Gridlock already (pre-pandemic). The gross over-development this represents will destroy the quality of life for everyone in the city. Who's neighborhood are going to be sacrificed? What neighborhood will have thousands of low-income units? There is only La Cienega with enough outdoor space to accommodate the "slums of Beverly Hills" that this will create. The assumption that wealthy people take public transportation is a joke. Lessening parking requirements and increasing height is the destruction of safe, residential neighborhoods and turns the city into an urban jungle of class inequality.

3 months ago

By permitting mixed-use complexes on the major thoroughfares, we can add many more housing units, and create more vibrant commercial stretches - all while protecting single-family blocks for those of us who want to live in single-family houses.

3 months ago

What do you think are the most important housing related issues facing Beverly Hills today?

65%	Affordability	Rank: 1.47	36 ✓
20%	Lack of support for homeowners	Rank: 1.64	11 ✓
5%	Other	Rank: 1.67	3 ✓
35%	Process for building housing is too burdensome	Rank: 2.37	19 ✓
35%	Lack of senior housing	Rank: 2.68	19 ✓
29%	Not enough new housing development	Rank: 2.69	16 ✓
22%	Lack of deed restricted affordable housing	Rank: 2.83	12 ✓
25%	Lack of housing for smaller families	Rank: 3.07	14 ✓
15%	Too much new housing development	Rank: 3.38	8 ✓
24%	Lack of support for renters	Rank: 3.77	13 ✓
24%	Age of housing stock	Rank: 3.92	13 ✓
7%	Lack of housing for large families	Rank: 5.25	4 ✓

55 Respondents

Please elaborate on your answer(s) to the above question.

People are being priced out of the housing market. Young people who grew up here cannot afford to purchase homes here.

2 months ago

When even smaller properties on the edge of the city border are selling for over \$1 million, there is no option for young families to buy single family homes. There is little diversity in people in single family homes because of the cost. Apartments or condos are used while kids are younger to have them in good schools but once children are grown there is nothing keeping families tied to beverly hills. Large numbers of renters drive up the number of children in our schools, but then have no ties to the city once their children are grown. There isn't a way to settle permanently because owning a starter home is out of price reach.

2 months ago

Overly built homes are ruining the original beautiful style of the city, and crowding streets with less greenery/open land and more vehicles per dwelling. It is a very small footprint of a city within a large county, thus will never be able to accommodate a mass influx of people affecting our traffic, city services, and lean streets.

2 months ago

Need more flexibility in new buildings - and less tear-down build up new construction designs. Too many new buildings (after a tear-down) are not compatible with their neighbors buildings and much too large for the lots.

2 months ago

Property owners are not helped as much as tenants. We are TAXED, water hikes, etc, yet renter can "delay and not be evicted" it is grossly unfair to hard working people.

2 months ago

There is a lot of construction going on in BH and we all feel the burden of that. But it is mostly 1 single family house replaced with a larger single family house. Construction should be allowed or incentivized only when additional housing units are added to the supply, eg. if you demolish a single family house, you can only rebuild if you add an ADU on the lot, etc. Or demolishing an existing apartment building only if the new building will have more units (more supply).

2 months ago

There is a glut of high-end housing on Wilshire corridor and more coming in Beverly Hills. Mid-range housing, especially for seniors, is limited. Small family (4-5 people) housing is too expensive.

3 months ago

I'm probably not the only person that doesn't know what deed restricted affordable housing is. It should have been explained.

3 months ago

The city has dragged its feet as it were and has continued to fail to make it easier for residents to create ADU's. Also, all the city officials care about are the developers and commercial property owners--not the residents.

3 months ago

More affordable housing for younger people with good public transportation is important. We need to improve mobility for walking and

Bicycling in the city. Less focus on parking and more on mobility is important.

3 months ago

The plan check process is way to burdensome and the City is anti-development

3 months ago

Market prices are pricing many people out of market when even high end homes become overly expensive to buy and maintain

We need affordable housing to attract people who will be engaged and employed in the City

It is too costly, takes too much time to get a plan approved and for construction to start

3 months ago

No one, except higher income folks, can afford to rent in Beverly Hills, let alone buy.

3 months ago

Affordable units are needed, period

3 months ago

Lack of imagination to create more housing where it makes sense to - mixed use areas (homes above stores on Robertson, Wilshire, etc.)

3 months ago

Housing is expensive in Beverly Hills but it also maintains its value.

3 months ago

The City desperately needs to revise the permit process for single family homes.

The City has a well deserved Reputation for

taking too and Changing Code Requirements once Permits are approved.

And NO...It is not the Architect...It is the fault of

Plan Checkers.This is WRONG!

3 months ago

Architectural restrictions to conform with neighborhoods style

3 months ago

Beautiful old homes that hold the character of the City are torn down and replaced by featureless houses that emphasize interior square footage at the expense of civic aesthetic.

3 months ago

I do not have strong feelings about the the above, so I cannot rank them. As I stated earlier, protecting-single family blocks, while creating new and affordable housing in Beverly Hills along the major thoroughfares is for me the most important housing related issue facing Beverly Hills

3 months ago

Building and safety department is very difficult to work with creating delays and extra unnecessary delays and expenses for almost anything

3 months ago

We have had a stable population of 35,000 for 70 years. A building boom will destroy what we know as Beverly Hills and turn it into something else. What we have is great. Overcrowding is deadly in this day and age.

3 months ago

What are the biggest barriers that are keeping you from your ideal housing situation?

I consider my current housing situation to be pretty ideal.

2 months ago

Price.

2 months ago

Cost of the property and yearly taxes on property. Even if I could save up for the outright cost, the yearly property taxes alone would take up almost half my income.

2 months ago

I live in an ideal housing situation.

2 months ago

I love my home others need to as well.

2 months ago

As a professional worker in BH, even with a good salary it is impossible to afford anything in BH, as well as nearby BH. The commute to where I can afford housing is way to far and long and adds traffic and reduces quality of life and health.

2 months ago

Cost/penalty for moving from large family home to small, one-story home, townhouse with yard.

3 months ago

Cost of housing

3 months ago

price

3 months ago

Capital gains tax due on sale and the city's failure to make it easier to create ADU's. Also the city government which only cares about the interests of developers and commercial property owners and has rezoned to ruin our neighborhoods where they do not live.

3 months ago

None

3 months ago

City's over burdensome plan check and development department.

3 months ago

I am in the ideal situation

3 months ago

Affordability

3 months ago

Affordability

3 months ago

I am living in my ideal housing situation!

3 months ago

affordability and lack of interest by City to address

3 months ago

Beverly Hills is too expensive; Los Angeles is pricing everyone out in general

3 months ago

No barriers at this time.

3 months ago

We are in our ideal housing situtation

3 months ago

City Inexcusable Permit Delays.

Overblown Permit Fees.

3 months ago

We love our house and our neighborhood

3 months ago

Lack of affordable housing options

3 months ago

Prices.

3 months ago

None

3 months ago

We had the ideal housing situation. We are fighting to maintain it. Increase the population by 10-20% without major infrastructure adjustments is a disaster waiting to happen. We do not want to live in a crowded dangerous environment. We don't have it now... we sure will then.

3 months ago

What would you like to see change in Beverly Hills as it relates to Housing in the next 10 years?

More housing options. New product.

2 months ago

More housing that is AFFORDABLE

2 months ago

Increased density in areas where it makes the most sense and opportunities for people of different incomes to live in Beverly Hills.

2 months ago

Don't try to cram in more people near a subway line and not look at how that affects quality of life for them and existing residents. But that needs to be balanced by a need for more affordable housing options for ownership. I would like to see more options for young families that need outdoor space (than can be used even in a pandemic, unlike our parks). It seems that much of new development is geared towards population density geared towards working professionals and not young families.

2 months ago

minimize multi- family dwellings, update our few, tiny parks, complete our school renovations that seem to be taking way too long, double our BHPD officer headcount to better accommodate the number of current residents, restrict overly built homes per property limits.

2 months ago

More design compatible construction - less size on smaller lots in the southern streets - out of control at present. More new condos and apartments to be built and more flexibility in locations allowed.

2 months ago

More fairness toward property owner, less restriction, rent control, and red tape

2 months ago

More affordable housing. Not just mega-mansions. Control or tax foreign investment and/or vacant housing as this reduces supply for those of us who actually want to live here and contribute to this community. Allow for mixed use development, particularly along Wilshire and within walking distance of the new subway stations.

2 months ago

Fewer mega-mansions using a disproportionate amount of land, building material, water, for the number of people who occupy them.

More support for green construction. More one-way streets in south-east sector with narrow roads.

3 months ago

Become more affordable

3 months ago

Not the kind of change the PC and the CC want in areas where they don't live.

3 months ago

More apartments and mixes use projects.

3 months ago

Less restrictions on setbacks, landscaping, and size of houses that can be built on lots.

3 months ago

Revitalize the south east part of the city and create new multi use reasonably priced housing.

3 months ago

More senior housing so we could still serve in (and grow old in) the city we love. Also, if needed, allow affordable housing to be built that exceeds three stories!

3 months ago

More affordable housing for young families.

3 months ago

Mixed use by subway stops.

3 months ago

More affordable units, so that our police, firepersons, and teachers could afford to live here, near their work.

3 months ago

affordable units, both deed restricted and not. I would like to see the majority of these in Mixed Use buildings that line the transportation corridors

3 months ago

Actually creating and building new housing opportunities...not just talking about it for decades. Build and test the waters.

3 months ago

In areas high traffic areas and around transit zones mixed use combination of housing and business.

3 months ago

Expedite the Building Permit Process.

There is a Reason why Beverly Hills has a bad reputation for doing construction.

3 months ago

More historic preservation and stricter restrictions on the size of single family homes and new development.

3 months ago

Affordable housing. Homeless outreach

3 months ago

I would be fine with more mixed use along the major thoroughfares. Beverly Hills can do its part to improve the housing situation in California.

3 months ago

Parity with the rest of Los Angeles. We're a decade behind in many categories, and that delay has not helped our way of life in any way.

3 months ago

More affordable apartment units built

3 months ago

Improve the quality of school system that has been declining significantly over the past years. Improve safety to avoid burglaries and other crime

3 months ago

DO NOT CHANGE THE CHARACTER OF THE CITY. Do not allow the city to become an urban jungle of teeming overpopulation, gridlock, and chaos. Do not create an area dedicated to low and very low income residents who cannot afford our good or services, but will require enormous demand for utilities and city resources. Do not think that we can't ruin the experience of living in Beverly Hills. The subway on Reeves makes it unsafe for nearby residents to leave their homes after dark. We have no control of who is coming in the city, Reeves park will quickly become a homeless shelter. This is in a residential neighborhood. If you destroy the value of living in BH, it will become a city for posers and status seekers. Our families will flee to safer places. Unfortunately, we live too close to Wilshire. It used to be convenient, but now our family has voted not to stay past the opening of the subway. You will have chased us away. This ridiculous housing plan will chase away the real residents who will have lost the tranquility and safety of our neighborhoods.

3 months ago

More mixed-use complexes on major thoroughfares such as Wilshire Boulevard, Olympic Boulevard, Robertson Avenue, etc.

3 months ago

Less McMansions on these small lots. Houses are too big on some of those lots.

3 months ago

What would you like to see stay the same as it relates to Housing in the next 10 years in Beverly Hills?

Character of streets.

2 months ago

Quality, well-maintained housing

2 months ago

The Flats, Hillside, and Trousdale Estates are not very good locations for increased density (with possible exception of the Flats, politics aside).

2 months ago

I like that there are areas of the city for single family homes blocks for multifamily homes. I think it looks better when similar types of housing is grouped on the same block. I would not want to see duplexes or triplexes next to single family homes.

2 months ago

Style of homes.

2 months ago

Approve more mixed use though locations should be restricted. Keep good design essential - not true at present. Not height increase recommended - keep a low level city. Make walking areas essential - more mini-parks.

2 months ago

clean streets

2 months ago

Less government interference in property owner doing what they need to, less rent control, city interference, and red tape

2 months ago

Preserve and maintain the historic houses (single family and apartment houses) and streetscapes of Beverly Hills. It is what gives the community character, a sense of place, and sets it apart from other areas. This translates financially as well.

2 months ago

Tree-lined streets, proximity to schools, parks, and services.

3 months ago

Safety of the neighborhood

3 months ago

I'll leave that to the Planning Commission

3 months ago

Stupid question which is overly broad.

3 months ago

Same

3 months ago

Emergency services response time, concern for parks and recreation. Less speeding on the residential streets by putting in speed humps or bumps.

3 months ago

The flats remain single family homes

3 months ago

Maintain the wonderful safety with the police and fire departments. Keep school system top grade.

3 months ago

Neighbour character

3 months ago

Stop over building!!

3 months ago

Te areas of elegant gardens and single family residences that enhance the beauty four city.

3 months ago

The garden like quality of the single family areas in the City. As land value escalates, the City is facing tremendous pressure to allow more development. Hoping the City does not buckle to this pressure

3 months ago

To not destroy what makes Beverly Hills so special. I think it can be done and they are not mutually exclusive.

3 months ago

Maintaining the existing single family residence areas.

3 months ago

Maintaining the special character of the neighborhoods in the City.

3 months ago

Hopefully the constant threat from Sacramento to our single family blocks will finally have subsided, and our beautiful neighborhoods will look more or less the same.

3 months ago

Density and transportation equity around the two subway stops, better mix of units, easing restrictions.

3 months ago

Keep relatively low density of housing in City without attempting to correct inequality problems that are beyond the responsibility of a small city

3 months ago

We must maintain a population of around 35,000. If we add 6,000 double occupancy units through the housing plan added to the Robinson's project and others. We will have increased our population by 30%. The city can not handle it. It will be the end. We must maintain the status quo. We must fight the State. We cannot take on the pain of bad planning. We cannot open our community to violence. One incident in Westwood in the 1980s destroyed the Village as a destination. We are teetering on the same. Keep Beverly Hills a realistic size, keep a homogeneous population, and do not let high rise development choke Wilshire to death. Once Wilshire no longer flows. No one can get to Beverly Hills businesses anymore. It happened in 2016 when Waldorf construction increased the drive time from Westwood to City Hall from 5 minutes to 25 minutes. That was the beginning of the end. Retail on Wilshire and Little Santa Monica never recovered.

3 months ago

For those of us who have invested enormous amounts of money, time and love into our houses, we need to protect and preserve the existing single-family blocks in Beverly Hills. Some people want to live in condos or apartments - and that's great. But some of us want to live in a house on a block with other houses - and not smack up against a large apartment building. We need to protect our homes from the politicians who hate single-family housing and are trying to ruin our blocks.

3 months ago

Nicely kept and SAFE communities

3 months ago

Are there any additional comments/suggested goals that you would like to provide the City for its 2021 Housing Element update?

Much of what is being built now seems to want to cram in the largest building the property will allow. I think we need to review how large a property can be, especially when it comes to established areas of smaller homes that then have very large homes being built next door. It can look cramped and out of proportion for the green space around the buildings.

2 months ago

Improved design, mixed use allowed in restricted areas, stricter codes for tear down/build up dwellings, more multi unit buildings but with a residential focus. Improved usage of existing buildings - vacated department stores could change to condos/apartments

2 months ago

Great job, thank you for engaging the community like this! Let's make positive change together. Please advocate for those who may not be able to participate in this process either - the poor, disabled, or politically disenfranchised. It is our job to protect them too.

2 months ago

Green construction, more emphasis on housing for families (not mansions, just reasonable homes/townhouses).

3 months ago

Have more input from immediate area when reallocating schools

3 months ago

A much more competently drafted and more comprehensive survey which is not in segments.

3 months ago

No

3 months ago

If you go to mulit use buildings there should be strict limits and rules on they types of signage that can be used so that it does not create light or noise impositions on the residential tenants and does not become an eyesore

3 months ago

Hang in there! Keep up the great work! Could we build a senior citizen/affordable housing skyscraper on Lots 12 & 13? P.S. A rooftop pool and jacuzzi is all I would require... and the angle would be right for "no shadows" on single family homes to the north (keep 'em happy). Thank you all!!!

3 months ago

Require that developers include in their design proposal affordable housing

3 months ago

Development of granny flats as affordable housing

3 months ago

The City should reach out to the locally vested design community (Architects, Designers, Engineers, Contractors, etc.) by hosting either design "charettes" or "competitions" to promote creativity and innovation before considering and zoning ordinance changes

3 months ago

none

3 months ago

The City currently allows too much hardscape/concrete in landscaping.

3 months ago

increase racial and economic diversity in housing

3 months ago

Thank you for your work, and thank you for protecting our single-family neighborhoods. I know the mixed-use overlay was controversial, but if it gets Sacramento off our backs, it will be worth it.

3 months ago

The housing plan should we sent to residents via email or mail prior to adoption and a website that allows to correspond to City council be provided during a reasonable comment period

3 months ago

We currently have a planned, stable population and housing situation. We like being a safe, suburban neighborhood. Over building and overcrowding exponentially will destroy the quality of life of our neighborhoods.

3 months ago

Please keep our communities clean and safe and aesthetically nice.

3 months ago

No data to display...

Please provide your contact information if you would like to be added to the Housing Element Update interested parties list.

No data to display...

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Housing Element Surveys

Project Engagement

VIEWS

447

PARTICIPANTS

80

RESPONSES

1,052

COMMENTS

93

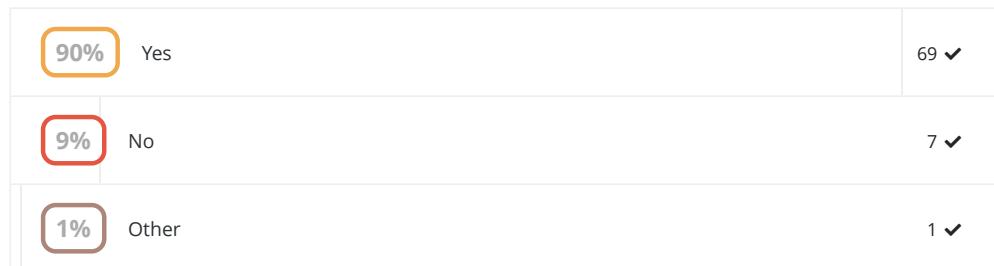
MOVE

TOGGLE COMMENTS

FILTER BY SEGMENT

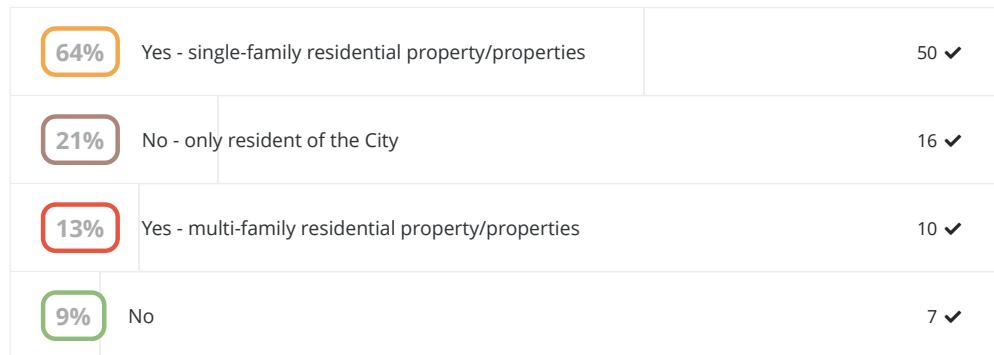
OPTIONS

Are you a resident of the City?



77 Respondents

Do you own residential property in the City? (select all that apply)



78 Respondents

Have you ever considered building an ADU on your property? Please explain why or why not.

50%	Yes	38 ✓
26%	N/A - do not own property in the City	20 ✓
24%	No	18 ✓

76 Respondents

We have an additional structure on our property that was here when we bought our home 36 years ago. It has a bathroom -it was originally used as a cabana and we now use it as an office. The only thing we may want to do at some point is to add a second story to the structure, which many of our neighbors have done.

7 days ago

Increased property value.

7 days ago

no space and uninterested

3 months ago

No space

3 months ago

To maximize the land use and value

3 months ago

We did not follow through because we didn't think we would be allowed to build it two stories in order to make sense for usage.

4 months ago

But the permitting was so expensive and difficult we did not do it.

4 months ago

I don't want a stranger on my property.

4 months ago

Do not want to overcrowd an already overcrowded city, not to even consider the traffic and additional amount of vehicles. This is a special city and if more ADUs are allowed you become less special and have too many more people!!!

4 months ago

No space to build

4 months ago

I can convert guest rooms to rental unit, and also would like to be able to add a unit over the garage.

4 months ago

1) full-time living space for older family member. 2) guest space for family and visiting friends.

4 months ago

4 months ago

We have not considered an ADU since it is not allowed for multi-family buildings' abutting SFR Single Family Residence properties zones or on other side of alley.

Accessory Dwelling Units are critical to a City's ability to QUICKLY expand and Diversify / Equify the supply of housing.

California and Los Angeles already have approved ADU programs.

i.e.,

<https://www.ladbs.org/adu/standard-plan-program/approved-standard-plans>

Beverly Hills needs to quickly implement a similar program.

4 months ago

We needed an extra bedroom for our son in college when he visited and thought we could lease it out when no longer needed in a year or two.

4 months ago

It would be a nice addition to have for guests

4 months ago

My home is the right size for our family.

4 months ago

Came with property

5 months ago

do not have enough room

5 months ago

I would build it. I think it's important for the city to allow ones that have already been built and make them legal. If they already have the environmental impact titles and architectural plans but they just didn't get it permitted it should be allowed and easier to make it a permit Without any penalty.

5 months ago

Yes, if space would permit.

5 months ago

Extra space

5 months ago

i have an adu already. fantastic concept

5 months ago

Rochelle Ginsburg

5 months ago

We would like to have a guesthouse that could be used by family members and friends, and potentially in the future by a caretaker as we get older.

5 months ago

Please rank the following reasons for why you decided to build an ADU or are considering building an ADU. Please provide additional comments if desired.

66%	Additional space (recreation/bedrooms)	Rank: 1.48	29 ✓
14%	Other	Rank: 1.83	6 ✓
48%	Additional income	Rank: 2.14	21 ✓
50%	Property/resale value	Rank: 2.18	22 ✓
39%	Helping provide more housing in the city	Rank: 2.24	17 ✓

44 Respondents

I said not planning

3 months ago

As new owner of a R4 property, I find it that I am subsidizing my tenants rent. My expenses and mortgage far exceeds the current income received from rent. It is a demoralizing for landlord to hold the title to the property for not only financial benefit of the tenant but be responsible for maintaining, repairing, accept liabilities. so basically our investment dollars and our time is used in service of general public - we should be considered as a philanthropist.

3 months ago

I do not have a first floor bedroom and bathroom, which I need for my limited-mobility mother.

4 months ago

I am very close to Cedars Sinai hospital. Not only I can help Students, Nurses and Doctors rotating there, it will help me to have some income since I am retired.

4 months ago

Make Beverly Hills catch up with the State and Los Angeles in terms of having an ADU program to help ease our housing supply. Not all Beverly hills needs an ADU program. It is Only needed in the South Side of the city where Multi- Unit housing (with permit parking) already exists and if still needed, where it won't affect the aesthetics of the City.

Not Needed for SFR single homes since they can develop their properties with current building permit/plans the city has in place.

4 months ago

We found that redeveloping to elevate both our property and the neighborhood overall was met with massive restriction, and cost prohibitive boundaries. The total cost of our development would be nearly \$20M USD, which would have resulted in revenue to the city. We could not make the project work with existing regulations and therefore could not proceed.

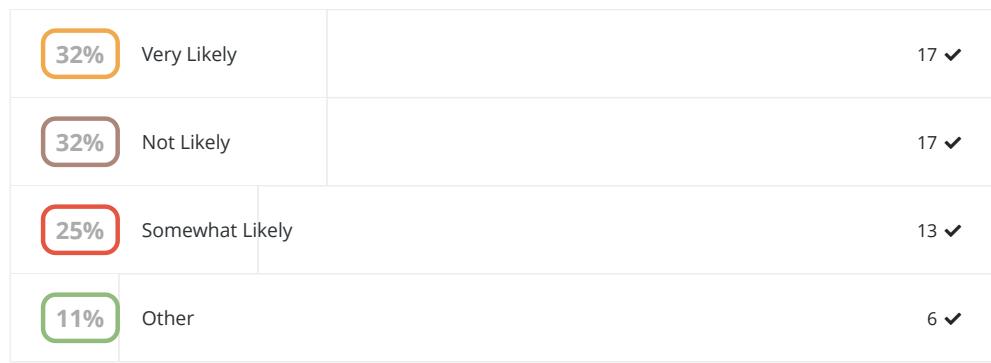
4 months ago

Do you currently have an ADU or are you in the process of building an ADU on your property?

81%	No	51 ✓
14%	Yes - the property has an ADU	9 ✓
3%	Yes - currently in process of building an ADU	2 ✓
2%	Other	1 ✓

63 Respondents

If you plan to build an ADU, how likely is it that you will build one in the next 5 years?
Please explain your response in the comments.



53 Respondents

see above no space and no interest

3 months ago

see above

3 months ago

If I buy a home, so I can afford the mortgage.

3 months ago

I am waiting for higher density mandated by the state to be approved by BH city council.

3 months ago

City is TOO crowded !!

4 months ago

If I get City approval, I can start getting bids from different contractors and start it, once we get permit.

4 months ago

We own a house south of Olympic and west of Doheny. The current ADU rules are quite restrictive but we'd like to convert our garage if possible.

4 months ago

We will build an ADU only if a similar program is implemented ASAP or in 2021 such as is place in California (Bay Area +) and Los Angeles. Currently Beverly Hills does not allow ADU's in Multi-Family (Apartments-Duplexes,etc,)areas of the City.

4 months ago

It would depend on the existing limitations placed on the project. The neighborhood South of Wilshire is in desperate need of newness. If we could find a way to make the project profitable by either limiting the affordable component, or increasing the total size allotment of the property, we could proceed.

4 months ago

I already have one

5 months ago

already built

5 months ago

We are thinking about it, but know that it would be an expensive thing to do, and are worried that it would be hard to get permits and inspections, and that there would be a lot of red tape.

5 months ago

No data to display...

If it is likely that you will build an ADU in the next 5 years, who would you most likely rent this unit to:

39%	Family member at reduced rate (or no rent)	18 ✓
35%	Market rate tenant	16 ✓
24%	N/A - Use as guest house	11 ✓
13%	Other	6 ✓
9%	Family member at market rate	4 ✓
7%	Low income tenant	3 ✓
7%	Employee at reduced rate (or no rent)	3 ✓
2%	Employee at market rate	1 ✓

46 Respondents

No data to display...

No data to display...

No data to display...

What types of resources would be the most useful to you in developing an ADU? (Rank the following from most useful to least useful, and provide additional ideas as "other")

76%	Pre-approved ADU plans	Rank: 1.86	35 ✓
74%	Example floor plans or renderings of different ADU styles	Rank: 2.09	34 ✓
70%	ADU Design Guidelines (i.e. explanations of ADU restrictions)	Rank: 2.19	32 ✓
15%	Other	Rank: 2.71	7 ✓
63%	List of ADU builders	Rank: 3.17	29 ✓

46 Respondents

What is most needed is A genuine effort by planning department to help owners to maximize their use of land with their suggestions , to consider going over and beyond state minimum when it makes sense and when it results in better design. It helps if planing department attitude is changed from limiting development and applying as many constraints they can find in the book to an attitude of expansion and accommodation. Specially on R4 lots.

I assure you Making 10 blocks of Wiltshire mixed use , will not result in more residential units (high cost of land, high cost of construction will not make the projects financially feasible) but giving higher density or increase in height limit to R4 properties has a significant impact on creating more unit in more distributed over city with more owners being interested rather than one big fat developer on Wiltshire.

3 months ago

Dont allow

4 months ago

Need a careful plan to convert the guest room to a unit. Have to cut down the window and make an entry door from the side of the house.

Adding a unit over the garage need walkway and stairway which would be little challenging, but there is enough land in front of garage to allow that.

4 months ago

Financial Assistance programs and incentives for building an ADU in non-SFR areas. (Apartment Buildings.Duplexes,etc.)

4 months ago

Not relevant to my situation.

5 months ago

Do you have any other comments about ADUs?

Annoying how I was given a hard time for having one which I used only, years ago. Now when it is convenient for city they say it is fine. Very one side laws. They actually told me to demolish my kitchen and make it into a bedroom. Now that they are legal where do I recoup all that lost money in demo and work. Thanks for nothing.

3 months ago

Give preferential treatment to homeowners that house low-income individuals like LA is thinking of doing.

3 months ago

Planing needs to visit my submitted project and increase the height of the ADU from 16' because it is built Within the envelop of 33' by right.

3 months ago

I'm happy that the city will consider adding ADU's to single family housing

4 months ago

No

4 months ago

Any other comments or suggestions regarding the Housing Element Update?

If this is for the homeless people it won't work because they will not be living in adus and we should send the ones sent here back to the state they arrived from. They dumped them on us. unfair.

3 months ago

Need more affordable housing/units. Consider higher density/micro-units. Intergenerational affordable housing to combat loneliness/isolation among different generations. Consider housing for LGBTQIA+ artists and artists of color to infuse BH with a new vibrant and diverse energy that is lacking.

3 months ago

It is unacceptable that after many years of state mandate from state for more units city of BH is still does not have a plan. Even multi unit zoom in 750 feet or less of metro are nit givr TOC Tier1 or 2 or 3 incentives. But giving the incentives to one or 2 big developers on Wiltshire that in a rare case find it feasible to build mix use.

3 months ago

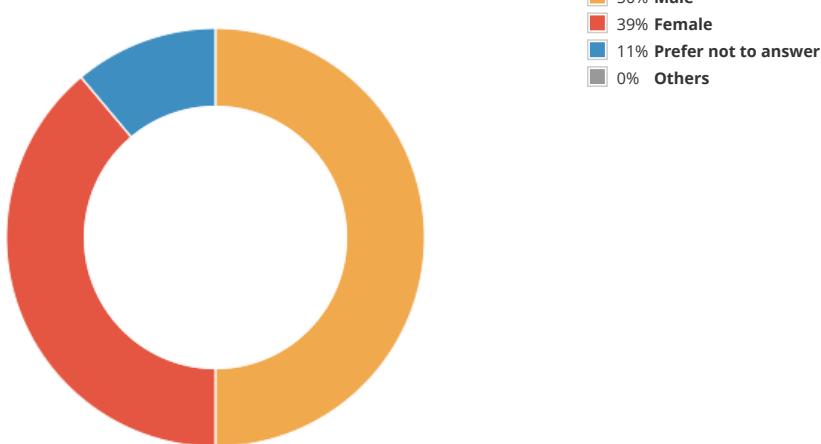
If the City is serious in seeing affordable housing being developed they must get more pro active. Senior affordable housing would be the most easily attainable and creative solutions should be found.

4 months ago

Getting permits in the past year have been ridiculous

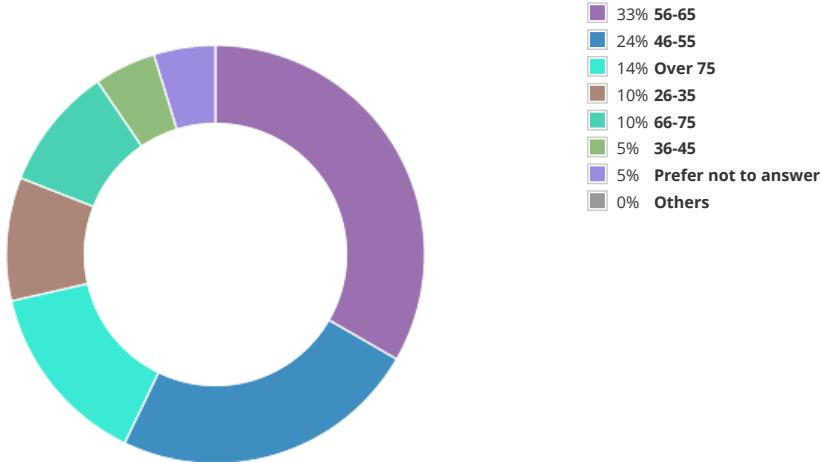
4 months ago

What is your gender?



18 respondents

What is your age?



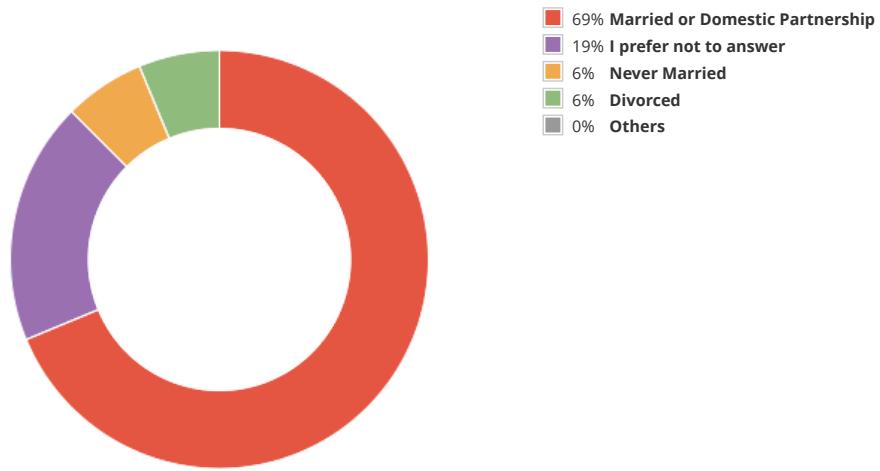
21 respondents

What is your race/ethnicity?

71%	White	10 ✓
21%	I prefer not to answer	3 ✓
7%	Other	1 ✓
0%	Black or African-American	0 ✓
0%	Hispanic, Latino, or Spanish	0 ✓
0%	Asian	0 ✓
0%	American Indian or Alaska Native	0 ✓
0%	Native Hawaiian or Other Pacific Islander	0 ✓

14 Respondents

What is your marital status?



16 respondents

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