

LAND USE

Most recently amended on January 12, 2010 by resolution 10-R-12725.
Originally adopted on May 17, 1977, by Resolution No. 77-R-5639.

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Overview from the 1977 Land Use Element

(Adopted by Resolution No.77-R-5639, May 17, 1977).

There are several policy issues identified in the Land Use Element:

1. The general land use pattern of Beverly Hills should remain as it now is.
2. The emphasis of the Element is on areas likely to change. The goal is to insure that if change occurs, it will be in a manner consistent with the quality and objectives of the community.
3. An overarching objective of the Element is to resolve transitional conflicts which occur between abrupt changes in land use or intensity of use within Beverly Hills or between Beverly Hills and neighboring jurisdictions. Further efforts to develop an effective program for such areas have already been initiated.
4. The underlying objective of the Element is to maintain and enhance those qualities which contribute to the long-term stability and desirability of residential and nonresidential areas of Beverly Hills.



The element proposes the following:

1. Residential areas should remain similar in character to those which now exist. The City should consider allowing "somewhat higher" densities for housing to serve specialized needs such as those of the elderly, young households, households with children and single parent households *(Amended by Resolution No. 95-R-9142, 3-28-1995).*
2. The permitted intensity of commercial area development should remain as it now exists, although it may be well to consider allowing higher densities in certain "anchor" locations. Transitional conflicts resulting from the juxtaposition of commercial and residential uses should be mitigated through a program which would provide adequate buffers between conflicting uses.
3. Parking programs and standards should be upgraded as needed to be responsive to the unique needs of specific areas and/or specific types of uses.
4. A "Plan Area" should be designated in the Industrial Area. This area should have development standards which encourage public open space and encourage corporate headquarters

uses, general office uses, and service commercial uses to the extent that those uses are designed to be compatible with the City's municipal service uses and the public utility uses in the area. (*Amended by Resolution No. 94-R-8872, 1-18-94*)

5. Study feasibility of developing standards for mixed commercial/residential to expand the variety of housing types available (*Amended by Resolution No. 95-R-9142, 3-28-1995*).

A variety of implementation devices were outlined in the original adopted element. As part of the 2010 amendment process these implementation devices (programs) were revised. Updated implementation programs are included in the implementation program section.

2010 Amendments

Amendments to the Land Use element adopted in 2010 were intended to address the community's desires, including the following:

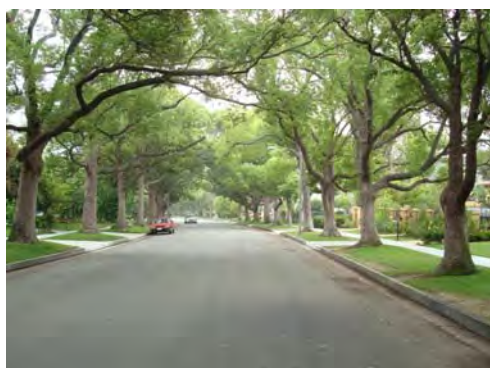
- Parks, schools, civic, and cultural facilities will continue to be provided to support the quality of life for Beverly Hills residents. The scarcity of land necessitates the efficient use of existing resources, while capitalizing on opportunities to acquire new properties that may become available and are suitable for public purposes.
- Sustainable design and construction of buildings and improvement of properties. Buildings are required to utilize "green technologies," while public infrastructure improvements must be constructed to reduce energy and water consumption, wastes, air pollutants, and use of toxic materials.
- Location and design of buildings and their relationship to public sidewalks are intended to energize and enliven pedestrian activity throughout the city, but especially in the business triangle and the commercial corridors.
- Sustaining uses that support and nurture the industries and businesses that uniquely define Beverly Hills, offer high-paying jobs to residents, and contribute substantial revenue supporting community services.



Historic Land Use Pattern as of 1977

(Adopted by Resolution No.77-R-5639, May 17, 1977)

Table 1 summarizes land use by general categories that existed in 1947, 1964, and 1974. Most of the City is developed in residential land uses (72 percent of the total land in the City). Of this, almost all (74.4 percent of the total land developed in residential land uses) is in single family, detached dwelling units. Commercially developed land, which includes offices and services, is contained in 9.7 percent of the total land in the City. Other land uses occupy only minimal amounts of land.



By comparing the land use patterns the following conclusions can be drawn:

- There was a slight increase in the number of single family dwellings in 1974 which accounted for most of the use of the City's undeveloped land. Most of this was concentrated in the Trousdale area.
- There was a very slight increase in the percentage of multifamily land use since 1964. The small amount of vacant acreage available for this purpose was primarily in the Maple-Oakhurst-Third area.
- The commercial category shows increases because commercial uses have replaced industrial uses in the City's "industrial area."
- A slight change has taken place since 1964 within the category of educational facilities because one facility (Hawthorne School) added additional acreage to their playground.
- The amount of land used for public and quasi-public category has increased since the 1964 survey; this change reflects the development of the Beverly Hills Library and parking lot, Beverly Hills Municipal Court Building, two post office facilities and the expansion of the utility companies in the area.
- Since 1964 the acreage of parks in Beverly Hills has increased. This is because of the addition of the Estate of E.L. Doheny, Jr., "Greystone," and several "Vest Pocket" parks throughout the Beverly Hills area.
- From 1964 to 1974, the amount of vacant land has decreased, especially north of Sunset Boulevard.



Table LU1 – Summary of Land Uses in Beverly Hills 1947, 1964, 1974

(Adopted by Resolution No.77-R-5639, May 17, 1977).

(Net acres)	1947 b/		1964 c/		1974 d/		1947-1974 b/d/ Percent Change
	Acres	Percent	Acres	Percent	Acres	Percent	
Residential							
Single Family	1,451.6	59.7	1,916.3	69.5	2,053.0	74.4	+41.4
Multiple Family	192.7	7.9	222.2	8.1	229.6	8.3	+19.1
Commercial	148.7	6.2	253.0	9.2	267.4	9.7	+79.8
Industrial	27.7	1.1	20.0	0.7	3.9	0.1	-85.9
Educational	N.C.	N.C.	52.8	1.9	53.4	2.0	N.C.
Public and Quasi Public e/	64.7	2.7	27.2	1.0	33.5	1.2	48.2
Parks	49.7	2.0	58.3	2.1	73.5	2.7	+47.8
Religious, including schools, etc.	N.C.	N.C.	6.5	0.2	6.5	0.2	N.C.
Vacant Land	496.8	20.4	202.0	7.3	38.2	1.4	-92.3
Total	2,431.9	100.00	2,758.3	100.00	2,759.0	100.0	+13.4
Total	2,431.9	100.00	2,758.3	100.00	2,759.0	100.0	+13.4

Sources: See footnotes b/, c/, and d/.

N.B.:The City of Beverly Hills has increased in size by 0.664 acres since 1964. Thus, the changes which took place were internal; and with the primary exception of changes in land use within the industrial area, most of the changes took place on undeveloped land.

N.C. Not calculated

a/ For the 1947 and 1964 studies, gross land uses were figured, and the area of streets, etc., were subtracted from them. Land uses were

calculated in the 1974 study, i.e., the area of streets, etc., were not included in the original figures.

b/ Source: Harland Bartholomew and Associates, A Report Upon Streets, Parking, Zoning, City of Beverly Hills, 1948.

c/ Source: Eisner-Stewart and Associates, Inventory of Land Use, 1964.

d/ Source: Beverly Hills Department of City Planning, Original field Work, 1974.

e/ All figures include utilities for purposes of comparison.

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Calculating Buildable Area

(Adopted by Resolution No.77-R-5639, May 17, 1977)

For purposes of defining the floor area ratios (FAR) used on the Land Use Plan, floor area ratios should be defined in accordance with Section 10.3.100 of the Beverly Hills Municipal Code. The definition of "site or site area" to be used in calculating the floor area ratio defined in Section 10-3.100; however, FAR may be further limited where the use of the definition of "site or site area" in Section 10-3.100 may result in a use that would result in a transitional conflict *(Adopted by Resolution No.77-R-5639, May 17, 1977).*

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Goals and Policies

Goals and Policies

LU1 Long-term Stability. In general, each of the land use issues is directed toward the enhancement and maintenance of the long-term durability and stability of the community. A plan which would accomplish this must recognize the unique qualities of the community, and with it, the factors which enhance the uniqueness as well as the factors which jeopardize them. Beverly Hills is fortunate in that it is able to serve a variety of residential and commercial demands in a manner and combination which is difficult to duplicate elsewhere in the Los Angeles area. Consequently, as long as Beverly Hills is able to provide an alternative not available elsewhere, it will endure. The characteristics which contribute to the special opportunities available in Beverly Hills include:

- * The City's key location with respect to major professional and managerial centers of employment.
- * The wide range of high quality services, such as police, fire and education.
- * The quality of the physical environment, such as its extensive network of trees and landscaping, relatively unmarred by overhead utilities.
- * The scale of the community, which fosters a sense of place and identity rather than a sense of anonymity.
- * The pride of its residents and businesses, as reflected in many ways, such as the architecture, landscaping and overall concern for the welfare of the community, as evidenced in the wide-ranging commitments to participation in community affairs.
- * The character of its business community, as reflected in the quality and diversity of its stores, hotels, restaurants and offices.

Goals and Policies

* The exceptional qualities of its housing stock which offers a variety of housing and neighborhoods rarely found elsewhere.

These characteristics which have been so vital to the community's success in the past form the basis for its planning objectives in the future. Accordingly, those objectives which can be achieved through the General Plan and the Land Use Element are reflected in the accompanying plan map. Aside from the issues of change which face the community as new development occurs and new demands are placed upon the City, it is equally important to recognize that the process of maintaining the quality of life is a dynamic one. The City's programs must be able to recognize and respond to the problems which typically affect Cities, such as deterioration of its older housing stock, obsolescence or loss of competitive ability of commercial areas, rising costs and overburdened services and facilities, and increased problems of accessibility and parking. Through its policies and programs, therefore, the City must provide the opportunity and incentives, within the guidelines of the City's objectives, which will encourage private investment in the regeneration and redevelopment process, using such devices as the "in-lieu" parking program. In those instances where private investment cannot directly achieve municipal objectives, such as the provision of centralized parking for commercial areas, then the City should take the initiative and responsibility to make it happen. (LU 1.1, pg LU-1)

LU 1.1 **The Scale of the City.** Although implicit in any discussion of the future of the City, the importance of scale must be underscored. As long as the City is able to regenerate itself within the general framework of the existing scale, it will offer an environment which is becoming increasingly unique in the Westside. (Imp. 2.1, 2.2) (LU 1.4, pg LU-3)

LU 2 Community Character and Quality. A built environment that is distinguished by its high level of site planning, architecture, landscape design, and sensitivity to its natural setting and history.

Goals and Policies

- LU 2.1 **City Places: Neighborhoods, Districts, and Corridors.** Maintain and enhance the character, distribution, built form, scale, and aesthetic qualities of the City's distinctive residential neighborhoods, business districts, corridors, and open spaces. (Imp. 2.1, 2.2)
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- LU 2.2 **Public Streetscapes and Landscape.** Maintain and enhance the quality and health of the “green infrastructure” that contributes to the City's identity and quality of life, including its street trees, landscaped medians and parkways, parks, and open spaces, while seeking to conserve water resources. (Imp. 3.1, 3.6)
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- LU 2.3 **Hillside Development.** Maintain the natural landforms that define the City and require that development on hillsides and in canyon areas be located, designed, and scaled to respect the natural topography and landscape. (Imp. 2.1, 2.2)
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- LU 2.4 **Architectural and Site Design.** Require that new construction and renovation of existing buildings and properties exhibit a high level of excellence in site planning, architectural design, building materials, use of sustainable design and construction practices, landscaping, and amenities that contribute to the City’s distinctive image and complement existing development. (Imp. 2.2, 2.3)
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- LU 2.5 **Design Review.** Consider design review for new construction and renovation projects that focuses on achieving appropriate form, function, and use of materials to promote creativity, innovation, and design quality. (Imp. 2.2)
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Goals and Policies

LU 2.6 **City History.** Acknowledge the City's history of places and buildings, preserving historic sites, buildings, and districts that contribute to the City's identity while accommodating renovations of existing buildings to maintain their economic viability, provided the new construction contextually "fits" and complements the site or building. (Imp. 2.2, 2.3, 5.4)

LU 2.7 **City Gateways.** Explore opportunities for public improvements and private development to work together to enhance the sense and quality of entry at key gateways into the City. (Imp. 2.2, 3.1)

LU 2.8 **Pedestrian-Active Streets.** Require that buildings in business districts be oriented to, and actively engage the street through design features such as build-to lines, articulated and modulated façades, ground floor transparency such as large windows, and the limitation of parking entries directly on the street. Parking ingress and egress should be accessed from alleys where feasible. (Imp. 2.1)

LU 2.9 **Public Safety.** Require that development be located and designed to promote public safety by providing street-fronting uses, lighting, sight-lines, and features that enhance community safety. (Imp. 2.1, 2.4)

LU 2.10 **Development Transitions and Compatibility.** Require that sites and buildings be planned, located, and designed to assure functional and visual transitions between areas of differing uses and densities by addressing property and height setbacks, window and entry placement, lighting, landscape buffers, and service access. (Imp. 2.1, 2.2)

Goals and Policies

- LU 2.11 **Property Maintenance.** Provide an effective and responsive code enforcement program for property maintenance to ensure the high quality of the City's built environment and public places. (Imp. 5.3)
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LU 3 Managed Change. Managed change that respects and is complementary to the qualities that distinguish the City as a community, is orderly and well-planned, provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

- LU 3.1 **Conservation.** Conserve existing residential neighborhoods, and non-residential areas where new development builds on and enhances the viability of existing business sectors that are the City's strengths, promotes transit accessibility, is phased to coincide with infrastructure funding and construction, and designed to assure transitions and compatibility with adjoining residential neighborhoods. (Imp. 1.3, 2.1, 2.2)
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- LU 3.2 **Fair Share of Regional Housing Needs.** Meet State requirements to accommodate the City's fair share of regional housing needs, contingent upon the ability to maintain the qualities that distinguish and contribute to the livability of the City and not unduly burden the City's fiscal resources. (Imp. 1.1, 1.2, 2.1)
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LU 4 Land Use Distribution and Urban Form. Community conservation that protects and enhances the distinguishing qualities of the City, the livability of neighborhoods and the economic viability of business districts while preserving environmental resources and the well-being and health of the City's residents, employees and visitors.

Goals and Policies

LU 4.1 **Planned Development Area (Former Industrial Area)**. The former Industrial Area, also known as the Entertainment Business District, should have development standards which encourage public open space and encourage corporate headquarters uses, general office uses, and service commercial uses to the extent that these uses are designed to be compatible with the City's municipal service uses and the public utility uses in the area. (*Amended by Resolution No. 94-R-8872, 1-18-94*) (LU 2.4, pg LU-7)

LU 4.2 **Circulation**. As a related but separate element to be considered on its merits, a variety of recommendations to enhance the overall quality of land use within the City were set forth. Among these were proposals to protect the quality of residential areas by discouraging through traffic which finds its way into these areas. (LU 2.4, pg LU-7)

LU 4.3 **Coordination of Regional and Local Traffic Improvements**. The Circulation Element also proposed that major improvements to the transportation network which would facilitate the movement of through traffic and separate it from local access traffic be made only if there were adequate land use controls throughout the entire region through which the transportation corridor passes. This would insure that such improvements would not precipitate a new wave of uncontrolled development which would in turn neutralize the effects of the transportation improvements. (LU 2.5.1, pg LU-7)

LU 4.4 **Waste Disposal**. As it has done in the past, the City will continue to use the regional refuse disposal facilities available at Mission Canyon or at a suitable alternative location. Liquid waste is disposed of at the Hyperion Outfall facility under contract with the City of Los Angeles and this pattern should continue. (LU 2.6, pg LU-7)

Goals and Policies

- LU 4.5 **Siting of Hazardous Waste Storage, Treatment, and/or Disposal Facilities (Amended by Resolution No. 90-R-8200, 8-14-90).** That document known as the Los Angeles County Hazardous Waste Management Plan including all appendices thereto which was approved by the State Department of Health Services on November 30, 1989, in response to Chapter 1504 of the 1986 State Statutes (AB 2948, Tanner), as amended, is hereby incorporated by reference and shall, along with California Health & Safety Code Sections 25202.5(b) and (d) provide the criteria for siting of hazardous waste storage, treatment, and/or disposal facilities. Nothing in this incorporation by reference shall limit the City's ability to attach appropriate conditions to the issuance of any land use approval of a hazardous waste facility in order to protect the public health, safety, or welfare, or the City's establishment of more stringent planning requirements or siting criteria than those specified in the County Plan. (LU 2.6.1, pg LU-7)
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LU 5 Complete, Livable, and Quality Neighborhoods.

Neighborhoods that in the aggregate provide a variety of housing types, densities, forms and designs and a mix of uses and services that support the needs of residents.

- LU 5.1 **Neighborhood Conservation.** Maintain the uses, densities, character, amenities, and quality of the City's residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life. (Imp. 2.1, 2.2)
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- LU 5.2 **Infill and Replacement Housing.** Accommodate new and renovated housing within existing neighborhoods that is consistent with contextual parcel sizes, densities, built form and scale. (Imp. 2.1, 2.2)
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- LU 5.3 **Senior Housing.** Encourage the development of senior housing that is accessible to commercial services, health and community facilities, and public transit. (Imp. 2.1, 5.1)
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Goals and Policies

LU 5.4 **Complete Neighborhoods.** Maintain, improve, and, where necessary, expand parklands and community facilities to serve the City's neighborhoods. (Imp. 3.1, 6.1)

LU 5.5 **Walkable Neighborhoods.** Maintain sidewalks, parkways, street trees, and landscaping in residential neighborhoods to promote walking as an enjoyable and healthy activity and an alternative to automobile use. (Imp. 3.1)

LU 5.6 **Alleys.** Maintain existing neighborhood alleys as alternate, safe, well maintained access points to homes that also reduce curb cuts, driveways, and associated pedestrian-automobile conflicts. (Imp. 3.1, 5.3)

LU 5.7 **Neighborhood Transitions.** Regulate the setback, rear elevation design of buildings, and landscaping of backyards where neighborhoods of differing housing type and density abut to assure smooth transitions in scale, form, and character. (Imp. 2.1, 2.2)

LU 5.8 **Encroachment of Incompatible Land Uses.** Protect residential neighborhoods from the encroachment of incompatible nonresidential uses and disruptive traffic, to the extent possible. Zoning and design review should assure that compatibility issues are fully addressed when nonresidential development is proposed near or within residential areas. (Imp. 2.1, 2.2)

LU 5.9 **Safety and Code Enforcement.** Maintain aggressive code enforcement and nuisance abatement programs to ensure that the City's neighborhoods remain attractive, safe, and free of public nuisances, and that safe access is provided to schools. (Imp. 5.3)

Goals and Policies

LU 6 Single-Family Residential Neighborhoods. Maintenance of the identity, scale, and character of the distinct single-family residential neighborhoods.

LU 6.1 **Neighborhood Identity.** Maintain the characteristics that distinguish the City's single-family neighborhoods from one another in such terms as topography, lot size, housing scale and form, and public streetscapes. (Imp. 2.1, 2.2)

LU 6.2 **Housing Character and Design.** Require that new, renovated, and additions to housing be located and designed to maintain the distinguishing characteristics and qualities of the neighborhoods in which they are located, including prevailing lot sizes, building form, scale, massing, relationship to street frontages, architectural design, landscaping, property setbacks, and other comparable elements. (Imp. 2.1, 2.2)

LU 6.3 **Housing Scale and Mass.** Regulate renovations of and additions to single-family housing to ensure that they do not adversely alter the contextual scale, mass, and design qualities of existing structures. (Imp. 2.1, 2.2)

LU 6.4 **Second Units.** Allow second units in single-family residential districts in accordance with State law. (Imp. 2.1)

LU 7 Multi-Family Residential Neighborhoods. Multi-family residential neighborhoods providing ownership and rental units that are well-designed, exhibit architectural characteristics and qualities representative of the City, and that provide amenities for their residents.

LU 7.1 **Character and Design.** Require that multi-family dwellings and properties be designed to reflect the high level of architectural and landscape quality that distinguishes existing neighborhoods. These may provide for:

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(a) building facades and entrances that directly address the street, including the use of stoops, porches, and recessed entries;

(b) modulation of building volume and masses, avoiding the effect of blank continuous walls; and

(c) setback of the ground floor from the sidewalk to provide privacy, a sense of security, and to leave room for landscaping while being open and contributing to a quality pedestrian environment. (Imp. 2.1, 2.2)

LU 7.2 **Amenities.** Encourage new multi-family development to provide amenities for residents such as on-site recreational facilities, community meeting spaces, and require useable private open space, public open space, or both. (Imp. 2.2)

LU 8 Supporting Uses in Residential Neighborhoods. Necessary ancillary uses in residential neighborhoods that are subordinate to and compatible with the function and quality of the living environment.

LU 8.1 **Home Occupations.** Restrict home occupations in residential neighborhoods to those that have no perceptible impacts on the neighborhood. (Imp. 2.1, 2.2)

LU 8.2 **Day Care Centers.** Maintain regulations for large-family day care facilities as defined by the State and child care centers to the extent permitted by State law to ensure that impacts on residential neighborhoods are minimized. (Imp. 2.1, 2.2)

LU 8.3 **Institutional Uses.** Regulate institutional uses in and adjoining residential neighborhoods to prevent adverse traffic, noise, and other impacts. (Imp. 2.1, 2.2)

Goals and Policies

LU 9 Diverse Districts and Corridors. A diversity of vital and active business and commercial districts providing a choice of uses and activities for the City's residents and visitors.

LU 9.1 **Uses for Diverse Customers.** Accommodate retail, office, entertainment, dining, hotel, and visitor-serving uses that support the needs of local residents, attract customers from the region, and provide a quality experience for national and international tourists. (Imp. 2.1)

LU 9.2 **Mitigation of Existing Commercial Residential Conflicts.** In those areas where conflicts already exist due to the abrupt change in character or spillover effects of commercial uses onto adjacent residential areas, methods should be sought to mitigate existing problems through appropriate mechanisms such as landscaping and screening, use of selected residential parcels to provide park buffers with the possibility of underground parking to serve the adjacent commercial areas, and the development of consolidated parking facilities to serve commercial areas deficient in parking, or commercial areas which have no alley access to the rear and would require numerous curb cuts if parking were provided on individual parcels. (LU 2.2.1, pg LU-6)

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LU 9.3 **Anchor Locations.** It is also recommended that certain anchor locations be set aside to permit development of a higher intensity type of development which is not otherwise provided in the community. These areas should be located so as to be accessible from the City's major shopping areas and close to the City's major streets. These anchor locations should include those large parcels that are located at the gateways to the City, such as the site at 9900 Wilshire Boulevard where additional building height is appropriate. A variety of land uses such as commercial, residential, and mixed use should be considered for the gateway locations. A change of use from commercial to residential or mixed use should be allowed only if such change provides an adequate transition to adjacent single family neighborhoods. (*Amended by Resolution No. 91-R-8448 on 9-24-91, and Resolution No. 08-R-12498 on 4-9-08.*) (LU 2.2.2, pg LU-6)

LU 9.4 **Anchor Location Design Criteria.** The anchor location should encourage unified development oriented towards and along Wilshire Boulevard planned to complement the scale and character of adjacent residential areas. In addition, development of the anchor locations should incorporate measures to enhance streets, sidewalks, and roadways in order to encourage pedestrian circulation between these areas and the Business Triangle. (*Amended by Resolution 91-R-8448, 9-2491.*) (LU 2.2.4, pg LU-6)

LU 9.5 **Commercial/ Residential Mixed Uses.** The feasibility of allowing mixed commercial/residential uses should be analyzed in order to expand the variety of housing types available and in certain areas, to improve commercial/residential transitions (*Amended by Resolution No. 95-R-9142, 3-28-1995*) (LU 2.2.6, pg LU-6)

LU 9.6 **Medical Uses.** Study, adopt and implement regulations that appropriately regulate medical land uses in the City (Imp 2.1, 2.2)

Goals and Policies

LU 10 Economically Vital Districts. Retention of existing businesses and attraction of new businesses, sustaining employment, well-paying jobs, and extraordinary economic activity.

LU 10.1 **Local-Serving Businesses.** Promote appropriate development of businesses that serve, are located in proximity to, and are accessible to adjoining residential neighborhoods, such as grocery stores, dry cleaners, and personal care businesses. (Imp. 1.2, 2.1)

LU 10.2 **Commercial Common Interest Development.** Prohibit common interest development on commercially zoned properties and review City ordinances for appropriate amendments; provided, however, that the City may decide by future ordinance to permit commercial common interest developments on such terms and conditions as it deems appropriate. Consider allowing an existing commercial building listed on a Federal, State or local register of historic sites to be converted to a common interest development if substantial public benefits are provided and the conversion will not adversely impact the economic viability of the adjacent area, or of the City as a whole. (Imp 2.1, 2.2)"

LU 11 Well-Designed and Attractive Districts. Retail and office districts that are well-designed and attractive, provide a positive experience for visitors and community residents, and foster business activity.

LU 11.1 **Preservation of Pedestrian-Oriented Retail Shopping Areas.** Preserve, protect and enhance the character of the pedestrian-oriented retail shopping areas, which are typified by a variety of retail shops with displays to attract and hold the interest of pedestrian shoppers, to ensure the continuity of the pedestrian experience. (Amended by Resolution No. 80-R-6218, 8-19-80.) (LU 2.2.3, pg LU-6)

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LU 11.2 **Site Planning and Architectural Design.** Require that commercial and office properties and buildings are planned and designed to exhibit a high level of site and architectural design quality and excellence. (Imp. 2.1, 2.2)

LU 11.3 **Retail Street Frontages.** Require that development and street frontages in districts containing retail uses be designed and developed to promote pedestrian activity including: (a) location and orientation of the building to the sidewalk; (b) transparency of and direct access to the ground floor elevation from the sidewalk; (c) articulation of street-facing elevations to promote interest and sense of quality; (d) inclusion of uses and public spaces that extend interior functions to the sidewalk such as cafes and plazas; and (e) use of pedestrian-oriented signage and lighting. (Imp. 2.1, 2.2)

LU 11.4 **Parking in Pedestrian-Oriented Districts.** Require that driveways be minimized in pedestrian-oriented commercial districts to avoid interruptions in the continuity of the pedestrian shopping experience, prioritizing driveway locations to side streets and alleys wherever feasible. (Imp. 2.1, 2.2)

LU 11.5 **Retail Streetscapes.** Maintain and, where deficient, improve street trees, plantings, furniture, signage, public art, and other amenities that promote pedestrian activity. (Imp. 3.1, 3.6)

LU 11.6 **Parking.** Explore opportunities to expand the parking supply in underserved commercial districts and residential neighborhoods which may be developed publicly, privately, or by joint public-private partnerships. (Imp. 2.1, 2.2)

LU 11.7 **Connectivity to Parking.** Require that commercial and office districts be linked to parking areas and garages by well-designed and attractive pedestrian corridors. (Imp. 2.1, 2.2)

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LU 11.8 **Connectivity to Neighborhoods.** Require that commercial and office districts be linked to adjoining residential neighborhoods and other districts by well-designed and attractive pedestrian sidewalks and corridors. (Imp. 3.1, 3.6)

LU 11.9 **The City of Beverly Hills Flood Ordinance.** Periodically update the City's Flood Ordinance to reflect the most recent storm water drainage and retention studies for the design and maintenance practices for local flood control, and to reflect the most current flood hazard area map for the City per the Federal Emergency Management Agency (FEMA), and limit development in areas subject to flooding through the use of appropriate land use regulations such as setbacks and establishment of natural buffer areas. (Imp. 2.3)

LU 12 Business Districts Adjoining Residential Neighborhoods.

Compatible relationships between commercial districts and corridors and adjoining residential neighborhoods, assuring that the integrity, character, and quality of both commercial and residential areas are protected and public safety and quality of life are maintained.

LU 12.1 **Functional and Operational Compatibility.** Require that retail, office, entertainment, and other businesses abutting residential neighborhoods be managed to assure that businesses do not create an unreasonable and detrimental impact on neighborhoods with respect to safety, privacy, noise, and quality of life by regulating hours of operation, truck deliveries, internal noise, staff parking and on-site loitering, trash storage and pick-up and other similar business activities. (Imp. 2.2, 5.3)

Goals and Policies

LU 12.2 **Building, Parking Structure, and Site Design.** Require that buildings, parking structures, and properties in commercial and office districts be designed to assure compatibility with abutting residential neighborhoods, incorporating such elements as setbacks, transitional building heights and bulk, architectural treatment of all elevations, landscape buffers, enclosure of storage facilities, air conditioning, and other utilities, walls and fences, and non-glare external lighting. (Imp. 2.1, 2.2)

LU 12.3 **Alleys Between Commercial and Residential Uses.** Encourage that alleys be attractively designed as a transition between retail and office districts and residential neighborhoods, using features such as quality paving materials, landscaping, low voltage lighting and high-quality maintenance to assure that such alleys are attractive, and kept free of trash and debris. (Imp. 3.1)

LU 13 Public and Quasi-Public Uses Supporting Resident

Needs. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement the City's neighborhoods, centers, and corridors.

LU 13.1 **Adequate Community-Supporting Uses.** Seek to ensure that adequate public and private community-supporting facilities and services are located throughout the City. (Imp.3.1, 6.1)

LU 13.2 **Excellence in Public Projects.** Lead by example, demonstrating design excellence in new buildings and properties developed by the City such as civic facilities and public parking structures. (Imp. 3.1)

LU 13.3 **Compatibility of Public Buildings and Sites.** Ensure that City-owned buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, architecture, and landscape with the district or neighborhood in which they are located. (Imp. 3.1)

Goals and Policies

LU 13.4 **Compatibility of Non-City Public Uses.** Encourage schools, utility districts, and external agencies exempt from City land use control and approval to plan and design their properties and buildings with a high level of architectural excellence to maintain the character of the district or neighborhood in which they are located. (Imp. 7.1)

LU 13.5 **Expansion of Existing Community Facilities.** Consider opportunities for the expansion of existing, and the development of new, parklands, recreational facilities, schools, lifelong learning, cultural, and other public and quasi-public facilities, provided that such improvements are cohesively integrated with, are complementary to, and are compatible with, existing development and adjoining land uses. (Imp. 3.1, 6.1)

LU 13.6 **School Parking and Access.** Work with school districts to ensure that parking and student drop-offs are located to minimize impacts on adjoining residential neighborhoods, and that safe access routes are provided from home to school. (Imp. 7.1)

LU 13.7 **Joint Development.** Encourage public-private partnerships when developing surplus public properties to enhance the surrounding community and provide a source of revenue to fund improvements to City or other agency services or facilities. (Imp. 7.3)

LU 13.8 **Residential Care Facilities.** Encourage the development of senior daycare facilities, assisted living facilities, hospice, child care, and other residential care facilities in appropriate areas throughout the City. (Imp. 2.2)

LU 13.9 **Assembly Facilities.** Encourage and support the development of assembly facilities for social, cultural, educational, and religious organizations in appropriate locations of the City. (Imp. 2.1, 7.3)

Goals and Policies

- LU 13.10 **Parks and Open Spaces.** Seek to expand the City's parklands, greenways, and open spaces as land becomes available or as existing buildings are demolished. Consider alternative prototypes and standards for park development in urban areas where available land is limited. (Imp. 3.1, 6.1)
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LU 14 Environmental Sustainability and Carbon Footprint.

Land uses and built urban form that are environmentally sustainable by minimizing consumption of scarce resources, pollution, greenhouse gas emissions, wastes, and exposure of residents and visitors to toxics and hazards.

- LU 14.1 **City Form.** Accommodate a balanced mix of land uses and encourage development to be located and designed to enable residents access by walking, bicycling, or taking public transit to jobs, shopping, entertainment, services, and recreation, thereby reducing automobile use, energy consumption, air pollution, and greenhouse gases. (Imp. 1.2, 2.1)
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- LU 14.2 **Site Development.** Require that sites and buildings be planned and designed to meet applicable environmental sustainability objectives by: (a) facilitating pedestrian access between properties and access to public transit; (b) providing solar access; (c) assuring natural ventilation; (d) enabling capture and re-use of stormwater and graywater on-site while reducing discharge into the stormwater system; and (e) using techniques consistent with the City's sustainability programs such as the City's Green Building Ordinance. (Imp. 2.1, 2.4)
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- LU 14.3 **New Construction of Public Buildings.** Require that new and substantially renovated public buildings be designed and constructed to meet the City's Green Building Ordinance, except for specialized capital infrastructure systems and equipment where this is technologically infeasible. (Imp. 2.4, 3.1)
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Goals and Policies

LU 14.4 **New Construction of Private Buildings.** Require that new and substantially renovated buildings be designed and constructed in accordance with the City's sustainability programs such as the City's Green Building Ordinance or comparable criteria to reduce energy, water, and natural resource consumption, minimize construction wastes, use recycled materials, and avoid the use of toxics and hazardous materials. (Imp. 2.4)

LU 14.5 **Heat Island Effect.** Reduce "urban heat island" effect by requiring that new construction and substantial renovation of buildings use techniques to reduce the amount of heat that buildings, outdoor spaces, and parking lots absorb from sunlight. (Imp. 2.4)

LU 14.6 **Retrofit of Existing Buildings.** Promote and provide incentives for the retrofit of existing structures with green building techniques such as those required by the City's Green Building Ordinance, including installation of water-conserving fixtures in multi-family housing units on change of tenancy (Imp. 2.4)

LU 14.7 **Public Streetscapes.** Design and improve public streetscapes to enhance their attractiveness for walking as an alternative to automobile use and as a demonstration of the City's commitment to environmental sustainability by using techniques such as: (a) maintaining and enhancing the City's street trees and installing light-colored hardscapes to reduce heat; (b) selecting tree and plant species and irrigation systems that minimize water consumption; (c) exploring the use of recycled water for irrigation; (d) phasing in pedestrian-oriented energy-efficient lighting that does not result in excessive glare; (e) strategically locating benches and other street furniture that is constructed of recycled materials to provide resting spots and to demonstrate the use of alternative building materials; and (f) other comparable environmentally friendly streetscape improvements. (Imp. 3.1, 3.6)

Goals and Policies

LU 14.8 **Private Development Landscaping Material and Irrigation.** Require the use of landscaping materials and irrigation systems that minimize water use and runoff onto public streets and drainage systems. (Imp. 2.3)

LU 15 Economic Sustainability. Vital and successful businesses that contribute to the City's identity and culture, provide high-paying jobs, and contribute revenue that sustains the level and quality of services in the City.

LU 15.1 **Economic Vitality and Business Revenue.** Sustain a vigorous economy by supporting businesses that contribute revenue, quality services and high-paying jobs. (Imp. 5.2)

LU 15.2 **Priority Businesses.** Retain and build upon the key business sectors contributing to the City's identity, economy, and revenue for resident services, such as entertainment-related Class-A offices, high-end retail and fashion, restaurant, hotel, technology, and supporting uses. (Imp. 5.2)

LU 15.3 **Revitalization of Vacant and Underutilized Buildings.** Promote the revitalization of distressed, underutilized, and vacant buildings to sustain economic viability, activity, and provide income for City services. (Imp. 5.2)

LU 16 Social Sustainability and Equity. Land uses and built urban form that provide diverse social and cultural opportunities, life-long learning opportunities, safe access to schools, a healthy environment, and high quality of life.

LU 16.1 **Breadth of Community-Serving Uses.** Accommodate a diversity of uses and facilities that provide culture, education, health, religious and social well-being, such as libraries, museums, arts exhibition and performance venues, parks and recreation centers, and community meeting rooms. (Imp. 2.1)

Goals and Policies

LU 16.2 **Non-City Agency Services.** Work with school districts, regional agencies, health and social-service providers, nonprofit organizations, and other agencies to ensure that adequate education, social, and health services are provided for and are accessible to residents, and that such facilities are located and designed to complement the quality of the City's neighborhoods and districts. (Imp. 7.1)

LU 16.3 **Equitable Distribution of Uses and Amenities.** Strive to ensure that services and neighborhood amenities are distributed equitably throughout the City. (Imp. 2.1, 3.1, 6.1)

LU 16.4 **Public Places.** Provide plazas, open spaces, and other outdoor improvements that are accessible to and used for public gatherings and activities, either through capital improvement or as a development requirement. (Imp. 2.1, 2.2, 2.5)

LU 16.5 **School Safety.** Limit the type and intensity of uses located in proximity to schools, such as drive-through lanes, to assure compatibility with schools and safety of students. (Imp. 2.1, 2.2, 2.5)

LU 16.6 **Community Events.** Continue to support public gatherings, cultural activities, and events, such as Affaire in the Gardens and the City's lecture series, which provide opportunities for community activities, socialization, and learning. (Imp. 6.1, 7.3)

LU 16.7 **Public Health.** Promote the health of residents by developing streetscapes, bikeways, accessible parklands that encourage pedestrian activity, and requiring that development be located and designed to promote walking and bike riding as alternatives to automobile use. (Imp. 3.1)

LU 16.8 **Farmers/Public Markets.** Continue to support existing farmers markets, public markets, and similar activities to provide access to fresh, local produce and convenient shopping. (Imp. 6.1, 7.3)

Goals and Policies

LU 16.9 **Healthy Buildings.** Require that private and public buildings be designed to promote public health by prohibiting the use of toxic building materials and high-VOC paints, providing adequate ventilation and access to natural lighting, and using “green building” techniques as required by the City’s sustainability programs such as the Green Building Ordinance. (Imp. 2.4)

LU 16.10 **Affordable Housing.** Support the development of affordable housing as required by state law. (Imp. 2.1, 5.1)

LU 16.11 **Community Engagement.** Strive to engage all segments of the community in planning decisions, including residents, local businesses, special interest groups, and special needs groups such as the elderly, youth, working parents, and low-income residents. Maintain and enhance the City’s current public involvement processes to assure transparency and enable the public to be well-informed. (Imp. 7.3)

LU 17 Regional Development Context. Land uses and built urban form in adjoining jurisdictions that respect the distinguishing character and qualities and do not adversely impact the City.

LU 17.1 **Development Compatibility and Impacts.** Review development proposals in adjoining jurisdictions and work with appropriate agencies to assure their compatibility and mitigation of any adverse impacts on the City. (Imp. 7.1)

LU 17.2 **Regional Coordination.** Cooperate with adjoining and regional agencies to jointly plan land uses, transportation, and infrastructure that provide a cohesive and integrated strategy to accommodate growth that is environmentally, economically, and socially sustainable. (Imp. 7.1, 7.2)

Goals and Policies

LU 18 Areas to be Considered for Changes in Use and/ or Intensity. (LU 1.2, pg 2)

LU 18.1 Areas of additional development potential.

Development standards should be revised, so that they are based less on absolute, universally applicable standards and more on formulae incorporating performance standards and permitting flexible solutions. Development standards for higher density structures should satisfy the individual open space, design quality and aural privacy needs of apartment dwellers as well as satisfying the community desire for a spacious and green streetscape. (LU 1.2.1, pg 2)

LU 18.2 Areas of Limited Development Potential. There are areas of the community which consist predominantly of strip commercial uses. These areas are located outside the Business Triangle and are characterized by varying degrees of vitality and obsolescence. The role of these strip commercial uses with regard to the community's long-term objectives and with respect to their surroundings needs to be more adequately defined. Depending upon the specific location, it may be appropriate for commercial development to be concentrated and encouraged in certain parts of these areas and discouraged from others. The area of primary concern is along Wilshire Boulevard east of the Business Triangle. (LU 1.2.2, pg LU-2)

Goals and Policies

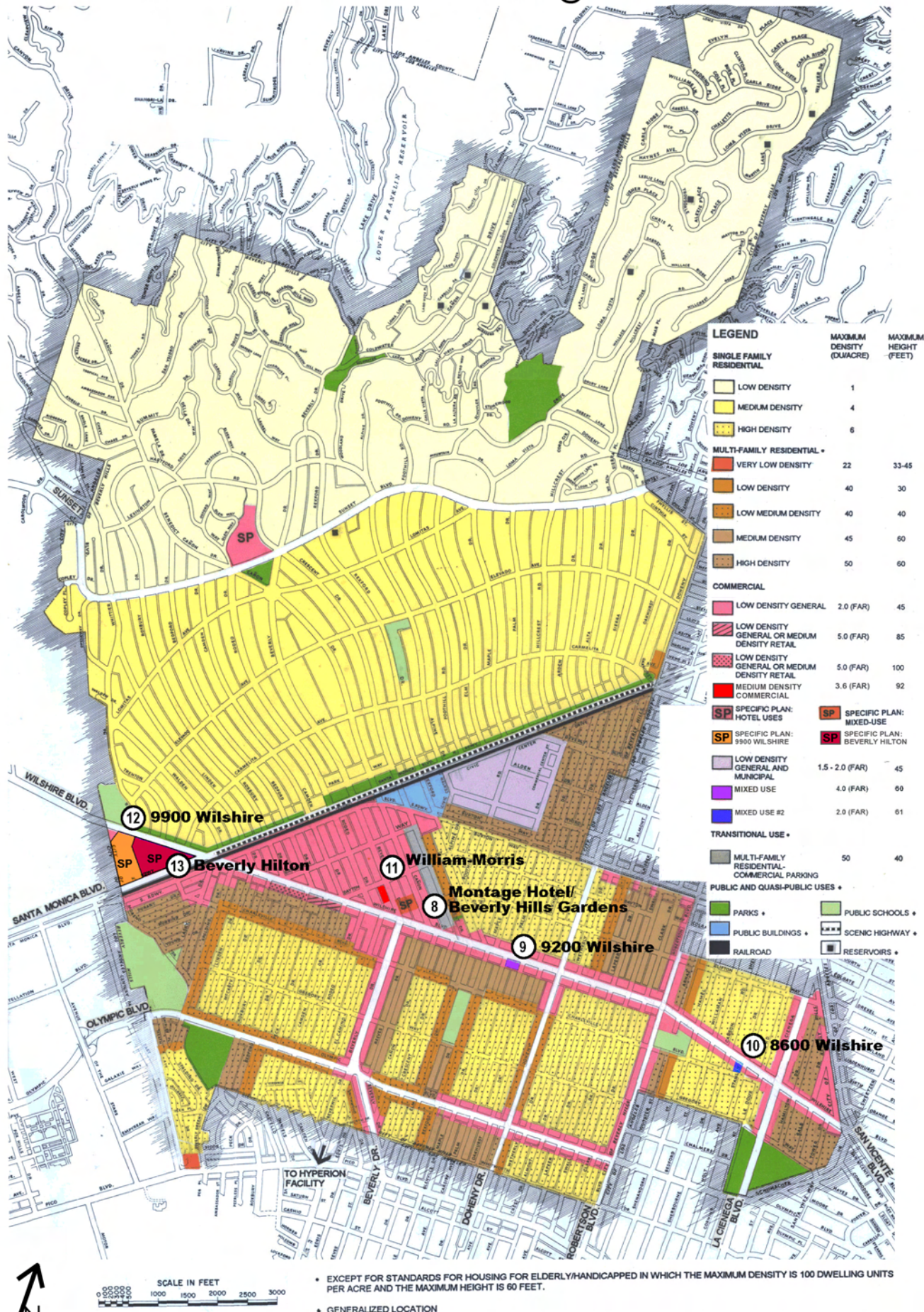
LU 18.3 Areas of alternate use development potential.

Certain nonresidential sections of the community, notably (but not limited to) the Former Industrial Area, also referred to as the Entertainment Business District, have been periodically identified as desirable locations for alternative uses, as a matter of both public policy and private interest. It is recommended that the Industrial Area be planned for municipal and pedestrian oriented commercial uses including offices with an emphasis on single tenant buildings and retail uses consistent with the quality and environmental characteristics of the City and its neighborhoods. Such planning should encourage the integration of convenience commercial uses and residentially-related community services. Current zoning permits commercial and/or industrial use. Since current regulations may permit a wide variety of alternative uses, it will be necessary to identify a range of uses and intensities which should be permitted in these areas and to initiate activities to assure that park and municipal facilities desired by the City will be available to the City. *(Amended by Resolution No. 94-R-8872, 1-18-94)*
(LU1.2.3, pg LU-3)

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General Plan Land Use Designations



Map LU1

Community Development Department - April 29, 2008

Transmittal 13

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Amendments

<u>Date</u>	<u>Resolution</u>	<u>Description</u>
May 17, 1977	77-R-5639	Adoption of the Land Use Element
Aug 15, 1978	78-R-5877	Amendments to pages 3,5,6 & 8 of the original adopted element
Aug 19, 1980	80-R-5908	Amend original section “2.8 Oil-Drilling” to allow oil drilling at Beverly Hills High School.
Aug 19, 1980	80-R-6218	RCMP Zone Senior Housing Ordinance to encourage the development of affordable rental housing for the City’s lower income seniors and handicapped households. Restriction on further development/ redevelopment of financial and thrift institutions in the Business Triangle in order to preserve pedestrian-oriented retail shopping areas.
Aug 14, 1990	N90-R-8200	County’s hazardous waste management plan incorporated by reference
Sept 24, 1991	91-R-8448	Providing greater area of Medium Density Retail development (Barney’s).
Aug 4, 1992	92-R-8607	Providing greater area of Medium Density Retail development (Sak’s).
Aug 11, 1992	92-R-8617	Adoption of the “Beverly Hills Hotel Specific Plan”
Jan. 18, 1994	94-R-8872	Redesignation of lands known as the “Industrial Area” from “Planned Development (15 Units, 60 ft Max. Height)” and “Limited Commercial (2.0 FAR, 45 ft Max Height)” to “Plan Area Commercial-Municipal” Inclusion of the language “Areas of alternate use development potential” language (renumbered as policy “LU 18.3” in the 2010 amendments). Other language changes related to the Industrial Area.
March 28, 1995	95-R-9141	Redesignation of lands along the south side of Wilshire Boulevard between Spalding Drive and McCarthy Drive from “Medium Density Retail Development (5.0

City of Beverly Hills General Plan
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		FAR, 100 ft Max Height)” to “Low Density Commercial Development (2.0 FAR, 45 ft Max Height)”.
March 28, 1995	95-R-9142	Amendments in association with adoption of the 1995 Housing Element Update.
April 4, 2006	06-R-12068	Revisions to the Land Use and Housing Elements in connection with the Adoption of Ordinance 06-O-2497 amending regulations applicable to common interest developments.
July 28, 2004	04-11688	Redesignation of lands known as 203-241 N Canon Dr and 202-240 N Beverly Dr from “Low Density General Commercial (2.0 FAR, 45 ft Max Height)” to “Beverly Hills Gardens Specific Plan”
July 24, 2007	07-R-12399	Redesignation of lands known as 9200 Wilshire Blvd from “Low Density General Commercial (2.0 FAR, 45 ft Max Height) to “Mixed Use (4.0 FAR, 60 ft Max Height)”
November 13, 2007	07-R-12445	Redesignation of lands known as 8600 Wilshire Blvd from “Low Density General Commercial (2.0 FAR, 45 ft Max Height)” to “Mixed Use No Two (2.0 FAR, 61 ft Max Height)”
December 5, 2007	07-R-12458	Redesignation of lands known as 231-265 N Beverly Dr (William Morris) from “Low Density General Commercial (2.0 FAR, 45 ft Max Height)” to “Medium Density Commercial (3.6 FAR, 92 ft Max Height)”
April 9, 2008	08-R-12498	Redesignation of lands known as 9900 Wilshire Blvd (Rob-Mays Department Store) from “Low Density General Commercial (2.0 FAR, 45 ft Max Height) to “9900 Wilshire Specific Plan”
April 29, 2008	08-R-12601	Redesignation of lands known as 9876 Wilshire Blvd. (Beverly Hilton Hotel) from “Low Density General Commercial (2.0 FAR, 45 ft Max Height)” to “Beverly Hilton Specific Plan”
January 12, 2010	10-R-12725	Broad scope of amendments. No changes to the Land Use Map, building density, or building height were included.

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