



CITY OF BEVERLY HILLS
PUBLIC WORKS DEPARTMENT
MEMORANDUM

TO: Public Works Commission

FROM: Josette Descalzo, Environmental Compliance and Sustainability Programs Manager
Trish Rhay, Assistant Director of Public Works

DATE: September 14, 2017

SUBJECT: Sustainability Plan Update Report

RECOMMENDATION

This item is for information only.

INTRODUCTION

The Sustainability Plan Update Report provides the commission a summary of the City Sustainability Plan goals, objectives, policies, and implemented programs and projects supporting the Sustainability Plan. The report will also provide the commission the next steps needed in order to establish monitoring and reporting programs which are essential in updating the City's Sustainability Goals.

BACKGROUND

In 2009, the City Council adopted the City's Sustainability Plan ("Plan"). Sustainability is defined as the City's capacity to provide desired levels of service to all residents and businesses using ecological sensitive practices, using resources in an efficient and effective manner, and preserving the local environment as both an ecological asset and as a benefit to the City. The Plan is not intended to direct the implementation of any specific actions but provides a foundation on which the City can build a unified sustainability strategy and a list of potential programs. This document represents the aspiration of Beverly Hills to become more sustainable. Now with the Sustainable Groundwater Management Act (SGMA), the General Plan and SGMA takes precedence over the Sustainability City Plan.

The Plan defines Guiding Principles that the City sees as important in moving towards sustainability. The City should, to the greatest extent possible, incorporate the principles into decision-making on all levels and into the development of new policies and programs. Below are the Guiding Principles:

- 1) City policy will be guided by a long-term vision of sustainability.
- 2) The City will lead by example.
- 3) Protection, preservation and restoration of the natural environment are City priorities.
- 4) The City recognizes that environmental, economic and social equity are mutually dependent.

- 5) Economic, environmental and social impacts will be key considerations in City policy and actions.
- 6) The City will inform and inspire all community members to take action.
- 7) The City recognizes that partnerships are essential to achieving a sustainable community.
- 8) The City recognizes its lineage with the regional, national, and global community.

Since the adoption of the Plan, the City has been implementing these Guiding Principles in its decision-making, including the purchase of equipment and vehicles, the construction and maintenance of public facilities, the development of public programs services, the operations of utilities, and the adoption of local regulations.

Sustainability Factors

In 2002, the City established the Environmental Sustainability Committee, which was one of several General Plan Topic Committees, in order to maximize public involvement in the General Plan Update process. The Committee identified nine factors that affected sustainability and developed goals, objectives, and policies to support these factors, which are listed below:

- 1) **Community Participation & Civic Duty:** To nurture an engaged, educated and actively participating community and increase the opportunities for community participation by implementing comprehensive education programs, integrating sustainability considerations into City commission decision-making, and maintaining transparency in City's initiatives and programs.
- 2) **Climate Protection & Air Quality:** To set policies and programs meet the objectives of AB 32 to reduce and encourage the reduction of air emissions in City operations and citywide.
- 3) **Energy:** To encourage the use of energy in a clean and efficient manner and the use of renewable energy sources by reducing the use of non-renewable fuels through efficiency and an increase in use of renewable energy.
- 4) **Water:** To set policies and programs that would reduce water use and expand its water resource portfolio to achieve sustainability. A part of this potential portfolio is to manage storm and wastewater in a beneficial manner.
- 5) **Land-use, Transportation & Open Space:** To lessen vehicular dependency and providing a mode of transportation that is environmentally and economically beneficial to the community, improve access to goods and services to the transportation disadvantaged, set policies and practices requiring best management practices on construction waste, reduce air pollution and energy consumption on new developments, set policies to preserve and improve parks and open space that provide environmental, social and economic benefits to the community.
- 6) **Materials & Waste:** To set programs and policies to reduce the amount of non-recyclable waste in the landfill and to increase the amount of recyclable materials produced from waste and reduce the use of non-recyclable materials in the community. Processing waste is associated with the production of carbon dioxide and methane in the environment. By reducing waste, lesser carbon dioxide and methane are emitted in the environment.

- 7) Environmental & Public Health: To provide access to healthy goods and lifestyles, regulate the use of unhealthy products and activities and encourage the public to undertake activities to improve their health.
- 8) Sustainable Local Economy: To support a stable and diversified business community by providing high level services, programs and adopting policies that would be beneficial to growth of commerce while positively impacting the environment.
- 9) Social Equity: To address the community needs in a fair and equitable fields by ensuring public safety, equitable access to basic needs and the fair treatment of all community members. In a larger sense, to maintain and improve the quality of life for all community members in Beverly Hills.

Since the adoption of the Sustainability Plan in 2009, the City of Beverly Hills has implemented portions of the recommended short-term and long-term policies and initiatives. Below is a summary of those implemented policies:

1. Continue and expand the use of energy efficient products and technology in City operations. The City can impact energy use by installing and maintaining energy conservation measures such as efficient lighting and space conditioning systems, and through the use of renewable sources such as solar power and water heating systems.
2. Continue to maintain and upgrade the City's infrastructure according to schedules based on the anticipated life of each system, while adopting proven practices and technologies that will advance sustainability goals, maintain high quality standards and reduce long-term costs.
3. Continue to expand Citywide educational programs to involve and encourage the participation of all segments of the community.
4. Adopt a Water Efficiency Landscape Ordinance to encourage the use of native and drought-tolerant plants in landscaping and to reduce the amount of water used for irrigation while maintaining the "garden quality of the City."
5. Develop funding strategies to support the implementation of sustainability initiatives, especially capital investments. Analyze all available options including in-house and outside capital sources. *Note: The City does not have a dedicated funding strategy to support the implementation of sustainability initiatives. Rather the City includes the costs of implementing sustainability practices in Capital Improvement Projects (CIP) and purchases of City vehicles.*
6. Integrate sustainability as a consideration for all commission level decision-making. Each of the City's commissions should have jurisdiction over programs and initiatives that fall within their respective area of focus.
7. Increase the City's outreach, educational and community engagement actions and programs.
8. Ensure that all City regulations, codes, rate structures and other programs do not impede and, where possible, do provide incentives for the adoption of sustainable products and strategies by the City, businesses and residents.
9. Reduce traffic-related emissions through investments in the City's fleet and the implementation of land-use and other strategies that reduce vehicular use and encourage the use of alternate transportation modes.

10. Consider sustainable principles in the development and revision of all future transportation and land-use policies and plans to promote greater options for increasing quality of life and reducing traffic congestion as a benefit for all members of the community.

The majority of the implemented sustainability policies and initiatives were driven by statewide regulations and subsequent programs and projects are driven by State regulations and initiatives. For example, California's AB 32, the Climate Change Solution Act, addresses the State's commitment to reducing greenhouse emissions that contribute to climate change. By following the spirit of the law, the City has invested in alternative fuel and sustainable energy for its fleet and facilities. There are many similar cases that support the City's commitment to sustainability.

In support of these policies, the City has implemented programs and projects related to the nine factors listed in the Plan. The Discussion section is a list of implemented programs and projects for each of the nine sustainability factors.

DISCUSSION

Public Works staff recently completed a review of the City's implementation successes related to Sustainability. Below is a list of these accomplishments and arranged by the nine sustainability factors in the Sustainability Plan.

Community Participation & Civic Duty

Policies & Programs:

1. Initiated Team Beverly Hills to educate residents on City operations.
2. Held Public Works Day for residents to learn about the critical services provided by the Public Works Department.
3. Organized City's "Walk with the Mayor" program to promote physical health and provide a forum for residents to share their thoughts and discuss issues affecting the community.
4. Engaged community volunteers to take part in the bi-annual Beverly Hills Homeless Count, a part of the Greater Los Angeles Homeless Service Authority's countywide count to help understand the complexities of homelessness in the City and the County.
5. Created the Beverly Hills Ambassador Team to connect individuals to social services through the City's Changing Lives and Sharing Places (CLASP) Homeless Outreach Team and to help address panhandling.
6. Adopted the "Civil City Program" to promote an environment where civility, respect and responsible actions prevail in the community.
7. Started the "One Book One City" Program to promote a thoughtful dialogue and foster respect and appreciation among community members through shared reading events.
8. Developed a "Bullying Prevention Program" to encourage the community to take an active role in preventing bullying.
9. Scheduled Tenant Landlords Forums to provide an opportunity for tenants and landlords to address their issues and resolve their differences prior to pursuing more

formal actions.

10. Provide telephone call-in capability during City Council meetings to allow for civic participation by those who may not have the transportation or ability to attend meetings.
11. Amended public notice requirements for planning applications to ensure community members are notified of applications and to encourage civic participation.

Climate Protection & Air Quality

Policies and Programs:

1. Carpooling and organized scheduling of trips between facilities occurs by staff to be more efficient with time and resources.
2. Carpooling and organized scheduling of trips between facilities occurs by staff to be more efficient with time and resources.
3. Adopted Green Building Codes that requires building to be 15% more energy efficient than minimum state standards. Buildings must have Photovoltaics (PV) or be PV-ready. Buildings must conserve 20% more water, be electric vehicle ready and have reduced levels, or none, of volatile organic compounds (VOCs) chemicals in the building materials.
4. Continue to implement the City's Street Tree Master Plan

Projects:

1. Climatec Energy and Water Efficiency Study completed the energy audit at 40 City facilities as well as the City-wide lighting systems (i.e. street lights, traffic signage and park lighting) to identify opportunities to reduce energy and water consumption and improve efficiency. The study estimates that 3.0 million pounds per year of greenhouse gas emissions can be reduced by implementing the recommendations. This equates to annual green equivalents of:
 - a. 38,087 trees planted
 - b. 126,544 gallons of gasoline saved
 - c. 233 cars removed from the road
 - d. 167 homes powered
 - e. 59779 people provided drinking water

The summary of projects and recommendations total approximately \$2.9M in one-time capital costs and results in energy savings estimated at \$5.5M over the life of the new equipment.

2. Upgraded fleet to include 127 Alternative Fuel Vehicles (AFVs), compressed natural gas (CNG) and including 20 heavy duty AFVs and 107 light-duty AFVs.
3. Operate 37 electric vehicles (EV) fuel stations and 1 CNG station.
4. Own 7 diesel powered back-up generators that meet South Coast Air Quality Management District (AQMD) standards.

5. Installed energy efficient pumps and motors in water facilities.

Energy

Policies and Programs:

1. Adopted Green Building Codes that, at that time, required buildings to be 15% more energy efficient than minimum state standards. Buildings must have Photovoltaics (PV) or be PV-ready.

Projects:

1. Installed solar panel arrays at the following facilities: Civic Center Parking Structure, Library, Police Station, 331 N. Foothill Road, Public Works Warehouse (9357 W. 3rd Street), and the Beverly Hills Chamber of Commerce (9400 Santa Monica Blvd).
 - The solar panel arrays installed at the Civic Center Parking Structure, Library and Police Station is projected to generate more than 2,545,000-kilowatt hours (kWh) of electricity over their entire lifespan, representing an offset of an estimated 1,375,000 pounds of carbon dioxide, which is equivalent to conserving 75,000 gallons of gasoline or planting 1,700 trees annually.
2. Initiated conversion from traditional High Intensity Discharge (HID) street lights to LED streetlights.
3. Installed 2700 solar powered parking meters.

Water

Policies and Programs:

1. Adopted the State's Model Water Efficient Landscape Ordinance (MWEL0)
2. Hired a Water Conservation Administrator to provide water conservation services to the community, such as leak notification, water-use audits and water efficient landscape workshops.
3. Achieved water conservation goal of 20% water reduction by 2020- equal to 233.4 gallons per capita per day, established in Senate Bill X7-7.
4. Adopted a Low Impact Development (LID) Ordinance requiring development projects to capture run-off generated from the site, preventing pollutants from entering the storm drain system and eventually, the surface waters of the United States while also providing potential water supply for irrigation. Completed projects have retained 0.17 acre-ft. per rain event of urban runoff.
5. Adopted a Green Streets Policy that is intended to prevent contaminated urban runoff from entering the storm drain system and eventually the waters of the US.
6. Submitted the Ballona Creek Enhanced Watershed Management Program (EWMP) Plan that is intended to implement control measures to reduce pollutants in the watershed as a member of the Ballona Creek Watershed Management Group.
7. Adopted the Sanitary Sewer Management Plan (SSMP), which includes a preventative maintenance program, emergency response procedures, a construction and restaurant inspection program and pollution-mitigating program. Continue to

inspect and upgrades the City's sewer infrastructure to minimize subterranean contamination and reduce sewer overflow events.

8. Adopted the Water Enterprise Plan (WEP). The WEP is a ten-year plan that would increase local water supply, thus increasing the City water system reliability.

Projects:

1. Installed a demonstration garden at Greystone Mansion to educate residents on sustainable practices.
2. Planted California Native water efficient landscape in city facilities at Civic Center and Greystone Mansion.
3. Implemented Water Tracker to allow water customers to monitor their water consumption set customized consumption targets and alerts and receives alerts when potential water leaks are occurring on their property.
4. Completed City-wide change-out of water Meter Transmitting Units (MTUs) to provide more frequent water consumption readings in Water Tracker.
5. Completed irrigation system improvements at city parks and medians to eliminate leaks and irrigate more efficiently by having 92 automated controllers that is linked to evapotranspiration (ET) system.
6. Installed 697 full capture screens in the catch basins to prevent debris larger than 5 millimeter from entering the storm drain system and eventually, the surface waters of the U.S.
7. Completing the feasibility and design work for a green streets project on Burton Way. The project could have the potential to capture 1 acre-ft. of urban runoff from a measurable storm event.
8. Installation of the bioswales to capture urban runoff as part of the Santa Monica Blvd Reconstruction project.
9. Completing feasibility for the La Cienega Park/Frank Fenton Field stormwater capture regional project. The project has the potential to capture 24 acre-ft. of urban runoff during dry and wet seasons.
10. Developed two additional shallow groundwater wells at the Maple Yard facility to provide additional local water supply.
11. Reconstructed 5 steel tank reservoirs and Coldwater Canyon Reservoir to improve water reliability and meet seismic requirements.
12. Completed the altered LADWP inter connection water system. This will provide water reliability for emergency events such as firefighting or during a main break.
13. Installed waterless urinals in City facilities that are guaranteed to save water and reduce carbon dioxide emission associated with the treatment of water and wastewater.
14. Installed energy efficient reservoir mixing systems to help maintain water quality standards.
15. Completed disinfectant booster systems in the City's reservoir system to maintain water quality standards.

Land-use, Transportation & Open Space

Program and Policies:

1. Operate free shuttle service – the Beverly Hills Dial-A-Ride Program- for Beverly Hills residents age 62 and older and disabled residents of any age. The shuttle service provides curb-to-curb pick-up and drop-off to and from home for all transit services provided.
2. Administer Taxi Coupon program for Beverly Hills resident age 62 or older and disabled residents with certain medical conditions, allowing them to purchase one taxi coupon book each month.
3. Provide 30-day discounted bus passes as part of the MTA Bus Passes Senior Discount Program for residents age 62 or older and disabled residents.
4. Continued to support work on the Metro Purple Line Extension, which will provide a transportation alternative and will include two stops in Beverly Hills, at Wilshire/LaCienega and Wilshire/Rodeo.
5. Launched Beverly Hills Bike Share Program, including 50 smart bikes that can be “checked-out” and returned to one of 10 stations in the City. The system is compatible with those installed in the cities of West Hollywood and Santa Monica.
6. Initiated Beverly Hills “Bike Rack-On-Request” Program, which allows businesses to request a bike rack be installed in the public right-of-way adjacent to their business free of charge.
7. Installed 100 bike racks throughout the City and maintain bike routes along Crescent Drive from Wilshire Blvd. to Sunset Blvd. and Burton Way from the City limits to Crescent Dr.
8. Operated 8 large parks and 7 mini parks that provide amenities and open space.

Projects:

1. Incorporating sustainability elements into the North Santa Monica Boulevard Reconstruction Project, which will reconstruct approximately 1.5 miles of deteriorating roadway, to include upgrading the storm drain system, replacing curb and gutters, ; upgrading ramps to ADA standards, installing new LED street lights, and installing eleven bioswales segments.
2. Installed 100 bike racks throughout the City and maintain bike routes along Crescent Drive from Wilshire Blvd. to Sunset Blvd. and Burton Way from the City limits to Crescent Dr.
3. Opened the Beverly Hills Community Dog Park

Materials & Waste

Programs and Policies:

1. Utilize a two-stream refuse system that allows residents to sort green waste from the mixed waste. The mixed waste is sent to a material recovery facility (MRF) where recyclables are sorted from the disposed refuse mixture.
2. Provide bi-monthly bulky item pick-up as part of the alley maintenance program and construction roll-off bins.
3. Administer food waste and recycling program where the City's waste hauler sorts recyclable food wastes from the waste stream.
4. Host annual household hazardous waste collection event in partnership with Los Angeles County.
5. Adopted a Citywide Plastic Bag Ban Ordinance.
6. Hold electronic waste (e-waste) collection events at Farmer's Market.
7. Adopted Green Building Code requiring the use of reduced levels of VOCs chemicals in building materials.
8. Expanded the use of on-line publicity and e-marketing rather than utilizing printed materials
9. Complete library event registrations online, reducing use of paper and consumption of fuel.
10. Increased use of e-books, e-magazines and e-journals.
11. Installed water filling stations at City facilities to encourage the use of reusable water bottles.

Environmental & Public Health

Programs and Policies:

1. Host Annual Earth Day event at the Beverly Hills Farmers Market.
2. Prohibit oil fracking within city limits.
3. Implement solid waste and recycling programs.
4. Implement Hazard Mitigation Plan to protect and respond to the community's needs during an environmental hazard.
5. Implement flu vaccination program for City staff.
6. Adopted City Smoking Regulations to regulate public smoking, including the sale and consumption of e-cigarettes.
7. Complete Vector control and pest management education.
8. Implemented Very High Fire Severity Zone (VHFSZ) brush ordinance.
9. Provide Senior and Active Adult Classes
10. Provide services for seniors to support the needs of the community.
11. Minimize pesticide use in City services contracts.

Sustainable Local Economy

Programs and Policies:

1. Implement Smart City Program to drive the City into innovation and to attract, maintain high level businesses, create jobs, improve health care, education civic participation and connect residents to new opportunities.
2. Adopted five year Economic Sustainability Plan to provide a framework for prioritizing those work programs that most support the City's economic vitality.
3. Participate in annual City/Chamber of Commerce to promote the "My Beverly Hills" shop local program and the annual Small Business Saturday event to promote shopping at local businesses.

Projects:

1. Initiated Fiber to the Premises (FTTP) Program to provide more reliable universal high-speed internet connections for residents and businesses.
2. Develop a City-Run Autonomous Vehicles (AV) program to reduce traffic congestion, reduce demand for parking, and provide environmental, economic, and mobility benefits. The City has the intent to expand the AV into its municipal fleet.
3. Upgrade the Online Business Center (OBC) to reduce trips to City Hall and increase online services for residents and business.
4. Support and expand the City's Wi-Fi network.
5. Expand Closed Circuit TV (CCTV) Program to support City and school safety, with programs including license plate recognition (ALPR) and possible future traffic monitoring applications.
6. Expand the City Mobile Application including:
 - a. Mobile Beverly Hills (City Services mobile app), and
 - b. Watch Beverly Hills (Roku and Gen 4 Apple TV application)

Social Equity

Programs and Policies:

1. Coordinate food donations from the Farmers' Market, demonstration garden, city functions and other sources to agencies providing meal programs for those in need.
2. Implement Community Assistance Grants program to assure service delivery to the community that is otherwise not typically provided by the city such as home repair services.
3. Integrate City adult education classes with the School District's English as a Second Language (ESL) programs.
4. Partner with business literacy programs.
5. Utilize Community Development Block Grant (CDBG) funds to help the frail, elderly and economically challenged stay in their homes.

6. Accept WIC/EBT card as payment at Farmers Market.
7. Adopted and implemented a Civility program to promote positive civic behavior within the community.
8. Administer handy worker program to provide minor home repairs and accessibility and security improvements to low income renters and homeowners in both single and multifamily units.
9. Manage senior case management program to through contracts with Jewish Family Services, which provides case management and ongoing support to elderly residents who need assistance to remain independent in their homes.
10. Administer a senior Home Sharing 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.
11. Adopted the 2013-2021 Housing Element to encourage a range of housing options for all members of the community including lower income and seniors.
12. Adopted reasonable accommodations ordinance to permit deviations from the Zoning or Building Codes to allow people with disabilities to enjoy equal housing opportunities.
13. Engaged community volunteers to take part in the bi-annual Beverly Hills Homeless Count, a part of the Greater Los Angeles Homeless Service Authority's county-wide count, to help participants understand the complexities of homelessness in City and the County.
14. Provide City Wi-Fi for all members of the public.
15. Created the Beverly Hills Ambassador Team to connect individuals to social services through the City's Changing Lives and Sharing Places (CLASP) Homeless Outreach Team and to help address panhandling.
16. Scheduled Tenant Landlord Forums to provide an opportunity for tenants and landlords to address their issues and resolve their differences prior to pursuing more formal actions.
17. Adopted Rent Stabilization Ordinance to limit tenant rent increases from a maximum of 10% annually to maximum of 3% annually, increased relocation fee for Chapter 5 and Chapter 6 tenants with the issuance of a 60-day no-cause termination notice, with additional money for senior, disabled or minor tenants and requires the establishment of a registration of a tenant.

NEXT STEPS & TIMELINE

As discussed above, the City has accomplished many tasks and projects that support the goals of the Sustainability Plan. The department's next steps is to evaluate the successes of these programs, projects and policies by developing a monitoring program and a standardized reporting program. These programs are critical in providing measurable indicators that will allow the City to update the existing goals of the Sustainability Plan.

At this moment, embarking on a City-wide monitoring and reporting program requires enormous interdepartmental coordination which may not be a priority for all departments. Therefore, staff

is proposing to refocus the intent of this plan on programs related to City Operations, specifically to those that are managed by the Public Works Department.

For the next six (6) months, the Public Works Department will be developing the Initial Monitoring Program which will accomplish the following:

1. Identify all Programs related to City Operations.
 - a. Establish metrics for each program
 - b. Establish indicators
 - c. Establish performance measures
2. Identify all Implemented Projects (Infrastructure or retrofit) related to City Operations.
 - a. Establish metrics for each project.
 - b. Measure performance of these projects.
 - i. If possible, measure environmental sustainability impacts of these projects.
 - ii. Identify performance measures

After the initial monitoring program has been completed, staff will be needing an additional three (3) months to compile the monitoring results and use it in the Reporting Program. The Reporting Program will establish a standardized reporting system based on the metrics, indicators and performance measures identified in the monitoring program.

Results from the Reporting Program will be used by staff to evaluate the success or failure of the program or project. The results will enable the community to decide the value of the programs and the projects. The results will also enable staff to develop new measurable goals that can help the City attain its sustainability goals.

If the Initial Monitoring and Reporting Programs are successful, the Public Works Department will apply the same framework to complete the remaining parts of the Sustainability Plan.