



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Planning  
Commission Meeting of  
May 13, 2009**

**TO:** Jonathan Lait, AICP, City Planner

**FROM:** Larry Sakurai, Principal Planner

**SUBJECT:** Planning Agency Review of Capital Improvement Program (CIP) for Consistency with the General Plan

**EXECUTIVE SUMMARY**

Pursuant to State law (Appendix A, Government Code Section 65103), it is requested that the Planning Commission, in its capacity as the Planning Agency, review the City's 2010/11-2014/15 Capital Improvement Program (CIP) for conformance with the City's adopted General Plan.

**BACKGROUND**

The CIP lays out the funding of the City's major infrastructure and municipal facility development over the upcoming five years. It is a planning document as well as a budgetary document since it requires the City to anticipate its infrastructure and facility needs over the next few years, assess funding availability, prioritize projects, and phase their implementation. Each year the City updates the five-year CIP, adding new projects, removing projects as they are completed, and rescheduling funding as priorities warrant.

The CIP is being presented to the Planning Agency at this time because the City Council is currently reviewing the 2010/11 budget, including the CIP, and before funds are allocated and spent on CIP projects, the Planning Agency needs to review the CIP for conformance with the General Plan. The Planning Agency's role is to report to the City Council on the CIP's conformity to the City's General Plan. To determine whether or not a CIP project conforms to the General Plan, the Planning Agency evaluates whether the project carries out General Plan policies or is contrary to or would impede the implementation of General Plan policies. A list of the City's proposed five-year CIP projects has been included (Appendix D).

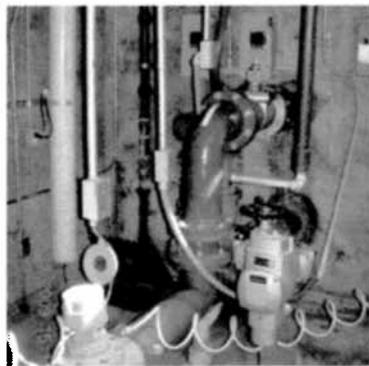
Most of the individual projects in the CIP do not require Planning Agency review. Planning staff has reviewed the entire CIP and has determined that, of those projects that require review for conformity to the General Plan, three have been reviewed previously (See Appendix B) and found to be in conformance with the General Plan and six are either not yet sufficiently developed to be reviewed at this time or have no significant funding to commence with improvements and will be brought forward for Planning Agency review prior to implementation (See Appendix C). The remaining projects involve maintenance, upgrades and repairs that have, in the past, been reviewed as a group for conformance with the General Plan and have been found to be in compliance. Appendix D provides a summary of 2010/2011-2014/2015 project improvements by category. Currently, three projects proposed for implementation in the 2010/11 Fiscal Year require review for General Plan consistency and are shown below:

**CIP Projects Currently Requiring Planning Agency Review**



**0894: PUBLIC WORKS YARD AND FACILITIES IMPROVEMENTS**

This project provides for improvements to the Public Works Yard on Foothill Road, including construction of the warehouse/shops building on an approximate 10,000 square foot footprint, a compressed natural gas (CNG) dispensing system, and various retrofits and enhancements to vehicle shop equipment for CNG vehicle maintenance. There may be an opportunity for partial grant reimbursement for the CNG associated costs.



**0916: WELL REHAB AND GROUNDWATER DEVELOPMENT**

The City has begun investigating new sources of water and needs to repair and rehabilitate wells to ensure maximum production of the Hollywood Basin. In the past, these activities have been completed through existing purchase orders in the operating budget or utilizing other CIP funds. In FY 08/09 the City drilled an exploratory borehole at property in West Hollywood to see if a deep well is feasible at this site. In FY 09/10, the City had two projects. Should the West Hollywood Borehole prove to be successful, the City would begin design for a well at this location. The second project is contingent on third party financing to develop shallow groundwater wells. The well appears to have potential and design studies are being pursued.

### CIP Projects Currently Requiring Planning Agency Review



#### 0926: LAND ACQUISITION - CHAMBER BLDG

Purchase of the Chamber of Commerce Building as a foothold for future public parking development on South Beverly Drive. Renovation of the first floor of the Chamber Building will allow for rental revenue generation in the interim.

#### CIP Project 0894: Public Works Yard and Facilities Improvements

The Planning Commission has actually reviewed a similar project in 2006, which involved the acquisition of property north of the City's Public Works/Water Treatment Facility, for the purpose of developing a warehouse/workshop building. The City never acquired that property. This project proposes a 10,000 square-foot warehouse/workshop building and a compressed natural gas dispensing system, together with retrofits and enhancements to the vehicle shop, within the existing yard. The project does not propose an expansion of storage and work space; rather, it would serve to relocate storage and activity housed in temporary facilities located across Foothill Road to the east of the Public Works/Water Treatment Facility and consolidate them with the other City Yard activities behind the Public Works/Water Treatment Facility.

The project is an extension of the same land uses already on the project site and is consistent with the Land Use Plan. The facilities support City services needed to carry out a number of General Plan policies, such as maintenance of roadways (Policy CIR 1.5), streetscape enhancements (Policy CIR 7.3), infrastructure upgrades (Policy CON 3.13), wastewater system maintenance (Policy CON 7.1), storm drain maintenance (Policy CON 10.1), flood mitigation activities/programs (Policy CON 10.6), filters and/or screens at catch basins (Policy CON 12.1), removal of debris (Policy CON 12.5), energy-efficient street, traffic, facility lighting, and provides support for police services (Policy PS 1), fire services (Policy PS 2), and a wide range of other City services. The project does not impede the advancement of other General Plan policies. Staff finds this project to be consistent with the General Plan.

#### CIP Project 0916: Well Rehabilitation and Groundwater Development

In light of ever-increasing demand on outside water supplies, together with declining production from such water sources, the City has been investigating measures to make more effective use of the Hollywood Basin, the City's local groundwater source. Beverly Hills not only provides water service to the entire City, it is also the provider to the

adjacent portions of West Hollywood.\* The West Hollywood borehole mentioned in the project description above has shown favorable results and the City desires to proceed with design of a production well in the West Hollywood location. For the shallow wells (located on City property in the Entertainment Business District) to proceed, third-party financing is needed.

The purpose of this project is to ensure greater reliability of the City's water supply. The project advances Conservation Policy 1.3 in the General Plan:

"CON 1: Water Supply System. High-quality reliable water supply, treatment, distribution, pumping and storage systems that provide water as affordably as possible and meet current and future daily and peak water demands of the City, considering the sustainability goals and policies in this general plan.

CON 1.3: **Water Distribution System**. Upgrade, maintain, and expand water supply, distribution, pumping, storage, and treatment including facilities to address potential shortages in water supply from the California State Water Project and the Colorado River."

The project does not impede the advancement of other General Plan goals and policies. The proposed use (shallow wells in Beverly Hills) is consistent with the Land Use Plan. Staff finds this project to be consistent with the General Plan.

#### CIP Project 0926: Land Acquisition – Chamber Building

The City is considering the purchase of the Chamber of Commerce Building at 239 South Beverly Drive. The property provides an opportunity toward increasing public parking. The City's only parking structure on South Beverly Drive routinely fills to capacity. In the interim, the building could continue to operate as a commercial structure. The proposed funding would provide for renovation of the ground floor. The project would help to advance a couple of General Plan goals:

"ES 3: Enhanced Commercial Corridors. Enhanced corridors that expand and nurture development opportunities outside of the Business Triangle, such as along South Beverly Drive and Robertson, Olympic, South Santa Monica, and the eastern portion of Wilshire Boulevards.

CIR 4: Parking. A parking system that balances goals for economic development, advanced Intelligent Transportation Systems (ITS) technology, reduced travel through Transportation Demand Management

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\* Generally, Beverly Hills serves the portions of West Hollywood west of Huntley Drive and Hancock Avenue, and areas around Melrose Avenue west of Sweetzer Avenue.

(TDM) measures, livable neighborhoods, sustainability, and public safety within the City.

CIR 4.3: Several detailed plans for expanded parking facilities have been developed over the years. It would be appropriate to update these into a specific program for future acquisition and expansion, as needed. This should include consideration of acquisition and possible lease-back for commercial purposes so that such parcels may be available as long as 25 years before they are needed."

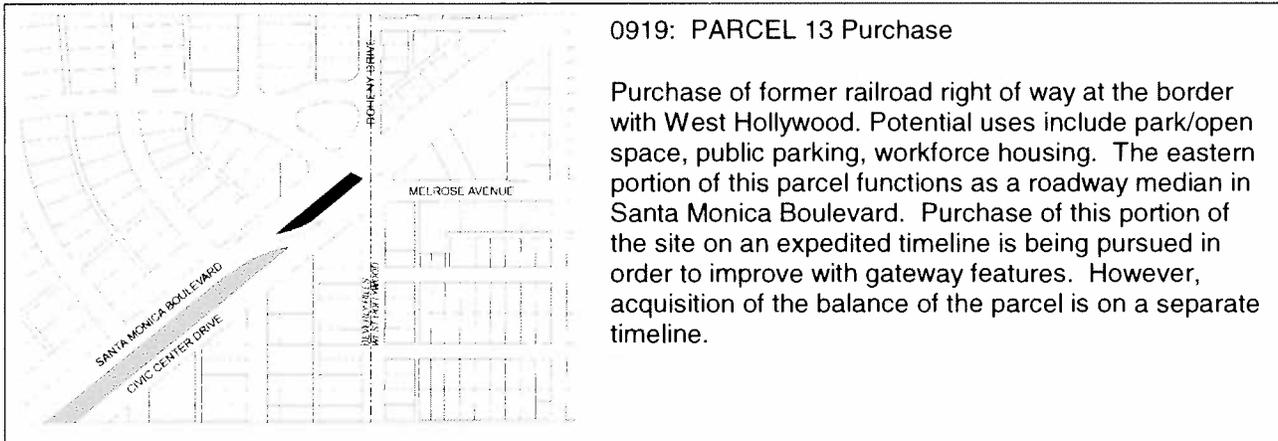
The project advances economic sustainability and circulation goals. The proposed use is consistent with the Land Use Plan. It does not impede the advancement of other General Plan goals. Staff finds the project to be consistent with the General Plan.

#### Projects That May Need Future Planning Agency Review

Seven projects have been identified that are likely to need Planning Agency review in the future but either need further development for a meaningful General Plan consistency review or are not slated to commence at this time (e.g. no funding to proceed with development). They include (more fully-described in Appendix C):

- Entertainment Business District Traffic Mitigation
- 336 Foothill Road (ground lease development)
- Santa Monica Blvd. Corridor
- 9268 Third Street (ground lease development)
- Parcel 12 Purchase
- Parcel 13 Purchase
- Orange Grove Master Plan/Recreational Facility

Before any of the projects listed are funded for development, they will need to be reviewed by the Planning Agency for General Plan consistency, and in some cases the Planning Commission may be considering General Plan amendments for them. One of the above projects, Parcel 13 Purchase, warrants some additional discussion.



The City is considering the acquisition of a portion of Parcel 13 that serves as a median where the single, two-way roadway in Beverly Hills is separated into two one-way roadways in West Hollywood. Beverly Hills would make gateway visual and landscaping improvements to the parcel.



The parcel is designated "Railroad" in the General Plan, reflecting its historic use. It is zoned T-1 (Transportation), which implements the General Plan land use policy. T-1 allows landscaping, and the City proposes no changes to the current use of the parcel. As such, if the City proceeds with the acquisition and proposed improvements to the parcel, this would be consistent with the General Plan. It should be noted that if the City proposes any changes in use of the parcel, such changes are likely to require Planning Agency review, depending on the nature of the proposal.

**RECOMMENDATION**

Staff recommends the Planning Commission, in its role as the City's Planning Agency, adopt a resolution finding the 2010/11–2014/15 Capital Improvement Program in conformance with the City's General Plan. The resolution will be transmitted to the City Council, in conjunction with its review of the CIP.



LARRY SAKURAI

Attachments:

Planning Commission Resolution

Appendix A – Applicable California Government Code Provisions

Appendix B – Previously-Reviewed CIP Projects

Appendix C – CIP Projects That May Require Future Planning Agency Review

Appendix D – CIP Summary

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS REPORTING TO THE CITY COUNCIL ON THE CONSISTENCY OF THE PROPOSED 2010/11 CAPITAL IMPROVEMENT PROGRAM

The Planning Commission of the City of Beverly Hills hereby resolves as follows:

Section 1. California Government Code Section 65103 requires the planning agency of each city and county to annually review the capital improvement program (hereinafter, "CIP"). Pursuant to Government Code Section 65100, Paragraph C of Beverly Hills Municipal Code Section 10-1-102, assigns the planning agency function of the annual review of the CIP to the Planning Commission.

Section 2. On May 13, 2010, the Planning Commission reviewed the City's Capital Improvement Program prepared for Fiscal Year 2010-2011, and covering the five-year period from Fiscal Year 2010-2011 through 2014-2015. Several projects were identified as potentially requiring further planning agency review prior to development, depending on refinements to the projects. However, the CIP overall advances the goals and objectives of the General Plan, and presents no impediments to achieving the goals and objectives of the General Plan.

Section 3. Based on the foregoing review, the Planning Commission hereby finds that the Capital Improvement Program for Fiscal Year 2010-2011, is consistent with the City's General Plan.

Section 4. The Secretary shall forward this Resolution to the City Council for its consideration together with the 2010/11 Capital Improvement Program.

Section 5. The Secretary shall certify to the adoption of this Resolution and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted:

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Lili Bosse  
Chair of the Planning Commission of the  
City of Beverly Hills, California

ATTEST:

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Secretary

Approved as to form:

Approved as to content:

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David M. Snow  
Assistant City Attorney

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Jonathan Lait, AICP  
City Planner

## Appendix A

# California Government Code Provisions Pertaining to Planning Agency and Public Improvements

### **Government Code Section 65103: Functions of Planning Agencies**

Each planning agency shall perform all of the following functions:

- (a) Prepare, periodically review, and revise, as necessary, the general plan.
- (b) Implement the general plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances.
- (c) Annually review the capital improvement program of the city or county and the local public works projects of other local agencies for their consistency with the general plan, pursuant to Article 7 (commencing with Section 65400).
- (d) Endeavor to promote public interest in, comment on, and understanding of the general plan, and regulations relating to it.
- (e) Consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens generally concerning implementation of the general plan.
- (f) Promote the coordination of local plans programs with the plans and programs of other public agencies.
- (g) Perform other functions as the legislative body provides including conducting studies and preparing plans other than those required or authorized by this title.

### **Government Code Section 65401: Recommendation of Proposed Public Works; Coordination of Program**

If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose

jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.

### **Government Code Section 65402: Acquisition or Disposition of Property; Construction of Buildings; Requirements Before Action**

(a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

(Highlight added)

**Appendix B**  
**Previously Reviewed Projects That Appear in the  
2010/11- 2014/15 CIP**

<b>CIP Project No.</b>	<b>Project Title Description</b>	<b>Date Reviewed</b>
345	Public Works Parking Structure	June 17, 2004
888	331 Foothill Road Office Building	June 17, 2004
897	455 Crescent Garage	September 25, 2008

\* Planning Agency review may be required if project description changes

## Appendix C

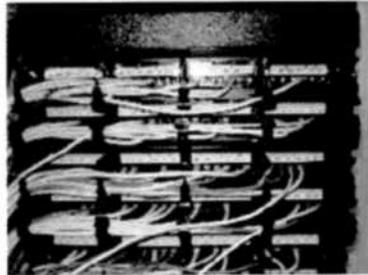
### Projects in the 2010/11 - 2014/15 CIP That May Need Future Planning Agency Review\*

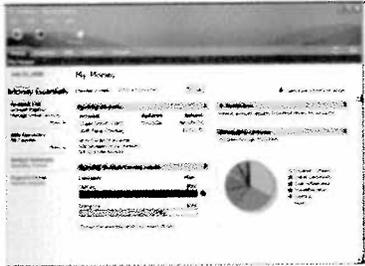
CIP Project No.	Project Title Description
0862	<p><b>Entertainment Business District Traffic Mitigation</b></p> <p>This project would address circulation and access issues of the Entertainment Business District. Originally to be addressed in an update of the Industrial Area Plan, development of the EBD Plan was suspended in 2008 and a substantially scaled-down approach is envisioned.</p>
0881	<p><b>336 Foothill Road</b></p> <p>This project would create an entertainment business office campus, which might include a boutique hotel and related amenities, through a ground lease of this City-owned 5.4-acre site. No funding is proposed in the upcoming fiscal years.</p>
0889	<p><b>Santa Monica Blvd. Corridor</b></p> <p>Funding study including roadway reconstruction, landscaping, intersection improvements, and signal synchronization. No funding is proposed in the upcoming fiscal years.</p>
0892	<p><b>9268 Third Street</b></p> <p>This site currently houses City tenant Lakeshore Entertainment. The Project includes redevelopment of the site to maximize available office space in the vicinity of the City's East Campus and the Entertainment Business District. A 4-5 story building is proposed with 3-4 levels of subterranean parking. No funding is proposed in the upcoming fiscal years.</p>
0918	<p><b>Parcel 12 Purchase</b></p> <p>This is the former railroad right-of-way adjacent to Santa Monica Boulevard between Beverly Boulevard and the Civic Center. Previous discussion on the potential use of the property have included public parking, workforce housing, low intensity retail, and passive park. The current General Plan Land Use designation of the right-of-way is "Railroad", reflecting its historic use. The designation would need to be addressed prior to the acquisition of the property. Efforts are underway to press the State Department of Toxic Substance Control to finalize the soil remediation plan, so that the cost of a "clean" site can be determined.</p>
0919	<p><b>Parcel 13 Purchase</b></p> <p>This is the former railroad right-of-way adjacent to Santa Monica Boulevard between Beverly Boulevard and Doheny Drive, at the West Hollywood city limit. Previous discussion on the potential use of the property have included public parking, workforce housing, low intensity retail, and passive park. The current General Plan Land Use designation of the right-of-way is "Railroad", reflecting its historic use. The designation would need to be addressed prior to the acquisition of the property, if the property is to be utilized for purposes other than its existing use. Efforts are underway to press the State Department of Toxic Substance Control to finalize the soil remediation plan, so that the cost of a "clean" site can be determined.</p>
0925	<p><b>Orange Grove Master Plan / Recreational Facility</b></p> <p>The City of Beverly Hills is currently in discussion with the City of Los Angeles to acquire rights to develop and use the Lower Franklin Canyon Area (the "orange grove" area next to Beverly Drive) as a park site. As the area is in a neighboring jurisdiction, the Land Use Element does not address the use of the site, but any improvements Beverly Hills develops on the site (anticipated to be reflected in a plan) would need to be reviewed by the Planning Agency for consistency with General Plan policies.</p>

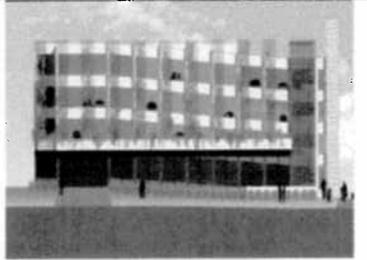
\* Planning Agency review may be required if project description changes

## Appendix D

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0066: SEWER SYSTEM REPAIRS</p> 	<p>Repair and rehabilitation of the sanitary sewer conveyance system within the City of Beverly Hills. This project includes replacement of deteriorated sewers, relining of existing sewers and sanitary sewer manhole rehabilitation. The City is finalizing the new sewer master plan and anticipates a more aggressive replacement and rehabilitation program.</p>
<p>0089: STREET TREE REMOVAL AND REPLACEMENT</p> 	<p>Ongoing removal and replacement of trees per Street Tree Master Plan due to decline or damage to existing trees. (Please refer to the Appendix for listing of streets schedule for tree removals and replacements.)</p>
<p>0195: STREET RESURFACING</p> 	<p>Cold plane adjacent to existing gutters, resurface, and/or reconstruct street between gutter edges. Prioritization of street rehabilitation will be based on the pavement management system. (Please refer to the Appendix for listing of streets to be maintained annually.)</p>
<p>0197: HYPERION PLANT</p> 	<p>Annual capital component of Hyperion Wastewater Treatment Plant charges and the City of Los Angeles' amalgamated sewer system.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0315: PARK FACILITIES MAINTENANCE AND IMPROVEMENTS</p> 	<p>Maintenance and ongoing improvements to the various park facilities and structures throughout the City, such as irrigation upgrades and furnishings. Projects include Hamel Park restoration and Civic Center upgrades.</p>
<p>0329: IT EQUIPMENT REPLACEMENT PROGRAM</p> 	<p>Provides for the scheduled replacement of hardware, software and equipment including workstations, servers, disk storage, and network infrastructure. Funding for scheduled replacement of end-of-life infrastructure is provided for via incremental revenue based on a depreciation schedule. Starting in Fiscal Year 09-10 replacement cycles have been extended in response to budget considerations.</p>
<p>0333: BUILDING WIRING UPGRADE</p> 	<p>This project provides for the upgrade of existing internal and external network cabling systems centered around City Hall and the rest of the local municipal complex facilities. Through successive phases this upgrade will replace the existing internal cable plant of category 3 (cat3) wiring with category 6 (cat6) wiring. It will provide for adequate external fiber optic cabling extending from the data center to the various cabling distribution centers around the local complex. Future phases of this project will address the cabling needs of the remote facilities, including the Fire Stations and Parks buildings.</p>
<p>0334: EGOV INITIATIVE</p> 	<p>Provides web-based solutions for the public to more efficiently interact with the City staff and services. This effort will continue to provide many new online services including the ability for the public to fill out multi-departmental forms, and request public works services online. This effort will also add some focus to the needs of the public during an emergency. As envisioned the public will be able to retrieve crucial data in real time using GIS and other web based tools.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0335: DOCUMENT IMAGING BACKLOG</p> 	<p>The Document Management Backlog Program provides resources for the physical conversion of historical documents (original paper and microfiche) to digital archives with full text search capability. Services include discovery and creation of new applications for new records. Additionally, this program provides hardware, software, and training services for departments to maintain their electronic records on an ongoing basis, and for user access to public records via the City's website.</p>
<p>0336: FINANCIAL AND HUMAN RESOURCES SOFTWARE</p> 	<p>Provides for research, development, purchase, and implementation of an enterprise system to replace the existing Finance and Human Resources applications used for operational planning and administration, and for optimizing internal business processes.</p>
<p>0339: PUBLIC SAFETY CAD/RMS SYSTEM</p> 	<p>The CAD/RMS project provides for the replacement of the Public Safety CAD/RMS system. This project will migrate the CAD/RMS system off the end-of-life hardware and software onto the selected platform. It is anticipated that this system replacement will take three years to complete.</p>
<p>0340: MUNICIPAL WIRELESS DEPLOYMENT</p> 	<p>The Municipal Wireless Project provides for the exploration, development and eventual deployment of wireless technologies that are suitable to extend integrated voice, video and data communications from the local private City network to the mobile City employee in the field within City limits or beyond. The wireless networks are initially targeted to support internal City operations including Police and Fire, Field Inspectors, EOC operations and other mobile Staff. The network could eventually be made available as a municipal service or as a potential revenue source.</p>

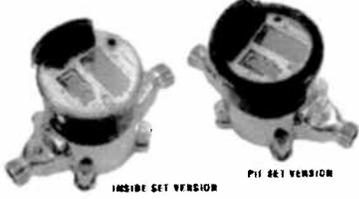
2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0342: COMMUNITY SECURITY ENHANCEMENTS (CCTV/ALPR)</p> 	<p>The Community Security Enhancements Project provides for the design, engineering, installation and management of a video network (including video analytics) that will cover public spaces in the business districts, as well as critical infrastructure, such as reservoirs, public safety facilities and City Hall perimeter security. The project also includes the City's ALPR program. Also included are elements of the City's UNITE program that encompasses GIS development projects and infrastructure for CCTV/ALPR.</p>
<p>0343: PARK FACILITIES RENOVATION PROJECTS - LA CIENEGA PARK</p> 	<p>Development of a Park Master Plan to enhance La Cienega Park after assessing the community's recreational needs.</p>
<p>0345: PUBLIC WORKS PARKING STRUCTURE</p> 	<p>Construction of a parking structure on Third Street as part of the Public Works master plan to provide parking for City fleet vehicles and staff vehicles. Additional parking is provided to support a future City Office building at Foothill Road and Third Street.</p>
<p>0347: ENHANCED NETWORK SECURITY/ DISASTER RECOVERY</p> 	<p>This project will expand the following security components: Intrusion Prevention Systems, Intrusion Detection Systems, Vulnerability Assessments and In-the-Cloud Security Systems. Deep inspection components are critical to protecting the City's networking/database infrastructure. Additionally, this initiative provides for establishing an off-site disaster recovery presence to reduce the risk of having all computing infrastructure in a single location.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0348: MISCELLANEOUS TECHNOLOGY PROJECTS</p> 	<p>The funding for this request will allow for the Information Technology Department to meet requests made by other City Departments for unforeseen technology-related projects.</p>
<p>0349: TENANT IMPROVEMENT PROGRAM</p> 	<p>Anticipated tenant improvement expenses for all of the City's current lease of spaces for FY 2007/08 through FY 2011/12.</p>
<p>0351: PARKING REVENUE AUDIT PROGRAM</p> 	<p>Creation of a comprehensive audit program for the City's cash parking operations, including meters, change machines, and garages, and meeting the established requirements set forth by the City's financial auditors.</p>
<p>0367: INSTALL TRAFFIC SIGNALS</p> 	<p>Projects in FY 10-11 include construction of Santa Monica Boulevard Signal Synchronization; Study of Sunset Boulevard Signals and replacement of approximately 600 LED Bulbs.</p>

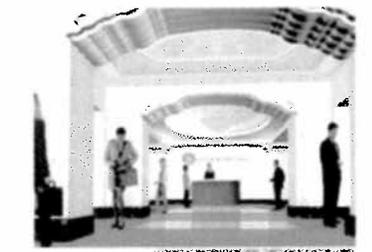
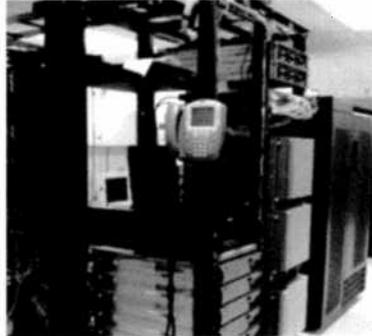
2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0387: WATER MAIN AND HYDRANT REPLACEMENT</p> 	<p>Replace and/or rehabilitate undersized, deteriorated or old water mains and upgrade the fire hydrant system according to the Water System Master Plan dated May 2002. In FY 2009/2010, the City plans to update their 2002 Water System Master Plan; their Urban Water Management Plan in addition to replacing water mains and hydrants.</p>
<p>0402: STREETScape DEMONSTRATION</p> 	<p>A demonstration project of the Streetscape Program, to include a mock-up of an existing street light pole with hanging planter baskets, street furniture, public art and enhanced sidewalks.</p>
<p>0442: GREYSTONE PARK IMPROVEMENTS</p> 	<p>Ongoing restoration and preservation projects include 1) engineering design services for the construction of a catering kitchen in the Mansion; 2) design services for Phase III grounds improvements; 3) design services for infrastructure improvements including HVAC and sprinklers. Improvement sequencing and estimated completion dates are consistent with suggestions made through the operating analysis and recommendations provided through the Historic Resources Group report.</p>
<p>0483: TENNIS COURTS AND SITE ENHANCEMENTS</p> 	<p>Reconstruction and modernization of the La Cienega Tennis Center locker facilities.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0553: STORM DRAIN AND COMPLIANCE ( WITH TMDL)</p> 	<p>Rehabilitate and replace deteriorating or undersized Cityowned storm drains and implement structural recommendations to achieve the total maximum daily loads (TMDL) as defined by the Los Angeles Regional Water Quality Control Board.</p>
<p>0554: PAVEMENT MASTER PLAN (FY2009-10 Update)</p> 	<p>State requirements for various funding sources, consistent with Streets and Highways Code Section 2108.1 requires a Pavement Management System, which provides a prioritization of streets to be repaired, to be updated every two years. This requirement will be satisfied by inspecting 50% of streets every year and updating the pavement management program report annually.</p>
<p>0585: FIRE HEADQUARTERS STATION - MAINT and IMPRV</p> 	<p>Fire Headquarters is 20+ years old. Updating is required to meet current usage as well as renovation throughout due to the high occupancy and 24-hour/day usage. Final upgrades to the HVAC system, replacement of the antiquated fire alarm system, updating the floor plan and function in the administrative offices, and a small increase in 2nd floor square footage - planned to address staffing changes /gender equality in facilities - are part of this phase. A complete modernization/ renovation will require ensuing phases and funding.</p>
<p>0586: FIRE STATION 2 - MAINT &amp; IMPRV</p> 	<p>Fire Station #2 is 26-years old and in need of significant renovation. In the 1st phase of this project, the emergency generator will be replaced with a full-power unit. Station circuitry will require upgrades. Exterior wood siding/trim will be replaced. Roof to be repaired or replaced as necessary. Interior work to include new attic insulation, paint, ceilings, lighting, cabinetry, and flooring.</p>

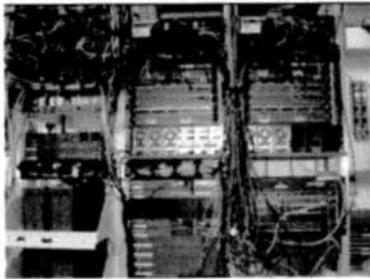
2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0587: FIRE STATION 3 - MAINT &amp; IMPRV</p> 	<p>Renovation of 35 year-old Fire Station #3: Continuation of the partial renovation/modernization of the station begun in Fiscal Year 2006-07. Replacement of original plumbing, tile, fixtures, showers, sleeping room cabinetry, and renovation of the entire ground floor.</p>
<p>0602: IRRIGATION UPGRADES</p> 	<p>Renovation of antiquated irrigation systems within city parks. Recent upgrades have included installing a wireless control system and weather station and connecting all controllers to the new radio-controlled unit. Future upgrades include replacement of a declining infrastructure (irrigation heads, valves) with new equipment to increase the efficiency and longevity of the irrigation system.</p>
<p>0610: POLICE FACILITY MAINTENANCE AND E.O.C. UPGRADE</p> 	<p>Police facility improvements includes design services for development of an Emergency Operations Center, and modifications to the department offices. Construction is scheduled to begin in Fiscal Year 2008-09.</p>
<p>0629: STREET LIGHT REPLACEMENT PROJECT</p> 	<p>This project calls for the replacement of the conduit and wiring of the City's street lighting system in the commercial areas of the City. The existing 5000-volt series circuit system will be replaced with a 240-volt multiple circuit system. A holiday tree lighting system will also be added to select streets.</p>

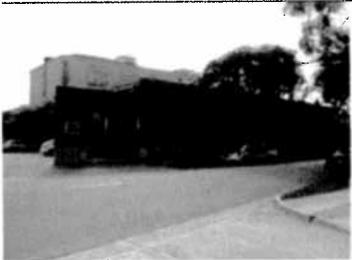
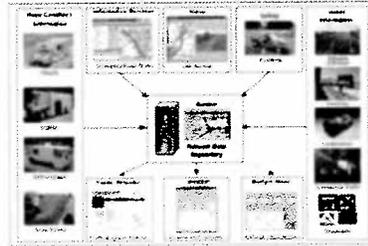
2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0669: WATER METER REPLACEMENT</p> 	<p>Replace all water meters with automated meter readers on a fixed network. In addition, large meters are being switched out from turbine meters to compound meters. Most of the City's meters are 10 years old or older. Meters slow down as they age making them less accurate.</p>
<p>0701: IMPROVEMENT OF CITY GATEWAYS</p> 	<p>Development and implementation of a master plan to identify and enhance selected entry locations to the City as distinctive gateways. The program will involve landscaping, signage, art installation, lighting, hardscape, architectural treatments and enhancements. (Please refer to the Appendix for a more detailed schedule of improvements to be made at the various gateways.)</p>
<p>0713: REPAINT CITY BUILDINGS</p> 	<p>Ongoing maintenance painting of City buildings. The first priorities are the Fire Department Headquarters, the Library, and the Tennis Center. (Please refer to the Appendix for a listing of the buildings that are scheduled to be repainted over the next five years).</p>
<p>0785: PARKING REVENUE CONTROL SYSTEM UPGRADE</p> 	<p>Upgrade the Parking Access and Revenue Control Systems (PARCS) that operate the City-owned parking facilities. Expansion includes: additional Variable Message Signs (VMS); an operations center for staff to monitor parking equipment at each parking facility; and overnight security features for the 438 N. Beverly Dr. parking facility, such as entry/exit rollup doors/controllers.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0786: PARKING FACILITY UPGRADES</p> 	<p>Upgrading of City parking facilities to include condition analysis, lighting and ventilation analysis, energy efficiency, waterproofing of parking decks, and post tension cable rehabilitation.</p>
<p>0795: WATER TREATMENT PLANT</p> 	<p>The City plans on automating one of the larger valves within the treatment plant. In FY 12/13 the reverse osmosis membranes will need to be replaced, and every five years thereafter.</p>
<p>0796: RESERVOIR REPLACEMENT AND REPAIR</p> 	<p>The City utilizes reservoirs to store potable water. The projects within this CIP include replacement of steel tanks, and the seismic retrofit of the associated pump stations. These steel tanks were originally built in the 1950s and 1960s. In addition, aesthetic enhancements are included.</p>
<p>0823: MISCELLANEOUS CONSTRUCTION PROJECTS</p> 	<p>This project provides ongoing annual funding for various projects.</p>

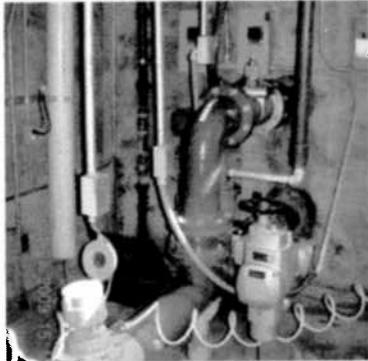
2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0833: NEW ROOFING ON CITY BUILDINGS</p> 	<p>New roof will be installed on City Hall and the Fire Department Headquarters in FY 2010/11 and see index for following fiscal years. Police Facility roof replacement was completed in FY 08-09 and the Library was completed in FY 09/10</p>
<p>0838: LIBRARY FACILITY MAINTENANCE AND IMPROVEMENT</p> 	<p>The project will provide for small scale capital projects intended to improve customer service as well as a modest renovation of targeted areas of the library facility.</p>
<p>0851: CITY HALL MASTER PROJECT</p> 	<p>Remodel of City Hall Second and Third Floors following completion of the First Floor remodel in October 2008. Project addresses upgrade to building systems such as the fire alarm, HVAC controls, lighting and office furniture.</p>
<p>0856: TELEPHONE SYSTEM ENHANCEMENTS</p> 	<p>Provides for Phase 2 development and implementation related to the City's telecommunications system, including additional infrastructure, hardware, software and end-user equipment where appropriate.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0859: RADIO REPLACEMENT</p> 	<p>Scheduled replacement and upgrade of radio system infrastructure, mobile radios and hand held units in support of public safety and emergency management.</p>
<p>0862: ENTERTAINMENT BUSINESS DISTRICT TRAFFIC MITIGATION</p> 	<p>Provides the EIR and traffic mitigation studies necessary for several anticipated projects in the City's business park (formerly referenced as the industrial area). The cost of these studies will be spread between the final projects.</p>
<p>0863: STREET SIGN REPLACEMENT</p> 	<p>Replaces all parking restriction signs City-wide. Phase 1 includes replacing all single plate signs (apx. 2000 signs). Phase 2 includes all double and triple plate permit parking and street sweeping signs (apx. 1500 signs). Phase 3 includes all signs on the perimeter of the City (e.g, overnight prohibition signs), block entrance signs, and miscellaneous signs.</p>
<p>0864: URBAN DESIGN</p> 	<p>Completed Phase I enhancement project for Canon, Beverly, Rodeo, Brighton, and Dayton. Program included sidewalk widening, street trees, new street lights, signalized midblock crossings and street furniture. Next steps to included analysis of art, water feature and expanded street furniture program.</p>

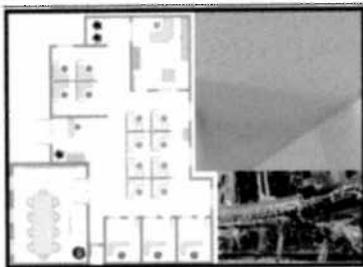
2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0881: 336 FOOTHILL RD</p> 	<p>This project would create an entertainment business office campus, which might include a boutique hotel and related amenities, through a ground lease of this City owned 5.4 acre site.</p>
<p>0883: MUNICIPAL AREA NETWORK (MAN)/BHUSD Fiber optic and Security Camera Installation</p> 	<p>Provides for MAN connectivity to Beverly Hills Unified School District and install security cameras adjacent to Beverly Vista, Horace Mann, El Rodeo, and BH High School.</p>
<p>0888: 331 FOOTHILL RD OFFICE BUILDING</p> 	<p>Construct new office building at the corner of Foothill Road and Third Street to house Cable Television studio and offices, and a restaurant.</p>
<p>0889: SANTA MONICA BLVD CORRIDOR</p> 	<p>Funding study including roadway reconstruction, landscaping, intersection improvements, and public outreach. Also includes topographical survey needed for any construction project. Full funding and City Council Direction pending.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0892: 9268 THIRD ST</p> 	<p>This site currently houses City tenant Lakeshore Entertainment. The Project includes redevelopment of the site to maximize available office space in the vicinity of the City's East Campus and the Entertainment Business District. A 4-5 story building is proposed with 3-4 levels of subterranean parking. Project is on Hold pending identification of a pre-lease tenant.</p>
<p>0894: PUBLIC WORKS YARD AND FACILITIES IMPROVEMENTS</p> 	<p>This project provides for improvements to the Public Works Yard on Foothill Road, including construction of the warehouse/shops building on an approximate 10,000 square foot footprint, a compressed natural gas (CNG) dispensing system, and various retrofits and enhancements to vehicle shop equipment for CNG vehicle maintenance. There may be an opportunity for partial grant reimbursement for the CNG associated costs.</p>
<p>0895: GPS PARKING ENFORCEMENT UNIT</p> 	<p>AutoVu is a mobile camera and positioning software alarm system which marks parked vehicles and assists with parking citation issuance. It can also conduct on-street parking turn over and occupancy surveys. FY 2008/09 is for the purchase of two (2) additional AutoVu GPS enabled devices for the permit zones in residential areas, and time-zone limits in commercial areas.</p>
<p>8096: PUBLIC WORKS ASSET MANAGEMENT SYSTEM</p> 	<p>This provides for the City's Public Works Work Order and Asset Management system to be upgraded from version 7 to version 8, provides tools needed to track and maintain assets, and to evaluate associated costs to manage assets more efficiently by: Tracking and reporting costs accurately against assets and activities; Planning, scheduling, and executing effective maintenance programs; Creating an accurate inventory of infrastructure assets that permit Geographic Information System (GIS) technology.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>08978: 455 CRESCENT GARAGE</p> 	<p>Construction of a new parking garage to serve business triangle customers and for use by visitors to the Annenberg Center for the Performing Arts.</p>
<p>0898: 9400 SANTA MONICA BLVD STUDY AND DEVELOPMENT</p> 	<p>Proposed retail office development at 9400 South Santa Monica Blvd. at Canon Drive.</p>
<p>0903: PLAYGROUND EQUIPMENT MAINTENANCE AND IMPROVEMENTS</p> 	<p>Upgrades and repairs to existing park playground equipment, on an as-needed basis.</p>
<p>0911: SINGLE SPACE CREDIT CARD PARKING METERS</p> 	<p>Purchase and installation of single space parking meters that are capable of accepting real-time credit card transactions in addition to coin deposits for the purchase of parking in onstreet City parking spaces.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0914: PARK FACILITIES RENOVATION PROJECTS - ROXBURY PARK</p> 	<p>Development of a Park Master Plan to enhance Roxbury Park after assessing the community's recreational needs.</p>
<p>0915: PARKING ENFORCEMENT HANDHELD COMPUTERS</p> 	<p>Replacement of hand-held devices used for the issuance of parking violations. This project encompasses upgrading current field capabilities to include, photo/video capture, audio capture, wireless/cellular communication for real time updating, GPS, LPR, permit and exemption database access, and scofflaw notification.</p>
<p>0916: WELL REHAB AND GROUNDWATER DEVELOPMENT</p> 	<p>The City has begun investigating new sources of water and needs to repair and rehabilitate wells to ensure maximum production of the Hollywood Basin. In the past, these activities have been completed through existing purchase orders in the operating budget or utilizing other CIP funds. In FY 08/09 the City drilled an exploratory borehole at property in West Hollywood to see if a deep well is feasible at this site. In FY 09/10, the City had two projects. Should the West Hollywood Borehole prove to be successful, the City would begin design for a well at this location. The second project is contingent on third party financing to develop shallow groundwater wells. The well appears to have potential and design studies are being pursued.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
0918: PARCEL 12 PURCHASE 	Purchase of former railroad right of way adjacent to the Civic Center. Potential uses include public parking, low intensity retail, workforce housing, park/open space.
0919: PARCEL 13 PURCHASE 	Purchase of former railroad right of way at the border with West Hollywood. Potential uses include park/open space, public parking, workforce housing. The eastern portion of this parcel functions as a roadway median in Santa Monica Boulevard. Purchase of this portion of the site on an expedited timeline is being pursued in order to improve with gateway features. However, acquisition of the balance of the parcel is on a separate timeline.
920: CIVIC CENTER WAYFINDING SIGNAGE 	Conceptual design and construction for Civic Center signage, landscaping, and irrigation at the corner of Rexford & Burton Way.
0921: LIBRARY RADIO FREQUENCY IDENTIFICATION (RFID)	This project would implement radio frequency id tracking for library materials and patron cards. The technology will facilitate self check technology, accelerate the check in process and improve significantly inventorying capabilities.

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0922: REPLACE UPS EQUIPMENT</p> 	<p>Replace adn/or upgrade Uninterruptable Power Supply (UPS) systems with more than three years service and establish an annual replacement schedule.</p>
<p>0923: SOLAR PANELS ON CITY FACILITIES</p> 	<p>ARRA Grant and Public-Private partnership to make the City more energy efficient by placing solar panels on city facilities. Grant and 3rd party funding is being sought to reimburse project costs.</p>
<p>0924: IT BUILDING INFRASTRUCTURE MAINTENANCE</p> 	<p>This project provides for research and analysis of maintenance and repair needs for buildings.</p>
<p>0925: ORANGE GROVE MASTER PLAN/REC FACILITY</p> 	<p>The City is interested in surplus Los Angeles DWP Property in Lower Franklin Canyon for the purpose of providing open space for residents in the Coldwater and Franklin Canyon areas. A partnership arrangement may not require purchase of the site.</p>

2010/11 – 2014/15 Capital Improvement Program Summary	
Project Number/Name	Project Description
<p>0926: LAND ACQUISITION - CHAMBER BLDG</p> 	<p>Purchase of the Chamber of Commerce Building as a foothold for future public parking development on South Beverly Drive. Renovation of the first floor of the Chamber Building will allow for rental revenue generation in the interim.</p>
<p>0927 REPLACE BRICK FACADE - WHOLE FOODS BLDG</p> 	<p>The exterior brick finish at 239 N. Crescent Dr. is separating from the walls. This is a multi-use City building that includes a parking garage, commercial food retailer, and senior housing. Emergency repairs were implemented during Fiscal Year 2009-10, but the brick continues to separate and create significant safety issues for residents, shoppers, and the public. A structural assessment and estimates were completed by RTK Services in January, 2010, with a replacement of the brick selected as a preferred option.</p>
<p>8502 VEHICLE REPLACEMENT PROGRAM</p> 	<p>Ongoing replacement of fleet vehicles. (Please refer to the Appendix for a schedule of the vehicles to be replaced.)</p>