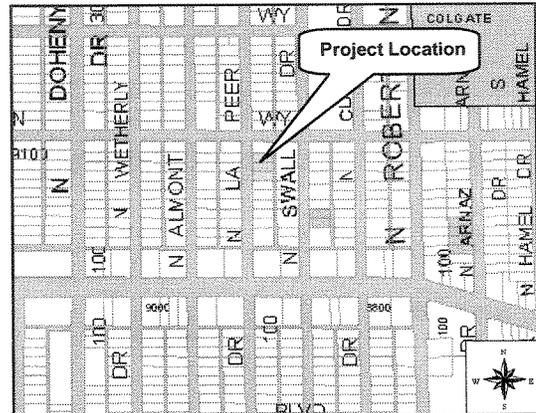




STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning
Commission Meeting of
September 24, 2009**

TO: Planning Commission
FROM: Ryan Gohlich, Associate Planner
THROUGH: Jonathan Lait, AICP, City Planner
SUBJECT: Time Extension request for Tentative Tract Map No. 63236 and its associated Development Plan Review Permit and R-4 Permit for a 16-unit condominium project located at **154-168 North La Peer Drive.**



RECOMMENDATION

It is recommended that the Planning Commission direct staff to prepare a resolution denying the requested time extension.

DISCUSSION/BACKGROUND

Leonard Rosenblatt, applicant and property owner, filed a request for a one year time extension for the Tentative Tract Map, Development Plan Review Permit and R-4 Permit previously approved by the Planning Commission under Resolution 1415. An extension would extend the time limit for the filing of a Final Map and exercise of the Development Plan Review Permit and R-4 Permit from July 27, 2009 to July 27, 2010.

On July 9, 2009, staff presented a report recommending approval of the requested time extension. However, the Commission requested, and the applicant agreed, to identify ways in which the proposed project could incorporate some "green building" standards. At subsequent meetings in August and September, the applicant has requested that this project be continued to the "next meeting."

Since agreeing to the Commission's request to incorporate green building features, the applicant has not made any meaningful progress that has been presented to staff. While staff wants to work in a cooperative manner to achieve the shared goal

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establishing new housing stock within the City, we are also obligated to process this project in a timely fashion.

In this regard, we've not seen any evidence that would support continuing this project to achieve the Commission's desire to incorporate some measure of green building standards into the project.



RYAN GOHLICH,
Assistant Planner