



Planning Commission Report

Meeting Date: May 12, 2011

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

Recommendation: Adopt a resolution finding the 2011/12–2015/16 Capital Improvement Program in conformance with the City's General Plan.

REPORT 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 2011/12-2015/16 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 2011/12 budget, including the CIP. Before funds are allocated and spent on CIP projects, the Planning Agency reviews the CIP for conformance with the General Plan. To determine whether or not the CIP conforms to the General Plan, the Planning Agency evaluates whether CIP projects carry out General Plan policies or are contrary to or would impede the implementation of General Plan policies. A list of the City's proposed five-year CIP projects, grouped by category, is attached (Appendix D).

Most of the individual projects in the CIP do not require Planning Agency review and a number of projects have been reviewed previously (See Appendix B). In 2010, staff reviewed all CIP projects, including those previously reviewed, for conformance with the updated 2010 General Plan and found all of the projects consistent with the updated General Plan. This includes CIP Project #919, "Parcel 13 Purchase" which, as a property acquisition, was individually reviewed and found to be in conformance with the General Plan even though funding for the acquisition was not designated at the time. That CIP project to purchase a median on the east end of Santa Monica Boulevard is again included in the 2011/12 CIP, with funding attached for the acquisition. This project, as well as the other projects reviewed in previous years, continues to be in conformance with the General Plan.

Attachments:

1. Resolution
2. Appendices:
 - A. CA Government Code re Planning Agency Review of CIP
 - B. Previously Reviewed Projects
 - C. Projects That May Need Future Review
 - D. 2011/12 – 2015/16 CIP Summary

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Five projects in the 2011/12-2015/16 CIP 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). Currently, one project proposed for implementation in the 2011/12 Fiscal Year requires additional review for General Plan consistency and that project is discussed below. The remaining projects in the CIP involve maintenance, upgrades and repairs and these projects, as a group, are found to be in compliance with the General Plan.

DISCUSSION

CIP Project #0914: Park Facilities Renovation Projects: Roxbury Park



CIP NO: 0914
PARK FACILITIES
RENOVATION
PROJECTS -
ROXBURY PARK

Development of a new Community Center to replace the out-dated facility pursuant to the adopted Park Master Plan to enhance Roxbury Park after assessing the community's recreational needs.

On May 6, 2008, the City Council approved the Park Master Plan for Roxbury Park and La Cienega Park. Since then, the City has been conducting the planning and design work for Phase One of the Roxbury Park Master Plan. Phase One work will begin in 2011/12 with demolition of the existing community center and construction of a new 22,600 square foot community center (multipurpose rooms which include a gymnasium and assembly space with a stage, senior center, kitchen, arts and craft room, exercise room, game room, small café, patios and library annex) in the same location as the existing building. Also provided will be street-level parking for 125 cars, which includes the existing 50-car parking lot in a slightly different configuration.

Pursuant to State law, no public building shall be constructed or authorized until the location, purpose and extent of such public building has been reported upon by the planning agency as to conformity with the City's General Plan if the City has a General Plan that applies to the project.

The new community center project is consistent with the Land Use Plan in the General Plan which identifies this site as "parks" and the project advances policies under Land Use (LU) Goal 13 and Goal 14 and Open Space (OS) Goal 9 and Goal 10 in the General Plan as follows:

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.
- 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.
- 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.

The City Council approved the Park Master Plan for Roxbury Park and La Cienega Park after extensive community outreach efforts including meetings with park neighbors, the community, Roxbury Park stakeholders, a community-wide survey, and more than a dozen meetings conducted by the Recreation and Parks Commission. This community identified the inadequacies of the existing community center and the new center addresses these inadequacies. The extensive public review process included review and comments from the City's Architectural Commission, ensuring the City's commitment to excellence in design and compatibility with the neighborhood.

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.

The following policies carry out this goal: LU 14.1 **City Form**; LU 14.2 **Site Development**; and, LU 14.3 **New Construction of Public Buildings.**

The new community building has been designed to meet the state's new green building standards (CALGreen) as well as the City of Beverly Hills' amendments to CALGreen thereby ensuring the building will be constructed to a very high standard for sustainability.

OS 9: Park and Recreation Preservation. The improvement, maintenance, and preservation of existing parks and recreation facilities, and the expansion of indoor recreational facilities.

- OS 9.2: **Adequate Parking.** Minimize impact of park and recreation activities on surrounding neighborhoods by expanding supply of parking serving Roxbury and La Cienega parks.

The new community center improves and expands the existing recreation facilities at Roxbury Park and will add onsite parking for an additional 125 cars, thereby minimizing the impact on surrounding streets caused by the current lack of adequate parking at the park.

- OS 9.4 **Sustainable Practices.** Utilize environmentally sustainable practices in the maintenance and development of park facilities to preserve and

maintain limited open space resources. Such practices may include plant materials, building expansion or redesign, solar heating, etc.

- OS 9.5 **Sustainable Design and Operational Concepts.** Use sustainable concepts and practices in the design, materials, and operation of parks in the City, and require such concepts with respect to open space required in new developments in the City. Such practices may include, but are not limited to, use of drought tolerant plant palettes in landscaping and strategic use of plants for fire protection near areas of wildland fire hazard, external shading of building and parking lots, and landscape design that allows irrigation and stormwater to recharge groundwater systems and filter out pollutants.

The new community building has been designed to meet the state's new green building standards (CALGreen) as well as the City of Beverly Hills' amendments to CALGreen thereby ensuring the building will be constructed to a very high standard for sustainability.

- OS 9.7 **Design Parks and Buildings to Maximize Views of the Open Space and Minimize Impacts to Residential Uses.** Require public buildings that include open space and recreational components to be designed to minimize the perception of mass and allow visibility of the open space areas from the public right of way as much as practical, and to include noise and impact mitigation measures in its design to minimize impacts to adjacent residential uses.

See discussion under LU 13 above.

- OS 10: **Disabled Access.** Parks and recreation facilities that are accessible to persons with disabilities.
- OS 10.1 **Park Accessibility to Persons with Disabilities.** Ensure that parks and recreation facilities include provisions for adequate access for persons with disabilities, and that existing facilities are appropriately retrofitted to include such access as required by the Americans with Disabilities Act as well as appropriate "universal design" concepts."

The new community building has been designed in compliance with the Americans with Disabilities Act and to be fully accessible to all patrons.

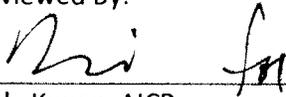
In addition to advancing the above General Plan policies, the project does not impede the advancement of other General Plan goals and policies. Staff finds this project to be consistent with the General Plan. With this finding, all projects in the City's 2011/12-2015/16 CIP are found to be consistent with the City's adopted General Plan.

Projects That May Need Future Planning Agency Review

Five 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). These projects are listed below and described in Appendix C:

- 336 Foothill Road
- Santa Monica Boulevard Corridor
- 9268 Third Street
- Parcel 12 and 13 Purchase
- Orange Grove Master Plan/Recreation Facility.

Report Reviewed By:



Susan Healy Keene, AICP
Director of Community Development

Attachment 1

Resolution

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 2011/12 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 1, 2011, the Planning Commission, in its capacity as the Planning Agency, reviewed the City's Capital Improvement Program prepared for Fiscal Year 2011-2012, and covering the five-year period from Fiscal Year 2011-2012 through 2015-2016. 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 2011-2012, 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 2011/12 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:

Daniel Yukelson
Chair of the Planning Commission of the
City of Beverly Hills, California

ATTEST:

Secretary

Approved as to form:

Approved as to content:

David M. Snow
Assistant City Attorney

Jonathan Lait, AICP
City Planner

Attachment 2:

Appendix A – CA Government Code

Appendix B – Previously Reviewed Projects

Appendix C – Projects That May Need Future Review

Appendix D – 2011/2012 – 2015/2016 CIP Summary

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
20011/12- 2015/16 CIP

CIP Project No.	Project Title Description	Date Reviewed
089	Replace Street Trees	October 23, 1996
442	Greystone Mansion and Park Projects*	May 21, 1984
629	Street Light Master Plan, Lighting and Conduit	May 26, 1999
701	Improvement of City Gateways	May 22, 1996
795	Water Treatment Plant (Buyout)	May, 27, 1998
883	Municipal Area Network	May 26, 1999 (Review was part of review of Street Light Master Plan – CIP #629)
888	331 Foothill Road Office Building	June 17, 2004
894	Public Works Yard and Facilities Improvements	May 13, 2010
897	455 Crescent Garage	September 25, 2008
898	9400 Santa Monica Blvd. Development	May 14, 2009
916	Well Rehab and Groundwater Development	May 13, 2010
919	Parcel 13 Median Purchase	May 13, 2010
926	Land Acquisition – Chamber Building	May 13, 2010

* Planning Agency review may be required if project description changes

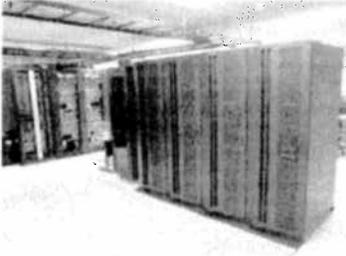
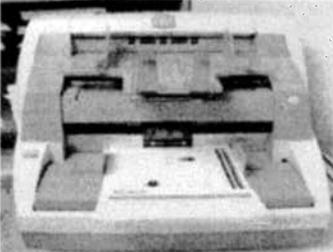
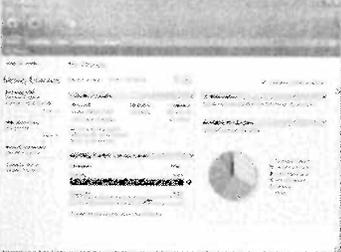
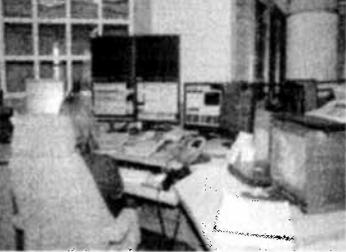
Appendix C
**Projects in the 2011/12 - 2015/16 CIP That May
 Need Future Planning Agency Review**

CIP Project No.	Project Title Description
881	336 Foothill Road 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 year.
889	Santa Monica Blvd. Corridor Funding study including roadway reconstruction, landscaping, intersection improvements, and signal synchronization. The funding proposed in the upcoming fiscal year is for planning and design work. A resulting plan and construction may require review.
892	9268 Third Street 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 year.
918	Parcel 12 and 13 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. No funding is proposed in the upcoming fiscal year.
925	Orange Grove Master Plan/Recreation Facility 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. No funding is proposed in the upcoming fiscal year.

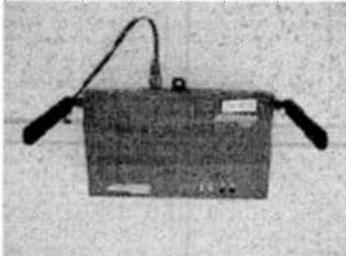
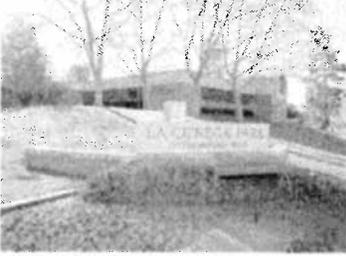
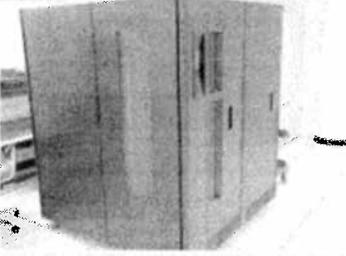
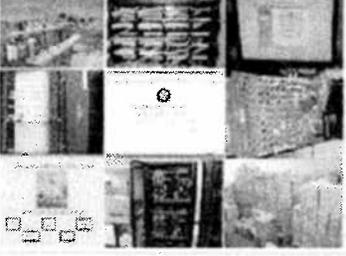
Appendix D

2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 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>CIP NO: 0089 STREET TREE REMOVAL AND REPLACEMENT</p>	<p>Ongoing removal and replacement of trees per the adopted Street Tree Master Plan due to the decline or damage of the existing stock.</p>
 <p>CIP NO: 0195 STREET AND SIDEWALK IMPROVEMENTS</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.</p>
 <p>CIP NO: 0197 HYPERION PLANT</p>	<p>Annual capital component of Hyperion Wastewater Treatment Plant charges and the City of Los Angeles' amalgamated sewer system.</p>
 <p>CIP NO: 0315 PARK FACILITIES MAINTENANCE AND IMPROVEMENTS</p>	<p>This project allows for small capital improvements to the various park facilities and structures throughout the City and includes projects such as irrigation upgrades and site furnishings.</p>

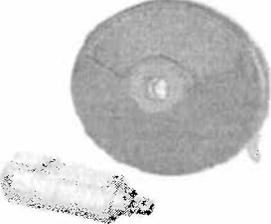
Appendix D

2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 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>CIP NO: 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>
 <p>CIP NO: 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>CIP NO: 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>CIP NO: 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>

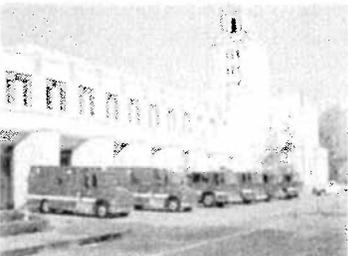
Appendix D

2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 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>
 <p>CIP NO: 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>CIP NO: 0343 PARK FACILITIES RENOVATION PROJECTS - LA CIENEGA PARK</p>	<p>Allows for various site improvements to repair damaged concrete trails, minor building and athletic field improvements and other responsive measures to help minimize liability and increase functionality.</p>
 <p>CIP NO: 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>
 <p>CIP NO: 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>

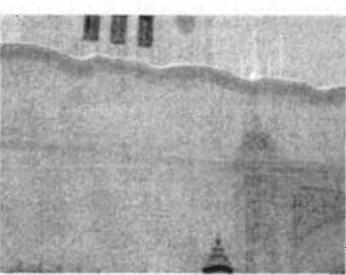
Appendix D

2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 0349 TENANT IMPROVEMENT PROGRAM</p>	<p>Anticipated tenant improvement expenses for all of the City's current lease of spaces for FY 2011/12 through FY 2015/16.</p>
 <p>CIP NO: 0351 PARKING METER LOCK REPLACEMENT</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>CIP NO: 0367 INSTALL TRAFFIC SIGNALS & INTERSECTION IMPROVEMENTS</p>	<p>Construction of Sunset Boulevard Intersection Improvements; replacement of approximately 600 LED Bulbs; and Signal Upgrades citywide.</p>
 <p>CIP NO: 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 2010/2011, 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>CIP NO: 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>

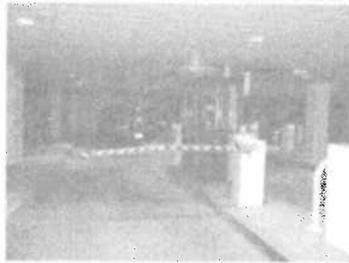
Appendix D

2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 0442 GREYSTONE PARK IMPROVEMENTS</p>	<p>Ongoing restoration and preservation projects include 1) construction of a catering kitchen in the Mansion; 2) construction for Phase 3 grounds improvements; 3) and design and installation of HVAC improvements in the Mansion. 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>CIP NO: 0553 STORM DRAIN AND COMPLIANCE (WITH TMDL)</p>	<p>Rehabilitate and replace deteriorating or undersized City-owned 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>CIP NO: 0554 PAVEMENT MASTER PLAN</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>CIP NO: 0585 FIRE HEADQUARTERS STATION - MAINT & IMPRV</p>	<p>Fire Headquarters is 25 years old. Renovation and updating of the facilities are necessary due to the high occupancy and 24-hour/day usage, along with age. Upgrades to the HVAC system, replacement of the fire alarm system, updating the floor plan and function in the administrative areas, and a small increase in 2nd floor square footage to address staffing changes and gender equality in facilities were completed in an initial phase in FY 09/10. Continuing modernization/renovation of living areas, apparatus areas and training facilities is proposed for FY 11/12.</p>
 <p>CIP NO: 0586 FIRE STATION 2 - MAINT & IMPRV</p>	<p>Fire Station 2 is 29 years old and in need of significant renovation. In the 1st phase of this project, begun in FY 10/11, the emergency power system will be replaced and upgraded with a full-power unit. Station electrical circuitry will require upgrades. Exterior wood siding and trim will be replaced. The roof will be repaired or replaced as necessary. Interior renovation work will include ceilings, lighting, paint, flooring, cabinetry, fixtures, and insulation. Work will begin in current fiscal year. A future phase in FY 13/14 will address renovations not covered in current budget.</p>

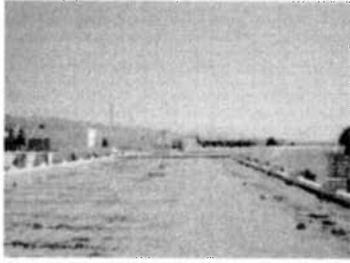
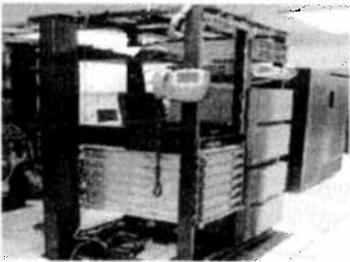
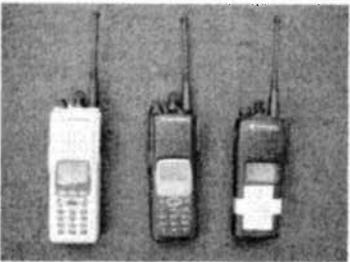
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2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 0587 FIRE STATION 3 - MAINT & IMPRV</p>	<p>The next phase in the renovation of 35 year old Fire Station 3 is scheduled for FY 12/13 and will be a continuation of the renovation/modernization begun in FY 06/07. Replacement of original plumbing, tile, fixtures, and sleeping room cabinetry, as well as renovation of the ground floor and apparatus areas will be required.</p>
 <p>CIP NO: 0602 IRRIGATION UPGRADES</p>	<p>Renovation of antiquated irrigation systems within City parks and facilities. Recent upgrades have included installing a wireless control system and weather station and connecting all controllers to the new radio-controlled unit. Upgrades to 5 City reservoir sites is targeted for FY 10/11.</p>
 <p>CIP NO: 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>
 <p>CIP NO: 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.</p>
 <p>CIP NO: 0713 REPAINT CITY BUILDINGS</p>	<p>Ongoing maintenance painting of City buildings. The first priorities are additional work at 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). Parking garage at 9360 Crescent Drive painting.</p>

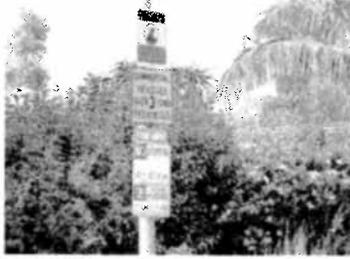
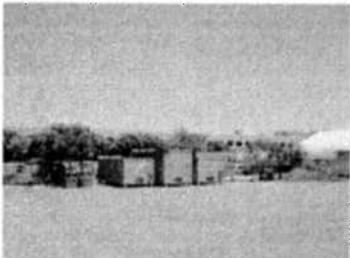
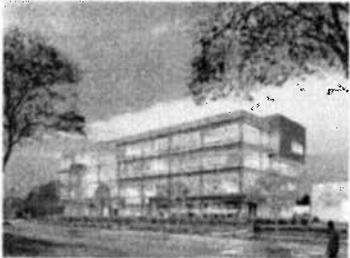
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2011/12 - 2015/16 Capital Improvement Program Summary		
Project Number/ Name	Project Description	
 <p>CIP NO: 0785 PARKING REVENUE CONTROL SYSTEM UPGRADE</p>	<p>Upgrade the Parking Access and Revenue Control Systems (PARCS) that operate the City-owned parking facilities. Expansion includes: 455 N Crescent Dr parking facility, 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 roll-up doors/controllers.</p>	
 <p>CIP NO: 0786 PARKING FACILITY UPGRADES</p>	<p>This project will provide the completion of the energy efficient lighting and ventilation system, installation of water filtration systems in underground parking facilities, deck waterproofing, and various structural and other preventative maintenance and repairs as needed. NOTE: Projects in this CIP are on hold unless they either reduce expenses on an ongoing basis or are necessary for health, welfare and safety.</p>	
 <p>CIP NO: 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>CIP NO: 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>CIP NO: 0823 MISCELLANEOUS CONSTRUCTION PROJECTS</p>	<p>This project provides ongoing annual funding for various projects.</p>	

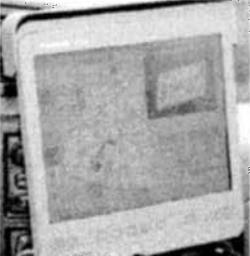
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2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 0833 INSTALL NEW ROOFING ON CITY BUILDINGS</p>	<p>New roof will be installed on the City Hall complex in FY 11/12. Remaining funds may be directed to roof decking replacements or to the Police Communications roof pedestal.</p>
 <p>CIP NO: 0838 LIBRARY FACILITY MAINTENANCE AND IMPROVEMENT</p>	<p>The project will provide for capital projects intended to improve customer service as well as a renovation and expansion of the children's and lobby areas of the library.</p>
 <p>CIP NO: 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>
 <p>CIP NO: 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>CIP NO: 0862 ENTERTAINMENT BUSINESS DISTRICT TRAFFIC MITIGATION</p>	<p>Provides the environmental and traffic mitigation studies necessary for several anticipated projects in the City's entertainment business district. The cost of these studies will be spread between the final projects.</p>

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2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 0863 STREET SIGN AND STRIPING</p>	<p>Replaces all parking restriction signs City-wide. Phase 1 includes replacing all single plate signs (apx. 2000 signs). Phase 2 includes all parking meters signs. Phase 3 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>CIP NO: 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 mid-block crossings and street furniture. Next steps to included analysis of art, water feature and expanded street furniture program.</p>
 <p>CIP NO: 0881 336 FOOTHILL ROAD</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>CIP NO: 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>CIP NO: 0888 331 FOOTHILL ROAD OFFICE BUILDING</p>	<p>Lease available space in building</p>

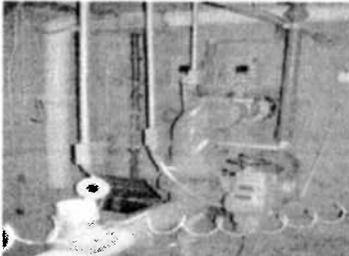
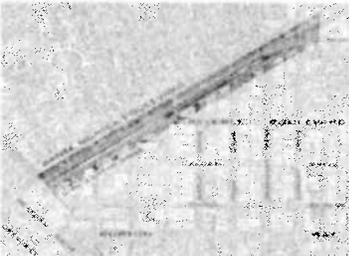
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2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 0889 SANTA MONICA BLVD CORRIDOR</p>	<p>Reconstruction of North Santa Monica Boulevard within Beverly Hills, including replacement/repair of roadway, curb and gutter, street lights, storm drains and signage. Assumes maintaining existing number of lanes. Landscaping, transit amenities and bicycles lanes to be considered during conceptual design process scheduled for FY 2011/12.</p>
 <p>CIP NO: 0892 9268 THIRD STREET</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>CIP NO: 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>CIP NO: 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. AutoVu GPS enabled devices for the permit zones in residential areas, and time-zone limits in commercial areas.</p>
 <p>CIP NO: 0896 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>

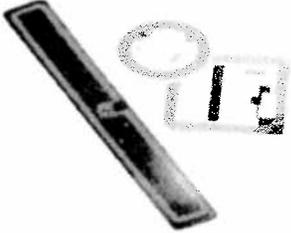
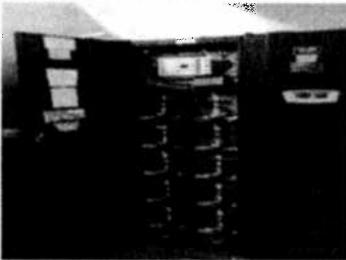
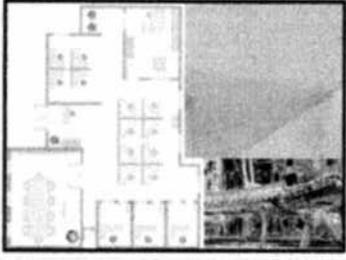
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2011/12 - 2015/16 Capital Improvement Program Summary		
Project Number/ Name	Project Description	
	<p>CIP NO: 0897 455 CRESCENT GARAGE</p>	<p>Construction of a new parking garage to serve business triangle customers and for use by visitors to the Annenberg Center for the Performing Arts.</p>
	<p>CIP NO: 0898 9400 SANTA MONICA BLVD DEVELOPMENT</p>	<p>Retail/office development at 9400 South Santa Monica Blvd. at Canon Drive will house the Chamber of Commerce and the Conference and Visitors Bureau and retail/office space for lease.</p>
<p>BOTTOM</p> 	<p>CIP NO: 0901 COUNCIL CHAMBERS MULTI MEDIA SYSTEMS REPLACEMENT</p>	<p>Info not provided</p>
	<p>CIP NO: 0903 PLAYGROUND EQUIPMENT MAINTENANCE AND IMPROVEMENTS</p>	<p>Allows for unexpected repairs and small replacements to existing park playground equipment, on an as-needed basis, caused by vandalism or wear.</p>
	<p>CIP NO: 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 on-street City parking spaces.</p>

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2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 0914 PARK FACILITIES RENOVATION - ROXBURY PARK</p>	<p>Development of a new Community Center to replace the out-dated facility pursuant to the adopted Park Master Plan to enhance Roxbury Park after assessing the community's recreational needs.</p>
 <p>CIP NO: 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. The City will begin design for a well at the West Hollywood location. The second project is contingent on third party financing to develop shallow groundwater wells.</p>
 <p>CIP NO: 0918 PARCEL 12 & 13 PURCHASE</p>	<p>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.</p>
 <p>CIP NO: 0919 PARCEL 13 MEDIAN PURCHASE</p>	<p>Purchase of the median portion of former railroad right of way in Santa Monica Boulevard at the border with West Hollywood. Purchase of this portion of the site on an expedited timeline is being pursued in order to improve with gateway features.</p>
 <p>CIP NO: 0920 CIVIC CENTER WAYFINDING SIGNAGE</p>	<p>Design and construction of wayfinding signage for the Civic Center campus, including landscaping, and irrigation at the corner of Rexford & Burton Way for Library identification.</p>

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2011/12 - 2015/16 Capital Improvement Program Summary		
Project Number/ Name	Project Description	
 <p>CIP NO: 0921 LIBRARY RADIO FREQUENCY IDENTIFICATION (RFID)</p>	<p>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.</p>	
 <p>CIP NO: 0922 REPLACE UPS EQUIPMENT</p>	<p>Replace and/or upgrade Uninterrupted Power Supply (UPS) systems with more than three years service and establish an annual replacement schedule.</p>	
 <p>CIP NO: 0923 SOLAR PANELS ON CITY FACILITIES</p>	<p>Public-Private partnership to make the City more energy efficient by placing solar panels on 3 City facilities.</p>	
 <p>CIP NO: 0924 IT BUILDING INFRASTRUCTURE MAINTENANCE</p>	<p>This project provides for research and analysis of maintenance and repair needs for IT Data Center building.</p>	
 <p>CIP NO: 0925 ORANGE GROVE MASTER PLAN / RECREATION 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.</p>	

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2011/12 - 2015/16 Capital Improvement Program Summary	
Project Number/ Name	Project Description
 <p>CIP NO: 0926 LAND ACQUISITION - CHAMBER BUILDING</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>CIP NO: 0927 REPLACE BRICK FACADE - WHOLE FOODS BUILDING</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.</p> <p>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>CIP NO: 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>