



PROJECTS LIST (5/1/2014)
PLANNING DIVISION

Current Development Activity (Planning Commission/City Council)					
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
Planning Commission Level Cases					
1021 N. Beverly Dr. & 1054 Shadow Hill Way	Zone Text Amendment and Lot Line Adjustment Request to allow land to be swapped between the subject properties, so that the Beverly Drive property (currently nonconforming with respect to size) would become conforming, and the Shadow Hill property (currently conforming with respect to lot size) would become nonconforming.	4/2/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Adnan Sen (L)(R) Tom Levyn – 310-553-3000	4/7/2014: Application being reviewed for completeness
228 S. Beverly Dr.	Zone Text Amendment and Development Plan Review Request to amend the Municipal Code with respect to development standards for rooftop lunchrooms, and a request for a Development Plan Review to add a 2,202 square foot lunchroom to an existing 8,150 square foot commercial structure.	10/16/2013	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O)(A) Orbit Limited Partnership (R) Moshe Kraiem – 310-266-6284	5/5/2014: Tentative subcommittee meeting to further discuss rooftop uses and development standards 3/24/2014: Subcommittee meeting with Commissioners Block and Corman – direction provided to staff and applicant 2/27/2014: Planning Commission hearing – Direction provided to staff, project continued to a



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					<p>date uncertain. Subcommittee formed with Commissioners Block and Corman to assist in refining amendment language.</p> <p>10/17/2013: Application under review</p>	
246 North Canon Dr.	<p>Development Plan Review and In-Lieu Parking Request to add 6,939 square feet of floor area to the existing building, and a request for 69 in-lieu parking spaces to accommodate the expansion.</p>	3/12/2014	<p>SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org</p>	<p>(O)(A) E. Crown Holdings LLC. (R) Eddia Mirharooni – 310-275-4500</p>	<p>4/24/2014: Additional materials requested from applicant</p> <p>3/18/2014: Application under review for completeness</p>	
257 North Canon Dr.	<p>Boffo Theater Development Agreement and Overlay Zone to allow the construction of a new commercial building containing theater, retail, restaurant, and office uses.</p>	8/7/2013	<p>RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org</p>	<p>(A) SMS Architects – 949-757-3240 (A) Carlos Wellman and Adolfo Fastlicht – Boffo Cinemas (O) Canon Luxury Buildings, LLC</p>	<p>4/28/2014: Communication with applicant, awaiting direction as to project status</p> <p>2/26/2014: Application processing placed on hold by applicant</p> <p>12/18/2013: City Council Liaison meeting. Direction provided to applicant.</p>	



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
					<p>9/10/2013: City Council presentation by staff to receive direction on processing application</p>	
322 Foothill Rd.	<p>Zone Text Amendment and Conditional Use Permit</p> <p>Request to amend fence height standards in the C-5 commercial zone, and a request for a Conditional Use Permit to allow a religious institution in the C-5 commercial zone.</p>	10/8/2013	<p>RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org</p>	<p>(O)(A) Sephardic Magen David Congregation (R) Jacob Segura – 310-282-8448</p>	<p>6/12/2014: Tentative Planning Commission hearing</p> <p>10/17/2013: Application under review</p>	
911 Foothill Rd.	<p>Game Court Review and Hillside R-1 Permit</p> <p>Revision to a previously approved game court to allow an accessory structure containing an emergency generator to be located beneath the game court and within 100' of the front property line.</p>	10/1/2013	<p>RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org</p>	<p>(R) Sheri Bonstelle – 310-712-6847 (A)(O) Casey Wasserman Trust</p>	<p>4/7/2014: Communication with applicant regarding status of application, awaiting response</p> <p>3/3/2014: Meeting with applicant, project options discussed. Awaiting direction from applicant regarding project design.</p> <p>1/3/2014: Revised plans submitted (comments provided to applicant)</p> <p>10/8/2013: Application</p>	



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
					under review
14 North La Cienega	Extended Hours Permit – The Phoenix Request to allow the restaurant and bar to operate until 2:00 AM, seven days per week. The restaurant and bar is currently allowed to operate until 11:00 PM Sunday through Thursday, and 1:00 AM Friday and Saturday.	2/13/2014	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O) Sweetzer Plaza Inc. (A) Lonnie Moore – The Phoenix (R) Dominic Filosa – 310-801-6213	6/12/2014: Planning Commission hearing 3/28/2014: Additional materials requested from applicant, pending submittal 2/27/2014: Application under review
1140 Laurel Way and 1211 Steven Way	Variance and Lot Line Adjustment Request to adjust the property line between 1140 Laurel Way and 1211 Steven Way. The adjustment would result in the lot at 1140 Laurel Way becoming more nonconforming with respect to lot size, requiring a variance.	1/27/2014	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O)(A) Chateau Liberte, LLC (O)(A) Isaac Hakim (R) Jason Somers – 310-344-8474	4/22/2014: Application placed on hold by applicant 2/10/2014: Application under review
1184 Loma Linda Drive	Street Master Plan Amendment and Hillside R-1 Permit Request to vacate a portion of Loma Linda Drive in order to combine properties at the end of the cul-de-sac, and a request for a Hillside R-1 Permit to allow the construction of a new single-family residence that has a cumulative floor area in excess of 15,000 square feet, and	3/17/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Loma Linda Trust (R) Jason Somers and Parisa Nejad – 310-344-8474	4/28/2014: Meeting with applicant to discuss project and information required 3/24/2014: Application under review for completeness



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	export of earth material in excess of 3,000 cubic yards (approximately 7,800 cubic yards are proposed to be exported).				
1127 Miradero Road	Zone Text Amendment Request to amend the Municipal Code regarding maximum allowed floor area in the Hillside Area of the City to allow partially subterranean first floors that are unfinished and uninhabitable to be finished and made habitable without counting toward the maximum allowed floor area on the site. The amendment would apply only to structures built prior to 1997.	3/24/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Brian Stevens (L)(R) Tom Levyn and Clare Bronowski – 310-553-3000	5/22/2014: Tentative Planning Commission hearing 3/31/2014: Application being reviewed for completeness
1721 Monte Cielo Dr.	Variance Request to allow an accessory structure to be constructed on a property that does not contain a primary residence, and to allow the accessory structure to be located within 100' of a front property line.	4/3/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Jay Landers (L)(R) Murray Fischer – 310-276-3600	4/14/2014: Application being reviewed for completeness



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
332 N. Oakhurst Drive	Tentative Tract Map, Development Plan Review, and R-4 Permit Request to allow the construction of a 31-unit condominium project. The project is split between Beverly Hills and Los Angeles.	1/7/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Oakhurst 90210, LLC (R) Terry Moore – 310-261-1599	6/12/2014: Tentative Planning Commission hearing 3/19/2014: L.A. City public hearing regarding portion of project in L.A. 2/7/2014: Application deemed complete 1/20/2014: Application under review
400-408 N. Rodeo Drive	Development Plan Review and In-Lieu Parking – Chanel Request to demolish the existing buildings at 400-408 N. Rodeo Dr. and construct a new 3-story retail store with rooftop VIP area. Parking would be provided through the City's In-Lieu Parking program (27 parking spaces)	3/26/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) The David Group and Dan Harrington Tmine Inc. (L)(R) Murray Fischer – 310-276-3600	5/22/2014: Tentative Planning Commission hearing 4/24/2014: Project preview presentation to Planning Commission



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9882 S. Santa Monica Blvd.	CUP/Extended Hours – Peninsula Hotel Request to renew a Conditional Use Permit and Extended Hours Permit to allow use of the hotel's rooftop area later than 10:00 PM.	1/23/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Belvedere Hotel Partnership 310-888-1882 (L) Mitch Dawson – 310-285-0880	5/22/2014: Tentative Planning Commission hearing 2/23/2014: Application deemed complete 1/27/2014: Application under review	
9301 Wilshire Blvd.	Variance Request to allow a wireless antenna (cell site) to be 20' above the roof on which it is attached, which deviates from the 15' maximum height set forth in the Municipal Code.	4/4/2014	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O) KW 9301, LLC (A) AT&T (R) Robert McCormick – 310-547-7413	4/14/2014: Application being reviewed for completeness	



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Current Development Activity (Director-Level Reviews)

Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
153 S. Beverly Dr.	Open Air Dining – Walter’s Request to allow 106 square feet of open air dining containing 8 tables and 16 chairs.	1/16/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O) 155 Beverly Drive LLC (A) Walter’s – Fred Djie – 310-498-3018	4/7/2014: Encroachment agreement being circulated for signatures 3/5/2014: Encroachment agreement provided to applicant. Awaiting submittal of signed agreement. 2/6/2014: Notice of pending decision mailed 1/27/2014: Application under review
618 N. Beverly Dr.	Minor Accommodation Request to allow a second-story addition above a one-story accessory structure. The second story would be 402 square feet, have a maximum height of 24’, and be located within the required rear setback.	12/23/2013	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O)(A) Omni LA Realty Holdings, LLC (R) Gabbay Architects – 310-553-8866	4/21/2014: Notice of pending decision mailed
704 N. Beverly Dr.	Minor Accommodation Request to allow the replacement of legally nonconforming paving within a required front setback.	4/16/2014	TIMMI TWAY 310-285-1122 ttway@beverlyhills.org	(O)(A) Helen Lewis (R) Francois Perrin – 213-590-7096	4/22/2014: Application being reviewed for completeness



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
300 N. Canon Drive	Open Air Dining – Rite Aid Request to allow 336 square feet of open air dining area containing 6 tables and 12 chairs on private property.	1/15/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Rite Aid Corporation (R) John Caglia – 714-883-9092	3/5/2014: Interdepartmental review in progress 2/28/2014: Application deemed complete. 1/27/2014: Application under review
9465 Charleville Blvd.	Open Air Dining-Kreation Juicery Request for outdoor dining containing 4 tables and 8 chairs – no railing requested.	2/21/2012	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(A) Marjan Sarsher - 310-748-7607	3/6/2014: Encroachment agreement being circulated for signatures 10/22/2013: Notice of pending decision mailed 8/23/2013: Revised plans submitted, additional materials requested from applicant. 4/6/2013: Applicant requested application be temporarily put on hold due to corporate offices moving. 2/21/2012: Incomplete (Staff contacted applicant



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						in Sept. and applicant indicated interest in completing application)
519 North Linden Dr.	Minor Accommodation Request to construct a 16' tall accessory structure within a required rear setback, but outside the required side setback.	10/2/2013	SHENA ROJEMANN srojemann@beverlyhills.org	(R) Fran Cohen – 310-913-0952 (A)(O) Farrah and Eddie Gozini	3/19/2014: Revised plans submitted by applicant, plans under review 3/17/2014: Communication with applicant. Meeting scheduled for week of 3/17 to discuss project revisions. 12/12/2013: Corrections given to applicant. Awaiting resubmittal of revised plans. 10/8/2013: Application under review	



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
712 N. Maple Dr.	Minor Accommodation Request to allow a two-story, 22' tall accessory structure to be constructed within both a required side and rear setback.	4/1/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Kim Michael Trust (L)(R) Murray Fischer – 310-276-3600	4/7/2014: Application being reviewed for completeness
427 N. Palm Dr.	Conceptual Review for 28-Unit Condo Code compliance review for a proposed 28-unit condominium project that would include affordable housing units and be eligible for certain development incentives pursuant to a State Density Bonus.	3/26/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) K Pacific Development, LLC (R) Patrick Perry – 213-955-5504	4/24/2014: Project preview presentation to Planning Commission 3/31/2014: Application under review
9530 South Santa Monica Blvd.	Open Air Dining – L'Amande Request for outdoor dining on public and private property containing a total of 14 tables and 30 chairs.	8/16/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(A) Will Nieves – 310-634-4553 (A) Goncalo Moitinho De Almeida – 424-270-5449 (O) Moutlon 3D	4/15/2014: Revised plans submitted by applicant 3/3/2014: Encroachment agreement being circulated for signatures. 2/26/2014: Revised plans submitted by applicant. 9/23/2013: Notice of pending decision mailed. 9/17/2013: Application deemed incomplete, pending resubmittal by applicant.



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
9609 South Santa Monica Blvd.	Open Air Dining-Kreation Juicery Request for outdoor dining containing 4 tables and 8 chairs – no railing requested.	8/15/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(A) Marjan Sarsher - 310-748-7607 (O) Laura Aflalo	3/3/2014: Encroachment agreement being circulated for signatures 10/21/2013: Notice of pending decision mailed 9/17/2013: Application deemed incomplete, pending resubmittal by applicant.
509 Sierra Dr.	Minor Accommodation and Second Unit Use Permit Request to allow a second-story addition with fully independent living facilities above an existing one-story garage. The addition would have a maximum height of 22' and be located within the required side and rear setbacks.	12/20/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Intrawityanunt (R) Gus Duffy – 818-985-0015	3/11/2014: Notice of pending decision mailed. 12/30/2013: Application under review
137 N. Rexford Dr.	Minor Accommodation Request to allow an legally nonconforming side setback to be extended to allow second-story addition to encroach up to 6" into the otherwise required 5' side setback, and align with the existing ground floor of the residence.	4/1/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Wiseman Dawoody (R) Ben Borukhim – 310-598-6330	4/7/2014: Application being reviewed for completeness



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
201 S. Robertson Blvd.	Open Air Dining – Raw Fish & Rice Request for outdoor dining on public property containing 3 tables and 10 chairs, occupying a total of 285 square feet.	4/14/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O) Robertson Corridor, LLC (A) Raw Fish & Rice (R) Kiyoshi Graves – 323-401-6499	4/15/2014: Application being reviewed for completeness
9400 S. Santa Monica Blvd.	Determination of Public Convenience or Necessity Request to allow the sale of wine and spirits, and to allow wine tastings at the subject location.	4/14/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O) City of Beverly Hills (A) Heritage Fine Wine (R) Jordane Andrieu – 310-880-3455	4/15/2014: Application being reviewed for completeness
252 Spalding Dr.	R-4 Permit Request to reconstruct a 5-car garage within a required rear setback on an R-4 property.	10/8/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Verte & Company LLC (R) James Corcoran – 310-827-9919	4/4/2014: Notice of pending decision mailed 4/3/2014: Revised plans submitted by applicant. Project modified to be replacement of garage only 3/13/2014: Meeting with applicant to discuss design options. Awaiting submittal of revised design. 2/19/2014: Meeting with applicant to discuss revised plans. Direction provided.



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					<p>2/13/2014: Revised plans submitted by applicant – under review</p> <p>10/8/2013: Application under review.</p>
226 Tower Dr.	R-4 Permit Request to reconstruct an existing, legally nonconforming detached garage located within required rear and side setbacks on the subject property.	2/13/2014	SHENA ROJEMANN srojemann@beverlyhills.org	(O)(A) Miriam Zlotolow, Tower Equity Holdings LLC (R) Chris Salas – 818-886-1533	<p>4/28/2014: Notice of pending decision mailed</p> <p>3/14/2014: Application deemed complete</p> <p>2/24/2013: Application under review.</p>
8620 Wilshire Blvd.	Open Air Dining – Philippe Restaurant Request for outdoor dining on private property containing 3 tables and 6 chairs.	9/24/2013	SHENA ROJEMANN srojemann@beverlyhills.org	(A)(R) Manny and Yolanda Halley – 917-450-3006 (O) Robert Hanasab	<p>3/18/2014: Follow-up communication with applicant regarding status of project. Awaiting response.</p> <p>12/6/2014: Corrections provided to applicant and direction given regarding review process. under review</p>



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9844 Wilshire Blvd.	Open Air Dining – Teavana Request for open air dining on private and public property, with 159 square feet proposed on private property, and 204 square feet proposed on public property. A total of 7 tables and 14 chairs would be provided within the open air dining areas.	2/28/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O) TJB and Co. (Jeff Wilson) (A) Teavana (R) Architects of Orange (Hide Iwagami) – 714-289-3274	4/11/2014: Notice of pending decision mailed 3/3/2014: Application under review for completeness
9844 Wilshire Blvd.	Open Air Dining – Starbucks Request for open air dining on public property, with 60 square feet of dining area proposed. A total of 4 tables and 8 chairs would be provided within the open air dining area.	2/28/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O) TJB and Co. (Jeff Wilson) (A) Teavana (R) Architects of Orange (Hide Iwagami) – 714-289-3274	4/11/2014: Notice of pending decision mailed 3/3/2014: Application under review for completeness



PROJECTS LIST (4/28/2014)
PLANNING DIVISION

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
Work Plan Items		
<p>R1 BULK AND MASS STUDY (Included in FY 2013-14 Budget Work plan)</p> <p>Consultants Dyett & Bhatia and John Kaliski and Associates were contracted to study existing single family home regulations and community character and recommend potential changes to the development standards to address bulk and mass of homes as viewed from the street.</p> <p>Staff Contact: Michele McGrath: (310) 285-1135 mmgrath@beverlyhills.org</p> <p>Project Website: www.beverlyhills.org/centralr1study</p>	<p>Consider discrete amendments to development standards for single-family homes in the central area of the City. This work is meant to:</p> <ul style="list-style-type: none"> • address concerns related to building scale and mass • identify opportunities to make minor changes to improve neighborhood compatibility and enhance the quality of the buildings being constructed, and • address concerns related to off-street parking requirements 	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • 4/29/2014: Task Force Meeting • 5/1/2014: DRC discussion • 5/8/2014: Planning Commission study session • 6/12/2014: Planning Commission Public Hearing on Ordinance • 7/1/2014: City Council Public Hearing on Ordinance <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • 4/15/2014: Task Force Meeting • 3/27/2014: Planning Commission Study Session • 3/6/2014: DRC Meeting – provide information • 1/28/2014: Task Force Meeting • 11/21/2013: Planning Commission (Study Session) Changes to SFR standards • 11/13/2013: Taskforce Meeting • 10/24/2013: Community Open House (in evening after PC study session) • 9/9/2013: Design Review Commission (verbal update) • 7/11/2013: Planning Commission Study Session • 6/12/2013: 3rd Taskforce meeting (SFR study) • 6/20/2013: 4th Taskforce meeting • 5/29/2013: Stakeholder Meeting 7 (neighbors to recently built homes) • 5/22/2013: Planning Commission Taskforce– <ul style="list-style-type: none"> ○ Review final draft R1 Study ○ Review final draft zoning code reorganization



PROJECTS LIST (4/28/2014)
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LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
<p>ZONING CODE UPDATE – <i>Reorganization Phase 1</i> (FY 2013-14 Budget Work plan)</p> <p>The City’s zoning code regulates development standards in the City. The reorganization of the code will not change the substance of the code, but will make it easier to read and use.</p> <p>Staff Contact: Ryan Gohlich : (310) 285-1194 rgohlich@beverlyhills.org</p> <p>Project Website: www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/zoningcodereorganization</p>	<p>Amend the Zoning Code to:</p> <ul style="list-style-type: none"> • implement identified development review streamlining initiatives • improve application processing • enhance readability, administration and application of the code • eliminate outmoded reference to conflicting code sections, and • incorporate graphics to clarify regulatory intent 	<ul style="list-style-type: none"> • 5/16/2013: Stakeholder Meeting 6 (homeowners who recently built a home) <p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • 6/12/2014: Planning Commission (Study Session) Reviews draft reorganized zoning code, with minor language changes • 7/17/2014: Planning Commission (Public Hearing) Additional meeting if needed / Recommend City Council adopt • TBD: City Council Public Hearing <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • 5/20/2013: Staff review document • 5/22/2013: Planning Commission (Taskforce) – <ul style="list-style-type: none"> ○ Review final draft R1 Study ○ Review final draft zoning code reorganization • 6/20/2013: 4th Taskforce Meeting • 7/11/2013: Planning Commission (Study Session) Review zoning code reorganization



PROJECTS LIST (4/28/2014)
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LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
<p>ZONING CODE UPDATE – <i>Amendments Phase 2</i> (FY 2013-14 Budget Work plan)</p> <p>This phase of the zoning code update will include minor amendments to the zoning code to improve readability</p> <p>Staff Contact: Ryan Gohlich : (310) 285-1194 rgohlich@beverlyhills.org</p>	<p>Includes minor amendments to the zoning code to improve readability and to support the work item above</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • TBD: Planning Commission (Study Session) Proposed zoning code amendments • TBD: PC (PH) (recommend City Council adopt) • TBD: City Council (Study Session) Zoning Code Amendments • TBD: City Council (1st reading of amendments) <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • 5/15/2013: Cut-off date to include amendments this year
<p>AFFORDABLE HOUSING FEE REDUCTIONS (Included with the City’s 2013/14 budgetary fee study [Admin. Svcs.])</p> <p>Reducing fees for affordable housing developments is included in the City’s Housing Plan.</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Evaluate possible waivers or reduction in certain fees for development containing very low, low, or moderate income housing units.</p>	<p>UPCOMING MILESTONES</p> <p>Proposed Affordable Housing fee reduction to be presented to City Council with Community Dev. fees</p> <p>COMPLETED MILESTONES</p> <p>Follow up with George Chavez – RE: benefit of bldg. fee reduction</p>



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LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
<p>DISCONTINUED USE / CUP ORDINANCE (Included in FY 2013-14 Work Plan)</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Revising City’s regulation of existing/non-conforming uses & CUPs that are left vacant for a specified length of time</p> <p>Sets time limits non-conforming rights for vacant properties.</p> <p>May discuss limiting CUP life for vacant properties as well</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> ● 6/26/2014: Planning Commission Public Hearing ● 7/29/2014: City Council first reading ● 8/5/2014: City Council second reading <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> ● 4/1/2014: C-item update to Council on PC discussion ● 2/13/2014: Planning Commission Study Session ● 7/2/2013: City Council (Study Session – C-item) report on staff’s understanding of work to complete this task based on April 2 Study Session (scheduled for FY 2013-14)
<p>DISASTER RECOVERY ORDINANCE (Included in FY 2013-14 Budget Work Plan)</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Would allow existing buildings to be rebuilt to current size and scale in the event that building is damaged during major disaster</p>	<p>UPCOMING MILESTONES:</p> <ul style="list-style-type: none"> ● 7/17/2014: Planning Commission Study Session ● 9/11/2014: Planning Commission Public Hearing ● 10/7/2014: City Council first reading ● 10/21/2014: City Council second reading <p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> ● 1/23/14: Kick-off meeting with internal stakeholders



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<p>DENSITY BONUS ORDINANCE REVISIONS (Included in the FY 2013-14 Budget Work Plan)</p> <p>Updating the Density bonus ordinance was identified by the State as a priority program to maintain a Certified Housing Element.</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Revises City’s density bonus ordinance to include a list of preferred incentives (includes offering reduced minimum unit size for MFR projects)</p>	<p>UPCOMING MILESTONES:</p> <ul style="list-style-type: none"> ● 8/7/2014: Planning Commission Study Session (review financial analysis for incentives, shortly after Burton Way Prj.) ● 9/11/2014: Planning Commission Public Hearing (recommend to City Council) ● 10/7/2014: City Council (1st Reading) ● 10/21/2014: City Council (2nd Reading) <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> ● May 23 – Planning Commission Study Session (Revisit incentives, consider including them in City’s incentives study)
<p>IN-LIEU PARKING (Included in FY 2013-14 Budget Work Plan)</p> <p>The City’s In-Lieu parking program allows certain types of business in the triangle to pay a fee in lieu of providing required parking spaces.</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Review current in-lieu program & expand program to South East Area including:</p> <ul style="list-style-type: none"> ● S. Beverly Boulevard ● S. Robertson ● S. Santa Monica Boulevard west of Wilshire ● Portions of Olympic Boulevard ● Portions of Wilshire Boulevard 	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> ● 5/1/2014: TPC 2nd Presentation (with consultant) ● 5/8/2014: PC 2nd Presentation (with consultant) ● 5/20/2014: City Council Presentation (with consultant) <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> ● 4/22/2014: Contract amendment for additional scope/funds to City Council ● 3/13/2014: PC Presentation ● 3/6/2014: TPC Presentation ● 2/6/2014: Kick-off Meeting held with Nelson/Nygaard ● Week of 1/27/2014: Consultant interview & Consultant chosen (Nelson/Nygaard) ● 1/21/2014: RFP submittal deadline ● 9/25/2013: meeting with Urban Fellow ● 9/10/2013: City Council (C-item) Scope and Timeline



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PROJECT	DESCRIPTION	MILESTONES
<p>PUBLIC NOTICING - DEVELOPMENT PROJECTS (Included in FY 2012-13 Budget Work plan)</p> <p>The zoning code contains requirements for public noticing of development projects in the City. Concerns have been raise by council members, commissioners, the public and staff about the adequacy of noticing requirements.</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Evaluate expansion of notice requirements including:</p> <ul style="list-style-type: none"> • Expand mailed notices to beyond 300 feet for development projects • Expand use of on-site posted notices 	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • Week of 4/22/2014: work with City Attorney’s office to have ordinance summary published prior to second reading. • 5/20/2014: CC (2nd Reading) <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • 4/22/2014: CC (1st Reading) • 4/10/2014: Memo to PC regarding DRC and AC comments • 3/19/2014: Presentation to AC • 3/6/2014: Presentation to DRC • 10/10/2013: Planning Commission (recommend City Council to adopt) • 5/23/2013: Planning Commission (Study Session) • 5/23/2013: Summarize changes • 4/26/2013: complete background research • 5/14/2013: Discuss proposed changes with DSP • 5/9/2013: Staff discussion of changes



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LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
<p>CARBON FOOTPRINTING/(Climate Action Plan) (Included in FY 2012-13 Budget Work Plan)</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Support Public Works in its development of baseline data on carbon emissions (and development of a Climate Action Plan).</p>	<p>UPCOMING MILESTONES</p> <p>Early May: Work with Trish, George, Arnetta to determine path forward.</p>
<p>New Items Added</p>		
<p>PUBLIC NOTICING & OUTREACH POLICY (Citywide)</p>	<p>Support Policy and Management for citywide review and revision of public involvement/noticing, as directed</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • TBD: Pending initiation from Public Relations Office
<p>DISCUSSION OF DEVELOPMENT AGREEMENTS (February 2014 City Council request)</p>	<p>Explore options to incorporate the City Council into the Development Agreement process for future projects.</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • August 2014: Study Session <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • February 2014: request from City Council to discuss City Council involvement in Development Agreements



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PROJECT	DESCRIPTION	MILESTONES
<p>FRACKING ORDINANCE (February 2014 addition by City Attorney)</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Assist City Attorney’s Office with ordinance prohibiting fracking in the City</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • 5/6/2014: City Council Second Reading <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • 4/22/2014: City Council First Reading • 3/27/2014: Present ordinance to Planning Commission
<p>REGULATION OF ANIMAL RELATED USES (2014 addition)</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Evaluate current regulations on animal related uses (shelters, grooming, veterinary uses, Etc.)</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • TBD: Study session on current regulations and policy options



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PROJECT	DESCRIPTION	MILESTONES
<p>UPDATE OF PLANNING APPLICATIONS (2014 addition)</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Updates of planning applications are needed to reflect changes in noticing requirements</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • Mid- April 2014: Assemble internal working group • Early-June 2014: Finalize updated applications • June 15, 2014: All new applications posted to website
<p>ORGANIZATIONAL SUPPORT (Ongoing)</p>		
<p>TASK FORCE RECOMMENDATIONS</p> <p>Several task forces have been assembled to provide direction on various planning related topics. The Long Range Planning team provides policy support for these task forces.</p>	<p>Implement recommendations from the City’s Governmental Efficiency (GET), Southeast (SET), and Small Business Task Forces (SBT)</p>	<p>UPCOMING MILESTONES</p> <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • February 4, 2014: City Council (Study Session – C- item) – Follow up on use of substantial compliance procedure • Substantial Compliance Determination: Completed



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PROJECT	DESCRIPTION	MILESTONES
<p>REGIONAL PROJECTS REPORT</p> <p>The City monitors planned, proposed, and entitled projects in neighboring jurisdictions and comments on projects as appropriate.</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Quarterly report to City Council on development projects near the City</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • 7/1/2014: City Council (Study Session – C-item) Report <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • April 1, 2014 – City Council (Study Session – C- item) Report • 3/24 and 3/28 – comment letters submitted to Los Angeles City Clerk and Planning Directors of Council District 5 and Council District 14 regarding the proposed golf ball fence at 10101 Wilshire • 2/13/2014 – Comment letters submitted regarding Draft EIR for 8899 Beverly Boulevard and Melrose Triangle Project (both in West Hollywood) • 11/14/2014: Letter submitted for 1950 Ave. of Stars Final EIR • 10000 SMB - Obtained contractor info at site • Oct 3, 2013: CC (SS – C-item) (3rd qtr) • July 2, 2013: CC (SS – C-item) (2nd qtr) • April 2, 2013: CC (SS- C-item) (1st qtr)
<p>CAPITAL IMPROVEMENT PLAN REVIEW</p>	<p>Annual report to the Planning Commission on the General Plan conformance of the CIP</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • 5/8/2014: Report to the Planning Commission on the General Plan consistency of CIP projects <p>COMPLETED MILESTONES</p>



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LONG RANGE PROJECTS		
PROJECT	DESCRIPTION	MILESTONES
<p>ANNUAL HOUSING UNITS (Department of Finance)</p> <p>The City must report the number of housing units created and demolished to the Department of Finance each year.</p>	Report due in January of each year	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> Next report due January 2015 <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> Units reported online January 10, 2014
<p>ANNUAL HOUSING ELEMENT REPORT (OPR/HCD)</p> <p>The State requires the City to report annually on the status of programs and policies in the Housing Element</p>	Report due in April of each year	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> 5/20/2014: Housing Element Progress Report to City Council Next report due April, 2014 <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> 4/24/2014: Housing Element and General Plan Progress Report to Planning Commission
<p>ANNUAL GENERAL PLAN REPORT (Office of Planning and Research)</p> <p>The State requires the City to report annually on the status of programs and policies in the General Plan</p>	Report due in April of each year	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> 5/20/2014: General Plan Progress Report to City Council Next report due April, 2014 <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> 4/24/2014: Housing Element and General Plan Progress Report to Planning Commission



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PROJECT	DESCRIPTION	MILESTONES
<p>ANNUAL PLANNING SURVEY (Office of Planning and Research)</p>	<p>Report Due in November of each year</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> Next report due November 30, 2014 <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> Survey submitted on November 26, 2013
<p>COMPLETED ITEMS</p>		
<p>METRO OWNED SITES (August 2012 request by Mayor Mirisch)</p> <p>This request includes providing information to the City Council about current zoning for properties to be acquired by Metro for the Westside Subway Extension and the zoning amendment process</p>	<p>Take the concept of re-zoning metro-owned lands to CC/PC Liaison to identify options</p>	<p>UPCOMING MILESTONES</p> <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> 12/18/13: Possible discussion at CC/PC Liaison 11/20/2013: Informational report given to City Council
<p>SIGN PERMIT FEES (November 2013 request by Council, Church of Christ, Scientist)</p> <p>This request includes beginning a discussion on sign permit fees for defined projects</p>	<p>Consider reducing/eliminating fees for sign permits for defined uses</p>	<p>UPCOMING MILESTONES</p> <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> 2/13/14: Status update shared with City Council Applicant to file revision application 1/21/14: Study session discussion on item



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PROJECT	DESCRIPTION	MILESTONES
<p>HOUSING ELEMENT UPDATE (Included in FY 2013-14 Budget Work Plans)</p> <p>The Housing Element is one of seven state mandated elements of the General Plan. It is updated every 4-8 years to ensure opportunities for the production of affordable housing. It was last updated in 2011.</p> <p>Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org</p>	<p>Update the City's Housing Element for the 2013-2021 housing cycle through the recommendation for the Planning Commission</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none">• HCD Letter received <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none">• 2/13/2014: Deadline for adoption of element• 1/7/2014: Letter sent to HCD with final element and copy of adopting ordinance• 12/17/2013: City Council (Public Hearing) (Element/neg dec adoption)• 9/18/2013 - HCD Certification Letter received• 8/6/2013: City Council (send draft to HCD)• 6/27/2013: Planning Commission (recommend to send draft to HCD)• 6/21/2013: Planning Commission (Study Session)