



PROJECTS LIST (6/19/2014)
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	7/17/2014: Tentative Planning Commission hearing 5/2/2014: Application deemed complete 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 (L) Joe Tilem – 310-273-3315	5/12/2014: Staff preparing draft language based on subcommittee comments – final subcommittee meeting tentatively scheduled for week of 7/1 5/7/2014: Subcommittee meeting to further discuss rooftop uses and development standards – direction provided to staff 3/24/2014: Subcommittee meeting with Commissioners Block and



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					<p>Corman – direction provided to staff and applicant</p> <p>2/27/2014: Planning Commission hearing – Direction provided to staff, project continued to a date uncertain. Subcommittee formed with Commissioners Block and Corman to assist in refining amendment language.</p> <p>10/17/2013: Application under review</p>	
<p>246 North Canon Dr.</p>	<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>7/17/2014: Tentative Planning Commission hearing</p> <p>4/24/2014: Additional materials requested from applicant</p> <p>3/18/2014: Application under review for completeness</p>	



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
1000 N. Crescent Dr.	Zone Text Amendment, Hillside R-1 Permit, and Minor Accommodation Request for a Zone Text Amendment to establish provisions for granting certain code waivers/modifications for additions to locally landmarked properties. Additionally, a Hillside R-1 Permit is requested to allow cumulative floor area in excess of 15,000 square feet on the subject property, and a Minor Accommodation is requested to allow the extension of a legally nonconforming side setback.	5/13/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Lexington Trust (L)(R) Thomas Levyn – 310-553-3000	6/11/2014: Application deemed incomplete. Awaiting submittal of revised materials.
619 Doheny Rd.	Tree Removal Permit Request to remove four protected trees on the subject property. Three of the trees are proposed to be replaced with new trees, and one of the trees is proposed to be relocated on the site.	6/10/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Allied Golden Properties, LLC (R) Parisa Nejad – Crest Real Estate – 310-994-6657	6/19/2014: Applicant notified that fees have not been paid. Application processing will not begin until fees are paid.
322 Foothill Rd.	Zone Text Amendment and Conditional Use Permit 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 (Application submitted in response to a pending code enforcement case).	10/8/2013	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O)(A) Sephardic Magen David Congregation (R) Jacob Segura – 310-282-8448	7/17/2014: Tentative Planning Commission hearing 10/17/2013: Application under review



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
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	5/12/2014: Acoustic study submitted by applicant – staff comments provided to applicant on 5/27/2014 – Awaiting updated study from applicant 3/28/2014: Application deemed incomplete - Additional materials requested from applicant, pending submittal 2/27/2014: 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 export of earth material in excess of 3,000 cubic yards (approximately 7,800 cubic yards are proposed to be exported).	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	5/29/2014: Revised plans reviewed with staff, application remains incomplete until new plans filed 4/28/2014: Meeting with applicant to discuss project and information required 4/15/2014: Application deemed incomplete	



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
1127 Miradero Road	Zone Text Amendment/Variance 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. In lieu of the Zone Text Amendment, the applicant has filed a request for a Variance to allow the proposed construction to occur.	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	6/26/2014: Planning Commission hearing 5/28/2014: Revised amendment language submitted by applicant – Variance application filed 5/22/2014: Planning Commission hearing – Direction provided to applicant and staff regarding content of amendment 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	6/26/2014: Planning Commission hearing 5/5/2014: Application deemed complete 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	<p>Tentative Tract Map, Development Plan Review, and R-4 Permit</p> <p>Request to allow the construction of a 31-unit condominium project. The project is split between Beverly Hills and Los Angeles.</p> <p>For purposes of environmental review (CEQA), the City of Los Angeles serves at the Lead Agency, while Beverly Hills serves as a Responsible Agency. Consequently, Beverly Hills' review will be subsequent to that of Los Angeles; however, entitlements and public hearings are required for both cities.</p>	1/7/2014	<p>SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org</p>	<p>(O)(A) Oakhurst 90210, LLC (R) Terry Moore – 310-261-1599</p>	<p>Planning Commission hearing to be scheduled once the City of Los Angeles takes final action on project</p> <p>6/11/2014: Beverly Hills staff submitted a letter and historic assessment to City of Los Angeles regarding project concerns and CEQA requirements. Awaiting response from City of Los Angeles</p> <p>3/19/2014: L.A. City public hearing regarding portion of project in L.A.</p> <p>2/7/2014: Application deemed complete</p> <p>1/20/2014: Application under review</p>
9153 Olympic Blvd.	<p>Conditional Use Permit – Pet Food Express</p> <p>Request for a Conditional Use Permit to allow an educational use (pet training classes) at the subject property.</p>	5/20/2014	<p>SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org</p>	<p>(O) Marc A. Lauter, CPA, Richard J. Lauter and Company, LLP (A) Pet food Express (R) Carol Horn Davis –</p>	<p>5/30/2014: Application being reviewed for completeness</p>



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	510-924-3318	Next Milestones/ Notes
383 S. Robertso n Blvd.	Development Plan Review Request to allow a second-floor addition to an existing one-story building	5/20/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Rhode Island Realty, LLC (R) Jason Somers – 310-344-8474		5/30/2014: Application being reviewed for completeness
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		5/19/2014: Application placed on hold by property owner. Awaiting authorization to proceed with processing application and holding a public hearing. 4/24/2014: Application deemed incomplete – Awaiting updated materials from applicant 4/24/2014: Project preview presentation to Planning Commission



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509 Sierra Dr.	<p>Minor Accommodation and Second Unit Use Permit</p> <p>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.</p>	12/20/2013	<p>SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org</p>	<p>(O)(A) Intrawityanunt (R) Gus Duffy – 818-985-0015</p>	<p>6/26/2014: Planning Commission Hearing</p> <p>3/11/2014: Notice of pending decision mailed.</p> <p>12/30/2013: Application under review</p>	
8383 Wilshire Blvd.	<p>Conditional Use Permit – Beverly Hills Lingual Institute</p> <p>Request for a Conditional Use Permit to allow the establishment of an educational use at the subject property, as well as a request for shared parking in order to accommodate parking requirements for the use.</p>	5/20/2014	<p>SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org</p>	<p>(O) Douglas Emmett 2008, LLC (A) Beverly Hills Lingual Institute – 310-858-0717</p>	<p>5/30/2014: Application being reviewed for completeness</p>	



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
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	<p>7/17/2014: Tentative Planning Commission hearing</p> <p>6/12/2014: Planning Commission hearing – Meeting cancelled due to lack of quorum</p> <p>5/4/2014: Application deemed complete</p> <p>4/14/2014: Application being reviewed for completeness</p>	
9360 Wilshire Blvd.	Conditional Use Permit and Extended Hours Permit – Sixty Beverly Hills (formerly Thompson Hotel) Request to renew a Conditional Use Permit and Extended Hours Permit associated with rooftop operations. No modifications are proposed to the previously issued entitlements.	5/29/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Beverly Pavilion, LLC (L)(R) Mitch Dawson – 310-285-0880	6/4/2014: Application being reviewed for completeness	



PROJECTS LIST (6/19/2014)
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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
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	6/13/2014: Revised plans submitted by applicant – comments provided to applicant – awaiting final revisions 4/21/2014: Notice of pending decision mailed
368 N. Camden Dr.	Open Air Dining – Liquid Nutrition Request to allow 4 tables and 8 chairs within the public-right-of way, occupying a total of 62 square feet.	6/16/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O) American Commercial Equities Three, LLC (A) LQD LA, LLC (R) Shani Lang – 818-641-7908	6/19/2014: Application being reviewed for completeness
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 310 285-1192 srojemann@beverlyhills.org	(R) Fran Cohen – 310-913-0952 (A)(O) Farrah and Eddie Gozini	5/29/2014: Communication with applicant – Project being modified, awaiting preparation of new plans 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



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
						revisions. 12/12/2013: Corrections given to applicant. Awaiting resubmittal of revised plans. 10/8/2013: Application under review
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	5/15/2014: Staff report/analysis being prepared 4/30/2014: Notice of pending decision mailed 4/24/2014: Application deemed complete 4/7/2014: Application being reviewed for completeness	
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	5/2/2014: Encroachment agreement being circulated for signatures 4/15/2014: Revised plans submitted by applicant	



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
					<p>3/3/2014: Encroachment agreement being circulated for signatures.</p> <p>2/26/2014: Revised plans submitted by applicant.</p> <p>9/23/2013: Notice of pending decision mailed.</p> <p>9/17/2013: Application deemed incomplete, pending resubmittal by applicant.</p>	
<p>9609 South Santa Monica Blvd.</p>	<p>Open Air Dining-Kreation Juicery Request for outdoor dining containing 4 tables and 8 chairs – no railing requested.</p>	<p>8/15/2013</p>	<p>SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org</p>	<p>(A) Marjan Sarsher - 310-748-7607 (O) Laura Aflalo</p>	<p>3/3/2014: Encroachment agreement being circulated for signatures – pending resolution of code enforcement regarding unpermitted work</p> <p>10/21/2013: Notice of pending decision mailed</p> <p>9/17/2013: Application deemed incomplete, pending resubmittal by applicant.</p>	



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
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	5/21/2014: Notice of Pending Decision mailed 5/1/2014: Application deemed complete 4/22/2014: Application deemed incomplete 4/7/2014: Application being reviewed for completeness
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	5/5/2014: Notice of pending decision mailed 4/15/2014: Application being reviewed for completeness
612 Walden Dr.	Minor Accommodation Request to construct a two-story (22' tall), 1,383 square foot accessory structure within the required rear and side setbacks on the subject property.	4/30/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Andy Licht (R) Robert Cramer – 323-962-7500	5/29/2014: Application deemed incomplete 5/5/2014: 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
8501 Wilshire Blvd.	Open Air Dining – Mickey Fine Request for outdoor dining on private property containing 6 tables and 18 chairs.	5/5/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O) MPI Ltd. (A) Jeffrey Gross – 310-271-6123	6/4/2014: Notice of Pending Decision mailed 5/12/2014: Application under review for completeness
8670 Wilshire Blvd.	Open Air Dining – Café Alexander Request for outdoor dining on private property and public right-of-way. 5 tables and 14 chairs proposed on private property, and planters and umbrellas proposed in public right-of-way.	6/2/2014	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O) Specialty Properties, LLC (A)(R) Sung Min Park – 310-795-4072	6/9/2014: Application under review for completeness



PROJECTS LIST (6/16/2014)
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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"> • 6/26/2014: Planning Commission Public Hearing on Ordinance • 7/29/2014: City Council Public Hearing on Ordinance <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • 5/8/2014: Planning Commission study session • 5/1/2014: DRC discussion • 4/29/2014: Task Force Meeting • 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



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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"> • 7/17/2014: Planning Commission (Study Session) Reviews draft reorganized zoning code, with minor language changes • 9/11/2014: 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



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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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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">● 7/10/2014: Planning Commission Public Hearing● 8/5/2014: City Council first reading● 8/19/2014: 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">● 7/24/2014: 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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LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
<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)



PROJECTS LIST (6/16/2014)
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LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
<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">• 6/24/2014: City Council Study Session <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none">• 5/20/2014: Urban Fellow City Council Presentation• 5/8/2014: PC 2nd Presentation (with consultant)• 5/1/2014: TPC 2nd Presentation (with consultant)• 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



PROJECTS LIST (6/16/2014)
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LONG RANGE PROJECTS		
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 raised 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"> 6/20/2014: New regulations go into effect 6/26/2014: PC approval of Public Noticing Guidelines <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> 5/20/2014: CC (2nd Reading) 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
<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>June: Work with Trish, George, Arnetta to determine path forward.</p>



PROJECTS LIST (6/16/2014)
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LONG RANGE PROJECTS		
PROJECT	DESCRIPTION	MILESTONES
New Items Added		
PUBLIC NOTICING & OUTREACH POLICY (Citywide)	Support Policy and Management for citywide review and revision of public involvement/noticing, as directed	UPCOMING MILESTONES <ul style="list-style-type: none"> • TBD: Pending initiation from Public Relations Office
DISCUSSION OF DEVELOPMENT AGREEMENTS (February 2014 City Council request)	Explore options to incorporate the City Council into the Development Agreement process for future projects.	UPCOMING MILESTONES <ul style="list-style-type: none"> • August 2014: Study Session COMPLETED MILESTONES <ul style="list-style-type: none"> • February 2014: request from City Council to discuss City Council involvement in Development Agreements
REGULATION OF ANIMAL RELATED USES (2014 addition)	Evaluate current regulations on animal related uses (shelters, grooming, veterinary uses, Etc.)	UPCOMING MILESTONES <ul style="list-style-type: none"> • TBD: Study session on current regulations and policy options
Staff Contact: Timothea Tway: (310) 285-1122 ttway@beverlyhills.org		



PROJECTS LIST (6/16/2014)
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LONG RANGE PROJECTS		
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"> • Early-June 2014: Finalize updated applications • June 15, 2014: All new applications posted to website <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • Mid- April 2014: Assemble internal working group
ORGANIZATIONAL SUPPORT (Ongoing)		
<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



PROJECTS LIST (6/16/2014)
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LONG RANGE PROJECTS

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"> ● 5/8/2014 – Staff attended Public Hearing for Century City Center Project. ● 5/6/2014 – City Council passed resolution opposing Century City Center project. ● 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)



PROJECTS LIST (6/16/2014)
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LONG RANGE PROJECTS		
PROJECT	DESCRIPTION	MILESTONES
CAPITAL IMPROVEMENT PLAN REVIEW	Annual report to the Planning Commission on the General Plan conformance of the CIP	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • April/May 2015: Report to Planning Commission on General Plan consistency of CIP Projects <p>COMPLETED 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>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"> • Next report due April, 2015 <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • 5/20/2014: Housing Element Progress Report to City Council • 4/24/2014: Housing Element and General Plan Progress Report to Planning Commission



PROJECTS LIST (6/16/2014)
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LONG RANGE PROJECTS		
PROJECT	DESCRIPTION	MILESTONES
<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>	<p>Report due in April of each year</p>	<p>UPCOMING MILESTONES</p> <ul style="list-style-type: none"> • Next report due April, 2015 <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none"> • 5/20/2014: General Plan Progress Report to City Council • 4/24/2014: Housing Element and General Plan Progress Report to Planning Commission
<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
COMPLETED ITEMS		
<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



PROJECTS LIST (6/16/2014)
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LONG RANGE PROJECTS		
PROJECT	DESCRIPTION	MILESTONES
<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
<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)



PROJECTS LIST (6/16/2014)
PLANNING DIVISION

LONG RANGE PROJECTS

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> <p>COMPLETED MILESTONES</p> <ul style="list-style-type: none">• 5/6/2014: City Council Second Reading• 4/22/2014: City Council First Reading• 3/27/2014: Present ordinance to Planning Commission