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	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	**(O)(A)** Adnan Sen **(L)(R)** Tom Levyn – 310-553-3000	**10/23/2014:** Tentative Planning Commission hearing **8/7/2014:** Planning Commission hearing (continued to 10/9/2014) **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 10/6 **5/7/2014:** Subcommittee meeting to further discuss rooftop uses and development standards – direction provided to staff

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
					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 date uncertain. Subcommittee formed with Commissioners Block and Corman to assist in refining amendment language. **10/17/2013:** Application under review
9291 Burton Way	**General Plan Amendment and Overlay Zone – L'Ermitage Hotel** Request to establish an overlay zone for the subject hotel to allow the construction of rooftop enclosures that would exceed the otherwise allowable building height and floor area.	6/30/2014	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)** LBH Real Estate, LLC **(A)** L'Ermitage Hotel **(L)(R)** Mitch Dawson – 310-285-0880	**9/22/2014:** Mitigated Negative Declaration initiated **8/11/2014:** Consultation with environmental consultants to prepare CEQA documentation

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
246 North Canon Dr.	**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.	3/12/2014	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	**(O)(A)** E. Crown Holdings LLC. **(R)** Eddia Mirharooni – 310-275-4500	**10/23/2014:** Tentative Planning Commission hearing **4/24/2014:** Traffic and parking study requested from applicant **3/18/2014:** Application under review for completeness
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	**10/23/2014:** Tentative Planning Commission hearing **8/7/2014:** Planning Commission hearing (direction provided to staff) **6/26/2014:** Application deemed complete **6/11/2014:** Application deemed incomplete. Awaiting submittal of revised materials.

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
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	**11/13/2014:** Tentative Planning Commission hearing **10/17/2013:** Application 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	**10/23/2014:** Tentative Planning Commission hearing **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	**Street Master Plan Amendment and**	3/17/2014	ANDRE SAHAKIAN	**(O)(A)** Loma Linda Trust	**10/9/14:** Tentative

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
Loma Linda Drive	**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).		310 285-1127 asahakian@beverlyhills.org	**(R)** Jason Somers and Parisa Nejad – 310-344-8474	Planning Commission preview hearing **7/7/2014:** Mitigated Negative Declaration initiated to study environmental impacts **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

Current Development Activity (Planning Commission/City Council)					
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. 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.	1/7/2014	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	**(O)(A)** Oakhurst 90210, LLC **(R)** Terry Moore – 310-261-1599	Planning Commission hearing to be scheduled once the City of Los Angeles takes final action on project **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 **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
425 N. Palm Dr.	**Zone Text Amendment, Development Plan Review, and R-4 Permit** Request to construct a 20-unit, 5-story condominium building. The Zone Text Amendment pertains to modulation	7/28/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** K Pacific Development LLC **(L)** Patrick Perry **(R)** Joe Peterson – 213-955-5504	**8/7/2014:** Application being reviewed for completeness

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
	requirements for large-scale developments, and the R-4 Permit is requested for rooftop bathrooms and front yard paving.				
383 S. Robertson 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	**8/18/14:** Followed up with applicant regarding status of resubmittal. Applicant is continuing to work to address corrections. **6/24/2014:** Application deemed incomplete. Awaiting resubmittal by applicant. **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

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
					materials from applicant **4/24/2014:** Project preview presentation to Planning Commission
1001 N. Roxbury Dr.	**Hillside R-1 Permit** Request to allow the construction of an accessory structure containing an emergency generator within 100' of a front property line.	6/19/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** Greer Trust **(R)** Jason Somers – 310-344-8474	**7/16/2014:** Application deemed incomplete, awaiting submittal of requested information
9882 S. Santa Monica Blvd.	**Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit – Peninsula Hotel** Request to allow additional open air dining, modified kitchen, addition of subterranean storage space, reduction in parking spaces, and changes to rooftop provisions.	9/5/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** Peninsula Hotel **(L)(R)** Mitch Dawson – 310-285-0880	**9/8/2014:** Application being reviewed for completeness

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
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	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** Intrawityanunt **(R)** Gus Duffy – 818-985-0015	**10/9/2014:** Tentative Planning Commission hearing **8/7/2014:** Planning Commission hearing **7/17/2014:** Planning Commission Hearing (continued to 8/7/2014) **3/11/2014:** Notice of pending decision mailed. **12/30/2013:** Application under review

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
610 Arden Dr.	**Minor Accommodation** Request to construct a new two-story garage with guest house. The proposed structure would be located within the required side and rear setbacks and have a height of 22'.	6/19/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** American Coastal Properties – Barry Fast **(R)** Tammie Baumann – 818-669-6372	**7/17/2014:** Application deemed incomplete, awaiting submittal of requested materials **7/16/2014:** Application being reviewed for completeness
439 S. Bedford Dr.	**R-4 Permit** Request to demolish an existing garage in the rear setback, and construction of a new 4-car garage with studio apartment above, within the required rear setback.	8/15/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O) (A)** Richard Clark and Barbara Bruser **(R)** James Corcoran – 310-827-9919	**8/19/2014:** Application being reviewed for completeness
143 S. Beverly Dr.	**Open Air Dining – Chaumont Bakery** Request to allow a total of 6 tables and 14 chairs to be located within the public right-of-way along South Beverly Drive.	6/23/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)** Sakioka Farms **(A)(R)** Frederic Laski – 424-278-8990	**8/11/2014**: Project approved, encroachment agreement being circulated for signatures **7/1/2014:** Application being reviewed for completeness
240 N. Beverly Dr.	**Open Air Dining – Sweet Beverly** Request to allow 17 tables and 41 chairs (402 total square feet) within the public right-of-way along Beverly Canon Gardens.	8/19/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)** City of Beverly Hills **(A)(R)** Ara Vartanian – 310-201-2151	**8/25/2014:** Application being reviewed for completeness

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
474 N. Beverly Dr.	**Open Air Dining – Fatburger/Buffalo's** Request to allow a total of 12 tables and 24 chairs to be located within the public right-of-way along North Beverly Drive and S. Santa Monica Blvd.	6/19/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)** 4670 Beverly, LLC – Bruce Gabbai **(A)** Fat Burger/Buffalo's – Richard Chhor **(R)** Ray Ledford – 619-717-2485	**6/23/2014:** Application being reviewed for completeness
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	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)** American Commercial Equities Three, LLC **(A)** LQD LA, LLC **(R)** Shani Lang – 818-641-7908	**8/11/2014:** Project approved, encroachment agreement being circulated for signatures **6/19/2014:** Application being reviewed for completeness
624 Hillcrest Rd.	**Minor Accommodation** Request to construct a two-story accessory structure within the required side and rear setbacks. The accessory structure would contain a garage and guest house, and would have a maximum height of 22'.	6/18/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** Jim Berkus **(R)** Oscar McGraw – 310-456-3903	**7/17/2014:** Application deemed complete **7/2/2014:** Application being reviewed for completeness
711 Hillcrest Rd.	**Minor Accommodation** Request to allow the extension of a legally nonconforming side setback for an addition to the main residence, and a request to allow a two-story, 24' tall accessory structure to be located within the required rear setback.	8/13/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** Nicola Guarna **(R)** Studio William Hefner – 323-931-1365	**8/18/2014:** Application being reviewed for completeness

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
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	ANDRE SAHAKIAN 310 285-1127 asahakian@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 revisions. **12/12/2013:** Corrections given to applicant. Awaiting resubmittal of revised plans. **10/8/2013:** Application under review
9045 Olympic Blvd.	**Telecommunication Permit** Request to install a new wireless telecommunication facility containing 15 panel antennas, 15 RRUs, 8 raycaps, and 4 equipment cabinets on the roof of the	8/18/2014	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	**(O)** Doheny Village Partners, LLC **(A)** Verizon Wireless **(R)** Michael Crawford – Synergy Development –	**8/21/2014:** Application being reviewed for completeness

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
	subject property.			858-220-5737	
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	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(A)** Marjan Sarsher - 310-748-7607 **(O)** Laura Aflalo	**3/3/2014:** Encroachment agreement being circulated for signatures – pending resolution of code enforcement regarding unpermitted work **10/21/2013:** Notice of pending decision mailed **9/17/2013:** Application deemed incomplete, pending resubmittal by applicant.
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	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)** Robertson Corridor, LLC **(A)** Raw Fish & Rice **(R)** Kiyoshi Graves – 323-401-6499	**8/4/2014:** Project approved, encroachment agreement being circulated for signatures **5/5/2014:** Notice of pending decision mailed **4/15/2014:** Application being reviewed for completeness

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
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	**7/10/2014:** Notice of Pending Decision mailed **6/23/2014:** Application deemed complete **5/29/2014:** Application deemed incomplete **5/5/2014:** Application being reviewed for completeness
612 Whittier Dr.	**Minor Accommodation** Request to construct a two-story (22'9" tall), 2207 square foot accessory structure within the required rear setback on the subject property.	7/29/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** Grant and Margaret Levy **(R)** Christopher Courts – 424-256-2461	**8/7/2014:** Application being reviewed 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	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)** Specialty Properties, LLC **(A)(R)** Sung Min Park – 310-795-4072	**8/7/2014:** Encroachment agreement provided to applicant, awaiting submittal of signed copies **6/9/2014:** Application under review for completeness

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
9876 Wilshire Blvd.	**Administrative Modification – Waldorf Astoria** Request for specific modifications from the originally approved project plans, such as a 4' height increase, new mezzanine, and expanded outdoor dining area.	7/30/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** Oasis West Realty, LLC **(R)** Mark Allshouse	**9/23/2014:** City Council consideration to call decision up for review **9/5/2014:** Notice of decision mailed – project approved **7/31/2014:** Notice of Pending Decision mailed and site posted

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
Work Plan Items		
R1 BULK AND MASS STUDY (Included in FY 2013-14 Budget Work plan) 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. **Staff Contact:** Michele McGrath: (310) 285-1135 mmgrath@beverlyhills.org **Project Website:** www.beverlyhills.org/centralr1study	Consider discrete amendments to development standards for single-family homes in the central area of the City. This work is meant to: • 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	**UPCOMING MILESTONES** • **9/29/2014:** Return to Planning Commission with revised Ordinance • **Late September**: PC/CC Liaison Meeting • **10/7/2014**: City Council Public Hearing on Ordinance • **10/21/2014**: City Council Second Reading **COMPLETED MILESTONES** • **8/20/2014**: Task Force Meeting • **8/7/2014:** Planning Commission Public Hearing on Ordinance • **7/17/2014:** Planning Commission Study Session on Ordinance • **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

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
		• **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– ○ Review final draft R1 Study ○ Review final draft zoning code reorganization • **5/16/2013:** Stakeholder Meeting 6 (homeowners who recently built a home)
ZONING CODE UPDATE – *Reorganization Phase 1* (FY 2013-14 Budget Work plan) 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. **Staff Contact:** Ryan Gohlich : (310) 285-1194 rgohlich@beverlyhills.org **Project Website:** www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/zoningcodereorganization	Amend the Zoning Code to: • 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	**UPCOMING MILESTONES** • **October 2014**: PC subcommittee meeting • **11/13/2014**: Planning Commission (Study Session) Reviews draft reorganized zoning code, with minor language changes • **12/11/2014**: Planning Commission (Public Hearing) Additional meeting if needed / Recommend City Council adopt • **TBD**: City Council Public Hearing **COMPLETED MILESTONES** • **5/20/2013:** Staff review document • **5/22/2013:** Planning Commission (Taskforce) – ○ 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

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
ZONING CODE UPDATE – *Amendments Phase 2* (FY 2013-14 Budget Work plan) This phase of the zoning code update will include minor amendments to the zoning code to improve readability **Staff Contact:** Ryan Gohlich : (310) 285-1194 rgohlich@beverlyhills.org	Includes minor amendments to the zoning code to improve readability and to support the work item above	**UPCOMING MILESTONES** • **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) **COMPLETED MILESTONES** • **5/15/2013**: Cut-off date to include amendments this year
AFFORDABLE HOUSING FEE REDUCTIONS (Included with the City's 2013/14 budgetary fee study [Admin. Srvcs.]) Reducing fees for affordable housing developments is included in the City's Housing Plan. **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Evaluate possible waivers or reduction in certain fees for development containing very low, low, or moderate income housing units.	**UPCOMING MILESTONES** Proposed Affordable Housing fee reduction to be presented to City Council with Community Dev. fees **COMPLETED MILESTONES** Follow up with George Chavez – RE: benefit of bldg. fee reduction

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
DISCONTINUED USE / CUP ORDINANCE (Included in FY 2013-14 Work Plan) **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Revising City's regulation of existing/non-conforming uses & CUPs that are left vacant for a specified length of time Sets time limits non-conforming rights for vacant properties. May discuss limiting CUP life for vacant properties as well	**UPCOMING MILESTONES** • **10/23/2014:** Planning Commission Public Hearing • **12/2/2014:** City Council first reading • **1/6/2014**: City Council second reading **COMPLETED MILESTONES** • **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)
DISASTER RECOVERY ORDINANCE (Included in FY 2013-14 Budget Work Plan) **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Would allow existing buildings to be rebuilt to current size and scale in the event that building is damaged during major disaster	**UPCOMING MILESTONES:** • **11/13/2014:** Planning Commission Study Session • **12/11/2014:** Planning Commission Public Hearing • **1/x/2014:** City Council first reading • **1/x/2014:** City Council second reading **UPCOMING MILESTONES** • **1/23/14:** Kick-off meeting with internal stakeholders

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
DENSITY BONUS ORDINANCE REVISIONS (Included in the FY 2013-14 Budget Work Plan) Updating the Density bonus ordinance was identified by the State as a priority program to maintain a Certified Housing Element. **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Revises City's density bonus ordinance to include a list of preferred incentives (includes offering reduced minimum unit size for MFR projects)	**UPCOMING MILESTONES:** • **12/11/2014**: Planning Commission Study Session (review financial analysis for incentives, shortly after Burton Way Prj.) • **1/x/2014**: Planning Commission Public Hearing (recommend to City Council) **COMPLETED MILESTONES** • May 23 – Planning Commission Study Session (Revisit incentives, consider including them in City's incentives study)
IN-LIEU PARKING (Included in FY 2013-14 Budget Work Plan) 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. **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Review current in-lieu program & expand program to South East Area including: • S. Beverly Boulevard • S. Robertson • S. Santa Monica Boulevard west of Wilshire • Portions of Olympic Boulevard • Portions of Wilshire Boulevard	**UPCOMING MILESTONES** • **10/7/2014:** City Council Study Session **COMPLETED MILESTONES** • **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

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
CARBON FOOTPRINTING/(Climate Action Plan) (Included in FY 2012-13 Budget Work Plan) **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Support Public Works in its development of baseline data on carbon emissions (and development of a Climate Action Plan).	**UPCOMING MILESTONES** Work with Trish, George, Arnetta to determine path forward.
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** • 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** • **September 2014:** Study Session **COMPLETED MILESTONES** • **February 2014:** request from City Council to discuss City Council involvement in Development Agreements
STREET RENAMING **S. Santa Monica Boulevard** (2013 City Council request)	Council direction to explore renaming of Little Santa Monica Boulevard	**UPCOMING MILESTONES** • **September 2014:** Draft survey prepared by staff **COMPLETED MILESTONES**

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
REGULATION OF ANIMAL RELATED USES (2014 addition) **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Evaluate current regulations on animal related uses (shelters, grooming, veterinary uses, Etc.)	**UPCOMING MILESTONES** • **TBD:** Study session on current regulations and policy options • Possible developer initiated ordinance (Pet Food Express, 9153 Olympic Boulevard)
UPDATE OF PLANNING APPLICATIONS (2014 addition) **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Updates of planning applications are needed to reflect changes in noticing requirements	**UPCOMING MILESTONES** • **September 2014:** Finalize updated applications • **September 2014:** All new applications posted to website **COMPLETED MILESTONES** • **Mid- April 2014:** Assemble internal working group
PROPOSED DOG PARK (2014 addition) **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Provide planning support for proposed dog park.	**UPCOMING MILESTONES** • Currently reviewing ESA and draft MND from consultant • **Week of 9/15/2014:** Phase 2 environmental assessment to be conducted **COMPLETED MILESTONES** • **7/17/2014:** Site visit with environmental consultant • **July 2014:** Began work with environmental consultant for project clearance

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
ORGANIZATIONAL SUPPORT (Ongoing)		
IMPLEMENTATION OF AFFORDABLE HOUSING PROGRAMS	Work with other City departments to implement affordable housing programs per the Housing Element	**UPCOMING MILESTONES** • **9/9/14:** Meeting with David Lightner regarding programs **COMPLETED MILESTONES** • **Early 2014:** Meetings with West Hollywood Housing Corporation about programs
MANAGEMENT OF ENVIRONMENTAL CONSULTANTS	General management of consultants completing environmental studies for various planning/development projects	**UPCOMING MILESTONES** **COMPLETED MILESTONES**
SUPPORT FOR SUBWAY ADVANCED UTILITY RELOCATION WORK **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Provide planning support for advanced utility relocation work associated with subway construction.	**UPCOMING MILESTONES** **COMPLETED MILESTONES** • **July 2014:** Provided comments to Metro on construction noise/light mitigation measures in the draft Memorandum of Understanding for Advanced Utility Relocation work
TASK FORCE RECOMMENDATIONS 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.	Implement recommendations from the City's Governmental Efficiency (GET), Southeast (SET), and Small Business Task Forces (SBT)	**COMPLETED MILESTONES** • **February 4, 2014**: City Council (Study Session – C- item) – Follow up on use of substantial compliance procedure • Substantial Compliance Determination: Completed

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
REGIONAL PROJECTS REPORT The City monitors planned, proposed, and entitled projects in neighboring jurisdictions and comments on projects as appropriate. **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Quarterly report to City Council on development projects near the City	**UPCOMING MILESTONES** • **10/7/2014**: City Council (Study Session – C-item) Report **COMPLETED MILESTONES** • **8/18/2014**: Staff attended Public Hearing for Melrose Triangle Project in West Hollywood • **7/1/2014**: City Council (Study Session – C-item) Report • **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

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
CAPITAL IMPROVEMENT PLAN REVIEW **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Annual report to the Planning Commission on the General Plan conformance of the CIP	**UPCOMING MILESTONES** • **April/May 2015:** Report to Planning Commission on General Plan consistency of CIP Projects **COMPLETED MILESTONES** • **5/8/2014:** Report to the Planning Commission on the General Plan consistency of CIP projects
ANNUAL HOUSING UNITS (Department of Finance) The City must report the number of housing units created and demolished to the Department of Finance each year.	Report due in January of each year	**UPCOMING MILESTONES** • Next report due January 2015 **COMPLETED MILESTONES** • Units reported online January 10, 2014
ANNUAL HOUSING ELEMENT REPORT (OPR/HCD) The State requires the City to report annually on the status of programs and policies in the Housing Element	Report due in April of each year	**UPCOMING MILESTONES** • Next report due April, 2015 **COMPLETED MILESTONES** • **5/20/2014:** Housing Element Progress Report to City Council • **4/24/2014:** Housing Element and General Plan Progress Report to Planning Commission

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
ANNUAL GENERAL PLAN REPORT (Office of Planning and Research) The State requires the City to report annually on the status of programs and policies in the General Plan	Report due in April of each year	**UPCOMING MILESTONES** • Next report due April, 2015 **COMPLETED MILESTONES** • **5/20/2014:** General Plan Progress Report to City Council • **4/24/2014:** Housing Element and General Plan Progress Report to Planning Commission
ANNUAL PLANNING SURVEY (Office of Planning and Research)	Report Due in November of each year	**UPCOMING MILESTONES** • Next report due November 30, 2014 **COMPLETED MILESTONES** • Survey submitted on November 26, 2013
COMPLETED ITEMS		
METRO OWNED SITES (August 2012 request by Mayor Mirisch) 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	Take the concept of re-zoning metro-owned lands to CC/PC Liaison to identify options	**UPCOMING MILESTONES** **COMPLETED MILESTONES** • **12/18/13**: Possible discussion at CC/PC Liaison • **11/20/2013:** Informational report given to City Council

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
SIGN PERMIT FEES (November 2013 request by Council, Church of Christ, Scientist) This request includes beginning a discussion on sign permit fees for defined projects	Consider reducing/eliminating fees for sign permits for defined uses	**UPCOMING MILESTONES** **COMPLETED MILESTONES** • **2/13/14:** Status update shared with City Council • Applicant to file revision application • **1/21/14:** Study session discussion on item
HOUSING ELEMENT UPDATE (Included in FY 2013-14 Budget Work Plans) The Housing Element is one of seven state mandated elements of the General Plan. **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Update the City's Housing Element for the 2013-2021 housing cycle through the recommendation for the Planning Commission	**COMPLETED MILESTONES** • HCD Letter received • **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)
FRACKING ORDINANCE (February 2014 addition by City Attorney) **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Assist City Attorney's Office with ordinance prohibiting fracking in the City	**COMPLETED MILESTONES** • **5/6/2014:** City Council Second Reading • **4/22/2014:** City Council First Reading • **3/27/2014:** Present ordinance to Planning Commission
PUBLIC NOTICING - DEVELOPMENT PROJECTS (Included in FY 2012-13 Budget Work plan)	Evaluate expansion of notice requirements including: • Expand mailed notices to beyond 300 feet for development	**COMPLETED MILESTONES** • **7/17/2014**: PC approval of Public Noticing Guidelines • **6/20/2014**: New regulations go into effect • **5/20/2014**: CC (2nd Reading)

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
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. **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	projects • Expand use of on-site posted notices	• **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)