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	**1/22/2015:** Planning Commission hearing – Continued to a date uncertain **12/11/2014:** Planning Commission discussion regarding formation of a subcommittee to study the project **8/7/2014:** Planning Commission hearing (continued to a date uncertain) – Awaiting resubmittal of revised plans **5/2/2014:** Application deemed complete **4/7/2014:** Application being reviewed for completeness

* Recent update to project status

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
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 April, 2015 **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 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

* Recent update to project status

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
					refining amendment language. **10/17/2013:** Application under review
602 N. Beverly Dr.	**Minor Accommodation** Request to construct a one-story, 20' tall accessory structure within a required rear setback but outside of the required side setbacks.	2/25/2015	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	**(O)(A)** ACR Investments LLC – Handojo and Hamidjaya Yap **(R)** Landry Design Group – 310-444-1404	**2/25/2015:** Application being reviewed for completeness
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
310 N. Crescent Dr.	**Zone Text Amendment and R-4 Permit** Request to amend the Municipal Code to allow multi-family residential buildings that are legally nonconforming with respect to height to have additions that exceed current height restrictions, but do not exceed the height of the existing building.	11/25/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** 310 Crescent Condos, LLC **(L)(R)** Murray Fischer – 310-276-3600	**3/12/2015:** Planning Commission hearing; continued to 4/23/15* **12/8/2014:** Application being reviewed for completeness

* Recent update to project status

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	**5/14/2015:** Tentative Planning Commission hearing **10/17/2013:** Application under review
809 Hillcrest Rd.	**Hillside R-1 Permit** Request for a Hillside R-1 Permit to exceed 15,000 cumulative square feet on the subject property. The proposed addition is 544 square feet, and would result in 19,442 cumulative square feet.	12/8/2014	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	**(O)(A)** Brad Korzen **(R)** Jason Somers – 310-344-8474	**4/23/15:** Tentative Planning Commission hearing* **12/15/2014:** Application being reviewed for completeness
291 S. La Cienega Blvd.	**Conditional Use Permit** Request to allow an educational use (West Coast Ultrasound Institute) to be located in the subject commercial building, and to allow a reduction in required parking.	12/15/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)** Mezrahi Family **(A)** West Coast Ultrasound Institute **(R)** Dante Charleston – 213-375-4797	**1/7/2015:** Traffic study comments provided to applicant – awaiting response **1/5/2015:** Application being reviewed for completeness
1510 Lexington Rd.	**Hillside R-1 Permit** Request to allow construction of a new single-family residence with cumulative floor area in excess of 15,000 square feet, and a request to allow two 6' tall retaining	1/23/2015	EMILY GABLE 310-285-1192 egable@beverlyhills.org	**(O)(A)** Lexington Prime Estate, LLC **(R)** Hamid Gabbay – 310-553-8866	Applicant redesigning project **1/28/2015:** Application being reviewed for

* Recent update to project status

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
	walls to be located within the required street side setback.				completeness

* Recent update to project status

Current Development Activity (Planning Commission/City Council)

Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
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	**1/22/2014:** Planning Commission hearing – Continued to a date uncertain **12/11/2014:** Planning Commission hearing (continued with modifications requested) **10/9/14:** Planning Commission 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

* Recent update to project status

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
					deemed incomplete
325 N. Maple Dr.	**Development Plan Review** Request to convert approximately 50,000 square feet of parking structure space to habitable office space within the existing building located at 325 N. Maple Dr.	11/7/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** GRT Portfolio Properties Beverly Hills, LLC **(R)** Patrick Tooley – 310-458-2587	**1/15/2015:** Categorical Exemption report initiated **11/10/2014:** Application being reviewed for completeness
332 N. Oakhurst Dr.	**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	**3/10/15:** LA Central Area Planning Commission Appeal Hearing; project approval upheld* **2/12/2015:** City Council consideration of whether to appeal the Los Angeles approval – City Council did not provide direction to appeal the decision **2/3/2015:** Project approved by City of Los Angeles **6/11/2014:** Beverly Hills staff submitted a letter and historic assessment to City of Los Angeles regarding project concerns and CEQA requirements.

* Recent update to project status

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
					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
8955 Olympic Blvd.	**Conditional Use Permit – O'Gara Coach** Request to allow the establishment of an automobile dealership at the subject property. The project includes a request for a reduction in required parking, and a request to exceed 35' in height (41' is proposed) in the C-3T-2 zone.	1/27/2015	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)** Chanukah, LLC **(A)** O'Gara Coach Company **(L)(R)** Murray Fischer – 310-276-3600	**3/6/15:** Traffic study received; staff reviewing* **2/2/2015:** Application being reviewed for completeness
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 requirements for large-scale developments, and the R-4 Permit is requested for rooftop bathrooms and	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	**4/7/2015:** Tentative City Council hearing for Zone Text Amendment **1/8/2015:** Planning Commission hearing (APPROVED)

* Recent update to project status

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
	front yard paving.				**9/30/2014:** CEQA Categorical Exemption study initiated **8/7/2014:** Application being reviewed for completeness
400-408 N. Rodeo Dr.	**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. **4/24/2014:** Application deemed incomplete – Awaiting updated materials from applicant **4/24/2014:** Project preview presentation to Planning Commission
9900 N. Santa Monica Blvd.	**DPR to allow construction parking on property in the T-Zone** Parking is for Waldorf Hotel project	2/2/2015	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A) Oasis WR –** Nicholas Rumanes 310-970-4600 **nrumanes@alagemcapital.com**	**3/13/2015:** Staff completed decision report approving project* **2/18/15:** Notice of Pending Decision issued

* Recent update to project status

Current Development Activity (Planning Commission/City Council)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
					(10 day notice period expires 2/28/15)
1146 Tower Rd.	**Hillside R-1 Permit** Request to allow cumulative floor area in excess of 15,000 square feet; request to establish a maximum floor area for a property over 2 acres in size; request to allow an accessory structure over 14' in height within 5' of a property line; and request to allow a 6' tall, solid gate within the required front setback.	11/4/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	**(O)(A)** Tom Corrigan **(R)** Dominic Filosa – 310-801-6213	**4/9/15:** Planning Commission hearing scheduled* **11/10/2014:** Application being reviewed for completeness

* Recent update to project status

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
238 S. Bedford Dr.	**Minor Accommodation** Request to extend a legally nonconforming side setback to allow a second-story addition to the primary residence.	12/3/2014	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	**(O)(A)** Morris and Cami Gasmer **(R)** Michael Scanlon – 213-481-2333	**1/14/2015:** Meeting with applicant to discuss project changes **12/31/2014:** Application deemed incomplete, awaiting submittal of revised materials **12/8/2014:** 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	EMILY GABLE 310 285-1192 egable@beverlyhills.org	**(O)** City of Beverly Hills **(A)(R)** Ara Vartanian – 310-201-2151	Staff provided corrections and applicants is working on revisions **8/25/2014:** Application being reviewed for completeness
252 S. Beverly Dr.	**Open Air Dining Permit – Pure Sandwich Shop** Request to allow a total of 4 tables and 8 chairs occupying 71 square feet to be located within the public right-of-way along South Beverly Drive.	1/30/2015	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	**(O)** BBT Beverly Drive, LLC **(A)** Pure Sandwich Shop **(R)** Natalie Kazanjian	**3/16/15:** Notice of Decision mailed* **2/23/2015:** Notice of Pending Decision mailed **2/2/2015:** Application being reviewed for completeness

* Recent update to project status

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	**3/19/15:** Continue to wait for signatures and fees from applicant* **10/15/2014:** Corrections submitted by applicant. Application and plans being reviewed. **7/9/2014:** Application deemed incomplete – awaiting submittal of required materials **6/23/2014:** Application being reviewed for completeness
455 Beverwil Dr.	**Minor Accommodation** Request to allow the extension of a legally nonconforming side setback for a second story addition.	1/26/2015	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	**(O)(A)** Ramim Dardasht **(R)** RJ Torabi – 818-266-5949	**2/25/15:** Incomplete letter mailed* **1/28/2015:** Application being reviewed for completeness
200 S. Canon Dr.	**Minor Accommodation** Request to allow the extension of a legally nonconforming 3' side setback for a second story addition to the subject property.	11/3/2014	EMILY GABLE 310-285-1192 egable@beverlyhills.org	**(O)(A)** Shallom and Villa Berkman **(R)** Victor Corona – 213-407-4756	Applicant changed architects; staff awaiting corrections **1/16/2015:** Notice of Pending Decision mailed

* Recent update to project status

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
					1/5/2015: Application deemed complete **11/5/2014:** Application being reviewed for completeness
267 N. Canon Dr.	**Open Air Dining Permit – Palm Restaurant** Request to allow 4 tables and 14 chairs within the public right-of-way, occupying 202 square feet.	8/20/2014	EMILY GABLE 310-285-1192 egable@beverlyhills.org	**(O)** 267 N Canon Drive LLC **(A)** Palm Restaurant **(R)** Roy Hasson – 310-275-7774	**11/24/2014:** Approved, encroachment agreement being finalized **9/30/2014:** Notice of pending decision mailed **9/26/2014:** Application deemed incomplete – awaiting submittal of required materials **8/25/2014:** Application being reviewed for completeness
319 N. Canon Dr.	**Open Air Dining Permit – Voila Bakery** Request to allow 4 tables and 8 chairs within the public right-of-way, occupying 104 square feet.	11/4/2014	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	**(O)** Douglas Emmet **(A)** Viola Bakery **(R)** Yohann Bensimon	**1/21/2015:** Notice of Pending Decision mailed; encroachment agreement being finalized **1/4/2015:** Revised plans submitted by applicant,

* Recent update to project status

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
					pending review **12/19/2014:** Revised plans submitted, being reviewed for completeness **11/21/2014:** Application deemed incomplete, awaiting resubmittal of revised materials **11/5/2014:** Application being reviewed for completeness
603 N. Canon Dr.	**Minor Accommodation** Request to allow a two-story addition to an existing two-story accessory structure located within a required side and rear setback.	2/5/2015	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	**(O)(A)** Alan and Judy Levine **(R)** Steven Albert – 310-820-8863	**2/9/2015:** Application being reviewed for completeness

* Recent update to project status

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
257 S. La Cienega Blvd.	**Open Air Dining – Starbucks** Request for outdoor dining on public property containing 8 tables and 16 chairs, occupying a total of 156 square feet on public property, and 15 square feet on private property.	9/22/2014	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	**(O)** WLC Group, LLC **(A)** Starbucks Coffee Company **(R)** Spencer Regnery – 310-781-8250	**12/29/2014:** Application deemed complete **10/7/2014:** Notice of Pending Decision mailed **10/6/2014:** Application deemed incomplete, awaiting submittal of requested materials **10/1/2014:** 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	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	**(R)** Fran Cohen – 310-913-0952 **(A)(O)** Farrah and Eddie Gozini	**1/6/2015:** Notice of Pending Decision mailed **10/1/2014:** Revised plans submitted – under review for completeness **5/29/2014:** Communication with applicant – Project being modified, awaiting preparation of new plans **3/19/2014:** Revised plans submitted by applicant,

* Recent update to project status

Current Development Activity (Director-Level Reviews)					
Address	**Project Description**	**Date Filed**	**Planner**	**Owner (O), Applicant (A), Lobbyist (L), Representative (R)**	**Next Milestones/ Notes**
					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
232 South Palm Drive	**Minor Accommodation** Request to allow the extension of legally nonconforming side setback to accommodate an addition to the primary residence.	1/13/2015	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	**(O)(A)** Magali Bergher **(R)** John Wyka – 310-450-4356	**1/23/2015:** Application being reviewed for completeness
250 Peck Dr.	**Minor Accommodation** Request to allow the extension of a legally nonconforming side setback to accommodate a second-story addition on the subject property.	12/4/2014	EMILY GABLE 310-285-1192 egable@beverlyhills.org	**(O)(A)** Fred Zimmerman **(R)** Cindy Dubin – 310-770-3894	**12/8/2014:** Application being reviewed for completeness

* Recent update to project status

Current Development Activity (Director-Level Reviews)

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	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 – Summer 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
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	**11/26/2014:** Notice of Pending Decision mailed **10/24/2014:** Application

* Recent update to project status

Current Development Activity (Director-Level Reviews)

Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
					deemed complete **9/25/14**: Applicant submitted corrections. Staff evaluating for completeness. **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

* Recent update to project status

Current Development Activity (Director-Level Reviews)

Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
9900 Santa Monica Blvd.	**Development Plan Review** Request to use the vacant, former rail right-of-way across from the former Robinson's May for construction parking and construction offices associated with construction of the Waldorf Astoria.	2/2/2015	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	**(O)(A)** Oasis West Realty – 310-970-4600	**2/18/2015:** Notice of Pending Decision mailed
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	**11/18/2014:** Notice of Pending Decision mailed **10/15/2014:** Applicant contacted staff to submit corrections. Awaiting delivery of updated plans. **8/28/2014:** Application deemed complete, processing continues **8/7/2014:** Application being reviewed for completeness
8300 Wilshire Blvd.	**Open Air Dining – Coffee Bean & Tea Leaf** Request for outdoor dining for 12 seats 5 tables and 2 umbrellas; total of 177 SF with 74 SF on private property and 103 SF on public R-O-W (open air dining was previously approved in the same location but expired)	3/3/2015	ALEK MILLER 310.285.1196 amiller@beverlyhills.org	**(O)(A)** International Coffee & Tea LLC, **(R)** Mark Mendez – 310-237-2326	**3/9/2105**: Notice of Pending Decision mailed

* Recent update to project status

Current Development Activity (Director-Level Reviews)

Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
8400 Wilshire Blvd.	**Open Air Dining – The Flats Restaurant** Request for outdoor dining on public property containing 4 tables and 8 chairs, occupying a total of 180 square feet on public property with a railing enclosure.	1/27/2015	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	**(O)** Simon A Management, LLC **(A)** The Flats Restaurant **(R)** Paul Groh – 323-445-4718	**2/17/15:** Notice of Decision mailed* **2/9/15:** Pending Notice of Decision mailed **1/28/2015:** Application being reviewed for completeness
9465 Wilshire Blvd.	**Development Plan Review** Request to allow an ATM to be located adjacent to the public right-of-way at the subject property. The proposal is associated with the establishment of Boston Private Bank.	1/16/2015	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	**(O)** Beverly Wilshire Owner, LP **(A)** Boston Private Bank **(R)** Bena Design Partnership – 310-543-2560	**2/17/15**: Notice of Decision mailed* **1/29/2015:** Notice of Pending Decision mailed **1/26/2015:** Application being reviewed for completeness

* Recent update to project status

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
Work Plan Items		

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
		• **4/23/2015**: Planning Commission (Public Hearing) Additional meeting if needed / Recommend City Council adopt
		• **TBD**: City Council Public Hearing
		COMPLETED MILESTONES
		• **1/8/2015**: Planning Commission (Study Session) Reviews draft reorganized zoning code, with minor language changes (Moved from 12/11/2014 meeting)
		• **11/25/2014**: PC subcommittee meeting
		• **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** • **May:** Planning Commission Public Hearing • **June:** City Council first reading • **June**: 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 understanding of work to complete this task based on April 2 Study Session (scheduled FY 13-14)
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:** • **3/26/2015:** Planning Commission Public Hearing • **May 2015:** City Council first reading • **June 2015:** City Council second reading **UPCOMING MILESTONES** • **1/22/2015:** Planning Commission Study Session **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:** • **May**: Planning Commission Study Session • **June 2015**: Planning Commission Public Hearing (recommend to City Council) **COMPLETED MILESTONES** • May 23 – Planning Commission Study Session (Revisit incentives, consider including them in incentives study)

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
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** • **4/7/2015:** City Council First Reading • **4/21/2015:** City Council Second Reading **COMPLETED MILESTONES** • **2/12/2015:** Planning Commission hearing • **10/21/2014:** City Council Study Session (request of CC) • **10/7/2014:** City Council Study Session • **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 • **9/10/2013:** City Council (C-item) Scope and Timeline
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.

LONG RANGE PROJECTS		
PROJECT	**DESCRIPTION**	**MILESTONES**
New Items Added		
AUTOMATED PARKING (2014 Addition) **Staff Contact:** Timothea Tway: (310) 285-1122 ttway@beverlyhills.org	Amend code to allow automated parking to count for required parking	**UPCOMING MILESTONES** • **4/23/15:** Planning Commission Update • **June**: City Council Hearing/1st Reading • **June**: City Council Hearing/2nd Reading **COMPLETED MILESTONES** • **3/12/2015**: Planning Commission Study Session
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
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** • **March 2015:** All new applications posted to website **COMPLETED MILESTONES** • **September 2014:** Finalize updated applications • **Mid- April 2014:** Assemble internal working group

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
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 phase 2 environmental work • Currently reviewing ESA and draft MND from consultant **COMPLETED MILESTONES** • Awaiting results from phase 2 environmental assessment – expected late October 2014 • **Week of 9/15/2014:** Phase 2 environmental assessment conducted • **7/17/2014:** Site visit with environmental consultant • **July 2014:** Began work with environmental consultant for project clearance
ORGANIZATIONAL SUPPORT (Ongoing)		
SUPPORT FOR UPDATE OF HAZARD MITIGATION PLAN	Work with other City departments to update the City Hazard Mitigation Plan	**UPCOMING MILESTONES** • **3/3/15:** Waiting for Comments from Project Manager **COMPLETED MILESTONES** • **3/3/15:** First Draft Due to Project Manager • **12/15/14:** Kick-off meeting
IMPLEMENTATION OF AFFORDABLE HOUSING PROGRAMS	Work with other City departments to implement affordable housing programs per the Housing Element	**UPCOMING MILESTONES** **COMPLETED MILESTONES** • **9/9/14:** Meeting with David Lightner regarding programs • **Early 2014:** Meetings with West Hollywood Housing Corporation about programs

LONG RANGE PROJECTS

PROJECT	DESCRIPTION	MILESTONES
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** • **TBD:** Tentative working group meeting **COMPLETED MILESTONES** • **12/18/2014:** Saban Theater Working Group meeting • **11/14/2014:** Saban Theater Working Group meeting • **10/24/2014:** Attended Saban Theater Working Group meeting with Metro and Saban representatives • **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** • **4/7/15:** City Council (Study Session – C-item) Report **COMPLETED MILESTONES** • **1/6/2015:** City Council (Study Session – C-item) Report • **10/7/2014:** City Council (Study Session – C-item) Report • **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 2016 **COMPLETED MILESTONES** • Units reported online January, 2015 • 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** • **3/26/2015:** PC Study Session • **4/21/2015:** CC Public Hearing **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** • **3/26/2015:** PC Study Session • **4/21/2015:** CC Public Hearing **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** **COMPLETED MILESTONES** • Survey submitted on November 26, 2013
COMPLETED ITEMS		
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** **COMPLETED MILESTONES** • Worked with applicant for solution, no code changes needed