



A quarterly newsletter of the Community Development Department of the City of Beverly Hills

Winter 2017

What We Do – Overview of the Project Process

We often receive inquiries about the general process for development projects. Each project is different, but what follows is a brief explanation of how projects are developed, reviewed, and how the public can be involved in the process.

1. A Developer or Property Owner Brings Their Idea to the City

When a developer or property owner has an idea for a project they are encouraged to call or stop by City Hall to get information about what can be done on their property. This helps determine the parameters and feasibility of a project. Most parameters are outlined in the zoning code including: uses that would be permitted, parking requirements, maximum building heights, and other use and development regulations for a property.

2. Entitlements May Be Required

If a project complies with all of the regulations and development standards outlined in the City's Zoning Code and General Plan, and does not need an entitlement, the applicant can move forward to the Development Services Program to apply for a building permit. However, many projects require additional review before they can be constructed. This review comes in the form of an "entitlement", which is a type of permit that is reviewed by staff or a Commission to ensure a project does not have any negative impacts.



There are two levels of review for entitlements: Director-level or Commission-level. In all cases, there is always the opportunity for interested members of the public to provide comments to decision makers on the project. Neighbors generally receive notification of a project through a mailed notice or they might see a notice posted on the project site.

3. A Decision is Made

No matter the level of review, certain findings must be made in order for the project to be approved. While the specific findings may vary with each entitlement, common findings include: consistency with the general plan; enhancement to the

streetscape and City's garden quality; no adverse impacts to the use and enjoyment of nearby residential properties; and no detriment to the public health, safety, or general welfare.

Once a decision has been made on an entitlement, there is a 14-day appeal period during which time any interested party can appeal the decision and have it reconsidered.

4. Building Permit Plans are Reviewed

Once a project receives all of the required entitlements, and the appeal period is complete, the applicant can then move forward to the Development Services Program to obtain building permits. At this time the project is reviewed to ensure

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Overview of the Project Process *(continued...)*

the project complies with the technical requirements of the California Building Code and that it remains consistent with the project approved during the entitlement phase.

Generally, there are two ways that building permits are reviewed. Smaller projects can often be reviewed “over-the-counter” at the public counter. This consists of a 30-60 minute meeting to review the plans and issue the permits during the same meeting. Larger and more complex projects, such as new houses or extensive commercial remodels, must be submitted for review so to provide sufficient time to ensure the project fully complies with all applicable regulations. The initial review may take anywhere from two to eight weeks with additional reviews required, to address any needed corrections.

5. Building Begins

A building permit is required before any construction work occurs on a project. Projects that may have an impact on the community, neighbors, or tenants are required to have a pre-construction meeting with the City prior to the commencement of any construction work.

During the construction phase, the project is closely monitored by a Building Inspector to ensure compliance with the approved plans and any necessary measures required for a safe construction site. For all new construction, once the project receives the final inspection, the certificate of occupancy is issued. This step closes the development process.

Project Highlight – Major Construction Projects

N. Santa Monica Boulevard Reconstruction

Stay in Touch!

-  ▶ CityWebpage: www.beverlyhills.org/SMBldv
-  ▶ Email: smbldv@beverlyhills.org
-  ▶ Phone: 424-339-9033 (Helpline)
-  ▶ Phone: 310-285-2467 (BH Info Line)
-  ▶ Facebook: [Facebook/CityofBeverlyHills](https://www.facebook.com/CityofBeverlyHills)
-  ▶ Twitter: [Twitter/CityofBevHills](https://twitter.com/CityofBevHills)
-  ▶ Nixle: Text BEVHILLS to 888777
-  ▶ Mail: City of Beverly Hills Public Works
Attn: Civil Engineering
345 Foothill Road,
Beverly Hills, CA 90210



In a continued effort to improve the quality of life for residents, businesses and commuters, the City of Beverly Hills has made it a priority to enhance street infrastructure along Santa Monica Boulevard. The City is also experiencing other infrastructure improvements such as the L.A. County Metropolitan Transportation Authority’s,

which commenced in Jan. 2017, Purple Line Extension project. Below is a quick overview of these two projects:

Santa Monica Blvd Reconstruction

Project: The Beverly Hills City Council recently approved construction plans for the North Santa Monica Boulevard

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Spotlight on Supervising Plan Review Engineer Erik Keshishian



Inspired by my interest in construction and my appreciation for structural design, my future in the building industry was evident from a young age. Upon completion of high school, I moved to Los Angeles to pursue my educational goals at California State University, Los Angeles. I graduated with a Master’s degree in Civil Engineering, and soon after received my registration as a Professional Engineer in the state.

My career began as a plan review engineer in the City of Los Angeles where I learned about the technical and municipal codes and gained invaluable experience in plan review and building construction. Later, I joined the City of Beverly Hills as a Senior Plan Review Engineer, assisting the customers with reviewing and permitting their construction projects. Currently, in the capacity of the Supervising Plan Review Engineer, I oversee the development projects in the City and am grateful to be working with a team of professionals who make the construction projects run smoothly through the regulatory processes.

In my 29 years with the City of Beverly Hills, there has never been a dull moment in the CDD. As new codes and regulations go into effect which result in increasingly complex development projects, the task of ensuring legislative compliance while meeting community expectations becomes ever more challenging and yet rewarding.

Major Construction Projects (continued...)

Reconstruction project began January 17, 2017. The Project will reconstruct a segment (approximately 1.5 miles) of North Santa Monica Boulevard extending from Wilshire Boulevard to Doheny Drive in the City of Beverly Hills. The project will reconstruct the deteriorating roadway; upgrade the storm drain system, replace curb and gutters; upgrade access ramps to American with Disability Access (ADA) standards; install fiber optic cable, and install new LED street lights. Enhancements to the roadway include the installation of a bioswale on the north side, landscaping improvements, and widening the south side between Canon Drive and Wilshire Boulevard. During the 18-month construction period, traffic lanes will be subject to closures and turns will be restricted.

Purple Line Extension Project: This project will provide a transportation alternative to the congested Westside, including two stops in Beverly Hills: Wilshire/ La Cienega and Wilshire/ Rodeo. The subway extension project is scheduled to be built in three sections. The first section of the Purple Line Extension will extend the subway from the Wilshire/ Western station in Los Angeles to Wilshire/La Cienega in Beverly Hills. Section 2 extends from

Purple Line Extension

Stay in Touch!

-  ▶ City webpage: www.beverlyhills.org/PurpleLine
-  ▶ City Email: PurpleLine@beverlyhills.org
-  ▶ PLE Hotline:  Metro (213) 922-6934
-  ▶ Public Works Customer Service: (310) 285-2467
-  ▶ Twitter: twitter.com/CityofBevHills
-  ▶ Facebook: facebook.com/CityofBeverlyHills
-  ▶ Nixle: Text BEVHILLS to 888777
-  ▶ Mail: City of Beverly Hills Public Works
Attn: Civil Engineering
345 Foothill Road, Beverly Hills, CA 90210



the Wilshire/ La Cienega station to the Wilshire/ Rodeo station and then on to the Century City / Constellation station. Construction activities for this project are well underway including the Advance Utility Relocation for Section 1- Wilshire/ La Cienega which began in November 2014 and is scheduled to be completed by early 2017. Both Wilshire/La Cienega and Wilshire/Rodeo stations will be completed in 2023 and begin service Fall of 2025.

These type of projects, while possibly causing temporary impacts during construction, focus on creating long-term benefits and improving the great quality of life in Beverly Hills.

To get additional information on these projects and stay in touch, please use the contact information shown above or visit: www.beverlyhills.org

Tools Corner – Ask Bev

Ask Bev is a great tool that offers a centralized online access for customer service on the City's website. This tool allows residents, businesses and visitors to request services and information 24 hours a day, 7 days a week. You can submit general inquiries, requests for service and even compliments for City staff. What you submit to Ask Bev will automatically be routed to the appropriate

department. You can track the status of your requests at any time. Requests are assigned a specific case number that allows staff to manage from beginning to end. Just about any topic you can think of related to the City services or information can be found on Ask Bev. Whether you want to know the status of a project, how to get your streetlight fixed, where to get a business license or report a Code Enforcement matter, Ask Bev is your

tool. Ask Bev is more than a dynamic tool. It allows City staff to continue its commitment to our community to provide outstanding customer service.

To access Ask Bev, please visit: <https://clients.comcate.com/newrequest.php?id=31>

Facts — Building Permits & inspections



The Development Service Program oversees Review of Plans, the issuance of building permits and the inspection process for new and renovation projects. Once the Plan Review process is completed, the building permit is issued. Inspections begin at key milestones of the construction process. They ensure the

permitted work is what is being built and are in compliance with city and state codes. Inspections include but are not limited to demolition, building, electrical, mechanical, plumbing, roofing, and fence/wall. Construction on a new development or renovation project is not approved until it is given a final inspection by our inspection staff. The following provides a snapshot to the permitted work and inspections during fiscal year 2015-2016:

- Development Services issued a total of 7,122 building permits
- Building & Safety Inspectors conducted a total of 17,014 inspections
- A total of 3,894 inspections were already conducted during July-September 2016

The role of a building inspector is very important to the development process in the City of Beverly Hills. It not only ensures the safety of those involved in the construction project but it can potentially protect property value. If you have obtained a building permit, please ensure you schedule the necessary inspections. Obtaining a building permit for a construction project and getting that final inspection to close your project is a must. To schedule an inspection, you can call (310)285-2534 and schedule “24-hour next day” inspections. You can also schedule an inspection up to 10 days in advance by visiting:

<http://apps.beverlyhills.org/obc/jsp/online/index.jsp>

Key Dates:

Important Events

Please check agendas and City Calendar to confirm schedule.

New Building Code Adoption

- ▶ Adopted January 1, 2017

Public Works Counter Services

▶ Counter appointments are available Wednesday and Thursday 2-4pm to schedule an appointment please call 310-285-1141

Waldorf Astoria Hotel - 9678 Wilshire Blvd.

- ▶ Anticipated opening May 2017

Upcoming Election - March 7, 2017

Holidays

City Hall is closed on February 20th for President's Day

Standing Meeting Schedule

Architectural Commission

- ▶ Meets the 3rd Wednesday of each month at 1:30 PM

Cultural Heritage Commission

- ▶ Meets 2nd Wednesday of each quarter at 1:30 PM

Design Review Commission

- ▶ Meets 1st Thursday of each month at 1:30 PM

Planning Commission

- ▶ Meets the 2nd and 4th Thursday of each month at 1:30 PM

Traffic and Parking Commission

- ▶ Meets the 1st Thursday of each month at 9:00 AM

These dates are subject to change. Please check the City Calendar at www.beverlyhills.org/exploring/calendar/

Visit the Commission page for agendas and more info at www.beverlyhills.org/commissions/

CITY OF BEVERLY HILLS

City Hall Hours:

Monday–Thursday 7:30 AM–5:30 PM
Friday 8:00 AM–5:00 PM

Community Development Walk-ins:

Monday–Thursday 8:00 AM–10:00 AM
Call ahead 310-285-1141

Schedule an Appointment:

<http://www.beverlyhills.org/appointments>

Construction Hours:

Monday–Friday 8:00 AM–6:00 PM
Except during city holidays

Community Development Department



455 N. Rexford Drive
Beverly Hills, CA 90210
(310) 285-1141

www.beverlyhills.org

Email: buildingandsafetyinfo@beverlyhills.org

Email: transportation@beverlyhills.org