



**Beverly Hills City Council Liaison / Southeast Area Task Force Committee
will conduct a Special Meeting, at the following time and place, and will
address the agenda listed below:**

**CITY HALL
455 North Rexford Drive
4th Floor Conference Room A
Beverly Hills, CA 90210**

**Tuesday, February 28, 2017
5:00 PM**

AGENDA

- 1) Public Comment
 - a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.
- 2) Review of a Draft Request for Proposals for Southeast Planning
- 3) Review of Southeast Task Force Recommendations Matrix
- 4) Updates on Current Projects
- 5) Adjournment

for 
Byron Pope, City Clerk

Posted: February 23, 2017



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Manager's Office at (310) 285-1014. Please notify the City Manager's Office at least twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility.

Executive Summary for Southeast in Motion RFP

Consultant team will complete three tasks:

1. In-depth Commercial Corridor Study and Strategic Plan (one for each corridor)

PURPOSE: To understand the unique opportunities, constraints, and vision for each commercial corridor in the Southeast with a goal of creating a useful technical document to inform implementation actions to achieve the community vision. This task will include the creation of graphics, maps, and images to illustrate ideas. This will include study of Robertson, Olympic, Wilshire, and La Cienega Boulevards.

TIMELINE: Two months for completion of each corridor study.

2. Southeast Area Vision Document

PURPOSE: This task involves the development of a vision document for the Southeast Area as a whole. This task will be informed by the work completed in Task 1, but will be broader in nature and will address the community vision for the Southeast Area as a neighborhood. The task will involve synthesizing already gathered public input and soliciting additional input on the vision document from the public at a public meeting and commission meetings. Graphics, maps and images that reinforce the vision for the area are an integral part of this document.

TIMELINE: Completion eight months after project kick-off. To be completed concurrently with Task 1.

3. Implementation Matrix

PURPOSE: This task involves the creation of a matrix of possible implementation actions that can be taken by the City in order to meet the vision for the community for the Southeast Area. These implementation actions will be informed by the work completed in Task 1 and Task 2 and are meant to address the identified barriers to achieving the community's vision for the Southeast Area. It is anticipated that the actions would include a variety of regulatory actions, incentives, and direct investments. Each action should include: description of the implementation action, anticipated timeline for implementation, draft language (if the action includes zoning code changes), anticipated fiscal impacts to the City and property owners and description of responsible parties.

TIMELINE: Completion 10 months after project kick-off.

Total Project Timeline

Month:	1	2	3	4	5	6	7	8	9	10	11
Task 1	Grey	Orange	Grey	Orange	Grey	Orange	Grey	Orange			
Task 2		Grey	Grey	Grey	Grey	Grey	Grey	Orange			
Task 3						Grey	Grey	Grey	Grey	Orange	

Grey box indicates work being completed, Orange box indicates work product due



City of Beverly Hills
Community Development Department

REQUEST FOR PROPOSALS

Consultant Services for Southeast Area
Community Plan

RFP Release Date: _____, 2017

Proposals Due: 5:30pm, _____, 2017



ANNOUNCEMENT

The City of Beverly Hills invites qualified consultants to respond to a Request for Proposals for a community plan for the Southeast Area of the city. The community plan for the Southeast Area of the City will establish a vision for this area and develop a set of implementation actions to improve the project area.

Proposals for this project will be due by 5:30pm on _____, 2017 and must include all requirements listed under "Specifications for Submittal". This project has a budget of \$165,000. To facilitate proposal development, a detailed project description is provided at the end of this announcement and City staff is available to respond to questions.

PROJECT INFORMATION

CONTEXT AND PROJECT HISTORY

The City of Beverly Hills has recently initiated efforts to create a community plan for the Southeast area of the City. This area of the City of Beverly Hills (See Attachment 1) consists of single- and multi-family neighborhoods, major transportation corridors (Wilshire Boulevard, La Cienega Boulevard, Olympic Boulevard) as well as local serving commercial corridors (such as Robertson Boulevard). The area is home to several historic theaters, a number of city designated historic landmarks, a community park, and an elementary school, among other community amenities. In addition, the Westside Purple Line subway extension will be constructed over the next several years and is expected to be operational in the City in 2023 with a station located at La Cienega and Wilshire. This station is in the heart of the Southeast Beverly Hills area and will be a major component of the future of the neighborhood and the City as a whole.

In 2013 Mayor Mirisch and the City Council appointed community members to the newly created Southeast Task Force, which is tasked with identifying challenges and issues in the Southeast Area and creating and discussing potential solutions. Several of the issues and opportunities identified in the area relate to economic development along commercial corridors, the relationship between commercial and residential uses in the area, and opportunities and challenges related to mobility in the area considering the anticipated subway station that will be located at La Cienega Boulevard and Wilshire Boulevard. The Task Force is comprised of residents, business owners and property owners from the Southeast. The Southeast Task Force has been meeting since its inception and has produced a recommendations paper that was presented to the City Council in 2014 (Attachment 2).

In 2015, the Community Development Department began conducting community outreach related to the Southeast Area in order to inform a comprehensive community plan document for the area. The Community Development Department has held three visioning meetings (July 1, 2015, November 17, 2016, and June 22, 2016) during which community members participated in a variety of "visioning" exercises. The summaries of the feedback received at these meetings are provided in Attachment 3. The Community Development Department is now seeking a consultant to assist with the preparation of a community plan document that incorporates the input and ideas of the Southeast Task Force, as well as the information collected during the three visioning meetings.



PROJECT OBJECTIVES

The objectives of the project are to:

- Further engage all stakeholders in the Southeast area through the planning process and gain consensus on a plan
- Develop a community vision and plan for the Southeast Area of the City that:
 - Summarizes and represents the “vision” for the area as expressed by the community
 - Recognizes the unique nature of the commercial corridors in the Southeast (Robertson Boulevard, Olympic Boulevard, Wilshire Boulevard and La Cienega Boulevard) and incorporates strategies to address each of these corridors;
 - Is comprehensive and easy to understand;
 - Contains visuals to illustrate ideas when appropriate;
 - Identifies existing barriers to achieving the desired vision for the area;
 - Considers: mobility, economic development, urban design, land use, parking, programming, historic resources, residential/commercial transition issues, housing, and environmental issues, and;
 - Contains an implementation matrix document with recommended implementation actions. The implementation document is a key deliverable and should provide:
 - Clear guidance on actions with specific policy recommendations, specific physical improvements for the area, and specific land use regulation recommendations (including draft zoning code language to execute changes);
 - Recommendations including, but not limited to: area branding, public improvements, appropriate incentives to execute the plan, land use development standards, and identify key sites to implementing the vision for the area;
 - A description of the fiscal implications of undertaking each action including potential fiscal impacts to the City as well as property owners, and;
 - A timeline for completion of actions that will be undertaken in order to achieve the vision for the community.

The process of creating a community plan for the Southeast Beverly Hills Area will be inter-disciplinary and will be informed by the work already completed by the Southeast Task force and the information gathered at the three community visioning meetings held by the Community Development Department. The consultant will be expected to work closely with staff to identify and engage stakeholders, conduct meetings, and present information to ad hoc committees, task forces, commissions and the City Council.

SCOPE OF WORK

GENERAL EXPECTATIONS

The ideal consultant team would work collaboratively with staff and community stakeholders to synthesize the visioning information that has been gathered, conduct public meetings, draft a community plan, and present the plan at community meetings and commission and city council meetings. Specifically the City is looking for a consultant team with relevant experience and can:

- Effectively utilize technical expertise in areas relating to economic development, multi-modal transportation and urban design



- Work with a variety of community stakeholders and communicate ideas effectively in various forums
- Formulate realistic and creative solutions to address challenges in the project area
- Address challenges related to commercial/residential transition areas
- Appropriately integrate graphics/maps/infographics as part of a plan document

TASKS

1. UNDERTAKE AN IN-DEPTH STUDY OF EACH COMMERCIAL CORRIDOR IN THE SOUTHEAST TO CREATE A LONG-TERM TARGETED CORRIDOR STRATEGY

This task involves conducting an opportunities and constraints analysis of four corridors in the Southeast area. The intent of this task is to gain an understanding of the current state of the corridors, the community vision for each corridor, and the regulatory, financial, design, and environmental constraints and opportunities in the commercial corridors.

Involves:

- Working with staff to gather information to inform a technical study on the current characteristics of each commercial corridor in the Southeast. Areas for study include:
 - Current zoning requirements
 - Existing land uses and parking information
 - Costs of land and construction
- Synthesizing information gathered at public meetings and from the Southeast Task Force to develop a community vision for each corridor
- Outlining the opportunities for achieving the stated vision for each corridor as well as the constraints that could inhibit the realization of the community vision
- Summarizing tools that the City could use to address identified barriers

Final product:

- A stand-alone study and strategy document for each commercial corridor. At the end of the task the individual corridor documents will be combined into one document.

Anticipated timeline: two month completion time for each corridor.

2. VISION DOCUMENT FOR SOUTHEAST AREA

This task involves the development of a vision document for the Southeast Area as a whole. This task will be informed by the work completed in Task 1, but will be broader in nature and will address the community vision for the Southeast Area as a neighborhood. The task will involve synthesizing already gathered public input and soliciting additional input on the vision document from the public at a public meeting and commission meetings. It is anticipated that the document will include discussion of the future vision for the neighborhood, anticipated changing that will impact the neighborhood, and generalized descriptions of the types of uses that should be encouraged. Graphics, maps and images that reinforce the vision for the area are an integral part of this document.



Final product:

- A draft community vision document.

Anticipated timeline:

- Completion eight months after project kick-off.

3. IMPLEMENTATION MATRIX

This task involves the creation of a matrix of possible implementation actions that can be taken by the City in order to meet the vision for the community for the Southeast Area. These implementation actions will be informed by the work completed in Task 1 and Task 2 and are meant to address the identified barriers to achieving the community's vision for the Southeast Area. The matrix should include implementation actions specific to the four commercial corridors as well as actions for the Southeast as a whole. It is anticipated that the actions would include a variety of regulatory actions, incentives, and direct investments. Each action should include:

- Description of the implementation action
- Anticipated timeline for implementation
- Draft language (if the action includes zoning code changes)
- Anticipated fiscal impacts to the City and property owners
- Responsible parties

Final Product:

- Implementation matrix document for City Council review.

Anticipated timeline:

- Completion 10 months after project kick-off.

BILLING METHOD

Billing method will be based on the completion of milestones and is not to exceed \$165,000. Additional work may be completed in addition to the work scope on a time plus materials basis.

TIMELINE

The project will be managed by the Current and Advanced Planning Team in the Beverly Hills Community Development Department. Staff from additional departments will also provide input throughout the process. The City anticipates a maximum 10 month timeline for the planning process with work commencing in Spring 2017.



SUBMISSION AND EVALUATION

SPECIFICATIONS FOR SUBMITTAL

Respondents shall provide their understanding of the project, identify proposed team members, and explain the responsibilities of each team member, including who will be the key staff person that will be responsible for general project management. Proposals should include sufficient detail to allow a thorough evaluation and comparative analysis of all members on the team.

For every member of the proposed team that is to work on the project, including any sub-consultants or other experts that the team proposes to engage for the project, provide a statement of qualifications including, at a minimum, the following information organized into sections:

1. Format
 - Please submit one cover letter and eight copies of the submittal packet formatted to standard letter-sized paper.
2. Work Proposal
 - Provide a detailed proposal for completing each phase of the work as described to include the following:
 - Synopsis of the project based on the description and your companies experience working on specific plans, community plans or area plans, with the City of Beverly Hills or other cities in the Greater Los Angeles Westside region.
 - Detailed step-by-step break down of tasks with responsible person, anticipated time to complete, cost estimates, and deliverables
 - Provide a flow chart depicting milestones, community meetings, commission hearings, and city council hearings.
 - Identify focus of each meeting, personnel who will be in attendance, and expected cost
 - For Part 1 - Propose an approach to conducting a community meeting that will provide the community with a summary of the visioning efforts that have taken part over the last year.
 - List and description of all final products
3. Project Team
 - Indicate whether the project team is a group of individuals or a firm of firm(s).
 - Identify the key staff person responsible for general project management
 - All project team member names, resumes and professional titles including all professional credentials and degrees, names and addresses of institutions that granted the credentials and degrees and dates they were granted.
 - Describe the specific responsibility each team member will have to the project
 - Describe current workload of each team member
 - If respondent is a firm, describe how the firm is organized and how resources will be utilized for this project.
4. Experience on Similar Work
 - Detail previous experience updating, amending or creating specific plans, community plans, or area plans or similar activities



- Indicate how the team's experience relates to the Project Description
5. Public Outreach
 - Detail previous experience working with the public, commissioners and decision-makers. Describe examples of public outreach efforts used in past projects.
 6. Work Product Examples
 - Include as an appendix, relevant examples of completed work products for each member of the consultant team and all sub-consultants or other experts that the team intends to engage on this project. Work samples will be returned if requested.
 7. References
 - List five public sector clients including three of the most recent and relevant and with whom similar, comparable services have been performed. Provide name, mailing address, and telephone number of the principal contact. Provide a brief description of the service provided and the dates of the work provided.
 8. Fee Schedule
 - Please submit a schedule showing hourly billing rates for all members of the team.

Please Note: Any substitution of key personnel during the project shall require the prior approval of the City and submittal of the above information for the proposed new team members for City review.

EVALUATION PROCESS AND CRITERIA

The City's review process will emphasize the following criteria:

- A. Demonstrated understanding and ability to complete the project;
- B. Background and experience of the project team, including individual team members and sub-consultants assigned to various tasks;
- C. Proven track record for completing similar projects on time and within budget.

Submittals will be evaluated by a review panel consisting of City staff. The City will provide the answers to any questions submitted by an interested party after the release of the RFP to all parties that have indicated interest in the RFP. After the closing date, the City will hold oral interviews and select a firm; after which a negotiated contract will be presented to the City Council for approval. Work will commence as soon as the contract is approved.

Submit Proposals to:
CITY OF BEVERLY HILLS
CITY CLERK
455 N. Rexford Drive
Beverly Hills, CA 90210

Submit Questions to:
TIMOTHEA TWAY, AICP, SENIOR
PLANNER
ttway@beverlyhills.org
(310) 285-1122

**LATE OR INCOMPLETE SUBMITTALS
WILL NOT BE ACCEPTED.**

Summary of Themes from Public Comments Collected at Southeast In Motion Meetings:

General Comments:

Generally, participants noted that the Southeast is a walkable neighborhood that lacks the type of amenities they would like to see. Participants indicated that they liked the uniqueness of the existing neighborhood and the sense of community. Many see the area as a gateway from Los Angeles to Beverly Hills and noted that the area has potential.

Commenters indicated that the Southeast needs new, diverse land uses that will attract people and provide entertainment/dining options for local residents. Residents would like to see the “village” feel of the area retained and enhanced. Participants expressed the desire for grocery stores/markets, restaurants (family serving) and neighborhood services. People wanted to see the area act as an “entryway” for the City of Beverly Hills and several comments indicated that it should be distinctly different from Los Angeles. A number of comments noted the lack of parking in the area as well as the need for changes to make the area a safer pedestrian environment.

Comments about Commercial Corridors:

Wilshire Boulevard: Wilshire is perceived as a busy corridor that does not contain uses that are desirable to the community. Sentiments were mixed on whether the corridor should be mixed-use or not.

Olympic Boulevard: Generally, participants expressed that Olympic should be lower scale than Wilshire. Many comments related to the dislike of automobile uses on Olympic, the need for a market and restaurants, as well as the desire for more pedestrian amenities to make the area safer.

La Cienega Boulevard: Participants noted that they felt the area needs more parking and that housing could be considered in this area. Safety for pedestrians was noted as a concern on this street. The desire for better urban design and architecture, especially on Restaurant Row was expressed. Comments indicated that more density around the subway station may be appropriate; however, there is a need to make sure mixed-use and density do not negatively impact neighboring properties.

Robertson Boulevard: Many comments concerning Robertson addressed the desire to see better street furniture/trees/planting in the public realm to make it more inviting for pedestrians. Commenters noted a desire to continue to restrict medical uses and have more amenities on the street as well as a more consistent design aesthetic. Several commenters noted that a better neighborhood character could be achieved with city benches, street lights, etc. Robertson was seen as a desirable place for more open air dining and a place that needs more pedestrian amenities to contribute to street safety.

Comments About Specific Topics:

Parking: Many comments received related to parking in the Southeast and the need for additional parking available to the public.

Branding: General feedback was positive regarding branding the area differently than other parts of the City or looking at branding it as an “arts and entertainment district”. Some branding comments related to the area needing to be more “hip” to compete with other areas.

Historic: Comments generally related to maintaining and restoring historically important buildings. Several comments focused on the Porsche dealership building as an important building in the Southeast. Some support for mixed-use was expressed if older historic buildings were respected and retained, not destroyed.

Park space: A number of comments gathered related to the desire to see more park space in the area as well as places for the community to gather. Commenters also noted the need for more programming of park space for locals.

Housing: Generally, comments on housing related to the idea that residents would like to see the Southeast as a place where young people and young families could come. Commenters were supportive of potentially allowing smaller units that could appeal to young professionals.

Commercial uses and development: A number of commenters expressed a desire to see more diversity in commercial uses in the Southeast. Commenters wished to see more family-friendly restaurants, markets and grocery stores, entertainment venues, mom and pop type shops, and cafes. Some commenters expressed a desire to see the City actively try to attract alternative types of businesses that aren't seen in the area like tech companies and startups. The general consensus was that automobile uses are not desirable. Some commenters did express a hesitation to encouraging new commercial businesses because of the potential negative impacts that could result.

Mobility: A number of comments related to the need to improve pedestrian amenities and the perception that there is a lack of pedestrian safety on major corridors. Comments also related to the need to introduce and/or improve bike amenities in the area. There was support to establish shuttle services along Wilshire and/or connecting the city with the Southeast.

Urban design: Several commenters noted the need to emphasize the importance of urban design in the Southeast. One suggestion was that Restaurant Row could be retained and enhanced by encouraging buildings designed by world renowned architects. General comments received noted the importance of ground-floor retail in commercial buildings to activate the street. Open air dining was also a commonly desired use. Participants noted distaste for strip malls and highlighted the potential for improvement in the public realm such as the La Cienega median, the park, and sidewalk areas.

Mixed-use / density / height: Comments received on these topics were mixed. Some commenters liked the idea of mixed-use along the commercial corridors and were open to the idea of increased height in some areas. Others expressed concern about the potential noise, crowding, and traffic that could result. Several comments related to the idea that height/mixed-use developments could be considered if there were amenities provided to the neighborhood as a whole (parking, public plaza, public park, etc.)

Special events: A number of commenters suggested that there should be more community events held in the Southeast area including art walks, farmers markets, and family-friendly fairs. Commenters also asked for more events at the park for families.

Arts and entertainment: Commenters did indicate support for the idea of bringing more of these types of uses to the area. There were comments gathered from people who felt that by making the neighborhood a destination, it would make it feel less like a neighborhood and could attract too many people.

Additional Studies and Reports on topics pertaining to the Southeast:

In addition to the above comments, staff has compiled a list of studies and reports completed that pertain to the Southeast. These resources will be provided to the consultant team chosen for the Project. These reports will be made available to the Southeast Task Force.

- “Energizing Wilshire Boulevard” completed by Urban Land Institute (2005)
- “Beverly Hills In-Lieu Parking Study” completed by Nelson Nygaard (2014)
- “Robertson Boulevard Angled Parking Study” completed by Fehr & Peers (2013)
- “Facilitating Small-scale Mixed Use Development: What the Westside Cities Could Do” completed by HR&A (1996/1997)
- “Commercial Standards Topic Committee, Beverly Hills General Plan Update Report of Draft Recommendations” (2004)
- “Community Character Topic Committee Beverly Hills General Plan Update Report of Draft Recommendations” (2004)
- “Livable Communities Mixed Use and Open Space Guidelines” completed by EIP Associates and Siegel Diamond Architecture for SCAG Westside Cities (2000)

Task Force Recommendation	Status/Actions Taken	Potential Solutions/Notes
Parking		
Designate investment funds for the revitalization of the Southeast, including the development of parking facilities	<p>Funds were dedicated to the Southeast in Motion Planning effort to complete a Plan document to guide future investment in the area.</p> <p>The City Council also regularly sets aside funds for the acquisition of property for public parking and other purposes, and is actively seeking acquisition opportunities in the Southeast.</p>	
Develop a Southeast In-Lieu Parking District	In 2014 the City completed a study of the expansion of the In-lieu parking program into the Southeast. This led to the adoption of an ordinance in 2015 which expanded the in-lieu parking program to South Robertson Boulevard. The Council did not approve expansion of the program to South Beverly Drive, Wilshire Boulevard, or Olympic Boulevard	One recommendation from the In-Lieu Parking Study was to look into shared parking arrangements with private properties in the Southeast Area of the City. This could involve the City allocating funding to provide free or reduced cost parking in privately owned structures for visitors to the area.
Business Attraction and Retention		
Target the remaining vacancies, including the former BMW, International House of Pancakes, Blockbuster, Collateral Lender and other sites	The former BMW property is currently being renovated by Jim Falk Lexus for vehicle service operations, the International House of Pancakes building is nearing completion of renovations as House of Cravings and is planned to open around the beginning of March, and the former Blockbuster is now occupied by Vendome Wine and Spirits.	The Southeast Community Vision document could outline desired businesses and opportunity sites for such businesses as a guide for future development.
Coordinate with the Chamber of Commerce and Conference & Visitors Bureau to brand and market the areas as an Arts and Entertainment District including Theaters, galleries, museums and related businesses		The marketing effort could be undertaken relatively quickly. The City may wish to look at regulatory incentives to encourage “arts and entertainment” type businesses in order to complement the marketing effort
Convene property owners and brokers to share recommendations on types of businesses recommended by the Task Force		This could be achieved relatively easily. Brokers/property owners could be invited to Southeast Task Force meetings periodically for discussions.
Reinvigorate Restaurant Row with art galleries and marketing program		Implementation for this idea would be part of the work completed by the consultant chosen for the RFP for the community planning effort. Potential regulatory strategies could encourage restaurant uses on this street and the City could undertake a marketing effort for the area.
Attract a neighborhood “Trader Joe’s type” market		It may be difficult to find a site suitable for a market and the associated parking needed for such a market. Small markets may be an encouraged use outlined in the Community Plan produced as part of the Southeast in Motion effort. Regulatory changes could be implemented in order to incentivize this as an encouraged use in the area.
Attract a destination indoor farmers market to one of the available sites on Olympic		<p>It may be difficult to find a site suitable for farmer’s market type development and the associated parking needed. This could be highlighted in the Community Plan as a desired use.</p> <p>At this time, the majority of available sites that could potentially house a farmers market have been leased and are now occupied or undergoing renovations. One remaining property that could prove to be a viable location is the former Porsche dealership; however, available parking is limited.</p>

Attract local-serving, family-friendly, neighborhood restaurants	House of Cravings is scheduled to open near the beginning of March, and Prospect Gourmand opened in 2014	Higher parking requirements for restaurants may be a barrier. This is a use that can be highlighted in the Community Plan as an encouraged land use. Changes can be made to provide incentives to use properties for this type of use.
Conduct business retention efforts both for strong existing businesses such as O’Gara Coach on Olympic and Restaurant Row and for unique neighborhood destinations such as Toppings and Cocina Primavera	O’Gara Coach was retained on Olympic through entitlement of a new showroom to accommodate its various brands.	Opportunity exists to involve the Chamber of Commerce or hold a roundtable to understand the needs of important neighborhood businesses.
Programming		
Coordinate with the School District to incorporate school site events into the neighborhood		
Encourage outdoor dining and make sure all blocks have enough trash cans	Outdoor dining has been approved for House of Cravings, and the Municipal Code includes provisions that incentivize outdoor dining.	The Community Vision document can highlight outdoor dining as an encouraged use in the area. Additional regulatory incentives can be identified to encourage more outdoor dining.
Introduce events such as a film festival, an art fair or food event for greater business exposure		
Introduce seasonal banners to identify the Southeast and its sub-districts		Explore possibilities to expand the City’s current marketing efforts, with specific focus on branding and banners for the Southeast.
Mobility		
Create bike routes that connect the Southeast to other areas and install bike racks in strategic locations	The City is planning to update the bicycle master plan in the near future.	Southeast specific bicycle planning can also be integrated into the Community Plan.
Introduce a trolley route between the City’s hotels and the Southeast		The City could undertake a study to determine feasibility and cost for this action.
Designate Robertson tree type and expedite Ficus replacement along with other initiatives to make the area more pedestrian friendly		
Study the potential for diagonal parking on the west side of Robertson between Charleville and Olympic. The concept to be evaluated would provide for: parallel parking on the east side; one northbound travel lane; two southbound travel lanes; diagonal parking on the west side. The study should also evaluate “back-in” diagonal parking.	The potential for diagonal parking on Robertson was studied in 2013 and it was determined that implementing diagonal parking could increase traffic in residential streets.	
Improve the La Cienega median at the park and consider a pedestrian bridge	In 2015 the Recreation and Parks Commission considered potential design options for the median and money was allocated to the project in the Capital Improvement budget. The item was scheduled for discussion at City Council, but not discussed.	
Acquire the Los Angeles property adjacent to La Cienega Park at the northeast corner of La Cienega and Olympic for additional park space and the creation of a City Gateway		
Create a minor league baseball field at La Cienega Park, with stands for 1,200-3,000 spectators, to attract a Dodger farm team		Staff has done preliminary estimates of the space needed for a minor league baseball field and parking facility (based on others in the area), and such a facility would require an amount of land equal to approximately the entire eastern portion of La Cienega Park. In addition, peak traffic demand may be difficult to accommodate with the City’s existing roadway infrastructure and traffic levels. However, additional study could be undertaken to better clarify opportunities and constraints.



Current Development Activity Projects List (Planning Commission/City Council)

2/21/2017

Address	Project Description	Filed	Planner	Contacts^	Next Milestones/ Notes
9247 Alden Dr. (Le Chaperon Rouge)	Educational Institution (Daycare/preschool) A CUP to allow an educational institution (daycare/preschool) in a C-5 Zone	8/22/16	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(O) Stella 310-248-6299 (A) Stacey Brener 818-970-5710	2/1/17: Follow-up email sent to applicant re: corrections and environmental review process. * 1/18/17: Met with applicant to review corrections. 9/22/16: Application deemed incomplete, applicant working on corrections. 8/22/16: Application filed and under review
959 Alpine Dr.	Hillside R-1 Permit Hillside R-1 Permit to allow a residence to exceed 15,000 sq. ft., allow a Porte cochere to exceed 14' in height and allow a 6' high block wall within the front/side setbacks	8/15/16	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(O) 959 N. Alpine LLC 310-273-7457 (A) Rob Sinclair 310-824-9420	2/1/17: Follow-up email sent about status of revised plans and story pole plan. * 9/22/16: Deemed Complete 9/14/16: Application deemed incomplete 8/15/16: Application filed and under review
1210 Benedict Canyon Rd.	Hillside R-1 Permit Hillside R-1 Permit to allow cumulative floor area in excess of 15,000 square feet on a site with an area of over two acres.	1/9/17	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Douglas Crescent, LLC 702-770-5100 (A) Murray D. Fischer 310-276-3600	2/17/17: Application deemed complete. Corrections to plans requested from applicant. Pending response. * 1/9/17: Application filed and under review.
200 S. Beverly Drive (Chin Chin)	Open Air Dining (Chin Chin) Application for the renewal of the existing 24 chairs, 9 tables, and 33 linear feet of railing of open air dining. The request also includes the addition of new heat lamps and 4 new umbrellas. Lastly, the request includes the waiver of 5 parking spaces which requires PC-level review.	6/6/16	CYNTHIA DE LA TORRE 310-285-1195 cdeletorre@beverlyhills.org	(O) Four Corners Properties, LLC 310-659-1838 (A) Wanton Group BH, LLC 424-835-3902	1/5/17: Site visit conducted* 10/6/16: Applicant resubmitted materials - under review 8/30/16: Communication to applicant requesting status on application revisions 7/6/16: Application deemed incomplete 6/6/16: Application filed and under review

* Recent update to project status

^Owner (O), Applicant (A), Lobbyist (L), Representative (R)

Underlined project address indicates project is in the Southeast



Current Development Activity Projects List (Planning Commission/City Council)

2/21/2017

Address	Project Description	Filed	Planner	Contacts [^]	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.	10/16/13	MASA ALKIRE 310-285-1135 malkire@beverlyhills.org	(O)(A) Orbit Limited Partnership (R) Moshe Kraiem – 310-266-6284 (L) Joe Tilem – 310-273-3315	2/7/2017 Tentatively scheduled for City Council hearing in April 2017. 9/8/2016: Planning Commission resolution recommending adoption of zone text amendment to City Council, Development Plan Review continued to date uncertain. 5/24/2016: PC subcommittee meeting held 3/24/16: Planning Commission considered item and continued. 5/26/15: PC subcommittee meeting held 5/7/14: Subcommittee meeting to further discuss rooftop uses and development standards – direction provided to staff 3/24/14: Subcommittee meeting with Commissioners Block and Corman – direction provided to staff and applicant 2/27/14: 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.
300-336 N. Canon Drive (at Dayton Way)	Medical Use Overlay Zone Add a 474 SF medical clinic to existing Rite Aid Store	4/16/15	ALEK MILLER 310-285-1196 amiller@beverlyhills.org MASA ALKIRE 310-285-1135 malkire@beverlyhills.org	(R) Elizabeth Camacho, 310-788-4450 (A) Thrifty-Payless	11/8/16: Application on hold for up to one year at applicant's request 4/20/16, 6/6/16, 7/6/16, 9/28/16: Staff requested an update from applicant 11/6/15: Applicant considering next steps 11/3/15: City Council hearing – referred back to Planning Commission for consideration of additional public benefits 6/25/15: Planning Commission Hearing <i>RECOMMENDED</i> to CC
100 N. Crescent Drive (at	Overlay Zone and Development Plan Review Request to create a new	9/15/16	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) Sheri Bonstelle, 310-712-6847 (O) 100 N.	2/15/17: Meeting set up between architects and City staff to review park design.* 2/3/17: Response to applicant that corrections have been addressed; staff requests call to address one issue, then

* Recent update to project status

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Current Development Activity Projects List (Planning Commission/City Council)

2/21/2017

Address	Project Description	Filed	Planner	Contacts^	Next Milestones/ Notes
Wilshire Blvd.)	Entertainment Office Planned Development Overlay Zone (E-O-PD-2) to allow renovations to existing building (addition of two stories).			Crescent, LLC, 310-201-3572	<p>sharing with environmental consultant.*</p> <p>1/31/17: Revised plans submitted.</p> <p>1/23/17: Call to answer questions on corrections; revisions to plans expected in next week.</p> <p>1/19/17: Additional corrections sent to applicant; call scheduled for 1/23.</p> <p>1/3/17: Revised plans and additional materials received</p> <p>12/12/16: Staff meeting with applicant team.</p> <p>10/5/16: Project file under review by city staff.</p> <p>10/4/16: City Council approved environmental contract</p> <p>10/3/16: Case assigned to Alek Miller</p>
410 Chris Place (at Loma Vista Drive)	View Restoration View Restoration request for the removal of eight trees at 430 Dabney Lane (Foliage Owner).	12/08/15	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O) Michael Kassen (A) Parisa Nejad of Crest Real Estate	<p>2/9/17: Applicant's representative is checking on whether his client would like to move forward with a hearing or withdraw the application for a partial refund*</p> <p>12/6/16: Applicant is requesting that the case be reviewed by the Planning Commission; staff has requested updated application materials, as well as the arborist report from the applicant in order to move forward with a tentative hearing.</p> <p>11/14/16: Emailed the applicant requesting an update on the private agreement.</p> <p>10/6/16: Case is on hold pending the private agreement</p> <p>Subsequent to the continuation of the item, the Sept. 22nd PC meeting was canceled therefore, the item must be re-noticed if PC review is still needed in the future.</p> <p>8/25/16: The PC voted to continue the item to the September 22nd meeting, if needed.</p> <p>8/22/16: Applicant has requested to continue the item to the September 22nd PC meeting because the tentative private agreement is still being finalized.</p>

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Current Development Activity Projects List (Planning Commission/City Council)

2/21/2017

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					<p>8/11/16: Public Hearing continued to August 25, 2016.</p> <p>7/1/16: PC hearing set for August 11. The 30-day public notice was mailed and emailed to the foliage owner on July 1, 2016. View owner would like the item to be continued because a private agreement is being worked out.</p> <p>6/6/16: Staff is reviewing the file in preparation for a future PC hearing.</p> <p>5/17/16: Agreement was not reached in mediation. Staff is moving forward with processing the View Restoration Permit application. A site visit to 410 Chris Place will be conducted on Friday.</p> <p>2/16/16: Staff has reached the foliage owner via a phone call. The foliage owner informed staff that did not receive any of the letters the view owner mailed, and has requested to go through mediation. The view owner is amenable to the mediation process--both will be working with the City's mediator. The previously-scheduled site visit has been canceled now that the two parties will be entering mediation.</p> <p>2/11/16: Site visit to view owner's property scheduled for 2/26.</p> <p>1/21/16: File under review</p>
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	10/8/13	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O)(A) Sephardic Magen David Congregation (R) Jacob Segura – 310-282-8448	<p>2/3/16: Application re-assigned to Andre Sahakian</p> <p>12/20/16: Application re-assigned to Masa Alkire</p> <p>10/17/13: Application under review</p>

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Current Development Activity Projects List (Planning Commission/City Council)

2/21/2017

Address	Project Description	Filed	Planner	Contacts^	Next Milestones/ Notes
	pending code enforcement case).				
1163 Hillcrest Rd.	Tree Removal Request to remove 4 heritage trees	7/3/16	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(O)Simba Hillcrest, LLC 310-453-0414 (A) Parisa Nejad 619-505-8246	2/21/17: Additional documentation provided by applicant. Materials currently under review. * 2/8/17: Follow-up email sent to applicant on status of requested documents. 1/24/17: Request to applicant to provide landscape plan and updated analysis about front yard trees. 10/5/16: Application complete 8/3/16: Incomplete letter sent 7/11/16: File under review
<u>55 N La Cienega Blvd. (Stinking Rose site)</u>	Overlay Zone for Mixed-Use Hotel Project Overlay zone for 7-story (plus rooftop) hotel, restaurant, and market use.	5/18/16	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O, A) 55 Del Norte, LLC 310-915-9525 (L) Stephen P. Webb	12/5/16: Applicant has requested to put the application on hold until further notice* 11/30/16: Emailed applicant re: how to proceed 11/21/16: Meeting with applicant 10/17/16: Resubmittal meeting with applicant 8/18/16: Applicant has requested to place the project on hold due to design changes 7/5/16: Working with a consultant to prepare an EIR scope 5/18/16: Application filed.
<u>264 S La Cienega Blvd. (between Wilshire & Gregory)</u>	Conditional Use Permit Conditional Use Permit request for Sixt Car Rental.	10/6/15	ALEK MILLER 310-285-1196 Amiller@beverlyhills.org	(O, A) Oraldo Chin - 786-332-7283 (R) Murray D. Fischer, 310-276-3600	2/1/17: Revised traffic study received* 1/23/17: Corrections to traffic study sent to applicant 8/11/16: Revised traffic study received, under review 7/14/16: traffic study being revised by consultant. 6/6/16: Traffic study under review. 5/18/16: Traffic study expected 5/20/16. 2/16/2016: Traffic study under way. 1/5/2016: Additional information submitted -under review 12/9/2015: Followed up with applicant – application

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2/21/2017

Address	Project Description	Filed	Planner	Contacts^	Next Milestones/ Notes
					remains incomplete. 11/16/2015: Application deemed incomplete. 10/14/2015: File under review
<u>291 S. La Cienega Blvd. (between Wilshire & Gregory)</u>	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.	12/15/14	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Mezrahi Family (A) West Coast Ultrasound Institute (R) Dante Charleston – 213-375-4797	2/12/17: Second Code Enforcement fine paid by applicant.* 1/30/17: Second citation and fine issued by Code Enforcement. 1/11/17: Code Enforcement Fine paid by applicant. 1/5/17: First citation and fine issued by Code Enforcement. 12/8/16: Compliance Order issued by Code Enforcement for inactivity on CUP application. 8/2015: No response from applicant; refer to Code Enforcement 1/7/15: Traffic study comments provided to applicant – awaiting response 1/5/15: Application being reviewed for completeness
1260 Lago Vista	Central R-1 Permit Request to export earth material in excess of 1,500 cubic yards abutting a street less than 24 feet	10/7/16	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(O) Sagebook Investments, LLC 866-386-6300 (A) Maggie – 633-1555	2/9/17: Planning Commission continued the item to a date uncertain. 1/30/17: Scheduled for Planning Commission hearing on 2/9/2017 11/21/16: Applicant re-submitted plans 11/3/16: incomplete letter sent out
1510 Lexington Road	Hillside R-1 for Export Request for Hillside R-1 permit for import/export in excess of 3,000 cubic yards and to allow floor area in excess of 15,000 square feet.	9/15/16	TIMOTHEA TWAY 310-285-1122 ttway@beverlyhills.org	(A) Hamid Gabbay (310-553-8866)	2/3/17 – Awaiting additional information from applicant 9/30/16 – Application deemed Complete 9/15/16 – Application under review
805 N Linden Dr (north of	Central R-1 Permit Extension of an existing legally nonconforming rear setback	2/23/16	MASA ALKIRE 310-285-1135 malkire@beverlyhills.org	(A) Mo Borghei, 310-473-1417 (O) Morad	4/27/16: Stop work order posted for other work on subject site. Review of Central R-1 on hold until all other issues are resolved.

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2/21/2017

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Lomitas)	for a 2-story addition to the primary residence.			Neman	4/8/16: Applicant submitted corrections, under review 3/24/16: Application deemed incomplete, correction letter sent to applicant 2/29/16: Application being reviewed for completeness
<u>1170 Loma Linda Dr</u>	Hillside R-1 Permit – 6’ solid wall/fence Request to allow construction of a 6’ tall solid wall/fence that is not open to public view within 3’ of the front property line.	5/19/16	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Tdub LLC 605-232-9929 (A) Mae Wachtel 805-857-5545	2/2/17: Called to follow up with applicant on status. Still pending revisions. 9/15/16: Pending applicant revisions. 6/6/16: File under review. 5/19/16: Application filed.
<u>1184 Loma Linda Dr.</u>	Hillside R-1 Permit – Export in excess of 1,500 cubic yards Request to allow export of over 1,500 cubic yards on a property immediately adjacent to a street that is less than 24’ wide.	11/4/16	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Loma Linda Holdings, Ltd. As Trustee of the Loma Linda Trust 818-947-0818 (R) Patrick A. Perry, Esq. 213-955-5504	12/6/16: Application deemed incomplete. Comments and corrections sent to Applicant. Pending response. 11/21/16: File under review. 11/4/16: Application filed.
<u>1193 Loma Linda Dr.</u>	Hillside R-1 Permit – Export in excess of 1,500 cubic yards Request to allow export of over 1,500 cubic yards on a property immediately adjacent to a street that is less than 24’ wide.	11/4/16	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Loma Linda Holdings, Ltd. As Trustee of the Loma Linda Trust 818-947-0818 (R) Patrick A. Perry, Esq. 213-955-5504	12/4/16: Application deemed incomplete. Comments and corrections sent to Applicant. Pending response. 11/21/16: File under review. 11/4/16: Application filed.
<u>1134 Miradero Rd.</u>	Hillside R-1 Permit Hillside R-1 Permit to allow an excess of 1,500 cubic yards; allow retaining walls within the front yard setback; and	11/18/16	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(O) Pantea Farhadi (A) Parisa Nejad 916-505-8246	2/7/17: Revised plans submitted by property owner. Plans currently under review. 2/1/17: Follow-up email to applicant re: corrections 12/23/16: Correction letter sent to applicant. 12/5/16: Application filed and under review

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2/21/2017

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	allow cumulative floor area in excess of 1,000 square feet off the existing level pad.				
332-336 N. Oakhurst Dr.	<p>Tentative Tract Map, Development Plan Review, and R-4 Permit</p> <p>Request to allow the construction of a 31-unit condominium project. The project is split between Beverly Hills and Los Angeles.</p> <p>For purposes of environmental review (CEQA), the City of Los Angeles serves at the Lead Agency, while Beverly Hills serves as a Responsible Agency. Consequently, Beverly Hills' review will be subsequent to that of Los Angeles; however, entitlements and public hearings are required for both cities.</p>	1/7/14	<p>ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org with Cindy Gordon</p>	<p>(O)(A) Oakhurst 90210, LLC (R) Terry Moore – 310-261-1599</p>	<p>1/24/17: Resolution adopted denying project. 1/10/17: City Council appeal hearing held. Application denied. Direction to staff to prepare resolution for next City Council meeting. 11/15/16: City Council set appeal hearing for Jan. 10, 2017 10/24/16: Planning Commission decision appealed 10/13/16: Planning Commission meeting. Project approved as re-designed. 9/19/16: Planning Commission meeting. Applicant directed to re-design to reduce by one story in LA portion and continued to October 13, 2016 meeting. 6/24/16: Applicant resubmitted revised plans. Plans under review. Scheduled for Planning Commission meeting on September 19, 2016. 6/6/16: Applicant preparing to submit updated public notice materials and project plans for an upcoming Planning Commission meeting. Meeting date to be determined. 4/12/16: Planning Commission Ad Hoc Committee meeting held, feedback provided to applicant regarding new design. 4/6/16: Applicant has submitted revised conceptual drawings. Planning Commission Ad Hoc Committee meeting scheduled for April 12, 2016. 10/8/15: Planning Commission held hearing. The Commission continued the item to a date uncertain and established an Ad Hoc Committee consisting of Commissioner Corman and Vice Chair Shooshani to work with the applicant to revise project 9/24/15: Planning Commission hearing (continued)</p>

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2/21/2017

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					<p>4/30/15: Staff met with applicant to re-initiate application</p> <p>April/15: LA PLUM Hearing of appeal: appeal denied</p> <p>3/10/15: LA Central Area Planning Commission Appeal Hearing; project approval upheld</p> <p>2/12/15: City Council consideration of whether to appeal the Los Angeles approval – City Council did not provide direction to appeal the decision</p> <p>2/3/15: Project approved by City of Los Angeles</p> <p>6/11/14: Beverly Hills staff submitted a letter and historic assessment to City of Los Angeles regarding project concerns and CEQA requirements. Awaiting response from City of Los Angeles</p> <p>3/19/14: L.A. City public hearing regarding portion of project in L.A.</p> <p>2/7/14: Application deemed complete</p>
331 N. Oakhurst Drive	<p>Variance and Development Plan Review</p> <p>Request for variance to allow a three story single family home with basement on multifamily zoned property</p>	7/20/15	<p>TIMOTHEA TWAY</p> <p>310-285-1122</p> <p>ttway@beverlyhills.org</p>	<p>(O) David Ramin, 213-746-0110</p> <p>(R) Hamid Gabbay – 310-553-8866</p>	<p>1/12/17: Planning Commission considered application and directed applicant to redesign project</p> <p>12/12/16: Scheduled for January 12, 2017, Planning Commission meeting</p> <p>8/11/16: Public Hearing continued to date uncertain</p> <p>7/11/16: Hearing tentatively scheduled for August 11, 2016</p> <p>6/13/16: reviewing revised plans</p> <p>4/25/16: reviewing revised plans</p> <p>3/28/16: awaiting revised plans</p> <p>2/29/16: meeting with applicant</p> <p>2/16/16: received updated plans. Plans under review.</p> <p>2/3/16: met with applicant to discuss corrections</p> <p>1/11/16: Email follow-up to applicant to check on status</p> <p>12/14/15: Comments provided to applicant</p>

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2/21/2017

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<u>9400 Olympic Boulevard (at South Beverly Dr.)</u>	<p>Development Plan Review, Conditional Use Permit, Extended Hours Permit, and Open Air Dining Permit - Avalon Hotel</p> <p>Request for entitlements to allow operation of a hotel in an R-4 zone, operation of a hotel restaurant open to the public during extended hours period, and for open air dining on private property.</p>	6/22/16	<p>ALEK MILLER 310-285-1196 amiller@beverlyhills.org</p>	<p>(O) Honeymoon Real Estate, LP (A)(R) Mitch Dawson, 310-285-0880</p>	<p>2/9/17: Project approved with conditions by Planning Commission. Appeal period ends 2/23.*</p> <p>1/30/17: Notice of Public Hearing posted and mailed.</p> <p>1/19/17: Project rescheduled to 2/9/17 Planning Commission hearing</p> <p>11/28/2016: Project rescheduled to 1/12 Planning Commission hearing.</p> <p>10/19/16: Planning Commission cancelled 10/27 hearing, project scheduled for 12/8.</p> <p>10/6/16: Parking study revised and accepted by City.</p> <p>9/26/16: Parking study under review. PC hearing tentatively scheduled for 10/27.</p> <p>8/30/16: Parking study under way, to be submitted in early September.</p> <p>7/18/16: Applicant obtained consultant to conduct parking study as required by previous resolution.</p> <p>7/15/16: Application deemed incomplete</p>
1006 Pamela Dr.	<p>Hillside R-1 Permit – Export of earth material</p> <p>Request to allow the export of earth material in excess of 3,000 cubic yards as part of the construction of a new 2-story single family home with subterranean parking in the Hillside Area of the City.</p>	5/5/16	<p>ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org</p>	<p>(O) LA Invest, LLC (A) Parisa Nejad, Crest Real Estate 310-944-6657</p>	<p>2/9/17: Planning Commission meeting held, project approved.</p> <p>8/29/16: Story poles installed and view preservation notice mailed to surrounding neighbors for 10-day review period.</p> <p>8/27/16: Application deemed complete. Applicant working on plan corrections and pending resubmittal.</p> <p>6/30/16: Applicant resubmitted revised plans. Revised plans under review.</p> <p>6/14/16: Corrections provided to applicant.</p> <p>6/4/16: Application deemed complete.</p> <p>6/6/16: File under review</p> <p>5/5/16: Application Filed</p>
312 N. Rodeo Drive	<p>Development Plan Review & In-Lieu Parking Permit (Dolce</p>	9/10/15	<p>MASA ALKIRE 310-285-1135</p>	<p>(A) Glaser Weil (Elisa Paster),</p>	<p>12/16/16: Application WITHDRAWN by applicant*</p> <p>11/15/16: Staff requested an update from applicant</p>

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2/21/2017

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(at Dayton)	& Gabbana) Request to add a 3 rd story to existing building		malkire@beverlyhills.org	310-282-6214	<p>5/4/16: Staff was notified that applicant is redesigning project</p> <p>3/25/16: Revised plans submitted, under review by staff</p> <p>3/9/16: Incomplete letter issued to applicant</p> <p>2/8/16: Revised plans submitted</p> <p>10/22/15: Application deemed incomplete, correction letter sent</p> <p>9/10/15: File under review</p>
370 N. Rodeo Drive (at Brighton)	Conditional Use Permit (Cartier) CUP for Alternative Parking Facility	11/23/16	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(R) Murray Fischer, 310-276-3600 (O) Richemont North America	<p>2/16/17: Meeting held with applicant to review outstanding corrections. *</p> <p>1/30/17: Followed up with applicant – application remains incomplete.</p> <p>12/22/16: Application deemed incomplete, correction letter sent to applicant</p> <p>11/28/16: File under review</p>
816 N. Roxbury Dr. (south of Sunset Blvd, north of Lomas Ave)	Minor Accommodation Two story accessory structure (addition of 2 nd story above existing one-story accessory structure)	11/10/15	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(A) Brandon Bown – 213-626-3000 (R) Murray D. Fischer – 310-276-3600 (O) Long Way From Burton, LLC	<p>2/17/17: Applicant’s representative indicated that the applicant is interested in moving forward; final corrections will be sent to applicant prior to scheduling for a PC date; revised public notice labels will be needed*</p> <p>1/17/17: Phone call to applicant re: status of the project and whether a March 23 tentative PC date is feasible.</p> <p>10/26/16: Staff asked applicant to let staff know by 10/28 if the 12/8 PC date worked for the applicant because updated public notice labels would need to be submitted and checked by staff prior to a hearing date. Applicant has not reached out to staff since then</p> <p>8/26/16: Staff has requested status on the project to confirm tentative PC date</p> <p>3/2/16: Applicant has requested that project be placed on hold until August</p> <p>2/11/16: Site visit conducted with Ryan, Masa, applicant,</p>

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2/21/2017

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					and architect. Staff will work with architect to finalize plans 1/7/16: Applicant submitted revised plans 12/10/15: Incomplete letter sent to applicant and architect 11/16/15: File under review
9908 S. Santa Monica Blvd.	Zone Change Request to change commercial to residential use including changes to height, FAR, Setbacks (Friar's Club site, at Charleville Boulevard)	6/23/15	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) 9908 Santa Monica Blvd. LLC 310-556-2300 (A) Tom Levyn 310-282-6214	1/4/17: City Council and Planning Commission Liaison Meeting held. Applicant working on project revisions. 11/21/16: Final EIR being produced. 10/3/16: Draft EIR public comment period closed. Staff working to prepare responses to comments and Final EIR. 9/8/16: Planning Commission hearing held regarding Draft EIR. Public comment period is active through October 3, 2016. 8/19/16: Draft EIR released and Notice of Availability sent to the public. Planning Commission hearing scheduled for Sept. 8, 2016 to discuss Draft EIR. 5/13/16: NOP comment period closed. Staff working on preparing Draft EIR. 4/26/16: Public Scoping Meeting held. 4/14/16: Notice of Preparation filed and sent to the public. 30-Day comment period will end on May 13, 2016. 3/28/16: Initial Study being prepared. 1/26/16: EIR Kickoff Meeting held with staff and consultants. 12/21/15: Received revised plans and additional studies from applicants. Agreement with Rincon Consultants for preparation of EIR scheduled for 1/5/16 City Council meeting for approval. 11/6/15: Additional corrections submitted to applicant. Pending response. 10/15/15: Working with applicants to finalize Overlay Zone prior to initiating environmental review.

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2/21/2017

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					9/30/15: Meeting with applicants July 2015: File Under Review
427 S. Spalding Drive	Central R-1 Permit and Second Unit Use Permit Request to modify height limitation for additions to an existing accessory structure, and to allow use of the accessory structure as a Second Unit.	2/26/16	MASA ALKIRE 310-285-1135 malkire@beverlyhills.org	(O) Israel Lasry – 310-203-8488 (A) Mark Palmer – 310-552-1995	2/9/2017: Planning Commission continued to 2/23/2017* 1/12/2017: Planning Commission Hearing, continued to 2/9/2017 9/15/16: Application deemed complete. 6/13/16: Revised plans submitted, currently under review. 3/25/16: Application deemed incomplete. Corrections sent to applicant.
<u>161 N Stanley Dr.</u>	Reasonable Accommodation Request for additional front yard paving	3/10/15	TIMOTHEA TWAY 310-285-1122 ttway@beverlyhills.org	(A) Murray Fischer – 310-276-3600	February 2017: Planning Commission hearing February 23, 2017*
1360 Summitridge PI	Hillside R-1 Permit Allow a building height of over 14'.	12/22/16	CYNTHIA DE LA TORRE 310-285-1195 cdeletorre@beverlyhills.org	(A) Jason Somers – Crest Real Estate, LLC	1/23/17: Site visit with Ray, Erik, and applicant team* 1/19/17: Application deemed incomplete 1/9/17: Application under review
9171 W. Third Street	Variance and Development Plan Review Request for variance to allow a three story single family home with basement on multifamily zoned property	7/20/15	TIMOTHEA TWAY 310-285-1122 ttway@beverlyhills.org	(O) David Ramin, 213-746-0110 (R) Hamid Gabbay – 310-553-8866	1/12/17: Planning Commission considered application and directed applicant to redesign project 12/12/16: Tentatively scheduled for January 12, 2017 Planning Commission meeting 8/11/16: Planning Commission hearing held, item continued to date uncertain 6/6/16: reviewing revised plans 4/25/16: reviewing revised plans 3/28/16: awaiting revised plans 2/29/16: meeting with applicant 2/16/16: received updated plans. Plans under review. 2/3/16: met with applicant to discuss corrections 1/11/16: Emailed applicant to check on status

* Recent update to project status

^Owner (O), Applicant (A), Lobbyist (L), Representative (R)

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Current Development Activity Projects List (Planning Commission/City Council)

2/21/2017

Address	Project Description	Filed	Planner	Contacts [^]	Next Milestones/ Notes
					12/14/15: Comments provided to applicant
1154 Tower Rd.	Hillside R-1 Permit Request to allow an accessory structure to be located within 100' of a front property line on an estate property	6/30/16	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(O) Asif Amie Sarchu 310-786-1600 (A) Jason Somers 310-994-6657	2/3/17: Revised plans submitted and currently under review*. 9/23/16: Application deemed complete 8/5/16: Incomplete letter sent 7/7/16: File under review
<u>8601 Wilshire Blvd (at Stanley Dr)</u>	Planned Development Review Permit Request to allow renovations to the rooftop, addition of a bathroom, and raise roof deck.	4/12/16	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(A) Nicole Stubblefield/Nikki Brown of Omgivning 213-596-5602 (O) JH Properties 604-514-6688 (R) Bela Pataky – Pacific Reach	2/9/17: Tentative City Council date set for April*. 1/19/17: Revised public notice labels submitted 1/6/17: Applicant team resubmitted revised plans; revised plans are under review 1/4/17: Staff reviewed the revised plans and issued corrections. 12/22/16: Corrections on the ground floor restaurant sent; applicant addressed the corrections shortly thereafter. 12/5/16: Revised plans for the rooftop scope of work submitted. Still pending submittal of ground floor restaurant scope of work. 11/18/16: Added ground floor restaurant scope (Antibassi) has been deemed incomplete. 11/17/16: Revised electronic copy of rooftop plans submitted. 11/15/16: Corrections letter regarding rooftop scope of work emailed to the applicant. 10/28/16: Revised rooftop plans submitted. 10/21/16: Ground floor restaurant tenant improvement plans submitted adding this item to the project scope. 10/10/16: Corrections letter sent to applicant 8/3/16: Applicant submitted revised plans* 6/15/16: Incomplete letter emailed to applicant

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Current Development Activity Projects List (Planning Commission/City Council)

2/21/2017

Address	Project Description	Filed	Planner	Contacts^	Next Milestones/ Notes
					6/2/16: Site visit conducted 5/5/16: File under review
<u>9000 Wilshire Blvd.</u> (at Almont)	Development Plan Review New 3-story Office Building with Rooftop Lunchroom	7/31/15	MASA ALKIRE 310-285-1135 malkire@beverlyhills.org	(O) 9000 Wilshire LLC., 310-447-3000 (A) Murray Fischer, 310-276-3600 (Arch) Neil Denari, 310-390-3033	1/26/2017 Planning Commission Public Hearing on DEIR 1/6/2017 Draft EIR public circulation started. Review period ends 2/20/2017. PC meeting on DEIR January 26, 2017. 9/1/16: Draft EIR in development 8/9/16: Public Scoping Meeting held 8/1/16: Notice of Preparation and Initial Study published 4/18/16: Initial Study (IS) in progress 3/22/16: Environmental consultant (Rincon) authorized to begin work on Focused EIR 11/23/15: Potential historic resource impact identified 10/27/15: Class 32 Categorical Exemption report initiated 8/17/15: File Under Review
<u>9150 Wilshire Blvd.</u>	Covenant Amendment Request to amend a covenant to remove a restriction on additional medical use floor area.	12/15/16	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(O) (A) Dr. Armand Newman, 310-409-3004	1/31/17: Confirmed receipt of incomplete letter* 1/12/17: Application deemed incomplete 12/19/16: Application under review.
<u>9200 Wilshire Blvd.</u>	Zone Text Amendment and Planned Development Permit Amendment to approved Planned Development Permit and Overlay Zone to allow a 6-story mixed use project with 90 residential units and ground floor commercial.	6/6/16	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) New Pacific, LLC, 310-273-1111 (A) Joe Tilem, 310-273-3313	11/15/16: EIR Addendum kickoff meeting. 7/14/16: Project Preview presented to Planning Commission. 7/7/16: Revised plans submitted. 6/30/16: Application deemed incomplete. 6/6/16: Application filed

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Current Development Activity Projects List (Planning Commission/City Council)

2/21/2017

Address	Project Description	Filed	Planner	Contacts^	Next Milestones/ Notes
9900 Wilshire Blvd.	Zone Change or Specific Plan Permit Amendment to Specific Plan to allow hotel use within Plan	6/16/15	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(A) Wanda Beverly Hills Properties LLC 310.483.4818	<p>11/29/16: City Council Special Meeting held. Second Reading of Ordinance approving Amended and Restated Development Agreement.</p> <p>11/21/16: City Council Special Meeting held. Resolution approving Specific Plan Amendment and Certifying Final SEIR adopted. First Reading of Ordinance approving Amended and Restated Development Agreement.</p> <p>11/9/16, 11/8/16, 11/7/16: City Council Special Meetings held. City Council directed staff to prepare resolutions and ordinance approving Specific Plan Amendment, Development Agreement, and Certifying Final SEIR.</p> <p>10/19/16: Planning Commission Special Meeting held. Planning Commission adopted resolution recommending City Council approval of Specific Plan Amendment, Development Agreement, and Final SEIR.</p> <p>10/13/16, 10/10/16, 9/26/16, 9/19/16, 9/15/16, 8/23/16: Planning Commission Special Meetings held.</p> <p>5/31/16: Draft SEIR public comment period closed. Staff working to prepare responses to comments.</p> <p>5/12/16: Planning Commission meeting held to accept public comment on Draft Supplemental EIR.</p> <p>4/15/16: Draft SEIR released, Notice of Availability filed, published, and mailed. Circulation period is April 15, 2016 through May 31, 2016.</p> <p>12/7/15: Public Scoping Meeting held for Draft SEIR.</p> <p>11/30/15: Notice of Preparation of Draft SEIR released, initiating 30-day comment period.</p> <p>10/28/15: Returned edits to Rincon on Admin Draft IS.</p> <p>9/18/15: Received Admin Draft of Initial Study from Rincon</p> <p>9/1/15: Rincon has all info; working on EIR</p> <p>August, 2015: EIR Kick-off meeting</p>

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Current Development Activity (Director Level)

2/21/2017

Address	Project Description	Filed	Planner	Contacts [^]	Next Milestones/ Notes
33 GIS No Location (near N Hillcrest Rd)	Certificate of Compliance Request for a certificate of compliance for 3 parcels, which are located between N Hillcrest Rd and Warbler Way (in Los Angeles).	5/16/16	MASA ALKIRE 310-285-1135 malkire@beverlyhills.org	(O) Vance Owen – 310-804-6757	2/20/2017: Tentative Planning Commission hearing regarding notice of violation on 3/9/2017. 1/9/17: Letter regarding Certificate of Compliance status and Notice of Intent to record a notice of violation sent to applicant and applicant's attorney.
122 S. Beverly Dr.	Open Air Dining – South Beverly Grill Request to renew encroachment agreement for existing open air dining	11/10/16	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) Matthias Lenz, 310-367-2236	2/9/17: Project approved and signed encroachment agreement submitted by applicant.* 1/18/17: Meeting with applicant, application incomplete. 12/22/16: Encroachment agreement and updated fees sent to applicant. 11/10/16: Application under review
143 S. Beverly Dr.	Open Air Dining – Chaumont Bakery Expansion of outdoor dining area by 89 square feet to add 4 tables, 9 chairs.	2/23/16	TIMOTHEA TWAY 310-285-1122 ttway@beverlyhills.org	(A) Frederic Laski – 310-403-9015	2/3/17: Awaiting signed encroachment agreement 9/2/16: Notice of Pending Decision mailed 6//17/16: Revised plans received* 3/14/16: Correction letter sent, awaiting revised plans 2/23/16: Application under review
200 S. Beverly Dr. (at Charleville Blvd)	Open Air Dining – Tarte Tatin OAD for 60 SF on private property and 330 SF on public property; no railing.	1/12/2017	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(A) Tarte Tatin Encino, LLC (R) Lior Benzvi	1/23/17: Application under review* 1/12/17: Application filed
240 N. Beverly Dr. (facing Beverly Canon Gardens)	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.	8/19/14	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(O) City of Beverly Hills (A)(R) Ara Vartanian – 310-201-2151	2/18/16: Revised plans submitted, under review 2/2/15: Staff provided corrections and applicant is working on revisions 8/25/14: Application being reviewed for completeness
252 S. Beverly Dr.	Open Air Dining – Café Normandie	6/7/16	ALEK MILLER 310-285-1196	(A) Josette LeBlond –	2/3/17: Followed up with applicant on changes to plans requested in August.*

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Current Development Activity (Director Level)

2/21/2017

Address	Project Description	Filed	Planner	Contacts [^]	Next Milestones/ Notes
	Request to transfer open air dining permit from previous tenant to current tenant		amiller@beverlyhills.org	(702)210-1200	8/10/16: Due to changes to furniture and configuration, staff requested changes to plans, full application is required, rather than transfer of OAD permit. 8/9/16: Request revised to include new furniture 6/9/16: Application under review
326 Beverly Dr. (btwn Gregory Olympic)	Open Air Dining - Istanbul Approx. 27 sq. ft. of open air dining on the public right-of-way.	6/10/16	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(O) Beverly Place Partners LLC 310-275-9700 (A) Sam 326 S 310-343-2026	1/31/17: Incomplete letter provided to applicant in person 1/11/2017: Updated plans submitted by applicant 12/5/16: Applicant submitted revised plans applications under review 7/7/16: Incomplete letter sent to applicant 6/10/16: Application Filed
9615 Brighton Way	Open Air Dining Permit Request to allow 718 SF of open air dining with 19 tables and 50 chairs in the public right-of-way along Brighton Way and N. Camden Drive.	10/16/15	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Golden Triangle Building LLC – 310-859-6377 (A) Kenneth Todd – 310-859-7600 (R) ADM Building, Inc./Alex Miano – 310-985-4679	2/6/17: Request is for renewal of previously approved Open Air Dining. Reviewing plans for conformance with previously approved open air dining configuration. 12/7/15: File under review
9675 Brighton Way	Medical Registration Medical registration for building		ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(O) Ryan Chung, Welltower, 310-786-8200	1/25/17: Meeting with applicant* 12/20/16: File under review
205 S. Camden (between Charleville and Gregory Way)	Minor Accommodation – Front Yard Paving Request to replace 605 SF of legally nonconforming front yard paving.	10/21/16	CYNTHIA DE LA TORRE 310-285-1195 cdeletorre@beverlyhills.org	(A) Edmond Negari (213) 280-0077 enegari@yahoo.com	2/15/17: Application approved; Notices of Decision mailed* 2/1/17: Notices of Pending Decision mailed; notice posted on the site; approval document is being finalized 1/30/17: Applicant submitted revised plans per meeting on 1/26 1/26/17: Meeting with applicant and Ara (DSP) re:

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2/21/2017

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					<p>proposed paving and proposed widening of driveway</p> <p>1/10/17: Applicant submitted revised plans</p> <p>1/4/17: Meeting with applicant re: corrections that must be addressed in order to move forward with application</p> <p>12/14/16: Application deemed complete with corrections</p> <p>12/7/16: Meeting with applicant; applicant submitted copy of original front yard paving (FYP) plan; material under review</p> <p>12/6/16: Application deemed incomplete*</p> <p>11/18/16: Revised plans (electronic copy) emailed to project planner; revised plans under review*</p> <p>11/16/16: Application deemed incomplete</p> <p>11/1/16: Revised plans addressing corrections from application intake meeting submitted to project planner</p> <p>10/21/16: File under review</p>
415 N. Camden	<p>Medical Use Building Registration</p> <p>Request to register 6,009 square feet of medical use in existing building.</p>	7/6/16	<p>ALEK MILLER</p> <p>310-285-1196</p> <p>amiller@beverlyhills.org</p>	<p>(A) Shore Properties 323-876-9934</p>	<p>12/20/16: Project reassigned to Alek (from Emily)*</p> <p>7/6/16: File under review</p>
<u>157 S. Canon Dr.</u>	<p>R-4 Permit. Allow an accessory structure within the rear yard setback to be rebuilt.</p>	12/27/16	<p>ANDRE SAHAKIAN</p> <p>310-285-1127</p> <p>asahakian@beverlyhills.org</p>	<p>(O) Verte LLC – (310) 228-4000</p> <p>(A) James Corcoran – (310) 827-9119</p>	<p>2/6/17: Corrections sent to applicant, pending responses.</p> <p>1/9/17: File under review.</p> <p>12/27/16: Application filed.</p>

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2/21/2017

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419 N. Canon Dr.	Open Air Dining Permit – Café Gratitude Request to allow a total of 629 SF of open air dining (167 SF on public ROW) with 38 chairs, 19 tables, and a railing.	9/6/16	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(A) Café Gratitude – (310) 853-1880	2/9/17: Application approved; Notices of Decision mailed; encroachment agreement is being circulated for signatures* 1/18/17: Applicant submitted revised materials 12/27/16: Revised plans submitted electronically (dropped off at City Hall on 1/4/17); plans have been circulated to the other divisions for comments; revised workers' comp insurance certificate needed from applicant 12/22/16: Notices of Pending Decision mailed 12/21/16: Minor corrections sent to applicant 12/7/16: Applicant emailed revised plans; material under review 10/19/16: Application deemed complete with corrections; called applicant and have not heard back 9/12/16: File under review
427 N. Canon	Open Air Dining Permit – Euro Caffè Request for an open air dining permit to allow 4 tables and 8 chairs located in the enclosed courtyard on the ground floor of the building on private property.	7/7/16	ANDRE SAHAKIAN 310-285-1127	(O) 427 N. Canon LLC. 310-274-5022 (A) Linda Briskman 310-383-8969 (A) Vartan Kemanjian 310-274-1970	2/6/17: Notice of Pending Decision mailed. 7/18/16: File under review 7/7/16: Application filed.
<u>128-130 S. Carson Road</u>	Rezone Request Request to rezone two R-1 properties to R-4	N/A	TIMOTHEA TWAY 310-285-1122 ttway@beverlyhills.org	(O) Mary Kamrani Co. Tr. (O) Eileen Finizza Tr.	2/3/17: Environmental review underway 12/12/16: Environmental review underway 10/16: Native American Consultation began 2015: Direction provided to staff to proceed with request 2007: City Council Discussion on rezone – directed staff to explore as part of General Plan Update
807 Cinthia St. (between	Minor Accommodation Request to allow portion of a	6/7/16	CYNTHIA DE LA TORRE 310-285-1195	(O, A) 807 Cinthia, LLC	2/21/17: Notice of Action is being drafted* 2/10/17: Notices of Pending Decision mailed; posted

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2/21/2017

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N Doheny Dr and N Sierra Dr)	driveway to be below the natural grade within the front yard but not below the elevation of the adjacent public ROW.		cdelatorre@beverlyhills.org	310-829-6051 (R) Crest Real Estate 310-633-1555	notice signs posted on property 1/22/17: Application deemed complete 12/22/16: Revised plans addressed 12/13 incomplete letter submitted and under review 12/20/16: Site visit with applicant and architect 12/13/16: Application deemed incomplete 11/14/16: Revised plans submitted and under review 7/13/16: Application deemed incomplete 6/7/16: File under review
702 N Crescent Dr.	Tree Removal Request to remove 10 heritage trees in the front and street side yards.	6/29/16	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(O) Mr. Ilan Asher (A) Steven Health 310-309-9919	2/16/17: Met with applicant to review outstanding corrections. * 2/9/17: Correspondence sent to applicant requesting additional information and documentation. * 12/19/16: Applicant submitted revised plans 7/28/16: Incomplete letter was sent 7/7/16: File under review*
1034 Cove Way	Certificate of Compliance to confirm validity of property lines.	2/2/17	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Michael McAlister 310-200-3644 (A) Crest Real Estate 310-633-1555	2/6/17: Case assigned to planner. Under review. 2/2/17: Application filed.
208 N. Doheny Dr. (at Clifton Way)	Lot Line Adjustment Lot line adjustment for two lots at 208 N Doheny Dr.	1/10/17	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O) Merlyn Dangor & Yosef Dangor (A) Yosef Dangor	1/30/17: File under review* 1/10/17: Application filed
211 Doheny Dr.	Reasonable Accommodation Exceed the allowed front yard paving	6/07/16	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(A) Betty B Mouafagh 310-972-1700	2/8/17: Applicant submitted additional materials and the request is currently under review for completeness.* 2/7/17: Item pending submittal of additional materials establishing need for request. 7/7/16: Application deemed incomplete

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2/21/2017

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<u>272 S. La Cienega Blvd.</u> <u>(between Wilshire & Gregory)</u>	Open Air Dining – Prospect & Gourmande Request to allow 3 tables, 12 chairs, and a railing on 115 square feet of the public ROW.	7/12/16	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org rg	(O) La Cienega BH Property 516-906-3151 (A) Chancey Gamboa 424-204-9151	11/21/16: Open air dining elements and proposed awning addition under architectural review by Cindy and Mark* 10/11/16: Application deemed complete with corrections 9/2/16: Applicant resubmitted materials- under review 8/16/16: Application incomplete; letter sent to applicant 8/1/16: File under review; incomplete letter being drafted
612 N. Maple Dr.	Minor Accommodation Request for a side yard setback extension above 14' for second story addition (approx. 174 sq. ft.).	8/22/16	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) John Bannister, 310-560-7451	2/13/17: New architect hired and contacted staff about submitting revisions.* 2/3/17: Followed up with applicant to request an update on revisions. 10/19/16: Urban design corrections sent to applicant, application remains incomplete. 9/21/16: Application deemed incomplete 9/15/16: Application under review
616 N. Oakhurst Dr.	Minor Accommodation Request for a side yard setback extension above 14' for second-story addition.	12/13/2016	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org rg	(A) Construction Management & Funding, INC (310) 270-4740	1/25/17: Applicant submitted demo calcs and elevations per instructions sent via email and discussed in person at the 1/19 meeting. Materials are under review and site visit is being rescheduled.* 1/19/17: Meeting with applicant for submittal of revised plans; revised plans under review. 1/13/17: Application deemed incomplete 1/9/17: Application under review
<u>8925 W. Olympic Blvd</u> <u>(at La Peer)</u>	Open Air Dining Request to have 2 tables and 12 seats on private property and 7 tables and 14 seats on the public right-of-way (along S. La Peer)	7/5/16	MASA ALKIRE 310-285-1135 malkire@beverlyhills.org	(A) Gabriel Frem, 310-201-2151 (O) Frem Investments Los Angeles	12/23/16: APPROVED & notice mailed* 8/24/16: Public notice mailed and posted on-site 8/4/16: Application under review 7/21/16, 8/3/16: Revised plans submitted 7/14/16: Application deemed incomplete, correction letter sent 7/6/16: Application under review
707 N.	Minor Accommodation	2/23/16	CYNTHIA DE LA TORRE	(O) The Joseph	1/10/17: Project on hold pending code enforcement

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2/21/2017

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Rexford Dr (north of Elevado Ave, south of Lomitas Ave)	Request to extend a legally nonconforming side yard setback to allow a second-story addition on a portion of the house.		310-285-1195 cdelatorre@beverlyhills.org rg	Mani and Shiri Mani Family Trust (A) Shiri & Joseph Mani (R) Davina Mashian and John Urioste of 4C Design Group 310-508-5454; 702-280-1847	investigation re: possible illegal conversion of garage* 1/5/17: Notices of Pending Decision mailed 12/22/16: Minor corrections sent to applicant 12/1/16: Revised plans submitted to staff; under review 11/2/16: Application deemed complete with corrections; awaiting revised plans from applicant 10/12/16: Revised plans submitted by applicant 10/6/16: Corrections letter is being finalized; digital copy of latest plans have been requested by staff for staff to provide comments 8/18/16: Site visit conducted; revised plans under review 7/20/16: Application deemed incomplete 7/5/16: Revised materials under review 5/19/16: Meeting with applicant to review revised plans. 3/23/2016: Application deemed incomplete
<u>293 S. Robertson Blvd. (at Gregory)</u>	Open Air Dining – Juice Crafters 83 SF of open air dining on public right of way with 2 tables and 1 bench	10/26/15	TIMOTHEA TWAY 310-285-1122 ttway@beverlyhills.org	(A) Monty Fitch, Platinum X Construction, 949-422-9741 (O) GTL Robertson Properties, LLC, 310-963-1171	2/3/17: Case assigned to Timothea Tway 12/4/15: Application deemed complete; additional info requested 11/2/15: Application under review
418 S. Roxbury Drive	R-4 Permit Request to allow rebuilding of an existing legally nonconforming garage with a residential unit above.	8/11/16	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org rg	(O) Averill Krom, 310-273-9113 (A) Joshua Krom 310-927-9285	2/15/17: Notice of Pending Decision mailed. * 2/2/17: Plans re-submitted. Under Review. 11/30/16: Application deemed complete. Comments and corrections provided to applicant. Pending response. 8/11/16: Application filed and under review.
344 S. Roxbury Dr.	Minor Accommodation Minor accommodation for	11/28/16	CINDY GORDON 310-285-1191	(O) Shawn Roofian	2/17/17: Mailed notice sent. * 2/9/17: Correspondence sent to applicant requesting

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2/21/2017

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	legal non-conforming paving		cgordon@beverlyhills.org	(310)877-3335	additional information on landscaping. 11/28/16: File under review
9609 South Santa Monica Blvd.	Open Air Dining-Kreation Juicery Request for outdoor dining containing 4 tables and 8 chairs – no railing requested.	8/15/13	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(A) Marjan Sarsher - 310-748-7607 (O) Laura Aflalo	7/6/15: Applicant obtained building permit related to enforcement issues, encroachment agreement needs to be scheduled for City Council. 3/3/14: Encroachment agreement being circulated for signatures; pending resolution of code enforcement regarding unpermitted work 10/21/13: Notice of pending decision mailed 9/17/13: Application deemed incomplete, pending resubmittal by applicant.
9887 South Santa Monica Blvd. (near Charleville)	Open Air Dining-Merci Clement Request for outdoor dining containing 4 tables and 8 chairs on private property and public right-of-way, no railing.	3/31/16	CYNTHIA DE LA TORRE 310-285-1195 cdeletorre@beverlyhills.org	(R) Gregory Williams, 323-660-7040 (A) Ismar Toromanovic, 323-770-2626	5/25/16: Applicant submitted revised plans* 4/28/16: Incomplete letter sent to applicant 4/4/16: Application under review
120 Spalding Dr. #402	Overnight Stay Permit Request for an overnight stay permit for patients of a surgical center.	2/26/16	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) Audrey Dunlop, 805-679-6774	1/24/17: Additional materials received from applicant, under review* 12/22/16: Follow up request to applicant to submit a complete application. 8/23/16: Applicant states that they will resubmit materials shortly. 3/24/16: Application deemed incomplete 2/27/16: Application under review
907 Whittier Dr. (between Sunset Blvd and Lexington Rd)	Minor Accommodation Minor Accommodation for a second-story addition of approx. 467 SF within the side yard setback.	1/11/17	CYNTHIA DE LA TORRE 310-285-1195 cdeletorre@beverlyhills.org	(A) Nest Architecture, Inc (R) Emily Garren 310-559-9900	2/13/17: Application deemed incomplete* 1/27/17: File under review. Site visit scheduled for 2/2 1/11/17: Application filed

* Recent update to project status

^Owner (O), Applicant (A), Lobbyist (L), Representative (R)

Underlined project address indicates project is in the Southeast



Current Development Activity (Director Level)

2/21/2017

Address	Project Description	Filed	Planner	Contacts^	Next Milestones/ Notes
8670 Wilshire Blvd.	Medical Registration Request to confirm medical registration for building.	1/18/17	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) Jacky Yung, (213)633-1304	2/8/17: Registration completed: confirmed total of 28,000 sq. ft. of medical allowed in building.* 1/18/17: Complete application submitted
8844 Wilshire Blvd. <u>(between Clark & Swall)</u>	Development Plan Review Development Plan Review to increase height of building, to match height of 8850 Wilshire Blvd. and complete exterior façade renovations to existing buildings.	11/30/16	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) Roy Hasson, 310-275-7774	1/13/17: Notice of pending decision mailed/posted.* 1/11/17: Additional materials submitted 12/30/16: Application deemed incomplete 12/14/16: Application under review
9100 Wilshire Blvd. <u>(between Doheny and Oakhurst)</u>	Medical Registration Medical registration processing for building.	1/5/17	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) Sue Kim, 310-255-7723	1/5/17: Application under review*
9735 Wilshire Blvd. Unit 120	Open Air Dining - Goya Coffee Shop Request for 12 tables and 32 chairs with umbrellas and heaters on private property and public right-of-way, no railing.	12/12/16	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(A) Milan Lojdl 310-663-9701	1/31/17: Sent correction to applicant. Pending response. 1/11/17: Application deemed complete. 12/12/16: Application under review.
519 N. Crescent	Minor Accommodation Extension of legally non-conforming side yard setback	1/19/17	CINDY GORDON 310-285-1191 cgordon@beverlyhills.org	(A) Shawn Roofian 310-877-3335	2/7/17: Application under review *

* Recent update to project status

^Owner (O), Applicant (A), Lobbyist (L), Representative (R)

Underlined project address indicates project is in the Southeast