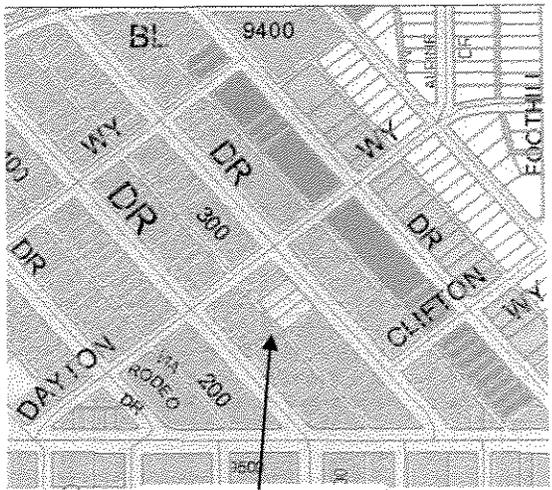




STAFF REPORT
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING
CITY OF BEVERLY HILLS

**For the Planning
 Commission Study
 Session of June 12, 2008**

TO: Jonathan Lait, AICP, City Planner *JL*
FROM: Rita Naziri, Senior Planner *RN*
SUBJECT: 257 N. Canon Drive Project



Project Site

INTRODUCTION

At the applicant’s request, the Planning Commission directed staff to schedule this discussion item on an upcoming Planning Commission agenda. The applicant requests general guidance regarding the development of the property located at 257 N. Canon Drive. The applicant wishes to discuss the issues noted in the attached letter dated June 5, 2008.

Preliminary project drawings will be submitted separately to the Planning Commission or presented at the meeting.

BACKGROUND

On December 14, 2004, the Planning Commission adopted Resolution No. 1357, which conditionally approved a Development Plan Review for a proposed 45,000 square foot, three-story medical office/retail commercial building with subterranean parking for 208

Staff Report
For the Planning Commission Meeting of June 12, 2008

cars, known formerly as the Cirrus Project. The property, with the entitlements, was subsequently sold by the Cirrus Group to Canon 257, LLC.

A time extension request was filed by the new owners on April 23, 2007, prior to the 36 month expiration date of December 14, 2007 for the Development Plan Review approvals. The Planning Commission approved the requested time extension for one year which will expire on December 14, 2008, unless the applicant files for and the Planning Commission approves an additional one-year time extension.

The applicant is exploring project alternatives to the approved medical/office building. One alternative design concept was previously presented to the Planning Commission on October 11, 2007. That project included a new mixed use building with retail, commercial and live/work lofts. The applicant subsequently decided to revise the concept which includes retail and office components with additional height and density. The development of the project site is currently on hold while new plans are developed.

Rita Naziri

Attachment: Letter dated June 5, 2008

TILLES, WEBB, KULLA & GRANT
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Norman S. Kulla, Retired
Mandy Tilles, Retired

June 5, 2008

Via Email
maziri@beverlyhills.org

Rita Naziri
City of Beverly Hills – Community Development
9357 W. 3rd Street
Beverly Hills, CA 90210

Re: 257 N. Canon Project

Dear Rita:

This will confirm that the study session with respect to the above referenced project will be scheduled for Thursday, June 12, 2008. Thank you for your assistance in this regard.

The issues that we wish to discuss and would like informal comment from the planning commissioners and staff include the following:

1. Commissioners' preference for a retail/general office project rather than a medical office building for which it is currently entitled?
2. Is there a willingness to consider additional height and density for a retail/general office project?
3. The applicant would like input from the commissioners and staff relative to overall design, set back and modulation preferences.
4. Automobile ingress and egress and the location thereof on Canon Drive and/or advisability of ingress and/or egress through the alley especially considering the conflicts with the entryway to the City's own parking structure on Beverly Drive and loading area of the "City's Garden" building.
6. Would the planning commission be inclined to grant the applicant a further extension of time on the entitlements based on the applicant's representation to move forward with the project as discussed.

I've explained to the applicant that any comments from any of the Planning Commissioners and staff are strictly informal and have no legal significance. The applicant understands that these comments are based on information currently before the Commission and staff, without the benefit of input from the public or an exhaustive study of the issues and that the views of any particular Commissioner and/or staff member could very well change at the time there is a formal hearing on the matter. Based on this understanding and acknowledgment, the applicant is hopeful that both the Commissioners and staff will convey their current thinking and preferences at this time.

Jim Bauch, Esq.
Re: Healthline Medical Group
May 22, 2008
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Thanking you for your courtesy and cooperation in this matter and looking forward to a very productive study session.

Very truly yours,

TILLES, WEBB, KULLA & GRANT
A Law Corporation

STEPHEN P. WEBB

SPW:tak