PENDING PROJECTS LIST
PLANNING DIVISON
UPDATED: OCTOBER 14, 2010

PROJECT DESCRIPTION	OWNER (O), APPLICANT (A), LOBBYIST (L)	CURRENT DEVELOPMENT ACTIVITY (Planning Commission/City Council) NEXT MILESTONES / NOTES
9230 Wilshire Blvd (Lexus Dealership): FILED 7/18/08. Demolition of existing sales / service facility. Construction of a new sales / service facility (72 bays & 108KSF). Request to vacate alley and convert existing R4 zoned property to commercial zoning. Project exceeds General Plan and Zoning Code floor area (3.17 v. 2.0) and height (56' v. 45', exceed 3 stories) provisions. 147 parking spaces are required / provided, plus 102 additional new car storage spaces. Entitlements/Environmental: • PDR – Required by Overlay Zone • CUP – Auto Dealerships • GPA – Create Overlay Designation, including portion of (E) R4 lot • ZTA – Height, including stories, FAR, Establish Overlay • Alley Vacation – if no present / future need (TMD) • Public Benefit Package Expected (DA), if approved • EIR (Rincon) (PLANNER: DAVID REYES 310 285-1116, dreyes@beverlyhills.org	T. Levyn **(L)** (310 282-6214) M. Dawson **(L)** (310 285-0880)	**12/16/10**: Anticipated PC Hearing **9/16/10**: PC Hearing – Additional Analysis requested by the Planning Commission. **9/03/10**: Release DEIR
9900 Santa Monica Blvd, 9844 & 9817 Wilshire Blvd (Gateway): FILED 2/14/07. Three properties, three separate applications. All current owners of T1 zoned property. Wilson and Mirkin also own parcels adjacent to S. SMB, which is zoned C3. All seek General Plan and Zoning Code amendments to change base zoning to C3 (2.0FAR and 45'). Wilson also proposes a new commercial building (90KSF), compliant with	Maynard Brittan **(O)** (310 553-0105) Jeffrey Wilson **(O)** (310 487-1112) Jeffrey Mirkin **(O)**	**December 2010**: Anticipated PC Hearing

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the proposed C3 zoning, with 274 parking spaces (257 required). Entitlements/Environmental: • DPR – Project Exceeds 2.5KSF (Wilson) • GPA – Change Land Use Designation • ZTA - Change to C3 District • Environmental Impact Report (Consultant: Rincon) (PLANNER: DAVID REYES 310 285-1116, dreyes@beverlyhills.org)	(310 278-1021)	
121 San Vicente Blvd: FILED 4/20/09. Demolition of existing one and two stories buildings, construction of a new three story building (42.2KSF) and four level subterranean garage with 199 required parking spaces. Proposed uses include medical office (36.4KSF), general office (3.8KSF), and restaurant (1.9KSF) at the ground floor. Some required parking spaces are provided in a tandem configuration, which requires approval of a variance. Garage ingress/egress is proposed from San Vicente Blvd. Entitlements/Environmental: • DPR – Project Exceeds 2.5KSF • VAR – Request for Tandem Parking (valet operation) • Mitigated Negative Declaration (Consultant: Rincon) (PLANNER: RITA NAZIRI 310 285-1136, rnaziri@beverlyhills.org)	121 San Vicente LLC **(O)** Contact: Mike Ahmar (310 435-2393) Ken Stockton **(A)** Susan Berk **(L)** Allan Alexander **(L)** Lee Silver **(L)**	**Appealed to City Council on 10/26/10** **9/23/10**: PC Hearing direction to prepare resolutions approving the project. **09/16/10**: PC Hearing, Resolutions Adopting MND and Approving the Project requested by PC. **07/08/10**: PC Hearing, Project Continued – further revisions to parking layout and tandem spaces recommended. **05/30/10**: Public Comment on MND Ends **05/27/10**: PC Hearing, Project Continued **05/03/10**: MND Release
125 S. Camden Drive (Residences at Saks Fifth Avenue): FILED 5/26/09. Proposed construction of a six-story, 66-feet tall, 44-unit residential building. A General Plan Amendment and an Overlay Zone are proposed to allow the building height to exceed code requirements (maximum 55 feet allowed on the site closest to Wilshire and 45-	Casden Properties **(O)(A)** (310 385-5063)	**11/23/10**: Anticipated DEIR PC Hearing **11/12/10**: Anticipated Release DEIR **04/13/10**: EIR Scoping Meeting held

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feet allowed elsewhere on the site). The Overlay Zone would also allow the building to exceed the City's maximum building length of 175-feet, as the project is proposed to be approximately 210-feet in length. The project would include two levels of subterranean parking to provide 127 required parking spaces. Approximately 16.2KSF of common and private open space would be provided in the form of courtyards and terraces. The maximum height of the project would be 66 feet, closest to the Wilshire side, 55-feet in the center of the project and 44-feet on the portion of the project closest to the existing multi-family development. Vehicular access to the site would be taken from South Camden Drive. Entitlements/Environmental: • PDR – Required by Overlay Zone • GPA – Change Land Use Designation / Create an Overlay • ZTA – Establish Overlay Zone • Alley Vacation – if no present / future need (TMD) • Public Benefit Package Expected, if approved • EIR (Rincon) (PLANNER: RYAN GOHLICH 310 285-1194, rgohlich@beverlyhills.org)		
121 Peck Drive: FILED 2/19/10. PROJECT IS INCOMPLETE – SOME PROJECT DETAILS STILL PENDING. Proposed construction of a new 7-level parking structure behinds Saks Fifth Avenue (4 levels below ground, 3 levels above ground). Entitlements/Environmental: • DPR – Project Exceeds 2.5KSF (PLANNER: RYAN GOHLICH 310 285-1194, rgohlich@beverlyhills.org)	Saks Inc., Contact: Victor Corno (216 292-6210) Casden Properties **(O)(A)** (310 385-5063)	**10/29/10**: Authorization from property owner received. No hearing date identified at this time. **03/18/10**: Project Deemed Incomplete

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9936 Durant Drive: FILED 12/21/07. Demolition of existing courtyard-styled apartment building designed by Robert Derrah and construction of a new 4-story, 45-foot tall, 13-unit condominium building. The loss of the existing building results in a significant, unavoidable cultural resources impact and requires the preparation of an EIR. To offset to the loss, the applicant is considering a public benefit package that includes deeding two affordable income units on site to the City and construction of a green building in compliance with city standards (the green building ordinance became effective after the project was determined complete for filing and therefore, is not required to comply with the green building ordinance). The project qualifies as a State Density Bonus project under State law and local ordinance. Based on the amount of affordable units being provided, the applicant is entitled to one development incentive or waiver from zoning code requirements. The applicant proposes a reduced rear yard setback from the code required 15 feet to 10 feet. There is an alley located at the rear of the property. Entitlements/Environmental: • DPR – Project Exceeds 2.5KSF • R4 Permit – Additional Paved Walkways in the Front Yard • VTTM – Condominium Subdivision • Density Bonus – Increased Density due to On-Site Affordable Housing Units • EIR (Willdan) (PLANNER: RITA NAZIRI 310 285-1136, rnaziri@beverlyhills.org	Gale One Properties LLC, Contact: Judah Farahi **(O)** (310 991-3020) M. Fischer **(L)** (310 276-3600)	**10/04/10:** Appeal filed to City Council **09/23/10**: PC Hearing approved Resolutions. **07/08/10**: PC Hearing Project approved subject to Council acceptance of two, 1-bedroom affordable units. Direction to prepare required resolutions. **06/10/10**: PC Subcommittee Meeting **05/27/10**: PC Hearing Held, Continued: Applicant to develop project benefit package

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9001 Wilshire Blvd: FILED 05/06/10 PROJECT FILING IS INCOMPLETE. The Beverly Hills Surgery Center (Suite 106) is requesting approval to allow patients recovering from outpatient surgery to remain at the clinic for a period not to exceed 24 hours. A maximum of four patients would be recovering at the clinic at any one time. The existing building was approved for medical use in 1997 and contains approximately 43,500 square feet of floor area. The building is three stories tall (45 feet) and has 144 parking spaces. No additional parking is required for the proposed use. Entitlements/Environmental: • Overnight Stay Permit to allow patients to stay no more than 24 hours at the facility • Project is exempt from CEQA (PLANNER: RITA NAZIRI 310 285-1136, rnaziri@beverlyhills.org)	Kama Investment, Contact Iraj Ziatabari **(O)** (310 273-8906) Roberto MacCatangay **(A)** (310 413-5226)	**11/01/10**: Councilmember request for consideration of a call-up before the City Council at 11/04/10 meeting **10/14/10**: PC Hearing **06/01/10**: Application determined to be incomplete for filing.
1177 Loma Linda Drive: FILED 08/30/10 PROJECT IS UNDER REVIEW. Proposal for a new 2-story SFR in hillside area of City. The house would be 16,561 square feet in area and 30-feet in height. A 6-foot fence within the front yard is also proposed. Entitlements/Environmental: • Hillside R-1 Permit for new residence greater than 15K • Hillside R-1 Permit for 6-foot fence within front setback. • Project is exempt from CEQA (PLANNER: RITA NAZIRI 310 285-1136, rnaziri@beverlyhills.org)	Jack Nourafshan **(O)** (323) 653-3777) Jason Massaband **(A)** (323 651-0909)	**11/02/10:** Applicant has not yet re-submitted plans. Formal letter required to advise of delay in processing.

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9481 Sunset Blvd: FILED 08/02/10 PROJECT IS UNDER REVIEW. Proposal for a new, 1,050 square foot Gate House within 100-feet of front lot line. Entitlements/Environmental: • Hillside R-1 Permit to allow a new accessory within 100-feet of front lot line. (PLANNER: RYAN GOHLICH 310 285-1194, rgohlich@beverlyhills.org)	Linda Resnick (O) (310) 847-7017 Farrell Stevins (A) (310) 847-7017)	**11/09/10**: PC Hearing
627 Arden Drive: FILED 08/09/10 PROJECT IS UNDER REVIEW. Proposal for a new second unit and minor accommodation for remodel of existing residence. Entitlements/Environmental: • 2nd Unit Permit (PLANNER: RYAN GOHLICH 310 285-1194, rgohlich@beverlyhills.org)	Joel Marcus (O) (310) 209-7520 Randy Itaya (A) (310) 209-7520	**10/21/10**: Applicant requests that project be put on hold. No tentative PC Hearing scheduled. Formal letter required.
9465 Wilshire Blvd.: FILED 08/13/10 PROJECT IS UNDER REVIEW. Proposal for a new 36,663 square foot health club (Equinox) within the BofA Building. Entitlements/Environmental: • Conditional Use Permit • Exempt from CEQA (PLANNER: RYAN GOHLICH 310 285-1194,	Murray Fischer (A) (310) 276-3600)	**11/23/10**: Anticipated 2nd PC Hearing date **10/14/10**: PC Hearing. Continued to address comments raised by Public and Commission.

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rgohlich@beverlyhills.org)		
627 N. Canon Drive: FILED 09/24/10 PROJECT IS UNDER REVIEW. Proposal for a new, 3,000 square foot Guest House within 100-feet of front lot line. Entitlements/Environmental: • Central R-1 (over 14-feet, encroachment into yard, 2nd story deck) • Second Unit Use Permit (Height/Square Footage).	EE 2004 Retained Annuity Trust (O) (310) 666-5444 Michael Birnbach (A) (310) 666-5444	**11/23/10**: Tentative PC Hearing
720 N. Crescent: FILED 10/06/10 PROJECT IS UNDER REVIEW. Proposal for a new, guest/house garage on an existing developed single family lot in central area of the City. Entitlements/Environmental: • Central R-1 Permit to allow FAR greater than 1,500 plus 40% of lot size.	Nancy Sinatra Family Trust (O) (310) 288-9970 JPS Design Group (A) (818) 780-2305	**12/9/10**: Tentative PC Hearing