PENDING PROJECTS LIST
PLANNING DIVISON

CURRENT DEVELOPMENT ACTIVITY (Planning Commission/City Council)

PROJECT DESCRIPTION	OWNER (O), APPLICANT (A), LOBBYIST (L)	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)	**3/11/10:** Tentative PC Hearing **12/16/10**: PC Hearing continued the matter to March 10, 2011 **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 the proposed C3 zoning, with 274 parking spaces (257 required).	Maynard Brittan **(O)** (310 553-0105) Jeffrey Wilson **(O)** (310 487-1112) Jeffrey Mirkin **(O)** (310 278-1021)	**12/17/10**: Meeting needed with applicants to discuss moving forward as of.

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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)		
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)**	**01/25/11:** Scheduled CC Hearing **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-feet allowed elsewhere on the site). The Overlay Zone would also allow the building to exceed the City's maximum building length of	Casden Properties **(O)(A)** (310 385-5063)	**1/13/11:** Anticipated DEIR PC Hearing; Extended Public Comment Period to 1/14/10. **11/23/10**: DEIR PC Hearing continued **11/12/10**: Anticipated Release DEIR **04/13/10**: EIR Scoping Meeting held

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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 not received. No hearing date identified at this time. **03/18/10**: Project Deemed Incomplete
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-	Gale One Properties LLC, Contact: Judah Farahi **(O)**	**2/15/11:** CC Appeal Hearing **10/04/10:** Appeal filed to City Council **09/23/10**: PC Hearing approved

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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	(310 991-3020) M. Fischer **(L)** (310 276-3600)	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
627 Arden Drive: FILED 08/09/10 PROJECT IS UNDER REVIEW.	Joel Marcus (O) (310) 209-7520	**10/21/10**: Applicant requests that project be put on hold. No tentative PC

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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)	Randy Itaya (A) (310) 209-7520	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, rgohlich@beverlyhills.org)	Murray Fischer (A) (310) 276-3600)	**01/13/11**: Anticipated 2nd PC Hearing date. Class 32 traffic study underway. **10/14/10**: PC Hearing. Continued to address comments raised by Public and Commission.
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	**1/4/11**: Councilmember Krasne requested review for call up at Jan. 11 City Council meeting. **12/16/10:** Project approved. 14 day appeal period started. **11/23/10**: PC Hearing. Continued to address
1203 Park Way: FILED 11/12/10 PROJECT IS UNDER REVIEW. Addition to an existing two story accessory structure located within a required side yard. Entitlements/Environmental:	Michael Rublevich (O) (310) 720-0101 Matt Trujillo (A)	**1/27/11**: Tentative PC Hearing

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• Central R-1 Permit to allow modifications set forth in sections 10-3.2414 (a) and (b) for accessory buildings located north of Santa Monica Blvd. (PLANNER: RYAN GOHLICH 310 285-1194, rgohlich@beverlyhills.org)	(818) 749-4858	
619 Mountain Rd.: FILED 11/17/10 *Hillside R-1 Permit* PROJECT IS UNDER REVIEW. Proposal is for a new fence/gate within 10-feet of front property line to be located within the hillside area of the City. (PLANNER: Ryan Gohlich 310 285-1194, rgohlich@beverlyhills.org)	Hamid Gabbay (A) (310) 275-5200	**01/27/11:** Anticipated PC.
160 North Canon Drive: FILED 12/15/10 Conditional Use Permit PROJECT IS UNDER REVIEW. Proposal is request to allow restricted uses within the pedestrian oriented zone pursuant to 10-3-1655	Joe Tilem (A) 310-285-0884 New Pacific Canon, LLC	**1/5/11:** Letter to applicant required regarding completeness.
DIRECTOR LEVEL CASE **142 S. Rexford Drive: NESSAH TEMPLE:** FILED 10/05/10 *CONCEPT REVIEW*: New School and Addition. PROJECT IS UNDER REVIEW. Proposal is a concept review for a new 16 classroom school not to exceed 200 students with a 3-level subterranean parking structure with 200 parking spaces. (PLANNER: Donna Jerex 310 285-1138, djerex@beverlyhills.org)	Hamid Gabbay (A) (310) 288-9970	**1/10/11**: Meeting with applicant to discuss process for formal submittal and preliminary staff issues.
DIRECTOR LEVEL CASE **401 S. Robertson Blvd: 7-11:** FILED 10/08/10 *CONCEPT REVIEW*: New School and Addition. PROJECT IS UNDER REVIEW.	David Robbins (310)	**12/8/10**: Meeting with applicant held to discuss process for formal submittal and preliminary staff issues. Applicant considering options, may submit a traffic

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Proposal is a concept review for a new 7-11 convenience store. (PLANNER: Donna Jerex 310 285-1138, djerex@beverlyhills.org)		study ahead of formal submittal.
DIRECTOR LEVEL CASE **8844 Burton Way.:** FILED 9/14/10 Renewal of existing CUP. PROJECT IS UNDER REVIEW. Proposal is a concept review for a new accessory structure. (PLANNER: Rita Naziri 310 285-1136, rnaziri@beverlyhills.org)		**12/20/10**: Meeting needed to discuss neighbor opposition.
DIRECTOR LEVEL CASE **9884 Carmelita Ave.:** FILED 10/19/10 Minor Accommodation for 1st and 2nd Floor Additions. Proposal is remodel and 300 square foot first and second floor addition to an existing SFR. Project encroaches into side yard setback. (PLANNER: Rita Naziri 310 285-1136, rnaziri@beverlyhills.org)	Tim Campbell (A) (213) 688-1440	**12/6/10**: Anticipated completion
DIRECTOR LEVEL CASE **9261 Alden Drive.:** FILED 10/23/10 Conformity Review for Young Israel. Plans being reviewed for conformance with Planning Commission approval. (PLANNER: Rita Naziri 310 285-1136, rnaziri@beverlyhills.org)		**12/16/10**: Conformity review approved. AC issues being resolved.
DIRECTOR LEVEL CASE **611 N. Oakhurst Drive.:** FILED 11/03/10 Minor Accommodation for a new 935 square foot, two story accessory structure to be located within side and rear yard setback	Michael Seltzer (O) (310)268-1700	**12/20/10**: Anticipated Completion.

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area. (PLANNER: Donna Jerex 310 285-1138, djerex@beverlyhills.org)		
DIRECTOR LEVEL CASE **716 Alta Drive.:** FILED 11/15/10 Minor Accommodation to allow the prolongation of a legally non-conforming side setback over 14-feet in height. (PLANNER: Ryan Gohlich 310 285-1194, rgohlich@beverlyhills.org)	Kamran Samooha (O) (213) 748-5500 Vladi Tomalevski (A) (310) 914-5577	**01/14/11**: Anticipated Completion.
DIRECTOR LEVEL CASE **9500 Wilshire Blvd.**: FILED 11/10/10 *CONCEPT REVIEW*: Private Club within the Beverly Wilshire Hotel PROJECT IS UNDER REVIEW. Proposal is a concept review for a new Private Club within the Beverly Wilshire Hotel. (PLANNER: Donna Jerex 310 285-1138, djerex@beverlyhills.org)	New World Development Company/Radha Arora (O) (310) 275-5200 xt 6291 Nathan Urban (A) (310) 208-6464	**01/10/11:** Anticipated Completion.
DIRECTOR LEVEL CASE **460 N. Canon.**: FILED 11/17/10 *Outdoor Dining Permit - Minor*: Venga Restaurant 4 tables and 8 chairs. PROJECT IS UNDER REVIEW. (PLANNER: Donna Jerex 310 285-1138, djerex@beverlyhills.org)	Venga Restaurant (O) (310) 578-8488 Colby Mayes, Inc. (A) (310) 578-8488	**01/10/11:** Anticipated Completion.