PENDING PROJECTS LIST (2/28/11)
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. <u>Entitlements/Environmental:</u> • 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)	**3/10/11:** 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)	**3/24/11**: Anticipated EIR PC Hearing.

PROJECT DESCRIPTION	OWNER (O), APPLICANT (A), LOBBYIST (L)	NEXT MILESTONES / NOTES
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)**	**03/24/10:** Anticipated PC meeting to review changes **02/03/11:** CC Hearing remanded back to PC **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
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	Casden Properties **(O)(A)** (310 385-5063)	**4/28/11: 2nd PC Hearing** **1/18/11:** Commencement of preparation of Final EIR. **1/13/11:** DEIR PC Hearing; Extended Public Comment Period to 1/14/10. **11/23/10**: DEIR PC Hearing continued **11/12/10**: Anticipated Release DEIR

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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)		**04/13/10**: EIR Scoping Meeting held
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.

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City Council Appeal **9465 Wilshire Blvd.:** FILED 08/13/10 PROJECT HAS BEEN APPROVED. 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)	**03/01/11:** CC to Set for April 5th **01/26/11:** Appeal filed. **01/13/11**: PC Approved project. Appeal period ends on 1/27/11. **10/14/10**: PC Hearing. Continued to address comments raised by Public and Commission.
434 N. Rodeo Dr.: FILED 2/03/10 In-Lieu Parking (Hermes of Paris) PROJECT IS UNDER REVIEW. Project would add approximately 2,100 square feet of floor area (internal). Proposal requires 4 parking spaces requested through the in-lieu program. (PLANNER: RYAN GOHLICH 310 285-1194, rgohlich@beverlyhills.org)	Brady McShane (A) 310-312-4000 BALLREICH INVESTMENTS LLC (O)	**3/24/11**: Scheduled for PC Hearing
1203 Park Way: FILED 11/12/10 PROJECT HAS BEEN APPROVED Addition to an existing two story accessory structure located within a required side yard. Entitlements/Environmental: • 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)	Michael Rublevich (O) (310) 720-0101 Matt Trujillo (A) (818) 749-4858	**2/24/11**: PC Hearing- Approved, under 14 day appeal period (March 10)

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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 (PLANNER: Rita Naziri 310 285-1136, rnaziri@beverlyhills.org)	Joe Tilem (A) 310-285-0884 New Pacific Canon, LLC	**2/24/11:** PC Hearing – Approved, under 14 day appeal period (March 10)
295 N. Rodeo Dr.: FILED 2/17/10 DPR and In-Lieu Parking (Louis Vuitton) PROJECT IS UNDER REVIEW. Project would add partial 4th story to existing 3-story building, adding 3,694 square feet of floor area. Proposal requires 11 parking spaces requested through the in-lieu program. (PLANNER: Rita Naziri 310 285-1136, rnaziri@beverlyhills.org)	Joe Tilem (A) 310-285-0884 Fred Hayman Trust (O)	
City Council Appeal **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	**03/01/11:** City Council to set for April 5th. **02/14/11**: Appeal filed to City Council **02/10/11**: Approved.
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.	New World Development Company/Radha Arora (O) (310) 275-5200 xt 6291	**02/03/11:** Meeting with applicant (tentative – applicant verifying availability)

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(PLANNER: Donna Jerex 310 285-1138, djerex@beverlyhills.org)	Nathan Urban (A) (310) 208-6464	
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. Applicant finishing interior space. (PLANNER: Ryan Gohlich 310 285-1138, rgohlich@beverlyhills.org)	Venga Restaurant (O) (310) 578-8488 Colby Mayes, Inc. (A) (310) 578-8488	
DIRECTOR LEVEL CASE **9224 Olympic Boulevard.**: FILED 01/06/10 *Conceptual Review* Proposal is a concept review for a new 2-story, 10,000 square foot medical building. New Medical ordinance would apply. PROJECT IS UNDER REVIEW. (PLANNER: Rita Naziri 310 285-1136, rnaziri@beverlyhills.org)	Mayflower Holdings, Inc (O) (310) 247-0900 MG Resolutions, Inc. (A) (626) 584-1098	**01/21/11:** In process.
DIRECTOR LEVEL CASE **604 Alta Dr..**: FILED 01/06/10 *Minor Accommodation* Proposal is for a second floor addition to an existing accessory structure. Height is 22 feet. Project would be locted 11" from side property line.	2939 11th St. Partnership (O) Yassi Gabbay (A) (310) 553-8866	**02/28/11:** Notice of pending application mailed to neighbors.

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PROJECT IS UNDER REVIEW. (PLANNER: Rita Naziri 310 285-1136, rnaziri@beverlyhills.org)		
DIRECTOR LEVEL CASE **8767 Wilshire Blvd.**: FILED 01/26/11 *Minor Accommodation* Proposal is to allow a rear property wall to be of material other than masonry. PROJECT IS UNDER REVIEW. (PLANNER: Donna Jerex 310 285-1138, djerex@beverlyhills.org)	8767 Wilshire Blvd, LP (O) (310) 276-2024 CSA Architects. (A) (310) 313-8711	**01/27/11:** In process.
DIRECTOR LEVEL CASE **368 N. Camden Dr..**: FILED 02/16/11 *Minor Outdoor Dining* Proposal is to allow 4 tables and 8 chairs within the public right of way (72 sq.ft.) PROJECT IS UNDER REVIEW. (PLANNER: Ryan Gohlich 310 285-1194, rgohlich@beverlyhills.org)	American Commercial Equities Three (O) (310) 774-5444 (James Smith) Vive La Crepe [Alfredo Mier) (A) (310) 993-7157	**01/27/11:** In process.

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DIRECTOR LEVEL CASE **429 S. Doheny..**: FILED 02/4/11 *R-4 Permit* Proposal is to construction of dwelling unit above garage. PROJECT IS UNDER REVIEW. (PLANNER: Donna Jerex 310 285-1138, djerex@beverlyhills.org)	Martha Pacheco Trust (O) (310) 924-1263 Jason Massaband (A) (310) 651-0909	
DIRECTOR LEVEL CASE **412 Robert Lane..**: FILED 02/25/11 *2nd Unit Permit* Proposal is to convert guest room above garage to 2nd unit. PROJECT IS UNDER REVIEW. (PLANNER: Donna Jerex 310 285-1138, djerex@beverlyhills.org)	John Guerin (O) (310) 650-2414 John Heisler (A) (818) 808-3757	
DIRECTOR LEVEL CASE **446 Palm Drive..**: FILED 02/16/11 *Conformity Review* Modifications to previously approved condo project PROJECT IS UNDER REVIEW. (PLANNER: Ryan Gohlich 310 285-1194, rgohlich@beverlyhills.org)	David Hudson (A) (310) 691-5500	