PENDING PROJECTS LIST
PLANNING DIVISON
UPDATED: JULY 1, 2010

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 (3.5 v. 2.0) and height (65' v. 45', exceed 3 stories) provisions. 143 parking spaces are required / provided, plus 70 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: GEORGANA MILLICAN 310 285-1121, gmillican@beverlyhills.org)	T. Levyn **(L)** (310 282-6214) M. Dawson **(L)** (310 285-0880)	**9/09/10**: PC Hearing (Tentative) **07/16/10**: Release DEIR (Tentative)
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	Maynard Brittan **(O)** (310 553-0105) Jeffrey Wilson **(O)** (310 487-1112)	**Summer '10**: PC Hearing

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also proposes a new commercial building (90KSF), compliant with 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)	Jeffrey Mirkin **(O)** (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)**	**07/08/10**: PC Hearing Date **05/30/10**: Public Comment on MND Ends **05/27/10**: PC Hearing, Project Continued **05/03/10**: MND Release
9360 Wilshire Blvd (Thompson Hotel): FILED 2/18/10. Request to make available to the public indoor and outdoor dining and bar areas, and extend hours of rooftop use from 1AM to 2AM seven days a week. Applicant seeks approval to increase the size of the existing restaurant and bar area within the building from 1.5KSF	Beverly Pavilion LLC **(O)** (310 285-0880) M. Dawson **(L)** (310 285-0880)	**07/08/10**: PC Hearing – Adopt Resolution **06/10/10**: PC Hearing - Approved with conditions

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to 2KSF, in addition to new outdoor dining opportunities on the Wilshire Blvd sidewalk. A new public entrance to the restaurant accessible from Wilshire Blvd is also proposed. Entitlements/Environmental: • CUP – Amend Existing Entitlement as described above • VAR – Amend Existing Variance That Restricts Indoor Dining/Bar to 1.5KSF (PLANNER: RYAN GOHLICH 310 285-1194, rgohlich@beverlyhills.org)		
9400 Olympic Blvd (Avalon Hotel): FILED 3/10/10. PROJECT IS INCOMPLETE – SOME PROJECT DETAILS STILL PENDING. Request to modify terms of existing CUP to extend hours of operation and service of alcohol to 1AM, provide entertainment, eliminate existing condition requiring free valet parking to hotel guests, and modifications to existing parking supply or configuration. Entitlements/Environmental: • CUP – Amend Existing Entitlement as described above (PLANNER: GEORGANA MILLICAN 310 285-1121, gmillican@beverlyhills.org)	HONEYMOON REAL **(O)** ESTATE LTD PTNSHP M. Dawson **(L)** (310 285-0880)	**07/08/10**: PC Hearing
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 175-feet, as the project is proposed to be approximately 210-feet in	Casden Properties **(O)(A)** (310 385-5063)	**Summer '10**: Release DEIR **09/23/10**: PC Hearings (Tentative) **04/13/10**: EIR Scoping Meeting held

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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)	**03/18/10**: Project Deemed Incomplete • No hearing date identified at this time.

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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)	**07/08/10**: PC Hearing Date **06/10/10**: PC Subcommittee Meeting **05/27/10**: PC Hearing Held, Continued: • Applicant to develop project benefit package
9231 Olympic Blvd (Former Ford Dealership): FILED 1/14/09. PROJECT IS INCOMPLETE AND EXPECTED TO BE WITHDRAWN. Tenant Improvement to convert existing auto-service facility into a	Mayflower Holdings, LLC **(O)** No contact information	• No hearing date identified at this time, application expected to be withdrawn • Separately, a building permit

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medical office building. The project is subject to the C-3T-2 Parking Ordinance passed by the City Council on April 7, 2009. Entitlements/Environmental: • DPR – Change in land use, pursuant to C-3T-2 Parking Ordinance (PLANNER: RYAN GOHLICH 310 285-1194, rgohlich@beverlyhills.org)	available Neal Borsuk **(A)** (310 457-2253)	application has been filed and is currently under review. Approval of the building permit would allow a medical use at this location. If required parking and loading is provided onsite, the establishment of this use is an administrative action and not subject to a public hearing before the Planning Commission.
9754 Wilshire Blvd: FILED 6/3/08 PROJECT IS INCOMPLETE AND EXPECTED TO BE WITHDRAWN. Demolish existing building and construct a new seven story Class A office building with retail and restaurant uses. The proposed project is 100 feet tall and includes a floor area ratio of 5.0 Entitlements/Environmental: • PDR – Required by Overlay Zone • GPA – Change Land Use Designation / Create an Overlay • ZTA – Establish Overlay Zone EIR (no consultant selected at this time) (PLANNER: RITA NAZIRI 310 285-1136, rnaziri@beverlyhills.org)	Bob Goldman **(O)** Mark Egerman **(L)** (310) 248-6299	• No hearing date identified at this time, application expected to be withdrawn
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	Kama Investment, Contact Iraj Ziatabari **(O)** (310 273-8906) Roberto MacCatangay **(A)** (310 413-5226)	**06/01/10**: Application determined to be incomplete for filing. • No hearing date identified at this time

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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)		
9601 Wilshire Blvd: FILED 05/27/10 PROJECT IS UNDER REVIEW. Sports Club LA is seeking to amend an existing Conditional Use Permit to change a condition of approval that requires two hours of free customer parking and, thereafter, rates may not exceed that of the nearest city parking structure. The proposed change is to permit one hour free customer parking and a flat one dollar rate for each hour thereafter. No physical change to the interior or exterior of the building is proposed. The site is currently developed with an eight story building containing approximately 282,500 square feet of floor area. Sports Club LA occupies approximately 39,000 square feet. There are 807 parking spaces on site. The prior CUP (approved in 2002) authorized a shared parking with other uses in the building. Entitlements/Environmental: • CUP – amend existing approval • Exempt from CEQA (PLANNER: RYAN GOHLICH 310 285-1194, rgohlich@beverlyhills.org)	Sepulveda Realty and Development Company, Contact Mary Lowe **(O)** (310 479-5200) Mark Spino **(A)** (310 444-4232)	**07/22/10**: PC Hearing (Tentative)