PENDING PROJECTS LIST (4/04/11)
PLANNING DIVISON

PROJECT DESCRIPTION	CURRENT DEVELOPMENT ACTIVITY (Planning Commission/City Council) 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)	**4/21/11**: Letter to applicant regarding need for revised plans to complete EIR. **4/14/11:** Applicant advised that revised plans are being prepared. **2/27/11:** Applicant advised that revised plans will be submitted. **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)	**4/19/11:** CC Liaison Meeting **3/24/11**: PC Hearing. Subcommittee requested. Ad Hoc Meeting with CC requested.

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)		
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 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)	Casden Properties **(O)(A)** (310 385-5063)	**5/12/11: Anticipated 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 **04/13/10**: EIR Scoping Meeting held

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• Public Benefit Package Expected, if approved • EIR (Rincon) (PLANNER: RYAN GOHLICH 310 285-1194, rgohlich@beverlyhills.org)		
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.
295 N. Rodeo Dr.: FILED 2/17/11 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)	**3/16/11**: Application deemed incomplete
1166 Summit Dr.: FILED 3/24/11 Variance/Hillside R-1/2nd Unit Use Permit PROJECT IS UNDER REVIEW. Remodel/Addition to existing SFR. Variance is for encroachment into front yard setback. Hillside R-1 for accessory structure (garage)	Arturo Rivas (A) 818-429-9846 1166 Summit LLC (O)	**4/28/11**: PC Hearing.

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to be located anywhere on an estate property. 2nd unit for complete independent living facilities. (PLANNER: Donna Jerex 310 285-1138, djerex@beverlyhills.org)		
444 Spalding Drive.: FILED 3/10/11 Second Unit Permit Filed (**Needs to file Central R-1**) PROJECT IS UNDER REVIEW. Conversion of existing accessory structure to Second Unit per Ordinance 10-O-2599. (PLANNER: Ryan Gohlich 310 285-1194, rgohlich@beverlyhills.org)	Janek Dobrowa (A) 310-842-7616 Dr. Scott Karlan (O)	**4/28/11**: PC Hearing.
9988 Wilshire Boulevard.: FILED 4/13/11 Conditional Use Permit PROJECT IS UNDER REVIEW. Expansion of Convenience Store at 76 Station. Removal of service bays. (PLANNER: Rita Naziri 310 285-1136, rnaziri@beverlyhills.org)	Shalom Gabay (A) 714-546-7014 El Toro Wilshire, LLC (O) 805-650-8676	
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	**05/03/11:** City Council Appeal Hearing **04/05/11:** City Council Appeal Hearing moved to May 3rd. **03/01/11:** City Council to set for April 5th. **02/14/11**: Appeal filed to City Council **02/10/11**: Approved.

PROJECT DESCRIPTION	OWNER (O), APPLICANT (A), LOBBYIST (L)	NEXT MILESTONES / NOTES
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	**03/18/11:** Concept review will be officially closed. Formal applications may be submitted in future. **03/17/11:** Applicant advised project on hold pending further review of traffic and parking issues. **02/03/11:** Meeting with applicant.
DIRECTOR LEVEL CASE **250 South Beverly.**: FILED 04/07/11 Minor Outdoor Dining: Fresh Brothers Pizza PROJECT IS UNDER REVIEW. Proposal is for 4 tables and 8 chairs (PLANNER: Ryan Gohlich 310 285-1194, rgohlich@beverlyhills.org)	Adam Goldberg (A) (310) 877-5540	
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 **1136 Marilyn Rd..**: FILED 03/17/11 *Minor Accommodation - Fence* Fence at front property line. PROJECT IS UNDER REVIEW. (PLANNER: Ryan Gohlich 310 285-1194, rgohlich@beverlyhills.org)	David Rudoy (A) (818) 419-2400	

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DIRECTOR LEVEL CASE **1148 Summit Dr.**.: FILED 03/14/11 *Minor Accommodation - Paving* Proposal to replace legally nonconforming paving. Proposed coverage is 55%. PROJECT IS UNDER REVIEW. (PLANNER: Ryan Gohlich 310 285-1194, rgohlich@beverlyhills.org)	Jason Somers (A) (310) 344-8474	
DIRECTOR LEVEL CASE **9033 Wilshire Blvd.**.: FILED 03/15/11 *Overnight Stay – Existing Surgical Center* Proposal for 4 beds for overnight stay permit within existing surgical center. PROJECT IS UNDER REVIEW. (PLANNER: Rita Naziri 310 285-1136, rnaziri@beverlyhills.org)	Rafael Gabbai (A) (310) 344-8474	**3/28/11:** Application is incomplete