



PROJECTS LIST (9/2/2014)
PLANNING DIVISION

Current Development Activity (Planning Commission/City Council)

| Address | Project Description | Date Filed | Planner | Owner (O), Applicant (A), Lobbyist (L), Representative (R) | Next Milestones/ Notes |
|---|---|------------|--|---|--|
| Planning Commission Level Cases | | | | | |
| 1021 N. Beverly Dr. & 1054 Shadow Hill Way | Zone Text Amendment and Lot Line Adjustment Request to allow land to be swapped between the subject properties, so that the Beverly Drive property (currently nonconforming with respect to size) would become conforming, and the Shadow Hill property (currently conforming with respect to lot size) would become nonconforming. | 4/2/2014 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O)(A) Adnan Sen (L)(R) Tom Levyn – 310-553-3000 | 10/9/2014: Tentative Planning Commission hearing 8/7/2014: Planning Commission hearing (continued to 10/9/2014) 5/2/2014: Application deemed complete 4/7/2014: Application being reviewed for completeness |
| 228 S. Beverly Dr. | Zone Text Amendment and Development Plan Review Request to amend the Municipal Code with respect to development standards for rooftop lunchrooms, and a request for a Development Plan Review to add a 2,202 square foot lunchroom to an existing 8,150 square foot commercial structure. | 10/16/2013 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O)(A) Orbit Limited Partnership (R) Moshe Kraiem – 310-266-6284 (L) Joe Tilem – 310-273-3315 | 5/12/2014: Staff preparing draft language based on subcommittee comments – final subcommittee meeting tentatively scheduled for week of 10/6 5/7/2014: Subcommittee meeting to further discuss rooftop uses and development standards – direction provided to staff |



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| | | | | | <p>3/24/2014: Subcommittee meeting with Commissioners Block and Corman – direction provided to staff and applicant</p> <p>2/27/2014: Planning Commission hearing – Direction provided to staff, project continued to a date uncertain. Subcommittee formed with Commissioners Block and Corman to assist in refining amendment language.</p> <p>10/17/2013: Application under review</p> | |
| 9291 Burton Way | <p>General Plan Amendment and Overlay Zone – L’Ermitage Hotel</p> <p>Request to establish an overlay zone for the subject hotel to allow the construction of rooftop enclosures that would exceed the otherwise allowable building height and floor area.</p> | 6/30/2014 | <p>RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org</p> <p>ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org</p> | <p>(O) LBH Real Estate, LLC (A) L’Ermitage Hotel (L)(R) Mitch Dawson – 310-285-0880</p> | <p>8/11/2014: Consultation with environmental consultants to prepare CEQA documentation</p> | |



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| 246 North Canon Dr. | Development Plan Review and In-Lieu Parking Request to add 6,939 square feet of floor area to the existing building, and a request for 69 in-lieu parking spaces to accommodate the expansion. | 3/12/2014 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O)(A) E. Crown Holdings LLC. (R) Eddia Mirharooni – 310-275-4500 | 9/29/2014: Tentative Planning Commission hearing 4/24/2014: Traffic and parking study requested from applicant 3/18/2014: Application under review for completeness |
| 1000 N. Crescent Dr. | Zone Text Amendment, Hillside R-1 Permit, and Minor Accommodation Request for a Zone Text Amendment to establish provisions for granting certain code waivers/modifications for additions to locally landmarked properties. Additionally, a Hillside R-1 Permit is requested to allow cumulative floor area in excess of 15,000 square feet on the subject property, and a Minor Accommodation is requested to allow the extension of a legally nonconforming side setback. | 5/13/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) Lexington Trust (L)(R) Thomas Levyn – 310-553-3000 | 10/9/2014: Tentative Planning Commission hearing 8/7/2014: Planning Commission hearing (direction provided to staff) 6/26/2014: Application deemed complete 6/11/2014: Application deemed incomplete. Awaiting submittal of revised materials. |



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| 322 Foothill Rd. | Zone Text Amendment and Conditional Use Permit Request to amend fence height standards in the C-5 commercial zone, and a request for a Conditional Use Permit to allow a religious institution in the C-5 commercial zone (Application submitted in response to a pending code enforcement case). | 10/8/2013 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O)(A) Sephardic Magen David Congregation (R) Jacob Segura – 310-282-8448 | 9/29/2014: Tentative Planning Commission hearing 10/17/2013: Application under review |
| 14 North La Cienega | Extended Hours Permit – The Phoenix Request to allow the restaurant and bar to operate until 2:00 AM, seven days per week. The restaurant and bar is currently allowed to operate until 11:00 PM Sunday through Thursday, and 1:00 AM Friday and Saturday. | 2/13/2014 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O) Sweetzer Plaza Inc. (A) Lonnie Moore – The Phoenix (R) Dominic Filosa – 310-801-6213 | 9/29/2014: Tentative Planning Commission hearing 5/12/2014: Acoustic study submitted by applicant – staff comments provided to applicant on 5/27/2014 – Awaiting updated study from applicant 3/28/2014: Application deemed incomplete - Additional materials requested from applicant, pending submittal 2/27/2014: Application under review |



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|-----------------------|--|------------|---|---|--|
| 1184 Loma Linda Drive | <p>Street Master Plan Amendment and Hillside R-1 Permit</p> <p>Request to vacate a portion of Loma Linda Drive in order to combine properties at the end of the cul-de-sac, and a request for a Hillside R-1 Permit to allow the construction of a new single-family residence that has a cumulative floor area in excess of 15,000 square feet, and export of earth material in excess of 3,000 cubic yards (approximately 7,800 cubic yards are proposed to be exported).</p> | 3/17/2014 | <p>ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org</p> | <p>(O)(A) Loma Linda Trust (R) Jason Somers and Parisa Nejad – 310-344-8474</p> | <p>9/29/14: Tentative Planning Commission preview hearing</p> <p>7/7/2014: Mitigated Negative Declaration initiated to study environmental impacts</p> <p>5/29/2014: Revised plans reviewed with staff, application remains incomplete until new plans filed</p> <p>4/28/2014: Meeting with applicant to discuss project and information required</p> <p>4/15/2014: Application deemed incomplete</p> |
| 1127 Miradero Road | <p>Zone Text Amendment/Variance</p> <p>Request to amend the Municipal Code regarding maximum allowed floor area in the Hillside Area of the City to allow partially subterranean first floors that are unfinished and uninhabitable to be finished and made habitable without</p> | 3/24/2014 | <p>RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org</p> | <p>(O)(A) Brian Stevens (L)(R) Tom Levyn and Clare Bronowski – 310-553-3000</p> | <p>9/11/2014: Tentative Planning Commission hearing for consideration of resolutions</p> <p>8/7/2014: Planning Commission hearing (direction to staff to</p> |



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| | counting toward the maximum allowed floor area on the site. The amendment would apply only to structures built prior to 1997. In lieu of the Zone Text Amendment, the applicant has filed a request for a Variance to allow the proposed construction to occur. | | | | <p>prepare resolutions)</p> <p>7/17/2014: Planning Commission hearing (Continued to 8/7/2014)</p> <p>5/28/2014: Revised amendment language submitted by applicant – Variance application filed</p> <p>5/22/2014: Planning Commission hearing – Direction provided to applicant and staff regarding content of amendment</p> <p>3/31/2014: Application being reviewed for completeness</p> | |
| 332 N. Oakhurst Drive | Tentative Tract Map, Development Plan Review, and R-4 Permit Request to allow the construction of a 31-unit condominium project. The project is split between Beverly Hills and Los Angeles. | 1/7/2014 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O)(A) Oakhurst 90210, LLC (R) Terry Moore – 310-261-1599 | <p>Planning Commission hearing to be scheduled once the City of Los Angeles takes final action on project</p> <p>6/11/2014: Beverly Hills staff submitted a letter</p> | |



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| | For purposes of environmental review (CEQA), the City of Los Angeles serves at the Lead Agency, while Beverly Hills serves as a Responsible Agency. Consequently, Beverly Hills' review will be subsequent to that of Los Angeles; however, entitlements and public hearings are required for both cities. | | | | <p>and historic assessment to City of Los Angeles regarding project concerns and CEQA requirements. Awaiting response from City of Los Angeles</p> <p>3/19/2014: L.A. City public hearing regarding portion of project in L.A.</p> <p>2/7/2014: Application deemed complete</p> <p>1/20/2014: Application under review</p> |
| 425 N. Palm Dr. | <p>Zone Text Amendment, Development Plan Review, and R-4 Permit</p> <p>Request to construct a 20-unit, 5-story condominium building. The Zone Text Amendment pertains to modulation requirements for large-scale developments, and the R-4 Permit is requested for rooftop bathrooms and front yard paving.</p> | 7/28/2014 | <p>ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org</p> | <p>(O)(A) K Pacific Development LLC (L) Patrick Perry (R) Joe Peterson – 213-955-5504</p> | <p>8/7/2014: Application being reviewed for completeness</p> |



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|-------------------------|--|------------|--|--|---|
| 383 S. Robertso n Blvd. | Development Plan Review Request to allow a second-floor addition to an existing one-story building | 5/20/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) Rhode Island Realty, LLC (R) Jason Somers – 310-344-8474 | 8/18/14: Followed up with applicant regarding status of resubmittal. Applicant is continuing to work to address corrections. 6/24/2014: Application deemed incomplete. Awaiting resubmittal by applicant. 5/30/2014: Application being reviewed for completeness |
| 400-408 N. Rodeo Drive | Development Plan Review and In-Lieu Parking – Chanel Request to demolish the existing buildings at 400-408 N. Rodeo Dr. and construct a new 3-story retail store with rooftop VIP area. Parking would be provided through the City’s In-Lieu Parking program (27 parking spaces) | 3/26/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) The David Group and Dan Harrington Tmine Inc. (L)(R) Murray Fischer – 310-276-3600 | 5/19/2014: Application placed on hold by property owner. Awaiting authorization to proceed with processing application and holding a public hearing. 4/24/2014: Application deemed incomplete – Awaiting updated materials from applicant 4/24/2014: Project preview presentation to |



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| | | | | | Planning Commission |
| 1001 N. Roxbury Dr. | Hillside R-1 Permit Request to allow the construction of an accessory structure containing an emergency generator within 100' of a front property line. | 6/19/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) Greer Trust (R) Jason Somers – 310-344-8474 | 7/16/2014: Application deemed incomplete, awaiting submittal of requested information |
| 509 Sierra Dr. | Minor Accommodation and Second Unit Use Permit Request to allow a second-story addition with fully independent living facilities above an existing one-story garage. The addition would have a maximum height of 22' and be located within the required side and rear setbacks. | 12/20/2013 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) Intrawityanunt (R) Gus Duffy – 818-985-0015 | 9/11/2014: Tentative Planning Commission hearing 8/7/2014: Planning Commission hearing 7/17/2014: Planning Commission Hearing (continued to 8/7/2014) 3/11/2014: Notice of pending decision mailed. 12/30/2013: Application under review |



PROJECTS LIST (9/2/2014)
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| Address | Project Description | Date Filed | Planner | Owner (O), Applicant (A), Lobbyist (L), Representative (R) | Next Milestones/ Notes |
| 610 Arden Dr. | Minor Accommodation Request to construct a new two-story garage with guest house. The proposed structure would be located within the required side and rear setbacks and have a height of 22'. | 6/19/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) American Coastal Properties – Barry Fast (R) Tammie Baumann – 818-669-6372 | 7/17/2014: Application deemed incomplete, awaiting submittal of requested materials 7/16/2014: Application being reviewed for completeness |
| 439 S. Bedford Dr. | R-4 Permit Request to demolish an existing garage in the rear setback, and construction of a new 4-car garage with studio apartment above, within the required rear setback. | 8/15/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O) (A) Richard Clark and Barbara Bruser (R) James Corcoran – 310-827-9919 | 8/19/2014: Application being reviewed for completeness |
| 143 S. Beverly Dr. | Open Air Dining – Chaumont Bakery Request to allow a total of 6 tables and 14 chairs to be located within the public right-of-way along South Beverly Drive. | 6/23/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O) Sakioka Farms (A)(R) Frederic Laski – 424-278-8990 | 8/11/2014: Project approved, encroachment agreement being circulated for signatures 7/1/2014: Application being reviewed for completeness |
| 240 N. Beverly Dr. | Open Air Dining – Sweet Beverly Request to allow 17 tables and 41 chairs (402 total square feet) within the public right-of-way along Beverly Canon Gardens. | 8/19/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O) City of Beverly Hills (A)(R) Ara Vartanian – 310-201-2151 | 8/25/2014: Application being reviewed for completeness |



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| 474 N. Beverly Dr. | Open Air Dining – Fatburger/Buffalo’s Request to allow a total of 12 tables and 24 chairs to be located within the public right-of-way along North Beverly Drive and S. Santa Monica Blvd. | 6/19/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O) 4670 Beverly, LLC – Bruce Gabbai (A) Fat Burger/Buffalo’s – Richard Chhor (R) Ray Ledford – 619-717-2485 | 6/23/2014: Application being reviewed for completeness |
| 368 N. Camden Dr. | Open Air Dining – Liquid Nutrition Request to allow 4 tables and 8 chairs within the public-right-of way, occupying a total of 62 square feet. | 6/16/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O) American Commercial Equities Three, LLC (A) LQD LA, LLC (R) Shani Lang – 818-641-7908 | 8/11/2014: Project approved, encroachment agreement being circulated for signatures 6/19/2014: Application being reviewed for completeness |
| 624 Hillcrest Rd. | Minor Accommodation Request to construct a two-story accessory structure within the required side and rear setbacks. The accessory structure would contain a garage and guest house, and would have a maximum height of 22’. | 6/18/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) Jim Berkus (R) Oscar McGraw – 310-456-3903 | 7/17/2014: Application deemed complete 7/2/2014: Application being reviewed for completeness |
| 711 Hillcrest Rd. | Minor Accommodation Request to allow the extension of a legally nonconforming side setback for an addition to the main residence, and a request to allow a two-story, 24’ tall accessory structure to be located within the required rear setback. | 8/13/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) Nicola Guarna (R) Studio William Hefner – 323-931-1365 | 8/18/2014: Application being reviewed for completeness |



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| 519 North Linden Dr. | Minor Accommodation Request to construct a 16' tall accessory structure within a required rear setback, but outside the required side setback. | 10/2/2013 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (R) Fran Cohen – 310-913-0952 (A)(O) Farrah and Eddie Gozini | <p>5/29/2014: Communication with applicant – Project being modified, awaiting preparation of new plans</p> <p>3/19/2014: Revised plans submitted by applicant, plans under review</p> <p>3/17/2014: Communication with applicant. Meeting scheduled for week of 3/17 to discuss project revisions.</p> <p>12/12/2013: Corrections given to applicant. Awaiting resubmittal of revised plans.</p> <p>10/8/2013: Application under review</p> |
| 9045 Olympic Blvd. | Telecommunication Permit Request to install a new wireless telecommunication facility containing 15 panel antennas, 15 RRUs, 8 raycaps, and 4 equipment cabinets on the roof of the | 8/18/2014 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O) Doheny Village Partners, LLC (A) Verizon Wireless (R) Michael Crawford – Synergy Development – | 8/21/2014: Application being reviewed for completeness |



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| | subject property. | | | 858-220-5737 | |
| 9609 South Santa Monica Blvd. | Open Air Dining-Kreation Juicery Request for outdoor dining containing 4 tables and 8 chairs – no railing requested. | 8/15/2013 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (A) Marjan Sarsher - 310-748-7607 (O) Laura Aflalo | 3/3/2014: Encroachment agreement being circulated for signatures – pending resolution of code enforcement regarding unpermitted work 10/21/2013: Notice of pending decision mailed 9/17/2013: Application deemed incomplete, pending resubmittal by applicant. |
| 201 S. Robertson Blvd. | Open Air Dining – Raw Fish & Rice Request for outdoor dining on public property containing 3 tables and 10 chairs, occupying a total of 285 square feet. | 4/14/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O) Robertson Corridor, LLC (A) Raw Fish & Rice (R) Kiyoshi Graves – 323-401-6499 | 8/4/2014: Project approved, encroachment agreement being circulated for signatures 5/5/2014: Notice of pending decision mailed 4/15/2014: Application being reviewed for completeness |
| 612 Walden Dr. | Minor Accommodation Request to construct a two-story (22' tall), 1,383 square foot accessory structure | 4/30/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) Andy Licht (R) Robert Cramer – 323-962-7500 | 7/10/2014: Notice of Pending Decision mailed |



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| | within the required rear and side setbacks on the subject property. | | | | <p>6/23/2014: Application deemed complete</p> <p>5/29/2014: Application deemed incomplete</p> <p>5/5/2014: Application being reviewed for completeness</p> | |
| 612 Whittier Dr. | Minor Accommodation Request to construct a two-story (22'9" tall), 2207 square foot accessory structure within the required rear setback on the subject property. | 7/29/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) Grant and Margaret Levy (R) Christopher Courts – 424-256-2461 | 8/7/2014: Application being reviewed for completeness | |
| 8670 Wilshire Blvd. | Open Air Dining – Café Alexander Request for outdoor dining on private property and public right-of-way. 5 tables and 14 chairs proposed on private property, and planters and umbrellas proposed in public right-of-way. | 6/2/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O) Specialty Properties, LLC (A)(R) Sung Min Park – 310-795-4072 | <p>8/7/2014: Encroachment agreement provided to applicant, awaiting submittal of signed copies</p> <p>6/9/2014: Application under review for completeness</p> | |
| 9876 Wilshire Blvd. | Administrative Modification – Waldorf Astoria Request for specific modifications from the originally approved project plans, such as a 4' height increase, new mezzanine, and expanded outdoor dining area. | 7/30/2014 | ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org | (O)(A) Oasis West Realty, LLC (R) Mark Allshouse | 7/31/2014: Notice of Pending Decision mailed and site posted | |