



PROJECTS LIST (6/18/2015)
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	Lot Line Adjustment and Hillside R-1 Permit Lot line adjustment between 1054 Shadow Hill Way and 1021 N. Beverly Drive and Hillside R-1 Permit to allow a new accessory structure up to 22' in height within required setbacks (This request previously included a zone text amendment that has been withdrawn)	3/18/2015	EMILY GABLE 310 285-1192 egable@beverlyhills.org	(O) Beverly Properties LLC , agent Bart Mendel, 818-338-9650 (A) Jason Somers 310-344-8474	7/9/15: Planning Commission Public Hearing <i>tentative*</i> 3/18/15: revised project submitted and under review	

* Recent update to project status



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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	MICHELE MCGRATH 310.285.1135 mmcgrath@beverlyhills.org	(O)(A) Orbit Limited Partnership (R) Moshe Kraiem – 310-266-6284 (L) Joe Tilem – 310-273-3315	5/12/14: Staff preparing draft language based on subcommittee comments – final subcommittee meeting to be scheduled* 5/7/14: Subcommittee meeting to further discuss rooftop uses and development standards – direction provided to staff 3/24/14: Subcommittee meeting with Commissioners Block and Corman – direction provided to staff and applicant 2/27/14: 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.	

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						10/17/13: Application under review
602 N. Beverly Dr.	Minor Accommodation Request to construct a one-story, 20' tall accessory structure within a required rear setback but outside of the required side setbacks.	2/25/2015	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O)(A) ACR Investments LLC – Handojo and Hamidjaya Yap (R) Landry Design Group – 310-444-1404	5/26/15: Staff called applicant; corrections to be submitted soon* 3/25/15: Application deemed incomplete 2/25/15: Application being reviewed for completeness	
9291 Burton Way	General Plan Amendment and Overlay Zone – L'Ermitage Hotel 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.	6/30/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O) LBH Real Estate, LLC (A) L'Ermitage Hotel (L)(R) Mitch Dawson – 310-285-0880	4/23/15: Draft MND received from consultant 9/22/14: Mitigated Negative Declaration (MND) initiated 8/11/14: Consultation with environmental consultants to prepare CEQA documentation	
320 N. Canon Drive	Medical Use Overlay Zone Add a 474 SF medical clinic to existing Rite Aid Store	04/16/2015	MICHELE MCGRATH 310.285.1135 mmcgrath@beverlyhills.org and Emily Gable	(R) Elizabeth Camacho, 310-788-4450 (A) Thrifty-Payless	4/27/15: File under review	

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603 N. Canon Dr.	Central R-1 Permit Request to allow a two-story addition to an existing two-story accessory structure located within a required side and rear setback.	2/5/2015	CYNTHIA DE LA TORRE 310-285-1195 cdeatorre@beverlyhills.org	(O)(A) Alan and Judy Levine (R) Steven Albert – 310-820-8863	6/11/15: Planning Commission hearing* April 2015: Applicant working on application submittal 3/27/15: Applicant notified that application will have to be processed at PC level 2/9/2015: Application being reviewed for completeness	
250 N. Crescent Dr.	Density Bonus Permit, Development Plan Review, and Tentative Map Request to construct a four-story, 45' tall new 8-unit condominium building with one affordable unit.	4/14/2015	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org With Cynthia de la Torre	(O) B.H. Premier Investments, LP (A) Truman & Elliott, LLP – 213-629-5300	4/27/15: File under review	
310 N. Crescent Dr. No appeal filed as of	Zone Text Amendment and R-4 Permit Request to amend the Municipal Code to allow multi-family residential buildings that are legally nonconforming with respect to height to have additions that exceed current height restrictions, but do not exceed the height of the existing	11/25/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) 310 Crescent Condos, LLC (L)(R) Murray Fischer – 310-276-3600	6/16/15: City Council Appeal to be set* 5/6/2015: Appeal filed by applicant; to be scheduled for a City Council hearing 4/23/15: Planning	

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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)		Next Milestones/ Notes
3/5/15	building.					Commission continued Hearing – DENIED* 3/12/15: Planning Commission hearing; 12/8/14: Application being reviewed for completeness

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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
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	MICHELE MCGRATH 310.285.1135 mmcgrath@beverlyhills.org	(O)(A) Sephardic Magen David Congregation (R) Jacob Segura – 310-282-8448	Working on traffic and parking analysis 10/17/13: Application under review	
809 Hillcrest Rd.	Hillside R-1 Permit Request for a Hillside R-1 Permit to exceed 15,000 cumulative square feet on the subject property. The proposed addition is 544 square feet, and would result in 19,442 cumulative square feet.	12/8/2014	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O)(A) Brad Korzen (R) Jason Somers – 310-344-8474	6/25/15: Planning Commission hearing - tentative* 1/8/15: Incomplete Letter mailed 12/15/14: Application being reviewed for completeness	
291 S. La Cienega Blvd.	Conditional Use Permit Request to allow an educational use (West Coast Ultrasound Institute) to be located in the subject commercial building, and to allow a reduction in required parking.	12/15/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O) Mezrahi Family (A) West Coast Ultrasound Institute (R) Dante Charleston – 213-375-4797	1/7/15: Traffic study comments provided to applicant – awaiting response 1/5/15: Application being reviewed for completeness	

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1510 Lexington Rd.	Hillside R-1 Permit Request to allow construction of a new single-family residence with cumulative floor area in excess of 15,000 square feet, and a request to allow two 6' tall retaining walls to be located within the required street side setback.	1/23/2015	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(O)(A) Lexington Prime Estate, LLC (R) Hamid Gabbay – 310-553-8866	Applicant redesigning project 1/28/15: Application being reviewed for completeness	

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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>6/25/15: Planning Commission Hearing – tentative*</p> <p>1/22/14: Planning Commission hearing – Continued to a date uncertain</p> <p>12/11/14: Planning Commission hearing (continued with modifications requested)</p> <p>10/9/14: Planning Commission hearing</p> <p>7/7/14: Mitigated Negative Declaration initiated to study environmental impacts</p> <p>5/29/14: Revised plans reviewed with staff, application remains incomplete until new plans filed</p> <p>4/28/14: Meeting with</p>	

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						applicant to discuss project and information required 4/15/14: Application deemed incomplete
325 N. Maple Dr.	Development Plan Review Request to convert approximately 50,000 square feet of parking structure space to habitable office space within the existing building located at 325 N. Maple Dr.	11/7/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org And Alek Miller	(O)(A) GRT Portfolio Properties Beverly Hills, LLC (R) Patrick Tooley – 310-458-2587	1/15/15: Categorical Exemption report initiated 11/10/14: Application being reviewed for completeness	
332 N. Oakhurst Dr.	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. 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.	1/7/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Oakhurst 90210, LLC (R) Terry Moore – 310-261-1599	Planning Commission Public Hearing to be scheduled in June/July* 4/30/15: Staff met with applicant to re-initiate application April/15: LA PLUM Hearing of appeal: appeal denied 3/10/15: LA Central Area Planning Commission Appeal Hearing; project approval upheld 2/12/15: City Council	

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					<p>consideration of whether to appeal the Los Angeles approval – City Council did not provide direction to appeal the decision</p> <p>2/3/15: Project approved by City of Los Angeles</p> <p>6/11/14: Beverly Hills staff submitted a letter and historic assessment to City of Los Angeles regarding project concerns and CEQA requirements. Awaiting response from City of Los Angeles</p> <p>3/19/14: L.A. City public hearing regarding portion of project in L.A.</p> <p>2/7/14: Application deemed complete</p> <p>1/20/14: Application under review</p>	
8955	Conditional Use Permit – O’Gara Coach	1/27/2015	ANDRE SAHAKIAN	(O) Chanukah, LLC	June – working	

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Olympic Blvd.	Request to allow the establishment of an automobile dealership at the subject property. The project includes a request for a reduction in required parking, and a request to exceed 35' in height (41' is proposed) in the C-3T-2 zone.		310 285-1127 asahakian@beverlyhills.org	(A) O'Gara Coach Company (L)(R) Murray Fischer – 310-276-3600	w/applicant to schedule PC hearing 3/6/15: Traffic study received; staff reviewing 2/2/15: Application being reviewed for completeness	
9212 Olympic Blvd	Development Plan Review and Conditional Use Permit New 3-story office building in the C-3T-2 Zone	3/23/2015	ANDRE SAHAKIAN 310.285.1127 asahakian@beverlyhills.org with Timmi Tway	(O) EHI-9222,LLC/ETCO Homes 310-691-5500 (A)Sam Kashani/ETCO Homes 310-930-7765	5/14/15: Incomplete letter mailed to applicant* 4/16/15: Application fees paid; File under review	
400-408 N. Rodeo Dr.	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	6/1/15: Application to be withdrawn by City if no update from applicant (possible 30-day extension) 5/19/14: Application placed on hold by property owner. Awaiting authorization to proceed with processing application. 4/24/14: Application deemed incomplete – Awaiting updated materials from applicant	

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						4/24/14: Project preview presentation to Planning Commission
161 N Stanley Dr.	Reasonable Accommodation Request for additional front yard paving	3/10/2015	TIMMI TWAY 310.285.1122 ttway@beverlyhills.org	(A) Murray Fischer		7/9/15: Planning Commission hearing tentative* Staff reviewing application

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Current Development Activity (Director-Level Reviews)					
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
801 Alpine Dr.	Minor Accommodation Request to allow maximum height up to 34' for main house	3/30/2015	MICHELE MCGRATH 310.285.1135 mmcgrath@beverlyhills.org	(O)(A) Sunny Sassoon 310-237-2356 (A) Tim Barber (architect) 323-782-1000	5/8/15: Notice of Pending Decision mailed*
727 Alta Drive	Minor Accommodation Extend legally nonconforming side setback by adding second story	5/6/2015	ALEK MILLER 310.285.1196 amiller@beverlyhills.org	(A) Margaret Taylor, 818-398-2740 (O) Jacques Wizman, 310-927-0009	6/3/15: Meeting with applicant team (MM/AM)* 5/18/15: File under review
1708 Ambassad or Avenue	Minor Accommodation New accessory structure (pool storage)	4/6/2015	ALEK MILLER 310.285.1196 amiller@beverlyhills.org	(A) Richard Williams 310-980-4552 (Designer) (O) David Kattan	5/6/15: Application deemed incomplete* File under review (Note: possible historic resource issue)
238 S. Bedford Dr.	Minor Accommodation Request to extend a legally nonconforming side setback to allow a second-story addition to the primary residence.	12/3/2014	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O)(A) Morris and Cami Gasmer (R) Michael Scanlon – 213-481-2333	3/24/15: Application on hold per applicant 1/14/15: Meeting with applicant to discuss project changes 12/31/14: Application deemed incomplete, awaiting submittal of revised materials 12/8/14: Application

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					being reviewed for completeness
168 S. Beverly Dr.	Open Air Dining – Jimmy John’s Request to allow 2 tables, 8 chairs, and 2 umbrellas (72 square feet) within the public right-of-way along South Beverly Drive.	4/14/2015	ALEK MILLER 310.285.1196 amiller@beverlyhills.org	(O) Four Corners Properties, LLC (A) (R) Andrew Cox – 323-7757655	6/2/15: Notice of Decision* 5/15/15: Notice of pending decision 4/30/15: File Under Review
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	EMILY GABLE 310 285-1192 egable@beverlyhills.org	(O) City of Beverly Hills (A)(R) Ara Vartanian – 310-201-2151	Staff provided corrections and applicants is working on revisions 8/25/14: Application being reviewed for completeness
239 S. Beverly Drive	Outdoor Dining – Panera Bread Four tables and eight chairs on private property	4/6/2015	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) First Picks Bread Co. – Steve Wong, 805-494-4500 (O) City of Beverly Hills	5/14/15: Application deemed incomplete*

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455 Beverwil Dr.	Minor Accommodation Request to allow the extension of a legally nonconforming side setback at the north side of the property for a second story addition	1/26/2015	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O)(A) Ramim Dardasht (R) RJ Torabi – 818-266-5949	5/8/15: Notice of Pending Decision mailed* 4/29/15: Applicant submits revisions 3/26/15: Revisions submitted; application being reviewed for completeness 2/25/15: Incomplete letter mailed*
200 S. Canon Dr.	Minor Accommodation Request to allow the extension of a legally nonconforming 3' side setback for a second story addition to the subject property.	11/3/2014	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(O)(A) Shallom and Villa Berkman (R) Victor Corona – 213-407-4756	Applicant changed architects; staff awaiting corrections 1/16/15: Notice of Pending Decision mailed 1/5/15: Application deemed complete 11/5/14: Application being reviewed for completeness
340 N. Canon Drive	Open Air Dining – Canon Club 80 SF of outdoor dining	4/29/15	CYNTHIA DE LA TORRE 310.285.1195 cdltorre@beverlyhills.org	(O) & (A) Albert Ahobim, 310-925-0678	File under review

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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
506 Hillcrest Rd	Minor Accommodation Extend legally nonconforming side yard setback for 2 nd story addition	3/19/2015	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(O) & (A) Mr. & Mrs. Nassibi 818-355-8000 (R) M. Mandana Motahari, RTK Architects 310-837-3606 x216	5/22/15: Notice of Decision mailed* 4/23/15: Notice of Pending Decision
618 Hillcrest Rd	Minor Accommodation New two-story accessory structure with garage in rear and side setbacks	5/13/2015	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Tom Levyn, 310-282-6214 (O) Eric & Carol Hattler, 310-288-0748	File under review
1051 Laurel Way	Minor Accommodation Front gate/fence six feet in height in front setback	5/4/2015	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Maryam Sayyad, 310-486-1604 (O) Rita Neman, 310-686-2103 (B)	File under review
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	May, 2015: Staff finalizing report and conditions 1/6/15: Notice of Pending Decision mailed 10/1/14: Revised plans submitted – under review for completeness 5/29/14: Communication with applicant – Project being modified, awaiting preparation of new plans

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					<p>3/19/14: Revised plans submitted by applicant, plans under review</p> <p>3/17/14: Communication with applicant. Meeting scheduled for week of 3/17 to discuss project revisions.</p> <p>12/12/13: Corrections given to applicant. Awaiting resubmittal of revised plans.</p> <p>10/8/13: Application under review</p>	
912 Oxford Way	Minor Accommodation New fence and gate post	4/8/15	CYNTHIA DE LA TORRE cdltorre@beverlyhills.org	(A) Joseph Tilem 310-273-3313 (O) AJB Real Estate LLC	<p>5/8/15: Staff received revised plans from applicant*</p> <p>4/8/15: Application under review</p>	
201 S. Robertson Blvd.	Open Air Dining – Summer 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	8/4/14: Project approved, encroachment agreement executed pending certificate of insurance to be provided by applicant	

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					<p>5/5/14: Notice of pending decision mailed</p> <p>4/15/14: Application being reviewed for completeness</p>	
383 S. Robertson 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	<p>June 2015: Awaiting info from applicant</p> <p>11/26/14: Notice of Pending Decision mailed</p> <p>10/24/14: Application deemed complete</p> <p>9/25/14: Applicant submitted corrections.</p> <p>8/18/14: Followed up with applicant regarding status of resubmittal. Applicant is continuing to work to address corrections.</p> <p>6/24/14: Application deemed incomplete. Awaiting resubmittal by</p>	

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						applicant. 5/30/14: Application being reviewed for completeness
9465 S. Santa Monica Blvd.	Open Air Dining – Basanti 85-91 SF of area with railing	4/16/2015	CYNTHIA DE LA TORRE 310.285.1195 cdltorre@beverlyhills.org	(A) Stacey Dubs – 661-753-7694 (O) Sunvic Properties, Inc. Tracy Taylor 310-237-2356		5/22/15: Application deemed incomplete* 4/28/15: File under review

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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	3/3/14: Encroachment agreement being circulated for signatures; pending resolution of code enforcement regarding unpermitted work 10/21/13: Notice of pending decision mailed 9/17/13: Application deemed incomplete, pending resubmittal by applicant.
8300 Wilshire Blvd.	Open Air Dining – Coffee Bean & Tea Leaf Request for outdoor dining for 12 seats 5 tables and 2 umbrellas; total of 177 SF with 74 SF on private property and 103 SF on public R-O-W (open air dining was previously approved in the same location but expired)	3/3/2015	ALEK MILLER 310.285.1196 amiller@beverlyhills.org	(O)(A) International Coffee & Tea LLC, (R) Mark Mendez – 310-237-2326	May/June – working on encroachment agreement 4/10/15: Notice of Decision mailed 3/26/15: Application deemed complete; Additional correction requested; needs Extended Hours Permit 3/9/15: Notice of Pending Decision mailed

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8400 Wilshire Blvd.	Open Air Dining – The Flats Restaurant Request for outdoor dining on public property containing 4 tables and 8 chairs, occupying a total of 180 square feet on public property with a railing enclosure.	1/27/2015	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(O) Simon A Management, LLC (A) The Flats Restaurant (R) Paul Groh – 323-445-4718	3/31/15: Waiting for applicant to send encroachment agreement 2/17/15: Notice of Decision mailed 2/9/15: Pending Notice of Decision mailed 1/28/15: Application being reviewed for completeness	
8654 Wilshire Blvd.	Development Plan Review for additional height in the front lobby of a commercial office building	5/21/2015	CYNTHIA DE LA TORRE 310.285.1195 cdltorre@beverlyhills.org	(O) John & Jennifer Freeman 310-924-2052; (A) Gidas Peteris 310-473-7330	File under review*	

* Recent update to project status