



PROJECTS LIST (3/14/2016)
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					
1005 Benedict Canyon Road	Central R-1 Permit Addition and deck on existing accessory structure	8/17/2015	ALEK MILLER 310 285-1196 amiller@beverlyhills.org	(A) Abramson Teiger Architects, 310-838-8998	2/25/2016 – New design submitted, currently under review* 12/11/2015: Project undergoing major redesign. On hold until new plans are submitted. 10/16/15: Application deemed incomplete 9/2/15: File under review
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 310.285.1118 rgohlich@beverlyhills.org	(O)(A) Orbit Limited Partnership (R) Moshe Kraiem – 310-266-6284 (L) Joe Tilem – 310-273-3315	5/26/15: PC subcommittee meeting held 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.

* Recent update to project status



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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	<p>3/2/16: Spoke to applicant. The applicant is awaiting confirmation from the property owner on potentially withdrawing the application and resubmitting in the future*</p> <p>2/11/16: Left the applicant a voicemail about withdrawing the application if balance continues to be left unpaid. Staff needs the balance to be paid and revised labels to be submitted in order to process the application</p> <p>1/7/16: Applicant confirmed moving forward with the Minor Accommodation, however, fees have still not been paid</p> <p>12/18/15: Called the applicant requesting a status update on the project. Applicant will discuss balance and project with owner, and call staff after the holidays</p> <p>12/3/15: Applicant has been notified that the project will be withdrawn by December 17 if application fees are not paid by this date</p> <p>9/23/15: Project is on hold until</p>

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					balance is paid in full 9/14/15: Applicant submitted revised plans 5/26/15 & 7/7/15: 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	12/21/15: Applicant working on minor plan revisions. Pending updated submittals. 12/1/15: 20-Day circulation period complete. 11/12/15: Planning Commission meeting re MND 11/2/15: Draft MND released for 20-Day circulation period. 4/23/15: Draft MND received from consultant; staff reviewing 9/22/14: Mitigated Negative Declaration (MND) initiated 8/11/14: Consultation with environmental consultants to prepare	

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						CEQA documentation
320 N. Canon Drive (at Dayton Way)	Medical Use Overlay Zone Add a 474 SF medical clinic to existing Rite Aid Store	04/16/2015	EMILY GABLE 310.285.1192 egable@beverlyhills.org	(R) Elizabeth Camacho, 310-788-4450 (A) Thrifty-Payless		11/6/15: Applicant considering next steps 11/3/15: City Council hearing – referred back to Planning Commission for consideration of additional public benefits 6/25/15: Planning Commission Hearing <i>APPROVED/RECOMMEND</i> to CC
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	CYNTHIA DE LA TORRE 310.285.1195 cdelatorre@beverlyhills.org ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O) B.H. Premier Investments, LP (A) Truman & Elliott, LLP – 213-629-5300		3/2/16: Scheduled for the March 10 PC hearing. Notices have been mailed, posted on the property, and published in the newspaper* 2/17/16: Staff has received the City Attorney's edits to the CatEx, and has forwarded the comments to Rincon 2/10/16: Staff's edits to the CatEx have been sent to Rincon. Rincon is awaiting the City Attorney's edits to the CatEx. Staff has sent additional minor corrections to the applicant. <i>Planning Commission hearing tentatively set for March 10</i> 1/20/16: Applicant has emailed revised plans reflecting last round of corrections. Environmental consultant

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						<p>has prepared the draft Categorical Exemption for staff to review</p> <p>12/28/15: Emailed applicant the final corrections, and informed him that electronic plans have been sent to the environmental consultant</p> <p>12/14/15: Communication with applicant regarding the requested electronic plans needed for environmental analysis</p> <p>11/19/15: Corrections sent to applicant. Environmental review (Categorical Exemption) agreement has been sent to consultant for signature.</p> <p>10/22/15: Applicant resubmitted revised plans</p> <p>10/9/15: Additional corrections have been sent to applicant as well as a request for larger plans that have been drawn to scale</p> <p>10/8/15: Applicant submitted revised plans</p> <p>July, 2015: Staff reviewing proposal for environmental review</p> <p>6/5/15: Application deemed</p>

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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
					complete 4/27/15: File under review
410 Chris Place	View Restoration View Restoration request for the removal and trimming of various trees at 430 Dabney Lane (Foliage Owner).	12/08/2015	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O) Michael Kassen (A) Parisa Nejad of Crest Real Estate	2/16/16: Staff has reached the foliage owner via a phone call. The foliage owner informed staff that did not receive any of the letters the view owner mailed, and has requested to go through mediation. The view owner is amenable to the mediation process--both will be working with the City's mediator. The previously-scheduled site visit has been canceled now that the two parties will be entering mediation* 2/11/16: Site visit to view owner's property scheduled for 2/26 1/21/16: File under review
310 N. Crescent Dr.	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 building.	11/25/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org ALEK MILLER 310 285-1196 amiller@beverlyhills.org	(O)(A) 310 Crescent Condos, LLC (L)(R) Murray Fischer – 310-276-3600	2/16/16: City Council Second Reading. Ordinance adopting Zone Text Amendment approved.* 2/2/16: City Council First Reading of Zone Text Amendment ordinance.* 12/10/15: Planning Commission meeting. R-4 Permit approved and Zone Text Amendment recommended for City Council Approval. 8/4/15: City Council Appeal hearing.

* Recent update to project status



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					Remanded back to Planning Commission with direction. 6/16/15: City Council Appeal hearing set 5/6/2015: Appeal filed by applicant; to be scheduled for a City Council hearing 4/23/15: Planning Commission continued Hearing – <i>DENIED</i> 3/12/15: Planning Commission hearing; 12/8/14: Application reviewed for completeness	
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 310.285.1118 rgohlich@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	
1023 Hillcrest Rd	View Restoration View Restoration request for the trimming of 5 trees on a neighbor's	7/21/2015	CYNTHIA DE LA TORRE cdelatorre@beverlyhills.org	(O) Branden and Rayni Williams (310) 776-0737	2/25/16: Applicant (view owner) requested that the item be continued to the March 24 hearing, if needed.	

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	property.			(A) Linda Briskman (310) 383-8969	<p>View and foliage owners are seeking alternatives to the View Restoration permit*</p> <p>2/25/16: Planning Commission continuance hearing*</p> <p>1/28/16: Planning Commission hearing date</p> <p>12/29/15: The 30-day notice of the public hearing was sent to the foliage owner via certified mail. The case will go before the Planning Commission on January 28, 2016</p> <p>12/21/15: Application deemed complete.</p> <p>12/14/2015: Conducted site visit at the view owner's property</p> <p>11/30/2015: Application deemed incomplete. Applicant has been notified of the outstanding items.</p>	
264 S La Cienega Blvd. (between Wilshire & Gregory)	Conditional Use Permit Conditional Use Permit request for Sixt Car Rental.	10/6/2015	ALEK MILLER 310-285-1196 Amiller@beverlyhills.org With Timothea Tway	(O, A) Oraldo Chin (786)332-7283	<p>2/16/2016: Traffic study under way.</p> <p>1/5/2016: Additional information submitted and under review</p> <p>12/9/2015: Followed up with applicant – application remains incomplete.</p> <p>11/16/2015: Application deemed</p>	

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					incomplete. 10/14/2015: File under review	
291 S. La Cienega Blvd. (between Wilshire & Gregory)	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	8/2015: No response from applicant; refer to Code Enforcement 1/7/15: Traffic study comments provided to applicant – awaiting response 1/5/15: Application being reviewed for completeness	
1011 Lexington Road	Zone Text Amendment Permit ramping over driveway to subterranean parking in Hillside Area	9/1/2015	CYNTHIA DE LA TORRE 310-285-1195 cdeatorre@beverlyhills.org	(A) Harouni-Hafco & Assoc., 323-599-7730	3/3/16: Site visit scheduled with applicant* 2/17/16: Revised plans under review by staff. Zoning code language is being drafted 1/19/16: Applicant submitted revised plans 12/21/2015: Application deemed complete; corrections sent to applicant 12/10/15: Spoke to applicant about the status. Corrections letter is being drafted File Under Review	
805 N Linden Dr	Central R-1 Permit Extension of an existing legally	2/23/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Mo Borghei, 310-473-1417 (O) Morad Neman	2/29/2016: Application being reviewed for completeness*	

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(north of Lomitas)	nonconforming rear setback for a 2-story addition to the primary residence.				
625 Mountain Drive (btwn Sunset & Schuyler)	Hillside R-1 Permit Request to construct a new home and game court with: floor area in excess of 15,000 sq ft, import/export in excess of 3,000 cubic yards, grading, game court in front setback, height of game court fencing, view preservation, and a front yard wall.	11/25/2015	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(O) Ezra & Lauren Kest (A) Ruard Veltman Architecture - (704) 540-5620 (R) Stephen P. Webb - (310) 888-3430	2/29/16: Applicant submitted revised plans, under review by staff* 1/29/16: Application deemed incomplete, correction letter sent to applicant 12/10/15: 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	1/7/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org with Cindy Gordon	(O)(A) Oakhurst 90210, LLC (R) Terry Moore – 310-261-1599	10/8/15: Planning Commission held hearing. The Commission continued the item to a date uncertain and established an Ad Hoc Committee consisting of Commissioner Corman and Vice Chair Shooshani to work with the applicant to revise project 9/24/15: Planning Commission hearing (continued) 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

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	Angeles; however, entitlements and public hearings are required for both cities.				<p>Commission Appeal Hearing; project approval upheld</p> <p>2/12/15: City Council 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>	
331 N. Oakhurst Drive	Variance and Development Plan Review Request for variance to allow a three story single family home with basement on multifamily zoned property	7/20/2015	TIMOTHEA TWAY ttway@beverlyhills.org	<p>(O) David Ramin, 213-746-0110</p> <p>(R) Hamid Gabbay – 310-553-8866</p>	<p>2/29/16: meeting with applicant</p> <p>2/16/16: received updated plans. Plans under review.</p> <p>2/3/16: met with applicant to discuss corrections</p> <p>1/11/16: Email follow-up to applicant to check on status</p>	

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					12/14/15: Comments provided to applicant	
9049 Olympic Blvd (at Doheny)	Development Plan Review and Open Air Dining Request to amend existing Development Plan Review to allow food use and open air dining with 5 tables, 10 chairs, 2 umbrellas	7/23/2015	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(O) Doheny Village Partners, LLC, 310-551-5424; (A) Spencer Regnery, 310-781-8250 x103	2/4/16: Staff requested status update.* 12/15/15: Applicant waiting on a decision from owner to move forward with revised design. 12/2/15: Staff gave feedback on proposed design. 8/21/15: Informed applicant this is a PC level case – applicant to provide more information 7/27/15: File Under Review	
9153 Olympic Blvd	Zone Text Amendment and CUP Request to allow pet wellness uses	1/4/2016	TIMOTHEA TWAY 310 285-1122 ttway@beverlyhills.org ALEK MILLER 310 285-1196 amiller@beverlyhills.org	(O) M&A Gabaee, LP 310-247-1525 (A) Carol Horn Davis 510-924-3318	1/19/16: Additional information received from applicant 1/12/16: Application deemed Complete	
9212 Olympic Blvd	Development Plan Review and Conditional Use Permit New 3-story office building in the C-3T-2 Zone	3/23/2015	TIMOTHEA TWAY 310 285-1122 ttway@beverlyhills.org ANDRE SAHAKIAN 310.285.1127 asahakian@beverlyhills.org	(O) EHI-9222,LLC/ETCO Homes 310-691-5500 (A)Sam Kashani/ETCO Homes 310-930-7765	2/16/16: Environmental CatEx currently being reviewed by staff. 2/1/16: Shade/shadow analysis received from applicant, Environmental review in process 12/22/15: Comments provided to	

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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
			rg		applicant 12/3/15: Fees paid, project under review 11/30/15: Project on hold pending payment of fees 10/30/15: Additional comments provided to applicant 10/12/15: Applicant submitted revised plans, currently under review Aug 2015: Applicant working on corrections June 2015: meeting w applicant 5/14/15: Incomplete letter mailed to applicant 4/16/15: Application fees paid; File under review	
1010 N. Rexford Dr.	Central R-1 Permit New accessory structure within 100' of front property line.	8/3/2015	CYNTHIA DE LA TORRE 310-285-1195 cdeletorre@beverlyhills.o rg	(A) Leo Umansky, 310-559-6212; (O) Qian Shen Chen Zichun	3/2/16: Revised plans submitted by applicant reflecting the comments from the City's historic consultant. The City's historic consultant will be reviewing the revised plans to ensure compliance with SOI. A revised historic report from the applicant's historic consultant is also needed* 2/9/16: Historic report has been peer reviewed by City staff and the City's	

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					<p>historic consultant. Comments will be sent to the applicant. A site visit with the applicant's historic consultant, the City's historic consultant, and City staff has been scheduled for next week*</p> <p>1/13/16: Applicant submitted historic report. Revised plans are still needed. Once plans are submitted, the report and the plans will be reviewed by the City's historic consultant for compliance with SOI</p> <p>11/3/15: Emailed applicant for update on corrections. Also sent required side setback information for the property.</p> <p>9/24/15: Met with applicants; application deemed incomplete— corrections letter was given to applicant during the meeting. Applicant is working on corrections</p> <p>8/17/15: File Under Review</p>
406 Robert Lane	Tree Removal Permit Removal of 3 heritage trees in the front yard setback facing Doheny Rd.	7/22/2015	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O) Robert Lane Estate, LLC, 310-441-5001; (A) Jason Somers (Crest Real Estate), 310-994-6657	11/19/15: Application was determined to be Planning Commission-level. Applicant has requested that the project be placed on hold until further notice.

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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
					10/6/15: Met with applicant to review revised plans 7/27/15: File Under Review; may be approved at staff level	
312 N. Rodeo Drive (at Dayton)	Development Plan Review & In-Lieu Parking Permit (Dolce & Gabbana) Request to add a 3 rd story to existing building	9/10/2015	EMILY GABLE 310 285-1192 egable@beverlyhills.org	(A) Glaser Weil (Tom Levyn), 310-282-6214	2/8/16: Revised plans submitted, under review by staff 10/22/15: Application deemed incomplete, correction letter sent 9/10/15: File under review	
9908 S. Santa Monica Blvd.	Zone Change Request to change commercial to residential use including changes to height, FAR, Setbacks (Friar's Club site, at Charleville Boulevard)	6/23/2015	ANDRE SAHAKIAN 310.285.1127 asahakian@beverlyhills.org ALEK MILLER 310 285-1196 amiller@beverlyhills.org	(O) 9908 Santa Monica Blvd. LLC 310-556-2300 (A) Tom Levyn 310-282-6214	1/26/16: EIR Kickoff Meeting held with staff and consultants. 12/21/15: Received revised plans and additional studies from applicants. Agreement with Rincon Consultants for preparation of EIR scheduled for 1/5/16 City Council meeting for approval. 11/6/15: Additional corrections submitted to applicant. Pending response. 10/15/15: Working with applicants to finalize Overlay Zone prior to initiating environmental review. 9/30/15: Meeting with applicants	

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July 2015: File Under Review					
9388 S. Santa Monica Boulevard	Zone Text Amendment and CUP Request to amend municipal code to allow overnight stay for dogs and cats and request a CUP for overnight dog and cat use.	12/8/15	TIMOTHEA TWAY 310.285.1122 Ttway@beverlyhills.org ALEK MILLER 310 285-1196 amiller@beverlyhills.org	(O) Vintage Real Estate, LLC – 310.806.9697 (A) Mitch Dawson – 310.285.0880	3/10/16: Additional information received from applicant 2/16/16: Awaiting updated plans and application information from applicant. 12/29/15: Comments Provided to Applicant 12/22/15: File Under Review
472 S. Spalding Drive	Central R-1 Permit and Second Unit Use Permit Request to modify height limitation for additions to an existing accessory structure, and to allow use of the accessory structure as a Second Unit.	2/26/2016	ANDRE SAHAKIAN 310.285.1127 asahakian@beverlyhills.org	(O) Israel Lasry – 310.203.8488 (A) Mark Palmer - 310.552.1995	2/26/15: Assigned to planner. File under review. *
161 N Stanley Dr.	Reasonable Accommodation Request for additional front yard paving	3/10/2015	TIMOTHEA TWAY 310.285.1122 ttway@beverlyhills.org	(A) Murray Fischer (310) 276-3600	April 2016: Planning Commission hearing <i>tentative</i> *
9171 W. Third Street	Variance and Development Plan Review Request for variance to allow a three story single family home with basement on multifamily zoned property	7/20/2015	TIMOTHEA TWAY 310-285-1122 ttway@beverlyhills.org	(O) David Ramin, 213-746-0110 (R) Hamid Gabbay – 310-553-8866	2/29/16: meeting with applicant 2/16/16: received updated plans. Plans under review. 2/3/16: met with applicant to discuss corrections 1/11/16: Emailed applicant to check

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						on status 12/14/15: Comments provided to applicant
9570 Virginia Place (at Camden)	Central R-1 Permit Request for rear setback adjustment for corner lot south of Santa Monica Blvd. for 305 sq. ft. addition to kitchen and garage, with creation of a deck.	11/2/2015	ALEK MILLER (310)285-1196	(A) Dane Twichell, (310)836-3223 (O) Larry & Meryl Stern		1/15/2016: Anticipated resubmittal – March 2016* 12/17/2015: Correction letter provided to applicant 11/9/15: File under review
9000 Wilshire Blvd. (at Almont)	Development Plan Review New 3-story Office Building with Rooftop Lunchroom	7/31/2015	EMILY GABLE 310 285-1192 egable@beverlyhills.org	(O) 9000 Wilshire LLC. 310-447-3000; (A) Murray Fischer, 310-276-3600 (Arch) Neil Denari, 310-390-3033		10/27/15: Class 32 Categorical Exemption report initiated 8/17/15: File Under Review

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9900 Wilshire Blvd.	Zone Change or Specific Plan Permit Amendment to Specific Plan to allow hotel use within Plan	6/16/2015	ANDRE SAHAKIAN 310.285.1127 asahakian@beverlyhills.org	(A) Wanda Beverly Hills Properties LLC 310.483.4818	12/7/15: Public Scoping Meeting held for Draft Supplemental Environmental Impact Report. 11/30/15: Notice of Preparation of Draft Supplemental Impact Report released, initiating 30-day comment period. 10/28/15: Returned edits to Rincon on Admin Draft IS. 9/18/15: Received Admin Draft of Initial Study (IS) from Rincon. 9/1/15: Rincon has all info; working on EIR August, 2015: EIR Kick-off meeting	

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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
616 Alta Drive	Minor Accommodation Request to construct a 2-story accessory structure in a required rear yard.	1/25/2016	ALEK MILLER 310-285-1196	(A) James McGarry, (805)766-6804	2/22/16: Application deemed incomplete
240 N. Beverly Dr. (facing Beverly Canon Gardens)	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	2/18/16: Revised plans submitted, under review 2/2/15: Staff provided corrections and applicant is working on revisions 8/25/14: Application being reviewed for completeness
9615 Brighton Way	Open Air Dining Permit Request to allow 718 SF of open air dining with 19 tables and 50 chairs in the public right-of-way along Brighton Way and N. Camden Drive.	10/16/2015	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Golden Triangle Building LLC (310) 859-6377 (A) Kenneth Todd (310) 859-7600 (R) ADM Building, Inc./Alex Miano (310) 985-4679	12/7/15: File under review
404 N. Canon Drive	Open Air Dining Permit – Il Pastaio Request to allow expansion of existing open air dining to allow additional 73 square feet with 7 tables, 14 chairs, 2 umbrellas, 2 heaters, and a railing in the public right-of-way along Canon Drive.	2/16/2016	ALEK MILLER 310-285-1196 Amiller@beverlyhills.org	(A)(R) Gabbay Architects, 310-553-8866	2/23/2016: File under review*
1006	Minor Accommodation	10/9/2015	CYNTHIA DE LA TORRE	(A) Torag	3/2/16: Notice of Action is under

* Recent update to project status



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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	
Lexington Rd.	Request to build a new pool cabana that is 21'4" in height		(310) 285-1195 cdelatorre@beverlyhills.org	Pourshamtobi (323) 202-3400	review* 2/11/16: Notice of Action will be drafted incorporating the comments received from neighbors. The comments received pertain to the single-family residence currently under construction, and not the proposed accessory structure 1/7/16: Notices of Pending Decision mailed 12/29/15: Application deemed complete; minor corrections needed 12/8/15: Applicant dropped off revised plans 11/23/15: Application deemed incomplete. Corrections sent to applicant. 11/19/15: File under review 10/14/15: Case assigned to planner	
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	July 2015: Staff working to get encroachment agreement finalized. 8/4/14: Project approved, encroachment agreement executed pending certificate of insurance to be provided by applicant	

* Recent update to project status



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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
					<p>5/5/14: Notice of pending decision mailed</p> <p>4/15/14: Application being reviewed for completeness</p>
293 S. Robertson Blvd. (at Gregory)	Open Air Dining – Juice Crafters 83 SF of open air dining on public right of way with 2 tables and 1 bench	10/26/2015	EMILY GABLE 310.285.1192 egable@beverlyhills.org	<p>(A) Monty Fitch, Platinum X Construction – 949-422-9741</p> <p>(O) GTL Robertson Properties, LLC – 310-963-1171</p>	<p>12/4/15: Application deemed complete; additional info requested</p> <p>11/2/15: Application under review</p>
816 N. Roxbury Dr.	Minor Accommodation Two story accessory structure (addition of 2 nd story above existing one-story accessory structure)	11/10/2015	CYNTHIA DE LA TORRE 310-285-1195 cdeatorre@beverlyhills.org	<p>(A) Brandon Bown, (213) 626-3000</p> <p>(R) Murray D. Fischer, (310) 276-3600</p> <p>(O) Long Way From Burton, LLC</p>	<p>3/2/16: Applicant has requested that project be placed on hold until August*</p> <p>2/11/16: Site visit conducted with Ryan, Masa, applicant, and architect. Staff will work with architect to finalize plans</p> <p>1/7/16: Applicant submitted revised plans</p> <p>12/10/15: Incomplete letter sent to applicant and architect</p> <p>11/16/15: File under review</p>
9400 S. Santa Monica	Open Air Dining Permit Request to allow a total of 10 chairs and 5 tables in both public	10/23/2015	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	<p>(A) Jordane Andrieu, (310) 880-3455</p>	<p>2/12/16: Notice of Pending Decision mailed.*</p> <p>1/18/16: Received revised plans.</p>

* Recent update to project status



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Blvd.	property and public right-of-way along S. Santa Monica Blvd for patrons of Heritage Fine Wines.		org			<p>12/18/15: Met with applicants to discuss changes to dining area layout. Awaiting updated design drawings.</p> <p>11/16/15: File under review</p>
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 cdelatorre@beverlyhills.org	<p>(A) Stacey Dubs – 661-753-7694</p> <p>(O) Sunvic Properties, Inc. Tracy Taylor 310-237-2356</p>	<p>3/1/16: Notices of Pending Decision mailed*</p> <p>2/10/16: Applicant has removed unpermitted open air dining area and has submitted the proof of posting. Staff can move forward with mailing the Notices of Pending Decision next week</p> <p>1/21/16: The case has been forwarded to code enforcement due to the operation of the open air dining area without the approved permit. The applicant has submitted the required insurance waiver, but will need to work with staff to ensure open air dining area remains clear until the permit is approved</p> <p>12/15/15: Applicant communication regarding missing insurance waiver</p> <p>12/6/15: Applicant submitted revised insurance forms but waiver is missing.</p> <p>10/27/15: Met with applicant to collect revised notice labels. Applicant</p>	

* Recent update to project status



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
					<p>is working on submitting revised insurance forms.</p> <p>10/6/15: Emailed applicant to check on status of requested information</p> <p>8/26 /15: contacted applicant re submitting corrections and new CE case</p> <p>6/30/15: Communication with applicant; staff still awaiting corrections</p> <p>5/22/15: Application deemed incomplete</p> <p>4/28/15: File under review</p>	
9523 S. Santa Monica Blvd. (near Rodeo)	Open Air Dining Permit – Bo Nuage Bakery Request to allow 36 square feet of open air dining with 4 chairs, 2 tables, and no railing on public property (Bo Nuage Bakery)	12/7/2015	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) Padrel inc. DBA Bo Nuage Bakery, (310)880-2065 (R) J.P. Crivello, (310)872-4274 (O) 9501 Santa Monica LLC	<p>12/17/2015: Notice of pending decision mailed</p> <p>12/16/2015: Application deemed incomplete</p> <p>12/11/2015: File under review</p>	
9530 S. Santa Monica Blvd.	Outdoor Dining – Yu-N-Mi Sushi Transfer of approved Open Air Dining Permit from previous tenant (8 tables, 24 chairs, 2 umbrellas with railing)	9/8/2015	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(A) Yu N Mi Too LLC, 310.275.5335	<p>12/23/2015: Notice of Pending Decision mailed.</p> <p>10/09/2015: Application deemed complete.</p> <p>09/08/2015: Application filed. File</p>	

* Recent update to project status



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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	
					under review.	
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	7/6/15: Applicant obtained building permit related to enforcement issues, encroachment agreement needs to be scheduled for City Council. 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.	
121 San Vicente Blvd (at N Gale Dr)	Minor Accommodation and Conformity Review Request to have a medical lab tenant fill 100% of floor area and adjust the required parking rate to 1 space per 225 square feet of floor area	2/3/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Jim Wilson, Ewing Cole Architects, 949-417-7550 (O) Mike Ahmar, 310-435-2393	2/26/16: Application deemed incomplete, correction letter sent* 2/4/16: Application under review	
251 N. Swall Drive (south of	R-4 Permit Add a unit above the existing, detached garage	9/29/2015	TIMOTHEA TWAY 310.285.1122 ttway@beverlyhills.org ALEK MILLER	(A) Art Designs, 818.389.3888	2/22/16: Notice of pending decision mailed 12/29/15: Comments provided to applicant	

* Recent update to project status



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Current Development Activity (Director-Level Reviews)					
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Dayton Way)			310.285.1196 amiller@beverlyhills.org		11/24/15: Meeting with applicant to discuss potential revisions 11/5/2015: Application deemed incomplete
1105 Tower Rd.	Minor Accommodation 2 nd story addition to existing, attached garage within side yard setback.	12/16/15	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(O) Amanda Goldberg & Philip Raskind – (310) 276-2678 (A) Flora Harvey – (818) 447-1736 (R) Edward Webb – (310) 780-1441	2/22/2016: Project approved.* 1/7/16: Application deemed incomplete. 12/21/15: File under review.
810 Whittier Dr. (at Greenway)	Minor Accommodation Replacement/reconfiguration of legally nonconforming paving in the front yard	1/19/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org & EDGAR ARROYO 310-285-1138 earroyo@beverlyhills.org	(O) Saied Shokravi (R) Ron Mehrdad, Castle Rock Designs Inc. – 310-497-6296	2/17/16: Incomplete letter sent to applicant* 1/25/16: Staff reviewing application for completeness

* Recent update to project status