



PROJECTS LIST (4/20/2016)
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 Construction of new accessory structure in required rear and side yard setbacks with deck above 3' in height. Design substantially changed since first submittal.	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	3/24/16: Planning Commission considered item. Subcommittee scheduled to occur in April with full Planning Commission review continued to June 9, 2016* 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,

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
					project continued to a date uncertain. Subcommittee formed with Commissioners Block and Corman to assist in refining amendment language.	
9291 Burton Way	Renewal of Development Plan Review and Conditional Use Permit – L’Ermitage Hotel Request to renew a previously approved Development Plan Review to allow open air dining and a Conditional Use Permit to allow hotel dining areas to be open to the public.	3/4/2015	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) LBH Real Estate, LLC (A) L’Ermitage Hotel (L)(R) Mitch Dawson – 310-285-0880	4/14/16: Planning Commission meeting held – new hearing tentatively scheduled for May 2 to consider a new CUP and DPR* 4/6/16: Scheduled for April 14, 2016 Planning Commission meeting. 3/28/16: File under review. 3/4/15: Application submitted.	
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	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
					Declaration (MND) initiated 8/11/14: Consultation with environmental consultants to prepare CEQA documentation	
320 N. Canon Drive (at Dayton Way)	Medical Use Overlay Zone Add a 474 SF medical clinic to existing Rite Aid Store	4/16/2015	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(R) Elizabeth Camacho, 310-788-4450 (A) Thrifty-Payless	4/20/16: Staff sent request for update to applicant* 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	4/5/16: Mayor Mirisch requested that the item be placed on the City Council's April 5 th agenda. During the CC meeting, the City Council unanimously voted to review the project's approval at a future public hearing* 3/10/16: <i>Project approved by Planning Commission</i> 3/2/16: Scheduled for the March 10 PC hearing. Notices have been mailed, posted on the property, and	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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
						<p>published in the newspaper</p> <p>2/17/16: Staff has received the City Attorney's edits to the CatEx, and has forwarded the comments to Rincon</p> <p>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></p> <p>1/20/16: Applicant has emailed revised plans reflecting last round of corrections. Environmental consultant 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</p>

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
					<p>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 complete</p> <p>4/27/15: File under review</p>	
410 Chris Place (at Loma Vista Drive)	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 cdelatorre@beverlyhills.org	(O) Michael Kassen (A) Parisa Nejad of Crest Real Estate	<p>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*</p>	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
					2/11/16: Site visit to view owner's property scheduled for 2/26 1/21/16: File under review	
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 from the view owner at 1023 Hillcrest Road for the trimming and continued maintenance of 9 trees on a neighbor's property at 1017 Hillcrest Road.	7/21/2015	CYNTHIA DE LA TORRE cdeletorre@beverlyhills.org	(O) Branden and Rayni Williams (310) 776-0737 (A) Linda Briskman - 310-383-8969	4/14/16: The Planning Commission approved the View Restoration Permit at its April 14 meeting* 4/14/16: <i>Planning Commission hearing date</i> 3/24/16: <i>Planning Commission hearing date.</i> Prior to the meeting on 3/24, the applicant confirmed the need for the item to be reviewed by the Planning Commission and requested that the item be continued to the scheduled April 14 hearing 2/25/16: Applicant (view owner) requested that the item be continued	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
					<p>to the March 24 hearing, if needed. 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 &	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>	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
						11/16/2015: Application deemed 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 (at Woodland Drive)	Zone Text Amendment Permit deck over driveway to subterranean parking in the Hillside Area.	9/1/2015	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(A) Harouni-Hafco & Assoc., 323-599-7730		3/28/16: Draft language is being circulated to Development Services Program* 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

* Recent update to project status



PROJECTS LIST (4/20/2016)
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
					File Under Review
805 N Linden Dr (north of Lomitas)	Central R-1 Permit Extension of an existing legally nonconforming rear setback for a 2-story addition to the primary residence.	2/23/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Mo Borghei, 310-473-1417 (O) Morad Neman	4/8/16: Applicant submitted corrections, under review* 3/24/16: Application deemed incomplete, correction letter sent to applicant 2/29/16: Application being reviewed for completeness
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	4/19/16: City Council hearing: Staff directed to present project to Planning Commission and take the Commission's recommendation back to the City Council* 4/5/16: Story poles installed 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	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	4/6/15: Applicant has submitted revised conceptual drawings. Planning Commission Ad Hoc Committee meeting scheduled for April 12, 2016.*

* Recent update to project status



PROJECTS LIST (4/20/2016)
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
	<p>Hills and Los Angeles.</p> <p>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>					<p>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</p> <p>9/24/15: Planning Commission hearing (continued)</p> <p>4/30/15: Staff met with applicant to re-initiate application</p> <p>April/15: LA PLUM Hearing of appeal: appeal denied</p> <p>3/10/15: LA Central Area Planning 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.</p>

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
					Awaiting response from City of Los Angeles 3/19/14: L.A. City public hearing regarding portion of project in L.A. 2/7/14: Application deemed complete	
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 310-285-1122 ttway@beverlyhills.org	(O) David Ramin, 213-746-0110 (R) Hamid Gabbay – 310-553-8866	3/28/16: awaiting revised plans* 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: Email follow-up to applicant to check on status 12/14/15: Comments provided to applicant	
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	Development Plan Review and Conditional Use Permit	3/23/2015	TIMOTHEA TWAY 310-285-1122	(O) EHI-9222,LLC/ETCO	4/6/2016: Anticipated Planning Commission hearing in April	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
Blvd	New 3-story office building in the C-3T-2 Zone		ttway@beverlyhills.org ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	Homes 310-691-5500 (A) Sam Kashani/ETCO Homes 310-930-7765	2/16/16: Environmental Categorical Exemption currently being reviewed by staff 2/1/16: Shade/shadow analysis received from applicant, Environmental review in process 12/22/15: Comments provided to 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	Central R-1 Permit New accessory structure within	8/3/2015	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(A) Leo Umansky, 310-559-6212;	4/8/16: Corrections on the historic report and the plans emailed to	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
Dr (north of Lexington Rd)	100' of front property line.			(O) Qian Shen Chen Zichun	<p>applicant*</p> <p>3/22/16: Applicant has submitted the revised historic report. The revised report and plans are under review</p> <p>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</p> <p>2/9/16: Historic report has been peer reviewed by City staff and the City's 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</p>	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
					required side setback information for the property. 9/24/15: Met with applicants; application deemed incomplete— corrections letter was given to applicant during the meeting. Applicant is working on corrections 8/17/15: File Under Review	
406 Robert Lane (north of Doheny Rd)	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	4/6/16: Meeting with applicant to discuss next steps* 3/28/16: Applicant has submitted a letter from the neighbor requesting the removal of four trees for view restoration purposes 11/19/15: Application was determined to be Planning Commission-level. Applicant has requested that the project be placed on hold until further notice. 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	Development Plan Review & In-Lieu Parking Permit (Dolce & Gabbana)	9/10/2015	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Glaser Weil (Elisa Paster), 310-282-6214	3/25/16: Revised plans submitted, under review by staff 3/9/16: Incomplete letter issued to	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
(at Dayton)	Request to add a 3 rd story to existing building				applicant 2/8/16: Revised plans submitted 10/22/15: Application deemed incomplete, correction letter sent 9/10/15: File under review	
729 N. Rodeo Drive	Minor Accommodation Request to allow height of an accessory structure located in the rear and side yard setbacks to have a height exceeding 14' and encroaching into required height envelope	3/9/2016	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) RJB Estate LLC, c/o Joe Tilem – 310-273-3313 (R) Joseph N. Tilem – 310-273-3313	3/9/16: File Under Review	
718 N. Roxbury Dr.	Minor Accommodation Request to allow replacement of nonconforming paving in the front yard setback	2/25/2016	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) J. Sobhani, 818-388-7193	4/6/16: Application deemed incomplete.* 3/4/16: 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	3/28/16: Initial Study being prepared.* 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	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
					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 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, under review. 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	3/25/16: Application deemed incomplete. Corrections sent to applicant. 2/26/15: Assigned to planner. File under review.	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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	
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	3/28/16: awaiting revised plans 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 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	3/14/16: Received revised plans; resubmittal under review.* 1/15/16: Anticipated resubmittal – March 2016 12/17/15: Correction letter provided to applicant 11/9/15: File under review	
9000 Wilshire Blvd.	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	4/18/16: Received Admin Draft of Initial Study (IS) from Rincon* 3/22/16: Environmental consultant	

* Recent update to project status



PROJECTS LIST (4/20/2016)
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
(at Almont)				(Arch) Neil Denari, 310-390-3033		(Rincon) authorized to begin work on Focused EIR 11/23/15: Potential historic resource impact identified 10/27/15: Class 32 Categorical Exemption report initiated 8/17/15: File Under Review
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		3/28/16: Draft Supplemental Environmental Impact Report being prepared. 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

* Recent update to project status



PROJECTS LIST (4/20/2016)
PLANNING DIVISION

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	3/17/16: Site visit* 2/22/16: Application deemed incomplete	
471 S. Bedford	Reasonable Accommodation Addition of Elevator in side yard	3/9/2016	TIMOTHEA TWAY 310-285-1122 ttway@beverlyhills.org	(A) Richard Kaplan (L) Linda Briskman, 310-383-8969	3/30/2016: Notice of pending decision mailed 3/10/2016: Application under review	
143 S. Beverly Dr.	Open Air Dining – Chaumont Bakery Expansion of outdoor dining area by 89 square feet to add 4 tables, 9 chairs.	2/23/2016	TIMOTHEA TWAY 310-285-1122 ttway@beverlyhills.org	(A) Frederic Laski – 310-403-9015	3/14/2016 – Correction letter sent to applicant, awaiting revised plans 2/23/2016 – Application under review	
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 –	12/7/15: File under review	

* Recent update to project status



PROJECTS LIST (4/20/2016)
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	310-985-4679	Next Milestones/ Notes
404 N. Canon Drive	Open Air Dining Permit – II 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		3/24/16: Revised plans submitted, but need further revision prior to review (to match proposal for restaurant). * 3/18/16: Application deemed incomplete 2/23/16: File under review
1006 Lexington Rd.	Minor Accommodation Request to build a new pool cabana that is 21'4" in height	10/9/2015	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(A) Torag Pourshamtobi – 323-202-3400		3/22/16: 14-day appeal period is over* 3/8/16: Notices of Decision mailed 3/7/16: Notice of Action sent to applicant 3/2/16: Notice of Action is under 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

* Recent update to project status



PROJECTS LIST (4/20/2016)
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
					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	
225 S. Linden Dr (south of Charleville Blvd, north of Gregory Way)	Minor Accommodation – Front Yard Paving Request to allow replacement of existing, legally nonconforming front yard paving.	3/3/2016	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O) Joel and Sharon Krischer (A) Scott Kietzman or Jonathan Odonnell 310-558-5544	3/28/16: Application under review; incomplete letter being drafted 4/4/16: Application deemed incomplete*	
707 N. Rexford Dr (north of Elevado Ave, south of Lomitas Ave)	Minor Accommodation Request to extend a legally nonconforming side yard setback to allow a second-story addition on a portion of the house.	2/23/2016	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O) The Joseph Mani and Shiri Mani Family Trust (A) Shiri & Joseph Mani (R) Davina Mashian and John Urioste of 4C Design Group 310-508-5454; 702-280-1847	3/23/2016: Application deemed incomplete*	

* Recent update to project status



PROJECTS LIST (4/20/2016)
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
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 5/5/14: Notice of pending decision mailed 4/15/14: Application being reviewed for completeness	
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	(A) Monty Fitch, Platinum X Construction, 949-422-9741 (O) GTL Robertson Properties, LLC, 310-963-1171	12/4/15: Application deemed complete; additional info requested 11/2/15: Application under review	
816 N. Roxbury Dr. (south of Sunset Blvd, north of Lomitas Ave)	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 cdeletorre@beverlyhills.org	(A) Brandon Bown – 213-626-3000 (R) Murray D. Fischer – 310-276-3600 (O) Long Way From Burton, LLC	3/2/16: Applicant has requested that project be placed on hold until August* 2/11/16: Site visit conducted with Ryan, Masa, applicant, and architect. Staff will work with architect to finalize plans 1/7/16: Applicant submitted revised	

* Recent update to project status



PROJECTS LIST (4/20/2016)
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)					
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
					plans 12/10/15: Incomplete letter sent to applicant and architect 11/16/15: File under review
9400 S. Santa Monica Blvd.	Open Air Dining Permit Request to allow a total of 10 chairs and 5 tables in both public property and public right-of-way along S. Santa Monica Blvd for patrons of Heritage Fine Wines.	10/23/2015	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(A) Jordane Andrieu – 310-880-3455	3/14/16: Application approved, Encroachment Agreement signed, and Notice of Decision mailed. 2/12/16: Notice of Pending Decision mailed. 1/18/16: Received revised plans. 12/18/15: Met with applicants to discuss changes to dining area layout. Awaiting updated design drawings. 11/16/15: File under review
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 cdeletorre@beverlyhills.org	(A) Stacey Dubs – 661-753-7694 (O) Sunvic Properties, Inc. Tracy Taylor 310-237-2356	4/6/16: Waiting for revised plans from the applicant* 3/28/16: Site visit with the City's Traffic Engineer 3/23/16: Plans are being finalized with applicant and encroachment agreement is being drafted 3/1/16: Notices of Pending Decision mailed

* Recent update to project status



PROJECTS LIST (4/20/2016)
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
					<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 is working on submitting revised insurance forms.</p> <p>10/6/15: Emailed applicant to check on status of requested information</p>	

* Recent update to project status



PROJECTS LIST (4/20/2016)
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
					<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)	<p>Open Air Dining Permit – Bo Nuage Bakery</p> <p>Request to allow 36 square feet of open air dining with 4 chairs, 2 tables, and no railing on public property (Bo Nuage Bakery)</p>	12/7/2015	<p>ALEK MILLER 310-285-1196 amiller@beverlyhills.org</p>	<p>(A) Padrel inc. DBA Bo Nuage Bakery – 310-880-2065</p> <p>(R) J.P. Crivello - 310-872-4274</p> <p>(O) 9501 Santa Monica LLC</p>	<p>3/28/16: Project approved, Notice of Decision mailed. Appeal period ends 4/12.*</p> <p>3/22/16: Applicant changing furniture design to comply with sign code/ architectural review.</p> <p>12/17/15: Notice of pending decision mailed</p> <p>12/16/15: Application deemed incomplete</p> <p>12/11/15: File under review</p>	
9530 S. Santa Monica Blvd.	<p>Open Air Dining – Yu-N-Mi Sushi</p> <p>Transfer of approved Open Air Dining Permit from previous tenant (8 tables, 24 chairs, 2</p>	9/8/2015	<p>ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org</p>	<p>(A) Yu N Mi Too LLC – 310-275-5335</p>	<p>4/6/16: Application approved, encroachment agreement signed.*</p> <p>3/28/16: Encroachment Agreement prepared and being circulated for</p>	

* Recent update to project status



PROJECTS LIST (4/20/2016)
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
	umbrellas with railing)				signatures. 12/23/2015: Notice of Pending Decision mailed. 10/09/2015: Application deemed complete. 09/08/2015: Application filed. File 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.	
9887 South Santa Monica Blvd. (near	Open Air Dining-Merci Clement Request for outdoor dining containing 4 tables and 8 chairs on private property and public right-	3/31/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(R) Gregory Williams, 323-660-7040 (A) Ismar Toromanovic, 323-770-2626	4/4/2016: Application under review	

* Recent update to project status



PROJECTS LIST (4/20/2016)
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
Charleville)	of-way, no railing.					
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	4/8/16: Application Approved, Notice of Decision mailed* 3/10/16: Notice of Pending Decision posted & mailed 3/4/16: Revised plans submitted 2/26/16: Application deemed incomplete, correction letter sent 2/4/16: Application under review	
120 Spalding Dr. #402	Overnight Stay Permit Request for an overnight stay permit for patients of a surgical center.	2/26/2016	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) Curt Meeuwsen, 213-842-4680	3/24/16: Application deemed incomplete* 2/27/16: Application under review	

* Recent update to project status



PROJECTS LIST (4/20/2016)
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)

Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes
810 Whittier Dr. (at Greenway Dr)	Minor Accommodation Replacement/reconfiguration of legally nonconforming paving in the front yard	1/19/2016	EDGAR ARROYO 310-285-1138 earroyo@beverlyhills.org & EMILY GABLE 310-285-1192 egable@beverlyhills.org	(O) Saied Shokravi (R) Ron Mehrdad, Castle Rock Designs Inc. – 310-497-6296	4/15/16: Notice of Pending Decision mailed and posted* 3/4/16: Revised plans submitted 2/17/16: Incomplete letter sent to applicant 1/25/16: Staff reviewing application for completeness
8635 Wilshire Blvd (at Carson Rd)	Open Air Dining – Bru’s Wiffle & More Request for 154 square feet, 6 chairs, and 3 tables of open air dining on the public ROW.	2/22/2016	CYNTHIA DE LA TORRE 310-285-1195 cdeletorre@beverlyhills.org	(O) Dominic Andreone (A) Bru’s Wiffle 2 LLC (R) Ebru Fidan Caplan 310-908-4622	3/28/16: Applicant resubmitted revised materials. Plans and materials are under review* 3/23/16: Application deemed incomplete

* Recent update to project status