



PROJECTS LIST (8/17/2016)
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					
200 S. Beverly Drive (Chin Chin)	Open Air Dining Application for the renewal of the existing 24 chairs, 9 tables, and 33 linear feet of railing of open air dining. The request also includes the addition of new heat lamps and 4 new umbrellas. Lastly, the request includes the waiver of 5 parking spaces which requires PC-level review.	6/6/2016	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O) Four Corners Properties, LLC 310-659-1838 (A) Wanton Group BH, LLC 424-835-3902	7/6/16: Application deemed incomplete* 6/6/16: Application filed and 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	6/9/2016: Planning Commission continued the item to July 28, 2016* 5/24/2016: PC subcommittee meeting held 3/24/16: Planning Commission considered item and continued. 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

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					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.
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 CEQA documentation
332-336 N. Camden Dr.	Development Plan Review and In Lieu Parking Request	5/2/2016	ALEK MILLER 310-285-1196	(O) George Harb (A) Christie’s	8/11/16: Hearing continued to August 25, 2016*

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(Christie's)	Request to construct an addition to the existing building, increasing the height from 25' to 35' and creating an additional 1,400 square feet of floor area. Request includes application for participation in the in lieu parking program with the purchase of 7 parking spaces.		Amiller@beverlyhills.org	(L) Stephen P. Webb, 310-888-3430 (R) Loren Shanks, Creative Space, 714-875-3859	7/26/16: Application deemed complete and scheduled for PC Hearing on 8/11/16. 6/21/16: Application resubmitted. 6/2/16: Application deemed incomplete 5/2/16: Application submitted	
250 N. Canon Drive (btwn Dayton and Clifton)	Zone Text Amendment, Conditional Use Permit, Minor Accommodation, Open Air Dining, and Extended Hours Permit Request to construct a new 3-story restaurant building with open air dining on private property and valet-operated car elevator, stacked lift, and aisle parking.	6/15/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A)(R) Murray Fischer, 310-276-3600 (O) Neu Investment Corporation	8/12/16: Revisions under review* 7/12/16, 8/10/16: Revised application submitted 7/1/16: Correction letter sent to applicant 6/15/16: Application under review	
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, 6/6/16, 7/6/16: Staff requested an update from 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	

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					Hearing <i>RECOMMENDED</i> to CC	
250 N. Crescent Dr.	<p>Density Bonus Permit, Development Plan Review, and Tentative Map</p> <p>Request to construct a four-story, 45' tall new 8-unit condominium building with one affordable unit.</p>	4/14/2015	<p>CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org</p> <p>ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org</p>	<p>(O) B.H. Premier Investments, LP (A) Truman & Elliott, LLP – 213-629-5300</p>	<p>5/3/16: At the May 3rd City Council public hearing, the Council set the de novo public hearing on the item for August 16, 2016. Financial and feasibility analyses will be produced for discussion in August*</p> <p>4/5/16: Mayor Mirisch requested that the item be placed on the City Council's April 5th agenda. During the CC meeting, the City Council unanimously voted to review the project's approval at a future public hearing</p> <p>3/10/16: <i>Project approved by Planning Commission</i></p> <p>3/2/16: Scheduled for the March 10 PC hearing. Notices have been mailed, posted on the property, and 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</p>	

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						<p>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 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</p>

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					<p>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>	
<p>410 Chris Place (at Loma Vista Drive)</p>	<p>View Restoration</p> <p>View Restoration request for the removal of eight trees at 430 Dabney Lane (Foliage Owner).</p>	<p>12/08/2015</p>	<p>CYNTHIA DE LA TORRE</p> <p>310-285-1195</p> <p>cdelatorre@beverlyhills.org</p>	<p>(O) Michael Kassen</p> <p>(A) Parisa Nejad of Crest Real Estate</p>	<p>8/11/16: Public Hearing continued to August 25, 2016*</p> <p>7/1/16: PC hearing is set for August 11. The 30-day public notice was mailed and emailed to the foliage owner on July 1, 2016</p> <p>6/6/16: Staff is reviewing the file in preparation for a future PC hearing</p> <p>5/17/16: Agreement was not reached in mediation. Staff is moving forward with processing the View Restoration Permit application. A site visit to 410 Chris Place will be conducted on Friday</p> <p>2/16/16: Staff has reached the foliage owner via a phone call. The foliage owner informed staff that did not</p>	

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					<p>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> <p>2/11/16: Site visit to view owner's property scheduled for 2/26</p> <p>1/21/16: File under review</p>
469 N. Doheny Dr. (at Santa Monica Blvd)	<p>Development Plan Review, Open Air Dining, (Beverly Terrace Hotel)</p> <p>Request for entitlements to allow operation of a hotel in an R-4 zone, operation of a hotel restaurant open to the public during extended hours period, and for open air dining on private property.</p>	7/5/16	<p>ALEK MILLER 310-285-1196 Amiller@beverlyhills.org</p>	<p>(O) Beverly Terrace, Inc. (A)(R) Murray D. Fischer, 310-276-3600</p>	<p>7/20/16: Application deemed incomplete</p> <p>7/5/16: Application submitted</p>
322 Foothill Rd.	<p>Zone Text Amendment and Conditional Use Permit</p> <p>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</p>	10/8/2013	<p>RYAN GOHLICH 310-285-1118 rgohlich@beverlyhills.org</p>	<p>(O)(A) Sephardic Magen David Congregation (R) Jacob Segura – 310-282-8448</p>	<p>Working on traffic and parking analysis</p> <p>10/17/13: Application under review</p>

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	commercial zone (Application submitted in response to a pending code enforcement case).				
1163 Hillcrest Rd.	Tree Removal Request to remove 4 heritage trees	7/3/2016	FERNANDO SOLIS 310-285-1107 fsolis@beverlyhills.org	(O)Simba Hillcrest, LLC 310-453-0414 (A) Parisa Nejad 619-505-8246	7/11/16: File under review* 8/3/16: Incomplete letter sent
55 N La Cienega Blvd. (Stinking Rose site)	Overlay Zone for Mixed-Use Hotel Project Overlay zone for 7-story (plus rooftop) hotel, restaurant, and market use.	5/18/16	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O, A) 55 Del Norte, LLC 310-915-9525 (L) Stephen P. Webb	7/5/16: Working with a consultant on preparing an EIR scope* 5/18/16: Application filed.
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	(O, A) Oraldo Chin - 786-332-7283 (R) Murray D. Fischer, 310-276-3600	8/11/16: Revised traffic study received.* 7/14/16: Confirmed that traffic study being revised by consultant. 6/6/16: Traffic study under review. 5/18/16: Traffic study expected 5/20/16. 2/16/2016: Traffic study under way. 1/5/2016: Additional information submitted and under review 12/9/2015: Followed up with applicant – application remains incomplete. 11/16/2015: Application deemed

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					incomplete. 10/14/2015: File under review	
272 S. La Cienega Blvd. (between Wilshire & Gregory)	Open Air Dining – Prospect & Gourmande Request to allow 3 tables, 12 chairs, and a railing on 115 square feet of the public ROW.	7/12/16	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O) La Cienega BH Property 516-906-3151 (A) Chancey Gamboa 424-204-9151	8/1/16: File under review; incomplete letter is being drafted*	
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	7/25/16: Meeting with applicant; PC hearing set for August 25. Revised public notice labels have been submitted; applicant will be preparing the 12 copies of final plans for submittal next week* 6/15/16: PC hearing tentatively set for August 11. Revised public notice labels and 12 copies of plans needed from applicant* 3/28/16: Draft language is being	

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					<p>circulated to Development Services Program</p> <p>3/3/16: Site visit scheduled with applicant</p> <p>2/17/16: Revised plans under review by staff. Zoning code language is being drafted</p> <p>1/19/16: Applicant submitted revised plans</p> <p>12/21/2015: Application deemed complete; corrections sent to applicant</p> <p>12/10/15: Spoke to applicant about the status. Corrections letter is being drafted</p> <p>File Under Review</p>	
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	<p>4/27/16: Stop work order posted for other work on subject site. Review of Central R-1 on hold until all other issues are resolved.</p> <p>4/8/16: Applicant submitted corrections, under review</p> <p>3/24/16: Application deemed incomplete, correction letter sent to applicant</p> <p>2/29/16: Application being reviewed</p>	

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					for completeness	
1170 Loma Linda Dr	Hillside R-1 Permit – 6’ solid wall/fence Request to allow construction of a 6’ tall solid wall/fence that is not open to public view within 3’ of the front property line.	5/19/2016	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Tdub LLC 605-232-9929 (A) Mae Wachtel 805-857-5545	6/6/16: File under review. 5/19/16: Application filed.	
625 Mountain Drive (btwn Sunset & Schuyler)	Hillside R-1 Permit & Minor Accommodation Request to construct a new home and game court which needs the following entitlements: Hillside R-1 for a game court in the front yard, height of game court fencing & lighting standards in side and rear yards, max. 6’ tall wall in a front yard, accessory structure (garage) over 14’ in the rear yard, and Minor Accommodation for a driveway gate 6’ in height in the front yard.	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	5/26/16: Planning Commission hearing: recommended approval of requested entitlements. 4/29/16: Applicant submitted revised plans with revised entitlement requests. 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	

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332 N. Oakhurst Dr.	<p>Tentative Tract Map, Development Plan Review, and R-4 Permit</p> <p>Request to allow the construction of a 31-unit condominium project. The project is split between Beverly 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>	1/7/2014	<p>ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org with Cindy Gordon</p>	<p>(O)(A) Oakhurst 90210, LLC (R) Terry Moore – 310-261-1599</p>	<p>6/24/16: Applicant resubmitted revised plans. Plans under review. Tentatively scheduled for Planning Commission meeting on July 14, 2016.*</p> <p>6/6/16: Applicant preparing to submit updated public notice materials and project plans for an upcoming Planning Commission meeting. Meeting date to be determined.</p> <p>4/12/16: Planning Commission Ad Hoc Committee meeting held, feedback provided to applicant regarding new design.*</p> <p>4/6/16: Applicant has submitted revised conceptual drawings. Planning Commission Ad Hoc Committee meeting scheduled for April 12, 2016.</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</p>

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					<p>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. 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.	Variance and Development Plan	7/20/2015	TIMOTHEA TWAY	(O) David Ramin,	8/11/16: Public Hearing continued to	

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Oakhurst Drive	Review Request for variance to allow a three story single family home with basement on multifamily zoned property		310-285-1122 ttway@beverlyhills.org	213-746-0110 (R) Hamid Gabbay – 310-553-8866	date uncertain 7/11/16: Hearing tentatively scheduled for August 11, 2016 6/13/16: reviewing revised plans 4/25/16: reviewing revised plans 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
8925 W. Olympic Blvd (at La Peer)	Open Air Dining Request to have 2 tables and 12 seats on private property and 7 tables and 14 seats on the public right-of-way (along S. La Peer)	7/5/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Ara Vartanian, 818-281-0778 (O) Frem Investments Los Angeles	8/4/16: Application under review* 7/21/16, 8/3/16: Revised plans submitted 7/14/16: Application deemed incomplete, correction letter sent 7/6/16: Application 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	(O) M&A Gabae, LP 310-247-1525 (A) Carol Horn	6/23/16: Planning Commission recommended approval of Zone Text Amendment – City Council meeting

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			ALEK MILLER 310-285-1196 amiller@beverlyhills.org	Davis 510-924-3318	date TBD 1/19/16: Additional information received from applicant 1/12/16: Application deemed Complete
9400 Olympic Boulevard (at South Beverly Dr.)	Development Plan Review, Conditional Use Permit, Extended Hours Permit, and Open Air Dining Permit - Avalon Hotel Request for entitlements to allow operation of a hotel in an R-4 zone, operation of a hotel restaurant open to the public during extended hours period, and for open air dining on private property.	6/22/2016	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(O) Honeymoon Real Estate, LP (A)(R) Mitch Dawson, 310-285-0880	7/18/16: Applicant obtained consultant to conduct parking study as required by previous resolution. 7/15/16: Application deemed incomplete
1006 Pamela Dr.	Hillside R-1 Permit – Export of earth material Request to allow the export of earth material in excess of 3,000 cubic yards as part of the construction of a new 2-story single family home with subterranean parking in the Hillside Area of the City.	5/5/2016	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) LA Invest, LLC (A) Parisa Nejad, Crest Real Estate 310-944-6657	6/30/16: Applicant resubmitted revised plans. Revised plans under review.* 6/14/16: Corrections provided to applicant. 6/4/16: Application deemed complete. 6/6/16: File under review 5/5/16: Application Filed
462 S.	Time Extension – DPR and Map	5/13/2016	TIMOTHEA TWAY 310-285-1122	(O) Leo Chan (A) Code	7/11/16: Reviewing application

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Rexford Drive	Request a one-year time extension on the entitlements and map.		ttway@beverlyhills.org	Solutions, 213-537-0158	6/9/16: Provided applicant with information on requirements for mailing labels to complete application 5/13/16: Application Filed
406 Robert Lane (north of Doheny Rd)	Tree Removal Permit Removal of 4 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	7/18/16: After a site visit was conducted, it was determined that the 4 trees in question do in fact disrupt views of the LA basin, and are eligible for removal pursuant to BHMC 10-3-2901(B)(8). Application has been withdrawn; the tree removal application will be processed administratively* 4/6/16: Meeting with applicant to discuss next steps. Informed the applicant that the proposed tree removal would still require PC-level review because of 10-8-104(B)(4)* 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.

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					<p>10/6/15: Met with applicant to review revised plans</p> <p>7/27/15: File Under Review; may be approved at staff level</p>
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 (Elisa Paster), 310-282-6214	<p>5/4/16: Staff was notified that applicant is redesigning project</p> <p>3/25/16: Revised plans submitted, under review by staff</p> <p>3/9/16: Incomplete letter issued to applicant</p> <p>2/8/16: Revised plans submitted</p> <p>10/22/15: Application deemed incomplete, correction letter sent</p> <p>9/10/15: File under review</p>
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	<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</p>

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Current Development Activity (Planning Commission/City Council)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
					applicant and architect 11/16/15: 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	5/13/16: NOP comment period closed. Staff working on preparing Draft EIR. 4/26/16: Public Scoping Meeting held. 4/14/16: Notice of Preparation filed and sent to the public. 30-Day comment period will end on May 13, 2016. 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 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.	

* Recent update to project status



PROJECTS LIST (8/17/2016)
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	
					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	8/1/16: Project scheduled for August 25, 2016 Planning Commission Meeting* 7/12/16: provided comments to applicant 6/23/16: received traffic study and reviewing for comments 6/6/16: Applicant completing traffic study 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	2/26/2016	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Israel Lasry – 310-203-8488 (A) Mark Palmer – 310-552-1995	6/13/16: Revised plans submitted, currently under review.* 3/25/16: Application deemed incomplete. Corrections sent to applicant.	

* Recent update to project status



PROJECTS LIST (8/17/2016)
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
	use of the accessory structure as a Second Unit.				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	August 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	7/11/16: Planning Commission hearing tentatively scheduled for August 11, 2016 6/6/16: reviewing revised plans 4/25/16: reviewing revised plans* 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
1154 Tower Rd.	Hillside R-1 Permit Request to allow an accessory structure to be located within 100' of a front property line on an estate property	6/30/2016	FERNANDO SOLIS 310-285-1107 fsolis@beverlyhills.org	(O) Asif Amie Sarchu 310-786-1600 (A) Jason Somers 310-994-6657	7/7/16: File under review* 8/5/16: Incomplete letter sent

* Recent update to project status



PROJECTS LIST (8/17/2016)
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
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 amiller@beverlyhills.org	(A) Dane Twichell, 310-836-3223 (O) Larry & Meryl Stern	6/6/16: Appeal hearing set for 9/6/16.* 5/17/16: Council hearing to set date of appeal scheduled for 6/6/16. 5/10/16: Appealed to City Council. 4/28/16: Approved at PC hearing. 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
8601 Wilshire Blvd (at Stanley Dr)	Planned Development Review Permit Request to allow renovations to the rooftop, addition of a bathroom, and raise roof deck.	4/12/2016	CYNTHIA DE LA TORRE 310-285-1195 cdeletorre@beverlyhills.org	(A) Nicole Stubblefield/Nikki Brown of Omgivning 213-596-5602 (O) JH Properties 604-514-6688	8/1/16: Applicant will be resubmitting plans tomorrow* 6/15/16: Incomplete letter emailed to applicant 6/2/16: Site visit conducted 5/5/16: File under review

* Recent update to project status



PROJECTS LIST (8/17/2016)
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	
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	8/9/16: Public Scoping Meeting held* 8/1/16: Notice of Preparation and Initial Study published 4/18/16: Initial Study (IS) in progress 3/22/16: Environmental consultant (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	
9200 Wilshire Blvd.	Zone Text Amendment and Planned Development Permit Amendment to approved Planned Development Permit and Overlay Zone to allow a 6-story mixed use project with 90 residential units and ground floor commercial.	6/6/2016	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) New Pacific, LLC, 310-273-1111 (A) Joe Tilem, 310-273-3313	7/14/16: Project Preview presented to Planning Commission.* 7/7/16: Revised plans submitted. 6/30/16: Application deemed incomplete. 6/6/16: Application filed	
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	6/27/16: Planning Commission Special Meeting scheduled for August 23, 2016* 5/31/16: Draft SEIR public comment period closed. Staff working to	

* Recent update to project status



PROJECTS LIST (8/17/2016)
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>prepare responses to comments.</p> <p>5/12/16: Planning Commission meeting held to accept public comment on Draft Supplemental EIR.</p> <p>4/15/16: Draft Supplemental EIR released, Notice of Availability filed, published, and mailed. Circulation period is April 15, 2016 through May 31, 2016.</p> <p>3/28/16: Draft Supplemental Environmental Impact Report being prepared.</p> <p>12/7/15: Public Scoping Meeting held for Draft Supplemental Environmental Impact Report.</p> <p>11/30/15: Notice of Preparation of Draft Supplemental Impact Report released, initiating 30-day comment period.</p> <p>10/28/15: Returned edits to Rincon on Admin Draft IS.</p> <p>9/18/15: Received Admin Draft of Initial Study (IS) from Rincon.</p> <p>9/1/15: Rincon has all info; working on EIR</p> <p>August, 2015: EIR Kick-off meeting</p>

* Recent update to project status



PROJECTS LIST (8/17/2016)
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	
33 GIS No Location (near N Hillcrest Rd)	Certificate of Compliance Request for a certificate of compliance for 3 parcels, which are located between N Hillcrest Rd and Warbler Way (in Los Angeles).	5/16/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(O) Vance Owen – 310-804-6757	5/18/16: Application under review	
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	7/6/2016: Notice of Decision mailed 3/30/16: Notice of pending decision mailed 3/10/16: 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	6/17/16: revised plans received* 3/14/16: Correction letter sent to applicant, awaiting revised plans 2/23/16: Application under review	
200 S. Beverly Dr. (at Charleville)	Open Air Dining – Champagne French Bakery Renewal of OAD: 196 SF on public right-of-way, 60 SF on private property; 8 tables & 16 chairs total.	4/7/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Libby Vinca, CFBC, LLC – 760- 268-1812	8/17/16: Encroachment agreement sent to applicant* 4/7/16: Application under review	
225 S Beverly Dr. (between Charleville Blvd and	Outdoor Dining – Coral Tree Cafe Approx. 100 sq. ft. of open air dining on private property.	5/6/2016	FERNANDO SOLIS 310-285-1107 fsolis@beverlyhills.org and CYNTHIA DE LA TORRE 310-285-1195	(O)) 225 S Beverly LLC 919-448-1616 (A) 223 S Beverly LLC 310-482-7700	6/6/16: Application was paid and filed 7/7/16: Incomplete letter sent to applicant 8/4/16 – Notice of action was sent	

* Recent update to project status



PROJECTS LIST (8/17/2016)
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	
Gregory Way)			cdeatorre@beverlyhills.org		8/9/16 Notice of Decision was mailed	
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	
252 S. Beverly Dr.	Open Air Dining – Café Normandie Request to transfer open air dining permit from previous tenant to current tenant	6/7/16	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) Josette LeBlond – (702)210-1200	8/10/16: Due to changes to furniture and configuration, staff requested changes to plans, full application, rather than transfer of OAD permit 8/9/16: Request revised to include new furniture 6/9/16: Application under review	
326 Beverly Dr. (btwn Gregory Olympic)	Open Air Dining - Istanbul Approx. 27 sq. ft. of open air dining on the public right-of-way.	6/10/2016	FERNANDO SOLIS 310-285-1107 fsolis@beverlyhills.org	(O) Beverly Place Partners LLC 310-275-9700 (A) Sam 326 S 310-343-2026	7/7/16: Incomplete letter sent to applicant 6/10/16: Application Filed 7/5/16: Incomplete letter was sent	
445 N. Beverly Dr.	Open Air Dining – Coffee Bean & Tea Leaf	8/17/2016	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(A) Euseph Ramientos, 310-276-237-2323	8/17/16: Request initiated over email, fees paid online	

* Recent update to project status



PROJECTS LIST (8/17/2016)
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	
(Coffee Bean & Tea Leaf)	Renewal request for approx. 62 sq. ft. of open air dining on the public right-of-way					
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	
415 N. Camden	Medical Use Building Registration Request to register 6,009 square feet of medical use in existing building.	7/6/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Shore Properties 323-876-9934	7/6/16: Application under review	
427 N. Canon	Open Air Dining Permit – Euro Caffe Request for an open air dining permit to allow 4 tables and 8 chairs located in the enclosed courtyard on the ground floor of the building on private property.	7/7/2016	ANDRE SAHAKIAN 310-285-1127	(O) 427 N. Canon LLC. 310-274-5022 (A) Linda Briskman 310-383-8969 (A) Vartan Kemanjian 310-274-1970	7/18/16: File under review.* 7/7/16: Application filed.	
807 Cinthia St.	Minor Accommodation Request to allow portion of a driveway to be below the natural grade within the front yard but	6/7/2016	CYNTHIA DE LA TORRE 310-285-1195 cdeletorre@beverlyhills.org	(O, A) 807 Cinthia, LLC 310-829-6051 (R) Crest Real Estate	7/13/16: Application deemed incomplete* 6/7/16: File under review	

* Recent update to project status



PROJECTS LIST (8/17/2016)
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	
	not below the elevation of the adjacent public ROW.			310-633-1555		
702 N Crescent Dr.	Tree Removal Request to remove 10 heritage trees in the front and street side yards.	6/29/2016	FERNANDO SOLIS 310-285-1107 fsolis@beverlyhills.org	(O) Mr. Ilan Asher (A) Steven Health 310-309-9919	7/7/16: File under review* 7/28/16: Incomplete letter was sent	
211 Doheny Dr.	Reasonable Accommodation – Front Yard Paving For the front yard paving.	6/7/2016	FERNANDO SOLIS 310-285-1107 fsolis@beverlyhills.org	(O) Hastee & Rad Payman 310-428-6668 (A) Betty B. Mouafagh 310-972-1700	6/7/16: Application Filed 7/7/16: Incomplete letter sent to applicant.	
527 Palm Drive	Minor Accommodation Request to allow an accessory structure in the rear yard that exceeds 14'.	6/16/2016	FERNANDO SOLIS 310-285-1107 fsolis@beverlyhills.org	(O) 527 N Parl Dr, LLC 917-940-8429 (A) Tag Front 310-734-8477 (R) Crest Real Estate	6/16/16: Application Filed 7/28/16: Incomplete letter was sent	
504 N. Rexford Dr	Minor Accommodation – Extend Legally Nonconforming Side Yard Setback Request to allow extending a legally nonconforming setback for	3/1/2016	ANDRE SAHAKIAN 310-285-1127 asahakian@beverlyhills.org	(O) Farhad Sabouhi and Azita Sabouhi 310-858-8250 (A) Same as Owner	6/6/16: Applicant submitted revised plans. Revised plans under review.* 3/31/16: Application Deemed Complete. Corrections sent to applicant.	

* Recent update to project status



PROJECTS LIST (8/17/2016)
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	
	a second story addition.				3/1/16: Application Filed	
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	7/20/16: Application deemed incomplete* 7/5/16: Revised materials under review 5/19/16: Meeting with applicant to review revised plans. 3/23/2016: Application deemed incomplete	
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	
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	6/21/16: Revised plans submitted and under review.* 4/25/16: Working with applicant on plan corrections. 4/8/16: Application Deemed Complete 3/9/16: File Under Review	

* Recent update to project status



PROJECTS LIST (8/17/2016)
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	
465 N. Roxbury (at S. Santa Monica)	Medical Use Building Registration Request to register approx. 54,600 square feet of medical use in existing building.	5/17/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Gloria French, Morlin Asset Management, LP, 213-622-4442 ext. 212	5/17/16: Additional information provided by applicant (original application 7/27/2011)	
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	7/10/16: Notice of Pending Decision mailed/posted.* 5/24/16: Revised plans submitted and under review. 4/6/16: Application deemed incomplete. 3/4/16: 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.	

* Recent update to project status



PROJECTS LIST (8/17/2016)
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
9887 South Santa Monica Blvd. (near Charleville)	Open Air Dining-Merci Clement Request for outdoor dining containing 4 tables and 8 chairs on private property and public right-of-way, no railing.	3/31/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(R) Gregory Williams, 323-660-7040 (A) Ismar Toromanovic, 323-770-2626	5/25/16: Applicant submitted revised plans 4/28/16: Incomplete letter sent to applicant 4/4/16: 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
8701 Wilshire Blvd (at Hamel Dr)	Minor Accommodation – Office Building Request for a minor accommodation for an encroachment of a structural retrofit into a rear setback.	5/31/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(R) Sam Moon, 310-467-5253 (A) ILDICO Inc., 310-205-5555 (O) John Simionian, 310-205-5555	7/20/16: Notice of Pending Decision mailed and posted. 6/6/16: Application under review.
9701 Wilshire (at Roxbury)	Medical Use Building Registration Request to register 2,926 square feet of medical use in existing building.	5/6/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(O) LF 9701 Wilshire LLC (A) Tom Levyn – 310-282-6214	7/29/16: Additional info provided by applicant 5/6/16: Application under review
9725-9735 Wilshire (at Linden)	Medical Use Building Registration Request to register medical use in existing building.	5/20/2016	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(A) Tom Walas, Beverly Hills Triangle Medical Plaza, 310-489-3443	5/20/16: Additional information submitted (original application 1/4/2012).

* Recent update to project status