



PROJECTS LIST (9/4/2013)

PLANNING DIVISION

Current Development Activity (Planning Commission/City Council)						
Address	Project Description	Date Filed	Planner	OWNER (O), APPLICANT (A), LOBBYIST (L)	NEXT MILESTONES / NOTES	
<b>Planning Commission Level Cases</b>						
713 Arden Dr.	<b>Minor Accommodation</b> Request for a Minor Accommodation to allow a maximum building height of 32', with an overall average roof height of approximately 22'6". The maximum building height otherwise allowed for the subject property is 28'.	7/30/2013	GEORGANA MILLICAN 310 285-1121 <a href="mailto:gmllican@beverlyhills.org">gmllican@beverlyhills.org</a>	(A) Standard LLP – 323-662-1000 (O) Arden 713, LLC	9/12/2013: Planning Commission hearing to consider adoption of a resolution approving the Minor Accommodation.  8/12/2013: Planning Commission hearing – Planning Commission requested that a resolution be drafted conditionally approving the project.	
9521 Brighton Way	<b>In-Lieu Parking</b> Request for one in-lieu parking space to allow a mezzanine within an existing commercial building to be expanded by approximately 199 square feet.	8/23/2013	RYAN GOHLICH 310-285-1194 <a href="mailto:rgohllich@beverlyhills.org">rgohllich@beverlyhills.org</a>	(A) Steve Brabson – Franklin Studios – 310-770-5190 (O) Bonpoint - LA	10/10/13: Planning Commission Hearing (tentative)  8/27/2013: Under review	
9265 Burton Way	<b>New 23-Unit Condominium</b> Development Plan Review for new condominium building proposing use of density bonus including providing two very low income housing units; requesting incentives of one additional story and reduced parking standards to provide the affordable units.	6/1/2012	RYAN GOHLICH 310-285-1194 <a href="mailto:rgohllich@beverlyhills.org">rgohllich@beverlyhills.org</a>	(A) Levin-Morris Architects - 323-656-3034, (O) Empire at Burton Way LLC (Craig Barbarian) -	9/30/13: Planning Commission Hearing (tentative)  7/11/2013: Density Bonus Study Commenced  6/4/2013: City Council Hearing to discuss allocation of funds to study Density Bonus Incentives. Council	



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310-582-5914	authorized funding.				5/9/2013: Planning Commission Hearing (Hearing continued to a date uncertain. Staff directed to seek direction from City Council regarding the study of development incentives, particularly building height.)
					4/22/2013: Start of 45-day public comment period on Draft EIR. Comment period until 6/5/13.
					4/10/2013: Review by the Cultural Heritage Commission. CHC recommended that the property not be considered as a historic resource.
					2/28/2013: Planning Commission Project Preview
					Environmental documentation being prepared. Significant historic impact identified - EIR
					2/25/2013: 30-day agency comment period for Notice of Preparation initiated.



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<b>184 North Canon Dr.</b>	<b>Spaghettini Restaurant</b> In-lieu parking request for 59 parking spaces for restaurant conversion, in-lieu parking agreement, and zoning text amendment to allow reduced in-lieu fees for new restaurants that provide public benefits to the city.	2/15/2013	RYAN GOHLICH 310 285-1194 <a href="mailto:rgohllich@beverlyhills.org">rgohllich@beverlyhills.org</a>	(O) Koss Canon, LP – 310-909-1510 (A) Spaghettini Restaurant (Cary Hardwick and Laurie Sisneros) – 562-596-2199 (L) Murray Fischer – 310-276-3600	9/10/2013: City Council hearing to conduct second reading and adoption of ordinance  8/20/2013: City Council hearing to consider revised text amendment. – Ordinance supported by City Council and introduced for first reading.  7/25/2013: Planning Commission Hearing on revised text amendment (Revised ordinance forwarded to City Council for consideration)  7/2/2013: City Council discussion of ad-hoc meeting to provide staff with direction regarding project processing; Council directed review by PC  5/24/2013: Ad-hoc meeting with Mayor Mirisch and Councilmember Gold  5/7/2013: City Council Hearing to consider text amendment and in-lieu parking agreement (No action taken. Item continued to a date



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					uncertain)
					3/28/2013: Planning Commission hearing (APPROVED)
<b>257 North Canon Dr.</b>	<b>Boffo Theater</b> Development Agreement and Overlay Zone to allow the construction of a new commercial building containing theater, retail, restaurant, and office uses.	8/7/2013	RYAN GOHLICH 310 285-1194 rgohllich@beverlyhills.org	<b>(A)</b> SMS Architects – 949-757-3240 <b>(O)</b> Canon Luxury Buildings, LLC	<b>9/10/2013:</b> City Council presentation by staff to receive direction on processing application
<b>155 North Crescent Dr.</b>	<b>AKA Extended Stay Hotel</b> Development Agreement and an amendment to existing overlay zone to allow stays of less than 30 days.	2/20/2013	RYAN GOHLICH 310 285-1194 rgohllich@beverlyhills.org	<b>(O)</b> 155 N Crescent Dr Holdings LLC <b>(A)</b> Metropolitan Crescent Assoc. LLC (Larry Korman, Korman Communities) – 484-351-2004 <b>(L)</b> Stanley Stafford – 213-516-3902	<b>9/10/2013:</b> City Council presentation by staff to receive direction on processing application



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<b>711 Hillcrest Rd.</b>	<b>Central R-1 Permit and Second Unit Use Permit</b> Request to construct a two-story accessory structure with independent living quarters (bedroom, bathroom, and cooking facilities) within a required rear and side yard setback.	8/23/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(A) Thomas Proctor – 310-913-0911 (O) Bryan and Quinn Ezralow	8/27/2013: Under review
<b>1006 Laurel Way</b>	<b>Hillside R-1 Permit</b> Request to construct a new single-family residence that will contain a cumulative floor area in excess of 15,000 square feet.	4/17/2013	GEORGANA MILLICAN 310 285-1121 gmillican@beverlyhills.org	(O)(A) Laurel Way Capital LLC, John Safi – 310-473-9500 (L) Pouvya Payan – 818-200-5005	7/18/2013: Meeting with Planning Commission subcommittee. Applicant provided with comments regarding a revised design. 6/13/2013: Planning Commission hearing. Planning Commission established a subcommittee of Commissioner Corman and Chair Rosenstein to work with the applicant on reducing bulk and mass. Public hearing continued to a date uncertain.
<b>1184 Loma Linda Dr.</b>	<b>Zone Text Amendment and Lot Line Adjustment</b> Request to amend Zoning Code to allow lot line adjustments to occur when a property does not meet minimum lot size requirements. A lot line adjustment is also proposed in accordance with the Zone Text Amendment.	5/29/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Loma Linda Holdings Ltd. (L) Tom Levin – 310-553-3000	9/24/2013: City Council hearing to consider draft ordinance regarding Lot Line Adjustments 8/12/2013: Planning Commission hearing – Lot Line Adjustment conditionally approved; Zone Text Amendment forwarded to City Council for consideration



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911 Oxford Way	Hillside R-1 Permit Request to allow a solid wall that will be 5'3" in height to be constructed along the front property line of the subject property.	8/7/2013	SHENA ROJEMANN 310 285-1192 <a href="mailto:srolemann@beverlyhills.org">srolemann@beverlyhills.org</a>	(A) Claudio Cosi - 818-804-3341	8/7/2013: Under review
905 N. Roxbury Drive	Central R-1 Permit – Allow a cupola on a 2-story accessory structure	6/24/13	GEORGANA MILLCAN 310 285-1121 <a href="mailto:gmillcan@beverlyhills.org">gmillcan@beverlyhills.org</a>	(O) Hightower Real Estate (Nick Valentino)	7/24/2013: Application deemed incomplete
9900 Santa Monica Blvd., 9844 & 9817 Wilshire Blvd.	Gateway Project Overlay Zone/General Plan Amendment Revised Project: Consideration of an Overlay Zone and General Plan Amendment on three T-1 (Transportation) Zoned properties and adjacent C-3 (Commercial) Zoned properties along South Santa Monica Boulevard. <u>Entitlements/Environmental:</u> <ul style="list-style-type: none"> <li>• GPA – Change Land Use Designation/Create an overlay zone</li> <li>• ZTA - Establish Overlay Zone</li> <li>• Environmental Impact Report (Consultant: Rincon)</li> </ul>	2/14/2007	MICHELE MCGRATH 310 285-1135 <a href="mailto:mmcgrath@beverlyhills.org">mmcgrath@beverlyhills.org</a>  JON LAIT 310 285-1118 <a href="mailto:jlait@beverlyhills.org">jlait@beverlyhills.org</a>	(O)(A) Maynard Britan - (310-553-0105) (L) Linda Briskman (O)(A) Jeffrey Wilson - (310-487-1112)	10/15/13: City Council Hearing (tentative)  July 2013: Studies by RTK and KMA being completed for future City Council meeting  4/11/2013: City Council Site Visit (Questions and direction provided to staff) 12/7/2012: City Council Ad Hoc Mtg 10/11/2012: Consultants provide revised scope 10/3/2012: Consultants to provide scope for additional environmental work 9/27/2012: Meeting with property owners



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					<p>Aug/Sept: – obtaining additional environmental reports</p> <p>8/16/2012: Held CC/PC Liaison Meeting</p> <p>7/24/2012: City Council Hearing</p> <p>6/19/2012: City Council Hearing (FEIR distributed 6-8-12).</p> <p>5/24/2012: Planning Commission Hearing - Recommended to City Council.</p> <p>3/22/2012: Planning Commission Hearing.</p> <p>3/8/2012: Bus Tour &amp; discussion.</p> <p>2/9/2012: Planning Commission Hearing.</p> <p>1/26/2012: PC Hearing.</p> <p>12/19/2011: PC Hearing.</p> <p>11/22/2011: Planning Commission (PC) Hearing.</p> <p>8/4/2011: City Council Liaison Meeting.</p> <p>4/19/2011: CC Liaison Meeting.</p> <p>3/24/2011: Planning Commission Hearing; Subcommittee requested; Ad Hoc Meeting with City Council requested.</p>



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<b>8701 Wilshire Blvd.</b>	<b>Development Plan Review</b> 1,957 square foot addition and approximately 3' increase in building height to create additional general office space at third floor.	4/4/2013	SHENA ROJEMANN 310 285-1192 <a href="mailto:stroiemann@beverlyhills.org">stroiemann@beverlyhills.org</a>	(O)(A) John Simonian (L) Andrew Lindley – 310- 895-6920	9/12/2013: Applicant places a hold on project  8/12/2013: Planning Commission Hearing – Comments provided to applicant, and hearing continued to 9/12/2013  4/4/2013: In process, application being reviewed for completeness



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Current Development Activity (Director-Level Reviews)					
Address	Project Description	Date Filed	Planner	Owner (O), applicant (A), Lobbyist(L)	Next Milestones/Notes
<b>490 North Beverly Dr.</b>	<b>Outdoor Dining – 9021PHO</b> Request to install railing around outdoor dining containing 4 chairs, 1 bench, 4 tables, and 2 umbrellas.	7/24/2012	SHENA ROJEMANN 310 285-1192 <a href="mailto:srojemann@beverlyhills.org">srojemann@beverlyhills.org</a>	(A) Anthony Eckelberry - 323-661-0895	<b>4/8/2013:</b> Additional application materials submitted; project under review  8/14/2013: Deemed Incomplete. Awaiting additional materials from applicant
<b>420 Beverwil Dr.</b>	<b>R-4 Permit</b> Request to add a residential unit above an existing garage located along an alley.  The garage currently has storage space located on the second floor, which would be converted to habitable space and expanded to a total of 400 square feet.	5/15/2013	GEORGINA MILLICAN 310 285-1121 <a href="mailto:gmillican@beverlyhills.org">gmillican@beverlyhills.org</a>	(O)(A) Mark and Hilda Dallal – 917-734-4993  (L) Sidney Mathalon – 310-283-1000	<b>Aug. 2013:</b> Applicant revising project  5/20/2013: Under review



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<b>9465 Charleville Blvd.</b>	<b>Outdoor Dining-Kreation Juicery</b> Request for outdoor dining containing 4 tables and 8 chairs – no railing requested.	2/21/12	SHERA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(A) Marjan Sarsher - 310-748-7607	<b>Aug. 2013:</b> Revised plans submitted 4/6/2013: Applicant requested application be temporarily put on hold due to corporate offices moving. 2/21/2012: Incomplete (Staff contacted applicant in Sept. and applicant indicated interest in completing application)
<b>1001 Hillcrest Rd.</b>	<b>Second Unit Use Permit</b> Request to construct an approximately 2,648 square foot one-story accessory structure that contains fully independent living facilities, located entirely within the principal building area of the subject property.	8/21/2013	SHERA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(A) Lea Giltman – 323-937-5603 (O) Mehrdad Dardashti	<b>8/27/2013:</b> Under review
<b>9530 South Santa Monica Blvd.</b>	<b>Outdoor Dining – L'Amande</b> Request for outdoor dining on public and private property containing a total of 14 tables and 30 chairs.	8/16/2013	SHERA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(A) Will Nieves – 310-634-4553 (A) Goncalo Moitinho De Almeida – 424-270-5449 (O) Mourtton 3D	<b>8/27/2013:</b> Under review



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9609 South Santa Monica Blvd.	Outdoor Dining-Kreation Juicery Request for outdoor dining containing 4 tables and 8 chairs -- no railing requested.	8/15/2013	SHENA ROJEMANN 310 285-1192 <a href="mailto:srojemann@beverlyhills.org">srojemann@beverlyhills.org</a>	(A) Marjan Sarsher - 310-748-7607 (O) Laura Afialo	8/27/2013: Under review