



PROJECTS LIST (11/18/2013)

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 | | | | | |
| 420 Beverwil Dr. | R-4 Permit 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 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O)(A) Mark and Hilda Dallal – 917-734-4993 (L) Sidney Mathalon – 310-283-1000 | 11/21/2013: Planning Commission hearing (Approved) 10/17/2013: Revised plans submitted 5/20/2013: 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 310 285-1194 rgohlich@beverlyhills.org | (O)(A) Orbit Limited Partnership (R) Moshe Kraiem – 310-266-6284 | 10/17/2013: Application under review |



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| 9265 Burton Way | New 23-Unit Condominium 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 rgohlich@beverlyhills.org | (A) Levin-Morris Architects - (O) Empire at Burton Way LLC (Craig Berbarian) - 310-582-5914 | <p>9/18/2013: Density Bonus Study completed. Awaiting applicant response.</p> <p>7/11/2013: Density Bonus Study Commenced</p> <p>6/4/2013: City Council Hearing to discuss allocation of funds to study Density Bonus incentives. Council authorized funding.</p> <p>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.)</p> <p>4/22/2013: Start of 45-day public comment period on Draft EIR. Comment period until 6/5/13.</p> <p>4/10/2013: Review by the Cultural Heritage Commission. CHC recommended that the property not be considered as a historic</p> |



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| | | | | | resource. 2/28/2013: Planning Commission Project Preview 2/25/2013: 30-day agency comment period for Notice of Preparation initiated. |
| 257 North Canon Dr. | Boffo Theater 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 rgohlich@beverlyhills.org | (A) SMS Architects – 949-757-3240 (A) Carlos Wellman and Adolfo Fastlicht – Boffo Cinemas (O) Canon Luxury Buildings, LLC | 9/10/2013: City Council presentation by staff to receive direction on processing application |
| 1100 Carolyn Way | Variance and Hillside R-1 Permit Variance request to exceed the maximum overall height limitation of 55’ for construction that extends over a slope (measured from the lowest exposed point of the structure to the highest exposed point of the structure, with no individual portion exceeding 30’ | 11/5/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (O)(A) Moussa Mehdizadeh (R) Hamid Gabbay – 310-553-8866 | 11/18/2013: Application under review |



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| | in height; Hillside R-1 Permit request to allow on-site cumulative floor area in excess of 15,000 square feet, a solid 6' wall within a required front setback, and an accessory structure with elevated deck located within 100' of a front property line. | | | | |
| 155 North Crescent Dr. | AKA Extended Stay Hotel 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 rgohlich@beverlyhills.org | (O) 155 N Crescent Dr Holdings LLC (A) Metropolitan Crescent Assoc. LLC (Larry Korman, Korman Communities) – 484-351-2004 (L) Stanley Stalford – 213-516-3902 | 11/21/2013: Planning Commission hearing 9/10/2013: City Council presentation by staff to receive direction on processing application |
| 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. | 10/8/2013 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O)(A) Sephardic Magen David Congregation (R) Jacob Segura – 310-282-8448 | 10/17/2013: Application under review |



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| 911 Foothill Rd. | Game Court Review and Hillside R-1 Permit Revision to a previously approved game court to allow an accessory structure containing an emergency generator to be located beneath the game court and within 100' of the front property line. | 10/1/2013 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (R) Sheri Bonstelle – 310-712-6847 (A)(O) Casey Wasserman Trust | 12/17/2013: Tentative City Council hearing 10/8/2013: Application under review |
| 711 Hillcrest Rd. | Central R-1 Permit and Second Unit Use Permit 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 | 9/30/2013: Application deemed incomplete. Awaiting resubmittal from applicant. |
| 1130 Hillcrest Rd. | Trousdale R-1 Permit Request to add 235 square feet to an existing accessory structure located within 100' of a front property line. | 9/26/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (R) Jason Somers, Crest Real Estate – 310-344-8474 (O)(A) GCIP Holdings | 12/12/2013: Tentative Planning Commission hearing 9/30/2013: Application under review |
| 1181 Hillcrest Rd. | Variance Request to allow grading and retaining walls on the sloped portion of the subject property in order to accommodate a driveway that complies with the City's maximum driveway slope requirements. | 11/6/2013 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O) (A) 1181 Hillcrest Rd., LLC (R) Roman James – 949-375-8618 | 11/18/2013: Application under review |



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| 700 N. Linden Drive | Minor Accommodation and Second Unit Use Permit Request to allow a two story accessory structure to be constructed within a required rear setback and contain fully independent living facilities. | 9/19/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (R) Sarah Wear – 818-793-9413 (A)(O) Maria Nikitina | 12/12/2013: Tentative Planning Commission hearing 9/19/2013: Application under review. |
| 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 srojemann@beverlyhills.org | (A) Claudio Cosi – 818-804-3341 (O) Oxford Way Properties LLC | 11/21/2013: Planning Commission hearing. (Approved) |
| 905 N. Roxbury Drive | Central R-1 Permit Request to allow a cupola on a 2-story accessory structure to exceed 14 feet in height. The proposed cupola would have a maximum height of approximately 32 feet. | 6/24/13 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (O) Hightower Real Estate (Nick Valentino) | 11/21/2013: Planning Commission hearing (Withdrawn) 7/24/2013: Application deemed incomplete. |
| 1162 Tower Rd. | Hillside R-1 Permit Request to allow cumulative floor area on the subject property to exceed 15,000 square feet, and a request to allow an accessory structure to be located within 100 feet of a front property line. | 10/8/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (O)(A) Steven Tisch (R) Dominic Filosa – 310-801-6213 | 1/9/2013: Tentative Planning Commission hearing 10/8/2013: Application under review |



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| Current Development Activity (Director-Level Reviews) | | | | | |
|---|---|------------|--|--|--|
| Address | Project Description | Date Filed | Planner | Owner (O), applicant (A), Lobbyist(L), Representative (R) | Next Milestones/Notes |
| 168 S. Beverly Drive | Outdoor Dining – Picnic L.A. Request for outdoor dining containing 10 tables, 20 chairs, and 4 umbrellas – to be surrounded by stainless steel railing. | 9/23/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (R) Evan Shiea – 323-662-1000 (A) Iced Tea Restaurant Group LLC (DBA Picnic L.A.) – 310-435-5724 (O) Four Corners Properties LLC | 10/23/2013: Notice of pending decision mailed 9/23/2013: Application under review |
| 414 N. Beverly Drive | Outdoor Dining – Nate n’ Al Delicatessen Request to renew and expand existing outdoor dining area within the public right-of-way. Proposed dining area would occupy 222 square feet and contain 8 tables and 16 chairs. | 10/15/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (O) 414 N. Beverly Drive LLC (A) Alex Mendelson Co., Inc. dba Nate N Al Delicatessen (R) Assembledge – 323-951-0045 | 10/21/2013: Application under review |
| 9465 Charleville Blvd. | Outdoor Dining-Kreation Juicery Request for outdoor dining containing 4 tables and 8 chairs – no railing requested. | 2/21/12 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (A) Marjan Sarsher - 310-748-7607 | 10/22/2013: Notice of pending decision mailed 8/23/2013: Revised plans submitted, additional materials requested from applicant. 4/6/2013: Applicant requested |



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| | | | | | <p>application be temporarily put on hold due to corporate offices moving.</p> <p>2/21/2012: Incomplete (Staff contacted applicant in Sept. and applicant indicated interest in completing application)</p> |
| 612 Doheny Rd. | Minor Accommodation Request to construct a 6' tall fence within 10' of a front property line. | 10/18/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (O)(A) Donald Passman (R) Gayle Garcia – 661-510-8352 | 10/21/2013: Application under review |
| 1001 Hillcrest Rd. | Second Unit Use Permit 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 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (A) Lea Glitman – 323-937-5603 (O) Mehrdad Dardashti | <p>9/26/2013: Notice of pending decision mailed</p> <p>9/25/2013: Application deemed incomplete, pending resubmittal by applicant.</p> |
| 519 North Linden Dr. | Minor Accommodation Request to construct a 16' tall accessory structure within a required rear setback, but outside the required side setback. | 10/2/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (R) Fran Cohen – 310-913-0952 (A)(O) Farrah and Eddie Gozini | 10/8/2013: Application under review |
| 270 South Robertson Blvd. | Public Convenience and Necessity Determination Request to allow the sale of beer, wine, | 10/17/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (O) Golden Tran II, Inc. (A) Vendome | 10/18/2013: Application under review |



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| | and spirits at the subject property. | | | Wine and Spirits (R) Lorrie Hoel | |
| 9530 South Santa Monica Blvd. | Outdoor Dining – L’Amande Request for outdoor dining on public and private property containing a total of 14 tables and 30 chairs. | 8/16/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (A) Will Nieves – 310-634-4553 (A) Goncalo Moitinho De Almeida – 424-270-5449 (O) Moutlon 3D | 9/17/2013: Application deemed incomplete, pending resubmittal by applicant. |
| 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 srojemann@beverlyhills.org | (A) Marjan Sarsher - 310-748-7607 (O) Laura Aflalo | 10/21/2013: Notice of pending decision mailed 9/17/2013: Application deemed incomplete, pending resubmittal by applicant. |
| 252 Spalding Dr. | R-4 Permit Request to construct one additional residential unit above an existing detached garage within a required rear setback on an R-4 property. | 10/8/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (O)(A) Verte & Company LLC (R) James Corcoran – 310-827-9919 | 10/8/2013: Application under review. |



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| 904 Whittier Dr. | Minor Accommodation Request to allow an addition over 14' in height to align with an existing nonconforming side setback. The proposed addition would have a maximum height of 27'6" and a side setback of 6'10". | 11/6/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (O)(A) Stephan Nourmand (R) Juan Aceytuno – CWA AIA Inc – 818-240-5456 | 11/18/2013: Application under review |
| 8620 Wilshire Blvd. | Outdoor Dining – Philippe Restaurant Request for outdoor dining on private property containing 3 tables and 6 chairs. | 9/24/2013 | SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org | (A)(R) Manny and Yolanda Halley – 917-450-3006 (O) Robert Hanasab | 9/30/2013: Application under review |
| 9900 Wilshire Blvd. | Time Extension Request to extend all project entitlements until December 18, 2016, consistent with the existing time limits for the project's vesting tentative map. | 10/3/2013 | RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org | (O)(A) BH Wilshire International LLC (R)(L) Patrick Perry – 213-622-5555 | 10/7/2013: Application under review |