



CITY OF BEVERLY HILLS
TRAFFIC & PARKING COMMISSION

January 7, 2014

TO: Traffic & Parking Commission
FROM: Transportation Staff
SUBJECT: Community Development Quarterly Report

Attached you will find the updated development project list. A list of medical buildings that have restriped parking spaces and must comply with requirements to provide medical patrons with validated valet parking along with status of code enforcement of these buildings will be provided under separate cover.



PROJECTS LIST (1/2/2014)
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					
1801 Angelo Dr.	Variance and Hillside R-1 Permit Request to allow a new two-story accessory structure to be located within required side and rear setbacks and exceed 14' in height.	12/11/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) David Geffen (R) Jason Somers – 310-344-8474	12/16/2013: Application 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
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 - 323-656-3034, (O) Empire at Burton Way LLC (Craig Barbarian) - 310-582-5914	9/18/2013: Density Bonus Study completed. Awaiting applicant response. 7/11/2013: Density Bonus Study Commenced 6/4/2013: City Council Hearing to discuss allocation of funds to study Density Bonus incentives. Council



PROJECTS LIST (1/2/2014)
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>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 resource.</p> <p>2/28/2013: Planning Commission Project</p>



PROJECTS LIST (1/2/2014)
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
					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	12/18/2013: City Council Liaison meeting. Direction provided to applicant. 9/10/2013: City Council presentation by staff to receive direction on processing application
267 North Canon Dr.	Palm Restaurant Request for 42 in-lieu parking spaces to allow the establishment of an approximately 1,900 square foot restaurant within an existing commercial building.	12/12/2013	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O)(A) 267 North Canon Drive LLC (A) Palm Restaurant (R) Hamid Gabbay – 310-553-8866	12/16/2013: Application under review



PROJECTS LIST (1/2/2014)
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
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' 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.	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
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	1/21/2013: Tentative City Council hearing 12/12/2013: Planning Commission hearing (APPROVED) 11/21/2013: Planning Commission hearing (hearing continued to 12/12/2013 at applicant's request) 9/10/2013: City Council



PROJECTS LIST (1/2/2014)
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	
						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	
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	1/21/2013: 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.	



PROJECTS LIST (1/2/2014)
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
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
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	1/21/2014: City Council hearing 12/17/2013: City Council consideration of request by Mayor Mirisch to call the Planning Commission's decision up for review. De novo hearing scheduled for 1/21/2014. 12/12/2013: Planning Commission hearing (APPROVED) 9/19/2013: Application under review.



PROJECTS LIST (1/2/2014)
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	
346 N. Rodeo Drive	Development Plan Review and In-Lieu Parking Request to add approximately 6,000 square feet to the existing retail building and provide approximately 33 parking spaces through the City's in-lieu parking program.	11/19/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O) (A) ECA Capital (R) Crest Real Estate (Parisa Nejad) – 916-505-8246 (R) Jose Dasilva Fleitas – 858-847-9633	12/2/2013: Application under review	
9521 Sunset Blvd.	Hillside R-1 Permit Request to allow the cumulative floor area on site to exceed 15,000 square feet, and a request to allow game court lighting standards up to 22' in height to be located within a required side and rear setback.	12/10/2013	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O)(A) Armand Newman (R) Jason Somers – 310-344-8474	12/16/2013: Application under review	
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: Planning Commission hearing 10/8/2013: Application under review	



PROJECTS LIST (1/2/2014)
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
8767 Wilshire Blvd.	<p>Medical Use Overlay, CUP, and DPR Request to allow medical offices, a luxury vehicle showroom, a pharmacy, and expanded restaurant within the subject property.</p>	11/4/2013	<p>RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org</p>	<p>(O)(A) The Kobor Family Trust (R) Tom Levyn – 310-503-2300</p>	<p>1/7/2014: City Council hearing</p> <p>12/17/2013: City Council consideration of request by Councilmember Krasne to call the Planning Commission's decision up for review. De novo hearing scheduled for 1/7/2014.</p> <p>12/12/2013: Planning Commission hearing (resolution denying project)</p> <p>11/21/2013: Planning Commission hearing (staff directed to prepare a resolution denying the project)</p>



PROJECTS LIST (1/2/2014)
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
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
618 N. Beverly Drive	Minor Accommodation Request to allow a second-story addition above a one-story accessory structure. The second story would be 402 square feet, have a maximum height of 24’, and be located within the required rear setback.	12/23/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Omni LA Realty Holdings, LLC (R) Gabbay Architects – 310-553-8866	12/30/2013: Application under review



PROJECTS LIST (1/2/2014)
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	
9465 Charleville Blvd.	Outdoor Dining-Kreation Juicery Request for outdoor dining containing 4 tables and 8 chairs – no railing requested.	2/21/2012	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(A) Marjan Sarsher - 310-748-7607	<p>10/22/2013: Notice of pending decision mailed</p> <p>8/23/2013: Revised plans submitted, additional materials requested from applicant.</p> <p>4/6/2013: Applicant requested 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	<p>11/19/2013: Notice of pending decision mailed.</p> <p>10/21/2013: Application under review</p>	



PROJECTS LIST (1/2/2014)
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
826 Greenway Drive	Minor Accommodation Request to allow a maximum roof height of 32', with a roof height average not to exceed 28'.	10/23/2013	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O)(A) 826 Greenway Trust (R) Richard Manion Architecture (Victor Salas) – 310-943-8965	1/2/2014: Notice of pending decision mailed.
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, and spirits at the subject property.	10/17/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O) Golden Tran II, Inc. (A) Vendome Wine and Spirits (R) Lorrie Hoel	10/18/2013: Application under review
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.



PROJECTS LIST (1/2/2014)
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
509 Sierra Dr.	Minor Accommodation and Second Unit Use Permit Request to allow a second-story addition with fully independent living facilities above an existing one-story garage. The addition would have a maximum height of 22' and be located within the required side and rear setbacks.	12/20/2013	SHENA ROJEMANN 310 285-1192 srojemann@beverlyhills.org	(O)(A) Intrawityanunt (R) Gus Duffy – 818-985-0015	12/30/2013: Application under review
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.
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