



PROJECTS LIST (11/24/2014)
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					
1021 N. Beverly Dr. & 1054 Shadow Hill Way	Zone Text Amendment and Lot Line Adjustment Request to allow land to be swapped between the subject properties, so that the Beverly Drive property (currently nonconforming with respect to size) would become conforming, and the Shadow Hill property (currently conforming with respect to lot size) would become nonconforming.	4/2/2014	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O)(A) Adnan Sen (L)(R) Tom Levyn – 310-553-3000	12/11/2014: Planning Commission discussion regarding formation of a subcommittee to study the project 8/7/2014: Planning Commission hearing (continued to a date uncertain) – Awaiting resubmittal of revised plans 5/2/2014: Application deemed complete 4/7/2014: Application being reviewed for completeness
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 (L) Joe Tilem – 310-273-3315	5/12/2014: Staff preparing draft language based on subcommittee comments – final subcommittee meeting tentatively scheduled for November, 2014 5/7/2014: Subcommittee



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					<p>meeting to further discuss rooftop uses and development standards – direction provided to staff</p> <p>3/24/2014: Subcommittee meeting with Commissioners Block and Corman – direction provided to staff and applicant</p> <p>2/27/2014: 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.</p> <p>10/17/2013: Application under review</p>



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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	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O) LBH Real Estate, LLC (A) L’Ermitage Hotel (L)(R) Mitch Dawson – 310-285-0880	9/22/2014: Mitigated Negative Declaration initiated 8/11/2014: Consultation with environmental consultants to prepare CEQA documentation
246 North Canon Dr.	Development Plan Review and In-Lieu Parking Request to add 6,939 square feet of floor area to the existing building, and a request for 69 in-lieu parking spaces to accommodate the expansion.	3/12/2014	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O)(A) E. Crown Holdings LLC. (R) Eddia Mirharooni – 310-275-4500	12/11/2014: Tentative Planning Commission hearing 10/14/2014: Revised parking study received – under review by staff 4/24/2014: Traffic and parking study requested from applicant – awaiting submittal of materials 3/18/2014: Application under review for completeness
1000 N. Crescent Dr.	Zone Text Amendment, Hillside R-1 Permit, and Minor Accommodation Request for a Zone Text Amendment to establish provisions for granting certain code waivers/modifications for additions	5/13/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Lexington Trust (L)(R) Thomas Levyn – 310-553-3000	12/2/2014: City Council second reading of ordinance 11/18/2014: City Council



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	<p>to locally landmarked properties. Additionally, a Hillside R-1 Permit is requested to allow cumulative floor area in excess of 15,000 square feet on the subject property, and a Minor Accommodation is requested to allow the extension of a legally nonconforming side setback.</p>				<p>hearing to introduce ordinance</p> <p>10/23/2014: Planning Commission hearing – Approved with recommendation the City Council adopt Zone Text Amendment</p> <p>8/7/2014: Planning Commission hearing (direction provided to staff)</p> <p>6/26/2014: Application deemed complete</p> <p>6/11/2014: Application deemed incomplete. Awaiting submittal of revised materials.</p>



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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 310 285-1194 rgohlich@beverlyhills.org	(O)(A) Sephardic Magen David Congregation (R) Jacob Segura – 310-282-8448	1/8/2014: Tentative Planning Commission hearing 10/17/2013: Application under review
1184 Loma Linda Drive	Street Master Plan Amendment and Hillside R-1 Permit Request to vacate a portion of Loma Linda Drive in order to combine properties at the end of the cul-de-sac, and a request for a Hillside R-1 Permit to allow the construction of a new single-family residence that has a cumulative floor area in excess of 15,000 square feet, and export of earth material in excess of 3,000 cubic yards (approximately 7,800 cubic yards are proposed to be exported).	3/17/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Loma Linda Trust (R) Jason Somers and Parisa Nejad – 310-344-8474	12/11/2014: Tentative Planning Commission hearing 10/9/14: Planning Commission hearing 7/7/2014: Mitigated Negative Declaration initiated to study environmental impacts 5/29/2014: Revised plans reviewed with staff, application remains incomplete until new plans filed 4/28/2014: Meeting with applicant to discuss project



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					and information required 4/15/2014: Application deemed incomplete	
325 N. Maple Dr.	Development Plan Review Request to convert approximately 50,000 square feet of parking structure space to habitable office space within the existing building located at 325 N. Maple Dr.	11/7/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) GRT Portfolio Properties Beverly Hills, LLC (R) Patrick Tooley – 310-458-2587	11/10/2014: 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 Hills and Los Angeles. 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.	1/7/2014	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(O)(A) Oakhurst 90210, LLC (R) Terry Moore – 310-261-1599	Planning Commission hearing to be scheduled once the City of Los Angeles takes final action on project 6/11/2014: 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 3/19/2014: L.A. City public hearing regarding portion of project in L.A. 2/7/2014: Application	



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						deemed complete
						1/20/2014: Application under review
425 N. Palm Dr.	Zone Text Amendment, Development Plan Review, and R-4 Permit Request to construct a 20-unit, 5-story condominium building. The Zone Text Amendment pertains to modulation requirements for large-scale developments, and the R-4 Permit is requested for rooftop bathrooms and front yard paving.	7/28/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) K Pacific Development LLC (L) Patrick Perry (R) Joe Peterson – 213-955-5504	12/11/2014: Tentative Planning Commission hearing 9/30/2014: CEQA Categorical Exemption study initiated 8/7/2014: Application being reviewed for completeness	
400-408 N. Rodeo Drive	Development Plan Review and In-Lieu Parking – Chanel Request to demolish the existing buildings at 400-408 N. Rodeo Dr. and construct a new 3-story retail store with rooftop VIP area. Parking would be provided through the City’s In-Lieu Parking program (27 parking spaces)	3/26/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) The David Group and Dan Harrington Tmine Inc. (L)(R) Murray Fischer – 310-276-3600	5/19/2014: Application placed on hold by property owner. Awaiting authorization to proceed with processing application and holding a public hearing. 4/24/2014: Application deemed incomplete – Awaiting updated materials from applicant 4/24/2014: Project	



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					preview presentation to Planning Commission
1146 Tower Rd.	Hillside R-1 Permit Request to allow cumulative floor area in excess of 15,000 square feet; request to establish a maximum floor area for a property over 2 acres in size; request to allow an accessory structure over 14' in height within 5' of a property line; and request to allow a 6' tall, solid gate within the required front setback.	11/4/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Tom Corrigan (R) Dominic Filosa – 310-801-6213	11/10/2014: Application being reviewed for completeness



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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
610 Arden Dr.	Minor Accommodation Request to construct a new two-story garage with guest house. The proposed structure would be located within the required side and rear setbacks and have a height of 22'.	6/19/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) American Coastal Properties – Barry Fast (R) Tammie Baumann – 818-669-6372	<p>10/28/2014: Notice of Pending Decision mailed</p> <p>9/26/2014: Corrections submitted by applicant. Staff reviewing application for completeness.</p> <p>9/22/2014: Follow up with applicant, application remains incomplete – awaiting submittal of required materials</p> <p>7/17/2014: Application deemed incomplete, awaiting submittal of requested materials</p> <p>7/16/2014: Application being reviewed for completeness</p>	
360 N. Bedford Dr.	Medical Registration Request to verify existing medical office space in the building	9/19/2014	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(O)(A) Samuel R. & Hildegard Klein Family Trust (R) Patrick Winters – 310-826-2100	9/29/2014: Application being reviewed for completeness	



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143 S. Beverly Dr.	Open Air Dining – Chaumont Bakery Request to allow a total of 6 tables and 14 chairs to be located within the public right-of-way along South Beverly Drive.	6/23/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O) Sakioka Farms (A)(R) Frederic Laski – 424-278-8990	8/11/2014: Project approved, encroachment agreement being circulated for signatures 7/1/2014: Application being reviewed for completeness
240 N. Beverly Dr.	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	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O) City of Beverly Hills (A)(R) Ara Vartanian – 310-201-2151	8/25/2014: Application being reviewed for completeness
474 N. Beverly Dr.	Open Air Dining – Fatburger/Buffalo's Request to allow a total of 12 tables and 24 chairs to be located within the public right-of-way along North Beverly Drive and S. Santa Monica Blvd.	6/19/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O) 4670 Beverly, LLC – Bruce Gabbai (A) Fat Burger/Buffalo's – Richard Chhor (R) Ray Ledford – 619-717-2485	10/15/2014: Corrections submitted by applicant. Application and plans being reviewed. 7/9/2014: Application deemed incomplete – awaiting submittal of required materials 6/23/2014: Application being reviewed for completeness
200 S. Canon Dr.	Minor Accommodation Request to allow the extension of a legally nonconforming 3' side setback for a	11/3/2014	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(O)(A) Shallom and Villa Berkman (R) Victor Corona – 213-407-4756	11/5/2014: Application being reviewed for completeness



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	second story addition to the subject property.					
267 N. Canon Dr.	Open Air Dining Permit – Palm Restaurant Request to allow 4 tables and 14 chairs within the public right-of-way, occupying 202 square feet.	8/20/2014	EMILY GABLE 310-285-1192 egable@beverlyhills.org	(O) 267 N Canon Drive LLC (A) Palm Restaurant (R) Roy Hasson – 310-275-7774	9/30/2014: Notice of pending decision mailed 9/26/2014: Application deemed incomplete – awaiting submittal of required materials 8/25/2014: Application being reviewed for completeness	
319 N. Canon Dr.	Open Air Dining Permit – Voila Bakery Request to allow 4 tables and 8 chairs within the public right-of-way, occupying 104 square feet.	11/4/2014	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O) Douglas Emmet (A) Viola Bakery (R) Yohann Bensimon	11/5/2014: Application being reviewed for completeness	
9467 Charleville Blvd.	Open Air Dining Permit – Aharon Coffee Request to allow 4 tables, 8 chairs, and a bench occupying 69 square feet of sidewalk space within the public right-of-way.	10/29/2014	CYNTHIA DE LA TORRE 310-285-1195 cdelatorre@beverlyhills.org	(O) Four Corners Properties, LLC (A) Aharon Coffee (R) BatSheva Vaknin – 310-755-4600	11/17/2014: Application deemed incomplete, awaiting applicant submittal of requested materials 11/3/2014: Application being reviewed for completeness	



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711 Hillcrest Rd.	Minor Accommodation Request to allow the extension of a legally nonconforming side setback for an addition to the main residence, and a request to allow a two-story, 24' tall accessory structure to be located within the required rear setback.	8/13/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Nicola Guarna (R) Studio William Hefner – 323-931-1365	<p>10/1/2014: Application deemed complete, processing will continue</p> <p>9/19/2014: Application deemed incomplete</p> <p>8/18/2014: Application being reviewed for completeness</p>	
257 S. La Cienega Blvd.	Open Air Dining – Starbucks Request for outdoor dining on public property containing 8 tables and 16 chairs, occupying a total of 156 square feet on public property, and 15 square feet on private property.	9/22/2014	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(O) WLC Group, LLC (A) Starbucks Coffee Company (R) Spencer Regnery – 310-781-8250	<p>10/7/2014: Notice of Pending Decision mailed</p> <p>10/6/2014: Application deemed incomplete, awaiting submittal of requested materials</p> <p>10/1/2014: Application being reviewed for completeness</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	RYAN GOHLICH 310 285-1194 rgohlich@beverlyhills.org	(R) Fran Cohen – 310-913-0952 (A)(O) Farrah and Eddie Gozini	<p>10/1/2014: Revised plans submitted – under review for completeness</p> <p>5/29/2014: Communication with applicant – Project being modified, awaiting</p>	



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					<p>preparation of new plans</p> <p>3/19/2014: Revised plans submitted by applicant, plans under review</p> <p>3/17/2014: Communication with applicant. Meeting scheduled for week of 3/17 to discuss project revisions.</p> <p>12/12/2013: Corrections given to applicant. Awaiting resubmittal of revised plans.</p> <p>10/8/2013: Application under review</p>	
9045 Olympic Blvd.	<p>Telecommunication Permit</p> <p>Request to install a new wireless telecommunication facility containing 15 panel antennas, 15 RRUs, 8 raycaps, and 4 equipment cabinets on the roof of the subject property.</p>	8/18/2014	<p>RYAN GOHLICH</p> <p>310 285-1194</p> <p>rgohlich@beverlyhills.org</p>	<p>(O) Doheny Village Partners, LLC</p> <p>(A) Verizon Wireless</p> <p>(R) Michael Crawford – Synergy Development – 858-220-5737</p>	<p>9/18/2014: Application deemed complete</p>	



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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	3/3/2014: Encroachment agreement being circulated for signatures – pending resolution of code enforcement regarding unpermitted work 10/21/2013: Notice of pending decision mailed 9/17/2013: Application deemed incomplete, pending resubmittal by applicant.	
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	8/4/2014: Project approved, encroachment agreement being circulated for signatures 5/5/2014: Notice of pending decision mailed 4/15/2014: Application being reviewed for completeness	



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383 S. Robertson Blvd.	Development Plan Review Request to allow a second-floor addition to an existing one-story building	5/20/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Rhode Island Realty, LLC (R) Jason Somers – 310-344-8474	10/24/2014: Application deemed complete 9/25/14: Applicant submitted corrections. Staff evaluating for completeness. 8/18/14: Followed up with applicant regarding status of resubmittal. Applicant is continuing to work to address corrections. 6/24/2014: Application deemed incomplete. Awaiting resubmittal by applicant. 5/30/2014: Application being reviewed for completeness
9605 S. Santa Monica Blvd.	Open Air Dining – Amorino Request for outdoor dining on public property containing 6 tables and 12 chairs, occupying a total of 81 square feet.	11/3/2014	ALEK MILLER 310-285-1196 amiller@beverlyhills.org	(O) 9601 Santa Monica, LLC (A) Amorino Gelato (R) Ray Ryans – 818-303-8800	11/6/2014: Notice of Pending Decision mailed 11/5/2014: Application being reviewed for completeness



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612 Whittier Dr.	Minor Accommodation Request to construct a two-story (22'9" tall), 2207 square foot accessory structure within the required rear setback on the subject property.	7/29/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O)(A) Grant and Margaret Levy (R) Christopher Courts – 424-256-2461	11/18/2014: Notice of Pending Decision mailed 10/15/2014: Applicant contacted staff to submit corrections. Awaiting delivery of updated plans. 8/28/2014: Application deemed complete, processing continues 8/7/2014: Application being reviewed for completeness
8670 Wilshire Blvd.	Open Air Dining – Café Alexander Request for outdoor dining on private property and public right-of-way. 5 tables and 14 chairs proposed on private property, and planters and umbrellas proposed in public right-of-way.	6/2/2014	ANDRE SAHAKIAN 310 285-1127 asahakian@beverlyhills.org	(O) Specialty Properties, LLC (A)(R) Sung Min Park – 310-795-4072	8/7/2014: Encroachment agreement provided to applicant, awaiting submittal of signed copies 6/9/2014: Application under review for completeness