



Planning Commission Report

Meeting Date: June 9, 2016

Subject: **228 South Beverly Drive
Zone Text Amendment and Rooftop Lunchroom**
Request for a Zone Text Amendment to Beverly Hills Municipal Code Section 10-3-3107 regarding roof-top uses, and a request for a Development Plan Review to allow the construction of a 2,202 square-foot rooftop lunchroom with associated terrace on the building location at 228 South Beverly Drive. *Continued item from March 24, 2016 Planning Commission Hearing. (It is recommended that the item be continued to the July 28, 2016 meeting).*

Project Applicant: Moshe Kraiem

Recommendation: That the Planning Commission:
1. Conduct a public hearing and continue the item to the scheduled July 28, 2016 meeting

REPORT SUMMARY

The Planning Commission conducted public hearings on February 27, 2014 and March 24, 2016 regarding amendments to certain development standards for roof-top uses on commercial buildings, and a request for a Development Plan Review to construct a roof-top lunchroom and associated terrace on the building located at 228 South Beverly Drive, pursuant to the proposed amendments. An ad hoc committee was established at the February 27, 2014 Planning Commission meeting and subsequently met on March 24, 2014 and June 26, 2015 to discuss the proposed amendments and try to arrive at an equitable solution.

At its March 24, 2016 public hearing, the Planning Commission continued to discuss the potential amendments to the development standards for roof-top uses and the specific request at 228 South Beverly Drive. The Planning Commission identified that there were issues needing resolution before making modifications to the Beverly Hills Municipal Code roof-top uses regulations and directed the item back to the ad hoc committee for further discussion. The ad hoc committee met again on May 24, 2016 and further discussed the issues of parking supply impacts from additional roof-top development and the allowable size for roof-top lunchroom structures. Based on the deliberation at the ad hoc meeting, Planning staff was directed to conduct follow-up research on potential ways to address the parking supply impacts of development on roof-tops and to develop a text amendment that modify regulations for both buildings taller than the height limit for commercial zones and buildings under the height limit for commercial zones. Staff requires additional time to complete the necessary research to



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address the outstanding issues and to draft new proposed draft language for the zone text amendment.

NEXT STEPS

It is recommended that the Planning Commission conduct the public hearing and continue the item to the scheduled July 28, 2016 meeting.

Report Reviewed By:

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Masa Alkire, AICP, Principal Planner