



**Attachment F**

Public Comment

## Timmi Tway

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**From:** Ryan Gohlich  
**Sent:** Wednesday, April 20, 2016 11:42 AM  
**To:** Timmi Tway  
**Subject:** FW: Upcoming Project in Southeast

Do we have any info on the Avon site?

Ryan Gohlich, AICP  
Assistant Director / City Planner  
Community Development Department  
City of Beverly Hills  
455 N. Rexford Dr.  
Beverly Hills, CA 90210  
Direct: (310) 285-1118  
Fax: (310) 858-5966  
[rgohlich@beverlyhills.org](mailto:rgohlich@beverlyhills.org)

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**From:** Richard Rubins [<mailto:richard@zalephoto.com>]  
**Sent:** Wednesday, April 20, 2016 11:36 AM  
**To:** Ryan Gohlich  
**Subject:** Re: Upcoming Project in Southeast

As you know elevations can be pretty deceiving. I was under the impression it was the whole block. It even appears to have a considerable offset from Palm. Is anything going to happen with the Avon bldg. and what happens with the lot next door. Also, looks like they are planning for an uptick in traffic in the alley. Should be fun!

Z

On Apr 20, 2016, at 10:50 AM, Ryan Gohlich <[rgohlich@beverlyhills.org](mailto:rgohlich@beverlyhills.org)> wrote:

Hi Richard,

The Avon building is located immediately to the west of the proposed site, although the property owner of the project site does allow the car rental company to park cars on the site currently. I have highlighted the rough location of the subject property in the image below.

<image001.png><image002.jpg>  
Hope this helps.

Ryan

Ryan Gohlich, AICP  
Assistant Director / City Planner  
Community Development Department  
City of Beverly Hills  
455 N. Rexford Dr.  
Beverly Hills, CA 90210

Direct: (310) 285-1118  
Fax: (310) 858-5966  
[rgohlich@beverlyhills.org](mailto:rgohlich@beverlyhills.org)

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**From:** Richard Rubins [<mailto:richard@zalephoto.com>]  
**Sent:** Tuesday, April 19, 2016 10:11 AM  
**To:** Ryan Gohlich  
**Subject:** Re: Upcoming Project in Southeast

The property is the Avon rental lot?

Z

On Apr 19, 2016, at 8:35 AM, Ryan Gohlich <[rgohlich@beverlyhills.org](mailto:rgohlich@beverlyhills.org)> wrote:

All,

Please see the attached set of plans that will be presented to the Planning Commission. If you have any questions or would like to review the plans in person please let us know.

Thanks,

Ryan

Ryan Gohlich, AICP  
Assistant Director / City Planner  
Community Development Department  
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Direct: (310) 285-1118  
Fax: (310) 858-5966  
[rgohlich@beverlyhills.org](mailto:rgohlich@beverlyhills.org)

**From:** CBL [<mailto:laukenmann@gmail.com>]  
**Sent:** Monday, April 18, 2016 6:31 PM  
**To:** Ryan Gohlich  
**Cc:** [bhrebbe@arnallfamily.com](mailto:bhrebbe@arnallfamily.com); Chris Biehl; [Commishra@earthlink.net](mailto:Commishra@earthlink.net); CRAIG DAVIS; David Galst; david peyman; [doncreamer@sbcglobal.net](mailto:doncreamer@sbcglobal.net); [dpeyman@post.harvard.edu](mailto:dpeyman@post.harvard.edu); [dsawday@aol.com](mailto:dsawday@aol.com); Hadar Geller; [hkaatty@earthlink.net](mailto:hkaatty@earthlink.net); Jason Morgan; Jason Morgan ([jason@objectiverep.com](mailto:jason@objectiverep.com)); [jlipa@psomas.com](mailto:jlipa@psomas.com); [k\\_hatan@yahoo.com](mailto:k_hatan@yahoo.com); [luv0608@gmail.com](mailto:luv0608@gmail.com); [mannylin26@gmail.com](mailto:mannylin26@gmail.com); [marcia@marciamoran.com](mailto:marcia@marciamoran.com); [maurice@pessahgroup.com](mailto:maurice@pessahgroup.com); [nedagabbay@gmail.com](mailto:nedagabbay@gmail.com); [rangalor@gmail.com](mailto:rangalor@gmail.com); Ron Bieber; [sam.ezran@gmail.com](mailto:sam.ezran@gmail.com); [tildenlodge@earthlink.net](mailto:tildenlodge@earthlink.net); Valerie Hazon; AJ Willmer; Andrea Grossman; Bradley H Gibbons; Brian Goldberg; Dick Seff; Eliot Finkel; Isabel Hacker; Judie Fenton; Julian Javor; Noah Margo; Richard Rubins; Susan Mishler; Susan Healy Keene  
**Subject:** Re: Upcoming Project in Southeast

Ryan, can you please circulate the schematics/drawings/elevations to all of us via pdf--grateful.

On Mon, Apr 18, 2016 at 4:50 PM, Ryan Gohlich <[rgohlich@beverlyhills.org](mailto:rgohlich@beverlyhills.org)> wrote:

Hello Southeast Task Force Members and Southeast residents,

I wanted to let you know about a project that will be heard at the next Planning Commission meeting. On April 28 at 1:30 PM the Planning Commission will consider an application for a Conditional Use Permit and Minor Accommodation to allow construction of a new three-story commercial building located at 9206 and 9212 Olympic Boulevard. The project is located on the south side of Olympic Boulevard between Maple Drive and Palm Drive. The project totals 20,292 square feet and includes three levels of underground parking, one level of retail/restaurant use on the ground floor and two levels of general office use above the ground floor.

More information about the project is contained in the public notice, which I have attached to this email. Please feel free to contact me or the project planner Timothea Tway at [ttway@beverlyhills.org](mailto:ttway@beverlyhills.org) or (310) 285-1122 for more information about the project.

Thank you,

Ryan

Ryan Gohlich, AICP  
Assistant Director / City Planner  
Community Development Department  
City of Beverly Hills  
455 N. Rexford Dr.  
Beverly Hills, CA 90210  
Direct: (310) 285-1118  
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The City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

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<OLYMPIC\_DESIGN PACKAGE\_2016-2-7 copy.pdf>

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## Timmi Tway

---

**From:** CBL <laukenmann@gmail.com>  
**Sent:** Tuesday, April 19, 2016 5:04 PM  
**To:** Susan Mishler  
**Cc:** Ryan Gohlich; bhrebbe@arnallfamily.com; Chris Biehl; Commishra@earthlink.net; CRAIG DAVIS; David Galst; david peyman; doncreamer@sbcglobal.net; dpeyman@post.harvard.edu; dsawdayi@aol.com; Mahdi Aluzri; Hadar Geller; hkaatty@earthlink.net; Jason Morgan; Jason Morgan (jason@objectiverep.com); jlipa@psomas.com; k\_hatan@yahoo.com; luv0608@gmail.com; mannylin26@gmail.com; marcia@marciamoran.com; maurice@pessahgroup.com; nedagabbay@gmail.com; rangalor@gmail.com; Ron Bieber; sam.ezran@gmail.com; tildenlodge@earthlink.net; Valerie Hazon; AJ Willmer; Andrea Grossman; Bradley H Gibbons; Brian Goldberg; Dick Seff; Eliot Finkel; Isabel Hacker; Judie Fenton; Julian Javor; Noah Margo; Richard Rubins; Susan Healy Keene; Timmi Tway; 11-Lili Bosse; Lili Bosse; 10-John Mirisch; John Mirisch  
**Subject:** Re: Upcoming Project in Southeast

I have called parking enforcement 23 times in a row today, No response. Shameful. Do we really not have enough money to staff phone calls?

On Tue, Apr 19, 2016 at 12:32 PM, CBL <laukenmann@gmail.com> wrote:  
Plus 3 floors of underground parking--good luck and enjoy my fellow Residents. That's 6 STORIES.

On Tue, Apr 19, 2016 at 11:24 AM, Susan Mishler <suemish356@gmail.com> wrote:  
I second Chris

I will be there on the 28th and Ditto to Chris.

From Beverly to Robertson there is one tall commercial bldg at the SE corner of Olympic. At Doheny there is a third story or some CUP at the Hillel Day School. Nothing all the way to Robertson.

See you all at the Planning Commission. Susan

Sent from my iPhone

On Apr 19, 2016, at 10:01 AM, CBL <laukenmann@gmail.com> wrote:

You are pushing the envelope here and making Olympic look like Wilshire. Do not forget that Olympic is zoned a lower threshold than Wilshire for this. I submit that you/we are now on the slippery slope.

On Tue, Apr 19, 2016 at 8:35 AM, Ryan Gohlich <rgohlich@beverlyhills.org> wrote:

All,

Please see the attached set of plans that will be presented to the Planning Commission. If you have any questions or would like to review the plans in person please let us know.

Thanks,

Ryan

Ryan Gohlich, AICP

Assistant Director / City Planner

Community Development Department

City of Beverly Hills

455 N. Rexford Dr.

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Direct: [\(310\) 285-1118](tel:3102851118)

Fax: [\(310\) 858-5966](tel:3108585966)

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**Sent:** Monday, April 18, 2016 6:31 PM

**To:** Ryan Gohlich

**Cc:** [bhrebbe@arnallfamily.com](mailto:bhrebbe@arnallfamily.com); Chris Biehl; [Commishra@earthlink.net](mailto:Commishra@earthlink.net); CRAIG DAVIS; David Galst; david peyman; [doncreamer@sbcglobal.net](mailto:doncreamer@sbcglobal.net); [dpeyman@post.harvard.edu](mailto:dpeyman@post.harvard.edu); [dsawdayi@aol.com](mailto:dsawdayi@aol.com); Hadar Geller; [hkaatty@earthlink.net](mailto:hkaatty@earthlink.net); Jason Morgan; Jason Morgan ([jason@objectiverep.com](mailto:jason@objectiverep.com)); [jlipa@psomas.com](mailto:jlipa@psomas.com); [k\\_hatan@yahoo.com](mailto:k_hatan@yahoo.com); [luv0608@gmail.com](mailto:luv0608@gmail.com); [mannylin26@gmail.com](mailto:mannylin26@gmail.com); [marcia@marciamoran.com](mailto:marcia@marciamoran.com); [maurice@pessahgroup.com](mailto:maurice@pessahgroup.com); [nedagabbay@gmail.com](mailto:nedagabbay@gmail.com); [rangalor@gmail.com](mailto:rangalor@gmail.com); Ron Bieber; [sam.ezran@gmail.com](mailto:sam.ezran@gmail.com); [tildenlodge@earthlink.net](mailto:tildenlodge@earthlink.net); Valerie Hazon; AJ Willmer; Andrea Grossman; Bradley H Gibbons; Brian Goldberg; Dick Seff; Eliot Finkel; Isabel Hacker; Judie Fenton; Julian Javor; Noah Margo; Richard Rubins; Susan Mishler; Susan Healy Keene

**Subject:** Re: Upcoming Project in Southeast

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commercial building located at 9206 and 9212 Olympic Boulevard. The project is located on the south side of Olympic Boulevard between Maple Drive and Palm Drive. The project totals 20,292 square feet and includes three levels of underground parking, one level of retail/restaurant use on the ground floor and two levels of general office use above the ground floor.

More information about the project is contained in the public notice, which I have attached to this email. Please feel free to contact me or the project planner Timothea Tway at [ttway@beverlyhills.org](mailto:ttway@beverlyhills.org) or [\(310\) 285-1122](tel:(310)285-1122) for more information about the project.

Thank you,

Ryan

Ryan Gohlich, AICP

Assistant Director / City Planner

Community Development Department

City of Beverly Hills

455 N. Rexford Dr.

Beverly Hills, CA 90210

Direct: [\(310\) 285-1118](tel:(310)285-1118)

Fax: [\(310\) 858-5966](tel:(310)858-5966)

[rgohlich@beverlyhills.org](mailto:rgohlich@beverlyhills.org)

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## Timmi Tway

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**From:** Karen Myron  
**Sent:** Wednesday, April 27, 2016 8:56 PM  
**Cc:** Timmi Tway; Masa Alkire; Ryan Gohlich; RWG DavidSnow  
**Subject:** Fwd: For Thursday 4/28 Regarding the 9206-9212 Olympic project

Good evening commissioners,

Please see below, additional comments on the Olympic Blvd project.

Bcc: PC

Sent from my iPhone

Begin forwarded message:

**From:** Sharon Ignarro  
**Date:** April 27, 2016 at 3:51:43 PM PDT  
**To:** <[kmyron@beverlyhills.org](mailto:kmyron@beverlyhills.org)>  
**Subject:** For Thursday 4/28 Regarding the 9206-9212 Olympic project

Good afternoon,

As a resident of Beverly Hills I am becoming quite concerned that developers have begun to think the time is right to disregard our ordinances and push for larger and larger developments. I would like to voice my strong objection to allowing the 9206-9212 project to exceed the 35 foot limit. While I do not object to the mixed use project I would like to see it developed in conjunction with the Southeast Task Force.

Please do not let Beverly Hills become another Century City. Do not allow this project to exceed the 35 foot limit!

Thank you for your consideration,

Sharon Ignarro, M.D.

Please confirm receipt of this email.

## Timmi Tway

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**From:** Karen Myron  
**Sent:** Monday, May 02, 2016 1:11 PM  
**To:** Timmi Tway  
**Subject:** FW: Project proposed for 9206-9212 Olympic Blvd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Karen Myron

Community Development Department  
Planning Division  
City of Beverly Hills  
455 N. Rexford Drive  
Beverly Hills, CA 90210  
*p* (310) 285-1126  
*f* (310) 858-5966



**From:** Mark Babst [<mailto:jmbabst@gmail.com>]  
**Sent:** Monday, May 02, 2016 12:13 PM  
**To:** Karen Myron  
**Subject:** Project proposed for 9206-9212 Olympic Blvd

Dear Planning Commission Members,

First, as a long time resident of Beverly Hills, my wife and I thank you for your service to our wonderful community.

I am writing to express my opposition to the issuance of a CUP as has been applied for the proposed building project at 9206 to 9212 Olympic Blvd.

This is a transitional area with single family residences immediately to its north. While the design of the proposed building is lovely, its bulk and sheer mass is inconsistent with the residential community it abuts.

Olympic Boulevard is already a heavily trafficked major east-west thoroughfare. This will add considerable congestion and add significantly to the number of automobile ins-and-outs. There is no traffic light on Palm or Maple and left turns are allowed from both of those streets onto Olympic. This means that there will inevitably be additional traffic delays as well as accidents resulting from drivers making those left turns to go east.

We've seen the unintended consequences of business success with the daytime traffic nightmares caused by the two restaurants in the micro-mall on the northeast corner of Oakhurst and Olympic. While I patronize both by walking there, I truly feel sorry for the nearby residents. We can not risk this happening all up-and-down Olympic.

I am very concerned about setting a precedent if the CUP application is approved. My neighbors and I do not want Olympic to become "Wilshire-ized" into a denser and and busier commercial area without the formal

planning process and community input. Granting the requested CUP would side-step that process and could totally change the character of our grammar-school oriented residential community.

Thank you for the opportunity to express our concerns and opinions.

Mark & Susan Babst

324 S. Palm Drive

90212

[jmbabst@gmail.com](mailto:jmbabst@gmail.com)

## Timmi Tway

---

**From:** Karen Myron  
**Sent:** Monday, April 25, 2016 5:33 PM  
**Cc:** Timmi Tway; Masa Alkire; Ryan Gohlich; RWG DavidSnow  
**Subject:** Correspondence RE: 9212 Olympic  
**Attachments:** 9212olympiccomment.pdf; ATT00001.htm

Good Evening Commissioners,

Please see attached, correspondence regarding item #3 (9206-9212 Olympic Blvd) on Thursday's agenda. Hard copies will be provided at the meeting.

The comment was written on the back of the mailed notice. The handwriting is difficult to read; we believe that it says,

"To whom it may concerned,  
I have no interest in a new building on Olympic. But I would like to know when our back alley will be repaired?"

(Signature illegible)"

The return address on the envelope appears to be 333 S. Rexford Drive, which is a multi-family building.

Please let us know if you have any questions.

Thank you!

Sent from my iPad

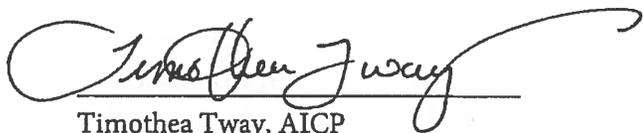
Categorical Exemption for in-fill development pursuant to Section 15332 of the Guidelines, and the project has been determined not to have a significant environmental impact.

Any interested person may attend the meeting and be heard or present written comments to the Commission.

According to Government Code Section 65009, if you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Timothea Tway, Associate Planner** in the Planning Division at (310) 285-1122, or by email at [ttway@beverlyhills.org](mailto:ttway@beverlyhills.org). Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,



Timothea Tway, AICP  
Associate Planner

Mailed: April 15, 2016

TO WHOM IT MAY CONCERN,

4-18-16

I HAVE NO INTEREST IN A NEW BUILDING ON OLYMPIC. BUT I WOULD LIKE TO KNOW

WHEN OUR BACK ALLEY WOULD BE REPAIRED?

Hudson Brown



## Timmi Tway

---

**From:** d sims <fiveoperson@yahoo.com>  
**Sent:** Tuesday, April 26, 2016 10:57 PM  
**To:** Timmi Tway  
**Subject:** Proposed Project @ 9212 & 9206 Olympic Bl.

Thank you Timmi for filling me in on this proposed development at 9212 to 9206 Olympic. Since I cannot be at the hearing (4/26/16) for this project I would like to have my comments heard & considered by the Planning Commission on this project as per below:

- 1) I question the need for a non-conforming structure at this address. The Olympic corridor is 99% 1 & 2 story structures. Why should this project be exempt from keeping within the height limits and running average of this boulevard?
- 2) A structure of this size will add additional traffic and parking loads & demands to an already extremely heavily trafficked area. Parking is already very limited on Olympic & the side streets are no better. I understand that the developer is only putting in the bare minimum parking just to 'squeak' by the code requirement. Why not require additional off street parking here???
- How will the additional traffic & parking load generated by this project impact an already incredibly existing overloaded area that abuts right up against residential homes and apartments?? There is also additional air pollution and sound pollution to consider from the additional traffic that will be generated by this project. I would like to see a certain percentage of 'greening' to this project that might also help with the visual impact & air pollution here (landscaped buffer zone with trees & plants to 'soften' the effect of noise, air and light pollution from this proposed project).
- 3) I still question the state of the soil at this project. These parcels are adjacent to properties that are know to have had underground fuel tanks and oil contaminants from prior and present use. The soil under these parcels have not been tested in approximately 20 years. Should not a current test be performed to insure the safety of the public as a whole?
- 4) I had inquired about the possibility of a postponement for the date of this hearing on the grounds that it conflicted with the observance of a Jewish holiday (week of Passover). Many of the local concerned neighbors who would have liked to attend a hearing impacting their neighborhood are precluded from doing so due to religious observance &/or they will be out of town for same. I find it confusing & perplexing that a meeting of this nature that invites the surrounding neighborhood to attend and voice their opinion was scheduled during a time which makes it difficult if not impossible for those neighbors to attend since the area has a predominantly Jewish constituent base.

Thank you again for your help on this,

-Ben Sims

**Karen Myron**

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**From:** Ann Beisch  
**Sent:** Wednesday, April 27, 2016 10:51 PM  
**To:** Karen Myron  
**Subject:** Thursday Committee Meeting

Dear Ms. Myron,

My husband and I live at 9427 1/2 West Olympic Blvd. in Beverly Hills.

We would like to share with commissioners our opposition to the granting of a conditional use permit to Etco Homes for 9206 and 9212 Olympic Boulevard. I don't believe that this project as proposed reflects the kind of development that Southeast residents desire for our area.

The proposed building site on Olympic Boulevard is an oversized building that exceeds our city's plans for this area. Where two-story, low-rise commercial buildings at 35 feet are the rule, this three story building - rising nearly 70 feet - feels more like Wilshire Boulevard than Olympic.

Thank you for your consideration.

Sincerely,  
Ann and Kristopher Cueva

9427 1/2 Olympic Blvd. Beverly Hills, CA 90212

Submitted at the Planning  
Commission meeting of:

4/28/16  
By: Staff - public comment rec'd  
Re: #3

**Mark Elliot**  
212 S. Reeves Drive #8  
Beverly Hills, CA 90212

April 27, 2015

Mr. Alan Block, Chair  
Planning Commission  
455 North Rexford Dr.  
Beverly Hills, CA 90210

Dear Chair Block, Vice-Chair Shooshani and Members of the Planning Commission:

I want to share with commissioners my opposition to the granting of a conditional use permit to Etco Homes for 9206 and 9212 Olympic Boulevard. I don't believe that this project as proposed reflects the kind of development that Southeast residents desire for our area.

First, I don't believe that this project's design allows for a finding of harmony with the adjacent residential character of the neighborhood. Neighboring two-story structures of uniformly historic character would suggest a proportionally-sized structure that comports with the low-rise character of the area (just as the zoning dictates) – not the 3-story, 45' tall FAR 1.69:1 as proposed. As illustrated, this project would figuratively turn its back on the prevailing Spanish Revival character that predominates here.

In my view, the brick façade applique only exaggerates the project's departure from the prevailing style. The façade is characterized not by "metal accents" (as the staff report says) but rather an homage to the 'machine age.' It is the industrial style accented with an historic allusion crafted in brick – not a "façade composed primarily of brick." Even worse, the diminutive brickwork tends to exaggerate the overall massing of the structure.

Second, I don't believe that this project is consistent with our General Plan. The bulk and mass of the proposed project hardly reflects (much less enhances) the existing low-rise character or scale of the corridor. Nor would it enhance the unique aesthetic quality of the city's most important Southeast commercial corridor. It would disrupt it, in my opinion.

Third, this project does not reflect local stakeholders' vision(s) for the corridor. The Southeast Task force was convened in 2011 to "discuss, evaluate and form recommendations," yet this project would appear not to acknowledge them. Task force objectives include shaping our neighborhood to suggest Larchmont Boulevard rather than Wilshire with its dominating scale; and they suggest an Arts and Entertainment District ambience rather than the Miracle Mile's mix of shops and high-rise office functions.

Even more, were the CUP approved by the commission, the project would not meet Southeast Task Force objectives like increased parking capacity (this project merely meets code requirements) or support for "local-serving, family-friendly neighborhood establishments" (only suggested by the staff report but no tenant commitment is noted).

\*\*\*

April 26, 2016  
Planning Commission  
Re: 9206 & 9212 Olympic

From this resident's perspective, a very good reason to deny the application for the CUP is that this project is simply not reflective of our ambitions for our neighborhood; it does not embody any semblance of the future that we have been working towards here in the Southeast.

But the best reason to deny is that this project's higher intensity-of-use does not comport with our plans. This corridor is zoned 'transition' and described as low-rise (35') for a reason: that designation would preserve and maintain community character.

I don't believe that this applicant has offered a better reason for disrupting the harmony, character and scale of our neighborhood. I believe that my neighbors and I would welcome a project that comports with the low-rise character as expressed in the plans – one that is called for by the zoning code. And perhaps we would welcome a project that keeps the brick façade but dispenses with those "metal accents."

Sincerely,

A handwritten signature in black ink that reads "Mark Elliot". The signature is written in a cursive, slightly slanted style.

Mark Elliot  
212 S. Reeves Drive #8  
Beverly Hills, CA 90212

## Timmi Tway

---

**From:** Susan Healy Keene  
**Sent:** Thursday, June 23, 2016 12:24 PM  
**To:** Timmi Tway  
**Subject:** FW: 9206 and 9212 Olympic Blvd @ PC Today

**From:** CBL [mailto:laukenmann@gmail.com]  
**Sent:** Thursday, June 23, 2016 11:50 AM  
**To:** Susan Healy Keene  
**Cc:** David Peyman; Jason Morgan  
**Subject:** Re: 9206 and 9212 Olympic Blvd @ PC Today

Looks good. The slightly reduced height makes the whole project look much more in line with the surrounding commercial properties.

On Thu, Jun 23, 2016 at 8:38 AM, Susan Healy Keene <[skeene@beverlyhills.org](mailto:skeene@beverlyhills.org)> wrote:

Hi all,

Today at the Planning Commission meeting at 1:30 the project located at 9206 and 9212 Olympic Boulevard will be considered.

The project was first considered at the April 28<sup>th</sup> Planning Commission. At this meeting comments were received, and the Planning Commission asked the applicant to revise the proposal to address issues related to height and modulation. The Project was continued to a date certain – June 9. At the June 9 Planning Commission meeting staff requested that the project be continued to the June 23, 2016 Planning Commission meeting.

The revised project that has been submitted by the applicant has a reduced height of 35' (originally proposed at 45') and includes an additional floor of parking (providing an excess 13 parking spaces over the code required amount) and additional modulation of the building along Olympic Boulevard. The project is approximately 1,753 square feet larger than the originally proposed project.

Please find the Planning Commission staff report summarizing all of the changes made to the project here: [http://beverlyhills.granicus.com/GeneratedAgendaViewer.php?event\\_id=65822f98-d16e-4768-8707-94c3eeb51d34](http://beverlyhills.granicus.com/GeneratedAgendaViewer.php?event_id=65822f98-d16e-4768-8707-94c3eeb51d34) (the file is very large, so it cannot be attached to the email).

I have also attached a rendering of the originally proposed project and revised project to this email.

Susan Healy Keene, AICP

Director of Community Development

City of Beverly Hills

310-285-1124

[skeene@beverlyhills.org](mailto:skeene@beverlyhills.org)

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## Timmi Tway

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**From:** d sims <fiveoperson@yahoo.com>  
**Sent:** Sunday, June 26, 2016 2:58 PM  
**To:** Timmi Tway  
**Subject:** 9206 - 9212 W. Olympic Bl-Proposed Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Timmi,

Nice to meet with you at the planning commission meeting last week.  
In reference to proposed building at 9206-9212 w. Olympic bl. you asked that I email you with some additional concerns/points so they might be included in any final conditional granting of this project.

Please note the following:

1)The applicant stated several times during the hearing on 6/23/16, after concerns were expressed in regards to parking constraints in the area, that he would make available dedicated parking spaces in his building for neighbors use.

I wish to express my concerns that this commitment does not 'fall through the cracks' and that it should be made a recorded condition if he is allowed to construct this building.

Parking is very hard on the locals & their guests in this area since no public lots exist and street parking is highly limited (Olympic parking alone has been severely cut back in the last year or so to - "No Parking between the hours of 7AM to 10 AM as well as 3PM to 7PM"!!!!!!)

2)There are 3 -4 beautiful legacy palms trees currently in and around this property. (I believe 2 of them are actually straddling the property line to the east and south).

I would hate to see these legacy trees destroyed especially since they all don't sit completely on this property.

I would like to see that they all are preserved. Perhaps he can build around them.

The builder seemed to be very 'green' minded. Could this also be made a condition of allowing the building to be constructed?

Thank you again for all your help,---Ben Sims



**Attachment G**

Project Plans (provided under separate cover)



**Attachment H**

Comparison of Originally Proposed Project and Currently Proposed Project



**NEW DESIGN**



**PREVIOUS DESIGN**

**DESIGN COMPARISON**

ARCHITECT:  
**BUCILLA GROUP ARCHITECTURE**  
 INCORPORATED  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 HISTORIC PRESERVATION LEED VALUE ENGINEERING  
 19782 Mac Arthur Blvd., Suite 270, Irvine, Ca 92612  
 TEL 949.851.9080 FAX 949.623.0084  
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STAMP

ATTEST TO ARCHITECTURAL ONLY

Project :  
**COMMERCIAL BLDG.**  
**9212 OLYMPIC BLVD.**  
**BEVERLY HILLS, CALIFORNIA**

Owner:  
**EHI-9222, LLC**  
**ETCO HOMES**  
**8447 WILSHIRE BLVD., SUITE 400**  
**BEVERLY HILLS, CA 90211**

| NO.      | DATE                | DESCRIPTION |
|----------|---------------------|-------------|
| 11.5.15  | DESIGN SUBMISSION   |             |
| 06.15.16 | DESIGN RESUBMISSION |             |
| 06.30.16 | DESIGN RESUBMISSION |             |

PERMIT NO:  
 BD SUBM. DATE:  
 PLOT DATE:

KEYPLAN  
 (5-Story Bldg with 2-Story Parking Garage)

Project Number :  
**BGA No. 14018**

Sheet Title :

**Owner / Applicant**  
 EHI-9222, LLC / EtcO Homes  
 8447 Wilshire Boulevard, Suite 400  
 Beverly Hills, CA 90211  
 310.691.5500

**Project Address**  
 9212 Olympic Boulevard

IMAGERY

Sheet No. :  
**CS-1**



NEW DESIGN



PREVIOUS DESIGN

**DESIGN COMPARISON**

ARCHITECT:

**BUCILLA GROUP ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN  
HISTORIC PRESERVATION LEED VALUE ENGINEERING

19782 Mac Arthur Blvd., Suite 270, Irvine, Ca 92612  
TEL 949.851.9080 FAX 949.623.0084

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ATTEST TO ARCHITECTURAL ONLY

Project :  
**COMMERCIAL BLDG.  
9212 OLYMPIC BLVD.  
BEVERLY HILLS, CALIFORNIA**

Owner:  
**EHI-9222, LLC  
ETCO HOMES  
8447 WILSHIRE BLVD., SUITE 400  
BEVERLY HILLS, CA 90211**

| NO. | DATE     | DESCRIPTION         |
|-----|----------|---------------------|
|     | 11.5.15  | DESIGN SUBMISSION   |
|     | 06.15.16 | DESIGN RESUBMISSION |
|     | 06.30.16 | DESIGN RESUBMISSION |

PERMIT NO.:  
BD SUBM. DATE:  
PLOT DATE:

KEYPLAN  
(5-Story Bldg with 2-Story Parking Garage)

Project Number :  
**BGA No. 14018**

Sheet Title :

**Owner / Applicant**  
EHI-9222, LLC / EtcO Homes  
8447 Wilshire Boulevard, Suite 400  
Beverly Hills, CA 90211  
310.691.5500

**Project Address**  
9212 Olympic Boulevard

IMAGERY

Sheet No. :

**CS-2**





**PREVIOUS DESIGN**



**NEW DESIGN**



**NEW DESIGN**



**NEW DESIGN**



**PREVIOUS DESIGN**



**PREVIOUS DESIGN**

**DESIGN COMPARISON**

ARCHITECT:  
**BUCILLA GROUP ARCHITECTURE**  
 INCORPORATED  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 HISTORIC PRESERVATION LEED VOLUME ENGINEERING  
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Project:  
**COMMERCIAL BLDG.**  
**9212 OLYMPIC BLVD.**  
**BEVERLY HILLS, CALIFORNIA**

Owner:  
**EHI-9222, LLC**  
**ETCO HOMES**  
**8447 WILSHIRE BLVD., SUITE 400**  
**BEVERLY HILLS, CA 90211**

| NO.      | DATE                | DESCRIPTION |
|----------|---------------------|-------------|
| 11.5.15  | DESIGN SUBMISSION   |             |
| 06.15.16 | DESIGN RESUBMISSION |             |
| 06.30.16 | DESIGN RESUBMISSION |             |

PERMIT NO:  
 BD SUBM. DATE:  
 PLOT DATE:

KEYPLAN  
 (3-Story Bldg with 2-Story Parking Garage)

Project Number:  
**BGA No. 14018**

Sheet Title:

**Owner / Applicant**  
 EHI-9222, LLC / Etco Homes  
 8447 Wilshire Boulevard, Suite 400  
 Beverly Hills, CA 90211  
 310.691.5500

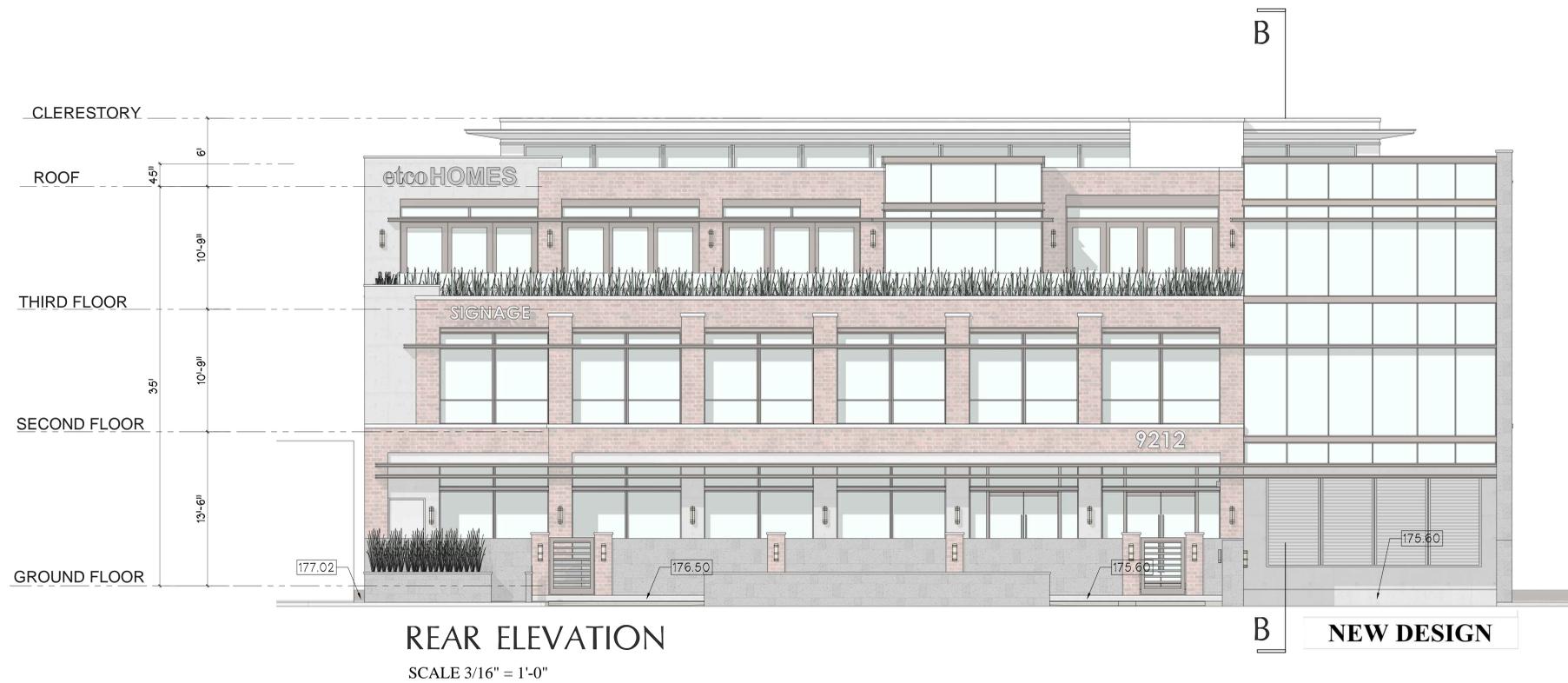
**Project Address**  
 9212 Olympic Boulevard

IMAGERY

Sheet No.:

**CS-4**





STAMP

ATTEST TO ARCHITECTURAL ONLY

Project :  
**COMMERCIAL BLDG.**  
**9212 OLYMPIC BLVD.**  
**BEVERLY HILLS, CALIFORNIA**

Owner:  
**EHI-9222, LLC**  
**ETCO HOMES**  
**8447 WILSHIRE BLVD., SUITE 400**  
**BEVERLY HILLS, CA 90211**

| NO.      | DATE     | DESCRIPTION         |
|----------|----------|---------------------|
| 11.5.15  | 11.5.15  | DESIGN SUBMISSION   |
| 06.15.16 | 06.15.16 | DESIGN RESUBMISSION |
| 06.30.16 | 06.30.16 | DESIGN RESUBMISSION |

PERMIT NO:  
 BD SUBM. DATE:  
 PLOT DATE:

KEYPLAN  
 (5-Story Bldg with 2-Story Parking Garage)

Project Number :  
**BGA No. 14018**

Sheet Title :

**REAR ELEV.**  
**RIGHT SIDE ELEV.**

Sheet No. :

**9.1**

**Owner / Applicant**  
 EHI-9222, LLC / Ecto Homes  
 8447 Wilshire Boulevard, Suite 400  
 Beverly Hills, CA 90211  
 310.691.5500

**Project Address**  
 9212 Olympic Boulevard