



## AGENDA REPORT

**Meeting Date:** March 6, 2012

**Item Number:** E-2

**To:** Honorable Mayor & City Council

**From:** Ara Maloyan, City Engineer  
Samer Elayyan, Civil Engineer *SE*

**Subject:**

- A. RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE MASTER PLAN OF STREETS, ALLEYS AND HIGHWAYS AND ORDERING THE CONDITIONAL VACATION OF AN ALLEY LOCATED BETWEEN THE PROPERTIES LOCATED AT 1111 COLDWATER CAÑON DRIVE AND 1115 COLDWATER CAÑON DRIVE
- B. RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED TO THOMAS O. STAGGS AND MELANIE A. STAGGS, TRUSTEES OF THE STAGGS TRUST DATED 2/22/02, FOR TERMINATION OF THE CITY'S STORM DRAIN EASEMENT OVER A PORTION OF THE PROPERTY LOCATED AT 1111 COLDWATER CAÑON DRIVE

**Attachment:**

- 1) 2 City Council Resolutions
- 2) Planning Commission Resolution No. 1632

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### RECOMMENDATION

It is recommended that the City Council adopt the proposed resolutions.

### INTRODUCTION

This report requests that City Council adopt the Resolutions ordering the conditional vacation of the alley located between 1111 and 1115 Coldwater

Cañon Drive and authorizing the Quitclaim of the City's storm drain easement over a portion of the property located at 1111 Coldwater Cañon Drive.

## **DISCUSSION**

### **Alley Vacation**

Thomas O. Staggs and Melanie A. Staggs, Trustees of The Staggs Trust Dated 2/22/02 and the owners of 1111 and 1115 Coldwater Cañon Drive submitted a request to vacate a portion of the 20-foot public alley located between these two residential properties in order to tie the two properties together.

Pursuant to section 8320(a) of the California Streets and Highways Code, vacation of a public street or alley may be initiated either by the City, or by an interested person, with the consent of the City. The process and procedures for vacating a public street/alley are found in the Public Streets, Highways, and Service Easement Vacation Law, California Streets and Highways Code section 8300, et seq.

Prior to the City Council acting upon the request to vacate a public street/alley, the request must first be reviewed by the Planning Commission for a finding of consistency with the General Plan pursuant to Government Code section 65402. Government Code section 65402(a) states that no street shall be vacated until such vacation has been submitted to and reported upon by Planning Commission as to conformity with the General Plan.

Following the report from the Planning Commission, the City Council may consider the vacation of the public alley. The City Council may adopt a resolution vacating the alley if it finds that the alley proposed to be vacated is unnecessary for "present or prospective public use". Section 8340 (c) of the same code, states that in the event the alley proposed to be vacated contains any public utility facilities, then an easement for such utilities should be reserved unless relocation is to occur.

At its meeting of February 23, 2012, Planning Commission reviewed and considered the proposed vacation of the subject alley, and whether such vacation would be in conformity with General Plan. In conclusion, findings were made that the proposed alley vacation is consistent with the City's General plan and adopted resolution No.1632 to that effect.

The subject alley connects Coldwater Cañon Dr. and Loma Linda Dr. as shown on Exhibit "B" of the attached alley vacation Resolution. However, the alley is only paved for the portion that bisects 1111 and 1115 Coldwater Cañon Drive, which provides driveway access to the subject properties. The remainder of the alley is unpaved and lays on a steeply sloped hill with heavy vegetation, and not planned for future development.

Beyond providing driveway access to the subject properties, the alley's primary purpose is to provide clearance for existing (and potentially future) underground utilities. As a condition for vacating the alley, an easement with the same configuration of the alley to be vacated shall be reserved for public utility purposes that shall be accessed at all times. No structure (subsurface or above surface), hardscape or landscape is allowed within the easement unless an encroachment permit is approved by the City Council. Furthermore a minimum clearance of 14 feet is required between the top of the easement and any above-ground structure.

**Easement Quitclaim**

The property owners are also requesting the City to quitclaim the City's interest in the portion of the 10-foot storm drain easement within 1111 Coldwater Cañon Drive that is no longer used. Staff has reviewed the request and it has been determined that this portion of the easement is no longer needed for the purposes for which it was acquired since the City's 10-inch storm drain line was abandoned and replaced by a 24" LACFCD line in 1971. A new easement was granted to LACFCD for their line.

**FISCAL IMPACT**

No funds will be expended by the approval of the alley vacation and the easement quitclaim. Since the alley proposed for vacation is not owned in fee by the City, this portion of the alley will revert back to the property owners with no financial interest to the City. The proposed alley vacation will relieve the City of its responsibility to maintain the pavement on the subject alley. The applicants have paid for preparation and processing of all necessary documents.



\_\_\_\_\_  
David Gustavson  
Approved By



# **Attachment 1**

RESOLUTION NO. 12-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE MASTER PLAN OF STREETS, ALLEYS AND HIGHWAYS AND ORDERING THE CONDITIONAL VACATION OF AN ALLEY LOCATED BETWEEN THE PROPERTIES LOCATED AT 1111 COLDWATER CAÑON DRIVE AND 1115 COLDWATER CAÑON DRIVE

The City Council of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. In accordance with the provisions of Section 8320 of the Streets and Highways Code of the State of California (the “Streets and Highways Code”), the City published notice of its intent to vacate a portion of the alley located between 1111 Coldwater Cañon Drive and 1115 Coldwater Cañon Drive in the *Beverly Hills Weekly* Thursday, February 23, 2012 and Thursday, March 1, 2012 and in the *Beverly Hills Courier* on Friday, February 17, 2012 and Friday, February 24, 2012. Notice was also posted on the project site.

Section 2. The proceedings to vacate the existing alley and reserve a public utility easement were conducted pursuant to Chapter 3 of Part 3 of Division 9 of the Streets and Highways Code, Section 8320 *et. seq.* Notices of the proposed alley vacation were duly published and posted in the manner and form and at the times required by Sections 8322 and 8323 of the Streets and Highways Code.

Section 3. On February 23, 2012, the Planning Commission considered the alley vacation and found that the alley vacation and reservation of a public utility easement is consistent with the General Plan and recommended that the City Council approve the vacation with a reservation of a public utility easement.

Section 4. The City Council held a duly noticed public hearing regarding the vacation and related matters on March 6, 2012.

Section 5. This alley vacation (or “Project”) has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the City’s environmental guidelines. The Project qualifies for a categorical exemption pursuant to Section 15305 (Class 5) and Section 15301(c) (Class 1) of the Guidelines. Specifically, the Project, as proposed, would result in minor changes to the City’s existing circulation system by vacating a small segment of an existing alley.

Section 6. Based on the foregoing, and evidence presented through the hearing process, the City Council hereby finds and determines as follows regarding the alley vacation:

1. The alley vacation furthers the goals and policies of the City by allowing the City to reserve a public utility easement while providing sufficient access and circulation in and around existing and future developments. Specifically, vacation of the existing 20-foot wide alley and reservation of a 20-foot easement for public utility purposes and incidental uses (including but not limited to the construction, use, operation, maintenance and repair) in, over and under a portion of that property at 1111 Coldwater Cañon Drive and a portion of that property at 1115 Coldwater Cañon Drive (“Public Utility Easement”) is consistent with General Plan Policy LU 5.6 and CIR 11.1, which state:

“Alleys. Maintain existing neighborhood alleys as alternate, safe, well maintained access points to homes that also reduce curb cuts, driveways, and associated pedestrian-automobile conflicts.”

“Alleys. By virtue of serving as the primary network for utility locations, trash removal, loading and unloading facilities alternate emergency access, alleys vastly simplify the function of the streets and permit a higher degree of efficiency and visual quality along the streets. Alleys also provide an additional buffer between parcels so as to further insulate incompatible uses and development.

The existing alley does not provide accessible connectivity between streets, and its primary function is as a private driveway providing access to 1111 and 1115 Coldwater Cañon Drive (or the “Properties”) terminating into a steeply sloped hill with vegetation. As proposed, the paved portion of the alley will be maintained as a driveway in order to provide continued driveway access to 1111 and 1115 Coldwater Cañon Drive, and the Public Utility Easement will be reserved in place of the alley for the purpose of accommodating existing and future utilities.

The vacation of the paved portion of the existing alley for use as a driveway, as well as the reservation of the Public Utility Easement is a desirable project for the City for the reasons outlined above, and a satisfactory alternative to the existing alley because such use and purpose of the alley would remain unchanged except that the boundary lines of the alley would be modified so that the paved portion of the alley would become a private driveway. The landscaped portion of the alley would remain an alley.

2. Pursuant to Section 8324 of the Streets and Highways Code, the portion of the alley proposed for abandonment as described in Exhibit A, attached hereto and incorporated by reference, is unnecessary for present or prospective public use because it is used exclusively as a private driveway and as a utilities easement, so long as the Public Utility Easement is reserved and is required as a condition of approval of this vacation, because the Public Utility Easement will adequately provide the City and utility companies with continued access.

Section 7. The City Council hereby orders that the portion of the alley as described and shown on Exhibit A shall be and is hereby ordered to be vacated subject to the following conditions and only after these conditions are satisfied:

1. No portion of any existing alley shall be vacated or closed to vehicular circulation unless and until the Public Utility Easement is reserved in the same area as the existing alley as shown in Exhibit B, attached hereto and incorporated by reference (“Easement Area”).

2. The Properties are tied or merged to the satisfaction of the City and pursuant to state and local law.

Section 8. The City Council hereby orders that the Public Utility Easement located in the Easement Area shall be subject to the following conditions:

1. The City and other authorized public utilities shall have access twenty-four hours per day seven days a week to the Public Utility Easement.

2. No subsurface construction shall be allowed within the Easement Area.

3. Any and all construction in the Easement Area shall maintain a vertical clearance from finished grade of fourteen (14) feet at all times.

4. Any fence installed over the Easement Area shall be fitted with a Fire Department approved Knox Box to allow for emergency access.

5. In the event that the Properties are separated or untied, the alley shall be rededicated.

Section 9. Page 13 of the City’s Master Plan of Streets, Alleys and Highways, is hereby amended as shown on the map, attached hereto as Exhibit C and incorporated by reference.

Section 10. The documents and other material which constitute the record on which this decision is based are located in the Department of Community Development and are in the custody of the Director of Community Development.

Section 11. The City Manager or his designee is authorized and directed to execute any and all documents necessary to complete the vacation and public utility easement on behalf of the City.

Section 12. The City Manager or his designee shall administer the terms of this Resolution on behalf of the City.

Section 13. The City Clerk is directed to cause a certified copy of this resolution and order to be recorded in the office of the Recorder of the County of Los Angeles at such time as the conditions of approval set forth in Section 7 of this Resolution, have been satisfied.

Section 14. The City Clerk shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his Certification to be entered in the Book of Resolutions of the City of Beverly Hills.

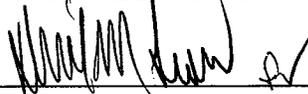
Adopted:

\_\_\_\_\_  
BARRY BRUCKER  
Mayor of the City of  
Beverly Hills, California

ATTEST:

\_\_\_\_\_  
(SEAL)  
BYRON POPE  
City Clerk

APPROVED AS TO FORM

  
\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT

  
\_\_\_\_\_  
DAVID D. GUSTAVSON  
Director of Public Works and Transportation

EXHIBIT A  
VACATION PARCEL

EXHIBIT A

ALLEY VACATION LEGAL DESCRIPTION

THAT PORTION OF THE 20.00 FOOT ALLEY LYING NORTHERLY AND EASTERLY OF LOT 5 AS SHOWN ON TRACT NO. 13101, AS PER MAP RECORDED IN BOOK 280, PAGES 1 TO 9, INCLUSIVE OF MAPS, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 39 OF TRACT NO. 9347, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 129 PAGES 18 TO 23 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 66°37'08" WEST 20.00 FEET TO THE EASTERLY LOT LINE OF LOT 5 OF SAID TRACT NO. 13101.

RESERVING AN EASEMENT FOR PUBLIC UTILITIES OVER THE 20.00 FOOT STRIP AS DESCRIBED ABOVE.

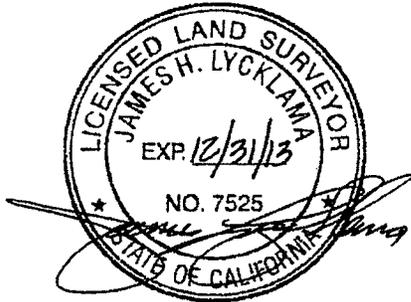


EXHIBIT B

DIAGRAM OF VACATED ALLEY WITH RESERVATION  
OF PUBLIC UTILITY EASEMENT



EXHIBIT C

AMENDMENT TO MASTER PLAN  
OF STREETS, ALLEYS AND HIGHWAYS



**RESOLUTION NO. 12-R-\_\_**

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED TO THOMAS O. STAGGS AND MELANIE A. STAGGS, TRUSTEES OF THE STAGGS TRUST DATED 2/22/02, FOR TERMINATION OF THE CITY'S STORM DRAIN EASEMENT OVER A PORTION OF THE PROPERTY LOCATED AT 1111 COLDWATER CAÑON DRIVE

The City Council of the City of Beverly Hills ("City") does hereby resolve as follows:

**Section 1.** That certain Quitclaim Deed, attached hereto as Exhibit 1, transferring all rights acquired by the City under and by virtue of its 10 foot wide storm drain easement over the property at 1111 Coldwater Cañon Drive to Thomas O. Staggs and Melanie A. Staggs, as Trustees of the Staggs Trust dated 2/22/02, is hereby approved.

**Section 2.** The Mayor is hereby authorized and directed to execute said deed on behalf of the City.

**Section 3.** The City Clerk is directed to record the Quitclaim Deed in the office of the Recorder of the County of Los Angeles.

**Section 4.** The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Council of this City.

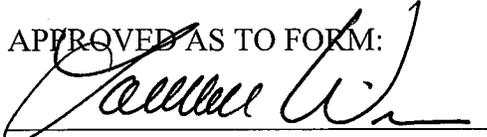
Adopted:

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BARRY BRUCKER  
Mayor of the City of  
Beverly Hills, California

ATTEST:

\_\_\_\_\_  
(SEAL)  
BYRON POPE  
City Clerk

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
  
\_\_\_\_\_  
DAVID D. GUSTAVSON  
Director of Public Works & Transportation

# Exhibit 1

## Quitclaim Deed

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

The City of Beverly Hills  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, California 90210  
Attention: City Clerk

Space Above For Recorder's Use

Grantor declares that this Quitclaim Deed is exempt from recording fees pursuant to California Government Code Section 27383).

**QUITCLAIM DEED**

**(Storm Drain Easement)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF BEVERLY HILLS ("Grantor") hereby terminates and quit claims the storm drain easement as described in Exhibits A and B, attached hereto and incorporated herein, over the property at 1111 Coldwater Canyon to Thomas O. Staggs and Melanie A. Staggs ("Grantee"), as Trustees of the Staggs Trust dated 2/22/2012.

Dated: \_\_\_\_\_, 2012

CITY OF BEVERLY HILLS,  
a municipal corporation

By: \_\_\_\_\_  
Barry Brucker, Mayor

**ACKNOWLEDGMENT**

State of California )  
 )  
County of Los Angeles )

On \_\_\_\_\_, 2012 before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)  
Signature of Notary Public

EXHIBIT "A" TO QUITCLAIM DEED

DESCRIPTION OF LAND

EXHIBIT A

STORM DRAIN EASEMENT TO BE OUTCLAIMED

A TEN (10) FOOT EASEMENT FOR STORM DRAIN PURPOSES OVER THAT PORTION OF LOT 5 OF TRACT NO. 13101, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 280, PAGES 1 TO 9 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE OF SAID 10 FOOT STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY TERMINUS OF A LINE HAVING A BEARING OF SOUTH 20°22'00" EAST AND A DISTANCE OF 122.73 FEET IN THE WESTERLY LINE OF SAID LOT 5; THENCE SOUTH 16°07'00" WEST 27.70 FEET; THENCE SOUTH 50°13'00" EAST 55.49 FEET TO THE **TRUE POINT OF BEGINNING** (SAID POINT ALSO TO BE KNOWN AS POINT 'A'); THENCE CONTINUING SOUTH 50°13'00" EAST 121.95 FEET; THENCE SOUTH 18°14'00" WEST 106.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 89.25 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE 50.99 FEET THROUGH A CENTRAL ANGLE OF 32°44'00" TO THE SOUTHEASTERLY LINE OF SAID LOT 5.

THE SIDE LINES OF SAID TEN (10) FOOT EASEMENT ARE TO TERMINATE NORTHERLY IN A LINE HAVING A BEARING OF NORTH 47°12'56" EAST AND PASSING THROUGH SAID POINT 'A' AND SOUTHERLY IN THE SOUTH AND SOUTHEASTERLY LINES OF SAID LOT 4.

THE ABOVE DESCRIBED EASEMENT IS SHOWN ON TRACT NO. 13101, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 280, PAGES 1 TO 9 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



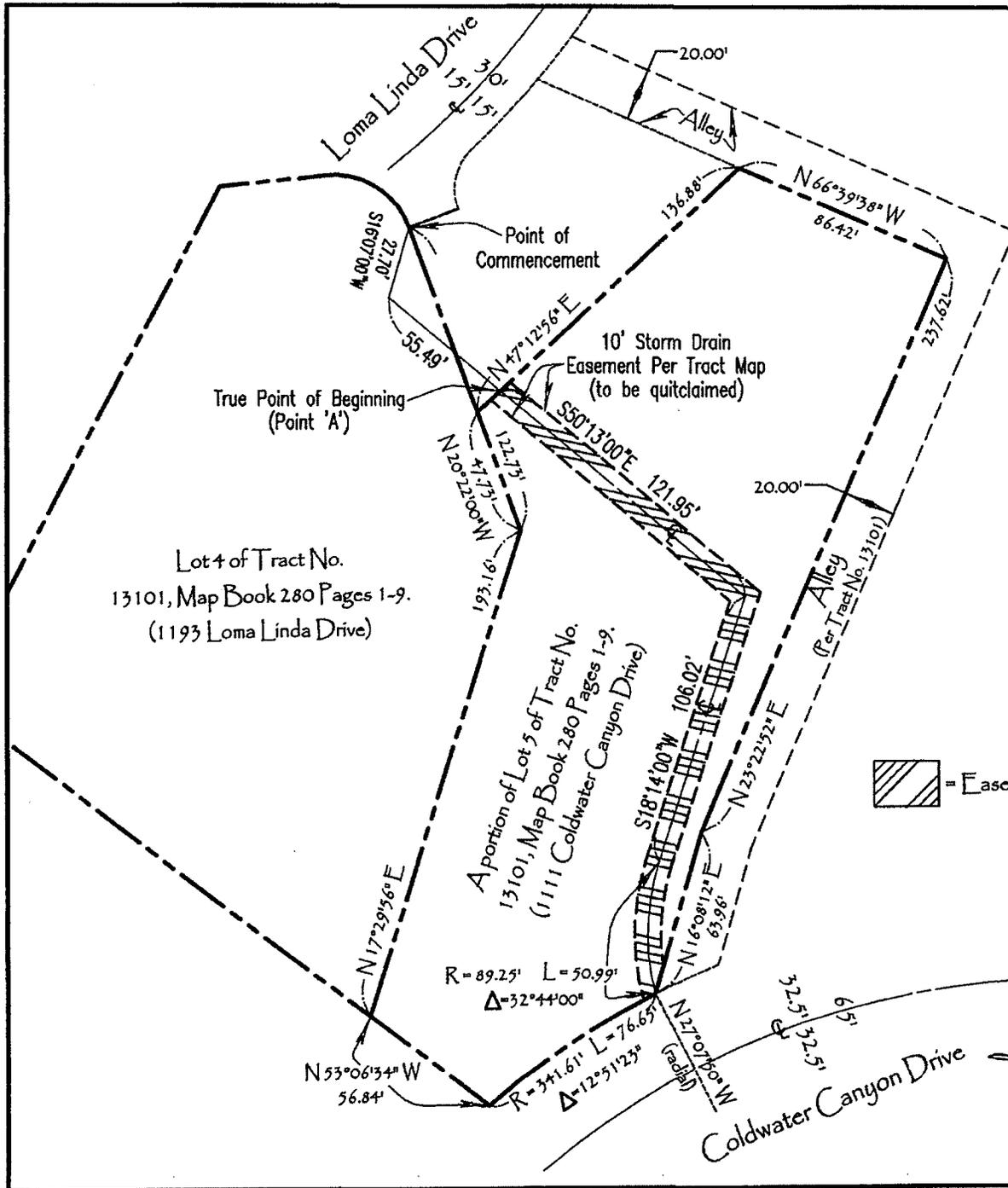
EXHIBIT "B"

MAP OF STORM DRAIN EASEMENT TO BE TERMINATED

# Exhibit 'B'

Date of Survey: December 10, 2010

Site Address: 1111 Coldwater Canyon Drive, Beverly Hills



Scale 1" = 60'

 = Easement area to be quitclaimed

Exhibit Prepared For:  
 Staggs Residence  
 1115 Coldwater Canyon Drive  
 Beverly Hills, CA 90210

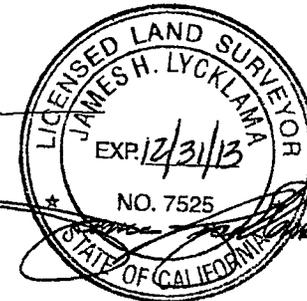


Exhibit Prepared By:  
 NorthLake Land Surveying, Inc.  
 32218 N. Big Oak Lane  
 Castaic, CA 91384  
 (661) 775-9130  
 James Lycklama, LS 7525



# **Attachment 2**

RESOLUTION NO. 1632

A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF BEVERLY HILLS REPORTING TO THE  
CITY COUNCIL ON THE CONSISTENCY OF THE  
PROPOSED ALLEY VACATION WITH THE CITY'S  
GENERAL PLAN

The Planning Commission of the City of Beverly Hills hereby resolves as follows:

Section 1. California Government Code Section 65402 requires that if a general plan has been adopted, no street shall be vacated or abandoned until the location, purpose and extent of such street vacation or abandonment has been submitted to and reported upon by the planning agency as to conformity with said adopted general plan. Pursuant to Government Code Section 65100, Paragraph C of Beverly Hills Municipal Code Section 10-1-102, assigns the planning agency function for review of local public works projects for consistency with the general plan to the Planning Commission.

Section 2. On February 23, 2012, the Planning Commission, in its capacity as the Planning Agency, reviewed the proposed vacation of a portion of a public alley located between the properties at 1111 Coldwater Canyon Drive and 1115 Coldwater Canyon Drive for consistency with the City's General Plan. The portion of the public alley proposed to be vacated is the paved portion located between Coldwater Canyon Drive and Loma Linda Drive. The proposed alley vacation advances the goals and objectives of the General Plan, and presents no impediments to achieving the goals and objectives of the General Plan. Vacation of the alley will not significantly alter the configuration and function of the City's existing circulation and alley system. Specifically, the proposed vacation is consistent with General Plan Policies LU 5.6 and CIR 11.1, which state:

"LU 5.6: Alleys. Maintain existing neighborhood alleys as alternate, safe, well maintained access points to homes that also reduce curb cuts, driveways, and associated pedestrian-automobile conflicts."

"CIR 11.1: Alleys. By virtue of serving as the primary network for utility locations, trash removal, loading and unloading facilities, alternate emergency access, alleys vastly simplify the function of the streets and permit a higher degree of efficiency and visual quality along the streets. Alleys also provide an additional buffer between parcels so as to further insulate incompatible uses and development."

The existing alley does not provide accessible connectivity between streets and primarily serves as a private driveway and utility easement. As proposed, the paved portion of the alley will be maintained as a driveway in order to provide continued driveway access to 1111 and 1115 Coldwater Canyon Drive, and a utility easement will be maintained in place of the alley for the purpose of accommodating existing and future utilities. Because the function of the alley will be maintained in its current configuration, vacation of the alley will not result in additional curb cuts or pedestrian-automobile conflicts, nor will it result the loss of efficiency or visual quality of the City's street and alley network.

Section 3. Based on the foregoing review, the Planning Commission hereby finds that the vacation of the paved portion of the public alley located between Coldwater Canyon Drive and Loma Linda Drive is consistent with the City's General Plan.

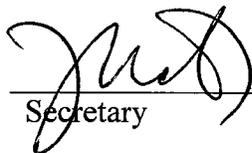
Section 4. The Secretary shall forward this Resolution to the City Council for its consideration together with a proposed lot tie of the properties at 1111 Coldwater Canyon Drive and 1115 Coldwater Canyon Drive.

Section 5. The Secretary shall certify to the adoption of this Resolution and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

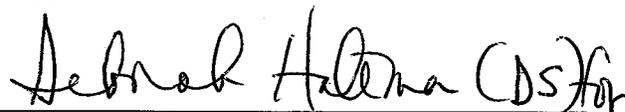
Adopted: **February 23, 2012**

  
\_\_\_\_\_  
Daniel Yukelson  
Chair of the Planning Commission of the  
City of Beverly Hills, California

ATTEST:

  
\_\_\_\_\_  
Secretary

Approved as to form:

  
\_\_\_\_\_  
David M. Snow  
Assistant City Attorney

Approved as to content:

  
\_\_\_\_\_  
Jonathan Lait, AICP  
City Planner *U.S.M.*

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       )     SS.  
CITY OF BEVERLY HILLS         )

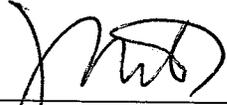
I, JONATHAN LAIT, Secretary of the Planning Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 1632 duly passed, approved and adopted by the Planning Commission of said City at a meeting of said Commission on February 23, 2012, and thereafter duly signed by the Secretary of the Planning Commission, as indicated; and that the Planning Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:           Commissioners Fisher, Rosenstein, Cole, Vice Chair Corman, and Chair Yukelson.

NOES:           None.

ABSTAIN:       None.

ABSENT:        None.

  
\_\_\_\_\_  
JONATHAN LAIT, AICP  
Secretary of the Planning Commission /  
City Planner  
City of Beverly Hills, California