

ATTACHMENT 3

**PUBLIC CORRESPONDENCE SUBMITTED TO THE PLANNING
COMMISSION BY NEIGHBORING RESIDENTS AND
PROPERTY OWNERS**

The undersigned objects issuing permit for a secondary Two-story structure with the height of 22' on the rear of the property located @ 700 N. Linden Dr. We The residents would like to keep the integrity of the Beverly Hills flats and keep residential area streets with lush and greenery and single family homes to be built proportionate to the lot size and other surrounding homes .

Building a secondary structure of 22' feet height on a total land of 0.29 acre = about 12632 Sq feet lot and with full accommodation will violate the privacy of all adjoining neighbors residing in the area and will set standard for other new constructions to follow.

Name	Home address
MONA POURATIAN	709 N LINDEN DR.
Matt Pouratian	709 N. Linden Dr.
Shirin Nourmand	720 N. Linden Dr.
HERSEL NOURMAND	720 N. LINDEN DR.
Raymond Nourmand	720 N. Linden Dr.
Shadi Hannani	616 N. Linden Dr.
ROBIN JACOBSON	622 N. LINDEN DR.
PETER JACOBSON	622 N. LINDEN DR.
ZALFIQAS RESTANI	623 N. Linden Drive
MIRALI ZARRABI	623 N. Linden Drive

Submitted at the Planning
Commission meeting of:

12/12/13
By: Mona Pouratian

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Building a secondary structure of 22' feet height on a lot area of 4,250 sq. ft. - about 12532 sq feet lot and with full accommodation will violate the privacy of all adjoining neighbors residing in the area and will set standard for other new constructions to follow

Name	Home address
Mark Robertson	709 N Linden Dr.
(707) Rosemary	709 N Linden Dr.
Sharon Newman	710 N Linden Dr.
Harriet Woodstock	710 N Linden Dr.
Robert Newman	710 N Linden Dr.
Sharon Newman	616 N Linden Dr.
Paul W. Newman	616 N Linden Dr.
Robert Newman	622 N Linden Dr.
Elizabeth Newman	623 N Linden Dr.
Robert Newman	623 N Linden Dr.
Natasha Shakani	701 N Roxbury Dr.
Kamyar Shakani	701 N Roxbury Dr.

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Name	Home address
Elham & Robert Hakimian par	621 N. Linden Dr Beverly Hills, CA 90210
Massey & Herbert Hakimian	704 N. Linden Dr. Beverly Hills, CA 90210
Nora & Ashen ESA Goff	611 N. Linden Dr Beverly Hills CA 90210
IRENE SIREBRENIK and JAIME SIREBRENIK	711 N. LINDEN DR Beverly Hills - CA 90250
Roya & Behnam Rodd	714 N. Linden Dr. Beverly Hills, CA 90210

Shena Rojemann

From: Artist Isabelle Hope Graham <onepaints@gmail.com>
Sent: Wednesday, December 11, 2013 5:47 PM
To: Shena Rojemann; Ruthie Graham
Subject: Regarding Proposed Variance for 700 Linden Drive

Shena Rojemann
Project Planner
Community Development Dept.
City of Beverly Hills
455 N. Rexford Dr.
Beverly Hills, CA. 90210

Re: Proposed variance on 700 N. Linden Dr.

To Whom It May Concern:

My family and I have lived at 623 N. Roxbury Drive, since 1968 (45 years) and understand there is a request by new owners at 700 N. Linden Dr. for a variance to permit them to build a guest house on their property that considerably exceeds the code limit.

Since they are asking to make it larger and taller than code, we are deeply concerned about our privacy. The physical logistics are both our back alleys are in a plumb line, & our back yards are catty-cornered to each other. Based on this geographical proximity of our mutual home sites, the visual eye line of their proposed 22 foot high guest house would present the new inhabitants of said guest house with a birds eye view of our backyard which contains a swimming pool where we sunbathe and swim and need privacy. The excessive mass of the structure would also impact the passage of sunlight to our property.

The additional square footage of the proposed guest house also provides potential for additional noise due to their being more room for "extra" inhabitants; which fosters more concerns for us.

We look forward to meeting and being on warm and friendly terms with our new neighbors, and therefore must express our apprehensions to be respectfully considered in regards to their proposed variances.

Thank you for your indulgence.

Sincerely,

Mrs. Ruth Graham
623 N. Roxbury Dr.
Beverly Hills, CA. 90210

and

Ms. Isabelle Graham
623 N. Roxbury Dr.
Beverly Hills, CA. 90210

Submitted at the Planning
Commission meeting of:
December 12, 2013
By: STAFF (Public Comment)

Shena Rojemann

From: Linda Jankowski <jankx4@gmail.com>
Sent: Thursday, December 12, 2013 9:31 AM
To: Shena Rojemann
Subject: Re: Follow-up: 700 North Linden Drive/Residential bulk & mass

Dear Shena-

Submitted at the Planning
Commission meeting of:
December 12, 2013
By: STAFF (Public Comment)

Thank you for taking the time to meet with us yesterday, December 11th, to review the proposed project at 700 North Linden Dr. We are unable to attend the hearing scheduled for today but have concerns regarding the proposed two-story accessory structure (hereafter referred to as the "Structure"). We feel the height and large size will substantially negatively impact both our specific property and the neighborhood in general in a variety of ways.

The proposed plan shows windows on each side of the second story of the Structure. We have privacy concerns regarding the potential view of our property that would be provided by the second story and the sound/noise emanating from a second story. If the Structure were only one-story, the proposed block wall surrounding the property and alleyway would ameliorate these issues. Additionally, because of the proposed size of the Structure, and because it will be a second unit with all the amenities sufficient for independent living from the main house, the Structure could easily become a multi-person rental unit. Renting the unit and allowing multiple persons to live in it would only serve to compound the privacy concerns.

An additional issue that concerns both the neighborhood and us in general are having the proposed three (3) parking spaces exit onto Elevado Avenue. Multiple vehicles exiting onto Elevado will create a hazard for children walking to and from school and, especially, El Rodeo School. All of the Beverly Hills schools have initiatives encouraging children to walk to school due to extremely limited parking and to reduce traffic around the schools. Even during the summer months, El Rodeo School and Hawthorne School offer various classes, camps, and activities at their sites, and Elevado serves as a thoroughfare for children walking to and from both of these schools.

We also are concerned about the impact the Structure would have upon our neighborhood as a whole. We understand that no particular hardship or other compelling reason has been provided for the height and size variances requested. Thus, if they are granted for this property, it seems that any similar request made by another property owner in our neighborhood should be granted as well. Allowing higher and larger second units throughout the neighborhood that could be rented would have a substantial negative impact on the character and quality of this section of Beverly Hills. All of the concerns discussed above as well as many others including noise, traffic, access to sunlight, impact on available resources, and quality of life, would be exponentially multiplied. Additionally, we understand that the proposed main structure is already a larger sized home at 6700 square feet.

Based upon the above, we ask that the proposed height and size variances not be granted. Alternatively, we ask the Planning Commission to prohibit the rental of the Structure at any time by the current or future property owners or any other party. Thank you for your time and consideration.

Sincerely,

Linda and Peter Jankowski

Karen Myron

From: Beverly Houwing <beverly@squidgallery.com>
Sent: Thursday, December 12, 2013 8:50 AM
To: Karen Myron
Subject: 700 N Linden

I am concerned about the proposal to build a 22' structure on the property next door. Since the limit is 14' I hope the review board will recommend to keep the height within the normal limit and not build an overly high guest house on the lot.

Thank you for your consideration on this matter.

Sincerely,

Beverly Houwing
702 North Linden Drive
Beverly Hills, CA 90210

Submitted at the Planning
Commission meeting of:

December 12, 2013
By: STAFF (Public Comment)