



Planning Commission Report

Meeting Date: December 12, 2013

Subject: **1130 Hillcrest Road**
Trousdale R-1 Permit

Request for a Trousdale R-1 Permit to allow an addition to an existing accessory structure located within 100' of the front property line on an estate property. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project.

PROJECT APPLICANT: GCIP Holdings, LLC

PROJECT OWNER: GCIP Holdings, LLC

Recommendation: That the Planning Commission:

1. Conduct a public hearing and receive testimony on the project; and
2. Adopt the attached resolution conditionally approving the requested Trousdale R-1 Permit.

REPORT SUMMARY

The proposed project involves the construction of an addition to an existing accessory structure located within 100' of the front property line on an estate property. Pursuant to Municipal Code provisions for estate properties¹ in Trousdale Estates², an accessory structure, or additions thereto, may be located anywhere on the project site if authorized by the Planning Commission through a Trousdale R-1 Permit. The existing accessory structure is set back approximately 42' from the front property line and contains approximately 386 square feet of floor area. The proposed addition would reduce the front yard setback to approximately 41' and would increase the floor area by approximately 76 square feet. Since the addition to the accessory structure does not meet the by-right development standards set forth above, discretionary review by the Planning Commission is required.

Key issues discussed in this report include view preservation for neighboring properties, the integrity of the neighborhood, the utility and value of neighboring properties, and the general welfare of the neighborhood. Staff's analysis concludes that the proposed addition will not result in any substantial adverse impacts. Therefore, staff recommends approval of the requested Trousdale R-1 Permit.

¹ Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-2621 a property that equal or exceeds twenty four thousand (24,000) square feet in area is considered to be an estate property. The project site is approximately 37,987 square feet in area.

² BHMC §10-3-2611, accessory building must be set back a minimum of one hundred feet (100') from the front property line or be located entirely within fifty feet (50') of the rear lot line. Pursuant to BHMC Section 10-3-2621, accessory structures on estate properties may be located on any part of the site if authorized by the Planning Commission through a Trousdale R-1 Permit.

Attachment(s):

- A. Required Findings and Recommended Conditions
- B. Draft Resolution
- C. Public Notice
- D. Architectural Plans

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192
srojemann@beverlyhills.org

BACKGROUND

File Date 9/26/2013
Application Complete 10/26/2013
Subdivision Deadline N/A
CEQA Determination Class 1 and Class 31 Categorical Exemptions
CEQA Deadline 60 days from CEQA Determination
Permit Streamlining 2/10/2014 without extension request from applicant

Applicant(s) GCIP Holdings, LLC
Owner(s) GCIP Holdings, LLC
Representative(s) Jason Somers, Crest Real Estate

Prior PC Action None
Prior Council Action None

PROPERTY AND NEIGHBORHOOD SETTING

Property Information

Address 1130 Hillcrest Road
Assessor's ID No. 4345-001-008
Zoning District R-1
General Plan Single-Family Residential – Low Density
Existing Land Use(s) Single-Family Residential
Lot Dimensions & Area Irregularly shaped – 37,897 SF (.87 acres)
Year Built The existing cabana structure was originally constructed in 1959 in conjunction with the existing single-family residence on the project site.

Historic Resource The existing cabana structure and the existing single-family residence were designed by Lundberg, Armet & Davis Architects. This firm is listed on the City's Master Architect List. Consequently, the cabana structure is considered to be potentially historic. A historic analysis has not been conducted to confirm whether the cabana is a historic resource, however, the applicant has elected to work with the City's Urban Designer to design the proposed addition in a manner that complies with the Secretary of the Interior's Standards for the preservation of historic resources. Consequently, a condition of approval has been drafted (Attachment A) that would require the applicant to work with the City's Urban Designer to ensure that the proposed addition complies with the Secretary of the Interior's Standards.

Protected Trees/Grove No modifications are proposed to the existing landscaping on the project site, including the existing mature trees.

Adjacent Zoning and Land Uses

North R-1 – Single-family residential
South R-1 – Single-family residential

East R-1 – Single-family residential
 West R-1 – Single-family residential

Circulation and Parking

Adjacent Street(s) Hillcrest Road
 Adjacent Alleys None
 Parkways & Sidewalks 5'-0" parkway along Hillcrest Road

Circulation and Parking Continued

Parking Restrictions Hillcrest Road – No parking along the south side of the street adjacent to the project site
 Nearest Intersection Hillcrest Road and Barrie Drive
 Circulation Element Local
 Adjacent Street(s) Hillcrest Road

Zoning Compliance Table

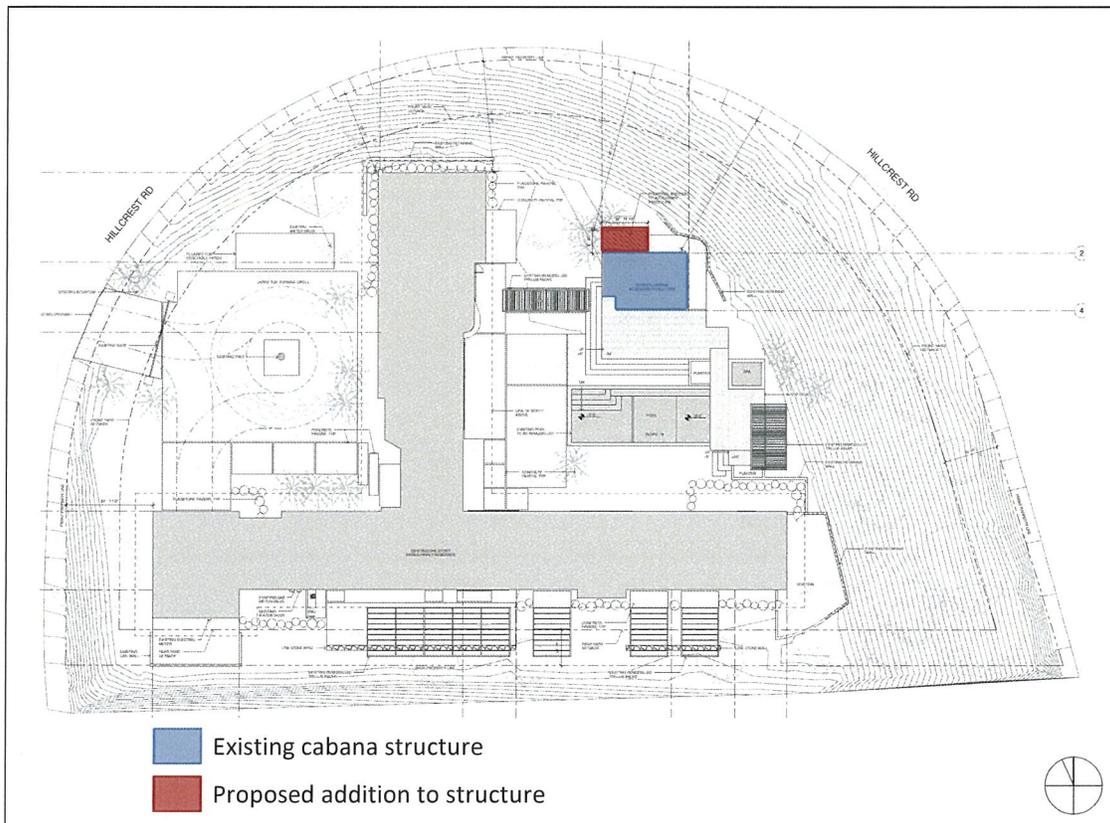
Accessory Structure Development Standards:	Location
Permitted/Allowed:	Accessory structures must be set back a minimum of 100'-0" from the front property line or must be located entirely within 50'-0" of the rear property line.
Proposed:	Addition to an existing accessory structure located within 100'-0" of the front property line. The existing structure is set back approximately 42'-0" from the front property line. The addition would reduce the existing front setback to approximately 41'-0"
Trousdale R-1 Permit Required:	A Trousdale R-1 Permit is required to allow an addition to an accessory structure located within the required 100'-0" front yard setback on an estate property.

Neighborhood Character

The subject property is located in the Trousdale Estates. The subject property has a total site area of 37,897 square feet and is developed with an existing one-story single-family residence and cabana. The surrounding neighborhood consists mostly of one-story single-family residences with one-story accessory structures. The surrounding properties vary in configuration and size but are generally considered to be estate lots (greater than 24,000 square feet in area). Extensive, mature landscaping is maintained along Hillcrest Road, both on the public right-of-way and on surrounding residential properties. The subject property contains lush, mature landscaping along the majority of the Hillcrest Road frontage. This existing landscaping will remain unaltered.

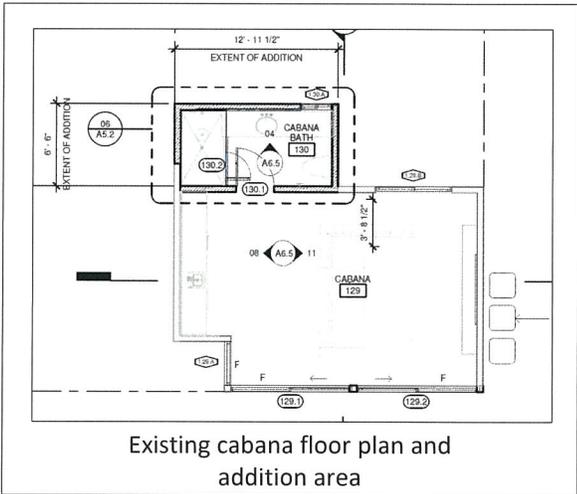
PROJECT DESCRIPTION

The project site is currently undergoing improvements that include renovations to the existing single-family residence, construction of a new pool and patio area, and renovations to the existing accessory (cabana) structure. The renovations to the existing accessory structure include the proposed addition. The existing accessory structure is located within the required 100' front yard setback along Hillcrest Road and therefore, is considered legal non-conforming. The existing structure is one-story in height, contains approximately 386 square feet of floor area, and is set back approximately 42' from the front lot line. The proposed addition to the cabana would be one-story in height and would increase the floor area of the structure to approximately 462 square feet (76 square foot addition). The new addition would contain a bathroom. The proposed addition would reduce the existing front yard setback from approximately 42' to approximately 41'. The site plan and structure plans are provided below and on the following pages.





Existing accessory structure



Existing cabana floor plan and addition area

Cabana Elevations

<p>MAXIMUM BUILDING HEIGHT 14'-0" TOP OF CABANA SOUTH ROOF 11'-8 1/2" TOP OF CABANA NORTH ROOF 9'-6 1/2" TOP OF SLAB CABANA LEVEL 0'-0" 6'-6" EXTENT OF ADDITION</p>	<p>MAXIMUM BUILDING HEIGHT 14'-0" TOP OF CABANA SOUTH ROOF 11'-8 1/2" TOP OF CABANA NORTH ROOF 9'-6 1/2" TOP OF SLAB CABANA LEVEL 0'-0" 12'-11 1/2" EXTENT OF ADDITION</p>
<p>MAXIMUM BUILDING HEIGHT 14'-0" TOP OF CABANA SOUTH ROOF 11'-8 1/2" TOP OF SLAB CABANA LEVEL 0'-0" 4'-9" EXTENT OF ADDITION</p>	<p>MAXIMUM BUILDING HEIGHT 14'-0" TOP OF CABANA SOUTH ROOF 11'-8 1/2" TOP OF SLAB CABANA LEVEL 0'-0"</p>

ZONING CODE³ COMPLIANCE

The proposed project complies with all applicable codes, or is seeking through the requested permits, permission to deviate from certain code standards, in a manner that is consistent with the Zoning Ordinance.

Agency Review⁴

In reviewing the proposed project, City staff consulted with the Urban Designer and the Development Services Program, which includes the Building & Safety Division, the Fire Department, and Public Works Department, to identify potential issues that should be addressed prior to Planning Commission review. At the time of review no issues were identified by the Development Services Program; however, the potential historic nature of the project was identified. Consequently, a condition of approval has been proposed that will require the applicant to work with the City's Urban Designer, or his/her designee, to ensure that the proposed addition complies with the Secretary of the Interior's Standards for the preservation of historic resources.

GENERAL PLAN⁵ POLICIES

The General Plan includes several goals and policies. Some policies relevant to the Planning Commission's review of the project include:

- **Policy LU 2.3 Hillside Development.** Maintain the natural landforms that define the City and require that development on hillsides and in canyon areas be located, designed, and scaled to respect the natural topography and landscape.
- **Policy LU 5.1 Neighborhood Conservation.** Maintain the uses, densities, character, amenities, character, and quality of the City's residential neighborhoods, recognizing their contribution to the City's, identity, economic value and quality of life.
- **Policy LU 6.1 Neighborhood Identity.** Maintain the characteristics that distinguish the City's single-family neighborhoods from one another in such terms as topography, lot size, housing scale and form, and public streetscapes.

ENVIRONMENTAL ASSESSMENT

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines⁶, and the environmental regulations of the City. Upon staff's review of the application, the existing single-family residence and cabana structure were identified as potential historic resources as they were designed by an architect identified on the City's Master Architect List. Pursuant to CEQA Guidelines, categorical exemptions cannot be used for a project which may cause a substantial adverse change to the significance of a historic resource. Although a historic analysis has not been conducted to verify whether the cabana structure is a historic resource, the applicant has elected to comply with the Secretary of the Interior's

³ Available online at http://www.sterlingcodifiers.com/codebook/index.php?book_id=466

⁴ Recommended conditions of approval by other departments are provided in the [Analysis](#) section of this report.

⁵ Available online at http://www.beverlyhills.org/services/planning_division/general_plan/genplan.asp

⁶ The CEQA Guidelines and Statute are available online at <http://ceres.ca.gov/ceqa/guidelines>

Standards for the preservation of historic resources. Since the design details have not yet been finalized, a project specific condition has been imposed that requires the applicant to work with the City's Urban Designer to ensure the proposed addition complies with the Secretary of the Interior Standards. Consequently, the project qualifies for a categorical exemption pursuant to Sections 15301 (Class 1(e)(1)) and 15331 (Class 31) of the Guidelines for an addition to an existing structure that does not result in an increase of more than 50% of the existing floor area of the structure, and for the preservation and conservation of a historic resource in a manner consistent with the Secretary of the Interior's Standards.

PUBLIC OUTREACH AND NOTIFICATION

Type of Notice	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	N/A	N/A	12/6/13	6 Days
Newspaper Notice	N/A	N/A	N/A	N/A
Mailed Notice (Owners & Residents - 300' Radius)	10 Days	12/2/13	12/2/13	10 Days
Property Posting	N/A	N/A	N/A	N/A
Website	N/A	N/A	12/6/13	6 Days

Public Comment

As of the writing of this report the City has not received any comments regarding this project.

ANALYSIS⁷

Project approval, conditional approval, or denial is based upon specific findings for each discretionary application requested by the applicant. Draft findings are included with this report in Attachment A and may be used to guide the Planning Commission's deliberation of the subject project.

Summary

In reviewing the requested Trousdale R-1 Permit, specific findings must be made with regard to the view and line of sight of neighboring homes, the scale, character, and integrity of the area, and the utility and value of neighboring properties or the general welfare. The proposed project has been designed with the above criteria in mind and balances the potential development of the subject property and the preservation of the surrounding single-family neighborhood. As a result, staff recommends approval of the project. Key issues related to the requested entitlements are discussed as follows:

View Preservation. The project site abuts Hillcrest Road along the north, east, and west sides of the property. Along the north and east sides of the property, the hillside slopes downhill from Hillcrest Road toward the level pad located on the interior of the property. Along the west and south sides of the property, the hillside slopes downhill away from the property. As a result of this topography, the project site is located downhill from the majority of the properties to the

⁷ The analysis provided in this section is based on draft findings prepared by the report author prior to the public hearing. The Planning Commission in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to modify the findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

north and uphill from the majority of the properties to the south. The properties located to the east and west of the project site are generally located at the same elevation as the project site. Due to the topographic configuration, the existing single-family residence and accessory structure (cabana) on the project site do not impair the view or line of sight of neighboring homes.

The existing cabana structure is one-story and approximately 11'-6" in height. The proposed addition to the cabana will be located on the same level pad and will be a maximum of approximately 9'-6" in height. Since the proposed addition will not exceed the height of the existing cabana, the addition is not anticipated to impact the views of neighboring homes.

Scale, Massing, Character, and Integrity of the Neighborhood. The neighborhood is mostly developed with one-story single-family residences and one-story accessory structures. The majority of the properties contain abundant landscaping throughout the properties and along the public right-of-ways. The subject property is consistent with the scale and massing of other properties as it contains an existing one-story single-family residence and accessory structure (cabana). Furthermore, the project site contains abundant landscaping which will be maintained. The landscaping, in conjunction with the existing single-family residence, obscures the existing accessory structure from view along Hillcrest Road. Since the proposed addition will be one-story in height and will be blocked from view by the existing landscaping and the single-family residence, the project appears to be in keeping with the scale, massing, character, and integrity of the neighborhood.

Use and Value of Neighboring Properties and the General Welfare. The proposed addition is in keeping with the mass and scale of the existing accessory structure, as it is one-story in height and approximately 76 square feet in floor area. The addition will be a maximum of 9'-6" in height and, consequently, will not impact the views from neighboring properties. Furthermore, the proposed addition will not alter the existing, mature landscaping on the property which obscures views of the structure. Since the addition will be located entirely on the existing level pad, will be blocked from view by the existing landscaping, and will not impact the existing views from neighboring properties, impacts on the use and value of the neighboring properties or the general welfare are not anticipated.

NEXT STEPS

It is recommended that the Planning Commission conduct the public hearing and adopt the attached resolution conditionally approving the Trousdale R-1 Permit.

Alternatively, the Planning Commission may consider the following actions:

1. Approve the project with modified findings or conditions of approval.
2. Deny the project, or portions of the project, based on revised findings.
3. Direct staff or applicant as appropriate and continue the hearing to a date (un)certain, consistent with permit processing timelines.

Report Reviewed By:



Ryan Gohlich, Senior Planner

ATTACHMENT A

Required Findings and Recommended Conditions

REQUIRED FINDINGS

In order to approve the requested Trousdale R-1 Permit, all of the following findings must be made in support of the project. Draft responses to these findings are contained in Attachment B (Draft Resolution)

Trousdale R-1 Permit

1. *The addition will not materially impair the view or line of sight of neighboring homes;*
2. *The addition will not materially change the scale, character, or integrity of the area; and*
3. *The addition will not adversely affect the utility and value of neighboring properties or the general welfare.*

DRAFT CONDITIONS

Project Specific Conditions

1. The applicant shall consult with the City's Urban Designer, or his/her designee, to confirm that the design of the addition to the cabana complies with the Secretary of the Interior's Standards for preservation of historic resources.

ATTACHMENT B
Draft Resolution

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A TROUSDALE R-1 PERMIT TO ALLOW AN ADDITION TO AN EXISTING ACCESSORY STRUCTURE LOCATED WITHIN 100'-0" OF THE FRONT PROPERTY LINE ON AN ESTATE PROPERTY LOCATED IN THE TROUSDALE ESTATES AREA OF THE CITY AT 1130 HILLCREST ROAD.

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

Section 1. Jason Somers, agent on behalf of GCIP Holdings, LLC (the "Applicant"), has submitted an application for a Trousdale R-1 Permit to allow the construction of an addition to an existing accessory structure located within 100' of the front property line at 1130 Hillcrest Road in Trousdale Estates (the "Project"). The Project does not meet all the by-right development standards, and therefore requires entitlements that can be granted by the Planning Commission pursuant to the issuance of a Trousdale R-1 Permit.

Section 2. The Project site is located in the Trousdale Estates Area of the City. The subject property has a total site area of 37,897 square feet and is developed with an existing one-story single-family residence and cabana. The surrounding neighborhood consists mostly of one-story single-family residences with one-story accessory structures. The surrounding properties vary in configuration and size but are generally considered to be estate lots (greater than 24,000 square feet in area). Landscaping is maintained along Hillcrest Road, both on the public right-of-way and on surrounding residential properties. The subject property

contains lush, mature landscaping along the majority of the Hillcrest Road frontage. This existing landscaping will remain unaltered.

The proposed Project involves an addition to an existing legal non-conforming cabana structure located within the required 100' front yard setback along Hillcrest Road. The existing structure is one-story in height, contains approximately 386 square feet of floor area, and is set back approximately 42' from the front lot line. The proposed addition to the structure would be one-story in height and would increase the floor area of the structure to approximately 462 square feet (76 square foot addition). The new addition would contain a bathroom. The proposed addition would reduce the existing front yard setback from approximately 42' to approximately 41'.

Section 3. The Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Upon staff's review of the application, the existing single-family residence and cabana structure were identified as potential historic resources as they were designed by an architect identified on the City's Master Architect List. Pursuant to CEQA Guidelines, categorical exemptions cannot be used for a Project which may cause a substantial adverse change to the significance of a historic resource. Although a historic analysis has not been conducted to verify whether the cabana structure is a historic resource, the applicant has elected to comply with the Secretary of the Interior's Standards for the preservation of historic resources. Since the design details have not yet been finalized, a Project specific condition has been imposed that requires the applicant to work with the City's Urban Designer to ensure the proposed addition complies with the Secretary of the Interior

Standards. Consequently, the project qualifies for a categorical exemption pursuant to Sections 15301 (Class 1(e)(1)) and 15331 (Class 31) of the Guidelines for an addition to an existing structure that does not result in an increase of more than 50% of the existing floor area of the structure, and for the preservation and conservation of a historic resource in a manner consistent with the Secretary of the Interior's Standards.

Section 4. Notice of the Project and public hearing was mailed on December 2, 2013 to all property owners and residential occupants within a 300-foot radius of the subject property. On December 12, 2013 the Planning Commission considered the application at a duly noticed public hearing. Evidence, both written and oral, was presented at the meeting.

Section 5. In considering the request for a Trousdale R-1 Permit, the Planning Commission considered whether the following findings could be made in support of the Project:

1. The addition will not materially impair the view or line of sight of neighboring homes;
2. The addition will not materially change the scale, character, or integrity of the area; and
3. The addition will not adversely affect the utility and value of neighboring properties or the general welfare.

Section 6. Based on the foregoing, the Planning Commission hereby finds and determines as follows with respect to the Trousdale R-1 Permit:

1. The Project site abuts Hillcrest Road along the north, east, and west sides of the property. Along the north and east sides of the property, the hillside slopes downhill from Hillcrest Road toward the level pad located on the interior of the property. Along the west and south sides of the property, the hillside slopes downhill away from the property. As a result of this topography, the project site is located downhill from the majority of the properties to the north and uphill from the majority of the properties to the south. The properties located to the east and west of the project site are generally located at the same elevation as the project site. Due to the topographic configuration, the existing single-family residence and accessory structure (cabana) on the project site do not impair the view or line of sight of neighboring homes. The existing cabana structure is one-story and approximately 11'-6" in height. The proposed addition to the cabana will be located on the same level pad and will be a maximum of approximately 9'-6" in height. Since the proposed addition will not exceed the height of the existing cabana, the addition is not anticipated to materially impair the view of line of sight of neighboring homes.

2. The neighborhood is mostly developed with one-story single-family residences and one-story accessory structures. The majority of the properties contain abundant landscaping throughout the properties and along the public right-of-ways. The subject property is consistent with the scale and massing of other properties as it contains an existing one-story single-family residence and accessory structure (cabana). Furthermore, the Project site contains abundant landscaping which will be maintained. The landscaping, in conjunction with the existing single-family residence, obscures the existing accessory structure from view along Hillcrest

Road. Since the proposed addition will be one-story in height and will be blocked from view by the existing landscaping and the single-family residence, the Project is not anticipated to materially change the scale, character, or integrity of the area.

3. The proposed addition is in keeping with the mass and scale of the existing accessory structure, as it is one-story in height and approximately 76 square feet in floor area. The addition will be a maximum of 9'-6" in height and, consequently, will not impact the views from neighboring properties. Furthermore, the proposed addition will not alter the existing, mature landscaping on the property which obscures views of the structure. Since the addition will be located entirely on the existing level pad, will be blocked from view by the existing landscaping, and will not impact the existing views from neighboring properties, the Project is not anticipated to adversely affect the utility and value of neighboring properties or the general welfare.

Section 7. Based on the foregoing, the Planning Commission hereby grants the requested Trousdale R-1 Permit, subject to the following conditions:

1. The applicant shall consult with the City's Urban Designer, or his/her designee, to confirm that the design of the addition to the cabana complies with the Secretary of the Interior's Standards for preservation of historic resources.

2. The Project shall be constructed in substantial compliance with the plans and specifications approved by the Planning Commission on December 12, 2013.

3. APPROVAL RUNS WITH LAND. These conditions shall run with the land and shall remain in full force for the duration of the life of the Project.

4. Minor amendments to the plans shall be subject to approval by the Director of Community Development. A significant change to the approved Project shall be subject to Planning Commission Review. Construction shall be in conformance with the plans approved herein or as modified by the Planning Commission or Director of Community Development.

5. Project Plans are subject to compliance with all applicable zoning regulations, except as may be expressly modified herein. Project plans shall be subject to a complete Code Compliance review when building plans are submitted for plan check. Compliance with all applicable Municipal Code and General Plan Policies is required prior to the issuance of a building permit.

6. APPEAL. Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office. Decisions involving subdivision maps must be appealed within ten (10) days of the Planning Commission Action. An appeal fee is required.

7. RECORDATION. This resolution approving the Trousdale R-1 Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the

conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60 day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

8. EXPIRATION. Trousdale R-1 Permit: The exercise of rights granted in such approval shall be commenced within three (3) years after the adoption of such resolution.

9. VIOLATION OF CONDITIONS: A violation of any of these conditions of approval may result in termination of the entitlements granted herein.

Section 8. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: December 12, 2013

Brian Rosenstein
Chair of the Planning Commission of the
City of Beverly Hills, California

Attest:

Secretary

Approved as to form:

Approved as to content:

David M. Snow
Assistant City Attorney

Jonathan Lait, AICP
City Planner

ATTACHMENT C
Public Notice



NOTICE OF PUBLIC HEARING

DATE: December 12, 2013
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, December 12, 2013, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider a request for a Trousdale R-1 Permit to allow an addition to an existing accessory structure located within 100' of the front property line on an estate property located at 1130 Hillcrest Road.

In Trousdale Estates, an accessory structure must be set back at least 100' from the front property line; however, an accessory structure located on an estate property (greater than 24,000 square feet in site area) may be located on any part of the site if authorized by the Planning Commission through a Trousdale R-1 Permit. The existing accessory structure is set back approximately 42' from the front property line along Hillcrest Road. The proposed project includes an approximately 76 square foot addition to the structure. The addition would increase the floor area of the structure from approximately 386 square feet to approximately 462 square feet. The proposed addition would reduce the existing front setback from approximately 42' to approximately 41'.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a Class 1 Categorical Exemption for additions to existing structures that do not result in an increase of more than fifty percent (50%) of the existing floor area of the structure before the addition. Therefore the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

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

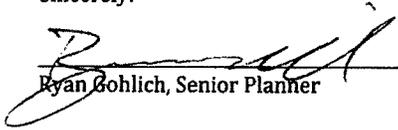
According to Government Code Section 65009, if you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public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

If there are any questions regarding this notice, please contact Shena Rojemann, Associate Planner in the Planning Division at 310.285.1192 or by email at srojemann@beverlyhills.org. Application materials associated with the project are on file with the Community Development Department and can be reviewed by any interested person. Please contact the project planner listed above to schedule an appointment to view the application materials. Appointments should be scheduled 72

ATTACHMENT C
Public Notice

hours in advance to ensure the documents are available for viewing. Appointments will be held in the City's Permit Center located on the Ground Floor of City Hall at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:



Ryan Gohlich, Senior Planner

Mailed: December 2, 2013

ATTACHMENT D
Architectural Plans

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