



Planning Commission Report

Meeting Date: September 11, 2014

Subject: **509 North Sierra Drive**
Minor Accommodation and Second Unit Use Permit

Request for a Minor Accommodation and a Second Unit Use Permit to allow a second story addition to an existing accessory structure located within the required side and rear yard setbacks, and to allow complete independent living facilities within the accessory structure located on a property in the Central Area of the City, North of Santa Monica Boulevard. 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/OWNER: Intrawity Anunt c/o Nanta Neovakul

PROJECT REPRESENTATIVE: Gus Duffy, AIA

Recommendation: That the Planning Commission:

1. Continue the public hearing to September 29, 2014

REPORT SUMMARY

The proposed project involves the remodel of an existing accessory structure that includes the addition of a new second story that includes a new second unit, which would contain complete independent living facilities. The proposed project is located within a required rear yard and side yard setback on the property located at 509 North Sierra Drive. As proposed, the remodeled accessory structure would have a maximum height of 22' and would contain approximately 1,048 square feet of floor area¹ split between two levels.

The proposed project requires a Minor Accommodation and Second Unit Use Permit. The Planning Commission originally reviewed the proposed project at its meeting on July 17, 2014. At that meeting, the Commission provided the applicant with comments and directed the applicant to redesign the proposed accessory structure and continued the public hearing to the Planning Commission's August 7, 2014 meeting. As of the August 7 meeting, the applicant was continuing to revise the project and, at that time, was not prepared to present the revised project to the Commission. Consequently, the applicant requested that the Planning Commission continue the public hearing to the September 11, 2014 meeting. As of this writing, staff had not yet received any revised project plans, and as a result, staff requests that the Planning Commission continue the public hearing to the September 29, 2014 meeting.

¹ Pursuant to Beverly Hills Municipal Code §10-3-100, 'floor area' shall mean the area of all portions of floors or levels which have a roof or floor level above and are enclosed by exterior walls by more than 50%. Floor area shall not include basements, crawl spaces, and up to 400 square feet of garage area.

NEXT STEPS

It is recommended that the Planning Commission continue the public hearing to the September 29, 2014 Planning Commission meeting.

Report Reviewed By:



Michele McGrath, Principal Planner