



Planning Commission Report

Meeting Date: June 11, 2015

Subject: **603 North Canon Drive**
Central R-1 Permit

Request for a Central R-1 Permit to allow a 620-square-foot, 22' tall addition to an existing accessory structure that is located within required side and rear yards on a property located in the Central Area of the City.

PROJECT APPLICANT: Stephen M. Albert

Recommendation: That the Planning Commission:

1. Conduct a public hearing and receive testimony on the Project; and
2. Adopt the attached resolution conditionally approving a Central R-1 permit to allow the construction of the proposed addition.

REPORT SUMMARY

The proposed project involves a 620-square-foot, second-story addition to an existing 2,498-square-foot accessory pool house structure located towards the rear of the property, along the alley. The existing accessory building is located in both required rear and side yards for the main residence; the proposed addition encroaches in the required rear yard, and exceeds the otherwise maximum allowable height of 14'. Consequently, the addition requires discretionary review by the Planning Commission. The project is proposed on a site that includes both 603 North Canon Drive and 601 North Canon Drive. The two sites were combined through a single site area covenant in 1998, and have since then been developed as one site.

This report analyzes the proposed project, with specific analysis of the project's scale and massing, neighbors' access to light and air, and neighbors' privacy. Staff's analysis concludes that as a result of the proposed siting and architectural design of the structure, the project is not anticipated to result in any significant adverse impacts to adjacent properties or the surrounding neighborhood. Therefore, the recommendation in this report is for approval of the proposed addition.

Attachment(s):

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

Report Author and Contact Information:

Cynthia de la Torre
(310) 285-1195
cdeletorre@beverlyhills.org

BACKGROUND

File Date	2/05/2015
Application Complete	5/27/2015
Subdivision Deadline	N/A
CEQA Determination	Class 1 categorical exemption for additions to existing structures and a Class 31 categorical exemption for rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards.
Permit Streamlining	Take action on project within 60 days of CEQA determination.
Applicant(s)	Stephen M. Albert
Owner(s)	Alan and Judy Levine
Representative(s)	Stephen M. Albert for The Albert Group Architects
Prior PC Action	Resolution No. 879 (in 1994 - tree removal for two heritage trees at 601 N. Canon Dr); Resolution No. 896 (in 1994 - construction of a game court fence within 5' of the rear property line at 601 N. Canon Dr); Resolution No. 905 (in 1994 - tree removal for one heritage tree at 601 N. Canon Dr)
Prior Council Action	N/A

PROPERTY AND NEIGHBORHOOD SETTING

Property Information

Address	603 North Canon Drive, Beverly Hills, CA 90210 (project site) and 601 North Canon Drive, Beverly Hills, CA 90210
Assessor's Parcel No.	4344-020-013 (project site); 4344-020-014
Zoning District	R-1.X
General Plan	Single-Family Residential – Medium Density
Existing Land Use(s)	Single-Family Residential
Lot Dimensions & Area	Approximately 277'(depth) x 177'(width)– approximately 49,000 square feet total including both sites
Year Built	1912/1938
Historic Resource	The existing main residence on the subject property is estimated to have been built in 1912. An alteration to the main residence and new garage/accessory structure built on the 603 North Canon parcel were designed by Master Architect Gerard Colcord in 1938. In order to ensure that the proposed project would not impact the integrity of the historic resource, staff consulted with the City's Urban Designer. The Urban Designer concluded that the addition is designed to be consistent with the Secretary of the Interior's Standards for Rehabilitation, which guide the treatment of historic properties. The proposed project would not result in adverse impacts to the historic resource (main residence and accessory building).
Protected Trees/Grove	None as part of this project.

Adjacent Zoning and Land Uses

North	R-1.X Single Family Residential
East	R-1.X Single Family Residential (Across Canon Drive)
South	R-1.X Single Family Residential (Across Carmelita Avenue)
West	R-1.X Single Family Residential (Across rear alley)

Circulation and Parking

Adjacent Street(s)	North Canon Drive
Adjacent Alleys	20' wide alley along rear of the property
Parkways & Sidewalks	North Canon Drive – 15' parkway on the west side of the street right-of-way

ZONING ANALYSIS

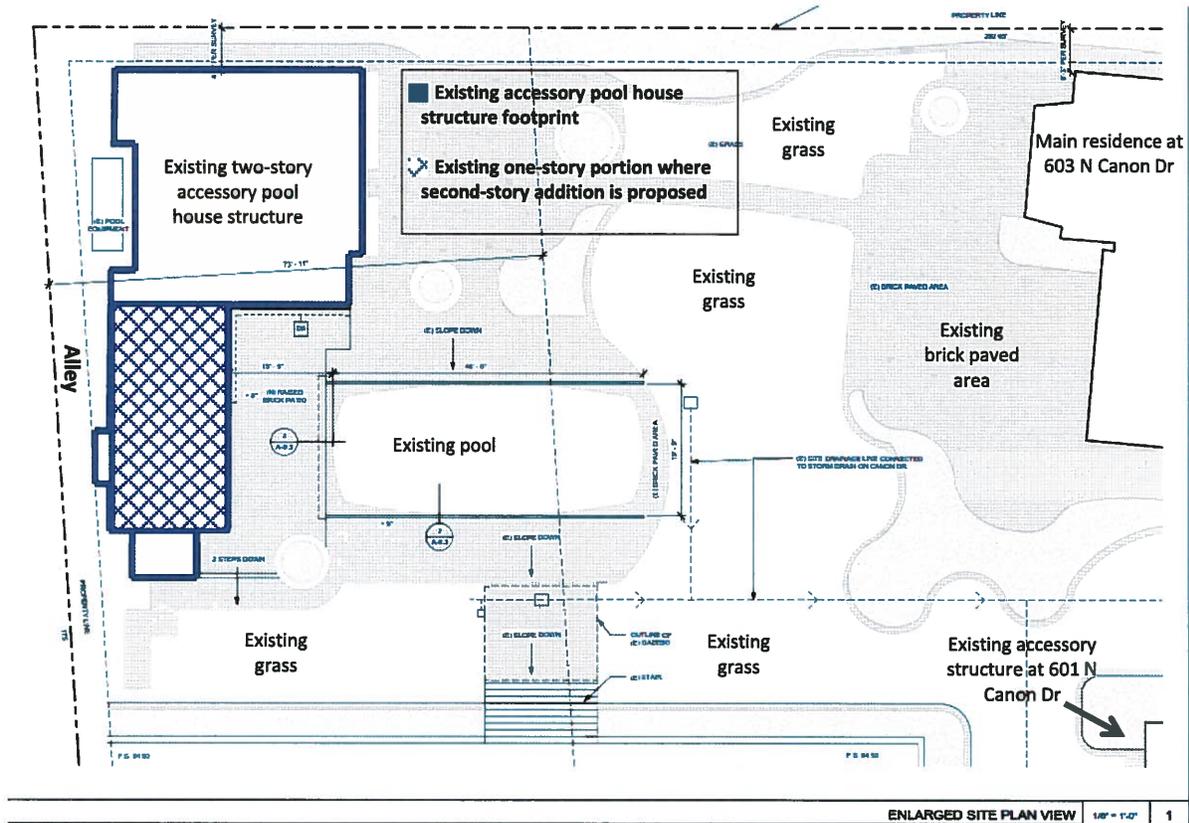
REGULATIONS	ALLOWED / REQUIRED	EXISTING	PROPOSED
<u>Accessory Structure</u>			
Height	14' max by-right; 22' max height with a minor accommodation; Up to 32' with a Central R-1 Permit for a residence with a sloped roof with ridgeline	20'-11 ½"	22'
Floor Area	21,122 SF Max Allowed	603 N. Canon - Accessory Pool House Structure: 2,498 SF* 603 N. Canon - Main Residence: 7,330 SF 601 N. Canon - Accessory Structure: 4,350 SF <i>Total: 14,798 SF</i>	*620 SF addition is proposed at the accessory pool house structure at 603 N. Canon Drive.
Front Setback	40' (required for property)	245'	245' (no change)
Side Setback (North)	15' minimum required for main residence; accessory structures under 14' in height can encroach in a required side yard as long as a 4' side setback is maintained.	4.44'	4.44' (no change)
Side Setback (South - Carmelita Avenue street side setback)	20'-2" minimum required for main residence	89'	89' (no change)
Rear Setback (Alley)	73'-11" minimum required for main residence; zero setback is required for accessory structures under 14' in height on sites with a rear lot line that abuts an alley.	2'-7"	2'-7" (no change)
Parking	6 spaces for a site that contains 8 bedrooms	Existing number of bedrooms: 7 Existing parking: covered carport accommodates 2 spaces; garage below second-story guest house at 601 N. Canon accommodates 3 spaces; and the existing driveway in front of the garage accommodates 3 uncovered spaces that meet code for a total of 8 parking spaces.	One additional bedroom is proposed with the addition to the accessory pool house, for a total of 8 bedrooms; 8 existing parking spaces (no change)

Neighborhood Character

The project site is located on the west side of the 600 block of North Canon Drive in the Central Area of the City, north of Santa Monica Boulevard and south of Sunset Boulevard. There is a rear alley that runs parallel to North Canon Drive, perpendicular to Carmelita Avenue and Elevado Avenue. The 620-square-foot addition is proposed at 603 N. Canon Drive on a site that includes 601 N. Canon Drive just south of it. Both lots were combined as one site area via a covenant recorded on September 3, 1998 between the property owners, Alan J. Levine and Judith B. Levine, and the City. The covenant was entered into prior to the passage, in 2006, of the City ordinance prohibiting multiple-lot developments. The surrounding area is characterized by mostly two-story single-family residences on either side of North Canon Drive. Lot widths are consistent on both sides of North Canon Drive but lot depths on the west side of North Canon Drive are greater. Properties in the vicinity have residences that are compatible as to floor area ratios, mass, and scale with the single-family residence that currently exists on the project site. Some properties surrounding the subject site contain two-story accessory structures along the rear alley with rear setbacks ranging from 0' to approximately 7'.



Project Site Looking North



Enlarged Site Plan Looking North (Partial Site Plan)

PROJECT DESCRIPTION

The project consists of a second-story addition to an existing 2,498-square-foot accessory pool house structure located along the rear alley of the subject property and built in 1938. The addition is proposed with a maximum height of 22' to the top ridge of its sloped roof. The proposed 620-square-foot addition would not alter the existing footprint of the building because it would be located above the existing one-story portion of the accessory structure. The accessory structure is currently used as a two-bedroom guest house with a kitchen on the first floor and a bathroom on the second floor. The proposed second-story addition would be used as an office/bedroom above the existing bar, jacuzzi, exercise room, and bathroom on the first floor, for a total of three bedrooms in the accessory pool house structure. The existing accessory structure currently encroaches into the required 15-foot north side setback and the required 74'-11" rear setback. While the 620-square-foot addition would maintain the existing building footprint, it would also encroach into the required rear yard. The accessory structure is currently set back 4.44' from the north side property line, 2'-7" from the rear property line along the alley, and 89' from the south side property line.

Requested Entitlements. As proposed, the project requires the following entitlement in order to be constructed:

- **Central R-1 Permit:** A request to allow an accessory structure over 14' in height to be located within a required side and rear setback. Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-2414(F), a Central R-1 Permit may be issued to allow an accessory structure to exceed 14' in height when located within both a required side and rear setback.

GENERAL PLAN¹ POLICIES

The General Plan includes numerous goals and policies intended to help guide development in the City. Some policies relevant to the Planning Commission's review of the project include:

- **Policy LU 2.1 City Places: Neighborhoods, Districts, and Corridors.** Maintain and enhance the character, distribution, built form, scale, and aesthetic qualities of the City's distinctive residential neighborhoods, business districts, corridors, and open spaces.
- **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.
- **Policy LU 6.2 Housing Character and Design.** Require that new, renovated, and additions to housing be located and designed to maintain the distinguishing characteristics and qualities of the neighborhoods in which they are located, including prevailing lot sizes, building form, scale, massing, relationship to street frontages, architectural design, landscaping, property setbacks, and other comparable elements.

ENVIRONMENTAL ASSESSMENT

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the City's Local CEQA guidelines. A Class 1 Categorical Exemption (Section 15301(e) regarding additions to existing structures) has been issued for "additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,400 square feet, whichever is less" as well as a Class 31, Section 15331 for the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards, in accordance with the requirements of CEQA Section 15061.

¹ Available online at

<http://www.beverlyhills.org/business/constructionlanduse/generalplan/generalplandocument/>

PUBLIC OUTREACH AND NOTIFICATION

Type of Notice	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	N/A	N/A	6/4/2015	7 Days
Newspaper Notice	N/A	N/A	N/A	N/A
Mailed Notice (Owners & Occupants - 500' + block-face Radius)	10 Days	6/1/2015	6/1/2015	10 Days
Property Posting	N/A	N/A	6/1/2015	10 Days
Website	N/A	N/A	6/4/2015	7 Days

Public Comment

As of the writing of this report, staff had not received any public comments regarding the project.

ANALYSIS²

Project approval, conditional approval or denial is based upon specific findings for the discretionary application requested by the applicant. The specific findings that must be made in order to approve the project are provided as Attachment A to this report, and may be used to guide the Planning Commission’s deliberation of the subject project.

In reviewing the requested entitlement, the Commission may wish to consider the following information as it relates to the project and required findings.

Height. The proposed addition would have a maximum height of 22’, which is 8’ above the otherwise allowable height for accessory structures located in a required side or rear yard. Although the addition exceeds the by-right height provisions, the additional height is 10’ below the allowed maximum height in the principal building area and consists of a sloped roof that would complement the existing two-story portion of the accessory structure. As a result of the addition’s architecture, the height is well-modulated, incorporated into the design, and complementary to the architecture of the existing accessory structure as well as to the architecture of the main residence.

Based on the addition’s design and location on the property, the existing two-story portion of the accessory structure will act as a buffer between the subject property and the neighbor to the north since the existing two-story structure along the northern property line would screen most of the proposed second-story addition. Additionally, the neighbor to the north of the subject property currently maintains mature landscaping along the north side property line, which would block any potential views from the subject property into the adjacent property. It is noted that a number of properties along the alley between North Canon Drive and North Beverly Drive also contain a number of one- and two-story accessory structures at the rear property line, many with little to no setback. The proposed structure, although two stories, would have a height consistent with some of

² The information provided in this section is based on analysis 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 make alternate findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

the surrounding structures. Consequently, staff has proposed conditions that regulate the type of glass and opening on the windows located on the second story of the west elevation (facing the alley) in order to prevent views into properties located across the alley.

Proximity to Adjacent Properties. The addition will be located approximately 42' from the north side property line and will not affect the existing 4.44' setback of the accessory structure from the closest adjacent property line to the north. Furthermore, the residential property to the north contains a tennis court that is screened along the side property line by mature landscaping, making it unlikely that privacy, light, or air impacts on any habitable structures on the neighboring property would occur. The proposed project does not include any change in existing landscaping in the area immediately between the structure the neighboring property, and no impacts to the neighboring property to the north are anticipated. Additionally, the project is well modulated with sloped rooflines that will prevent the project from appearing massive from the adjacent property. To the south, the addition will be located approximately 100' from the south property line and would not be visible from Carmelita Avenue. The addition would not be visible from Canon Drive.

With respect to the property across the alley, the proposed addition maintains a 2'-7" setback, which in addition to the 20' rear alley, provides adequate separation between the subject property and the property across the alley. The accessory structure building footprint runs parallel to the rear property line for a length of approximately 76' across the 177' wide site. Although this length is substantial for a property with one site, the length on this particular site with two parcels represents less than half of the entire site.

In evaluating proximity to nearby existing accessory structures, the proposed addition to the accessory structure would be located in front of an existing one-story accessory structure across the alley. It is also noted that owners of 602 North Beverly Drive, located across the alley and southwest from the project site (approximately 30' away from the proposed addition), have submitted an application for a Minor Accommodation for a new one-story, 20' tall accessory structure located in the rear setback that would replace the existing accessory structure along the rear alley. The application has been filed, and staff has determined that it will be reviewed by the Planning Commission in the future. Based on this analysis and the recommended conditions for windows on the elevation facing the alley and for additional landscaping along the alley, the proposed structure is not anticipated to impact properties across the alley.

NEXT STEPS

It is recommended that the Planning Commission conduct the public hearing and adopt a resolution conditionally approving the proposed project.

Alternatively, the Planning Commission may consider the following actions:

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

Report Reviewed By:



Michele McGrath, Principal Planner

ATTACHMENT A
Required Findings

REQUIRED FINDINGS

Central R-1 Permit Findings: The reviewing authority shall not issue a Central R-1 permit to allow an accessory structure to exceed fourteen feet (14') in height unless the reviewing authority finds that the proposed development will not have a substantial adverse impact on:

1. *The scale and massing of the streetscape*
2. *Neighbors' access to light and air*
3. *Neighbors' privacy, and*
4. *The garden quality of the city*
5. *Adjacent properties or the public welfare*

ATTACHMENT B
Draft Resolution

Begins on the following page.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A CENTRAL R-1 PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY, 22' TALL ADDITION TO AN EXISTING ACCESSORY STRUCTURE THAT IS LOCATED WITHIN REQUIRED SIDE AND REAR YARD SETBACKS ON A PROPERTY LOCATED IN THE CENTRAL AREA OF THE CITY AT 603 NORTH CANON DRIVE.

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

Section 1. Alan and Judy Levine, applicants and property owners (the "Applicant"), have submitted an application for a Central R-1 Permit to allow the construction of a 620-square-foot, second-story addition to an existing accessory structure that is located in both required side and rear yards for a property located at 603 North Canon Drive in the Central Area of the City (the "Project"). The Project does not meet all by-right development standards, and therefore requires entitlements that can be granted by the Planning Commission pursuant to the issuance of a Central R-1 Permit.

Section 2. The Project consists of a two-story addition to an existing accessory structure located toward the northwest corner of the subject property that will have a maximum height of 22' to the top ridge of its sloped roof. The proposed 620-square-foot addition would be located on the second-floor of an existing 2,498-square-foot accessory pool house structure that contains a one-story portion that faces the pool as well as a two-story, 20'-11 ½" tall component used primarily as a guest house. The proposed addition would be used as a

new office situated above an existing one-story portion of the accessory structure. The existing accessory structure is currently set back approximately 4'-5" from the north side property line, 2'-7" from the rear property line along the alley, and 89' from the south side property line. While the 620-square-foot addition would maintain the existing building footprint, it would also be located within the required 74'-11" rear yard setback.

Section 3. The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the City's Local CEQA guidelines. A Class 1 Categorical Exemption (15301(e) additions to existing structures) has been issued in accordance with the requirements of Section 15061 for "additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,400 square feet, whichever is less" as well as a Class 31 Categorical Exemption (Section 15331 of the Guidelines) for the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards, in accordance with the requirements of CEQA Section 15061.

Section 4. Notice of the Project and public hearing was mailed on June 1, 2015 to all property owners and residential occupants within a 500-foot plus block-face radius of the property. On June 11, 2015 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 reviewing the request for a Central R-1 Permit, the Planning Commission considered whether it could make the following findings in support of the Project:

1. The structure will not have a substantial adverse impact on the scale and massing of the streetscape;
2. The structure will not have a substantial adverse impact on the neighbors' access to light and air;
3. The structure will not have a substantial adverse impact on the neighbors' privacy;
4. The structure will not have a substantial adverse impact on the garden quality of the city; and
5. The structure will not have a substantial adverse impact on adjacent properties or the public welfare.

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

1. The Project is located approximately 245' from the front property line of the subject property, beyond the primary residence that fronts on North Canon Drive. The primary residence will obscure views of the Project, and the Project will therefore not result in a substantial adverse impact on the scale and massing of the streetscape.
2. The Project is 22' in height, with the maximum height occurring at the top ridge of its sloped roof. The Project is located approximately 25' from the nearest residential accessory structure, which is located across the alley to the west of the Project. Furthermore, while the existing accessory structure is located approximately 4'-5" from the residential property to the north, the addition itself

would be located approximately 42' from the north side property line and therefore, would not directly face the adjacent property to the north. Additionally, the residential property to the north contains a tennis court that is screened along the side property line by tall, mature landscaping. Based on the Project's location and its separation from adjacent properties and structures, the Project will not have a substantial adverse impact on the neighbors' access to light and air.

3. The Project is a two-story addition to an existing accessory structure along the alley that contains windows that potentially offer views into adjacent properties. However, the existing tree in the rear yard, owned and maintained by the owners, would help block views of the subject property as well as mature landscaping owned and maintained by the owners of the adjacent property to the north. A condition of approval will require the property owners to include additional landscaping in the rear yard along the alley. Additionally, because the existing two-story portion of the accessory structure is along the northern property line, it would act as buffer, concealing most of the proposed second-story addition behind it. A condition of approval will also require that windows located over 14' above grade on an elevation facing an alley be fitted with translucent glass and either fixed (unopenable) or awning style with a maximum opening of twenty five degrees (25°). Consequently, the Project, as conditioned, will not have a substantial adverse impact on the neighbors' privacy.

4. The Project site includes extensive landscaping consisting of trees, shrubs, flowers, groundcover, and grass, all of which help to enhance the property and contribute to the garden quality of the city. Although there is currently one tree in

the rear yard that helps screen the addition, a condition of approval will require that new landscaping along the west elevation (rear alley) be included. Consequently, the Project will not have a substantial adverse impact on the garden quality of the city.

5. Although the Project exceeds the otherwise permitted maximum height of 14' for accessory structures located within a required side and rear setback, the Project has not only been designed in such a way that utilizes high-quality details and ample modulation, but also complements the historic nature of the property. Additionally, the Project includes appropriate separation from neighboring properties and is set back approximately 245' from the front property line. As a result of the Project's design and siting, the Project will not have a substantial adverse impact on adjacent properties or the public welfare.

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

1. Any window located over 14' above grade on an elevation facing an alley shall be fitted with translucent glass and either fixed (unopenable) or awning style with a maximum opening of twenty five degrees (25°).

2. Existing landscaping at the rear property line along the alley shall be maintained, and new landscaping shall be included in areas along the west elevation (along the rear alley) of the accessory structure. The landscaping shall be subject to review and approval by the Director of Community Development or his or her designee, and shall be maintained for the life of the Project.

3. This approval is for a 620-square-foot, 22' tall addition to an existing accessory structure that is located within required and rear yards located at 603 North Canon Drive. The Project shall be constructed in substantial compliance with the plans and specifications approved by the Planning Commission on June 11, 2015. Any minor changes to the Project, as determined by the Director of Community Development, shall be reviewed and approved by staff. Substantive changes, as determined by the Director of Community Development, shall be returned to the Planning Commission for review and approval .

4. The project shall operate at all times in compliance with municipal requirements prohibiting the use of alleys for construction vehicle parking and operations.

5. 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.

6. 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.

7. 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.

8. RECORDATION. The resolution approving the Central 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.

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

10. 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: June 11, 2015

Howard S. Fisher
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

Ryan Gohlich
City Planner

ATTACHMENT C
Public Notice

Begins on the following page.



NOTICE OF PUBLIC HEARING

DATE: June 11, 2015

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, June 11, 2015, 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 Central R-1 Permit to allow a 620-square-foot, second-story addition to an existing accessory structure that is located within required side and rear yards on a property located in the Central Area of the City at **603 North Canon Drive**. The proposed addition would be located at the existing accessory structure at the rear of the subject property along the alley and have a maximum height of 22 feet. The proposed addition would maintain an existing 4.44' setback from the north side property line and a 2'-7" rear setback from the alley.

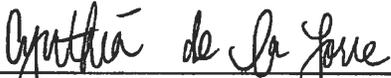
The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the City's Local CEQA guidelines. A Class 1 Categorical Exemption (15301(e) additions to existing structures) has been issued in accordance with the requirements of Section 15061 for "additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,400 square feet, whichever is less."

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 **Cynthia de la Torre, Assistant Planner** in the Planning Division at (310) 285-1195, or by email at cdelatorre@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:



Cynthia de la Torre, Assistant Planner

Mailed: June 1, 2015

ATTACHMENT D
Architectural Plans

Provided as a separate attachment.