



# Planning Commission Report

**Meeting Date:** October 8, 2015

**Subject:** **1160 Tower Road  
Hillside R-1 Permit**

Request for a Hillside R-1 Permit to allow construction of an accessory structure within 100' of the front property line on the property located at 1160 Tower Road.  
PROJECT APPLICANT: Suzanne Evans Shepela and Susie Loewenstein, Landry Design Group

**Recommendation:** That the Planning Commission:

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

## REPORT SUMMARY

A request has been made for a Hillside R-1 Permit to allow construction of an accessory structure within 100' of the front property line on the property at 1160 Tower Road. The proposed project consists of creating new level pad and constructing a two-story accessory structure on the northeast side of the property, to the rear of the existing single-family residence. The site is over 100,000 square feet in area and is currently developed with a single-family residence and two accessory structures. Currently, the property is allowed to have a maximum of approximately 16,233 square feet of above-grade floor area. After the creation of additional level pad, as proposed, the maximum amount of floor area allowed on the property would be 17,309 square feet. The project would result in total above-grade floor area of approximately 13,310 square feet. Total cumulative floor area would not exceed 15,000 square feet if the proposed project is approved.

This report provides a detailed description of the project and provides analysis on key issues relating to the findings for the requested entitlements. Specifically, this report highlights considerations for the scale and massing of the proposed structure, privacy of neighboring properties, and how the project would affect the streetscape along Tower Road and San Ysidro Drive. Analysis was also conducted regarding potential view impacts to neighboring properties and a determination was made that no substantial view impacts would occur as a result of this project. Based on the analysis, the recommendation in this report is for project approval.

**Attachment(s):**

- A. Required Findings
- B. Draft Resolution
- C. Public Notice
- D. Correspondence from the Public
- E. Architectural Plans

**Report Author and Contact Information:**

Alek Miller  
(310) 285-1196  
[amiller@beverlyhills.org](mailto:amiller@beverlyhills.org)

## **BACKGROUND**

File Date	7/8/2015
Application Complete	9/22/2015
Subdivision Deadline	N/A
CEQA Deadline	60 days from CEQA Determination
CEQA Determination	Categorical Exemption
Permit Streamlining	Take action on project within 60 days of CEQA determination
Applicant(s)	Suzanne Evans Shepela & Susie Loewenstein, Landry Design Group
Owner(s)	Lawrence A. Post Co. Trust
Representative(s)	Suzanne Evans Shepela & Susie Loewenstein, Landry Design Group
Prior PC Action	In 1993, the Planning Commission approved a Hillside Development Permit for Remedial Grading and a Tree Removal Permit for the subject property (Resolution 851).
Prior Council Action	None
CHC Review	None

## **PROPERTY AND NEIGHBORHOOD SETTING**

### Property Information

Address	1160 Tower Road
Assessor's Parcel No.	4348-015-007
Zoning District	R-1.X
General Plan	One-Family Residential
Existing Land Use(s)	One-Family Residential
Lot Dimensions & Area	Irregular Lot – approximately 100,841 square feet (approx. 2.31 acres)
Year Built	1998
Historic Resource	N/A
Protected Trees/Grove	N/A

### Adjacent Zoning and Land Uses

North	R-1.X – Single Family Residential
East	R-1.X – Single Family Residential
South	R-1.X – Single Family Residential
West	R-1.X – Single Family Residential

### Circulation and Parking

Adjacent Street(s)	Tower Road to the west, San Ysidro Drive to the east, Tower Grove Place to the southwest, Benedict Canyon Drive to the south
Traffic Volume	Tower Road: Unknown Benedict Canyon Drive: 11,030 average daily volume
Adjacent Alleys	None
Parkways & Sidewalks	Tower Road: 30' total right of way with 22' street width and varying parkway widths

Neighborhood Character

The subject property is 2.3 acres, located in the Hillside Area of the City, and is surrounded by one- and two-story single family homes with property sizes ranging from 0.23 to 3 acres along Tower Road and San Ysidro Drive. The subject property is located near the peak of a narrow hill formed by slopes reaching uphill from Tower Road and San Ysidro Drive, located to the west and east, respectively. The subject property fronts on a curve of Tower Road, and consists of a large lot that is larger than the abutting lots to the east on San Ysidro Drive and comparable to the nearby lots on Tower Road. Tower Road is a narrow residential street that continues past the City's northern boundary into Los Angeles. Tower Road is accessed from Benedict Canyon Drive, which is a busy travel corridor with moderately high traffic volumes.



**PROJECT DESCRIPTION**

The proposed project consists of creating a new level pad and constructing a two-story accessory structure on the northeast side of the property, to the rear of the existing single-family residence. The site is currently developed with a single-family residence and two accessory structures, which total approximately 11,613 square feet of above grade floor area. The accessory structures that exist on the property include a gazebo (14' in height) and a greenhouse (7'8" in height). The proposed accessory structure would result in 2,092 square feet of additional floor area, bringing the total above-grade floor area to approximately 13,710 square feet. There is a steep slope down from the existing level pad to the east toward San Ysidro Drive. The new level pad would be located on this slope, approximately 10 feet lower in elevation from the level pad where the existing residence is located. The new two-story accessory structure would be constructed on the new level pad. The accessory structure would not reach the same height as the existing two-story residence because of the lower elevation; it would have a height of approximately 21'4" as measured from the lower pad and would rise approximately 11'4" from the existing level pad. The proposed accessory structure would consist of a guest bedroom, a screening room, three bathrooms, storage, a wine cellar, and a wet bar. It would not include a full kitchen, so it would not be considered to be a second unit. As part of the project, nine trees are proposed to be removed from the site, with eight new trees proposed to be planted. None of the trees proposed to be removed are protected trees because of their size, species, and location on the property. The proposal also includes approximately 772 cubic yards of cut (or soil export) and 582 cubic yards of fill (or soil import), for a net total of 190 cubic yards of soil export.

<b>Zoning Information</b>			
<b>Floor Area</b>			
	<b>Existing Floor Area (sq. ft.)</b>	<b>Proposed New Floor Area (sq. ft.)</b>	<b>Total Floor Area Proposed (existing + new) (sq. ft.)</b>
Main House	9,800	0	9,800 sf
Garages	1,648	0	1,648 sf
Gazebo	0	0	0
Greenhouse	170	0	170 sf
Proposed:			
Guest House – First Floor	0	1,303	1,303
Guest House – Second Floor	0	789	789
<b>Total Floor Area</b>	<b>11,618</b>	<b>2,092</b>	<b>13,710</b>
<b>Maximum Allowable Floor Area On Site</b>	<b>Based on Existing Level Pad (sq. ft.)</b>	<b>Based on Proposed Level Pad (sq. ft.)</b>	<b>Total floor area proposed</b>
	16,233	17,309	13,710
			13,310 total with garage exemption*

\* Per BHMC 10-3-100 definition of floor area, up to 400 square feet of garage area may be excluded from calculations of total floor area.

<b>Accessory Structure Setbacks</b>			
	<b>Required</b>	<b>Proposed</b>	
Front Setback (from Tower Road)	30'	70'	
Front Setback (from San Ysidro Drive)	30'	118'	
Side Setback	29'8"	41'	
Rear Setback	n/a (through lot)	n/a (through lot)	
<b>Height</b>			
	<b>Maximum</b>	<b>Existing</b>	<b>Proposed</b>
Main Residence	30'	26'6"	26'6"
Accessory Structure	30'	n/a	21'4"
<b>Parking</b>			
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Parking Spaces</b>	4 spaces total, 2 covered	4 covered, with motor court that could hold 4+ vehicles	4 covered, with motor court that could hold 4+ vehicles

**Required Entitlements.** As proposed, the project requires the following entitlements:

- **Hillside R-1 Permit** – BHMC §10-3-2526 allows accessory structures to be located anywhere on sites of 24,000 square feet or larger (estate properties) with the issuance of a Hillside R-1 Permit.

### **GENERAL PLAN<sup>1</sup> 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 2.3 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 2.4 Architectural and Site Design.** Require that new construction and renovation of existing buildings and properties exhibit a high level of excellence in site planning, architectural design, building materials, use of sustainable design and construction practices, landscaping, and amenities that contribute to the City's distinctive image and complement existing development.
- **Policy LU 5.1 Neighborhood Conservation.** Maintain the uses, densities, character, amenities, and quality of the City's residential neighborhoods, recognizing their contribution to the City's

<sup>1</sup> Available online at [http://www.beverlyhills.org/services/planning\\_division/general\\_plan/genplan.asp](http://www.beverlyhills.org/services/planning_division/general_plan/genplan.asp)

identity, economic value, and quality of life.

- **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.

**PUBLIC OUTREACH AND NOTIFICATION**

Type of Notice	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice (agenda)	N/A	N/A	10/2/2015	7 Days
Newspaper Notice	N/A	N/A	N/A	N/A
Mailed Notice (Owners & Occupants - 500' Radius)	10 Days	9/28/2015	9/28/2015	10 Days
Property Posting	10 Days	9/28/2015	9/28/2015	10 Days
Website	N/A	N/A	10/2/2015	7 Days

Public Comment

Staff has received two inquiries and one comment on the project. The comment specifically cites concerns about views from San Ysidro Drive and is included as an attachment to this report.

**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 Guidelines, and the environmental regulations of the City. The project qualifies for a categorical exemption pursuant to Section 15303 (Class 3) of the Guidelines. Specifically, the proposed project involves construction of an accessory structure on a single-family residential property and is therefore exempt from further review under the provisions of CEQA.

**ANALYSIS**

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

**Scale, Mass, and Privacy.** Given the irregular shape of the property and the fact that it is located between two public streets, it would be difficult to locate an accessory structure on the subject property where it would not be within 100' of the two front lot lines. The proposed two-story accessory structure would be constructed over the slope to the east of the existing residence and it would be approximately 15' lower in height than the existing residence as measured from the existing level pad. As a result, it would be completely screened from Tower Road by the existing residence. This location is as far from San Ysidro Drive as possible, and maintains the code-required 6' separation between the proposed accessory structure and the existing residence. There is a significant amount of existing mature landscaping, including tall trees that screen the main residence from nearby properties and from the street on both sides. The proposal includes planting new trees that would provide additional screening from the street on the San Ysidro Drive side of

the property. The nearest neighboring properties on San Ysidro Drive are more than 100' away from the proposed location of the accessory structure. The nearest property to the north of the subject property, 1162 Tower Road, is developed with a two-story accessory structure that would prevent views from the proposed accessory structure to the main residence at 1162 Tower Road. The proposed accessory structure would be substantially screened from neighboring properties and the street and would not result in direct views into neighboring properties.

**View Preservation.** The Beverly Hills Municipal Code (BHMC) includes provisions that are intended to preserve views of the Los Angeles basin from the Hillside Area of the City. These provisions require a Hillside R-1 Permit to allow any structures to be constructed to a height in excess of 14' if the portion of the building in excess of 14' would disrupt a view of the Los Angeles basin from the level pad of a property within 300' of the subject property. As part of the project review, staff analyzed the view preservation diagrams provided by the applicants, which indicate the properties that are uphill from the subject property and the associated view lines from the level pads of those properties. After reviewing the plans and viewing the property from San Ysidro Drive, staff determined that there would be no substantial disruption to any views from neighboring properties per the provisions of the view preservation standards set forth in the BHMC. Thus, a Hillside R-1 Permit is not required for view preservation.

### Summary

Taking into account the siting of the proposed accessory structure, the significant front yard setback, compliance with the required side yard setbacks, and existing mature landscaping throughout the property, the proposed project will not result in a substantial adverse impact to the scale, mass, or integrity of the streetscape, nor will it result in privacy impacts to neighboring properties. Based on the size and location of the proposed structure, the project will not have a substantial adverse impact on neighbors' access to light and air. Therefore, staff recommends conditional approval of the Hillside R-1 Permit.

### Recommendation

It is recommended that the Planning Commission conduct the public hearing and adopt a resolution conditionally approving a Hillside R-1 Permit to allow construction of a two-story accessory structure located within 100' of the front property line.

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:



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Ryan Gohlisch, City Planner

**ATTACHMENT A**  
**REQUIRED FINDINGS**

## ATTACHMENT A

### Required Findings

**Hillside R-1 Findings.** The Planning Commission may grant a Hillside R-1 Permit provided that the following findings are made:

1. *The structure will not have a substantial adverse impact on the scale or character of the area.*
2. *The structure will not have a substantial adverse impact on the privacy of neighboring properties.*
3. *The structure will not have a substantial adverse impact on the neighbors' access to light and air.*
4. *The structure will not have a substantial adverse impact on the streetscape.*

**ATTACHMENT B**  
**DRAFT RESOLUTION**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A HILLSIDE R-1 PERMIT TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED WITHIN 100' OF THE FRONT PROPERTY LINE ON THE PROPERTY LOCATED IN THE HILLSIDE AREA OF THE CITY AT 1160 TOWER ROAD.

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

Section 1. Suzanne Evans Shepela, representative of the Lawrence A. Post Co. Trust (the "Applicant"), has submitted an application for a Hillside R-1 Permit to allow the construction of an accessory structure within 100' of a front property line on the property located at 1160 Tower Road in the Hillside 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 Hillside R-1 Permit.

Section 2. The Project consists of construction of a two-story accessory structure, as well as the creation of new level pad on which the structure will be constructed. The site is developed with an existing two-story single-family residence, as well as a greenhouse and a gazebo. The proposed accessory structure consists of a bedroom, screening room, storage, three bathrooms, and a wet bar, totaling approximately 2,092 square feet of floor area. The project will bring the total floor area on the property to approximately 13,710 square feet. The Project will be located approximately 70' from the front property line along Tower Road.

Section 3. The 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 environmental regulations of the City. The project qualifies for a categorical exemption pursuant to Section 15303 (Class 3) of the Guidelines. Specifically, the proposed project involves construction of an accessory structure on a single-family residential property. The project has been determined not to have a significant environmental impact and is therefore exempt from further review under the provisions of CEQA.

Section 4. Notice of the Project and public hearing was mailed on September 28, 2015 to all property owners and residential occupants within a 500-foot radius of the property. On October 8, 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 Hillside R-1 permit to allow an accessory structure to be constructed within 100’ of a front property line, the Planning Commission considered whether it could make the following findings in support of the Project:

1. The accessory structure will not have a substantial adverse impact on the scale or character of the area;
2. The accessory structure will not have a substantial adverse impact on the privacy of neighboring properties;
3. The accessory structure will not have a substantial adverse impact on the neighbors’ access to light and air; and

4. The accessory structure will not have a substantial adverse impact on the streetscape.

Section 6. Based on the foregoing, the Planning Commission hereby finds and determines as follows with respect to the Hillside R-1 permit to allow an accessory structure to be constructed within 100' of a front property line:

1. The subject property is considered to be an "estate property" (larger than 24,000 square feet), and is allowed a maximum floor area of 16,233 square feet. The Project consists of approximately 2,092 square feet, and would result in a total on-site floor area of 13,710 square feet, prior to exempting 400 square feet of garage area (per the Beverly Hills Municipal Code definition of floor area). The Project is located approximately 70' from the front property line along Tower Road, and is located behind the main residence, which screens views of the Project from Tower Road. The Project is located more than 100' from the San Ysidro Drive front property line, and is proposed to be located entirely within the principal building area, ensuring appropriate separation from surrounding properties and structures. Due to the Project's limited size in relation to the main residence, as well as its siting on the property, the Project will not have an adverse impact on the scale or character of the area.

2. The proposed accessory structure would be screened by mature landscaping, the topography of the property, and by the existing single-family residence on the subject property. These conditions will prevent direct views into neighboring properties to the north and east. The proposed accessory structure is

screened to the west by the existing single-family residence, and it is more than 250' to the neighboring property to the south. Thus, the Project will not result in substantial adverse impacts on the privacy of neighboring properties.

3. The Project is located entirely within the principal building area, at a distance of approximately 41' from the closest neighboring property line. In addition, the Project is constructed into the hillside, thereby diminishing its appearance from neighboring properties. Based on the Project's design and substantial separation from neighboring properties, the Project will not have a substantial adverse impact on the neighbors' access to light and air.

4. While the subject property would have a total floor area of 13,710 square feet including garage area, the size of the property is relatively large compared with many neighboring properties. The proposed accessory structure is substantially set back from the front property line (approximately 70' at its closest point), complies with the minimum side yard requirements, and would be substantially screened with mature and new landscaping, as well as by the existing two-story residence. Therefore, the Project will not have a substantial adverse impact on the streetscape.

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

1. This approval is for the construction of a two-story accessory structure proposed to be located to the east of the existing two-story residence on the

property at 1160 Tower Road. This Hillside R-1 Permit allows the accessory structure to be located within 100' of the front property line.

2. All construction-related parking shall be accommodated on-site or at an off-site designated parking location approved by the Director of Community Development or his/her designee, and shall be in accordance with an approved Construction Management and Parking Plan. No construction-related parking shall be permitted on nearby residential streets, including without limitation Tower Road and Tower Lane. Material deliveries and food service vehicles shall park on-site in accordance with an approved construction management and parking plan.

3. Flagmen shall be stationed along Tower Road and Tower Lane as necessary to manage traffic flow and ensure safety of residents, visitors, and pedestrians during all construction material deliveries, hauling truck trips, or large construction vehicle trips. All flagmen shall be radio-equipped and on-duty from 10:00am to 2:00pm during heavy hauling activities and construction-related deliveries. Residents and visitors shall be granted priority access at all times.

4. No heavy hauling trips or deliveries of construction-related materials shall occur outside the hours of 10:00am to 4:00pm.

5. Landscaping shall be installed in accordance with the landscape plan approved by the Planning Commission on October 8, 2015.

6. The Applicant shall construct and maintain the improvements on the property in substantial conformance with the plans submitted to and approved by the Planning Commission at its meeting of October 8, 2015. 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.

7. The accessory building approved herein shall be immediately removed if the site is altered so that:

- i. The area of the site on which the accessory building is located is reduced below twenty four thousand (24,000) square feet, or
- ii. The primary residential building is separated or removed from the site on which the accessory building is located so that the buildings or properties in question no longer function as one home or estate.

8. 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.

9. 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.

10. 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.

11. RECORDATION. This resolution approving the Hillside 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.

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

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

III

III

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: October 8, 2015

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Alan Robert Block  
Chair of the Planning Commission of the  
City of Beverly Hills, California

Attest:

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Secretary  
Ryan Gohlich  
City Planner

Approved as to form:

Approved as to content:

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David M. Snow  
Assistant City Attorney

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Ryan Gohlich  
City Planner

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**ATTACHMENT C**

**PUBLIC NOTICE**

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## NOTICE OF PUBLIC HEARING

**DATE:** October 8, 2015

**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard

**LOCATION:** Commission Room 280-A  
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, October 8, 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 Hillside R-1 Permit to allow construction of an accessory structure within 100 feet of the front property line on the property located at 1160 Tower Road. The proposed project involves construction of a guest house approximately 70' from the front property line, to the rear of the garages that are attached to the main residence in the northern portion of the property. The structure would be constructed at a lower elevation from the main residence and would be approximately 21'4" in height, including the basement. From the existing level pad where the main residence is located, the accessory structure would measure approximately 11'4" in height. Including the basement, the proposed accessory structure would have a floor area of approximately 2,135 square feet. The proposed accessory structure would not be visible from Tower Road and it would be screened from San Ysidro Drive with landscaping. The request is being made pursuant to Beverly Hills Municipal Code § 10-3-2526.

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 3(e) Categorical Exemption for the construction of a new accessory structure on a single-family residential property, and the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

Any comments submitted prior to or during the public hearing will be considered by the Commission. Please note that any communication received by the City becomes part of the public record.

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 **Alek Miller, Assistant Planner** in the Planning Division at (310) 285-1196, or by email at [amiller@beverlyhills.org](mailto:amiller@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,



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Michele McGrath, AICP  
Principal Planner

Mailed: September 28, 2015

**ATTACHMENT D**

**CORRESPONDENCE FROM THE PUBLIC**

**Alek Miller**

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**Subject:** FW: Plans for proposal at 1160 Tower Road

From Bob Ghassemieh, manager FKB Capital, LLC (owner of 1160 San Ysidro)

-----Original Message-----

From: Bob Ghassemieh  
Sent: Wednesday, September 30, 2015 1:45 PM  
To: Alek Miller  
Subject: Re: Plans for proposal at 1160 Tower Road

Alek

I have reviewed the plan and I am very concerned. The structure will be quite visible from San Ysidro and particularly my residence located at 1160 San Ysidro which pad is elevated from the street. The new proposed structure appears to be multilevel with lots of glass facade and it does not appear to have heavy landscaping on the flat pad being created to the east of the new structure which would screen the entire structure from the view of my residence (as opposed to what's stated in the notice). For these reasons I would like to object to the project unless significant landscape screening is installed as a condition which would entirely screen the structure from views on my residence (especially from the 2nd floor of my west facing room which is my master bedroom).  
Let me know how I can make this response more official. Thank you

Sincerely,

Bob Ghassemieh  
9255 Sunset Boulevard  
Suite Upper Penthouse  
West Hollywood, CA 90069  
Tel: 310-281-8781  
Fax: 310-859-0861

On 9/30/2015 12:06 PM, Alek Miller wrote:

> Hi Mr. Ghassemieh,  
>  
> I've attached the plans for the proposed accessory structure at 1160  
> Tower Road. Please let me know if you have any questions or comments.  
>  
> Alek Miller  
>  
> Assistant Planner  
>  
> Community Development Department  
>  
> City of Beverly Hills  
>  
> 455 N. Rexford Drive  
>  
> Beverly Hills, CA 90210

>  
> Direct: 310.285.1196  
>  
> Fax: 310.858.5966  
>  
> Email: [amiller@beverlyhills.org](mailto:amiller@beverlyhills.org) <<mailto:amiller@beverlyhills.org>>  
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> ---  
> The City keeps a copy of all E-mails sent and received for a minimum  
> of  
> 2 years. All retained E-mails will be treated as a Public Record per  
> the California Public Records Act, and may be subject to disclosure  
> pursuant to the terms, and subject to the exemptions, of that Act.  
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**ATTACHMENT E**  
**ARCHITECTURAL PLANS**  
**(PROVIDED AS SEPARATE ATTACHMENT)**