



Planning Commission Report

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- Meeting Date:** April 28, 2016
- Subject:** **Central R-1 Permit, 9570 Virginia Place**
Request for a Central R-1 Permit to allow the reduction of a rear setback for an addition to an existing single-family residence located on a corner lot in the Central Area of the City.
- Project Applicant:** Dane Twichell, Twichell Studio Architects
- Recommendation:** That the Planning Commission:
1. Conduct a public hearing and receive testimony on the Project;
2. Adopt the attached resolution conditionally approving a Central R-1 Permit.

REPORT SUMMARY

A request has been made for a Central R-1 Permit to allow a rear setback adjustment for a residence located on a corner lot in the Central area of the City. The proposed project consists of additions to the kitchen and garage, as well as creation of a deck at the first floor level on the property located at 9570 Virginia Place. The proposed additions encroach into the otherwise required rear setback and therefore require discretionary review by the Planning Commission to allow a reduction in the required rear setback.

This report analyzes the proposed project with specific analysis related to the project's height in relation to the existing residence and the topography of the site, along with the proposed garage's potential to provide more parking than the existing structure. Staff also analyzed the project in terms of the required findings related to scale and massing, neighbors' access to light and air, and neighbors' privacy. Staff's analysis concludes that as a result of the proposed configuration of the addition, 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 addition to the existing single-family residence.

- Attachment(s):
- A. Compliance with zoning requirements
 - B. Required Findings
 - C. Draft Resolution
 - D. Public Notice
 - E. Architectural Plans

Report Author and Contact Information:
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(310) 285-1196
amiller@beverlyhills.org



BACKGROUND

File Date 11/22/2015
Application Complete 4/11/2016
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) Dane Twichell, Twichell Studio Architects
Owner(s) Lawrence and Meryl Stern
Representative(s) Dane Twichell, Twichell Studio Architects

Prior PC Action None
Prior Council Action None
CHC Review None

PROPERTY AND NEIGHBORHOOD SETTING

Property Information

Address 9570 Virginia Place
Assessor's Parcel No. 4330-017-024
Zoning District R-1.7X
General Plan One-Family Residential
Existing Land Use(s) One-Family Residential
Lot Dimensions & Area Approximately 65' x 132.96' (approx. 8,642.4 square feet in area)
Year Built 1935
Historic Resource Master Architect, Gerard Colcord – addition complies with Secretary of the Interior's Standards for treatment of historic properties
Protected N/A
Trees/Grove

Adjacent Zoning and Land Uses

North R-1.7X – Single Family Residential
East R-1.7X – Single Family Residential
South R-1.7X – Single Family Residential
West R-1.7X – Single Family Residential

Circulation and Parking

Adjacent Street(s) Camden Drive to the east, alley and Daniels Avenue to the west and south, and Virginia Place to the north
Traffic Volume Olympic Boulevard, eastbound: 19,800
Olympic Boulevard, westbound: 18,200
Adjacent Alleys Fifteen-foot alley to the west of property
Parkways & Sidewalks Virginia Place: 60' street, with 12'6" parkway widths on each side
Camden Drive: 60' street, with 12'6" parkway widths on each side



NEIGHBORHOOD CHARACTER

The subject property is located on a corner lot in the Central Area of the City, south of Santa Monica Boulevard, and has frontage along Camden Drive and Virginia Place, with an alley to the rear. The property has a site area of approximately 8,622 square feet and is currently developed with a two-story single-family residence and attached garage totaling 3,677 square feet. The existing residence was originally constructed in 1935. The existing attached garage is accessed from Virginia Place.

The existing residence is consistent with the built environment of the surrounding area, which is characterized by one- and two-story residences similar in size and scale to the structure on the subject site. The parcels in the immediate neighborhood are of a comparable lot size in both width and depth.



Project Site Looking North



Project Site Street Frontage facing Virginia Place

PROJECT DESCRIPTION

The parcel line of the project site parallel to Camden Drive meets the Beverly Hills Municipal Code definition of front lot line, though the house is oriented to front towards Virginia Place. The garage is located at a lower elevation than the first floor of the residence. The proposed project consists of first story and garage additions to the existing two-story single-family residence. The proposed additions would encroach into the required rear yard area. The Central R-1 permit allows for a reduction in the rear setback for corner properties, which would provide relief from the otherwise required 31' rear setback.

The proposed project consists of:

- Addition of approximately 345 square feet to the garage, which would allow the 4 required parking spaces to be enclosed within it.
- Approximately 104 square feet of addition to the kitchen with approximately 90 square feet located at the functional rear of the residence (south side) and 14 square feet located at the front (north, street-facing side).
- Addition of approximately 262 square feet to the deck above the garage (not considered floor area), which would be accessed through the kitchen at the first floor level.
- Demolition and replacement of the stairs at the north side of the property, which would reduce the rear setback to approximately 6'8".
- Reduction of the existing legally nonconforming rear setback from 8' to approximately 6'8". The required rear setback is 31'.



In total, the project would add approximately 449 square feet of floor area to the residence, bringing the total floor area on the site to 4,126 square feet. The existing floor area is 3,677 and the maximum allowed floor area is 4,948 square feet. The proposed additions maintain the required 5' (north) street side setback and the 8' (south) side setback. The maximum height of the first story addition is approximately 12'3" above existing grade, which is below the 22'1" maximum height measurement of the existing residence. The maximum allowed height in this zone is 30'.

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

Central R-1 Permit – A request to allow a rear setback reduction for an addition to an existing residence located on a corner lot. Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-2418(D), a Central R-1 Permit may be issued to allow the rear setback to be reduced so long as the project satisfies the required criteria. The criteria [Attachment A] are further explained in the Analysis portion of this staff report.

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 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 Guidelines, and the environmental regulations of the City. In its assessment, staff found that the existing residence was identified on the City's 1985-1986 Historic Resource Survey as being potentially historic. Pursuant to CEQA Guidelines, categorical exemptions cannot be issued for a project that may cause a substantial adverse change to the significance of a historic resource. Consequently, the project has been designed in accordance with the Secretary of the Interior's Standards for the treatment of historic properties. As proposed, the project does not cause a substantial adverse change to the significance of the potential resource, which allows the project to qualify

¹ Available online at <http://www.beverlyhills.org/business/constructionlanduse/generalplan/>



for a Categorical Exemption from CEQA for the construction of an addition less than 2,500 square feet and less than fifty percent (50%) of the existing floor area of the residence, pursuant to Section 15301 (Class 1(e)) of the CEQA Guidelines.

PUBLIC OUTREACH AND NOTIFICATION

Type of Notice	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice (agenda)	N/A	N/A	4/22/2016	7 Days
Newspaper Notice	N/A	N/A	N/A	N/A
Mailed Notice (Owners & Occupants - 500' Radius)	10 Days	4/18/2016	4/18/2016	10 Days
Property Posting	10 Days	4/18/2016	4/18/2016	10 Days
Website	N/A	N/A	4/22/2016	7 Days

The City has not received any comments or letters concerning the project as of the writing of this report.

ANALYSIS

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

Design and Streetscape. The proposed kitchen additions would be located at the west side of the subject property. The majority of the addition is screened from public view by the existing residence, with only the bay window-like portion of the addition publicly visible from Virginia Place. The proposed additions will be consistent with the existing home’s architecture, and will appear as minor, natural extensions of the existing home, given the proposed architectural style and building materials. The expansion of the garage would be visible from Virginia Place and would provide the property owners with an expanded deck, adding to the limited amount of semi-private outdoor space available on the property. The garage expansion would add bulk to the western portion of the residence; however, the downward slope of the property from east to west would mitigate the enlarged garage’s visibility from the street because the majority of the house sits at a higher elevation. The expansion of the garage would serve the dual purpose of providing new private open space for the property owners and screening all four required parking spaces from the street. Consequently, the proposed addition is not anticipated to substantially and negatively alter the streetscape of the surrounding neighborhood or the design and character of the existing home. It is important to note that the topography of the property limits possibilities for altering or reorienting the garage. Because of the steep slope, it would be infeasible to change the orientation of the garage to be accessed from the alley and to still accommodate the same number of vehicles as the existing garage and driveway.

Neighboring Properties. The nearest neighboring property is directly abutting to the south of the subject property. The kitchen addition facing this neighboring property would be approximately 24’ from the south property line, which is further than the 13’5” distance between the nearest portions of the existing two-story residence and the south property line. The garage



expansion would bring the structure closer to the street: the existing garage is approximately 17' from the side property line, while the expansion of the garage would be approximately 5' from the street side property line. However, the expansion of the garage would result in complete screening of the 4 required parking spaces.

The majority of the proposed changes are located on the west side of the property, adjacent to the alley. The alley acts as a buffer between the subject property and the property to the west, with existing mature landscaping on the neighboring property providing extensive screening. The proposed new deck would be located approximately 26' from the neighbor's property line to the west at its closest point. The proposed additions would be screened by the existing, mature landscaping on the neighboring property. The new addition and deck would not create substantially higher new viewing areas onto the west neighboring property, since the new deck expands the area of an existing deck area and since the height of the proposed additions match the single story height of the existing kitchen. The project is not anticipated to adversely impact the adjacent properties as a result of the additions' design and the project site's topography.

Applicability of Code Provisions for Rear Setback Reduction. Beverly Hills Municipal Code §10-3-2418(D) allows the Planning Commission to approve a reduction in the otherwise required rear setback on corner properties located south of Santa Monica Boulevard. Staff's analysis above discusses why the proposed design may be appropriate for the subject property.

Special Conditions. As a component of project approval, staff recommends a special condition requiring the project to comply with the Secretary of the Interior Standards in order to ensure that the potentially historic property is not impacted by the additions.

Summary

Taking into account the siting of the existing residence, compliance with the required side yard setbacks, and limited overall size of the requested additions, 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. The project will not have a substantial adverse impact on neighbors' access to light and air based on the size and location of the proposed additions. Therefore, staff recommends conditional approval of the Central R-1 Permit.



Recommendation

It is recommended that the Planning Commission conduct the public hearing and adopt a resolution conditionally approving a Central R-1 Permit to allow a reduction in the required rear yard setback.

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 specific 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:

A handwritten signature in cursive script, appearing to read "Ryan Gohlich", written over a horizontal line.

Ryan Gohlich, AICP

Assistant Director of Community Development / City
Planner



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Attachment A

Compliance with zoning requirements

Compliance with Zoning Code Criteria for Rear Setback Reduction

In order to consider the requested Central R-1 Permit allowing the reduction in the rear yard setback, specific criteria must be met pursuant to BHMC Section 10-3-2418(D):

1. *Location: The corner lot in question is located south of Santa Monica Boulevard.*

The subject project is located on a corner lot, south of Santa Monica Boulevard, on the southwest corner of South Camden Drive and Virginia Place.

2. *Rear Lot Line: The rear lot line of the corner lot is located along an alley.*

The rear lot line of the subject property abuts an alley.

3. *Corner Lot Width: The corner lot has a minimum width of fifty four feet (54').*

The subject project has an average lot width of 65.2 feet.

4. *Minimum Street Side Setback: A minimum five foot (5') street side setback is provided by the existing principal residential building and the proposed addition.*

The existing residence and proposed addition both have a minimum street side setback of 5'-0".

5. *Height of Principal Building: The height of the existing principal residential building on the corner lot complies with the maximum building height requirements set forth in BHMC §10-3-2403(B).*

The BHMC §10-3-2403(B)¹ permits structures with sloped roofs located on lots South of Santa Monica within the principal building area to extend to a maximum roof height of 28'. The existing residence is approximately 22'1" in height, less than the maximum 30' permitted.

6. *Height of Addition: The height of the addition does not exceed the height of the existing principal residential building.*

The BHMC §10-3-2403(B) permits structures, with sloped roofs, located on lots South of Santa Monica within the principal building area to extend to a maximum roof height of 30'. The proposed addition would extend up to 12'7", less than the maximum 22'1" height of the existing two-story residence.

7. *Coverage: The existing principal residential building and the addition do not cover more than fifty percent (50%) of the required rear yard area, excluding porches and decks that are attached to the building and constructed in accordance with BHMC §10-3-2409(C)² of this chapter.*

The required rear yard area for the subject property is approximately 2,138 square feet. The proposed addition will result in approximately 1,335 square feet of rear setback area (62.4%) remaining uncovered by structures.

¹ BHMC §10-3-2403(B) Height in the Principal Building Area for Lots South of Santa Monica Boulevard: Structures, with a sloped roof, located in the principal building area are restricted to a maximum roof height of 30'-0".

² BHMC §10-3-2409(C): Porches and decks located at or below the first level of the residence

8. *Rear Setback: For the first floor or up to fourteen feet (14') in height the proposed addition maintains a minimum eight foot (8') rear setback, unless the addition contains a two (2) car garage at a minimum that is not accessed from the alley, in which case no rear setback shall be required. The second floor or any portion of the addition over fourteen feet (14') in height shall be well modulated with stepbacks or architectural details or a combination thereof, unless the planning commission finds that the modulation would be inconsistent with the architectural style of the primary residential building and is not necessary to maintain privacy.*

The proposed addition contains a 4-car garage that is not accessed from the alley; therefore, no rear setback is required with the approval of a Central R-1 Permit.

9. *Street Side Modulation Requirement: In addition to the street side setback and rear setback required by this section, the street side facade of the proposed addition shall be well modulated with stepbacks or architectural details or a combination thereof, unless the planning commission finds that the modulation would be inconsistent with the architectural style of the primary residential building.*

The proposed addition is consistent with the architectural style of the residence, and provides sufficient architectural details, and therefore does not require additional modulation.



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Attachment B

Required Findings

Required Findings (per BHMC § 10-3-2453)

The reviewing authority shall not issue a Central R-1 permit unless the reviewing authority finds that the proposed development will not have a substantial adverse impact on:

- A. The scale and massing of the streetscape,
- B. Neighbors' access to light and air,
- C. Neighbors' privacy, and
- D. The garden quality of the city.



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Attachment C

Draft Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A CENTRAL R-1 PERMIT TO ALLOW THE REDUCTION OF A REAR SETBACK FOR ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED ON A CORNER LOT IN THE CENTRAL AREA OF THE CITY AT 9570 VIRGINIA PLACE.

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

Section 1. Lawrence and Meryl Stern, applicants and property owners (the “Applicant”), has submitted an application for a Central R-1 Permit to allow the reduction of a rear yard setback for additions to an existing two-story single-family residence located at 9570 Virginia Place 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 proposed project consists of single story additions to an existing two-story single-family residence. The home has an existing attached garage located adjacent to Virginia Place that would be expanded by 345 square feet within the required rear yard as part of the proposal. In addition the project includes two additions to the kitchen on the first floor level of the existing residence that would total 104 square feet of new floor area. The proposed addition would add a total of 449 square feet of floor area to the existing residence, bringing the total floor area on the site to 4,126 square feet (exclusive of the Municipal Code identified 400 square foot allowance for garage floor area). The proposed additions will result in

a reduction in the rear setback to 6'8", as compared with the existing legal non-conforming 8' setback parallel to the alley (the required rear setback is 31'). The proposal would maintain the existing 8' required side setback from the south side property line (adjacent to the neighboring property), and the 5' street facing side setback from the north property line along Virginia Place. The maximum height of the additions to the kitchen would be no higher than approximately 12'3" above the existing grade, which matches the height of the existing kitchen portion of the residence, and is below the 30' maximum height allowed in the R1.7X zone.

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. In its assessment, staff found that the existing residence was designed by Master Architect Gerald Colcord and may have historic value. Pursuant to CEQA Guidelines, categorical exemptions cannot be issued for a project that may cause a substantial adverse change to the significance of a historic resource. Consequently, the project has been designed in accordance with the Secretary of the Interior's standards for the treatment of historic properties. As proposed, the project does not cause a substantial adverse change to the significance of the potential resource, which allows the project to qualify for a Categorical Exemption from CEQA for the construction of an addition less than 2,500 square feet in area and less than fifty percent (50%) of the existing floor area of the residence, pursuant to Section 15301 (Class 1(e)) of the CEQA Guidelines, and the Planning Commission hereby finds the Project to be exempt from CEQA.

Section 4. Notice of the Project and public hearing was mailed on April 18, 2016 to all property owners and residential occupants within a 500-foot radius of the property, extended out to the block-face. On April 28, 2016 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 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; and
4. The structure will not have a substantial adverse impact on the garden quality of the city.

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 within a neighborhood that contains properties which are developed primarily with one- and two-story single-family residences and accessory structures. The Project is in keeping with the scale of other residences in the area and the relatively small additions would be consistent with the

architectural style of the existing residence. The garage expansion would add approximately 345 square feet in floor area. The expanded garage would be located 5 feet from the north side yard property line, which is adjacent to the sidewalk on Virginia Place. However, the expanded garage is expected to have a minor effect on the overall quality of the streetscape due to the downward slope of the property from east to west, mitigating the addition's visibility from the street. In addition, the existing house is located at a higher elevation than the garage level, further limiting the bulk impacts of the garage expansion. As a result of the project's design, siting, and the topography of the property, the project will not have a substantial adverse impact on the scale or massing of the streetscape.

2. The project includes single-story additions that maintain the existing roof lines, reaching a maximum height of 12'3" at a location that is approximately 24' from the nearest shared property line. As a result of the project's design and its low height, as compared with the existing two-story portion of the residence, the project is not anticipated to adversely impact the privacy of the adjacent property to the south. Overall, the project would constitute a small change to the property and would provide the benefit of additional private outdoor space to the property owners, due to the topography of the site. With respect to the neighboring property across the alley to the east, the nearest portion of the project (the garage expansion) would be located approximately 23' from the neighbor's property line and would not provide any views into the neighboring property since existing mature landscaping on the neighboring property provides a buffer to views from the proposed single-story addition and proposed deck area above the garage.

3. The project is a single-story pitched roof addition that slopes up and away from the neighboring residence to the south, and reaches its maximum ridge height of 12'3" above the existing average grade at a location that is approximately 25' away from the neighbor's property line. The project is not anticipated to adversely impact access to light and air for the adjacent properties to the south due to the single story height of the addition and the addition's location some distance away from the neighboring property. With respect to the neighboring property across the alley to the west, the project would be located approximately 26' from the neighbor's property line and therefore the single story garage expansion will not adversely impact the neighbor's access to light and air.

4. The existing property contains some landscaping, trees, and hardscape within the rear setback. The Project will generally replace existing hardscape, and will not materially alter the existing landscaping within the rear setback. Consequently, the Project will not have an adverse impact on the garden quality of the City.

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

1. The Project shall comply with the Secretary of the Interior's Standards for Historic Preservation.

2. The Project shall be constructed in substantial compliance with the plans and specifications approved by the Planning Commission on April 28, 2016.

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. 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.

8. 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.

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: April 28, 2016

Alan Robert Block
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, AICP
City Planner



Planning Commission Report

9570 Virginia Place

April 28, 2016

Attachment D

Public Notice



NOTICE OF PUBLIC HEARING

HEARING DATE: April 28, 2016
TIME: 1:30 PM, or as soon thereafter as 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, April 28, 2016, will hold a public hearing beginning at or after 1:30 PM to consider:

A request for a Central R-1 Permit to allow the construction of one-story additions to an existing two-story single-family residence and the expansion of the attached garage located on a corner lot at 9570 Virginia Place. The Central R-1 Permit has been requested in order to allow the proposed additions to encroach into the required rear setback for the property. As proposed, the project includes additions to both the functional front and rear of the residence that total approximately 104 square feet of floor area added to the kitchen. The garage would be expanded by approximately 304 square feet and would maintain the existing nonconforming 8' setback from the rear property line. The garage expansion would also include creation of a deck above it that would be visible from Virginia Place. The proposed garage addition would match the height of the existing garage. The proposed kitchen additions would match the height of the existing first floor kitchen. The request for the Central R-1 Permit is being made pursuant to Beverly Hills Municipal Code Section 10-3-2418(D).

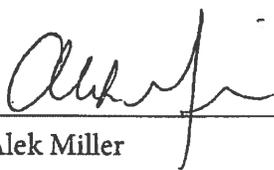
This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a Class 1 Categorical Exemption for the construction of an addition to an existing single-family residence, and therefore the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA. Because the residence has potential historic value, the proposal has been evaluated and found to be in compliance with the Secretary of the Interior's Standards for Preservation and Rehabilitation of Historic Structures.

Any interested person may attend the meeting and be heard or present written comments to the Commission. Any comments submitted will be considered as 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. 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:



Alek Miller
Assistant Planner

Mailed: April 18, 2016