



Planning Commission Report

Meeting Date: August 11, 2016

Subject: **Development Plan Review and In Lieu Parking, 332-336 North Camden Drive (Christie's)**

Request for a Development Plan Review to allow the construction of a 1,400 square foot partial second story addition to an existing building and a request to provide five parking spaces through participation in the City's In Lieu parking program on commercially zoned property located at 332-336 North Camden Drive. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project. *This item will be re-scheduled to the August 25, 2016 Planning Commission Meeting.*

Project Applicant: Loren Shanks, Creative Space

Recommendation: Reschedule public hearing for August 25, 2016.

REPORT SUMMARY

A request has been made for a Development Plan Review to allow the addition of a partial second floor to an existing commercial building. The proposal also includes a request to add a new unenclosed rooftop terrace to the building. The requested second story totals approximately 1,400 square feet in floor area. The requested outdoor terrace is 1,990 square feet in area. The proposal also includes a request for five in lieu parking spaces, in addition to the continued maintenance of nine existing on-site parking spaces, to meet parking requirements for the existing building and the new second story addition.

After City distribution of the required mailed public notice for this project on July 29, 2016, City staff identified a deficiency in the submitted public notification list. As a result of this deficiency residential occupants/tenants within the required mailed notification area (500 foot radius from project site plus block face) were not provided mailed notice of the project 10 days in advance of the August 11, 2016 Planning Commission hearing. Therefore the project will be rescheduled to the August 25, 2016 Planning Commission hearing and the project will be re-noticed to meet the public notice requirements of Title 10, Article 2.5 of the Beverly Hills Municipal Code.

Report Reviewed By:

Masa Alkire, AICP, Principal Planner