



PROJECTS LIST (3/24/2015)  
PLANNING DIVISION

Current Development Activity (Planning Commission/City Council)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
<b>Planning Commission Level Cases</b>						
<b>1021 N. Beverly Dr. &amp; 1054 Shadow Hill Way</b>	<b>Lot Line Adjustment and Hillside R-1 Permit</b> Lot line adjustment between 1054 Shadow Hill Way and 1021 N. Beverly Drive and Hillside R-1 Permit to allow a new accessory structure up to 22' in height within required setbacks (This request previously included a zone text amendment below)*	3/18/2015	RYAN GOHLICH 310 285-1194 <a href="mailto:rgohlich@beverlyhills.org">rgohlich@beverlyhills.org</a>	<b>(O)</b> Beverly Properties LLC , agent Bart Mendel, 818-338-9650 <b>(A)</b> Jason Somers 310-344-8474	<b>3/18/2015:</b> submitted* revised project  <b>1/22/2015:</b> Planning Commission hearing – Continued to a date uncertain  <b>12/11/2014:</b> Planning Commission discussion regarding formation of a subcommittee to study the project  <b>8/7/2014:</b> Planning Commission hearing (continued to a date uncertain) – Awaiting resubmittal of revised plans  <b>5/2/2014:</b> Application deemed complete  <b>4/7/2014:</b> Application being reviewed for completeness	
	<b>Zone Text Amendment and Lot Line Adjustment</b> Request to allow land to be swapped between the subject properties, so that the Beverly Drive property (currently nonconforming with respect to size) would become conforming, and the Shadow Hill property (currently conforming with respect to lot size) would become nonconforming.	4/2/2014				

\* Recent update to project status



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228 S. Beverly Dr.	<b>Zone Text Amendment and Development Plan Review</b> Request to amend the Municipal Code with respect to development standards for rooftop lunchrooms, and a request for a Development Plan Review to add a 2,202 square foot lunchroom to an existing 8,150 square foot commercial structure.	10/16/2013	RYAN GOHLICH 310 285-1194 <a href="mailto:rgohlich@beverlyhills.org">rgohlich@beverlyhills.org</a>	<b>(O)(A)</b> Orbit Limited Partnership <b>(R)</b> Moshe Kraiem – 310-266-6284 <b>(L)</b> Joe Tilem – 310-273-3315	<b>5/12/2014:</b> Staff preparing draft language based on subcommittee comments – final subcommittee meeting tentatively scheduled for April, 2015  <b>5/7/2014:</b> Subcommittee meeting to further discuss rooftop uses and development standards – direction provided to staff  <b>3/24/2014:</b> Subcommittee meeting with Commissioners Block and Corman – direction provided to staff and applicant  <b>2/27/2014:</b> Planning Commission hearing – Direction provided to staff, project continued to a date uncertain. Subcommittee formed with Commissioners Block and Corman to assist in	

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					refining amendment language.  <b>10/17/2013:</b> Application under review	
<b>602 N. Beverly Dr.</b>	<b>Minor Accommodation</b> Request to construct a one-story, 20' tall accessory structure within a required rear setback but outside of the required side setbacks.	2/25/2015	CYNTHIA DE LA TORRE 310-285-1195 <a href="mailto:cdeletorre@beverlyhills.org">cdeletorre@beverlyhills.org</a>	<b>(O)(A)</b> ACR Investments LLC – Handojo and Hamidjaya Yap <b>(R)</b> Landry Design Group – 310-444-1404	<b>2/25/2015:</b> Application being reviewed for completeness	
<b>9675 Brighton Way</b>	<b>Development Plan Review*</b> Add trellis to existing penthouse structure and add roof enclosure	3/23/2015	To Be Assigned	<b>(O)</b> G&L Realty 310-273-9930 <b>(A)</b> Ray Musser 805-987-5986	To Be Assigned*	
<b>9291 Burton Way</b>	<b>General Plan Amendment and Overlay Zone – L'Ermitage Hotel</b> Request to establish an overlay zone for the subject hotel to allow the construction of rooftop enclosures that would exceed the otherwise allowable building height and floor area.	6/30/2014	RYAN GOHLICH 310 285-1194 <a href="mailto:rgohlich@beverlyhills.org">rgohlich@beverlyhills.org</a>  ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	<b>(O)</b> LBH Real Estate, LLC <b>(A)</b> L'Ermitage Hotel <b>(L)(R)</b> Mitch Dawson – 310-285-0880	<b>9/22/2014:</b> Mitigated Negative Declaration initiated  <b>8/11/2014:</b> Consultation with environmental consultants to prepare CEQA documentation	
<b>310 N. Crescent Dr.</b>	<b>Zone Text Amendment and R-4 Permit</b> Request to amend the Municipal Code to allow multi-family residential buildings that are legally nonconforming with respect to height to have additions that exceed current height restrictions, but do	11/25/2014	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	<b>(O)(A)</b> 310 Crescent Condos, LLC <b>(L)(R)</b> Murray Fischer – 310-276-3600	<b>3/12/2015:</b> Planning Commission hearing; continued to 4/23/15*  <b>12/8/2014:</b> Application being reviewed for completeness	

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	not exceed the height of the existing building.				
<b>322 Foothill Rd.</b>	<b>Zone Text Amendment and Conditional Use Permit</b> Request to amend fence height standards in the C-5 commercial zone, and a request for a Conditional Use Permit to allow a religious institution in the C-5 commercial zone (Application submitted in response to a pending code enforcement case).	10/8/2013	RYAN GOHLICH 310 285-1194 <a href="mailto:rgohlich@beverlyhills.org">rgohlich@beverlyhills.org</a>	<b>(O)(A)</b> Sephardic Magen David Congregation <b>(R)</b> Jacob Segura – 310-282-8448	<b>5/14/2015:</b> Tentative Planning Commission hearing  <b>10/17/2013:</b> Application under review
<b>809 Hillcrest Rd.</b>	<b>Hillside R-1 Permit</b> Request for a Hillside R-1 Permit to exceed 15,000 cumulative square feet on the subject property. The proposed addition is 544 square feet, and would result in 19,442 cumulative square feet.	12/8/2014	CYNTHIA DE LA TORRE 310-285-1195 <a href="mailto:cdelatorre@beverlyhills.org">cdelatorre@beverlyhills.org</a>	<b>(O)(A)</b> Brad Korzen <b>(R)</b> Jason Somers – 310-344-8474	<b>4/23/15:</b> Tentative Planning Commission hearing*  <b>12/15/2014:</b> Application being reviewed for completeness
<b>291 S. La Cienega Blvd.</b>	<b>Conditional Use Permit</b> Request to allow an educational use (West Coast Ultrasound Institute) to be located in the subject commercial building, and to allow a reduction in required parking.	12/15/2014	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	<b>(O)</b> Mezrahi Family <b>(A)</b> West Coast Ultrasound Institute <b>(R)</b> Dante Charleston – 213-375-4797	<b>1/7/2015:</b> Traffic study comments provided to applicant – awaiting response  <b>1/5/2015:</b> Application being reviewed for completeness
<b>1510 Lexington n Rd.</b>	<b>Hillside R-1 Permit</b> Request to allow construction of a new single-family residence with cumulative	1/23/2015	EMILY GABLE 310-285-1192 <a href="mailto:egable@beverlyhills.org">egable@beverlyhills.org</a>	<b>(O)(A)</b> Lexington Prime Estate, LLC <b>(R)</b> Hamid Gabbay – 310-	Applicant redesigning project

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	floor area in excess of 15,000 square feet, and a request to allow two 6' tall retaining walls to be located within the required street side setback.			553-8866		<b>1/28/2015:</b> Application being reviewed for completeness

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1184 Loma Linda Drive	<p><b>Street Master Plan Amendment and Hillside R-1 Permit</b></p> <p>Request to vacate a portion of Loma Linda Drive in order to combine properties at the end of the cul-de-sac, and a request for a Hillside R-1 Permit to allow the construction of a new single-family residence that has a cumulative floor area in excess of 15,000 square feet, and export of earth material in excess of 3,000 cubic yards (approximately 7,800 cubic yards are proposed to be exported).</p>	3/17/2014	<p>ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a></p>	<p>(O)(A) Loma Linda Trust (R) Jason Somers and Parisa Nejad – 310-344-8474</p>	<p><b>1/22/2014:</b> Planning Commission hearing – Continued to a date uncertain</p> <p><b>12/11/2014:</b> Planning Commission hearing (continued with modifications requested)</p> <p><b>10/9/14:</b> Planning Commission hearing</p> <p><b>7/7/2014:</b> Mitigated Negative Declaration initiated to study environmental impacts</p> <p><b>5/29/2014:</b> Revised plans reviewed with staff, application remains incomplete until new plans filed</p> <p><b>4/28/2014:</b> Meeting with applicant to discuss project and information required</p> <p><b>4/15/2014:</b> Application</p>	

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						deemed incomplete
<b>325 N. Maple Dr.</b>	<b>Development Plan Review</b> Request to convert approximately 50,000 square feet of parking structure space to habitable office space within the existing building located at 325 N. Maple Dr.	11/7/2014	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	<b>(O)(A)</b> GRT Portfolio Properties Beverly Hills, LLC <b>(R)</b> Patrick Tooley – 310-458-2587	<b>1/15/2015:</b> Categorical Exemption report initiated <b>11/10/2014:</b> Application being reviewed for completeness	
<b>332 N. Oakhurst Dr.</b>	<b>Tentative Tract Map, Development Plan Review, and R-4 Permit</b> Request to allow the construction of a 31-unit condominium project. The project is split between Beverly Hills and Los Angeles.  For purposes of environmental review (CEQA), the City of Los Angeles serves at the Lead Agency, while Beverly Hills serves as a Responsible Agency. Consequently, Beverly Hills' review will be subsequent to that of Los Angeles; however, entitlements and public hearings are required for both cities.	1/7/2014	RYAN GOHLICH 310 285-1194 <a href="mailto:rgohlich@beverlyhills.org">rgohlich@beverlyhills.org</a>	<b>(O)(A)</b> Oakhurst 90210, LLC <b>(R)</b> Terry Moore – 310-261-1599	<b>3/10/15:</b> LA Central Area Planning Commission Appeal Hearing; project approval upheld*  <b>2/12/2015:</b> City Council consideration of whether to appeal the Los Angeles approval – City Council did not provide direction to appeal the decision  <b>2/3/2015:</b> Project approved by City of Los Angeles  <b>6/11/2014:</b> Beverly Hills staff submitted a letter and historic assessment to City of Los Angeles regarding project concerns and CEQA requirements.	

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					<p>Awaiting response from City of Los Angeles</p> <p><b>3/19/2014:</b> L.A. City public hearing regarding portion of project in L.A.</p> <p><b>2/7/2014:</b> Application deemed complete</p> <p><b>1/20/2014:</b> Application under review</p>	
<b>8950 Olympic Blvd.</b>	<b>Conditional Use Permit – Mathnasium*</b> CUP for math tutoring use in a mini-shopping center	3/17/2015	ALEK MILLER <a href="mailto:amiller@beverlyhills.org">amiller@beverlyhills.org</a>	(O) Mitchell Weiss 310-993-9683 (A) David Peddie 323-421-8026	<b>3/23/15:</b> Application* being reviewed for completeness	
<b>8955 Olympic Blvd.</b>	<b>Conditional Use Permit – O’Gara Coach</b> Request to allow the establishment of an automobile dealership at the subject property. The project includes a request for a reduction in required parking, and a request to exceed 35’ in height (41’ is proposed) in the C-3T-2 zone.	1/27/2015	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	(O) Chanukah, LLC (A) O’Gara Coach Company (L)(R) Murray Fischer – 310-276-3600	<b>3/6/15:</b> Traffic study received; staff reviewing* <b>2/2/2015:</b> Application being reviewed for completeness	
<b>9212 Olympic Blvd</b>	<b>Development Plan Review and Conditional Use Permit*</b> New 3-story office building in the C-3T-2 Zone	3/23/2015	To Be Assigned	(O) EHI-9222,LLC/ETCO Homes 310-691-5500 (A) Sam Kashani/ETCO Homes 310-930-7765	To Be Assigned*	

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425 N. Palm Dr.	<b>Zone Text Amendment, Development Plan Review, and R-4 Permit</b> Request to construct a 20-unit, 5-story condominium building. The Zone Text Amendment pertains to modulation requirements for large-scale developments, and the R-4 Permit is requested for rooftop bathrooms and front yard paving.	7/28/2014	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	<b>(O)(A)</b> K Pacific Development LLC <b>(L)</b> Patrick Perry <b>(R)</b> Joe Peterson – 213-955-5504	<b>4/7/2015:</b> Tentative City Council hearing for Zone Text Amendment  <b>1/8/2015:</b> Planning Commission hearing (APPROVED)  <b>9/30/2014:</b> CEQA Categorical Exemption study initiated  <b>8/7/2014:</b> Application being reviewed for completeness	
400-408 N. Rodeo Dr.	<b>Development Plan Review and In-Lieu Parking – Chanel</b> Request to demolish the existing buildings at 400-408 N. Rodeo Dr. and construct a new 3-story retail store with rooftop VIP area. Parking would be provided through the City's In-Lieu Parking program (27 parking spaces)	3/26/2014	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	<b>(O)(A)</b> The David Group and Dan Harrington Tmine Inc. <b>(L)(R)</b> Murray Fischer – 310-276-3600	<b>5/19/2014:</b> Application placed on hold by property owner. Awaiting authorization to proceed with processing application.  <b>4/24/2014:</b> Application deemed incomplete – Awaiting updated materials from applicant  <b>4/24/2014:</b> Project	

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					preview presentation to Planning Commission	
9900 N. Santa Monica Blvd.	<b>DPR to allow construction parking on property in the T-Zone</b> Parking is for Waldorf Hotel project	2/2/2015	ANDRE SAHAKIAN <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	(O)(A) Oasis WR – Nicholas Rumanes 310-970-4600 <a href="mailto:nrumanes@alagemcapital.com">nrumanes@alagemcapital.com</a>	<b>3/13/2015:</b> Staff completed decision report approving project* <b>2/18/15:</b> Notice of Pending Decision issued (10 day notice period expires 2/28/15)	
1146 Tower Rd.	<b>Hillside R-1 Permit</b> Request to allow cumulative floor area in excess of 15,000 square feet; request to establish a maximum floor area for a property over 2 acres in size; request to allow an accessory structure over 14' in height within 5' of a property line; and request to allow a 6' tall, solid gate within the required front setback.	11/4/2014	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	(O)(A) Tom Corrigan (R) Dominic Filosa – 310-801-6213	<b>4/9/15:</b> Planning Commission hearing scheduled* <b>11/10/2014:</b> Application being reviewed for completeness	

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Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
238 S. Bedford Dr.	<b>Minor Accommodation</b> Request to extend a legally nonconforming side setback to allow a second-story addition to the primary residence.	12/3/2014	CYNTHIA DE LA TORRE 310-285-1195 <a href="mailto:cdelatorre@beverlyhills.org">cdelatorre@beverlyhills.org</a>	(O)(A) Morris and Cami Gasmer (R) Michael Scanlon – 213-481-2333	<p><b>1/14/2015:</b> Meeting with applicant to discuss project changes</p> <p><b>12/31/2014:</b> Application deemed incomplete, awaiting submittal of revised materials</p> <p><b>12/8/2014:</b> Application being reviewed for completeness</p>	
240 N. Beverly Dr.	<b>Open Air Dining – Sweet Beverly</b> Request to allow 17 tables and 41 chairs (402 total square feet) within the public right-of-way along Beverly Canon Gardens.	8/19/2014	EMILY GABLE 310 285-1192 <a href="mailto:egable@beverlyhills.org">egable@beverlyhills.org</a>	(O) City of Beverly Hills (A)(R) Ara Vartanian – 310-201-2151	<p>Staff provided corrections and applicants is working on revisions</p> <p><b>8/25/2014:</b> Application being reviewed for completeness</p>	
252 S. Beverly Dr.	<b>Open Air Dining Permit – Pure Sandwich Shop</b> Request to allow a total of 4 tables and 8 chairs occupying 71 square feet to be located within the public right-of-way along South Beverly Drive.	1/30/2015	ALEK MILLER 310-285-1196 <a href="mailto:amiller@beverlyhills.org">amiller@beverlyhills.org</a>	(O) BBT Beverly Drive, LLC (A) Pure Sandwich Shop (R) Natalie Kazanjian	<p><b>3/16/15:</b> Notice of Decision mailed*</p> <p><b>2/23/2015:</b> Notice of Pending Decision mailed</p> <p><b>2/2/2015:</b> Application being reviewed for completeness</p>	

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474 N. Beverly Dr.	<b>Open Air Dining – Fatburger/Buffalo’s</b> Request to allow a total of 12 tables and 24 chairs to be located within the public right-of-way along North Beverly Drive and S. Santa Monica Blvd.	6/19/2014	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	(O) 4670 Beverly, LLC – Bruce Gabbai (A) Fat Burger/Buffalo’s – Richard Chhor (R) Ray Ledford – 619-717-2485	<b>3/19/15:</b> Continue to wait for signatures and fees from applicant*  <b>10/15/2014:</b> Corrections submitted by applicant. Application and plans being reviewed.  <b>7/9/2014:</b> Application deemed incomplete – awaiting submittal of required materials  <b>6/23/2014:</b> Application being reviewed for completeness	
455 Beverwil Dr.	<b>Minor Accommodation</b> Request to allow the extension of a legally nonconforming side setback for a second story addition.	1/26/2015	CYNTHIA DE LA TORRE 310-285-1195 <a href="mailto:cdeletorre@beverlyhills.org">cdeletorre@beverlyhills.org</a>	(O)(A) Ramim Dardasht (R) RJ Torabi – 818-266-5949	<b>2/25/15:</b> Incomplete letter mailed*  <b>1/28/2015:</b> Application being reviewed for completeness	
200 S. Canon Dr.	<b>Minor Accommodation</b> Request to allow the extension of a legally nonconforming 3’ side setback for a second story addition to the subject property.	11/3/2014	EMILY GABLE 310-285-1192 <a href="mailto:egable@beverlyhills.org">egable@beverlyhills.org</a>	(O)(A) Shallom and Villa Berkman (R) Victor Corona – 213-407-4756	Applicant changed architects; staff awaiting corrections  <b>1/16/2015:</b> Notice of Pending Decision mailed	

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					<p><b>1/5/2015:</b> Application deemed complete</p> <p><b>11/5/2014:</b> Application being reviewed for completeness</p>	
267 N. Canon Dr.	<p><b>Open Air Dining Permit – Palm Restaurant</b></p> <p>Request to allow 4 tables and 14 chairs within the public right-of-way, occupying 202 square feet.</p>	8/20/2014	<p>EMILY GABLE 310-285-1192 <a href="mailto:egable@beverlyhills.org">egable@beverlyhills.org</a></p>	<p><b>(O)</b> 267 N Canon Drive LLC <b>(A)</b> Palm Restaurant <b>(R)</b> Roy Hasson – 310-275-7774</p>	<p><b>11/24/2014:</b> Approved, encroachment agreement being finalized</p> <p><b>9/30/2014:</b> Notice of pending decision mailed</p> <p><b>9/26/2014:</b> Application deemed incomplete – awaiting submittal of required materials</p> <p><b>8/25/2014:</b> Application being reviewed for completeness</p>	
319 N. Canon Dr.	<p><b>Open Air Dining Permit – Voila Bakery</b></p> <p>Request to allow 4 tables and 8 chairs within the public right-of-way, occupying 104 square feet.</p>	11/4/2014	<p>CYNTHIA DE LA TORRE 310-285-1195 <a href="mailto:cdeletorre@beverlyhills.org">cdeletorre@beverlyhills.org</a></p>	<p><b>(O)</b> Douglas Emmet <b>(A)</b> Viola Bakery <b>(R)</b> Yohann Bensimon</p>	<p><b>1/21/2015:</b> Notice of Pending Decision mailed; encroachment agreement being finalized</p> <p><b>1/4/2015:</b> Revised plans submitted by applicant,</p>	

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						<p>pending review</p> <p><b>12/19/2014:</b> Revised plans submitted, being reviewed for completeness</p> <p><b>11/21/2014:</b> Application deemed incomplete, awaiting resubmittal of revised materials</p> <p><b>11/5/2014:</b> Application being reviewed for completeness</p>
<b>603 N. Canon Dr.</b>	<b>Minor Accommodation</b> Request to allow a two-story addition to an existing two-story accessory structure located within a required side and rear setback.	2/5/2015	CYNTHIA DE LA TORRE 310-285-1195 <a href="mailto:cdelatorre@beverlyhills.org">cdelatorre@beverlyhills.org</a>	<b>(O)(A)</b> Alan and Judy Levine <b>(R)</b> Steven Albert – 310-820-8863		<b>2/9/2015:</b> Application being reviewed for completeness

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257 S. La Cienega Blvd.	<b>Open Air Dining – Starbucks</b> Request for outdoor dining on public property containing 8 tables and 16 chairs, occupying a total of 156 square feet on public property, and 15 square feet on private property.	9/22/2014	ALEK MILLER 310-285-1196 <a href="mailto:amiller@beverlyhills.org">amiller@beverlyhills.org</a>	(O) WLC Group, LLC (A) Starbucks Coffee Company (R) Spencer Regnery – 310-781-8250	<b>12/29/2014:</b> Application deemed complete  <b>10/7/2014:</b> Notice of Pending Decision mailed  <b>10/6/2014:</b> Application deemed incomplete, awaiting submittal of requested materials  <b>10/1/2014:</b> Application being reviewed for completeness	
506 Hillcrest Rd	<b>Minor Accommodation*</b> Extend legally nonconforming side yard setback for 2 <sup>nd</sup> story addition	3/19/2015	To Be Assigned	(O) & (A) Mr. & Mrs. Nassibi 818-355-8000 (R) M. Mandana Motahari, RTK Architects 310-837-3606 x216	To Be Assigned*	
519 North Linden Dr.	<b>Minor Accommodation</b> Request to construct a 16' tall accessory structure within a required rear setback, but outside the required side setback.	10/2/2013	RYAN GOHLICH 310 285-1194 <a href="mailto:rgohlich@beverlyhills.org">rgohlich@beverlyhills.org</a>	(R) Fran Cohen – 310-913-0952 (A)(O) Farrah and Eddie Gozini	<b>1/6/2015:</b> Notice of Pending Decision mailed  <b>10/1/2014:</b> Revised plans submitted – under review for completeness  <b>5/29/2014:</b> Communication with applicant – Project being	

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PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
					<p>modified, awaiting preparation of new plans</p> <p><b>3/19/2014:</b> Revised plans submitted by applicant, plans under review</p> <p><b>3/17/2014:</b> Communication with applicant. Meeting scheduled for week of 3/17 to discuss project revisions.</p> <p><b>12/12/2013:</b> Corrections given to applicant. Awaiting resubmittal of revised plans.</p> <p><b>10/8/2013:</b> Application under review</p>	
<b>232 South Palm Drive</b>	<b>Minor Accommodation</b> Request to allow the extension of legally nonconforming side setback to accommodate an addition to the primary residence.	1/13/2015	ALEK MILLER 310-285-1196 <a href="mailto:amiller@beverlyhills.org">amiller@beverlyhills.org</a>	<b>(O)(A)</b> Magali Bergher <b>(R)</b> John Wyka – 310-450-4356	<b>1/23/2015:</b> Application being reviewed for completeness	
<b>250 Peck Dr.</b>	<b>Minor Accommodation</b> Request to allow the extension of a legally	12/4/2014	EMILY GABLE 310-285-1192 <a href="mailto:egable@beverlyhills.org">egable@beverlyhills.org</a>	<b>(O)(A)</b> Fred Zimmerman <b>(R)</b> Cindy Dubin – 310-770-3894	<b>12/8/2014:</b> Application being reviewed for completeness	

\* Recent update to project status



PROJECTS LIST (3/24/2015)  
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
	nonconforming side setback to accommodate a second-story addition on the subject property.					
<b>9609 South Santa Monica Blvd.</b>	<b>Open Air Dining-Kreation Juicery</b> Request for outdoor dining containing 4 tables and 8 chairs – no railing requested.	8/15/2013	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	<b>(A)</b> Marjan Sarsher - 310-748-7607 <b>(O)</b> Laura Aflalo	<b>3/3/2014:</b> Encroachment agreement being circulated for signatures – pending resolution of code enforcement regarding unpermitted work  <b>10/21/2013:</b> Notice of pending decision mailed  <b>9/17/2013:</b> Application deemed incomplete, pending resubmittal by applicant.	
<b>201 S. Robertson Blvd.</b>	<b>Open Air Dining – Summer Fish &amp; Rice</b> Request for outdoor dining on public property containing 3 tables and 10 chairs, occupying a total of 285 square feet.	4/14/2014	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	<b>(O)</b> Robertson Corridor, LLC <b>(A)</b> Raw Fish & Rice <b>(R)</b> Kiyoshi Graves – 323-401-6499	<b>8/4/2014:</b> Project approved, encroachment agreement being circulated for signatures  <b>5/5/2014:</b> Notice of pending decision mailed  <b>4/15/2014:</b> Application being reviewed for completeness	

\* Recent update to project status



PROJECTS LIST (3/24/2015)  
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
383 S. Robertson Blvd.	<b>Development Plan Review</b> Request to allow a second-floor addition to an existing one-story building	5/20/2014	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	(O)(A) Rhode Island Realty, LLC (R) Jason Somers – 310-344-8474	<p><b>11/26/2014:</b> Notice of Pending Decision mailed</p> <p><b>10/24/2014:</b> Application deemed complete</p> <p><b>9/25/14:</b> Applicant submitted corrections. Staff evaluating for completeness.</p> <p><b>8/18/14:</b> Followed up with applicant regarding status of resubmittal. Applicant is continuing to work to address corrections.</p> <p><b>6/24/2014:</b> Application deemed incomplete. Awaiting resubmittal by applicant.</p> <p><b>5/30/2014:</b> Application being reviewed for completeness</p>	

\* Recent update to project status



PROJECTS LIST (3/24/2015)  
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
9900 Santa Monica Blvd.	<b>Development Plan Review</b> Request to use the vacant, former rail right-of-way across from the former Robinson's May for construction parking and construction offices associated with construction of the Waldorf Astoria.	2/2/2015	RYAN GOHLICH 310 285-1194 <a href="mailto:rgohlich@beverlyhills.org">rgohlich@beverlyhills.org</a>	(O)(A) Oasis West Realty – 310-970-4600	<b>2/18/2015:</b> Notice of Pending Decision mailed	
612 Whittier Dr.	<b>Minor Accommodation</b> Request to construct a two-story (22'9" tall), 2207 square foot accessory structure within the required rear setback on the subject property.	7/29/2014	ANDRE SAHAKIAN 310 285-1127 <a href="mailto:asahakian@beverlyhills.org">asahakian@beverlyhills.org</a>	(O)(A) Grant and Margaret Levy (R) Christopher Courts – 424-256-2461	<b>11/18/2014:</b> Notice of Pending Decision mailed  <b>10/15/2014:</b> Applicant contacted staff to submit corrections. Awaiting delivery of updated plans.  <b>8/28/2014:</b> Application deemed complete, processing continues  <b>8/7/2014:</b> Application being reviewed for completeness	
8300 Wilshire Blvd.	<b>Open Air Dining – Coffee Bean &amp; Tea Leaf</b> Request for outdoor dining for 12 seats 5 tables and 2 umbrellas; total of 177 SF with 74 SF on private property and 103 SF on public R-O-W (open air dining was previously approved in the same location but expired)	3/3/2015	ALEK MILLER 310.285.1196 <a href="mailto:amiller@beverlyhills.org">amiller@beverlyhills.org</a>	(O)(A) International Coffee & Tea LLC, (R) Mark Mendez – 310-237-2326	<b>3/9/2015:</b> Notice of Pending Decision mailed	

\* Recent update to project status



PROJECTS LIST (3/24/2015)  
PLANNING DIVISION

Current Development Activity (Director-Level Reviews)						
Address	Project Description	Date Filed	Planner	Owner (O), Applicant (A), Lobbyist (L), Representative (R)	Next Milestones/ Notes	
8400 Wilshire Blvd.	<b>Open Air Dining – The Flats Restaurant</b> Request for outdoor dining on public property containing 4 tables and 8 chairs, occupying a total of 180 square feet on public property with a railing enclosure.	1/27/2015	ALEK MILLER 310-285-1196 <a href="mailto:amiller@beverlyhills.org">amiller@beverlyhills.org</a>	(O) Simon A Management, LLC (A) The Flats Restaurant (R) Paul Groh – 323-445-4718	2/17/15: Notice of Decision mailed* 2/9/15: Pending Notice of Decision mailed 1/28/2015: Application being reviewed for completeness	
9465 Wilshire Blvd.	<b>Development Plan Review</b> Request to allow an ATM to be located adjacent to the public right-of-way at the subject property. The proposal is associated with the establishment of Boston Private Bank.	1/16/2015	ALEK MILLER 310-285-1196 <a href="mailto:amiller@beverlyhills.org">amiller@beverlyhills.org</a>	(O) Beverly Wilshire Owner, LP (A) Boston Private Bank (R) Bena Design Partnership – 310-543-2560	2/17/15: Notice of Decision mailed* 1/29/2015: Notice of Pending Decision mailed 1/26/2015: Application being reviewed for completeness	

\* Recent update to project status



CITY OF BEVERLY HILLS  
TRAFFIC & PARKING COMMISSION

April 2, 2015

**TO:** Traffic & Parking Commission  
**FROM:** Timothea Tway, Associate Planner  
**SUBJECT:** Information Item on Automated Parking  
**Attachments:** 1. March 12, 2015 Planning Commission Study Session Report on Automated Parking

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**INTRODUCTION**

This is an information item about automated parking in the City of Beverly Hills. Staff from the Planning Division will make a brief presentation summarizing current regulations and potential changes related to automated parking.

**DISCUSSION**

On March 12, 2015, the Planning Commission held a study session to discuss the development of regulations to allow automated parking to fulfill minimum parking requirements in private developments. Please see the attached Planning Commission report for more information. To view the March 9, 2015 Planning Commission Study Session discussion, including public comment, please visit:

[http://beverlyhills.granicus.com/MediaPlayer.php?view\\_id=26&clip\\_id=4320&meta\\_id=256069](http://beverlyhills.granicus.com/MediaPlayer.php?view_id=26&clip_id=4320&meta_id=256069)

# Attachment 1

## March 12, 2015 Planning Commission Report



**City of Beverly Hills**

**Planning Division**

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL. (310) 285-1141 FAX. (310) 858-5966

## **Planning Commission Report**

**Meeting Date:** March 12, 2015

**Subject:** Automated Parking

**Recommendation:** Discuss the development of a draft ordinance to allow automated parking to fulfill minimum parking requirements in the City.

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### **REPORT SUMMARY**

In October, 2014 the City Council directed staff to move forward with several parking related efforts that were contemplated in the in-lieu parking study completed by the Community Development Department. This included preparation of a draft ordinance that would allow automated parking to fulfill minimum parking requirements for development in the City.

### **BACKGROUND**

#### **Parking Regulations in Beverly Hills**

Currently, parking spaces provided in automated parking facilities cannot count toward code required parking in the City. Beverly Hills Municipal Code (BHMC) Section 10-3-100 and the City's "minimum parking standards" guide govern the standards for parking spaces that may be used to fulfill requirements for parking. The "minimum parking standards" guidelines document outlines specific dimensions, acceptable slopes, and other regulations related to the provision of parking. Notably, it does not define rules or regulations for automated parking spaces, and thus, it has been interpreted that automated parking is not allowed to be used to fulfill minimum parking requirements in the City.

#### **Automated Parking Discussions**

Automated parking has been discussed informally by the Planning Commission and City Council several times over the past few years. On March 28, 2013, the Commission discussed the possibility of writing a letter to the City Council to request that the Council add development of an automated parking ordinance to the Community Development Department Work Plan. The Planning Commission formed a subcommittee to work with staff to draft a letter reflecting that a majority of the Planning Commission supported a request to the City Council to address automated parking. The letter was completed in July, 2013.

Most recently, automated parking was discussed as part of the City's study on the expansion of the in-lieu parking program. At its meeting on October 21, 2014, the City Council directed staff to move

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ttway@beverlyhills.org

forward with several policy efforts related to the provision of parking and parking management, including an ordinance to allow automated parking spaces to count as required parking.

### **Automated Parking Basics**

A fully automated parking facility (also referred to as robotic or mechanical parking) uses sensors, cameras and motorized lifts controlled by a computer system to shuttle vehicles from an arrival/departure area to a storage area. In the arrival area, the user exits the car, obtains a ticket, and the system uses sensors to determine the size and weight of the vehicle that has been parked. When the user is ready to retrieve the vehicle, they present the ticket in the arrival station and the computerized system locates the car and shuttles it back to the patron. Sometimes robotic or mechanical parking refers to a parking system that is semi-automated. This can include systems that use elevators or hydraulic lifts to lower or lift cars so they can be stacked. Semi-automated parking systems require an operator to operate the lifts or elevators.

The technology used in automated facilities is similar to that used in warehouses and assembly lines. Various types of mechanical parking facilities, which used freight elevators, have been used in the United States since the mid-20<sup>th</sup> century. There are more than 500 automated parking facilities in Europe and more than one million parking spaces in automated facilities in Asia; however, automated parking is significantly less popular in the United States.

### **Automated Parking in Nearby Communities**

#### ***West Hollywood***

The City of West Hollywood is currently constructing a 200 space public parking garage at its City Hall. The City reports that the footprint for the automated garage is 40 percent smaller than a conventional garage, which allowed the City to provide larger setbacks from adjoining neighborhoods and streets. In total, the project is 54,500 square feet. A standard garage would have required 76,000 square feet to provide the same number of spaces. The City also estimates that the structure cost one million dollars less than a standard garage (the total cost was \$10,600,000).<sup>1</sup>

#### ***Los Angeles***

The City of Los Angeles allows applicants to use automated parking to fulfill parking requirements. There are several projects that have been built in Los Angeles including a 15-car fully automated facility for an 8-unit apartment located at 14309 west Burbank Avenue and a 17-car facility for a 60-unit apartment building in Chinatown.

#### ***Santa Monica***

There is one automated parking facility in the City of Santa Monica, located at the UCLA Santa Monica Outpatient Surgery Center. This facility is LEED Gold Certified and was the first fully automated facility on the West Coast (it opened in 2012). The facility did experience software issues involving the two

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<sup>1</sup> <http://www.weho.org/city-hall/innovation-and-strategic-initiatives/25th-anniversary-capital-project/city-hall-automated-garage-and-community-plaza-project/commonly-asked->

robotic arms that move and store vehicles in the garage when it first opened. These issues required reworking of the software program that controls the robotic arms. The facility is now open to the public.

## **DISCUSSION**

### **Benefits of Automated Parking**

#### ***More efficient use of space***

The size and configuration of many commercial and multi-family lots in the City of Beverly Hills make it difficult to provide code required parking on-site due to lack of space and difficulty in providing ramps and adequate drive aisles for cars in parking facilities. Because there is no longer a need for ramping or drive aisles, automated parking facilities require less room per parking space than traditional parking facilities. Allowing the use of automated parking facilities to fulfill parking requirements will provide property owners with more flexibility in project design and parking provision and could make projects on smaller or narrow lots more feasible. Automated parking could also allow the provision of additional parking beyond code requirements, which may be beneficial in areas that lack publically accessible parking.

#### ***Safety/perception of safety***

Some consider automated parking facilities to be safer than traditional parking facilities due to the fact that patrons drop cars off and wait for cars in a controlled area and do not need to walk to and from a car in the parking structure. Additionally, because individuals cannot access the cars once they have been "parked" in the automated facility, there is a decreased risk of theft and vandalism. There is less need for security due to the fact that customers are only allowed in the loading area of the automated facility, eliminating the need to patrol and monitor the entire parking facility.

#### ***Environmental***

Automated parking facilities can reduce local CO2 emissions due to the fact that cars do not drive through, or idle in, the parking facility. The system also requires less ventilation and lighting. It has also been suggested that automated parking garages, because they can be fully enclosed and do not require patrons to drive vehicles through the facility emit less noise than traditional parking garages.

#### ***Cost***

Costs for the provision of parking can be reduced when automated parking is used due to the reduction in space needed to provide the same amount of parking that would be provided by traditional means, especially in an area where the land costs are high, like Beverly Hills. Cost savings can also come from the lack of need to excavate in order to fit all code required parking. Further, the cost to operate the garage may be reduced due to the fact that fewer staff is required to monitor and or clean the facility.

### ***Aesthetics and urban design***

Allowing automated parking facilities to fulfill parking requirements set forth by the City could lead to better urban design in commercial and multi-family districts. Because each space in an automated facility requires less room, a developer or property owner may be able to fit required spaces into a smaller area, thus reducing the visual impact and bulk of parking in a project. Additionally, automated parking facilities can have better integration with the streetscape because there will no longer be the need for ramping from the street or large openings in exterior building walls to provide vehicular access or ventilation. While automated facilities may require less room and have better integration with the streetscape than a traditional parking garage, any parking facility has the potential to impact the community aesthetically and automated parking facilities will need to undergo architectural review.

### ***Accessibility***

Automated parking facilities can be designed so that all parking bays are accessible for all users. This essentially provides more accessible spaces than a standard parking garage, which often provide the minimum accessible parking required per code.

### **Challenges with Automated Parking**

#### ***Risk/perceived risk of mechanical malfunction***

As with any mechanical system, there is always a risk of malfunction. Any system interruptions could impact the ability of the automated parking facility to provide parking spaces, or the ability of a customer to retrieve a car in a reasonable amount of time (or at all). Additionally, because some may not be familiar with automated parking, it is possible that there will be a perception from the public that using the garage is risky because it *may* fail. This perception problem can be short-lived and decrease over time as the new technology is more widely adopted.

#### ***Throughput and appropriateness for various uses***

Depending on the type of use for which the automated parking is used, there may be issues with throughput and wait time for retrieval of cars. For example, it may be difficult to keep retrieval times short in a facility if it is used to provide parking for a use that has high peak time usage, such as a movie theater or concert hall, where many users arrive and depart within a short period of time (such as before and after a show). Users of Automated parking may be more appropriate for multi-family buildings or commercial buildings without high peak parking demand.

#### ***Requires contracts and maintenance agreements***

Property owners will need to ensure they have adequate contract and maintenance agreements to ensure that the mechanical and software components of the system are properly maintained. The contract and maintenance agreements could be more complex than those for a traditional parking structure.

#### ***Potential for traffic impacts due to queuing***

If the automated facility is not designed to have an appropriate amount of space for queuing of cars, or an appropriate number of entry/exit portals, especially if the vehicle ingress is along a major thoroughfare, there could be negative impacts on the community due to cars queueing as they wait to enter the facility. Therefore, it is important for the Planning Commission to fully understand the potential impacts that a facility may have on the traffic pattern in an area during the approval process.

***Could be confusing for unfamiliar user***

Because automated parking technology is relatively new to the area, and has not been used before in the City, there may be a learning curve for patrons. This could result in delays or queueing. This would decrease over time as users become more familiar with the technology and use it repeatedly.

***Technical review process & staff time***

Currently the City does not process applications for automated parking facilities. If automated parking was allowed and applications were submitted, staff would need to establish protocols for training, review and coordination between the various departments that would be involved (including review for potential fire and safety issues).

**Potential Ordinance Provisions:**

Staff is seeking direction on the following potential provisions for inclusion in a draft ordinance that would allow automated parking to count for code required parking in private developments. Staff proposes returning to the Planning Commission with a draft ordinance incorporating comments from the Commission. The following provisions are meant to address some of the issues that may arise from the allowance of automated parking.

***Definition***

The Planning Commission may wish to define the type of automated parking that would be addressed in the draft ordinance. A fully automated parking facility uses sensors, cameras and motorized lifts controlled by a computer system to shuttle vehicles from an arrival/departure area, where the user exits the vehicle, to a storage area, where the vehicle is "parked" without an operator. When the user is ready to retrieve the vehicle, they present the ticket in the arrival station and the computerized system locates the car and shuttles it back to the user. Sometimes robotic or mechanical parking refers to a parking system that is semi-automated. This can include systems that use elevators or hydraulic lifts to lower or lift cars so they can be stacked. Semi-automated parking systems require an operator to operate the lifts or elevators. Staff is seeking input from the Planning Commission on the type of parking that should be allowed per the draft ordinance.

***Use***

The Planning Commission may wish to discuss which uses are appropriate to include in the draft ordinance as being acceptable for automated parking. Staff recommends considering all uses except single-family.

### ***Planning Commission Review***

Staff recommends that the Planning Commission direct staff to develop the draft ordinance so that each request for automated parking would be considered by the Planning Commission. Staff proposes that any request for automated parking would require a Conditional Use Permit.

### ***Potential Findings***

Beverly Hills Municipal Code Section 10-3-3800 states that the Planning Commission may authorize a conditional use if it finds that "the proposed location of any such use will not be detrimental to adjacent property or the public welfare". In addition to this standard condition for a Conditional Use Permit, the Planning Commission may also want to direct staff to draft the ordinance to include additional findings that are specific to automated parking facilities. Some findings could include:

1. The use of an automated parking system enhances the design of a project,
2. The use of an automated parking system furthers the goals and policies of the City's general plan related to the quality of neighborhoods and pedestrian experience,
3. The use of an automated parking system will not create negative impacts or delays on any streets due to queuing, and
4. The automated parking facility shall not exceed noise limits set forth in the Beverly Hills Municipal Code.

Ensuring that all automated parking applications are reviewed at the commission level will allow case by case review of each project by the City Planning Commission to ensure that each automated parking project is appropriate for the community and allow staff to move forward with the City Council direction to complete an automated parking ordinance while also.

### ***Potential Project Conditions***

A set of standard conditions can be incorporated into the code section for automated parking and during review the Planning Commission could impose additional conditions on each project on a case by case basis. Some conditions that the commission may wish to discuss including in a standard list of conditions that must be met by an applicant could include:

1. The automated parking system shall be located within the confines of a building that shall be subject to Architectural Review.
2. An automated parking facility shall comply with all applicable development standards for the zone in which it is located.
3. An automated parking facility shall be operated with parking attendant service for the first year (or longer) of operation during all hours that parking is provided to either the employees, patrons, or the public.

4. All systems shall have an average delivery rate of no more than five (5) minutes.
5. The automated parking facility must be fully accessible to persons with disabilities and shall be clearly marked.
6. A maintenance inspection report for any automated parking facility prepared at the expense of the applicant shall be submitted annually to the Community Development Department for review.
7. An agreement shall be established running with the land that the automated parking system will be operated and maintained in continual operation in perpetuity, or as long as the building remains.
8. All lifts must be designed to accommodate all types of passenger vehicles and each lift platform must be sufficiently sealed as to prevent dripping liquids or debris onto other vehicles.
9. The automated parking system and structure shall meet any applicable building, mechanical and electrical code requirements as approved by the Community Development Department.

#### ***Potential Incentive Program***

A request has been made by a community member that the Planning Commission may wish to discuss whether an automated parking incentive program may be appropriate to encourage property owners to provide parking spaces in addition to the code required parking spaces in automated parking facilities. This could include a provision that allows a property owner to request an incentive from the Planning Commission (such as a deviation from established development standards) for providing additional parking spaces. Staff is seeking direction from the Planning Commission on this request.

#### **Next Steps**

In order to complete the work item and fulfill the direction from the City Council, staff recommends the Planning Commission provide comments on the information contained in this report and direct staff to return with a draft ordinance for consideration. If the Planning Commission directs staff to craft the ordinance to require Planning Commission review for all automated parking requests, the Planning Commission will have an opportunity to refine conditions and ensure that each project will not have a negative impact on the community on a case by case basis at the time of review.

Report Reviewed By:



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Michele McGrath  
Principal Planner