



**CITY OF BEVERLY HILLS**  
455 N. Rexford Drive  
Beverly Hills, California 90210

**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 23, 2014  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: October 23, 2014 / 1:35 pm

**ROLL CALL**

Commissioners Present: Commissioners Shooshani, Rosenstein, Corman, Chair Fisher  
Commissioners Absent: Vice Chair Block  
Staff Present: Jay Trevino, Michele McGrath, William Crouch, Ryan Gohlich,  
Andre Sahakian, Karen Myron, David Snow

**COMMUNICATIONS FROM THE AUDIENCE**

None

**APPROVAL OF AGENDA**

Motion: Motion by Order of the Chair to approve the agenda as presented (4-0).  
Action: **The agenda was approved as presented.**

**APPROVAL OF MINUTES**

1. Approval of Minutes from the Planning Commission Special Meeting of October 9, 2014.

Motion: Motion by Order of the Chair to approve the minutes as presented (3-1, Rosenstein abstain).  
Action: **The minutes were approved as presented.**

**PLANNING COMMISSION/BOARD OF ZONING ADJUSTMENTS/PLANNING AGENCY PUBLIC HEARINGS**

2. **1000 North Crescent Drive**  
**Zone Text Amendment, Historic Incentive Permit, Hillside R-1 Permit, and Minor Accommodation**  
Request for a Zone Text Amendment to create a new entitlement called a Historic Incentive Permit that would create incentives for property owners to landmark historic buildings;

request for a Historic Incentive Permit, contingent upon approval of the Zone Text Amendment, to allow a proposed addition to the existing residence to encroach into the required front setback; request for a Minor Accommodation to allow the addition to be aligned with the existing nonconforming side setback for the residence; request for a Hillside R-1 Permit to allow cumulative floor area on the property in excess of 15,000 square feet on a site exceeding two acres in size. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider a determination of exemption from CEQA.

Planner: Andre Sahakian, Associate Planner  
Applicant: Tom Levyn  
Public Input: None.

*The Commission took a recess at 2:12 pm.*

*The Commission reconvened at 2:15 pm.*

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Shooshani to adopt the resolution conditionally approving the Historic Incentive Permit, Hillside R-1 Permit, and Minor Accommodation as amended (4-0).

**Action: The resolution was adopted as amended.**

Motion: Motion by Commissioner Corman, Second by Commissioner Rosenstein to the adopt the resolution recommending the City Council adopt a Zone Text Amendment that establishes the Historic Incentive Permit as amended (4-0).

**Action: The resolution was adopted as amended.**

### **3. 14 North La Cienega Boulevard**

#### **The Phoenix Restaurant**

Request to renew and modify a previously approved Extended Hours Permit and Development Plan Review to allow the subject restaurant to operate until 2:00 AM, seven days per week. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider a determination of exemption from CEQA.

Planner: Ryan Gohlich, Senior Planner  
Applicant: Lonnie Moore and Michael Malin  
Public Input: Mitra Shoaee, Steve Silverstein, Barry Levine, Laurie Lande, Pam Meadow

*By Order of the Chair, this item was tabled, to be continued later in the meeting.*

*The Commission took a recess at 3:00 pm.*

*The Commission reconvened at 3:16 pm.*

*(Taken out of Order)*

#### **STUDY SESSION**

#### **4. Review of Proposed Amendments to Beverly Hills Municipal Code Article 32: Historic Preservation Ordinance, as presented by Commissioner Corman**

Provide direction to staff regarding Commissioner Corman's proposed amendments to the City's Historic Preservation Ordinance

Planner: William Crouch, Urban Designer  
Public Input: Steve Webb

*By Order of the Chair, this item was tabled, to be continued later in the meeting.*

*(Return to Order)*

#### **PLANNING COMMISSION/BOARD OF ZONING ADJUSTMENTS/PLANNING AGENCY PUBLIC HEARINGS**

#### **3. 14 North La Cienega Boulevard, *continued***

##### **The Phoenix Restaurant**

Request to renew and modify a previously approved Extended Hours Permit and Development Plan Review to allow the subject restaurant to operate until 2:00 AM, seven days per week. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider a determination of exemption from CEQA.

Applicant Representatives: Jason Somers, Dominick Filosa

Motion: Motion by Commissioner Corman, Second by Chair Fisher to continue the item to the November 13, 2014 Planning Commission meeting, and to direct to staff to provide notice for potential actions on that date (4-0).

Action: **The item was continued to the November 13, 2014 Planning Commission meeting and staff was directed to provide notice for potential actions on that date.**

## STUDY SESSION

### 4. Review of Proposed Amendments to Beverly Hills Municipal Code Article 32: Historic Preservation Ordinance, as presented by Commissioner Corman, *continued*

Provide direction to staff regarding Commissioner Corman's proposed amendments to the City's Historic Preservation Ordinance

Planner: William Crouch, Urban Designer  
Public Input: Marcello Vavala, LA Conservancy

**Action:** The Commission directed staff to present the proposed amendments to the Cultural Heritage Commission for their review, and to bring any resulting comments back to the Planning Commission for consideration when drafting the final proposed amendments.

## COMMITTEE REPORTS

- Single Family Residence Bulk and Mass Standards Task Force
- Zoning Code Reorganization Task Force
- Planning Commission / Cultural Heritage Commission Joint Subcommittee
- Rooftop Lunchroom Subcommittee

## COMMUNICATIONS FROM THE COMMISSION

None.

## COMMUNICATIONS FROM THE CITY PLANNER

- Principal Planner Michele McGrath provided an update on the City Council's adoption of the Planning Commission's recommended changes to the R-1 Ordinance.

### 5. Upcoming Projects List

**Action:** Received and filed.

### 6. Building Permit Activity Report – 9/1/14 thru 9/30/14

**Action:** Received and filed.

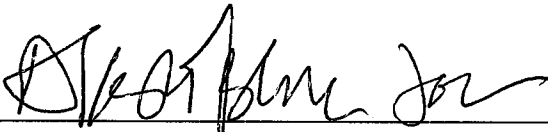
**7. 2014 Meeting Schedule Calendar**

**Action:**                **Received and filed.**

**MEETING ADJOURNED**

Date / Time:                October 23, 2014 /5:16 pm

PASSED AND APPROVED THIS 13<sup>th</sup> DAY OF NOVEMBER, 2014

A handwritten signature in black ink, appearing to read "Howard S. Fisher", is written over a horizontal line.

Howard S. Fisher, Chair