



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

**PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
JULY 17, 2014  
1:00 PM**

**MEETING CALLED TO ORDER**

Date / Time: July 17, 2014 / 1:12 pm

*With both Chair Rosenstein and Vice Chair Fisher absent, the Commission elected Commissioner Block to serve as Temporary Chair.*

**ROLL CALL**

Commissioners Present: Commissioners Shooshani, Block, Corman, Vice Chair Fisher  
(arrived 2:52 pm).

Commissioners Absent: Chair Rosenstein.

Staff Present: Jonathan Lait, Michele McGrath, Ryan Gohlich, Andre Sahakian,  
Timothea Tway, 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 (3-0).

Action: **The agenda was approved as presented.**

**ADOPTION OF MINUTES**

**1. Minutes from the Planning Commission Meeting on June 26, 2014.**

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to  
approve the minutes as presented (3-0).

Action: **The minutes were approved as presented.**

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

*(Taken out of order)*

**3. 1297 Monte Cielo Drive**

**Variance**

Request for a variance to allow the construction of an accessory structure on a property without a main residence and to allow the accessory structure to be located within 100' of a front property line on a non-estate property. 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.

Planner: Andre Sahakian, Associate Planner  
Applicant: Murray D. Fischer  
Public Input: None.

*The Commission took a recess at 1:32 pm.*

*The Commission reconvened at 1:36 pm.*

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to approve the resolution as amended (3-0).  
Action: **The resolution was approved as amended.**

*(Return to order)*

**2. 9301 Wilshire Boulevard**

**Variance**

Request for a Variance to allow the installation of new cellular antennas and rooftop enclosures having a maximum height of 20' above the adjacent roof deck, which is 5' taller than the 15' maximum height permitted in the Municipal Code. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission may also consider a determination of exemption from CEQA.

Planner: Ryan Gohlich, Senior Planner  
Applicant: Robert McCormick on behalf of AT&T  
Public Input: Wiseman Dawoody

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to approve the denial resolution as presented (3-0).  
Action: **The denial resolution was approved as presented.**

*The Commission took a recess at 2:07 pm.*

*The Commission reconvened at 2:21 pm.*

*(Taken out of order)*

## **STUDY SESSION**

### **7. Public Notice Guidelines**

Review and provide comments on the Public Notice Guidelines for Planning Applications.

Planner: Timmi Tway, Associate Planner

Public Input: None.

**Action: The Commission received the report and provided feedback to staff.**

### **8. Upcoming Projects List**

**Action: Received and filed.**

### **9. Building Permit Activity Report**

**Action: Received and filed.**

### **10. 2014 Biennial Conflict of Interest Code Report**

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to approve the Conflict of Interest Code as presented (3-0).

**Action: The Conflict of Interest Code was approved as presented.**

### **11. 2014 Meeting Schedule Calendar**

Commissioner Corman advised he would not be present at the July 24, 2014 meeting.

## **COMMITTEE REPORTS**

- Single Family Residential Bulk and Mass Standards Task Force
- Zoning Code Reorganization

- **Planning Commission / Cultural Heritage Commission Joint Subcommittee**
- **Rooftop Lunchroom Subcommittee**

**5. 509 Sierra Drive**

**Minor Accommodation and Second Unit Use Permit**

Request for a Minor Accommodation and a Second Unit Use Permit to allow a second story addition to an existing accessory structure located within the required side and rear yard setbacks and to allow complete independent living facilities within the accessory structure located on a property in the Central Area of the City, North of Santa Monica Boulevard. 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.

Planner:	Ryan Gohlich, Senior Planner Shena Rojemann, Associate Planner
Applicant / Owner:	Intrawity Anunt c/o Nanta Neovakul
Project Representative:	Gus Duffy, AIA
Public Input:	Sharyn Ross, Jon Pynoos, Linda Briskman

*Vice Chair Fisher arrived at 2:52 pm.*

Motion:	Motion by Commissioner Corman, Second by Commissioner Shooshani to continue the item to the August 7, 2014 Planning Commission Special Meeting (4-0).
Action:	<b>The item was continued to the August 7, 2014 Planning Commission Special Meeting.</b>

*The Commission took a recess at 3:40 pm*

*The Commission reconvened at 3:58 pm*

*(Return to order)*

**4. 1127 Miradero Road**

**Zone Text Amendment and Variance**

Request for a Zone Text Amendment to Beverly Hills Municipal Code Section 10-3-2502 (B)(2)(b) regarding development standards for the maximum allowed floor area on single-family properties located in the Hillside Area of the City that are between 15,001 and 25,000 square feet in area, and were constructed prior to 1997. In lieu of the Zone Text Amendment, the applicant requests a Variance to allow an addition to the existing single-

family residence that would cause the floor area on the side to exceed the maximum floor area permitted pursuant to the Beverly Hills Municipal Code Section 10-3-2502. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission may also consider a determination of exemption from CEQA.

**Planner:** Ryan Gohlich, Senior Planner  
Shena Rojemann, Associate Planner  
**Applicant:** Tom Levyn  
**Public Input:** None.  
**Ex Parte Communications:** Commissioner Shooshani disclosed that he had visited the site before the hearing, and had taken pictures of the project.

**Motion:** Motion by Commissioner Corman, Second by Commissioner Block to continue the item to the August 7, 2014 Planning Commission Special Meeting (4-0).

**Action:** **The item was continued to the August 7, 2014 Planning Commission Special Meeting.**

*The Commission took a recess at 5:19 pm*

*The Commission reconvened at 5:37 pm*

#### **STUDY SESSION, CONTINUED**

##### **6. Amendments to the Central Area Single-Family development standards to address concerns related to building scale and mass and parking requirements**

Discuss Planning Commission Task Force recommendations and provide direction to staff on proceeding with an ordinance.

**Planner:** Michele McGrath, Principal Planner  
**Public Input:** None.

**Action:** **The Commission received the report and provided feedback and direction to staff.**

#### **ELECTION OF CHAIR AND VICE CHAIR FOR 2014 – 2015**

**Public Input:** Daniel Yukelson

**Motion:** Motion by Commissioner Corman, Second by Commission Shooshani to elect Vice Chair Fisher as new Chair (3-0-1, Fisher abstain).

**Action:** **Vice Chair Fisher was elected new Chair.**

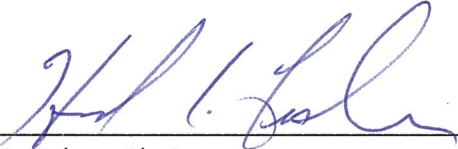
**Motion:** Motion by Chair Fisher, Second by Commissioner Corman to elect Commissioner Block as new Vice Chair (3-0-1, Block abstain).

**Action:** **Commissioner Block was elected new Vice Chair.**

**MEETING ADJOURNED**

Date / Time: July 17, 2014 /7:03 pm

PASSED AND APPROVED THIS 7<sup>th</sup> DAY OF AUGUST, 2014

  
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Howard S. Fisher, Chair