



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

**PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 8, 2015
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: January 8, 2015 / 1:33 pm

ROLL CALL

Commissioners Present: Commissioners Shooshani, Corman, Vice Chair Block, Chair Fisher
Commissioners Absent: Commissioner Rosenstein
Staff Present: Jay Trevino, Michele McGrath, Ryan Gohlich, Andre Sahakian, Alek Miller, 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 November 20, 2014.
2. Approval of Minutes from the Planning Commission Regular Meeting of December 11, 2014.

Motion: Motion by Order of the Chair to approve the November 20, 2014 minutes as presented and the December 11, 2014 minutes as amended (4-0).
Action: The November 20, 2014 minutes were approved as presented and the December 11, 2014 minutes were approved as amended.

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

3. 8484 Wilshire Boulevard
Conditional Use Permit – Futures in Education

Request for a Conditional Use Permit to allow the establishment of an approximately 3,000 square foot educational institution within the second floor of an existing commercial building located at 8484 Wilshire 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: Alek Miller, Assistant Planner
Applicant: Ali Rosario, Futures in Education
Public Input: None

Motion: Motion by Commissioner Corman, Second by Vice Chair Block to adopt the resolution as amended (4-0).

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

4. 425-429 North Palm Drive

Zone Text Amendment, Development Plan Review, and R-4 Permit

Request for a Zone Text Amendment to allow a reviewing authority to grant an R-4 Permit to alter or waive the requirement that a minimum of 60% and a maximum of 70% of the front façade of the first two stories of large scale multiple residential developments be built to the front setback line; request for an R-4 Permit to allow two rooftop bathrooms to exceed the height limit of the building, to grant the equivalent of three, five-foot wide walkways based on the amount of frontage along the front lot line of the subject site, and to waive the requirement that a minimum of 60% of the front façade of the first two stories be built to the front setback line; and a request for a Development Plan Review to allow the construction of a new, 20-unit multiple-family residential development. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider a determination of exemption from CEQA.

Ex Parte Communications

- Commissioner Corman advised that he met with the project developer after the Project Preview which was presented to the Commission on April 24, 2014, to discuss the density bonus and low income units.
- Vice Chair Block advised that he met with the applicant and applicant's attorney after the Project Preview; the discussion was regarding the low income units.
- Chair Fisher advised that he has an interest in a partnership that owns property at 445 N. Oakhurst, but has no economic interest in that property and derives no income or other benefit; therefore this project would have no economic impact on him.
- Commissioner Shooshani advised he met with the applicant; the discussion was regarding the low income units.

Planner: Andre Sahakian, Associate Planner
Applicant: Patrick Perry
Public Input: Anita Rashtian, Victoria Sterling, Johnnie Mae Miles, Jacqueline Granger

The Commission took a recess at 2:35 pm to allow the public time to view the project models provided by the applicant team.

The Commission reconvened at 2:49 pm.

The Commission took a recess at 3:45 pm.

The Commission reconvened at 3:49 pm.

Motion: Motion by Commissioner Corman, Second by Vice Chair Block to adopt a resolution recommending adoption of an Ordinance amending BHMC §10-3-2806 and § 10-3-2850 as amended (4-0).

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

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to adopt a resolution conditionally approving the Development Plan Review and R-4 Permit as amended (4-0).

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

STUDY SESSION

5. Zoning Code Reorganization

Discussion of project status, the proposed outline for the reorganized Zoning Code, and Planning Commission Task Force recommendations regarding the outline; provide direction to staff on proceeding with the reorganization.

Planner: Michele McGrath, Principal Planner
Applicant: City of Beverly Hills
Public Input: None

Action: **The Commission provided feedback regarding the Zoning Code reorganization, but took no formal action on this item.**

COMMITTEE REPORTS

- Zoning Code Reorganization Task Force

- Planning Commission / Cultural Heritage Commission Joint Subcommittee
- Rooftop Lunchroom Subcommittee
- Hillside Development Standards Subcommittee

COMMUNICATIONS FROM THE COMMISSION

COMMUNICATIONS FROM THE CITY PLANNER

6. Upcoming Projects List

Action: **Received and filed.**

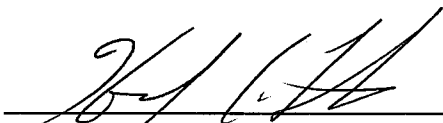
7. 2014 Meeting Schedule

- Chair Fisher advised he would not be present for the February 12, 2015 meeting.
- The Commission confirmed a quorum for a special meeting to be called on Tuesday, January 20, 2015 at 1:30 pm to consider revocation of the Transitional Use License for The Phoenix restaurant.

MEETING ADJOURNED

Date / Time: January 8, 2015 /4:33 pm

PASSED AND APPROVED THIS 22ND DAY OF JANUARY, 2015



Howard S. Fisher, Chair