



CITY OF BEVERLY HILLS
455 N. Rexford Drive
Beverly Hills, CA 90210
Room 280-A

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

March 10, 2016
1:30 PM

MEETING CALLED TO ORDER

Date/Time: March 10, 2016 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani,
Chair Block
Commissioners Absent: None
Staff Present: Ryan Gohlich, Masa Alkire, Timothea Tway, Cynthia de la Torre,
Karen Myron, Carol Lynch

COMMUNICATIONS FROM THE AUDIENCE

Members of the public may address the Commission regarding any items not on the Agenda that are within the subject matter jurisdiction of the Commission. By State law, the Commission may not discuss or vote on items not on the Agenda.

Speakers: None

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as presented.

CONSENT CALENDAR

1. Consideration of Minutes

Consideration of the February 25, 2016 Planning Commission regular meeting minutes

Motion: MOVED by Commissioner Gordon, SECONDED by
Commissioner Corman to adopt the Consent Calendar as
presented (4-0-1).

AYES: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani
NOES: None
ABSTAIN: Chair Block

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

No items

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

2. 250 North Crescent Drive Vesting Tentative Tract Map, Development Plan Review, and Density Bonus Permit

Request for a Vesting Tentative Tract Map, Development Plan Review, and Density Bonus Permit to allow the construction of a 4-story, 8-unit condominium building. The application includes the following requests: 1.) a density increase; 2.) a density waiver request to allow one story of additional height; and 3.) a request for two development incentives (reduced side setback and building modulation). The proposed project includes one unit designated for a very low-income household which qualifies the project for the requested density bonuses and incentives. 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: Cynthia de la Torre, Assistant Planner

Applicant: BH Premier Investments, LP

Representative: Truman & Elliott LLP

Public Input: Ione Stein, Avrille Krom, Ken Goldman, Yar Meshkaty, Janet Rivani, Steve Henig, Farideh Hakimi, Hillary Lowe

The Commission took a recess at 2:53 pm.

The Commission reconvened at 3:05 pm.

Pursuant to Government Code Section 54956.9(d)(2), and a motion made by Commissioner Corman and seconded by Commissioner Fisher, based on the advice of legal counsel, the Planning Commission voted unanimously to recess into closed session at 3:48 pm to discuss a significant exposure of litigation against the City pertaining to the project listed on the agenda at 250 North Crescent Drive and the Density Bonus Permit that was part of the application.

Following the closed session, in which discussion occurred by no action was taken, Chair Block reconvened the Planning Commission meeting at 4:08 pm.

Motion: MOVED by Commissioner Corman, SECONDED by Commissioner Fisher to adopt the resolution as amended (4-0-1).

AYES: Commissioners Fisher, Corman, Vice Chair Shooshani, Chair Block

NOES: None

ABSTAIN: Commissioner Gordon

CARRIED

Commissioner Corman left the meeting at 4:37 pm.

STUDY SESSION

3. Ancillary Uses Discussion

Conduct study session on ancillary commercial uses and provide staff with direction regarding potential Zone Text Amendment.

Planner:	Timothea Tway, Associate Planner
Applicant:	City Initiated Project
Public Input:	None

The Commission received the report and provided feedback and direction regarding ancillary uses, but took no formal action on this item.

COMMUNICATIONS FROM THE COMMISSION

- Vice Chair Shooshani requested information regarding the Beverly Hilton Revitalization Plan as a potential item on the November 2016 ballot.
- Commissioner Gordon mentioned the upcoming community concert and sing-along at 7:30 pm on Thursday, March 24 at the Academy Theater at 8949 Wilshire Boulevard.
- Committee Reports
 - No Committee Reports

COMMUNICATIONS FROM STAFF

4. Upcoming Projects List

- Received and filed

5. 2016 Meeting Schedule

- Received and filed
- City Planner Updates
 - City Planner Ryan Gohlich provided updates on the following:
 - Commissioner email accounts
 - The Affordable Housing Guidelines had recently been adopted by the City Council
 - The Lexus/Infinity project will have an upcoming Council liaison meeting to discuss the project before it returns to the full City Council

ADJOURNMENT

Date / Time: March 10, 2016 / 5:18 PM

PASSED AND APPROVED THIS 24TH DAY of MARCH, 2016

A handwritten signature in dark ink, appearing to read 'Alan Robert Block', written over a horizontal line.

Alan Robert Block, Chair