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

PLANNING COMMISSION
REGULAR MEETING MINUTES

April 28, 2016
1:30 PM

MEETING CALLED TO ORDER

Date/Time: April 28, 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, Alek Miller, Karen Myron, David Snow

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 April 14, 2016 Planning Commission regular meeting minutes

Motion:	MOVED by Commissioner Gordon to adopt the minutes as presented (3-0-2).
AYES:	Commissioner Gordon, Vice Chair Shooshani, Chair Block
NOES:	None
ABSTAIN:	Commissioners Fisher, Corman

   CARRIED

REPORTS FROM PRIORITY AGENCIES
None

CONTINUED BUSINESS
No items

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

2. **9570 Virginia Place**
   Central R-1 Permit
   Request for a Central R-1 Permit to allow a reduced rear setback on a corner lot south of Santa Monica Boulevard. The Central R-1 Permit would allow for the construction of one-story additions to an existing two-story single-family residence and the expansion of the attached garage, which encroach into the required rear setback. The proposed additions would total approximately 449 square feet and would result in a 6'8" setback from the rear property line. 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:	Dane Twichell, Twichell Studio Architects
Public Input:	Dr. Stan Kahan

   The Commission took a recess at 2:26 pm.

   The Commission reconvened at 2:32 pm.

Motion:	MOVED by Vice Chair Shooshani, SECONDED by Commissioner Fisher to adopt the resolution as amended (3-2).
AYES:	Commissioner Fisher, Vice Chair Shooshani, Chair Block
NOES:	Commissioners Gordon, Corman

   CARRIED

3. **9206 and 9212 Olympic Boulevard**
   Conditional Use Permit and Minor Accommodation
   Request for a Conditional Use Permit and Minor Accommodation to allow the construction of a new 45' tall, three-story commercial building with three levels of subterranean parking. The proposed project would have a floor area of 20,292 square feet and a floor area ratio of 1.69 to one. The Conditional Use Permit would allow the height of the building to exceed two stories and 35' and a floor area ratio of 1.33 to one. The minor accommodation would allow an increase in the amount of opening allow in the required wall located on the rear property line that abuts the alley. 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:	Timothea Tway, Associate Planner
Applicant:	Afshin Etebar, Etco Homes
Traffic Consultant:	Antonio Coco – Coco Traffic Planners
Public Input:	Susan Mishler, Mark Elliot

The Commission took a recess at 3:42 pm.

The Commission reconvened at 3:51 pm.

By Order of the Chair and absent objection from the Commission, this item was continued to the June 9, 2016 Planning Commission regular meeting.

STUDY SESSION
No items

COMMUNICATIONS FROM THE COMMISSION

- Chair Block requested that, if mentioned in a staff report for a project, all prior resolutions for the project be included as attachments to the staff report.

- Committee Reports
  - No Committee reports

COMMUNICATIONS FROM STAFF

4. **Upcoming Projects List**
   - Received and filed

5. **Building Permit Activity Report – 3/1/16 thru 3/31/16**
   - Received and filed

6. **2016 Meeting Schedule**
   - Received and filed

- City Planner Updates
  - City Planner Ryan Gohlich provided updates on the following:
    - Staff has not yet received communication from the project applicant at 332-336 N. Oakhurst Drive that the project is ready to be reviewed by the full Planning Commission.
    - The May 12, 2016 Planning Commission meeting will include an evening session commencing at 7p.m., at which time the Commission will review the Draft Supplemental Environmental Impact Report (SEIR) for the One Beverly Hills project.
    - The City Council will set a date for a de novo hearing on the project at 250 N. Crescent Drive at its May 3, 2016 meeting.
    - The Lexus / Infiniti project will be heard at the City Council meeting on May 3, 2016.

ADJOURNMENT
Date / Time: April 28, 2016 / 4:05 PM

PASSED AND APPROVED THIS 12TH DAY of MAY, 2016

Alan Robert Block, Chair