



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

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

July 28, 2016
1:30 PM

MEETING CALLED TO ORDER

Date/Time: July 28, 2016 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Licht, Block, Fisher (*arrived 2:41 pm*), Vice Chair Gordon, Chair Shooshani
Commissioners Absent: None
Staff Present: Ryan Gohlich, Masa Alkire, Timothea Tway, 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: James Goldrich, Steve Mayer

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as amended, moving item #3 ahead of item #2.

CONSENT CALENDAR

Consideration of Minutes

1. Consideration of Minutes of the Planning Commission regular meeting of July 14, 2016.

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

AYES: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani
NOES: None
ABSENT: Commissioner Fisher

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

Items #2 and #3 were taken in opposite order

CONTINUED BUSINESS

2. 228 South Beverly Drive

Zone Text Amendment and Rooftop Lunchroom

Request for a Zone Text Amendment to Beverly Hills Municipal Code Section 10-3-3107 regarding rooftop uses, and a request for a Development Plan review to allow the construction of a 2,202 square foot rooftop lunchroom with associated terrace on the building located at 228 South Beverly Drive. *(Continued from the June 9, 2016 Planning Commission Hearing.)*

Commissioner Fisher arrived at 2:41 pm

Planner:	Masa Alkire, Principal Planner
Applicant:	Moshe Kraiem (representative Joseph Tilem)
Public Input:	Morgan Livingston

Motion:	MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to direct staff to prepare a resolution and draft Ordinance memorializing the Commission's findings for a Zone Text Amendment to Beverly Hills Municipal Code Section 10-3-3107 regarding rooftop uses, which will be returned to the Planning Commission for adoption before being forwarded to the City Council (5-0).
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AYES:	Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani
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NOES:	None
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CARRIED

Motion:	MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to deny a request for a Development Plan Review to allow the construction of a rooftop lunchroom with associated terrace at the property at 228 South Beverly Drive as presented (5-0).
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AYES:	Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani
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NOES:	None
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CARRIED

With concurrence from the Chair, Assistant City Attorney David Snow advised that staff would prepare a resolution memorializing the Planning Commission's denial of the Development Plan Review. Staff advised that both resolutions will return at the

September 8, 2016 Planning Commission regular meeting. The public hearing on the item is closed.

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

3. Zone Text Amendment to Address Needed Clarification in the Zoning Code

An ordinance of the City of Beverly Hills amending the Beverly Hills Municipal Code to clarify language on existing regulations related to porte cocheres south of Santa Monica Boulevard, public noticing requirements, paving in front yards, time extension of rights for conditional use permits, and minor accommodations in the Central Area of the City. 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:	City-initiated project
Public Input:	None

Motion:	MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to adopt the resolution as presented (4-0-1).
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AYES:	Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani
NOES:	None
ABSENT:	Commissioner Fisher

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- Committee Reports
 - No Committee Reports

COMMUNICATIONS FROM STAFF

4. Upcoming Projects List

- Received and filed

5. Building Permit Activity Report – 6/1/16 thru 6/30/16

- Received and filed

6. 2016 Meeting Schedule

- Received and filed

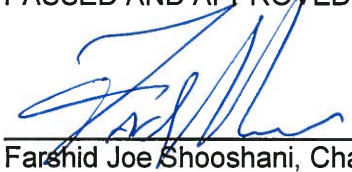
- City Planner Updates
 - City Planner Ryan Gohlich provided information on the following:
 - The 9212 Report regarding the Beverly Hills Garden and Open Space Initiative was received by the City Council at the July 19, 2016 Formal meeting. The report, which is available online, did not warrant action by the City Council, and was prepared and presented as an informational item. The City Council approved, as a separate agenda item, the ballot question regarding the Initiative.
 - The Community Development Department is now producing a quarterly newsletter.

ADJOURNMENT

Date / Time: July 28, 2016 / 3:20 PM

Shortly after adjournment, and with concurrence from the Commission, Chair Shooshani re-opened the meeting to allow Bradyn Sochiratna, a member of Boy Scout Troop #110, the opportunity to ask the Commission questions about the drought and water conservation. The Commission and staff provided answers and additional resources of information. The meeting was re-adjourned at approximately 3:28 pm.

PASSED AND APPROVED THIS 11TH DAY of AUGUST, 2016



Farshid Joe Shooshani, Chair