



CITY OF BEVERLY HILLS

455 N. Rexford Drive
Beverly Hills, CA 90210
Room 280-A

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

August 25, 2016
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 25, 2016 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani
Commissioners Absent: None
Staff Present: Ryan Gohlich, Masa Alkire, Timothea Tway, Alek Miller, Cynthia de la Torre, 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

Consideration of Minutes

1. Consideration of Minutes of the Planning Commission regular meeting of August 11, 2016.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to adopt the Consent Calendar as presented (5-0).

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 410 Chris Place

View Restoration Permit

Request for a View Restoration Permit by the View Owner at 410 Chris Place for the complete removal of eight trees located on a neighbor's property at 430 Dabney Lane (Foliage Owner). *It is recommended that this item be continued to the September 22, 2016 Planning Commission Meeting*

Planner: Cynthia de la Torre, Assistant Planner
Applicant: Michael Kassan
Public Input: None

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Fisher to continue the item to the September 22, 2016 Planning Commission meeting (5-0).

AYES: Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani

NOES: None

CARRIED

3. 332-336 North Camden Drive (Christie's)

Development Plan Review and In-Lieu Parking

Request for a Development Plan Review to allow the construction of a 1,400 square foot partial second story addition to an existing building and a request to provide five parking spaces through participation in the City's In Lieu parking program on commercially zoned property located at 332-336 North Camden Drive. 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.

Ex parte communications: Commissioner Fisher disclosed speaking with project representative Steve Webb, after which he formed no conclusive decisions regarding the item.

Planner: Alek Miller, Assistant Planner
Applicant: Loren Shanks, Creative Space
Representative: Steve Webb
Public Input: Craig Rogers (Engel & Volkers)

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to adopt the resolution as presented (5-0).

AYES: Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani

NOES: None

CARRIED

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

**4. 1011 Lexington Road
Zone Text Amendment**

Request for a Zone Text Amendment to allow the construction of decks that cover portions of driveways that lead to subterranean parking to be located in required side yards, street side yards, pad edge setbacks, and rear yards at single-family residences located in the Hillside Area of the City. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Ex parte communications: Vice Chair Gordon and Chair Shooshani disclosed separately visiting the project site, at which time they each spoke with the on-site supervisor.

Planner: Cynthia de la Torre, Assistant Planner
Applicant: Soraiya Hanasab
Representative: Harouni-Hafco & Associates
Public Input: None

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Fisher to adopt the resolution as amended (5-0).

AYES: Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani

NOES: None

CARRIED

The Commission took a recess at 2:51 pm.

The Commission reconvened at 3:01 pm.

**5. 9388 South Santa Monica Boulevard
Zone Text Amendment and Conditional Use Permit**

Request for a Zone Text Amendment to allow ancillary pet boarding facilities that provide day and/or night pet boarding in retail establishments located in certain commercial zones through a Conditional Use Permit. The proposed project includes a request for Conditional Use Permit to allow the establishment of ancillary pet boarding in an existing retail space located at 9388 South Santa Monica Boulevard (Pussy & Pooch). Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Ex parte communications: Chair Shooshani disclosed visiting the project site prior to the meeting, at which time he received a tour of the facility.

Planner: Timothea Tway, Associate Planner
Applicant: Rob Gaudio, Pussy and Pooch
Representative: Mitch Dawson
Public Input: Marcia Hobbs, Kimberly Reiss, Umberto Savatone, Marjorie Lewis, Victoria Talbot, Glenn Leisure

Commissioner Fisher left the meeting at 3:40 pm

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to continue the item to the October 13, 2016 Planning Commission meeting; the public hearing on the item remained open (4-0-1).

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
 - None

COMMUNICATIONS FROM STAFF

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

- 7. Building Permit Activity Report – 7/1/16 thru 7/31/16**
- Received and filed

- 8. Mayor's Cabinet Meeting**
- Received and filed

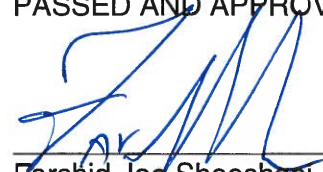
- 9. 2016 Meeting Schedule**
- The Commission chose to cancel the September 22, 2016 meeting, and to add an afternoon session to the September 19, 2016 Planning Commission special meeting.
- City Planner Updates
 - City Planner Ryan Gohlich provided updates on the following:
 - The appeal of the Director's Decision for the project at 1200 Steven Way will be considered at the City Council Meeting on September 6, 2016.
 - The project at 625 Mountain Drive will be considered at the September 6, 2016 City Council Formal Meeting.

- The project at 250 N. Crescent Drive will be heard at the City Council Formal Meeting on September 20, 2016.

ADJOURNMENT

Date / Time: August 25, 2016 / 5:27 PM

PASSED AND APPROVED THIS 8TH DAY of SEPTEMBER, 2016



Farshid Joe Shooshani, Chair