



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

**PLANNING COMMISSION  
REGULAR MEETING MINUTES**

September 8, 2016  
1:30 PM

**MEETING CALLED TO ORDER**

Date/Time: September 8, 2016 / 1:31 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani  
Commissioners Absent: Commissioner Fisher  
Staff Present: Masa Alkire, Andre Sahakian, 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 amended, moving City Planner Updates and Item # 8, Conflict of Interest Code, to be heard immediately after adoption of the consent calendar.

**CONSENT CALENDAR**

**1. Consideration of Minutes**

Consideration of Minutes of the Planning Commission special meeting of August 23, 2016.

**2. Consideration of Minutes**

Consideration of Minutes of the Planning Commission regular meeting of August 25, 2016

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to adopt the Consent Calendar, including Items #1 and #2 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

## CONTINUED BUSINESS

### 3. 332-336 North Oakhurst Drive

#### Vesting Tentative Tract Map and Development Plan Review

Request for a Vesting Tentative Tract Map and Development Plan Review to allow construction of a new, 31-unit multi-family condominium building partially located in the City of Los Angeles. Pursuant to the provisions set forth in the California Environmental Quality Act, the City of Beverly Hills, as a responsible agency, must also consider the Mitigated Negative Declaration that has been prepared and adopted by the City of Los Angeles, which serves as the lead agency for this project. Continued item from the July 14, 2016 Planning Commission Planning Commission Hearing. *(It is recommended that this item be continued to the September 19, 2016 Planning Commission Special Meeting)*

Planner: Andre Sahakian, Associate Planner  
Applicant: Terry Moore  
Public Input: Steve Mayer

After a request from a member of the public to continue the item to a date other than September 19, 2016, the item was temporarily tabled to allow staff to contact the project applicant to confirm availability for the potential alternate date of October 13, 2016.

Prior to the commencement of Item #6, the Commission re-opened the item. Staff advised that the Applicant team is unavailable on October 13, 2016.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to continue the item to the September 19, 2016 Planning Commission special meeting, and for new notice to be issued (4-0-1).

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

CARRIED

### 4. 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. 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. Continued item from the July 28, 2016 Planning Commission Hearing.

Planner: Masa Alkire, Principal Planner  
Applicant: Moshe Kraiem  
Public Input: None

Staff advised that, subsequent to agenda packet distribution, the applicant's representative had requested that the Development Plan Review be continued to allow preparation of new plans that will comply with the proposed new Ordinance.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to adopt the Zone Text Amendment resolution as presented (4-0-1).

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

**CARRIED**

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to continue the request for a Development Plan Review to a date uncertain (4-0-1).

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

**CARRIED**

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

**5. 462 South Rexford Drive  
Time Extension Request**

Request for a one year time extension for a Development Plan Review and Vesting Tentative Tract Map (No. 64012) that authorizes construction of a four-story, multiple family residential building with seven units. Pursuant to the provisions set forth in the California Environmental Quality Act, a negative declaration previously adopted for the project continues to represent the independent judgment of the City, and no additional environmental review is required under CEQA.

Planner: Masa Alkire, Principal Planner  
Applicant: Julia Kim, The Code Solution  
Public Input: Roy Campanella, II

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Licht to adopt the resolution as presented (4-0-1).

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

**CARRIED**

*The Commission took a recess at 2:20 pm.*

*The Commission reconvened at 2:26 pm. Citing a potential conflict due to the proximity of his office, Commissioner Licht recused from Item #6, and did not return after the recess.*

**6. 9908 South Santa Monica Boulevard Condominium Project  
Draft Environmental Impact Report**

Pursuant to the provisions set forth in the California Environmental Quality Act, the Commission will review and comment on a Draft Environmental Impact Report (Draft EIR) prepared for a proposed 27-unit condominium project. The request includes a Zone Text Amendment to create a Residential Overlay Zone, as well as a Planned Development Permit and Vesting Tentative Tract Map to allow construction of a 27-unit multi-family residential condominium project in a commercial zone.

Planner: Andre Sahakian, Associate Planner  
Applicant: 9908 Santa Monica Blvd., LLC  
Public Input: Melinda York

The Commission received comments from the applicant team and the public and provided feedback on the project, but took no formal action on this item.

**STUDY SESSION**

No items

**COMMUNICATIONS FROM THE COMMISSION**

- Committee Reports
  - No Committee Reports

**COMMUNICATIONS FROM STAFF**

**7. Upcoming Projects List**

- Received and filed

**8. 2016 Conflict of Interest Code**

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to adopt the 2016 Conflict of Interest Code for the Planning Commission, including exhibits A and B, as presented (4-0-1).

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

NOES: None  
ABSENT: Commissioner Fisher

CARRIED

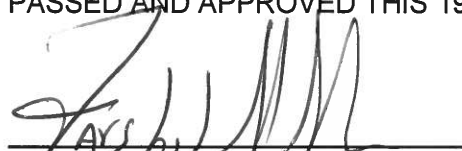
**9. 2016 Meeting Schedule**

- Received and filed
- City Planner Updates
  - Principal Planner Masa Alkire provided updates on the following:
    - A request has been received for members of the Commission to nominate potential projects to be recognized for exemplary examples of sustainable design at the upcoming Will Rogers Awards. Chair Shooshani designated Vice Chair Gordon and Commissioner Block as members of an Ad Hoc Committee to work with staff in nominating potential award candidates.
    - The project at 625 Mountain Drive was approved with a 3-2 vote by the City Council at its Formal Meeting on September 6, 2016.
    - The appeal of the Community Development Department's determination regarding view preservation for a project at 1200 Steven Way was denied by a 3-2 vote of the City Council, also at the Formal Meeting on September 6, 2016.

**ADJOURNMENT**

Date / Time: September 8, 2016 / 3:53 PM

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY of SEPTEMBER, 2016

  
Farshid Joe Shooshani, Chair