



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

**PLANNING COMMISSION  
REGULAR MEETING MINUTES**

October 13, 2016  
1:30 PM

**MEETING CALLED TO ORDER**

Date/Time: October 13, 2016 / 3:08 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, Andre Sahakian, Timothea Tway, Alek Miller, Teresa Revis, Karen Myron, Laurence Wiener

**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 item #3, 469 N. Doheny Drive (Café Amici at Hotel Beverly Terrace) ahead of the Walking Tour.

**CONSENT CALENDAR**

No items

**REPORTS FROM PRIORITY AGENCIES**

None

**WALKING TOUR**

The Commission will conduct a walking tour of the property at 9388 South Santa Monica Boulevard (Pussy and Pooch) in consideration of a request for a Zone Text Amendment and Conditional Use Permit.

The Commission departed for the walking tour at 3:35 pm, and reconvened in Room 280-A at 4:11 pm.

## CONTINUED BUSINESS

### 1. 9388 South Santa Monica Boulevard

#### Zone Text Amendment and Conditional Use Permit

Request for a Zone Text Amendment to conditionally allow ancillary pet boarding facilities within retail establishments in commercial zones subject to a Conditional Use Permit; and a request for a Conditional Use Permit to allow overnight pet boarding services for up to 35 animals at the subject property. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider a determination of exemption from CEQA. Continued item from the August 25, 2016 Planning Commission Hearing.

Planner: Timothea Tway, Associate Planner  
Applicant: Rob Gaudio, Pussy and Pooch  
Representative: Mitch Dawson  
Public Input: Suzie DeAngelis – Umberto Salon, Scott McIntosh, Glenn Leisure

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

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

NOES: None

#### CARRIED

Motion: MOVED by Commissioner Fisher, SECONDED by Vice Chair Gordon to adopt the Conditional Use Permit resolution as amended (4-1).

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

#### CARRIED

*The Commission took a recess at 5:39 pm.*

*The Commission reconvened at 5:51 pm; Commissioner Block did not return after the recess.*

### 2. 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, 26-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 September 19, 2016 Planning Commission Hearing.

*Ex Parte Communications: Commissioner Fisher disclosed having separate conversations with Murray Fischer and Dr. Woodrow Clark. Vice Chair Gordon disclosed a conversation with Dr. Woodrow Clark. Commissioner Licht disclosed conversations with Dr. Woodrow Clark and Chris Hammond.*

Planner: Andre Sahakian, Associate Planner  
Applicant: Terry Moore  
Representative: Murray D. Fischer  
Public Input: Steve Mayer, Chris Hammond, Susan Marfleet, Barbara Denow, Robert Block, Michael Kim, Dr. Woodrow Clark, Philip Bluestein

Chair Shooshani invited Cultural Heritage Commission Chair Rebecca Pynoos to come forward to speak. Chair Pynoos advised that she was in attendance for informational reasons as an individual, that the Cultural Heritage Commission had not received reports on these properties, and she was not present to speak on behalf of the Cultural Heritage Commission.

*Commissioner Fisher left at 6:52 pm.*

Motion: MOVED by Commissioner Licht, SECONDED by Chair Shooshani to adopt the resolution as amended (2-1-2).

AYES: Commissioner Licht, Chair Shooshani  
NOES: Vice Chair Gordon  
ABSENT: Commissioners Block, Fisher

CARRIED

*Item #3 was heard prior to the commencement of the Walking Tour.*

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

### **3. 469 N. Doheny Drive (Café Amici at Hotel Beverly Terrace)**

#### **Conditional Use Permit, Development Plan Review, and Extended Hours Permit**

Conditional Use Permit, Development Plan Review, and Extended Hours Permit to allow a hotel restaurant to be open to the public; to allow an open air dining area that would be served by existing parking supply; and to allow the operation of the hotel restaurant and open air dining area during extended hours in a Commercial-Residential Transition Area (accepting patrons between 7 AM and 11 PM daily). 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.

Planner: Alek Miller, Assistant Planner  
Applicant: Beverly Terrace, Inc.

Public Input: Ira Friedman

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Light to adopt the resolution as amended (5-0).

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

NOES: None

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. 2016 Meeting Schedule
  - Received and filed
- City Planner Updates
  - No City Planner Updates

## ADJOURNMENT

Date / Time: October 13, 2016 / 7:30 PM

PASSED AND APPROVED THIS 10<sup>TH</sup> DAY of NOVEMBER, 2016

  
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Farshid Joe Shooshani, Chair