



CITY OF BEVERLY HILLS

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

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

November 10, 2016
1:30 PM

MEETING CALLED TO ORDER

Date/Time: November 10, 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, Fernando Solis, Raj Patel, Arlen Eskandari, 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

Absent objection from the Commission and by Order of the Chair, the agenda was approved as presented.

CONSENT CALENDAR

1. Consideration of Minutes

Consideration of Minutes of the Planning Commission special meeting of September 19, 2016

2. Consideration of Minutes

Consideration of Minutes of the Planning Commission special meeting of September 26, 2016

3. Consideration of Minutes

Consideration of Minutes of the Planning Commission special meeting of October 10, 2016

4. Consideration of Minutes

Consideration of Minutes of the Planning Commission special meeting of October 13, 2016

5. Consideration of Minutes

Consideration of Minutes of the Planning Commission regular meeting of October 13, 2016

6. Consideration of Minutes

Consideration of Minutes of the Planning Commission special meeting of October 19, 2016

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Licht to adopt items #1, #2, #3, #4, and #6 on the Consent Calendar as presented (5-0).

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

NOES: None

CARRIED

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Licht to adopt item #5 as amended (5-0).

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

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

No Items

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

**7. 472 South Spalding Drive
Central R-1 Permit**

Request for a Central R-1 Permit to allow a first-story 60 square foot addition, a second-story 151 square foot addition to an existing two-story accessory structure, and to allow a detached second unit to be located above the ground floor to exceed 14 feet in height. 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: Commissioners Licht and Block disclosed separate conversations with Murray Fischer, the representative for two neighbors of the project.

Planner: Fernando Solis, Associate Planner
Applicant: Mark Palmer
Public Input: Murray Fischer

Staff advised the Commission that, prior to the commencement of the meeting, staff received notification that the applicant and the neighbors were working together to resolve some issues related to the project. At the request of both the neighbors and the applicant, and absent objection from the Commission, the item was continued by Order of the Chair to the January 12, 2017 Planning Commission regular meeting.

STUDY SESSION

8. 2015 General Plan and Housing Element Implementation Annual Report

Receive the General Plan and Housing Element Annual Report for 2015

Planner: Timothea Tway, Associate Planner
Applicant: City Initiated
Public Input: None

The Commission received the report and provided feedback, but took no formal action on this item.

9. Seismic Retrofit Program

Informational Presentation on Proposed Seismic Retrofit Program for Existing Wood-Frame Buildings with Soft, Weak, or Open Front Walls

Public Input: Fred Sutton – Apartment Association of Greater Los Angeles,
David Finkelstein, Marty Geimer

City Building Official Raj Patel and Senior Plan Review Engineer Arlen Eskandari presented information on the proposed Seismic Retrofit Program. The Commission received the report as well as public comment, and provided feedback on the proposed program, but took no formal action on this item.

COMMUNICATIONS FROM THE COMMISSION

- Commissioner Licht advised that the annual holiday luncheon will be held on December 19, 2016.
- Committee Reports
 - No Committee Reports

COMMUNICATIONS FROM STAFF

10. Upcoming Projects List

- Received and filed

11. Building Permit Activity Report – 9/01/16 thru 9/30/16 and 10/01/16 thru 10/31/16

- Received and filed

12. 2016 Meeting Schedule

- Received and filed

13. 2017 Draft Meeting Schedule

- No conflicts noted; received and filed

- City Planner Updates

- City Planner Ryan Gohlich provided updates on the following:
 - The Lexus / Infiniti transition at 9031 and 9001 Olympic Boulevard is currently underway.
 - The appeal of the Planning Commission's decision for the project at 9570 Virginia Place is scheduled to be heard at the December 6, 2016 City Council formal meeting.
 - The appeal of the Planning Commission's decision for the project at 332-336 North Oakhurst Drive is expected to be heard at the December 20, 2016 City Council formal meeting.
 - Public comment was received at the November 9, 2016 City Council meeting suggesting that demolition activity at 332-336 North Oakhurst Drive had begun. Staff immediately sent Building Inspectors to the site, at which time no demolition or construction activity was observed, nor was there indication that any demolition or construction activity had previously taken place.
 - Also related to the project at 332-336 North Oakhurst Drive, the CEQA lawsuit that was filed against the City of Los Angeles and the developer of the project was dismissed by the Court.
 - The Zone Text Amendment for pet boarding at Pussy and Pooch at 9388 South Santa Monica Boulevard is scheduled to be heard at the November 15, 2016 City Council formal meeting.
 - The One Beverly Hills project has been discussed at a series of recent City Council meetings. A motion was made, directing the City Attorney to prepare the Ordinance and Resolutions that would allow for approval of the project.
 - Staff anticipates that permits will soon be issued to begin work on the O'Gara Coach project at 8955 Olympic Boulevard.

ADJOURNMENT

Date / Time: November 10, 2016 / 3:34 PM

PASSED AND APPROVED THIS 8TH DAY of DECEMBER, 2016



Farshid Joe Shooshani, Chair