



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

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

December 8, 2016  
1:30 PM

#### **MEETING CALLED TO ORDER**

Date/Time: December 8, 2016 / 1:35 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Present: Commissioner Licht, Vice Chair Gordon, Chair Shooshani  
Commissioners Absent: Commissioners Block, Fisher  
Staff Present: Ryan Gohlich, Masa Alkire, Mark Odell, Timothea Tway, Emily Gable, 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**

##### **1. Consideration of Minutes**

Consideration of Minutes of the Planning Commission regular meeting of November 10, 2016.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Licht to adopt the minutes as amended (3-0-2).

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

**CARRIED**

## REPORTS FROM PRIORITY AGENCIES

None

## CONTINUED BUSINESS

No items

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

### 2. 250-260 North Canon Drive

#### Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit

Request to amend a Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit to allow a new restaurant with a 100% valet-operated alternative parking facility and joint use of parking facilities to be constructed and operate with open air dining and extended hours on the commercial property located at 250-260 North Canon Drive. The requested entitlements, and a Categorical Exemption adopted in accordance with the California Environmental Quality Act (CEQA), were previously approved on September 26, 2016.

Planner: Emily Gable, Assistant Planner  
Applicant: Murray D. Fischer, applicant representative  
Public Input: None

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Licht to adopt the resolution as presented (3-0-2).

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

#### CARRIED

### 3. Accessory Dwelling Unit Ordinance

Consideration of an Ordinance of the City of Beverly Hills amending the Beverly Hills Municipal Code to update second unit regulations pursuant to changes in state law, including changing references from second units to accessory dwelling units. 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: Timothea Tway, Associate Planner  
Applicant: City-Initiated Action  
Public Input: None

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Licht to adopt the resolution as presented (3-0-2). Direction to staff to develop outreach methods to inform property owners building accessory dwelling units of the City's business tax and length of stay requirements for rental properties.

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

CARRIED

**STUDY SESSION**

**4. Mills Act Program Extension Update**

Review of a proposed three-year extension of the Mills Act Pilot Program, a financial incentive for the maintenance and rehabilitation of qualified historic properties.

Planner: Mark Odell, Urban Designer  
Public Input: None

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

**COMMUNICATIONS FROM THE COMMISSION**

- Chair Shooshani mentioned a discussion regarding improving conditions for renters in the City. Staff advised that while the Planning Commission does not have direct purview of this, it is currently being discussed by the Human Relations Commission.
- **Committee Reports**
  - No committee reports

**COMMUNICATIONS FROM STAFF**

**5. Upcoming Projects List**

- Received and filed

**6. Building Permit Activity Report – 11/01/16 thru 11/30/16**

- Received and filed

**7. 2017 Meeting Schedule**

- Received and filed

- **City Planner Updates**

- City Planner Ryan Gohlich provided updates on the following:
  - The City Council granted the appeal of the Central R-1 permit at 9570 Virginia Place and denied the project at its formal meeting on December 6, 2016.
  - Also at the formal meeting on December 6, 2016, the Ordinance regarding the construction of decks over subterranean driveways in the Hillside Area of the City was adopted by the City Council.

- The appeal hearing for the Planning Commission's decision on the project at 332-336 North Oakhurst Drive is set for the January 10, 2017 City Council formal meeting.
- At the request of Vice Mayor Krasne and Mayor Mirisch, there will be a discussion at the December 20, 2016 City Council Study session regarding the possibility of basement floor counting toward maximum allowable floor area. If there is City Council support to study this, the discussion will come before the Planning Commission.
- Associate Planners Timothea Tway and Andre Sahakian have been promoted to Senior Planners.

## **ADJOURNMENT**

Date / Time: December 8, 2016 / 3:22 PM

PASSED AND APPROVED THIS 12<sup>TH</sup> DAY of JANUARY, 2017

  
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Farshid Joe Shodshani, Chair