**CITY OF BEVERLY HILLS**
455 N. Rexford Drive
Beverly Hills, CA 90210
City Council Chamber

# PLANNING COMMISSION SPECIAL MEETING MINUTES

September 19, 2016
1:30 PM

AFTERNOON SESSION 1:30 PM
EVENING SESSION 7:00 PM

## MEETING CALLED TO ORDER

Date/Time: September 19, 2016 / 1:34 PM

## PLEDGE OF ALLEGIANCE

## ROLL CALL

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| Commissioners Present: | Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani |
| Commissioners Absent: | None |
| Staff Present: | Ryan Gohlich, Masa Alkire, Andre Sahakian, 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

### Consideration of Minutes

1. Consideration of Minutes of the Planning Commission regular meeting of September 8, 2016.

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

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

CARRIED

**REPORTS FROM PRIORITY AGENCIES**
None

**CONTINUED BUSINESS**

**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, 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 September 8, 2016 Planning Commission Building.

*Ex Parte Communications: Commissioner Block disclosed a conversation with project representative Murray Fisher. Commissioner Fisher disclosed receipt of an email from Steve Mayer, which had been sent directly to all Planning Commissioners.*

*Commissioner Fisher also advised that while he was not present when the project was presented in 2015, he had reviewed meeting records and was up to speed on the project. Commissioner Licht advised that he was not a member of the Planning Commission when the project was first presented, but that he had been following the project and was familiar with it.*

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| Planner: | Andre Sahakian, Associate Planner |
| Applicant: | Terry Moore |
| Representative: | Murray Fischer |

*The Commission took a recess at 2:44 pm.*

*The Commission reconvened at 2:58 pm.*

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| Public Input: | Dr. Woodrow Clark, Robert Block, Chris Hammond, Yumin Yu, James Blakeley, Samuel Shaaya, Jamie Hall, Susan Marfleet, Steve Mayer, Marcello Vavala – Los Angeles Conservancy, Keith Nakata, Philip Bluestein, Sarah Blanchard |
| Motion: | MOVED by Commissioner Block, SECONDED by Commissioner Licht to continue the item to the October 13, 2016 Planning Commission regular meeting, and to direct staff to prepare draft resolution(s) for potential adoption, based on the direction of the Planning Commission (4-1). |

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

CARRIED

*The Commission took a recess at 4:49 pm.*

*The Commission reconvened at 5:02 pm.*

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

3. **250-260 North Canon Drive**
   **Zone Text Amendment, Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit**
   Request for a Zone Text Amendment to allow alternative parking facilities that may use automobile elevators, mechanical lift parking, and aisle parking to provide required parking in commercial zones through a Conditional Use Permit. The proposed project includes a request for 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 to be constructed and operate with open air dining and extended hours on the commercial property located at 250-260 North Canon Drive. 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: Both Commissioner Fisher and Commissioner Block disclosed speaking with project representative Murray Fisher.*

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   |---|---|
   | Planner: | Emily Gable, Assistant Planner |
   | Applicant: | Murray D. Fischer, Representative |
   | Public Input: | David Mirharooni, Sharon Thomas, Steve Webb |

   By Order of the Chair, the item was continued to a special meeting on September 26, 2016 at 1:30 pm with direction to staff to prepare draft resolutions for potential adoption at that time.

## STUDY SESSION

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

   This item was not discussed and will be agendized at a future meeting.

## COMMUNICATIONS FROM THE COMMISSION

- Committee Reports
  - No Committee Reports

## COMMUNICATIONS FROM STAFF

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

6. **Building Permit Activity Report – 8/1/16 thru 8/31/16**
   - Received and filed

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

8. **2016 Meeting Schedule**
   - Received and filed

- City Planner Updates
  - No City Planner Updates.

*The Commission took a recess at 6:26 pm.*

*The Commission reconvened at 7:21 pm.*

Prior to the commencement of item #9, Chair Shooshani announced that the meeting will have a hard stop at 10:30 pm.

9. **9900 Wilshire Boulevard (One Beverly Hills)**
   **Zone Text Amendment, Vesting Tentative Tract Map and Development Plan Review, Development Agreement, and Final Supplemental Environmental Impact Report**
   Request for amendments to the 9900 Wilshire Specific Plan and associated Vesting Tentative Tract map, Development Plan Review, and Development Agreement to convert a portion of the previously approved project from condominiums and retail space into a luxury hotel with ancillary uses. The proposed project also includes rooftop amenities, open air dining areas, and a new motor court access from North Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider a Final Supplemental Environmental Impact Report. Continued item from the August 23, 2016 Planning Commission Hearing.

   *Ex Parte Communications: Chair Shooshani disclosed speaking with both Jay Newman and Ted Kahan*

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| Planner: | Andre Sahakian, Associate Planner |
| | Bijan Vaziri, Senior Transportation Engineer |
| City Consultants: | Sarah Brandenberg, Fehr & Peers |
| | Joe Power, Rincon Consultants |
| Applicant: | Wanda Beverly Hills Properties, LLC |

*The Commission took a recess at 9:17 pm.*

*The Commission reconvened at 9:31 pm.*

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| Public Input: | Ted Kahan, Pat Gibson, Michael Robertson, Lewis Hall, Paul Dreher, Jimmy Heck and Ross Berg – Rodeo Realty Beverly Hills, Rachel Torres – UNITE HERE Local 11, George Mihlsten |
| Motion: | MOVED by Vice Chair Gordon, SECONDED by Commissioner Fisher to continue the item to the September 26, 2016 Planning Commission special meeting (5-0). |
| AYES: | Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani |
| NOES: | None |

CARRIED

**ADJOURNMENT**
Date / Time: September 19, 2016 / 10:57 PM

PASSED AND APPROVED THIS 10TH DAY of NOVEMBER, 2016

Farshid Joe Shooshani, Chair