



**CITY OF BEVERLY HILLS**

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

**PLANNING COMMISSION REGULAR MEETING**

**MINUTES**

January 12, 2017  
1:30 PM

**MEETING CALLED TO ORDER**

Date/Time: January 12, 2017 / 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, Randy Miller, Timothea Tway, Fernando Solis, 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 December 8, 2016.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Licht to adopt the minutes as presented (4-0-1).

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

**CARRIED**

## REPORTS FROM PRIORITY AGENCIES

None

## CONTINUED BUSINESS

### 2. 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 accessory dwelling 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. *Continued item from the November 10, 2016 Planning Commission Hearing.*

*Ex Parte Communications: Vice Chair Gordon disclosed touring the project site and speaking with the Applicant and the neighbors on the day prior to the meeting; Commissioners Licht and Block disclosed touring the project site together and speaking with the Applicant as well as the neighbors; Chair Shooshani disclosed touring the project site the morning of the meeting and speaking with the Applicant as well as the neighbors. City Planner Ryan Gohlich noted that for all tours, a member of City staff was present. Commissioner Fisher disclosed speaking separately with Mitchell Dawson and Murray Fischer.*

At the request of the Commission, Building Inspection Manager Randy Miller provided information regarding Code Enforcement and Building Inspection concerns related to the subject property.

Planner:	Fernando Solis, Associate Planner
Applicant:	Mitchell J. Dawson
Public Input:	Murray Fisher, Larry Goodman, Michelle Urcis, Robert Kaus, Lester Boxer

Motion:	MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to continue the item to the February 9, 2017 Planning Commission regular meeting (5-0).
---------	--

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

NOES:	None
-------	------

#### CARRIED

*The Commission took a recess at 3:55 pm.*

*The Commission reconvened at 4:09 pm.*

### 3. 331 North Oakhurst Drive

#### Variances and Development Plan Review

Request for Variances and a Development Plan Review to allow the construction of a three-story, 2,145 square foot one-unit building on multi-family zoned property located at 331 North

Oakhurst Drive. Pursuant to the provisions set for the in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project. *Continued from the August 11, 2016 Planning Commission Hearing.*

Planner: Timothea Tway, Senior Planner  
Applicant: Hamid Gabbay  
Public Input: Steve Mayer, Robert Block, Barbara Pizik, Richard Danus

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Licht to continue the item to a date uncertain (5-0).

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

NOES: None

CARRIED

**4. 9171 West Third Street**

**Variances and Development Plan Review**

Request for Variances and a Development Plan Review to allow the construction of a three-story, 3,088 square foot one-unit building on a multi-family zoned property building on the property located at 9171 West Third Street. 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 from the August 11, 2016 Planning Commission Hearing (Senior Planner Timothea Tway)*

Planner: Timothea Tway, Senior Planner  
Applicant: Hamid Gabbay  
Public Input: Bob Savis, Barbara Pizik, Robert Block, Steve Mayer

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to continue the item to a date uncertain (5-0).

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

NOES: None

CARRIED

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

No items

**STUDY SESSION**

No items

## COMMUNICATIONS FROM THE COMMISSION

- **Committee Reports**
  - No committee reports

## COMMUNICATIONS FROM STAFF

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

- 6. **2017 Meeting Schedule**
  - Received and filed

- **City Planner Updates**
  - City Planner Ryan Gohlich updated the Commission on the City Council's recent decision regarding the appeal of the Planning Commission's approval of the project at 332-336 North Oakhurst Drive. The City Council upheld the appeal, denying the project. The developer of the project has three options available: to retain the existing structures with the possibility of a conversion to condominiums, to submit a new application for a redesigned project to be reviewed by the Planning Commission, or to develop a project that is entirely within the City of Los Angeles.

## ADJOURNMENT

Date / Time: January 12, 2017 / 6:10 PM

PASSED AND APPROVED THIS 26<sup>TH</sup> DAY of JANUARY, 2017

  
Farshid Joe Shooshani, Chair