



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

January 26, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: January 26, 2017 / 1:33 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioner Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani
Commissioners Absent: None
Staff Present: Ryan Gohlich, Masa Alkire, Mark Odell, Timothea Tway, 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: Steve Mayer

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 January 12, 2017.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Fisher to adopt the minutes as presented (5-0).

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

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

2. 1014 North Roxbury Drive

Appeal of a Design Review Commission Decision

Appeal of a Design Review Commission decision denying a request for a Design Review Permit to allow for the construction of a new two-story single-family residence, located on a corner lot in the Central Area of the City, north of Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Act, the Planning Commission may consider adoption of an exemption for this project.

Ex parte Communications: Commissioner Licht disclosed a conversation with the neighbor at 1012 North Roxbury Drive. Commissioner Fisher disclosed sending an email to several neighbors of the project, advising of the hearing and suggesting they attend the Planning Commission meeting if they had interest in the project. Chair Shooshani disclosed discussing the item with a couple of other City Commissioners (past and present).

Planner:	Mark Odell, Urban Designer
Applicant:	Thomas Levyn, Glaser Weil
Public Input:	Design Review Commission Chair Ilene Nathan, Larry Larson, Reggie Sully, Lisa Greer

Motion:	MOVED by Commissioner Fisher, SECONDED by Vice Chair Gordon to direct staff to prepare a resolution approving the appeal and approving the request for an R-1 Design Review permit as presented (5-0).
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AYES:	Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani
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NOES:	None
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CARRIED

The Commission took a recess at 3:30 pm.

The Commission reconvened at 3:41 pm.

3. 9000 Wilshire Boulevard Commercial Project

Draft Environmental Impact Report

Pursuant to the provisions set forth in the California Environmental Quality Act, the Commission will review and comment on a Draft Environmental Impact Report (Draft EIR) prepared for a Development Plan Review request to allow a three story commercial office building with roof-top lunchroom in a commercial zone (C-3).

Planner: Masa Alkire, Principal Planner
Applicant: 9000 Wilshire LLC
Public Input: Phil Margo, Brian Flaherty

The Commission took a recess at 4:42 pm.

The Commission reconvened at 4:47 pm.

Rincon consultants Joe Power and Shannon Carmack provided clarifying information regarding the historic analysis component of the Draft Environmental Impact Report.

The Commission received public comment regarding construction impacts of the project and concerns regarding project impacts on intersection operation and traffic. The Commission discussed the project's historic analysis and provided direction to include a requirement to integrate of features from the existing building into the lobby area of the new building in the EIR mitigation measures. Exclusive of the EIR document, Commissioners also expressed an interest in receiving information about the new State tribal resources legislation and maps of tribal resources in the City. City Planner Ryan Gohlich advised that public comment on the Draft EIR will be accepted through February 20, 2017.

4. Temporary Business Signage During Subway Construction Ordinance

An Ordinance of the City of Beverly Hills amending the Beverly Hills Municipal Code regarding temporary business signage during subway construction. 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.

Commissioner Block left the meeting at 5:51 pm.

Planner: Timothea Tway, Senior Planner
Applicant: City Initiated Action
Public Input: Kasey Carter and Jonathan Baron – Saban Theater

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Licht to adopt the resolution as presented, with modifications to the guidelines as recommended (4-0-1).

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

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- Vice Chair Gordon expressed concern at the condition of the O'Gara Coach Company's building on Olympic Boulevard.

- **Committee Reports**
 - No Committee Reports

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

COMMUNICATIONS FROM STAFF

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

- 7. **Building Permit Activity Report – 12/1/16 thru 12/31/16**
 - Received and filed

- 8. **2017 Meeting Schedule**
 - Received and filed

- **City Planner Updates**
 - City Planner Ryan Gohlich provided information on the City Council's recent adoption of an Urgency Ordinance establishing fees for no-cause evictions from rental properties. The maximum annual rent increase for rent-controlled units was lowered from 10% to 3% per annum, which affects all increases that have not taken effect as of the time of the adoption of the Ordinance.

ADJOURNMENT

Date / Time: January 26, 2017 / 6:11 PM

PASSED AND APPROVED THIS 9TH DAY of FEBRUARY, 2017



Farshid Joe Shooshani, Chair