



CITY OF BEVERLY HILLS

Room 280A
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION REGULAR MEETING

MINUTES

February 9, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: February 9, 2017 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Licht, Block, Fisher, Chair Shooshani
Commissioners Absent: Vice Chair Gordon
Staff Present: Ryan Gohlich, Masa Alkire, Andre Sahakian, Cindy Gordon, Alek Miller, 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 amended, moving items #4 and #5 ahead of item #3.

CONSENT CALENDAR

1. Consideration of Minutes

Consideration of Minutes of the Planning Commission regular meeting of January 26, 2017.

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 second unit to be located above the ground floor. 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 from the January 12, 2017 Planning Commission meeting, it is recommended this item be continued to the February 23, 2017 Planning Commission meeting)* (Principal Planner Masa Alkire)

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Licht to adopt all items on the Consent Calendar as presented (4-0-1).

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS – NEW BUSINESS

Items #4 -1006 Pamela Drive, and #5 -1260 Lago Vista Drive, were heard ahead of item #3.

3. 9400 Olympic Boulevard (Viviane at Avalon Hotel)

Conditional Use Permit, Development Plan Review, and Extended Hours Permit

Request for a Conditional Use Permit, Development Plan Review, and Extended Hours Permit to allow a hotel restaurant (Viviane at the Avalon Hotel) to be open to the public in the R-4 Zone; to allow open air dining on private property and to establish parking requirements for the open air dining areas; and to allow the operation of the hotel restaurant and open air dining area during extended hours in a Commercial-Residential transitional zone. 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: Alek Miller, Assistant Planner
Applicant: Mitchell J. Dawson, Dawson Tilem & Gole
Public Input: None

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Fisher to adopt the resolution as amended (4-0-1).

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

CARRIED

4. Pamela Drive

Hillside R-1 Permit

Request for a Hillside R-1 Permit to allow the export of earth material in excess of 3,000 cubic yards during a five-year period for the construction of a new, two-story single-family residence. Pursuant to the provisions set for the in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Ex Parte Communications: Commissioner Block disclosed conducting a site visit with the Applicant team and City Staff. Commissioner Block and Chair Shooshani disclosed separately meeting with a member of the Applicant team to review the project.

Planner: Andre Sahakian, Senior Planner
Applicant: Parisa Nejad, Crest Real Estate
Public Input: None

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Licht to adopt the resolution as amended (4-0-1).

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

CARRIED

The Commission took a recess at 2:21 pm.

The Commission reconvened at 2:32 pm.

5. 1260 Lago Vista Drive

Hillside R-1 Permit

Request for a Hillside R-1 Permit to allow more than 1,500 cubic yards of earth material to be imported or exported from a site in the Hillside Area that is immediately adjacent to a street that is less than twenty four feet (24') wide. 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: Commissioner Block disclosed conducting a site visit with the Applicant team and City Staff. Commissioners Block and Fisher disclosed separately meeting with a member of the applicant team to review the project.

Planner: Cindy Gordon, Associate Planner
Applicant: Maggie Cookman, Crest Real Estate
Public Input: Ronald Richards

Staff noted that the applicant of the project has requested to continue the item to a date uncertain to allow time for the applicant to meet with neighbors of the project.

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Licht to continue the item to a date uncertain (4-0-1).

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

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- **Committee Reports**
 - No Committee Reports


COMMUNICATIONS FROM STAFF

6. **Upcoming Projects List**
 - Received and filed
7. **2017 Meeting Schedule**
 - The Commission discussed the possibility of changing or cancelling the March 23, 2017 meeting; staff will determine possible alternate dates
- **City Planner Updates**
 - City Planner Ryan Gohlich provided an update on the status of the O'Gara Coach Company's building on Olympic Boulevard.

ADJOURNMENT

Date / Time: February 9, 2017 / 3:49 PM

PASSED AND APPROVED THIS 23RD DAY of FEBRUARY, 2017



Farshid Joe Shooshani, Chair