



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

April 27, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: April 27, 2017 / 1:32 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Corman, Licht, Block, Vice Chair Gordon, Chair Shooshani
Commissioners Absent: None
Staff Present: Ryan Gohlich, Masa Alkire, Andre Sahakian, Timothea Tway, Karen Myron, Trish Rhay, 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: Anne Ostroff

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as amended, moving Item #6, Basements in the Hillside Area of the City, to be heard ahead immediately after the Consent Calendar.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of March 23, 2017.

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

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

CARRIED

2. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of April 13, 2017.

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Licht to adopt the minutes as presented (3-0-2).

AYES: Commissioners Licht, Block, Chair Shooshani

NOES: None

ABSTAIN: Commissioner Corman, Vice Chair Gordon

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

Item #6, Basements in the Hillside Area of the City, was heard ahead of Item #3.

CONTINUED BUSINESS

3. 1210 BENEDICT CANYON DRIVE

Hillside R-1 Permit

Request for a Hillside R-1 Permit to allow cumulative floor area in excess of 15,000 square feet on a property located in the Hillside Area of the City. 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 March 23, 2017 Planning Commission meeting*)

Ex Parte Communications:

- *Commissioner Corman disclosed a site visit at which members of the applicant team and City staff were present.*
- *Commissioner Block disclosed a site visit with members of the applicant team and City staff.*
- *Vice Chair Gordon disclosed a site visit with members of the applicant team and City staff.*
- *Commissioner Licht advised he visited the site at the same time as Commissioner Block.*

Project Planner: Andre Sahakian, Senior Planner

Project Applicant: Murray D. Fischer, on behalf of Douglas Crescent, LLC

Public Input: Gregg Bloomberg

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to adopt the resolution as amended (5-0).

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

NOES: None

CARRIED

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

4. 9360 WILSHIRE BOULEVARD (SIXTY BEVERLY HILLS)

Conditional Use Permit and Extended Hours Permit

Renewal of Conditional Use Permit and Extended Hours Permit to allow operation of hotel rooftop facilities and to allow operation of the rooftop space during extended hours in a commercial-residential transition area. 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.

Project Planner: Andre Sahakian, Senior Planner
Project Applicant: Mitchell J. Dawson, on behalf of Beverly Pavilion LLC
Public Input: None

The Commission took a recess at 4:39 PM.

The Commission reconvened at 4:47 PM.

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

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

NOES: None

CARRIED

Commissioner Corman left the meeting at 5:23 PM.

**5. PLANNING AGENCY REVIEW OF CAPITAL IMPROVEMENT PROGRAM (CIP) FOR
CONSISTENCY WITH THE GENERAL PLAN**

Adopt a resolution finding the 2017/18 – 2021/22 Capital Improvement Program consistent with the City's General Plan.

Project Planner: Timothea Tway, Senior Planner
Project Applicant: City Initiated Project
Public Input: Steve Mayer

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

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

NOES: None

ABSENT: Commissioner Corman

CARRIED

STUDY SESSION

6. BASEMENTS IN THE HILLSIDE AREA OF THE CITY

Discuss Basements in the Hillside Area of the City and Provide Staff with Direction.

Project Planner: Timothea Tway, Senior Planner
Public Input: Debbie Weiss, Ilene Nathan, Melanie Staggs, Hamid Gabbay, Stewart Ketchum, Larry Murphy, Anne Ostroff, Steve Mayer, Nelson Moy, Cerise Carleo (Harrison Design), Ron Richards (via telephone)

The Commission took a recess at 2:50 PM

The Commission reconvened at 3:02 PM

The Commission received the staff report and public input. Chair Shooshani designated Commissioner Corman and Vice Chair Gordon as Ad Hoc Committee members to work with staff to study the issues related to basements in the Hillside Area of the City. Both mailed and newspaper notice will be provided prior to the next public meeting at which the topic will be discussed.

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - Chair Shooshani provided a brief update from the Mayor's Cabinet meeting.

COMMUNICATIONS FROM STAFF

7. Upcoming Projects List

- Received and filed.

8. Building Permit Activity Report – 3/1/17 thru 3/31/17

- Received and filed.

9. 2017 Meeting Schedule

- Received and filed. Commissioner Block will not be present at the May 11, 2017 Planning Commission regular meeting.

- **City Planner Updates**

- City Planner Ryan Gohlich advised that the Rooftop Use Ordinance previously recommended by the Planning Commission would be heard by the City Council at its upcoming meeting on Tuesday, May 2, 2017.

Planning Commission Regular Meeting Minutes
April 27, 2017

ADJOURNMENT

Date / Time: April 27, 2017 / 5:34 PM

PASSED AND APPROVED THIS 11TH DAY of MAY, 2017



Farshid Joe Shooshani, Chair