



CITY OF BEVERLY HILLS

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

PLANNING COMMISSION REGULAR MEETING

MINUTES

May 25, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: May 25, 2017 / 1:34 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, Timothea Tway, Cindy Gordon, Karen Myron, David Snow, Samer Elayyan

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 Item #4, Affordable Housing Priority List, to be heard before Item #3, 702 North Crescent Drive.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of May 11, 2017.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Corman to approve the Consent Calendar as amended (4-0-1).

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

• INTRODUCTION OF NEW PUBLIC WORKS DIRECTOR SHANA EPSTEIN

Director of Public Works Shana Epstein spoke briefly to the Commission and invited them to contact her with any potential issues.

2. NORTH SANTA MONICA BOULEVARD RECONSTRUCTION PROJECT

Update of upcoming detours related to the North Santa Monica Boulevard Reconstruction project.

Project Manager Samer Elayyan provided an update on and answered questions regarding the North Santa Monica Boulevard Reconstruction project, including upcoming lane restrictions beginning the first weekend in June 2017.

CONTINUED BUSINESS

None

Item #4, Affordable Housing Priority List, was heard ahead of Item #3.

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

Citing interest in real property less than 500 feet from the project, Vice Chair Gordon recused from Item #3, and left the meeting at 2:43 PM.

3. 702 NORTH CRESCENT DRIVE

Tree Removal Permit (PL1609292)

Request for a Tree Removal Permit to remove ten heritage trees located within a front yard setback and a street side yard setback. 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.

Project Planner: Cindy Gordon, Associate Planner

Project Applicant: Steven Heath, Heath Architect + Design, Inc., on behalf of Ilan Asher

Public Input: None

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

AYES: Commissioners Corman, Licht, Block, Chair Shooshani

NOES: None

RECUSED: Vice Chair Gordon

CARRIED

STUDY SESSION

4. AFFORDABLE HOUSING PRIORITY LIST

Discuss potential changes to the occupancy priority list for affordable housing units built in the City.

Project Planner: Timothea Tway, Senior Planner
Public Input: Julia Gelb, Mark Elliot

The Commission received public comment and provided feedback regarding potential changes to the Affordable Housing Priority List. Staff will return at a future meeting with a draft ordinance, which the Planning Commission will review before it is presented to the City Council.

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - This item will be reviewed at a future meeting
- Commissioner Corman provided an update from the recent Ad Hoc Committee meeting regarding basements in the Hillside Area of the City.

COMMUNICATIONS FROM STAFF

5. Upcoming Projects List

- Received and filed

6. Building Permit Activity Report – 4/1/17 thru 4/30/17

- Received and filed

7. 2017 Meeting Schedule

- Received and filed

- **City Planner Updates**

- City Planner Ryan Gohlich advised the Commission that:
 - The applicant for the project at 1260 Lago Vista Drive has filed an appeal of the Planning Commission's decision to deny the request for a Hillside R-1 Permit.
 - Appeals follow of a two-step process, whereby the City Council will first set a hearing date for the appeal, followed by a de novo hearing on a separate date.

ADJOURNMENT

Date / Time: May 25, 2017 / 3:19 PM

PASSED AND APPROVED THIS 8TH DAY of JUNE, 2017



Farshid Joe Shooshani, Chair