



CITY OF BEVERLY HILLS
Council Chamber
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION REGULAR MEETING

MINUTES

June 22, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: June 22, 2017 / 1:34 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Corman (*arrived 1:50pm*), Licht, Block, Vice Chair Gordon, Chair Shooshani
Commissioners Absent: None
Staff Present: Ryan Gohlich, Masa Alkire, Andre Sahakian, Timothea Tway, Karen Myron, David Snow, Cindy Owens

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, 9900 Wilshire Boulevard, ahead of Items #2 and #3.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of June 8, 2017.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

Item #4, 9900 Wilshire Boulevard, was heard ahead of items #2 and #3.

CONTINUED BUSINESS

2. 331 NORTH OAKHURST DRIVE

Variances and Development Plan Review

Request for Variances and a Development Plan Review to allow the construction of a two-story building on the property located at 331 North Oakhurst Drive. 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 January 12, 2017 Planning Commission Hearing.*

Commissioner Corman advised that, while he was not on the Commission when this item was previously agendaized, he had reviewed the information and was prepared to make an unbiased decision.

Project Planner:	Timothea Tway, AICP, Senior Planner
Project Applicant:	Hamid Gabbay
Public Input:	Chris Hammond, Steve Mayer, Philip Blustein, Peter Ostroff, Dr. Woodrow Clark, Robert Block, Mark Elliot, Fong Mak

Motion:	MOVED by Commissioner Corman, SECONDED by Vice Chair Gordon to direct staff to prepare a resolution denying the requested Variances and Development Plan Review (3-2).
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AYES:	Commissioners Corman, Licht, Vice Chair Gordon
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NOES:	Commissioner Block, Chair Shooshani
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CARRIED

The Commission took a recess at 3:50 PM.

The Commission reconvened at 4:06 PM

Prior to the commencement of item #3, the Applicant approached the Planning Commission and requested clarification of the Commission's findings for Item #2. Assistant City Attorney David Snow clarified that the Commission had provided direction reflective of their findings to staff, but if the Commission wished to further discuss the item, a motion could be made to reconsider the item. No such motion was made.

3. 9171 WEST THIRD STREET

Variances and Development Plan Review

Request for Variances and A Development Plan Review to allow the construction of a two-story 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 January 12, 2017 Planning Commission Hearing.*

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: Hamid Gabbay
Public Input: Michele Forest, Steve Mayer

Motion: MOVED by Commissioner Corman, SECONDED by Commissioner Licht to continue the item to the August 10, 2017 Planning Commission meeting, with direction to staff to prepare a resolution memorializing the Commission's findings to approve Variances and a Development Plan Review for a modified project (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. 9900 WILSHIRE BOULEVARD (ONE BEVERLY HILLS) Vesting Tentative Tract Map and Development Plan Review

Request for amendments to Vesting Tentative Tract Map No. 67884 and associated Development Plan Review to subdivide one parcel into a nine-lot airspace subdivision for a maximum of 193 residential condominiums and hotel floor space for 134 hotel rooms and ancillary facilities in connection with the development of a mixed-use project located at 9900 Wilshire Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider a Certified Final Supplemental Environmental Impact Report.

Project Planner: Andre Sahakian, AICP, Senior Planner
Project Applicant: Wanda Beverly Hills Properties, LLC
Public Input: Dr. Woodrow Clark

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

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

NOES: None

ABSENT: Commissioner Corman

CARRIED

5. COMMERCIAL MARIJUANA ORDINANCE

An Ordinance of the City of Beverly Hills adding Article 47, Cannabis Prohibitions and Regulations to Chapter 3 of Title 10 of the Beverly Hills Municipal Code. 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 Owens, Senior Management Analyst

Applicant: City-Initiated Action

Public Input: Meital Manzuri, Ryan Bacchas, Rabbi Green, Richard Palmer

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

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

NOES: None

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- The Commission thanked Chair Shooshani for his year of leadership as Chair.
- **Mayor's Cabinet Meeting**
 - Chair Shooshani provided a brief report from the Mayor's Cabinet meeting

COMMUNICATIONS FROM STAFF

6. Upcoming Projects List

- Received and filed

7. Building Permit Activity Report – 5/1/17 thru 5/31/17

- Received and filed

8. 2017 Meeting Schedule

- Received and filed

- **City Planner Updates**

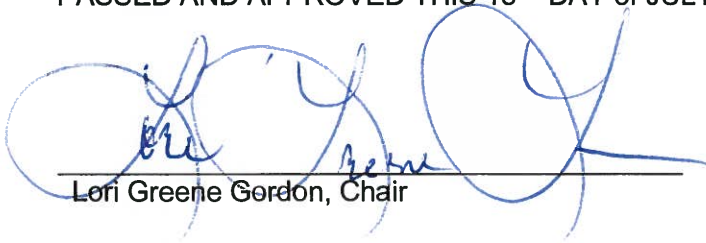
- City Planner Ryan Gohlich thanked Chair Shooshani for his year of service as Chair, and provided updates on the following:
 - The request for an Amendment to a Planned Development for Blu Apartments, at 8601 Wilshire Boulevard, was approved by the City Council at its meeting on Tuesday, June 20, 2017.
 - The City Council provided direction for the Planning Commission to review a request amending a covenant that limits the amount of permissible medical square footage; the item is expected to be presented to the Planning Commission in July 2017.

- The City Council unanimously supported striping Santa Monica Boulevard for bike lanes; complete details such as lane width and color are yet to be determined.

ADJOURNMENT

Date / Time: June 22, 2017 / 5:37 PM

PASSED AND APPROVED THIS 13TH DAY of JULY, 2017



Lori Greene Gordon, Chair