



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

July 13, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: July 13, 2017 / 1:34 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Corman, Shooshani, Block, Vice Chair Licht, Chair Gordon
Commissioners Absent: None
Staff Present: Ryan Gohlich, Masa Alkire, Andre Sahakian, Timothea Tway, 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: Ilona Sherman

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 June 22, 2017.

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Corman to approve the minutes as presented (5-0).

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

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 9200 WILSHIRE BOULEVARD

Planned Development Permit and Vesting Tentative Tract Map (PL1608023)

Request for modifications to a previously approved Planned Development Permit and Vesting Tentative Tract Map to allow a 6-story mixed-use project with 5,696 square feet of ground floor retail and 90 residential units with three levels of subterranean parking. Pursuant to the provisions sent forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider an Addendum to a certified Final Environmental Impact Report for this project.

Ex parte Communications: Commissioner Shooshani disclosed meeting with the owners, and Chair Gordon disclosed receipt of a phone call from Joe Tilem on behalf of the owners; both advised these communications would not affect their decision on the project.

Project Planner:	Andre Sahakian, AICP, Senior Planner
Project Applicant:	Dawson, Tilem & Gole, on behalf of New Pacific LLC
Public Input:	Noah Margo, Magali Bergher, Joyce Silverman, Allyson Whitner, Julia Joseph, Ann Markowitz, Steve Webb, Sean Nass and Kevin Kadem (Palm Savoy HOA), Susan Mishler, Rick Gleitman, Barry Bernstein, Philip Katz, Ilona Sherman, Roberta White, Joe Safier, Dr. Armand Newman, Eric Kraft, Ann Saltzman, Nancy Krasne (Beverly Hills North HOA)

The Commission took a recess at 3:50 PM.

The Commission reconvened at 4:01 PM.

Motion:	MOVED by Commissioner Corman, SECONDED by Commissioner Shooshani to continue the item to a date uncertain, and for the applicant to work with an Ad Hoc Committee comprised of Commissioners Block and Corman on a revised project design (5-0).
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AYES:	Commissioners Corman, Shooshani, Block, Vice Chair Licht, Chair Gordon
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NOES:	None
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CARRIED

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

3. 9291 BURTON WAY (L'ERMITAGE HOTEL)

**Conditional Use Permit, Development Plan Review, and Extended Hours Permit
(PL1706119)**

Renewal of Conditional Use Permit, Development Plan Review, and Extended Hours Permit to allow a hotel restaurant to be open to the public; to allow an open air dining area that would be served by existing parking supply, and to allow the operation of the hotel restaurant, open air dining area, and rooftop event 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, AICP, Senior Planner
Project Applicant: Jonathan Riker, on behalf of LBH Real Estate LLC
Public Input: Nancy Krasne (Beverly Hills North Homeowners Association), Ilan Bialer, Dr. Carlton Lee (Burton Hill Townhome HOA), Nick Remedio, Robina Gibb, Matti Bialer, Mikael Cohen, Evelin Rebibo, Steve Mayer

The Commission took a recess at 6:15 PM.

The Commission reconvened at 6:37 PM.

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

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

NOES: None

CARRIED

4. 264 SOUTH LA CIENEGA BOULEVARD

Conditional Use Permit (PL1526974)

Request for a Conditional Use Permit to allow operation of a car rental facility in the existing commercial building located at 264 S. La Cienega Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the project exempt from further review under the California Environmental Quality Act.

Project Planner: Alek Miller, Assistant Planner
Applicant: Murray D. Fischer, on behalf of Sixt Rent a Car
Public Input: Chancey Gamboa, Marc Fogel, Sahaha Lopatin

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Shooshani to direct staff to prepare a resolution memorializing the Commission's comments to approve the Conditional Use Permit (CUP) with conditions (5-0).

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

CARRIED

Commissioner Shooshani left the meeting at 8:07 PM.

Citing a working relationship outside of the City of Beverly Hills with the applicant, Commissioner Block recused from Item #5 and left the meeting at 8:07 PM.

5. 462 SOUTH REXFORD DRIVE

Time Extension Request (PL1706964)

Request for a one year time extension for a Development Plan Review and Vesting Tentative Tract Map (No. 64012) that authorizes construction of a four-story, multiple family residential building with seven units. Pursuant to the provisions set forth in the California Environmental Quality Act, a negative declaration previously adopted for the project continues to represent the independent judgment of the City, and no addition environmental review is required under CEQA.

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: Julia Kim, The Code Solution
Public Input: None

Motion: MOVED BY Commissioner Corman, SECONDED by Vice Chair Licht to adopt the resolution as presented (3-0-1-1).

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

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - This item was not discussed

COMMUNICATIONS FROM STAFF

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

7. 2017 Meeting Schedule

- Received and filed.

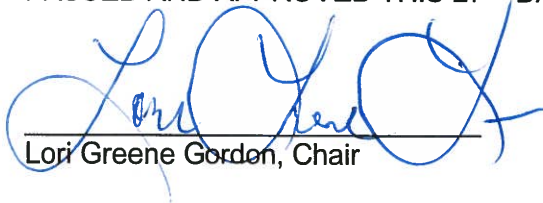
- **City Planner Updates**

- None

ADJOURNMENT

Date / Time: July 13, 2017 / 8:12 PM

PASSED AND APPROVED THIS 27TH DAY of JULY, 2017



Lori Greene Gordon, Chair