



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

August 10, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 10, 2017 / 1:31 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: None

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as amended, moving Item #6, the notice of subdivision violation hearing for APN 4291-028-012, to the beginning of the agenda.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of July 27, 2017.

Motion: MOVED by Commissioner Corman, SECONDED by Commissioner Shooshani to adopt the Consent Calendar as presented (5-0).

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

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

New Business Item #6, regarding APN 4291-028-012 was heard ahead of Item #2.

CONTINUED BUSINESS

2. 9000 WILSHIRE BOULEVARD

Development Plan Review and Final Environmental Impact Report (PL1510530)

A resolution of the Planning Commission of the City of Beverly Hills certifying the Final Environmental Impact Report and adopting a Statement of Overriding Considerations for a 3-story commercial office building with a rooftop lunchroom and a resolution approving a Development Plan Review for the project at the property located at 9000-9010 Wilshire Boulevard. *Continued from the July 27, 2017 Planning Commission Hearing.*

Project Planner: Masa Alkire, AICP, Principal Planner
Project Applicant: Sean Youssefi, on behalf of 9000 Wilshire LLC
Public Input: Phil Margo, Rubin Sadka

Motion: MOVED by Commissioner Shooshani, SECONDED by Commissioner Block to adopt the resolution certifying the Final Environmental Impact Report, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations as presented (5-0).

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

NOES: None

CARRIED

Motion: MOVED by Commissioner Corman, SECONDED by Commissioner Block to adopt the resolution approving a Development Plan Review as amended (5-0)

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

NOES: None

CARRIED

3. 9171 WEST THIRD STREET

New Two-Story Dwelling Unit (PL1510350)

Resolution of the Planning Commission of the City of Beverly Hills approving a Development Plan Review and seven Variances to allow construction of a new two-story unit at the property located at 9171 West Third Street. The resolution also finds the project categorically exempt from further review under the California Environmental Quality Act. *Continued from the June 22, 2017 Planning Commission Hearing.*

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

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

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

NOES: None

CARRIED

4. 331 NORTH OAKHURST DRIVE

Variances and Development Plan Review (PL1510528)

Resolution of the Planning Commission of the City of Beverly Hills denying a Development Plan Review and denying Variances to allow the construction of a two-story building on the property located at 331 North Oakhurst Drive. The resolution also finds the project statutorily exempt from further review under the California Environmental Quality Act. *Continued from the July 27, 2017 Planning Commission Hearing.*

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: Hamid Gabbay
Public Input: None

Staff noted that the Applicant had submitted a letter requesting that the Planning Commission not deny the project, allowing the Applicant to return at a future meeting date with a revised project for the Commission's consideration.

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Licht to table the item (3-2).

AYES: Commissioners Shooshani, Block, Vice Chair Licht

NOES: Commissioner Corman, Chair Gordon

CARRIED

Assistant City Attorney David Snow clarified that the Commission's decision is not continued to a date certain; new public notice will be provided if/when a revised project is presented to the Commission.

5. 264 SOUTH LA CIENEGA BOULEVARD

Conditional Use Permit (PL1526974)

Resolution of the Planning Commission of the City of Beverly Hills approving a Conditional Use Permit to allow operation of a car rental facility in the existing commercial building located at 264 S. La Cienega Boulevard. The resolution also finds the project categorically exempt from further review under the California Environmental Quality Act. *Continued from the July 13, 2017 Planning Commission Hearing.*

Project Planner: Alek Miller, AICP, Assistant Planner
Project Applicant: Murray D. Fischer, on behalf of Sixt Rent a Car

Public Input: None

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

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

NOES: None

CARRIED

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

Citing ownership of an adjacent property by a family member, Commissioner Shooshani recused from Item #6. Because the Item was recommended to be continued to a future meeting and thus not discussed in detail, Commissioner Shooshani remained seated at the dais but did not participate in the brief discussion.

6. APN 4291-028-012

Notice of Subdivision Violation Hearing

Required meeting regarding the City's Notice of Intention to Record a Notice of Violation pursuant to Subdivision Map Act Section 66499.36.

City Planner Ryan Gohlich and Assistant City Attorney David Snow explained to the Commission that the City Attorney's Office has recommended that, in order to avoid any potential conflicts, the item be continued to the September 15, 2017 Planning Commission regular meeting. Due to the nature of the case, outside counsel will be obtained to provide separate and independent advice to the Planning Commission, as the City Attorney's Office has advised staff in the matter and will continue to do so.

Project Planner: Masa Alkire, AICP, Principal Planner
Cindy Gordon, AICP, Associate Planner

Property Owner: Vance Owen

Public Input: None

Motion: MOVED by Commissioner Corman, SECONDED by Vice Chair Licht to continue the item to the September 14, 2017 Planning Commission regular meeting (4-0-1)

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

NOES: None

RECUSED: Commissioner Shooshani

CARRIED

Citing ownership of the property at 633 Alta Drive, Commissioner Corman recused from Item #7 and left the dais at 2:24 PM, but remained in the room, seated at the speaker's desk. Assistant City Attorney David Snow clarified that because Commissioner Corman owns the property, he is not required to leave the room as in standard recusals, and he is permitted to participate in the hearing as the project applicant.

7. 633 ALTA DRIVE

Central R-1 Permit (PL1708390)

Central R-1 Permit to allow a new two-story accessory structure located in the rear and side yard setbacks. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the project categorically exempt from further review under CEQA.

Project Planner:	Andre Sahakian, AICP, Senior Planner
Applicant:	Tim Campbell, on behalf of Craig and Karen Corman
Public Input:	None

Motion:	MOVED by Commissioner Block, SECONDED by Commissioner Shooshani to adopt the resolution as amended (4-0-1).
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AYES:	Commissioners Shooshani, Block, Vice Chair Licht, Chair Gordon
NOES:	None
RECUSED:	Commissioner Corman

CARRIED

Commissioner Corman returned to the dais at 2:41 PM.

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- Commissioner Block inquired if any additional information had been received from the applicants of the 9200 Wilshire Boulevard project.
- Vice Chair Licht requested information regarding the selection process for the Commissioner position that is currently being filled by Commissioner Corman.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich provided updates on the following:
 - The recently distributed basement interpretation has been appealed by the applicant of 1260 Lago Vista Drive project; the hearing date for the appeal has been set for the October 3, 2017 City Council formal meeting.
 - The appeal of the Planning Commission's decision on the project at 1260 Lago Vista Drive was originally set for August 8, 2017, however because the

basement interpretation affects design and constructability of the project, staff recommended continuing the appeal hearing to allow the City Council to render a decision on the basement interpretation prior to a decision on the project's appeal. The appeal hearing of the project has thus been continued to the October 3, 2017 City Council formal meeting.

- Mayor Bosse's BOLD program continues throughout the month of August, with various activities planned such as yoga, an evening Walk with the Mayor, and a Bike with the Mayor.

8. Santa Monica Boulevard Reconstruction Update

- Received and filed

9. Upcoming Projects List

- Received and filed

10. 2017 Meeting Schedule

- The August 24, 2017 Planning Commission meeting has been cancelled; the next regular meeting is scheduled for Thursday, September 14, 2017.

ADJOURNMENT

Date / Time: August 10, 2017 / 2:46 PM

PASSED AND APPROVED THIS 14TH DAY of SEPTEMBER, 2017



Lori Greene Gordon, Chair