



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

November 9, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: November 9, 2017 / 1:35 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, Alek Miller, Cynthia de la Torre, 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 presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of October 26, 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

CONTINUED BUSINESS

2. 128 AND 130 SOUTH CARSON ROAD REZONE PROJECT

Zone Change and General Plan Amendment

Request to rezone two parcels from the R-1 zoning designation (one-family residential) to the R-4 zoning designation (multiple residential). The request does not involve construction at this time. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Negative Declaration for this project. *Continued from the October 12, 2017 Planning Commission Hearing.*

Ex Parte Communications: None

Project Planner: Masa Alkire, AICP, Principal Planner
Project Applicant: City-Initiated Project
Subject Parcel Owners: Eileen Finizza, Maryam Kamrani
Public Input: Marcia Drantch, Betty Globe, Lida Esfandi, Lisa Wolfe

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Shooshani to adopt the resolution as presented (2-3).

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

FAILED

Motion: MOVED by Commissioner Corman, SECONDED by Vice Chair Licht to direct staff to explore options to create an Overlay Zone for the subject parcels, and to review the Negative Declaration for any necessary revisions (3-2).

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

CARRIED

The Commission took a recess at 2:17 PM.

The Commission reconvened at 2:23 PM.

3. 9150 WILSHIRE BOULEVARD Covenant Amendment (PL1619772)

A request from the City Council of the City of Beverly Hills to provide a recommendation regarding a request to amend an existing covenant to allow a maximum of 11,000 square feet of medical use in the existing commercial building located at 9150 Wilshire Boulevard. *Continued from the October 26, 2017 Planning Commission Hearing.*

Ex Parte Communications: None

Project Planner: Alek Miller, AICP, Associate Planner
Project Applicant: Dr. Armand Newman, New Lion Enterprises, LLC
Applicant Team: Sheila Newman
Public Input: Hamid Gabbay, Steve Mayer

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Shooshani to adopt the resolution as amended (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

4. 1111 MAYTOR PLACE

Trousdale View Restoration (PL1707203)

Request for a View Restoration Permit by the View Owner at 1111 Maytor Place for the complete removal of six trees located on a neighbor's property at 1100 Maytor Place (Foliage Owner 1) and for the complete removal of three trees located on a neighbor's property at 1119 Hillcrest Road (Foliage Owner 2). *It is recommended that this item be continued to the January 11, 2018 Planning Commission Meeting.*

Project Planner: Cynthia de la Torre, Associate Planner
Project Applicant: Amy Rice, Marmol Radziner, on behalf of the Rollo Tomassi Trust, LLC, property owner
Public Input: None

Absent objection from the Commission, the item was continued to the January 11, 2018 Planning Commission meeting.

STUDY SESSION

No items

Commissioner Shooshani left the meeting at 2:50 PM.

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

- **City Planner Updates**

- City Planner Ryan Gohlich provided updates on the following:

- At the November 7, 2017 Study Session meeting, there was not sufficient City Council support to call up the Planning Commission's decision on the project at 9200 Wilshire Boulevard
- At the November 7, 2017 City Council formal meeting, the City Council denied appeals for both the staff interpretation regarding the definition of basement in the Beverly Hills Municipal Code, and the Planning Commission's decision to deny a request for a Hillside R-1 Permit for the property at 1260 Lago Vista Drive
- Also at the November 7, 2017 City Council formal meeting, the City Council accepted the Vehicle Access Easements and proposed vacation of the Storm Drain Easement related to the properties at 1184 and 1193 Loma Linda Drive
- The Basement Ordinance, which was recently recommended by the Planning Commission, is tentatively scheduled to appear on the December 5, 2017 City Council formal meeting agenda
- The Planning Commission will hold a special evening meeting on Tuesday, November 28, 2017 to consider the proposed project at the former Friars Club site

5. Upcoming Projects List

- Received and filed
- The draft Environmental Impact Report for the proposed project at 100 N. Crescent Drive is scheduled to appear on the December 14, 2017 Planning Commission regular meeting agenda.

6. 2017 Meeting Schedule

- Received and filed

7. 2018 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: November 9, 2017 / 2:59 PM

PASSED AND APPROVED THIS 14TH DAY of DECEMBER, 2017



Lori Greene Gordon, Chair