



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

January 11, 2018
1:30 PM

MEETING CALLED TO ORDER

Date/Time: January 11, 2018 / 1:33 PM

PLEDGE OF ALLEGIANCE

SWEARING IN OF COMMISSIONER PETER OSTROFF

New Commissioner Peter Ostroff was sworn in by City Clerk Byron Pope

ROLL CALL

Commissioners Present: Commissioners Ostroff, Shooshani, Block, Vice Chair Licht, Chair Gordon
Commissioners Absent: None
Staff Present: Susan Healy Keene, Masa Alkire, Timothea Tway, Cynthia de la Torre, Chloe Chen, 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 December 14, 2017.

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Licht to adopt the Consent Calendar as presented (4-0-1).

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 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 North Hillcrest Road (Foliage Owner 2). *Continued from the November 9, 2017 Planning Commission Hearing.*

Associate Planner Cynthia de la Torre provided a brief update on the project; advising that the View Owner has requested to continue the item to a future hearing.

By Order of the Chair and absent objection from the Commission, the item was continued to the February 22, 2018 Planning Commission regular meeting.

3. 9908 SOUTH SANTA MONICA BOULEVARD

Residential Overlay Zone (PL1509126)

Request for a General Plan Amendment, Zone Text Amendment, Planned Development, and Vesting Tentative Tract map to create a Residential Overlay Zone and allow a five-story, mixed-use project consisting of 27 residential condominium units and ground floor retail in a Commercial Zone on the property located at 9908 South Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider a Final Environmental Impact Report. *Continued from the November 28, 2017 Planning Commission Hearing.*

Ex Parte Communications: Commissioner Block disclosed a meeting with Cliff Goldstein on December 28, 2017, at which time Mr. Goldstein discussed the proposed modifications to the project. Commissioner Shooshani also disclosed meeting with Mr. Goldstein. Vice Chair Licht disclosed meeting with Drew Planting to discuss the project. Commissioner Ostroff also disclosed meeting with Mr. Goldstein, at which time he described the various changes that had been made to the proposed project. All Commissioners with ex parte communications confirmed to remain open-minded about the project. Chair Gordon had no ex parte communications related to this item.

Commissioner Ostroff advised that while he was not a seated member of the Commission when the item was previously reviewed by the Planning Commission, he was present in the audience at those hearings, and had reviewed all background materials and is prepared to participate today's hearing.

Project Planner: Masa Alkire, AICP, Principal Planner
Project Applicant: 9908 Santa Monica Blvd., LLC
Public Input: None

By Order of the Chair and with the consensus of all Commissioners, the item was continued to a date uncertain. Public Notice in accordance with the City's Noticing Guidelines will be issued when the item is scheduled to appear on a future agenda.

The Commission took a recess at 3:04 PM.

The Commission reconvened at 3:13 PM.

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

4. 338 NORTH CANON DRIVE (SALON 90210)

In-Lieu Parking Request (PL1720266)

Request to provide two parking spaces through participation in the City's In-Lieu Parking Program to meet parking requirements for a 439-square-foot addition to the existing building, and a request to modify a previously-imposed condition restricting the third floor of the building to general office use. 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.

Ex Parte Communications: None

Project Planner: Cynthia de la Torre, Associate Planner
Project Applicant: Albert Ahobim
Public Input: None

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

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

NOES: None

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - Chair Gordon provided a brief report from the Mayor's Cabinet Meeting

COMMUNICATIONS FROM STAFF

- **City Planner Updates**

- Principal Planner Masa Alkire provided brief updates on the following:
 - City Planner Ryan Gohlich and his wife welcomed a baby girl last week; Mr. Gohlich will be returning to Planning Commission meetings in February
 - Staff welcomes Peter Ostroff as the newest Planning Commissioner
 - Staff will begin coordination of a tour of automated parking facilities in nearby cities such as West Hollywood and Culver City; available dates in the Spring will be circulated to the Commission for final scheduling

5. Upcoming Projects List

- Received and filed

6. Santa Monica Boulevard Reconstruction Update

- Received and filed

7. 2018 Meeting Schedule

- Received and filed

The Commission took a recess at 3:33 PM

The Commission reconvened at 7:00 PM

The following item will be heard at or after 7:00 PM:

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

Commissioner Ostroff advised, that after consultation with Assistant City Attorney David Snow, and ultimately under the advice of the Fair Political Practices Commission (FPPC), he regrettably would not be participating in the public hearing for item #8. Commissioner Ostroff left the dais at 7:02 PM.

8. ORDINANCE REVISING REGULATIONS RELATED TO BASEMENTS IN SINGLE FAMILY AREAS OF THE CITY AND GRADING AND RETAINING WALLS IN THE HILLSIDE AREA OF THE CITY

Consider a resolution recommending to the City Council an ordinance revising regulations related to basements in single family areas of the City and grading and retaining walls in the Hillside Area of the City. Pursuant to the California Environmental Quality Act (CEQA), the Commission will also consider adoption of a Categorical Exemption for the ordinance.

Ex Parte Communications: Commissioner Block disclosed speaking with Debbie Weiss and Ron Richards, Commissioner Shooshani disclosed a conversation with Murray Fischer, Vice Chair Licht disclosed speaking with Debbie Weiss and Ron Richards, and Chair Gordon disclosed speaking with Debbie Weiss. All Commissioners advised that they remain open-minded on this matter.

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: City-Initiated

