



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

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

January 24, 2019  
1:30 PM

#### **MEETING CALLED TO ORDER**

Date/Time: January 24, 2019 / 1:31 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Present: Commissioners Ostroff, Gordon, Shooshani, Vice Chair Block, Chair Licht  
Commissioners Absent: None  
Staff Present: Ryan Gohlich, Masa Alkire, Cindy Gordon, 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 January 10, 2019.

Motion: MOVED by Commissioner Ostroff, SECONDED by Commissioner Shooshani to adopt the Consent Calendar as presented (4-0-1).

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

**CARRIED**

## REPORTS FROM PRIORITY AGENCIES

None

## CONTINUED BUSINESS

No items

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

### 2. 1115 CALLE VISTA DRIVE

#### **Zone Text Amendment, Hillside R-1 Permits, Variance (PL1729956)**

A request for a Zone Text Amendment to amend the Beverly Hills Municipal Code (BHMC) to clarify whether a legally, nonconforming structure that exceeds the maximum allowable floor area permitted in BHMC §10-3-2502(B) is eligible to apply for a Hillside R-1 Permit to exceed 15,000 square feet of cumulative floor area;

A request for a Hillside R-1 Permit to allow: 1) more than 1,500 cubic yards of earth material to be imported or exported from a site in the Hillside Area that is immediately adjacent to a street that is less than twenty four feet (24') wide; 2) cumulative floor area greater than 15,000 square feet, and 3) an accessory structure to be located within 100' of the front property line on an estate lot; and

A request for a Variance to deviate from the existing requirement that a legally, nonconforming structure be code-compliant as it relates to maximum allowable floor area in order to be eligible for a Hillside R-1 Permit to exceed 15,000 square feet of cumulative floor area.

Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the abovementioned requests exempt from further review under CEQA.

*Ex Parte Communications: Commissioner Ostroff disclosed a conversation with Debbie Weiss, a conversation with Adrienne Moray, and a conversation with Ron Richards after receipt of an email from Mr. Richards requesting a meeting between Commissioner Ostroff, Mr. Richards, and Byron Allen; Commissioner Ostroff was out of the country, therefore, the meeting did not take place. Commissioner Gordon disclosed a conversation with Debbie Weiss, and receipt of an email from Ron Richards requesting a meeting between Commissioner Gordon, Mr. Richards, and Mr. Allen; Commissioner Gordon declined the request to meet. Commissioner Shooshani, Vice Chair Block, and Chair Licht had no ex parte communications.*

Project Planner:	Cindy Gordon, AICP, Associate Planner
Project Applicant:	William Mungal, Landry Design Group Inc., on behalf of Byron Allen
Applicant Representatives:	Brian Pinkett, Murray Fischer, Daniel Freedman
Public Input:	Debbie Weiss, Nelson Moy, Adrienne Moray, Elliot Ponchik, Marcy Kelly Brubaker, Steve Mayer

Motion:	MOVED by Vice Chair Block, SECONDED by Commissioner Shooshani to adopt the resolution recommending amendments
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to the Beverly Hills Municipal Code regarding eligibility requirements for projects to apply for a Hillside R-1 Permit to allow cumulative floor area to exceed 15,000 square feet (4-1).

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

**CARRIED**

*The Commission took a recess at 4:10 PM.*

*The Commission reconvened at 4:16 PM.*

*After discussion, the Commission took a recess at 4:45 PM to allow the applicant team time to discuss the possibility of reducing the amount of export for the project.*

*The Commission reconvened at 4:53 PM.*

Motion: MOVED by Vice Chair Block, SECONDED by Commissioner Shooshani to adopt the resolution conditionally approving the requested Hillside R-1 Permits as amended (5-0).

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

**CARRIED**

**STUDY SESSION**

No items

**COMMUNICATIONS FROM THE COMMISSION**

- **Mixed-Use Ad Hoc Committee Update**
  - This item was not discussed

**COMMUNICATIONS FROM STAFF**

- **City Planner Updates**
  - none
- 3. **Upcoming Projects List**
  - Received and filed
- 4. **2019 Meeting Schedule**
  - Received and filed

**ADJOURNMENT**

Date / Time: January 24, 2019 / 5:58 PM

PASSED AND APPROVED THIS 28<sup>TH</sup> DAY of FEBRUARY, 2019

  
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Andy Licht, Chair