



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

February 28, 2019
1:30 PM

AFTERNOON SESSION 1:30PM
EVENING SESSION 7:00PM

MEETING CALLED TO ORDER

Date/Time: February 28, 2019 / 1:33 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, Susan Healy Keene, Timothea Tway, Alek Miller, Juan Arauz, Christine Delostrinos, 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: David Gingold

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as amended, taking the Guest Speaker item ahead of the Consent Calendar.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of January 24, 2019.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 715 NORTH OAKHURST DRIVE

Minor Accommodation (PL1808361)

Request for a Minor Accommodation for a new approximately 23'6" tall, 1,189 square foot two-story accessory structure with an attached 400 square foot garage located within the required rear setback of the subject property. 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 CEQA.

Ex Parte Communications: Commissioner Gordon advised that while she was not present at the first meeting during which this item was discussed, she had reviewed the meeting video and is fully prepared to participate in the discussion. Commissioner Shooshani disclosed a conversation with a next-door neighbor of the project, and advised he remains open-minded on the project.

Project Planner: Christine Delostrinos, Associate Planner
Project Applicant: 715 Oakhurst Investors, LLC.
Project Representative: Parisa Nejad – Crest Real Estate, Jason Somers – Crest Real Estate, Stephanie & Michael Seltzer, Sheldon Seltzer, Dorothy & Gerald Goodman
Public Input: Ron Mehta, Edward Sigall, Marci Landis, Payman Khorrami, Roya Golshani, Debbie Weiss

Motion: MOVED by Commissioner Gordon, SECONDED by Vice Chair Block to continue the item to the May 9, 2019 Planning Commission regular meeting (5-0).

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

CARRIED

The Commission took a recess at 4:01 PM.

The Commission reconvened at 4:15 PM.

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

Item #4 was taken ahead of item #3.

3. 425-429 NORTH PALM DRIVE

Time Extension Request for a Development Plan Review and R-4 Permit (PL1820531)

Time extension request for a previously approved Development Plan Review (DPR) and R-4 Permit to allow the construction of a new 20-unit multiple residential development; to waive the modulation requirements for large scale multiple residential developments; to allow two rooftop bathrooms to exceed the height limit of the building; and to grant the equivalent of three five-foot wide walkways in any configuration; for the property located at 425-429 North Palm Drive. The project was previously assessed in accordance with the provisions set forth in the California Environmental Quality Act (CEQA), and the Planning Commission adopted a Categorical Exemption for this project. No additional environmental review is required at this time.

Ex Parte Communications: None

Project Planner: Juan Arauz, Associate Planner
Project Applicant: Carl Steinberg, on behalf of CWV-Palm, LLC
Public Input: Maria Landeros (comments read by unidentified resident),
Steve Mayer, Mark Elliot

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

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

CARRIED

**4. ZONE TEXT AMENDMENT REGARDING THE CONSTRUCTION OF ACCESSORY
STRUCTURES ON ESTATE PROPERTIES IN THE TROUSDALE ESTATES AREA OF THE
CITY**

City initiated zone text amendment to clarify that accessory structures must be constructed on the existing level pad on estate properties in the Trousdale Estates 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 the amendment.

Ex Parte Communications: None

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: City Initiated
Public Input: Frieda Berlin – Trousdale Estates Homeowners Association

Motion: MOVED by Vice Chair Block, SECONDED by Commissioner Gordon to adopt the resolution as presented (4-1).

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

NOES: Commissioner Shooshani

CARRIED

STUDY SESSION

• GUEST SPEAKER ON MIXED USE ZONING

Ken Kahan is Founder and President of California Landmark, a real estate development and investment company. He will first discuss land use changes that have occurred in post-WWII American society and the concepts of zoning and transportation linked to those changes. Second, Mr. Kahan will discuss mixed use zoning as a catalyst for urban renewal, as well as the economic and sociological benefits that could result from this land use change.

Public Input: David Gingold, Shahram Melamed, Jonathan Brand

The Commission received the presentation and public comment, and provided comments regarding the presentation. No formal action was taken on this item.

5. 2018 DRAFT GENERAL PLAN AND HOUSING ELEMENT ANNUAL REPORT

Receive the Draft Annual General Plan and Housing Element Annual Report for 2018.

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: City Initiated
Public Input: None

The Commission received the staff report on this item; no formal action was taken.

6. PLANNING COMMISSION PRIORITIES

Discuss the Planning Commission's desired priorities for fiscal year 2019-2020

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: City Initiated
Public Input: Debbie Weiss, Steve Mayer, Nancy Krasne

The Commission received the staff report and public input, and discussed potential topics. Consensus was reached to list the following as the Planning Commission's priorities for fiscal year 2019 – 2020:

- Multifamily Housing Standards (size, parking, Metro)
- Mixed-Use
- Permit Processing Improvements
- Hillside Ordinance

COMMUNICATIONS FROM THE COMMISSION

• Mayor's Cabinet Meeting

- This item was not discussed; meeting video is available online.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**

- None

- 7. **Upcoming Projects List**

- Received and filed

- 8. **2019 Meeting Schedule**

- Received and filed; Vice Chair Block will not be present at the July 25, 2019 meeting

The Commission took a recess at 6:01 PM

The Commission reconvened at 7:11 PM

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

NEW BUSINESS, EVENING SESSION

10. 100 NORTH CRESCENT DRIVE (BEVERLY HILLS MEDIA CENTER)

Entertainment Office Overlay Zone (PL1623256)

Request for a General Plan Amendment, Zoning Map Amendment, Zone Text Amendment, Planned Development, and Development Agreement to allow an addition and renovation to an existing commercial office building located at 100 North Crescent Drive. The request includes the creation of an Entertainment Office Planned Development Overlay Zone (E-O-PD-2) that would allow for the proposed addition of two stories and a total of 55,070 square feet of new floor area to an existing three-story commercial office building. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider a Draft Environmental Impact Report. *Continued from the November 29, 2018 Planning Commission Meeting.*

Ex Parte Communications: Commissioners Gordon, Shooshani, and Vice Chair Block disclosed separate meetings with a group of seven homeowners near the project; Commissioner Ostroff and Chair Licht met jointly with the same group of homeowners. Additionally, Vice Chair Block disclosed speaking with applicant attorney Ben Reznik. Commissioner Ostroff disclosed a subsequent meeting with two homeowners at the southern end of the block, as well as discussions with applicant architect Andy Cohen, and a brief conversation with former Mayor Robert Tanenbaum. Commissioner Shooshani disclosed a conversation with a staff member of the builder of the project. All five Commissioners advised they remain open-minded on the proposed project.

Project Planner: Alek Miller, AICP, Associate Planner

Project Applicant: Sheri Bonstelle of Jeffer Mangels Butler & Mitchell LLP, on behalf of 100 N Crescent LLC

Project Representatives: Jonathan Bobb, Ben Reznik, Andy Cohen, Paul Silvern

Public Input: Nancy Krasne, Rose Norton, Todd Johnson – Beverly Hills Chamber of Commerce, Robert Silverstein, Phil Savenick, Robert Tanenbaum, Ken Goldman – Southwest Homeowners Association, Thomas White – Municipal League of Beverly Hills, Ralph

Bouwmeester (comments provided via call-in), Afshin Nassir, Babak Nassir, Paul Bernstein, Marty Borko – Urban Land Institute, Bobby Neydawood, Dora Arash, Ben Reiss (comments read by Susan Berk), Tim Martin – Tanz Family Investment Partnership, Mitch Waldow, Lee Pasternak, Darian Bojeaux, Julia Joseph, Lewis Hall, Susan Mishler, Deborah Blum, Flory Touriel, Cassia Rodrigues, Yrma Wilson (comments read by Cassia Rodrigues), Mojgan Rafaeloff, Wiseman Dawoody, Nancy Barth, Carole Hakak, Brian Katz, Magali Bergher

The Commission took a recess at 10:00 PM.

The Commission reconvened at 10:11 PM.

Motion: MOVED by Commissioner Gordon, SECONDED by Vice Chair Block to continue the item to May 9, 2019 at 7:00 PM (5-0)

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

NOES: None

CARRIED

ADJOURNMENT

Date / Time: February 28, 2019 / 11:47 PM

PASSED AND APPROVED THIS 14TH DAY of MARCH, 2019



Andrew Licht, Chair