



CITY OF BEVERLY HILLS

Room 280A
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION REGULAR MEETING

MINUTES

March 14, 2019
1:30 PM

MEETING CALLED TO ORDER

Date/Time: March 14, 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, Christine Delostrinos, Chloe Chen, Karen Myron, Lolly Enriquez

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 presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of February 28, 2019.

Motion: MOVED by Commissioner Shooshani, SECONDED by Commissioner Gordon 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

No items

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

2. 121-125 SOUTH ROBERTSON BOULEVARD (ASTON MARTIN)

Conditional Use Permit (PL1820296)

A request to renew a Conditional Use Permit (CUP) allowing a vehicle sales use (the proposed Project) within an existing 4,100 square foot one-story building and associated parking lot at 121-125 South Robertson Boulevard (the Project site). 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.

Ex Parte Communications: None

Project Planner:	Christine Delostrinos, Associate Planner
Project Applicant:	Murray Fischer, on behalf of O'Gara Coach Company
Public Input:	None

Motion:	MOVED by Vice Chair Block, SECONDED by Commissioner Gordon to adopt the resolution as amended (5-0).
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AYES:	Commissioners Ostroff, Gordon, Shooshani, Vice Chair Block, Chair Licht
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NOES:	None
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CARRIED

3. 440 NORTH CANON DRIVE (ALCHEMY 43)

Zone Text Amendment and Conditional Use Permit (PL1820375)

Request for a Zone Text Amendment (ZTA) and Conditional Use Permit (CUP) to allow an existing cosmetic spa (Alchemy 43) to continue operating. The ZTA would amend the Beverly Hills Municipal Code to allow up to two cosmetic spas within the City's Business Triangle area as "Conditionally Permitted Uses". Additionally, the ZTA would allow cosmetic spas in the C-3 Commercial Zone located outside the Business Triangle as "Conditionally Permitted Uses" with no set limit on the number of establishments allowed. Contingent upon the approval of the ZTA, the Applicant also requests a CUP to permit the existing Alchemy 43 cosmetic spa use, which is located within the Business Triangle. 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 disclosed a visit to the project site this morning, at which time she took a tour of the facility. Commissioner Shooshani disclosed a visit to the site, but did not speak to anyone at that time. Commissioner Ostroff disclosed a conversation with the Applicant, and Chair Licht disclosed a phone conversation with the Applicant. Vice Chair Block had no ex parte communications.

Project Planner: Chloe Chen, Assistant Planner
Project Applicant: Alchemy 43 (Nicci Levy)
Public Input: Andrea Heckman, Houman Mahboubi

The Commission took a recess at 3:10 PM.

The Commission reconvened at 3:15 PM.

Motion: MOVED by Commissioner Gordon, SECONDED by Commissioner Shooshani to direct staff to prepare a Resolution and draft Ordinance for the Zone Text Amendment, which will return at the April 25, 2019 Planning Commission regular meeting (5-0).

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

NOES: None

CARRIED

Motion: MOVED by Commissioner Ostroff, SECONDED by Vice Chair Block to direct staff to prepare a Resolution approving a Conditional Use Permit, contingent on the adoption of the associated Zone Text Amendment, which will return at the April 25, 2019 Planning Commission regular meeting (5-0).

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

NOES: None

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- Commissioners Gordon and Ostroff provided comments regarding the League of California Cities' annual Planning Commissioners Academy, which they had recently attended.
- Commissioner Ostroff provided an update on the progress of the Mixed-Use Ad Hoc Committee, which is comprised of Vice Chair Block and Commissioner Ostroff.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**

- City Planner Ryan Gohlich briefed the Commission on the following items:
 - At its formal meeting on March 5, 2019, the City Council considered the Ordinance regarding Hillside R-1 Permit eligibility related to the Calle Vista project. Councilmember Bosse recused from the item, but all remaining Councilmembers voted in favor of the Ordinance. The second reading of the Ordinance is expected to be on the April 2, 2019 agenda, then will go into effect after 30 days.
 - On Saturday, March 16, 2019, Stop the Bleed training will be held at the Fire Station on Rexford Drive – all Commissioners are welcome to attend.
 - The LA Marathon will take place on Sunday, March 24, 2019. Several streets in the City will be closed, and traffic is expected to be significantly impacted on that day.
 - The City's annual Mayor & Vice Mayor Installation ceremony will take place Wednesday evening, March 20, 2019 at 7:00 PM. The event is open to the public.

4. Upcoming Projects List

- Received and filed

5. Building Permit Report – February

- Received and filed

6. 2019 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: March 14, 2019 / 4:17 PM

PASSED AND APPROVED THIS 28TH DAY of MARCH, 2019



Andy Licht, Chair