



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

April 25, 2019
1:30 PM

MEETING CALLED TO ORDER

Date/Time: April 25, 2019 / 1:33 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present:	Commissioners Ostroff, Shooshani, Vice Chair Block, Chair Licht
Commissioners Absent:	Commissioner Gordon
Staff Present:	Ryan Gohlich, Masa Alkire, Cindy Gordon, 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: Steve Mayer, 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 April 11, 2019.

Motion: MOVED by Vice Chair Block, 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
ABSENT:	Commissioner Gordon

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 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 cosmetic spas in the C-3 Commercial Zone as "Conditionally Permitted Uses". Request for a CUP to permit the existing Alchemy 43 cosmetic spa use located at 440 North Canon Drive, contingent upon the approval of the ZTA. 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. *Continued from the March 14, 2019 Planning Commission meeting.*

Ex Parte Communications: None

Project Planner: Chloe Chen, Assistant Planner
Project Applicant: Nicci Levy, on behalf of Alchemy 43
Project Representative: Janelle Mitchell
Public Input: None

Motion: MOVED by Vice Chair Block, SECONDED by Commissioner Shooshani to adopt the resolution recommending adoption of the Zone Text Amendment, as presented (4-0-1).

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

CARRIED

Motion: MOVED by Vice Chair Block, SECONDED by Commissioner Shooshani to adopt the resolution conditionally approving the Conditional Use Permit, as presented (4-0-1).

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

CARRIED

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

3. 340 SOUTH REXFORD DRIVE

Development Plan Review, R-4 Permit, Variance, and Tentative Parcel Map (PL1802837)

Request for a Development Plan Review Permit to allow a three-unit common interest development project; an R-4 Permit to allow more than one walkway of up to five feet (5') in width to be paved within a front yard; a Variance to deviate from the maximum number of units permitted to utilize tandem parking; and a Tentative Parcel Map to allow the subdivision of air space to create three individual condominium units. 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: None

Vice Chair Block advised that he owns property within 500-1000 feet of the project, however any approvals granted will not affect the value of his property, and he is able to participate in the consideration of the project.

Project Planner:	Cindy Gordon, AICP, Associate Planner
Project Applicant:	Hamid Gabbay, Gabby Architects, on behalf of Diamond Shield Investments, LLC
Public Input:	Mark Elliot, Steve Mayer
Motion:	MOVED by Vice Chair Block, SECONDED by Commissioner Shooshani to adopt the resolution as amended (4-0-1).
AYES:	Commissioners Ostroff, Shooshani, Vice Chair Block, Chair Licht
NOES:	None
ABSENT:	Commissioner Gordon

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

• City Planner Updates

- City Planner Ryan Gohlich advised the Commission of the following:
 - Staff has received a formal request from the Applicant for the proposed project at 100 North Crescent Drive to continue the item to a date uncertain. The project will be re-noticed for a future date when it is scheduled to return to the Planning Commission.
 - Staff has also received a formal request from the Beverly Hilton applicant team to withdraw the application requesting amendments to the Beverly Hilton Specific Plan. The applicant team is working on a new design that will integrate the recently acquired adjacent site (formerly referred to as the Wanda site) at 9900 Wilshire Boulevard.

- At the May 7, 2019 formal meeting, the City Council is scheduled to hear the appeal of the Planning Commission's decision to file a notice of subdivision violation for the parcels in the Trousdale Estates Area of the City.

4. Upcoming Projects List

- Received and filed

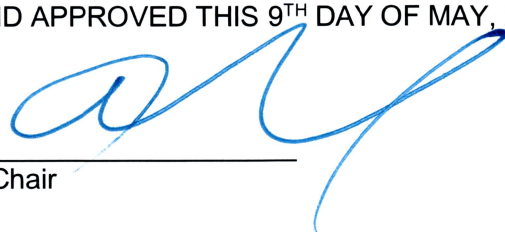
5. 2019 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: April 25, 2019 / 3:05 PM

PASSED AND APPROVED THIS 9TH DAY OF MAY, 2019



Andy Licht, Chair