



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

May 23, 2019
1:30 PM

MEETING CALLED TO ORDER

Date/Time: May 23, 2019 / 1:34 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, Juan Arauz, Christine Delostrinos, Karen Myron, Logan Phillippo, 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

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as amended, taking the Guest Speaker on Affordable Housing Development ahead of Continued and New Business items.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of May 9, 2019.

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

Citing residency within 500 feet of the subject property, Commissioner Shooshani recused from item #2 and left the room at 2:28 PM.

2. 514 CHALETTE DRIVE

Trousdale View Restoration Permit (PL1820498)

Request for a View Restoration Permit by the View Owner at 514 Chalette Drive to remove ten trees located on the adjacent property to the south at 510 Chalette Drive (Foliage Owner). 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 May 9, 2019 Planning Commission Meeting.*

Ex Parte Communications: None

Project Planner: Christine Delostrinos, Associate Planner
Project Applicant: LBJ Property 1, LLC, View Owner
Public Input: Iraj Kermanshahchi

Motion: MOVED by Commissioner Gordon, SECONDED by Commissioner Ostroff to continue the item to a date uncertain (4-0-1).

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

CARRIED

The Commission took a recess at 3:20 PM.

The Commission reconvened at 3:28 PM, with all five Commissioners present.

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

Citing ownership of commercial property within 500 feet of the subject property, Commissioner Gordon recused from item #3 and left the room at 3:29 PM.

3. 327-335 SOUTH ROBERTSON BOULEVARD

City Acquisition of Property

Planning Commission review of proposed City acquisition of land for conformity with the General Plan. 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: Chair Licht disclosed having a conversation with Assistant City Manager George Chavez regarding this item, but remains open minded.

Project Planner: Logan Phillippo, Policy & Management Analyst
Project Applicant: City-Initiated Project
Public Input: Steve Mayer, Mark Elliot

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

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

CARRIED

Commissioner Gordon returned to the dais at 4:05 PM.

4. 425-425 NORTH PALM DRIVE

Development Plan Review, R-4 Permits, and Vesting Tentative Tract Map (PL1820449)

A request for an amendment to a previously approved project involving a Development Plan Review (DPR) and R-4 Permits, and a new Vesting Tentative Tract Map (TTM), to allow the construction of a new 63,841 square foot, 55-foot tall, five-story, 20-unit condominium development at 425-429 North Palm Drive. 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, Commissioner Ostroff, and Chair Licht each disclosed separate meetings with members of the Applicant team, and advised that they remain open-minded on the project.

Project Planner: Juan Arauz, Associate Planner
Project Applicant: Carl Steinberg, on behalf of CWV-Palm, LLC
Public Input: Mark Elliot

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

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

CARRIED

Commissioner Shooshani left the meeting at 5:13 PM.

The Commission took a recess at 5:14 PM,

The Commission reconvened at 5:19 PM.

5. 1920 LOMA VISTA DRIVE

Tree Removal Permit (PL1900072)

Request for a Tree Removal Permit to remove two protected trees (one heritage tree and one native tree) located within the front yard setback of a property known as 1920 Loma Vista Drive in the Trousdale Estates Area of the City. 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

Project Planner:	Christine Delostrinos, Associate Planner
Project Applicant:	Brii Herzog of Craig and Fry Associates, on behalf of Richard Koral, Co-trustee of the Koral Trust of 1920 Loma Vista Drive
Public Input:	None
Motion:	MOVED by Commissioner Gordon, SECONDED by Vice Chair Block to adopt the resolution as amended (4-0-1).
AYES:	Commissioners Ostroff, Gordon, Vice Chair Block, Chair Licht
NOES:	None
ABSENT:	Commissioner Shooshani

CARRIED

STUDY SESSION

• **GUEST SPEAKER ON AFFORDABLE HOUSING DEVELOPMENT**

Aaron Mandel from Meta Housing Corporation will be present to speak with the Planning Commission about the development of affordable housing. Mr. Mandel is the Executive Vice President of Meta Housing Corporation, which has developed thousands of affordable housing units in the region using a variety of financing mechanisms.

The Commission received the presentation and asked questions regarding the information presented. No formal action was taken on this item.

COMMUNICATIONS FROM THE COMMISSION

• **Mayor's Cabinet Meeting**

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

COMMUNICATIONS FROM STAFF

• City Planner Updates

- City Planner Ryan Gohlich provided updates on the following:
 - The City has launched an updated version of its website. The public is welcome to provide feedback.
 - The City will be hosting the Grand Re-Opening of Beverly Gardens Park on Thursday, May 30, 2019 from 5:30 to 7:30 PM. The event is open to the public.
 - At the request of Mayor Mirisch, staff presented information at the City Council Study Session on Tuesday, May 21, 2019, regarding the possibility of re-examining the topic of basement square footage counting toward maximum allowable square footage. There was not support from the majority of the City Council to continue to study the basement component. City Council did, however, express interest in re-opening a dialogue regarding above-grade bulk and mass to see if there is consensus to direct a study by the Planning Commission. A bulk and mass discussion will be agendaized at an upcoming City Council Study Session.
 - Staff also presented information to the City Council regarding the hotel room cap in the City. The City Council provided direction to staff to present the issue to the Planning Commission, in anticipation of a change to the relevant Ordinance.
 - At the Formal Meeting on Tuesday, May 21, 2019, the City Council unanimously supported the request for the project at 8600 Wilshire Boulevard to change units designated as affordable housing units from condominiums to apartments.
 - At the upcoming meeting on Tuesday, June 4, 2019, staff will present to the City Council an Ordinance regarding accessory structures not being built off the level pad in the Trousdale Estates Area of the City, and an Ordinance addressing updates to timelines for processing certain entitlements. Additionally, staff will also present a land use interpretation item at the Study Session regarding Alo Yoga's potential ability to conduct yoga classes as an ancillary component to their retail store.

6. SB743 COMPLIANCE

Staff will provide a report to the Planning Commission on changes to state law that will impact transportation impact analysis for CEQA projects.

- Principal Planner Masa Alkire provided a presentation to the Commission. Additional information will be presented to the Commission at an upcoming meeting, currently estimated for July 2019.

7. Upcoming Projects List

- Received and filed

8. 2019 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: May 23, 2019 / 5:39 PM

PASSED AND APPROVED THIS 13TH DAY of JUNE, 2019



Andy Licht, Chair