



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

October 12, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: October 12, 2017 / 1:33 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Corman, Shooshani, Block, Vice Chair Licht, Chair Gordon

Commissioners Absent: None

Staff Present: Ryan Gohlich, Masa Alkire, Andre Sahakian, Timothea Tway, 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: Nancy Krasne

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 September 14, 2017.

2. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission special meeting of October 2, 2017.

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

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

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

3. 9200 WILSHIRE BOULEVARD

Six Story Mixed Use Project (PL1608023)

Request for modifications to a previously approved Planned Development and Vesting Tentative Tract Map to allow a 6-story mixed-use project with 7,303 square feet of ground-floor retail and 54 residential condominium units with three levels of subterranean parking. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the revised project to be within the scope of a previously certified Addendum, such that no further environmental review is required.

Ex Parte Communications: None

Project Planner: Andre Sahakian, AICP, Senior Planner
Project Applicant: New Pacific 9200 Wilshire, LLC
Public Input: Farid Novian (Nessah Educational & Cultural Center), Jack Nourafshan (Nessah)

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

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

CARRIED

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

4. 128 and 130 SOUTH CARSON ROAD REZONE PROJECT

Zone Change and General Plan Amendment

Request to rezone two parcels from R-1 zone (one-family residential) to R-4 zone (multiple residential). The request does not involve construction at this time. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Negative Declaration for this project.

Ex Parte Communications: None

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: City-Initiated Project
Subject Parcel Owners: Maryam Kamrani, Eileen Finizza

Public Input: Nancy Krasne, Stacey Babbitt, Alice Lake-Zachary, Gregory Bell, Mark Rosenfeld, Bruce Walker, Andi Orland, Lisa Wolfe, Claude Zachary, Lisa Esfandi, Florence Rhodes

The Commission took a recess at 3:36 PM.

The Commission reconvened at 3:48 PM.

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Shooshani to direct staff to prepare a resolution recommending to the City Council that the two parcels be rezoned to an R-4 multiple residential zone (3-2).

AYES: Commissioners Shooshani, Block, Vice Chair Licht

NOES: Commissioner Corman, Chair Gordon

CARRIED

Item #6, 1184 and 1193 Loma Linda Drive, was heard ahead of item #5.

5. AFFORDABLE HOUSING OCCUPANCY PRIORITY ORDINANCE

An Ordinance amending Beverly Hills Municipal Code §10-3-1528 pertaining to the occupancy priority for affordable housing units built in the City pursuant to the City's residential density bonus regulations.

Ex Parte Communications: None

Project Planner: Timothea Tway, AICP, Senior Planner

Project Applicant: City-Initiated

Public Input: None

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

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

NOES: None

CARRIED

6. 1184 AND 1193 LOMA LINDA DRIVE

Vacation of Storm Drain Easement and Offer of Dedication of Vehicle Access Easements (PW1722714; PW1724547; PW1722717)

Planning Commission review of a requested storm drain easement vacation and an offer of dedication for improved emergency vehicle access easements for consistency with the General Plan. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), staff recommends that the Planning Commission find the requested easement vacation and offer of dedication exempt from CEQA.

Ex Parte Communications: Commissioner Block disclosed a conversation with Sherman Gardner regarding the staff report, as well as the proposed homes' compliance with the Beverly Hills Municipal Code; Commissioner Block advised he remains open-minded, and has not made any decisions regarding the matter.

Project Planner: Andre Sahakian, AICP, Senior Planner
Project Applicant: Loma Linda Holdings, Ltd as trustee of the Loma Linda Trust
Public Input: Larry Murphy, Debbie Weiss

City of Beverly Hills Fire Marshal Scott Stephens and Deputy Fire Marshal Chris Heyer answered questions from the Planning Commission regarding the proposed vehicle access easement.

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Shooshani to adopt the resolution reporting to the City Council on the consistency of a proposed storm drain easement vacation with the City's General Plan (5-0).

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

NOES: None

CARRIED

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Licht to adopt the resolution reporting to the City Council on the consistency of a proposed vehicle access easement with the City's General Plan (5-0).

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

NOES: None

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

• **City Planner Updates**

- None

7. Upcoming Projects List

- Received and filed

8. Building Permit Activity Report – 8/1/17 – 8/31/17

- Received and filed

9. 2017 Meeting Schedule

- Received and filed

10. 2018 Draft Meeting Schedule

- No conflicts noted

11. California Great ShakeOut

- City Planner Ryan Gohlich reviewed information regarding earthquake, emergency evacuation, and active shooter response procedures.

ADJOURNMENT

Date / Time: October 12, 2017 / 5:20 PM

PASSED AND APPROVED THIS 26TH DAY of OCTOBER, 2017



Lori Greene Gordon, Chair