



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

October 26, 2017
1:30 PM

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

MEETING CALLED TO ORDER

Date/Time: October 26, 2017 / 1:31 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, Timothea Tway, Cynthia de la Torre, Alek Miller, 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: None

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 October 12, 2017.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

- **Proposed Water Rate Increases**

Director of Public Works Shana Epstein will provide information regarding proposed water rate increases.

Director of Public Works Shana Epstein provided information regarding the City's proposed water rate increases and answered related questions from the Commission.

CONTINUED BUSINESS

None

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

2. 206 SOUTH BEVERLY DRIVE (CHIN CHIN RESTAURANT)

Open Air Dining Permit (PL1608037)

Open Air Dining Permit to allow open air dining on private property and the public right-of-way, and a request for a waiver of five code-required parking spaces associated with the open air dining on private property. 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 this project.

Ex Parte Communications: None

Project Planner: Cynthia de la Torre, Associate Planner
Project Applicant: Wanton Group BH, LLC
Public Input: None

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

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

CARRIED

All Commission and Staff Communication items were heard ahead of item #3.

The Commission took a recess at 1:59 PM.

The Commission reconvened at 2:05 PM.

**3. 9150 WILSHIRE BOULEVARD
Covenant Amendment (PL1619772)**

A request from the City Council of the City of Beverly Hills to provide recommendation regarding a request to amend an existing covenant to allow a maximum of 11,000 square feet of medical use in the existing commercial building located at 9150 Wilshire Boulevard. The Planning Commission will also consider recommending a Class 1 Categorical Exemption for the Project.

Ex Parte Communications: None

Project Planner: Alek Miller, AICP, Associate Planner
Project Applicant: Dr. Armand Newman, New Lion Enterprises, LLC
Public Input: None

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Licht to direct staff to prepare a resolution recommending denial of the request to amend the existing covenant (4-1).

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

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - Vice Chair Licht provided a brief report from the Mayor's Cabinet meeting

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich provided updates on the following:
 - The annual Woofstock event will take place on Sunday, November 5, 2017 from 11:00 AM time to 3:00 PM at Roxbury Park.
 - The City Council will consider the following items at its November 7, 2017 Formal Session:
 - Acceptance of Vehicle Access Easements and the Vacation of a Storm Drain Easement related to the properties at 1184 and 1193 Loma Linda Drive
 - An appeal of the Community Development Department's interpretation regarding the definition of basement in the Beverly Hills Municipal Code

- An appeal of the Planning Commission's decision denying a Hillside R-1 Permit at 1260 Lago Vista Drive
- At the November 7, 2017 City Council Study Session, the Council will consider a request from Councilmember Mirisch to call up the Planning Commission's decision on the project at 9200 Wilshire Boulevard.

4. Upcoming Projects List

- Received and filed

5. Building Permit Activity Report – 9/1/17 – 9/30/17

- Received and filed

6. 2017 Meeting Schedule

- Received and filed

7. 2018 Final Meeting Schedule

- Received and filed

The Commission took a recess at 2:53 PM.

The Commission reconvened at 7:00 PM.

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

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

8. ORDINANCE REVISING REGULATIONS RELATED TO BASEMENTS IN SINGLE FAMILY AREAS OF THE CITY AND GRADING AND RETAINING WALLS IN THE HILLSIDE AREA OF THE CITY

Consider a resolution recommending to the City Council an Ordinance revising regulations related to basements in single-family areas of the City and grading and retaining walls in the Hillside Area of the City. Pursuant to the California Environmental Quality Act, the Commission will also consider adoption of a Categorical Exemption for the Ordinance.

Ex Parte Communications: Commissioner Corman and Chair Gordon disclosed separate phone conversations with Peter Ostroff regarding the proposed Ordinance; both advised that they have made no decisions thus far. Vice Chair Licht disclosed a brief phone conversation with resident Tom Staggs, which did not affect the Vice Chair's view on the proposed Ordinance.

Project Planner:	Ryan Gohlich, AICP, City Planner Timothea Tway, AICP, Senior Planner
Project Applicant:	City-Initiated
Public Input:	Mark Palmer, Steve Webb, Larry Murphy, Cerise Carleo (Harrison Design), Daniel Freedman (Jeffer Mangels Butler & Mitchell on behalf of Sagebrook Investments), Tom Staggs, Bob Etebar, Byron Allen, William Mungall (Landry Design Group), Lindsay Tabaian (Loma Linda Trust), Debbie Weiss, Ron Richards, Ramin Neman

The Commission took a recess at 8:26 PM.

The Commission reconvened at 8:38 PM.

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

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

NOES: None

CARRIED

ADJOURNMENT

Date / Time: — October 26, 2017 / 9:39 PM

PASSED AND APPROVED THIS 9TH DAY of NOVEMBER, 2017



Lori Greene Gordon, Chair