



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

June 14, 2018
1:30 PM

MEETING CALLED TO ORDER

Date/Time: June 14, 2018 / 1:35 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Ostroff, Shooshani, Block, Vice Chair Licht, Chair Gordon
Commissioners Absent: None
Staff Present: Ryan Gohlich, Masa Alkire, 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: 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 special meeting of May 17, 2018.

2. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of May 24, 2018.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

No items

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

3. 2018 CONFLICT OF INTEREST CODE

Annual review of the Planning Commission's Conflict of Interest Code

Public Input: David Gingold

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Licht to adopt the 2018 Conflict of Interest Code, Exhibits A & B for the Planning Commission of the City of Beverly Hills as presented (5-0).

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

NOES: None

CARRIED

STUDY SESSION

Citing residency in the Hillside Area of the City, Commissioner Ostroff recused from item #4 and left the room at 1:38 PM.

4. CONSIDERATION OF REQUEST FOR NEW R-1 PERMIT FOR HILLSIDE PROJECTS

City-initiated study session to provide the Planning Commission with an opportunity to discuss a request by resident Debbie Weiss to add an R-1 Permit for certain Hillside Area projects.

Ex Parte Communications: Vice Chair Licht and Commissioner Shooshani disclosed separate conversations with Anne Ostroff, and Chair Gordon disclosed a conversation with Debbie Weiss; all advised they remain open-minded on this item.

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: City Initiated Project

Public Input: Tom Levyn, Melanie Staggs, Jane Deloya, Sam Hakim, Debbie Weiss

The Commission received the staff report and public comment. After deliberations, the Commission expressed interest in potential changes related to lowering the square footage threshold for triggering discretionary review, researching the construction management plan requirements of other jurisdictions, and further exploring regulations and/or discretionary review for ridgeline projects.

The Commission took a recess at 3:14 PM.

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

5. STUDY SESSION ON POTENTIAL ZONE TEXT AMENDMENT TO AMEND THE FINDINGS FOR MINOR ACCOMMODATIONS AND CENTRAL R-1 PERMITS

City initiated study session to provide the Planning Commission with an opportunity to discuss the findings for Minor Accommodations and Central R-1 Permits and provide staff with direction.

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: City Initiated
Public Input: None

The Commission received the staff report and public comment. After deliberations, the Commission determined interest in adding an additional finding to certain Minor Accommodation requests and amending language to provide clarity for certain other entitlement requests.

COMMUNICATIONS FROM THE COMMISSION

- Initiated by Commissioner Ostroff, the Commission discussed the requirements and dissemination procedures of relevant Legislative Advocate information. The discussion included clarity of registration forms, potential inclusion of registration forms as part of staff reports, penalties for failing to register, and which members of an applicant team are required to register.
- Commissioner Ostroff mentioned potential Planning Commission review of projects for which the applicant aspires to be “by right”, and concern that, short of litigation, there is no procedure for reviewing staff’s determination that a project is “by right”.
- Commissioner Ostroff requested a tentative schedule, approximately three months in advance, of which items / projects will be appearing on future agendas. Fellow Commissioners noted that dates can change, and staff is not always able to predict when items will be ready to be presented to the Commission. Staff explained the process that the City Council follows when populating their meeting agendas. Staff also explained that the timing of agenda items can usually be predicted approximately one month in advance due to public noticing requirements.

- Commissioner Ostroff mentioned language in the Beverly Hills Municipal Code related to specified time periods in which hearings must take place after an application is filed. Staff advised that any potential conflicts between time periods mentioned in the Municipal Code and those set forth in State law can be resolved by the elimination of time periods in the Municipal Code by way of a “cleanup” Ordinance, which is expected to come to the Planning Commission later this year.
- 6. Mayor’s Cabinet Meeting**
- This item was not discussed; meeting video is available online.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich noted the potential for an evening session at the July 26, 2018 Planning Commission regular meeting to discuss the project at the former Friars Club site. Not all Commissioners were able to confirm availability for the evening session; staff will reach out to the Commissioners via email to determine if the evening session will be scheduled on this date.
- 7. Upcoming Projects List**
- Received and filed
- 8. Issued Building Permit Report – May 2018**
- Received and filed
- 9. Pending Building Permit Report – May 2018**
- Received and filed
- 10. 2018 Meeting Schedule**
- Received and filed; Commissioner Block will not be present at the June 28, 2018 and July 12, 2018 Planning Commission regular meetings.

ADJOURNMENT

Date / Time: June 14, 2018 / 4:37 PM

PASSED AND APPROVED THIS 28TH DAY of JUNE, 2018



Lori Greene Gordon, Chair