



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

July 26, 2018
1:30 PM

MEETING CALLED TO ORDER

Date/Time: July 26, 2018 / 1:33 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Ostroff, Gordon, Vice Chair Block, Chair Licht
Commissioners Absent: Commissioner Shooshani
Staff Present: Ryan Gohlich, Masa Alkire, Timothea Tway, Alek Miller, Cynthia de la Torre, Judy Gutierrez, 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 amended, with the cancellation of the bus tour and the continuance of the hearing for the project at 1506 Lexington Road. Additionally, Chair Licht noted that the project at 331 North Oakhurst Drive would not be heard prior to 2:30 PM.

BUS TOUR

The Commission will conduct a bus tour of the property at 1506 Lexington Road in consideration of a request for revisions to a previously approved Hillside R-1 Permit.

The bus tour of the project at 1506 Lexington Road was cancelled.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of July 12, 2018.

Motion: MOVED by Commissioner Gordon, SECONDED by Commissioner Ostroff to adopt the Consent Calendar as presented (4-0-1).

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

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

2. 267 SOUTH BEVERLY DRIVE (URTH CAFFE RESTAURANT)

Open Air Dining Permit, Extended Hours Permit, and Waiver of Parking (PL1730240)

Resolution of the Planning Commission of the City of Beverly Hills approving an Open Air Dining Permit to allow continued operation of open air dining on private property and on the public right-of-way, an Extended Hours Permit to allow Urth Caffe to operate during extended hours in a commercial-residential transition area, and a waiver for 16 code-required parking spaces associated with the open air dining on private property. The resolution also finds the project categorically exempt from further review under the California Environmental Quality Act (CEQA). *Continued from the July 12, 2018 Planning Commission Hearing.*

Ex Parte Communications: Commissioner Gordon disclosed an email conversation with Shallom Berkman.

Vice Chair Block advised that while he was not present at the previous hearing at which this project was discussed, he had viewed the meeting video and was prepared to participate in the current hearing.

Project Planner: Judy Gutierrez, Assistant Planner
Project Applicant: Urth Caffe Associates IV, LLC
Project Representative: Victor Corona
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

3. 1506 LEXINGTON ROAD

Hillside R-1 Permit (PL1808049)

Request for revisions to a previously approved Hillside R-1 Permit to allow for the expansion of an approved open sided accessory structure to cover 4,210 square feet in area; the addition of roof canopies over exterior stairs; and floor plan changes. The existing Hillside R-1 Permit allows for cumulative floor area in excess of 15,000 square feet, export of earth material in excess of 3,000 cubic yards, and to allow a porch/deck located more than three feet above grade on an open sided accessory structure covering 1,086 square feet in area at 1506 Lexington Road. 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 amended project.

Ex Parte Communications: None

Staff noted that subsequent to the publication of the agenda packet, information was discovered regarding unpermitted construction work at the project site; staff thus recommended that the project be continued to a date uncertain.

Project Planner: Cynthia de la Torre, Associate Planner
Project Applicant: Ming Hsieh
Project Representative: Hamid Gabbay
Public Input: Alan Malka

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

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

CARRIED

4. 9200 WILSHIRE BOULEVARD

Zone Text Amendment and Conformity Review (PL1807081)

Request for a Zone Text Amendment to amend language in the previously approved M-PD-4 zone to remove "elevator penthouses" from the list of rooftop structures that are allowed to exceed the 60-foot maximum height of the zone by 10 feet. In addition, the request includes a review of changes to the proposed plans to determine whether the changes are in substantial conformance with the plans approved by the Planning Commission on October 12, 2017. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the proposed zone text amendment and proposed changes to the plans to be within the scope of a previously certified Environmental Impact Report, with supplemental analysis provided in an EIR Addendum, such that no further environmental review is required.

Ex Parte communications: None

Project Planner: Alek Miller, AICP, Associate Planner
Project Applicant: New Pacific 9200 Wilshire LLC
Public Input: None

Motion: MOVED by Vice Chair Block, SECONDED by Commissioner Gordon to adopt the Zone Text Amendment resolution as amended (4-0-1).

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

CARRIED

Motion: MOVED by Vice Chair Block, SECONDED by Commissioner Ostroff to adopt the substantial compliance resolution as amended (4-0-1).

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

CARRIED

The Commission took a recess at 2:23 PM.

The Commission reconvened at 2:36 PM.

5. 331 NORTH OAKHURST DRIVE

Variances and Development Plan Review (PL1510528)

Request for Variances and a Development Plan Review to allow the construction of a two-story building on the property located at 331 North Oakhurst Drive. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this Project. *Continued from the August 10, 2017 Planning Commission Hearing.*

Ex Parte Communications: None

Project Planner: Timothea Tway, AICP, Associate Planner
Project Applicant: Hamid Gabbay
Public Input: Michell Forest, Mark Elliot, Steve Mayer

The Commission directed staff to prepare a resolution denying the proposed project. The item was temporarily tabled to allow staff time to prepare the resolution. The Commission heard all Communication items on the agenda before taking a recess.

The Commission took a recess at 4:21 PM.

The Commission reconvened at 5:03 PM.

Staff distributed the resolution prepared at the direction of the Commission.

Motion: MOVED by Commissioner Ostroff, SECONDED by Commissioner Gordon to adopt the denial resolution as amended (4-0-1).

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

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- Commissioner Gordon shared information she received at the Mayor's Cabinet Meeting, regarding the Human Relation Commission's 2018 Embrace Civility Award. Nominations are being accepted through September 7, 2018.
- Commissioner Ostroff initiated a brief discussion regarding the process involved with the demolition of structures.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - In response to a question from Chair Licht, City Planner Ryan Gohlich advised the Commission that the project at 9900 Wilshire Boulevard (the "Wanda Project") has not had recent activity; permits have been pulled for shoring and excavation on the site, but work associated with the permits has not yet begun.
6. **Upcoming Projects List**
 - Received and filed
7. **2018 Meeting Schedule**
 - Received and filed

ADJOURNMENT

Date / Time: July 26, 2018 / 5:06 PM

PASSED AND APPROVED THIS 9TH DAY of AUGUST, 2018



Andy Licht, Chair