



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

January 10, 2019
1:30 PM

MEETING CALLED TO ORDER

Date/Time: January 10, 2019 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Ostroff, Shooshani, Vice Chair Block, Chair Licht
Commissioners Absent: Commissioner Gordon
Staff Present: Ryan Gohlich, Masa Alkire, Susan Healy Keene, Juan Arauz,
Christine Delostrinos, 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.

BUS TOUR

The Commission will conduct a bus tour of the properties:

- 152 South Camden Drive – consideration of a Character Contributing Building designation, Development Plan Review, and Tentative Parcel Map
- 715 North Oakhurst Drive – consideration of a Minor Accommodation
- 702 Trenton Drive – consideration of a Central R-1 Permit

The Commission departed for the bus tour at 1:35 PM, and reconvened in Room 280A at 3:22 PM.

3. 715 NORTH OAKHURST DRIVE

Minor Accommodation (PL1808361)

Request for a Minor Accommodation for a new approximately 26 foot tall, 1,382 square foot two-story accessory structure with an attached 400 square foot garage located within the required rear setback of the subject property. 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: 715 Oakhurst Investors, LLC
Representative: Parisa Nejad, Crest Real Estate
Public Input: Dr. Roya Golshani, Edward Sigall

Motion: MOVED by Vice Chair Block, SECONDED by Commissioner Shooshani to continue the item to the February 28, 2019 Planning Commission regular meeting (4-0-1).

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

CARRIED

The Commission took a recess at 5:31 PM.

The Commission reconvened at 5:36 PM.

4. 702 TRENTON DRIVE

Central R-1 Permit (PL1820374)

Request for a Central R-1 Permit to allow: 1) an accessory structure to exceed 14 feet in height within the required side and rear setback; and 2) to allow for the extension of legally nonconforming side and rear setbacks to allow additions to the primary residence to encroach into the required side and rear setbacks. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the project categorically exempt from further under CEQA.

Ex Parte Communications: None

Project Planner: Christine Delostrinos, Associate Planner
Project Applicant: Eric M. Shore
Public Input: None

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

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

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - This item was not discussed; meeting video is available online
- Commissioner Shooshani requested information regarding potential changes in State housing requirements.
- Commissioner Ostroff requested that a discussion regarding Mixed Use standards in the City be placed on an upcoming agenda, which will include a report from the Ad Hoc Committee.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich advised the Commission of the following:
 - At its Tuesday, January 8, 2019 formal meeting, the City Council reached a 4-1 consensus (Vice Mayor Mirisch dissenting) to proceed with the project and subsequent Development Agreement negotiations. An Ad Hoc Committee comprised of Mayor Gold and Councilmember Wunderlich was formed to be involved in the negotiations process.
 - The Mixed Use Ad Hoc Committee of the Planning Commission (Vice Chair Block and Commissioner Ostroff) has its first meeting scheduled for the coming week.
 - Staff is working on the next steps for the proposed project at 100 North Crescent Drive, exploring the possibility of an evening session at the Planning Commission's regular meeting on Thursday, February 28, 2019.
 - At the City Council formal meeting on Tuesday, January 15, 2019, staff will present an Ordinance that changes the findings for a Minor Accommodation for accessory structures, and a "cleanup" item that will make R-1 permits consistent with other entitlements.

5. Upcoming Projects List

- Received and filed

6. Building Permit Report – November

- Received and filed

7. 2019 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: January 10, 2019 / 6:12 PM

PASSED AND APPROVED THIS 24TH DAY of JANUARY, 2019



Andy Licht, Chair