



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

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

November 8, 2018  
1:30 PM

#### **MEETING CALLED TO ORDER**

Date/Time: November 8, 2018 / 1:30 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

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

Commissioners Absent: None

Staff Present: Ryan Gohlich, Susan Healy Keene, Masa Alkire, Timothea Tway,  
Cindy Gordon, Juan Arauz, 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: Steve Mayer

Initiated by Commissioner Ostroff, the Commission discussed the detail in which non agenda-related public comments are reflected in the minutes. Assistant City Attorney David Snow advised that if the Commission wishes to discuss the topic in detail and/or potentially provide direction, the topic will need to be placed on a future agenda.

#### **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 11, 2018.

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

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

CARRIED

## REPORTS FROM PRIORITY AGENCIES

None

## CONTINUED BUSINESS

No items

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

### 2. 264 SOUTH LA CIENEGA BOULEVARD (SIXT RENT A CAR) Conditional Use Permit (PL1808431)

Renewal of a Conditional Use Permit (CUP) to allow the continued operation of a vehicle rental facility in an existing multi-tenant commercial building located at 264 South La Cienega Boulevard. 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: Commissioner Shooshani disclosed a visit to the project site.*

Project Planner: Juan Arauz, Associate Planner  
Project Applicant: Murray D. Fischer, on behalf of Sixt Rent a Car  
Public Input: Sahahr Lopatin, Segula Lopatin

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

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

NOES: None

ABSTAIN: Commissioner Ostroff

CARRIED

### 3. ZONE TEXT AMENDMENT TO MODIFY LANGUAGE RELATED TO TIME LIMITS FOR CERTAIN ENTITLEMENTS AND FINDINGS RELATED TO THE LOCATION OF ACCESSORY STRUCTURES ON CERTAIN TROUSDALE ESTATES LOTS

An Ordinance of the City of Beverly Hills amending the Beverly Hills Municipal Code to modify language related to time limits for consideration of certain entitlements and adding findings for Trousdale R-1 Permits to locate an accessory building anywhere on a 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: Timothea Tway, AICP, Senior Planner  
Project Applicant: City Initiated Project  
Public Input: None

Motion: MOVED by Vice Chair Block, SECONDED by Commissioner Shooshani to adopt the resolution as amended.

Prior to voting, the Commission temporarily tabled the item to allow staff time to compose revised language based on the Commission's direction.

After reviewing all Communications items on the agenda, the Commission returned to this item, and staff presented the revised resolution language. Vice Chair Block confirmed his motion to adopt the resolution with the amended language as noted (5-0).

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

NOES: None

CARRIED

**STUDY SESSION**

No items

**COMMUNICATIONS FROM THE COMMISSION**

**4. Mayor's Cabinet Meeting**

- o Received and filed; meeting video is available online

**COMMUNICATIONS FROM STAFF**

**• City Planner Updates**

- o City Planner Ryan Gohlich advised the Commission of the following:
  - At the December 11, 2018 formal meeting, the City Council will conduct a public hearing for the project at 1115 Calle Vista Drive, which was called up after the Planning Commission's 3-2 decision to approve the project.
  - The City Council's appeal hearing for the project at 9908 South Santa Monica Boulevard (commonly referred to as the Friars Club project) has been set for January 8, 2019.
  - At the December 11, 2018 City Council study session and per the request of Mayor Gold, Andy Cohen, FAIA, Co-CEO of Gensler, will provide a presentation regarding the design of parking structures and trends in parking demand.

**5. Upcoming Projects List**

- o Received and filed

**6. Building Permit Report – September**

- Received and filed

**7. Building Permit Report – October**

- Received and filed

**8. 2018 Meeting Schedule**

- Received and filed

**9. 2019 Final Meeting Schedule**

- Received and filed

*The Commission took a recess at 3:12 PM*

*The Commission reconvened at 7:06 PM*

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

**NEW BUSINESS, EVENING SESSION**

**10. 9876 WILSHIRE BOULEVARD (BEVERLY HILTON SPECIFIC PLAN)**

**Draft Supplemental Environmental Impact Report (PL1800413)**

Pursuant to the provisions set forth in the California Environmental Quality Act, the Commission will review and comment on a Draft Supplemental Environmental Impact Report (Draft SEIR) prepared for a request to amend the Beverly Hilton Specific Plan. The request includes the consolidation of two residential buildings into one 23-story residential building; change in location and configuration of the Beverly Hilton pool, public open space, and restaurant(s); and modifying the distribution of the Beverly Hilton conference center space.

*Ex Parte Communications: Chair Licht disclosed two conversations with Harvey Englander, and advised that in 2008, he was in favor of the approved project and was part of the marketing campaign; Chair Licht advised he remains open-minded on the project. Commissioner Gordon disclosed she had two coffees with Harvey Englander when she was Chair of the Planning Commission, and during the 2016 initiative, was asked by then-Mayor Mirisch to sign a ballot declaration, and has also received a call from Alma Ordaz. Commissioner Gordon advised she has an open mind and see this as a brand-new project. Commissioner Shooshani was opposed to the previous project, but sees this is a new project and has an open mind to find the best solution.*

Project Planner: Cindy Gordon, AICP, Associate Planner  
Project Applicant: Oasis West Realty, LLC  
Public Input: Darian Bojeaux, Michael Tenner – on behalf of the Peninsula Hotel,  
Tom Roberts, Harriet Stuart

The Commission received the staff report, applicant presentation, and public input, and provided comments on the proposed project. No formal action was taken on this item.

City Planner Ryan Gohlich advised that the 45-day comment period remains open until December 3, 2018.

**ADJOURNMENT**

Date / Time: November 8, 2018 / 9:30 PM

PASSED AND APPROVED THIS 13<sup>TH</sup> DAY of DECEMBER, 2018

  
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Andy Licht, Chair