



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

June 28, 2018
1:30 PM

MEETING CALLED TO ORDER

Date/Time: June 28, 2018 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Ostroff, Shooshani, Vice Chair Licht, Chair Gordon
Commissioners Absent: Commissioner Block
Staff Present: Ryan Gohlich, Masa Alkire, Timothea Tway, Chloe Chen, Karen Myron, David Snow, Alison Wehrle, Kevin Riley

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 regular meeting of June 14, 2018.

Motion: MOVED by Commissioner Shooshani, SECONDED by Vice Chair Licht to adopt the Consent Calendar as presented (4-0).

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

No items

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

2. 9988 WILSHIRE BOULEVARD (AVIS UNION 76 STATION)

Conditional Use Permit (PL1722934)

Request to re-authorize a previously granted Conditional Use Permit (CUP) to allow the continued operation of a convenience store use, and to permit the installation of two hydrogen fuel dispensers associated with an existing vehicle fuel and service station use. Modifications to previous conditions of approval are also requested to allow 24-hour operation and the sale of alcoholic beverages. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of Categorical Exemption for this project.

Ex Parte Communications: None

Project Planner: Chloe Chen, Assistant Planner
Project Applicant: I & D Consulting, on behalf of Avis Union 76 and First Element Fuel, Inc.
Public Input: None

The Commission took a recess at 3:25 PM

The Commission reconvened at 3:31 PM.

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

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

NOES: None

ABSENT: Commissioner Block

CARRIED

*Commissioner Shooshani voted yes to adopt the resolution as amended, but noted that he supports 24-hour convenience store sales at this location.

STUDY SESSION

3. GENERAL PLAN STUDY SESSION PART TWO: LAND USE AND CIRCULATION ELEMENTS

Receive report from staff with information regarding the Land Use and Circulation element components of General Plans.

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

The Commission received the report and asked clarifying questions; no formal action was taken on this item.

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - This item was not discussed; the meeting video is available online
- Chair Gordon thanked fellow Commissioners and City staff for their hard work and dedication, and the members of the community for their attention to detail and concern for the neighborhood.
- The Commission thanked Chair Gordon for her time and service to the Community.
- Chair Gordon reminded everyone of the Concerts on Canon event, at which her daughter will be performing this evening.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - On behalf of City staff, City Planner Ryan Gohlich thanked Chair Gordon for her commitment and hard work in the past year.
 - At the City Council study session on Tuesday, July 17, 2018, staff will be providing an update on the Planning Commission's recommendations regarding the expansion of Design Review outside of the Central Area of the City, as well as the proposed new R-1 Permit.
 - A Planning Commission special meeting is scheduled for Wednesday, August 8, 2018 at 7:00 PM to consider the proposed project at the former Friar's Club site.

- 4. Upcoming Projects List**
- Received and filed

- 5. 2018 Meeting Schedule**
- Received and filed

ADJOURNMENT

Date / Time: June 28, 2018 / 3:58 PM

PASSED AND APPROVED THIS 12TH DAY of JULY, 2018



Andy Licht, Chair