



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

December 14, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: December 14, 2017 / 1:33 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Commissioners Absent: None

Staff Present: Ryan Gohlich, Masa Alkire, Cindy Gordon, Alek Miller, 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.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of November 9, 2017.

2. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission special meeting of November 28, 2017.

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

AYES: Commissioners Corman, 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. 100 NORTH CRESCENT DRIVE (BEVERLY HILLS MEDIA CENTER PROJECT) Draft Environmental Impact Report (PL1623256)

Pursuant to the provisions set forth in the California Environmental Quality Act, the Commission will review and comment on a Draft Environmental Impact Report (Draft EIR) prepared for a proposed overlay zone, General Plan Amendment, Zone Text Amendment, and Planned Development. The proposed entitlements would allow for the addition of two stories and a total of 55,070 square feet of new floor area to an existing three-story commercial office building located at 100 North Crescent Drive.

Ex Parte Communications: None

Project Planner: Alek Miller, AICP, Associate Planner
Project Applicant: 100 N Crescent LLC
Public Input: Barry Schlesinger - Eldridge, Dr. Woodrow Clark, Todd Johnson – Beverly Hills Chamber of Commerce, Wiseman Dawoody, Magali Bergher, FloryTouriel, Albert Touriel, Lori and Joshua Tanz – Tanz Family Partnership Trust, Darian Bojeaux, Dora Arash, Alex Hakim – Hakim Holdings, Steve Mayer

The Commission received the applicant's presentation, as well as public input regarding the proposed project. The Commission provided comments and requested additional information regarding transportation and traffic, shade and shadow, and cultural resources; no final action was taken at this time. City Planner Ryan Gohlich advised that public comment on the Draft EIR will be accepted through January 5, 2018.

The Commission took a recess at 3:58 PM.

The Commission reconvened at 4:13 PM.

4. 1193 LOMA LINDA DRIVE

Vacation of Storm Drain Easement (PW1724547)

Planning Commission review of a requested storm drain easement vacation for consistency with the General Plan. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), staff recommends that the Planning Commission find the requested easement vacation exempt from CEQA.

Ex Parte Communications: Commissioner Block disclosed a meeting with Sherman Gardner and Adrian Montgomery; he remains open-minded about the project. Vice Chair Licht disclosed meeting with Debbie Weiss and her architect, and, separately, Sherman Gardner and team, and also remains open-minded about the project.

Project Planner: Masa Alkire, AICP, Principal Planner
Project Applicant: Loma Linda Holdings, Ltd as trustee of the Loma Linda Trust
Public Input: Anne Ostroff, Larry Murphy, Debbie Weiss, Ron Richards, Steve Mayer

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Shooshani to direct staff to report to the City Council that the Planning Commission's October 12, 2017 determination of the project's consistency with the General Plan remains unchanged (4-0-1).

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

CARRIED

5. 9632 SOUTH SANTA MONICA BOULEVARD (JOE & THE JUICE)

In Lieu Parking Request (PL1706942)

Request to provide 17 parking spaces through participation in the City's In Lieu Parking Program on a commercially zoned property located at 9632 South Santa Monica 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: None

Project Planner: Alek Miller, AICP, Associate Planner
Project Applicant: Valdemar Halbye, Joe & the Juice
Public Input: None

Motion: MOVED by Commissioner Corman, SECONDED by Commissioner Shooshani to adopt the resolution as presented (5-0).

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

CARRIED

**6. 336 SOUTH LA PEER DRIVE
Tree Removal Permit (PL1727826)**

Request for a Tree Removal Permit to remove six heritage trees located within a front yard setback. 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.

Ex Parte Communications: None

Project Planner: Cindy Gordon, AICP, Associate Planner
Project Applicant: Bruce Tucker, on behalf of 336 La Peer LLC
Public Input: None

Motion: MOVED by Commissioner Corman, SECONDED by Commissioner Block to adopt the resolution as presented (5-0).

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

NOES: None

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- The Commission thanked Commissioner Corman for his years of service to the Planning Commission
- **Mayor's Cabinet Meeting**
 - Meeting video is available online

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich advised the Commission he would not be in attendance at either Planning Commission meeting in January 2018.

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

- 8. Building Permit Activity Report – 10/01/17 – 10/31/17**
- Received and filed

- 9. Building Permit Activity Report – 11/01/17 – 11/30/17**
- Received and filed

10. 2018 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: December 14, 2017 / 5:38 PM

PASSED AND APPROVED THIS 11TH DAY of JANUARY, 2018



Lori Greene Gordon
Lori Greene Gordon, Chair