



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

December 13, 2018
1:30 PM

MEETING CALLED TO ORDER

Date/Time: December 13, 2018 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Ostroff, Gordon, Shooshani, Vice Chair Block, Chair Licht
Commissioners Absent: None
Staff Present: Ryan Gohlich, Masa Alkire, Edgar Arroyo, Chloe Chen, Karen Myron, Lolly Enirquez

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, moving item #5, presentation by guest speaker Dr. Donald Shoup, to be heard after the Consent Calendar.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of November 8, 2018.

2. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission special meeting of November 29, 2018.

Motion: **MOVED** by Commissioner Shooshani, **SECONDED** by Commissioner Gordon 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

- **WATER RATE NOTICES**

Staff from the Public Works Department will provide information regarding water rate notices.

Assistant Director of Public Works Gil Borboa presented information to the Commission regarding recently distributed water rate notices.

CONTINUED BUSINESS

No items

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

3. 9701 WILSHIRE BOULEVARD (JIM FALK LEXUS)

Conditional Use Permit (PL1820447)

Request for a Conditional Use Permit (CUP) to temporarily allow a vehicle sales use at 9701 Wilshire Boulevard during the renovation of the existing Jim Falk Lexus Automotive Group's showroom and dealership at 9230 Wilshire Boulevard. Pursuant 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: Chloe Chen, Assistant Planner
Project Applicant: Robert Bollin, on behalf of Jim Falk Lexus Automotive Group
Public Input: None

Motion: MOVED by Commissioner Gordon, SECONDED by
Commissioner Shooshani to adopt the resolution as amended
(5-0)

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

CARRIED

4. 250 NORTH CRESCENT DRIVE

Vesting Tentative Tract Map Time Extension Request (PL1820353)

Request for extension of a previously-approved Vesting Tentative Tract Map (No. 73399) for an 8-unit condominium project on the property located at 250 North Crescent Drive.

Ex Parte Communications: None

Project Planner: Edgar Arroyo, Associate Planner
Project Applicant: BH Premier Investments, L.P.
Public Input: None

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

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

NOES: None

CARRIED

The Commission took a recess at 3:37 PM.

The Commission reconvened at 3:45 PM.

STUDY SESSION

5. GUEST SPEAKER – DR. DONALD SHOUP, FAICP, DISTINGUISHED RESEARCH PROFESSOR OF URBAN PLANNING AT THE UCLA LUSKIN SCHOOL OF PUBLIC AFFAIRS

Informational presentation regarding Dr. Shoup's research into the topic of parking and his recommended reforms regarding off-street parking requirements and properly pricing on-street parking.

Dr. Donald Shoup, FAICP, presented information and answered questions from the Commission regarding parking, its relevance to Urban Design, and appropriate pricing thereof.

The Commission took a recess at 2:21 PM.

The Commission reconvened at 2:30 PM.

6. STUDY SESSION REGARDING ACCESSORY STRUCTURES ON ESTATE LOTS IN TROUSDALE

City Initiated study session to provide the Planning Commission with an opportunity to discuss existing regulations pertaining to the construction of accessory structures on estate lots in the Trousdale Estates Area of the City.

Ex Parte Communications: None

Project Planner: Masa Alkire, AICP, Principal Planner
Public Input: Jeremy Mirreli, Frieda Berlin, Karen Platt, Shahram Melamed

The Commission received the staff report and public comment, and provided direction to staff to prepare a draft Ordinance based on their direction, to be presented at a future Planning Commission public hearing.

7. STUDY SESSION ON THE CREATION OF STANDARDS FOR MIXED-USE DEVELOPMENTS WITHIN THE CITY

City initiated study session to update the Planning Commission on previous discussions on the establishment of mixed-use standards.

Project Planner: Masa Alkire, AICP, Principal Planner
Public Input: None

The Commission received the staff report and discussed the next steps in the development of mixed-use standards. Chair Licht appointed Vice Chair Block and Commissioner Ostroff to an Ad Hoc Committee to work with staff in discussing the development in detail.

COMMUNICATIONS FROM THE COMMISSION

8. Mayor's Cabinet Meeting

- Received and filed; meeting video is available online

COMMUNICATIONS FROM STAFF

• City Planner Updates

- City Planner Ryan Gohlich advised the Commission of the following:
 - The City Council will consider an appeal of the Planning Commission's decision regarding the project at 9908 South Santa Monica Boulevard (commonly referred to as the Friars Club project) at its formal meeting on Tuesday, January 8, 2019.
 - Staff has received word from the Beverly Hilton applicant team that the proposed 23-story condominium project is being put on hold for the time being.
 - Staff has introduced a new attachment separator page to assist the Commission when reviewing particularly large staff reports.
 - The monthly Building Permit Report now includes pending projects with application dates in the last six months.

9. Upcoming Projects List

- Received and filed

10. Building Permit Report – November

- Received and filed

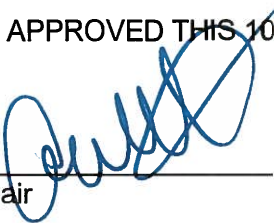
11. 2019 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: December 13, 2018 / 4:41 PM

PASSED AND APPROVED THIS 10TH DAY of JANUARY, 2019



Andy Licht, Chair