



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

## PLANNING COMMISSION REGULAR MEETING

### MINUTES

February 8, 2018  
1:30 PM

#### MEETING CALLED TO ORDER

Date/Time: February 8, 2018 / 1:32 PM

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

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

Commissioners Absent: None

Staff Present: Ryan Gohlich, Masa Alkire, Mark Odell, Timothea Tway, Cynthia de la Torre, 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 property at 705 North Roxbury Drive in consideration of a request for a Central R-1 Permit, and the properties at 907 and 909 Whittier Drive, in consideration of a request for a Minor Accommodation at 907 Whittier Drive.

The Commission departed for the bus tour at 1:34 PM, and reconvened in Room 280A at 2:41 PM.

#### CONSENT CALENDAR

##### 1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of January 25, 2018.

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

AYES: Commissioners 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

### 2. 907 WHITTIER DRIVE

#### Minor Accommodation (PL1700470)

Request for a Minor Accommodation to allow a 370-square-foot, second-story addition that exceeds 14' in height to be located within the required side yard setback. 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: Cynthia de la Torre, Associate Planner  
Project Applicant: Bruce and Sandra Massman  
Project Representatives: Ron Rosen and Nest Architecture, Inc.  
Public Input: Tim Martin, Madeline Gussman

Motion: MOVED by Commissioner Shooshani, SECONDED by Commissioner Ostroff to direct staff to prepare a resolution approving the request for a Minor Accommodation (5-0).

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

CARRIED

*The Commission took a recess at 4:15 PM.*

*The Commission reconvened at 4:24 PM.*

**3. 705 NORTH ROXBURY DRIVE  
Central R-1 Permit (PL1710128)**

Request for a Central R-1 Permit to allow a new one-story, 22'-tall accessory structure and basement located in the rear and side yard 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 review under CEQA.

*Ex Parte Communications: None*

Project Planner: Cynthia de la Torre, Associate Planner  
Project Applicant: Murray D. Fischer, on behalf of Peter and Linda Jankowski  
Public Input: Jacob Rabbanian

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

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

NOES: None

CARRIED

**STUDY SESSION**

**4. 2017 DRAFT GENERAL PLAN AND HOUSING ELEMENT ANNUAL REPORT**

Receive the Draft General Plan and Housing Element Annual Report for 2017

Project Planner: Timothea Tway, ACIP, Senior Planner  
Public Input: None

The Commission received the 2017 Draft General Plan and Housing Element Annual Report and asked clarifying questions regarding the content, but took no formal action on this item.

**COMMUNICATIONS FROM THE COMMISSION**

The Commission inquired about the status of the One Beverly Hills project, as well as implications of the recent release of the earthquake fault zone map.

**COMMUNICATIONS FROM STAFF**

• **City Planner Updates**

- City Planner Ryan Gohlich provided updates on the following:
  - At its formal meeting on Tuesday, February 6, 2018, the City Council directed staff to revise certain portions of the proposed Ordinance regarding basements and grading and retaining walls in the Hillside Area of the City; the item will return to the City Council at its formal meeting on Tuesday, February 20, 2018.
  - Councilmember Mirisch has expressed interest in calling up the Planning Commission's decision regarding the project at 508 Alpine Drive. At the Study

Session on Tuesday, February 20, 2018, it will be determined if there is sufficient support from the remaining City Council members to place this item on a future formal meeting agenda.

- Staff has received the formal application from the Beverly Hilton to amend its Specific Plan.

**5. Upcoming Projects List**

- Received and filed

**6. 2018 Meeting Schedule**

- Received and filed

**ADJOURNMENT**

Date / Time: February 8, 2018 / 5:27 PM

PASSED AND APPROVED THIS 22<sup>ND</sup> DAY of FEBRUARY, 2018



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Lori Greene Gordon, Chair