



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

October 11, 2018
1:30 PM

MEETING CALLED TO ORDER

Date/Time: October 11, 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, Timothea Tway, Chloe Chen, 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: Ron Richards, Rochelle Maize, Josh Krom, Avril Krom, Rich Maize

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 September 13, 2018.

Motion: MOVED by Commissioner Gordon, SECONDED by Commissioner Shooshani 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. 9031 OLYMPIC BOULEVARD

Conditional Use Permit (PL1804195)

Request to re-authorize a Conditional Use Permit for vehicle service uses associated with an existing vehicle dealership. 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: 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

3. ZONE TEXT AMENDMENT TO MODIFY THE FINDINGS FOR CERTAIN MINOR ACCOMMODATIONS AND CENTRAL R-1 PERMITS

City-initiated zone text amendment to modify the findings for certain Minor Accommodations and Central R-1 Permits. 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 the amendment.

Ex Parte Communications: None

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

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

AYES: Commissioners Gordon**, Shooshani, Vice Chair Block, Chair Licht
NOES: Commissioner Ostroff*

*Commissioner Ostroff stated his vote of no is regarding the deletion of the phrase “or the public welfare”, and that he is otherwise in favor of the changes.

**Commissioner Gordon stated that she would vote yes because she wants to forward the item, but she would like for the staff report that is presented to the City Council to include significant discussion of the words “or the public welfare” and give the City Council the opportunity to understand the discussion that took place when the Planning Commission discussed the item.

CARRIED

The Commission took a recess at 3:41 PM.

The Commission reconvened at 3:49 PM.

STUDY SESSION

4. STUDY SESSION ON TIME LIMITS FOR PUBLIC COMMENT AT PLANNING COMMISSION MEETINGS

City initiated zone text amendment to modify the findings for certain Minor Accommodations and Central R-1 Permits. 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 the amendment.

Ex Parte Communications: Chair Licht disclosed communications with Ron Richards.

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: City-initiated
Public Input: Ron Richards, Debbie Weiss

Chair Licht read into record a letter from Thomas White, on behalf of the Municipal League of Beverly Hills.

The Commission received the staff report and public comment. After discussion, the Commission determined that unless extended by the Chair, the Applicant’s presentation will be limited to fifteen (15) minutes, and individual public comments will be limited to three (3) minutes. The Commission directed staff to include these guidelines on future Commission agendas.

COMMUNICATIONS FROM THE COMMISSION

- **Mayor’s Cabinet Meeting**
 - This item was not discussed; meeting video is available online

COMMUNICATIONS FROM STAFF

• City Planner Updates

- City Planner Ryan Gohlich advised the Commission of the following:
 - At the City Council Study Session on Tuesday, October 16, 2018, staff will present an item regarding mixed-use development in the City, to determine if there is sufficient City Council interest to direct the Planning Commission to initiate a study regarding regulations for mixed-use development in the City.
 - The November 8, 2018 Planning Commission regular meeting will also have an evening session at 7:00 PM, at which time the Commission will begin discussion on the proposed Beverly Hilton project. The Commission will have the opportunity to provide comments on both the Environmental Impact Report (EIR) and the project, however no decisions on the project will be made at that time.
 - All Commissioners have confirmed availability for a special meeting of the Planning Commission on Thursday, November 29, 2018 at 7:00 PM, at which time the Commission will have the opportunity to provide comments on the Environmental Impact Report (EIR) and proposed project at 100 North Crescent Drive. No decisions on the project will be made at that time.

5. Upcoming Projects List

- Received and filed

6. 2018 Meeting Schedule

- Received and filed; the October 25, 2018 meeting has been cancelled.

7. 2019 Draft Meeting Schedule

- Received and filed; no proposed meeting dates were changed. Commissioner Ostroff will not be present at the May 9, May 23, and September 26 meetings. Commissioner Gordon will not be present at the April 25 meeting.

ADJOURNMENT

Date / Time: October 11, 2018 / 5:06 PM

PASSED AND APPROVED THIS 8TH DAY of NOVEMBER, 2018



Andy Licht, Chair