



CITY OF BEVERLY HILLS

Room 280A
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION REGULAR MEETING

MINUTES

March 28, 2019
1:30 PM

MEETING CALLED TO ORDER

Date/Time: March 28, 2019 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Ostroff, Gordon, Shooshani, Vice Chair Block, Chair Licht
Commissioners Absent: None
Staff Present: Ryan Gohlich, Timothea Tway, Alek Miller, Edgar Arroyo, 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 March 14, 2019.

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

• UPDATE ON CURRENT STATUS OF METRO PURPLE LINE EXTENSION PROJECT

Transportation Planner Jessie Holzer provided an update on the Metro Purple Line project, and answered questions from the Commission.

CONTINUED BUSINESS

No items

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

2. 245 NORTH BEVERLY DRIVE

Planned Development Amendment (PL1820442)

Request for approval of a Planned Development amendment to allow the AVRA restaurant to exceed 5% of the total gross square footage of the building located at 245 North Beverly Drive. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the project exempt from further review under CEQA.

Ex Parte Communications: None

Project Planner:	Edgar Arroyo, Associate Planner
Project Applicant:	Hamid Gabbay, Gabby Architects Inc.
Applicant Team:	Teresa Chauvin, Stylianos Tsappas
Public Input:	None

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

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

NOES: None

CARRIED

3. 8600 WILSHIRE BOULEVARD

Development Agreement Amendment and Planned Development Amendment (PL1820490)

Request for an amendment to a Development Agreement and a Planned Development permit to allow two previously approved affordable housing units to be rented, rather than sold, on the property located at 8600 Wilshire Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the project to be within the scope of a previously certified Environmental Impact Report and finding the project exempt from further review under CEQA.

Ex Parte Communications: None

Project Planner: Alek Miller, AICP, Associate Planner
Project Applicant: Erin Anderson, Palisades Capital Partners
Applicant Team: David Orenstein, William Delvac
Public Input: Lisa Wolfe

Chair Licht read into record a note from resident Jeanne Bazilauskas

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

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

NOES: None

CARRIED

Motion: MOVED BY Vice Chair Block, SECONDED by Commissioner Shooshani to adopt the resolution recommending approval of the Development Agreement amendment (5-0).

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

NOES: None

CARRIED

The Commission took a recess at 3:23 PM.

The Commission reconvened at 3:31 PM.

STUDY SESSION

4. STUDY SESSION ON POTENTIAL ZONE TEXT AMENDMENT TO AMEND THE FINDINGS FOR PLANNING ENTITLEMENTS

City initiated study session to provide the Planning Commission with an opportunity to discuss the language included in findings for all planning entitlements

Ex Parte Communications: None

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

The Commission received the staff report and presentation. Staff will return at a future meeting with a draft Ordinance that contains revised language based on the direction of the Commission.

COMMUNICATIONS FROM THE COMMISSION

- Commissioner Shooshani noted the decline of brick and mortar retail shops as a result of the increase in online sales, and what to do with the potential increase in vacant space.
- Commissioner Ostroff commented on his reading of Community Development Performance Measures in the 2018-2019 City Budget, which listed the average processing time of projects, and expressed concern at the length of time during which projects can span. Staff provided information regarding factors that can significantly impact project processing time. The Commissioners' discussion on the topic included points such as examining processing times for neighboring cities, observations of Department processes in the Permit Center, Permit Streamlining Act guidelines, and public notice requirements.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich updated the Commission on the following:
 - The 2019 Los Angeles Marathon took place on Sunday, March 24, 2019; City streets were open at approximately 12:30 PM.
 - Current Director of Community Services Nancy Hunt-Coffey will assume the role of Assistant City Manager when current Assistant City Manager George Chavez takes over as City Manager in June of this year.

5. Upcoming Projects List

Public Input: Steve Mayer

- Received and filed. In response to public comment, staff provided information regarding the projects at 1184 and 1193 Loma Linda Drive.

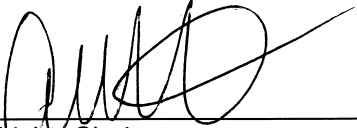
6. 2019 Meeting Schedule

- Received and filed. Based on Commissioner comments regarding upcoming expected absences, staff clarified that, as per the Citywide Commissioner Handbook, meeting dates and times should generally not be changed unless there are extenuating circumstances such as a conflict with a holiday or a lack of quorum. Retaining established meeting dates and times increases the public's opportunities to participate in Commission meetings.

ADJOURNMENT

Date / Time: March 28, 2019 / 4:21 PM

PASSED AND APPROVED THIS 11TH DAY of APRIL, 2019



Andy Licht, Chair