



## **CITY OF BEVERLY HILLS**

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

### **PLANNING COMMISSION REGULAR MEETING**

#### **MINUTES**

April 11, 2019  
1:30 PM

#### **MEETING CALLED TO ORDER**

Date/Time: April 11, 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, Masa Alkire, Cindy Gordon, Juan Arauz, Chloe Chen, Karen Myron, Lolly Enriquez

#### **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 28, 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 THE LA CIENEGA PARK AND RECREATION COMPLEX MASTER PLAN PROJECT**

Director of Community Services Nancy Hunt-Coffey provided an update on the La Cienega Park Master Plan project, and answered questions from the Commission.

## CONTINUED BUSINESS

No items

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

*Citing the ownership of an adjacent property by a family member, Commissioner Shooshani recused from item #2 and left the room at 2:05 PM.*

**2. APNs 4391-028-008, -012, -020 (City of Beverly Hills)  
9304 WARBLER WAY (City of Los Angeles)  
Accessory Dwelling Unit Use Permit, Trousdale R-1 Permit, Variances, and Lot Line Adjustment (PL1805670)**

Request to continue the public hearing for an Accessory Dwelling Unit Use Permit to construct an accessory dwelling unit; a Trousdale R-1 Permit to allow an accessory structure to be located on any part of the site; Variances to deviate from Beverly Hills Municipal Code (BHMC) §10-3-409.B.1, BHMC §10-3-2604, BHMC §10-3-2605, BHMC §10-3-2616.C, BHMC § 10-3-2618.A, and BHMC §10-2-303.D; and a Lot Line Adjustment to allow for the adjustment between four existing adjacent parcels, to a date certain.

*Ex Parte Communications: As the Commission's only discussion on this item was to continue to a date certain, no ex parte communications were disclosed. Appropriate disclosures will take place when the item is brought forward for the full public hearing.*

Project Planner:	Cindy Gordon, AICP, Associate Planner
Project Applicant:	Murray Fischer, Law Offices of Murray Fischer, on behalf of Vance Owen
Public Input:	None

Staff recommended that this item be continued to May 9, 2019, so that outside legal counsel may attend to advise the Planning Commission on this matter.

Motion:	MOVED by Commissioner Gordon, SECONDED by Vice Chair Block to continue the item to the May 9, 2019 Planning Commission meeting (4-0-1).
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AYES:	Commissioners Ostroff, Gordon, Vice Chair Block, Chair Licht
NOES:	None
RECUSED:	Commissioner Shooshani

**CARRIED**

*Commissioner Shooshani returned to the dais at 2:07 PM.*

**3. 9601 WILSHIRE BOULEVARD**

**Conditional Use Permit (PL1729861)**

Request to re-authorize a Conditional Use Permit for the joint use of parking facilities and the continued operation of an exercise club, including an ancillary café use (Oliver Café) located on the ground floor of a multi-tenant building in the Business Triangle area; and a request to remove a condition of approval that prohibits an outdoor dining area adjacent to the café in order to permit the continued operation of the café's open air dining on private property. 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: Chloe Chen, Assistant Planner  
Project Applicant: Murray Fischer, on behalf of Equinox  
Public Input: None

Motion: MOVED by Vice Chair Block, 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. 9145 WILSHIRE BOULEVARD**

**Conditional Use Permit, Extended Hours Permit, and Historic Incentive Permit (PL1820504)**

A request for a Conditional Use Permit, Extended Hours Permit, and Historic Incentive Permit to establish a religious institution within an existing building located at 9145 Wilshire Boulevard. 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: Juan Arauz, Associate Planner  
Project Applicant: Craig Lawson & Co., LLC, on behalf of Chabad of North Beverly Hills  
Public Input: Fred Ganjian, Kourosh Noormand, Joshua Eghbali, Amy Galst

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

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

NOES: None

CARRIED

## **STUDY SESSION**

No items

## **COMMUNICATIONS FROM THE COMMISSION**

- Vice Chair Block congratulated Chair Licht and his wife, who will be honored this evening by Temple Emanuel of Beverly Hills.

## **COMMUNICATIONS FROM STAFF**

- **City Planner Updates**
  - None
- 5. **Upcoming Projects List**
  - Received and filed
- 6. **Building Permit Report – March**
  - Received and filed
- 7. **2019 Meeting Schedule**
  - Received and filed

## **ADJOURNMENT**

Date / Time: April 11, 2019 / 3:54 PM

PASSED AND APPROVED THIS 25<sup>TH</sup> DAY of APRIL, 2019

  
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Andy Licht, Chair