



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

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

July 11, 2019  
1:30 PM

AFTERNOON SESSION 1:30PM  
EVENING SESSION 7:00PM

### **MEETING CALLED TO ORDER**

Date/Time: July 11, 2019 / 1:31 PM

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

Commissioners Present: Commissioners Licht, Gordon, Shooshani, Vice Chair Ostroff, Chair Block  
Commissioners Absent: None  
Staff Present: Ryan Gohlich, Masa Alkire, Susan Healy Keene, Edgar Arroyo, Juan Arauz, 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, Debbie Weiss

In response to Public Comment regarding public notices, Chair Block requested that the topic be placed on a future agenda to allow for a full discussion of the issue.

### **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 June 13, 2019.

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

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

CARRIED

## REPORTS FROM PRIORITY AGENCIES

None

## CONTINUED BUSINESS

*Citing the proximity of his office to the project site, Commissioner Licht recused from item #2 and left the room at 1:49 PM.*

### 2. 9800 WILSHIRE BOULEVARD AND 121 SPALDING DRIVE

#### **Zone Text Amendment and Amendment to Development Plan Review (PL1820387) - WITHDRAWN**

A request for a Zone Text Amendment to permit rooftop music uses and a Development Plan Review amendment to allow additional guests on the rooftop facilities. *Continued from the June 13, 2019 Planning Commission Hearing and subsequently withdrawn by the Applicant on July 2, 2019.*

*Ex Parte Communications: None*

Project Planner: Chloe Chen, Assistant Planner  
Project Applicant: Murray D. Fischer, on behalf of Spring Place  
Public Input: None

The Commission considered the application withdrawn, and took no action on this item.

*Commissioner Licht returned to the meeting at 1:56 PM.*

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

### 3. 1024 RIDGEDALE DRIVE

#### **Hillside R-1 Permit (PL1820575)**

Request for a Hillside R-1 Permit to allow an accessory structure located within a rear yard setback to exceed 14' in height at the property located at 1024 Ridgedale 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: Commissioners Licht, Gordon, Shooshani, and Vice Chair Ostroff all attended separate site visits and spoke with members of the applicant team; all Commissioners advised they remain open-minded on the project. Chair Block did not attend a site visit.*

Project Planner: Juan Arauz, AICP, Associate Planner

Project Applicant: Crest Real Estate, on behalf of Alan Salzman  
Public Input: None

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

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

**CARRIED**

*Citing ownership of commercial property in the subject area, Commissioner Gordon recused from item #4 and left the room at 2:21 PM.*

**4. AN ORDINANCE OF THE CITY OF BEVERLY HILLS MODIFYING LANGUAGE RELATED TO SETBACKS AND OPEN AIR DINING ON ROBERTSON BOULEVARD IN THE CITY OF BEVERLY HILLS**

A City initiated Ordinance amending the Beverly Hills Municipal Code to modify language related to setbacks and Open Air Dining on Robertson Boulevard in order to address challenges associated with the unique setback requirements applicable to Robertson 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: Chloe Chen, Assistant Planner  
Project Applicant: City Initiated Project  
Public Input: Julian Javor, Mark Elliot

Motion: MOVED by Commissioner Licht, SECONDED by Commissioner Shooshani to adopt the resolution as amended (4-0-1).

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

**CARRIED**

*Commissioner Gordon returned to the meeting at 2:54 PM.*

**STUDY SESSION**

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

City Initiated study session to provide the Planning Commission with an opportunity to discuss work completed by the Mixed-Use Ad Hoc Committee.

Project Planner: Masa Alkire, AICP, Principal Planner

Project Applicant: City Initiated  
Public Input: Dar Mahboubi, Mark Elliot, John Luca, Steve Mayer

The Commission received the staff report and public comment, as well as additional information from the Mixed Use Ad Hoc Committee, which is comprised of Vice Chair Ostroff and Chair Block. After discussion, it was the consensus of the Commission for the Mixed Use Ad Hoc Committee to meet in the near future to refine various points of the proposed standards. After refining the points, the anticipated next step will be to present the item at a City Council Study Session to provide an update as to the direction the Planning Commission is proceeding, and receive input from the City Council.

## **COMMUNICATIONS FROM THE COMMISSION**

- Commissioner Licht thanked staff and fellow Commissioners for their support during his recently completed term as Chair.
- The Commission, in turn, thanked Commissioner Licht for his hard work during his term as Chair.

## **COMMUNICATIONS FROM STAFF**

- **City Planner Updates**
  - City Planner Ryan Gohlich thanked Commissioner Licht for his year of service as Chair, and advised the Commission of the following:
    - Staff will present an item at the City Council Study Session on Tuesday, July 16, 2019 to obtain confirmation that Chanel is considered a luxury retailer. In addition to other findings, the luxury determination is necessary for the project to participate in the alternative parking facility pilot program, as a component of Chanel's pending application for a new flagship location on North Rodeo Drive.
    - At the request of Mayor Mirisch, staff will present an item at the Formal meeting on Tuesday, July 16, 2019 to discuss an array of housing-related issues, particularly multi-family housing, and the displacement of housing units.

### **6. Upcoming Projects List**

- Received and filed

### **7. Building Permit Report – June**

- Received and filed

### **8. 2019 Meeting Schedule**

- Received and filed

*Citing the proximity of his office to the project site, Commissioner Licht recused from item #9 and left the meeting when the Commission recessed at 5:18 PM.*

*The Commission took a recess at 5:18 PM*

*The Commission reconvened at 7:01 PM*

***The following item will be heard at or after 7:00 PM:***

**NEW BUSINESS, EVENING SESSION**

**9. 140 SOUTH LASKY DRIVE**

**Development Plan Review, Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit (PL1804551)**

Request for a Development Plan Review, Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit to allow for the construction and operation of a new 4-story hotel with restaurant and rooftop uses at the property located at 140 South Lasky Drive. Pursuant to the provisions set forth in the California Environmental Act (CEQA), the Planning Commission will also consider finding the project exempt from further review under CEQA.

*Ex Parte Communications: Vice Chair Ostroff disclosed a brief conversation with Mr. Ellis in the hallway prior to the meeting, and advised he remains open-minded on the project.*

Project Planner:	Edgar Arroyo, Associate Planner
Project Applicant:	Christopher Alex, Kolin Altomare Architects, Inc.
Public Input:	Mel Leggit

Motion:	MOVED by Commissioner Gordon, SECONDED by Commissioner Shooshani to adopt the resolution as amended (4-0-1).
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AYES:	Commissioners Gordon, Shooshani, Vice Chair Ostroff, Chair Block
NOES:	None
RECUSED:	Commissioner Licht

**ADJOURNMENT**

Date / Time: July 11, 2019 / 8:01 PM

PASSED AND APPROVED THIS 8<sup>TH</sup> DAY of AUGUST, 2019

  
Alan Robert Block, Chair