



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

July 25, 2019
1:30 PM

MEETING CALLED TO ORDER

Date/Time: July 25, 2019 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Licht, Gordon, Shooshani, Vice Chair Ostroff
Commissioners Absent: Chair Block
Staff Present: Ryan Gohlich, Masa Alkire, Timothea Tway, Cindy Gordon, 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: Ron Richards, Steve Mayer, Debbie Weiss

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as presented

CONSENT CALENDAR

No items

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

1. 1134 MIRADERO ROAD

Variances, Hillside R-1 Permits, Tree Removal Permit (PL1629724)

A request for a Variance to deviate from Beverly Hills Municipal Code (BHMC) §10-3-2503 regarding building height for uphill lots; a Variance to deviate from BHMC §10-3-2518 regarding front yard paving setbacks; a Hillside R-1 Permit to allow more than 1,000 square feet of floor area to be located off the existing level pad; a Hillside R-1 Permit to allow walls of no more than six feet in height to encroach into a front yard without complying with open to view requirements; a Hillside R-1 Permit to allow an accessory structure to be located within 100' of the front property line on an estate lot; and a Tree Removal Permit to allow the removal of six protected trees.

Project Planner:	Cindy Gordon, AICP, Associate Planner
Project Applicant:	Alan Hotchkiss, Studio William Hefner, on behalf of Pantea Farhadi
Public Input:	Ron Richards, Debbie Weiss

Absent objection from the Commission, the item was taken off-calendar, and will be re-noticed for a future public hearing on a date uncertain.

**2. AN ORDINANCE AMENDING THE MUNICIPAL CODE TO REMOVE THE 1,000 ROOM
LIMITATION ON THE NUMBER OF HOTEL ROOMS THAT CAN BE APPROVED IN THE
CITY AFTER NOVEMBER 1, 1984**

A City initiated Ordinance amending the Beverly Hills Municipal Code to remove the cap on the number of hotel rooms that can be approved in the City after November 1, 1984. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider finding the project exempt from further review under CEQA.

Project Planner	Timothea Tway, AICP, Senior Planner
Project Applicant:	City Initiated
Public Input:	Larry Larson, Dan Parks – Probity International / Peninsula Hotel

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

CARRIED

STUDY SESSION

3. SB743 COMPLIANCE

A City initiated study session to provide the Planning Commission with an opportunity to discuss compliance with the requirements of SB743.

Project Planner:	Timothea Tway, AICP, Senior Planner
Project Applicant:	City Initiated

Public Input: None

The Commission received the staff report and additional information from Fehr & Peers consultant Sarah Brandenburg. Acting Chair Ostroff assigned further discussion of the topic to an Ad Hoc Committee comprised of himself and Commissioner Gordon. The Committee will meet to consider the recommendations included in the staff report, before presenting their findings to the full Commission at a future Planning Commission meeting.

Commissioner Licht left the meeting at 4:07 PM.

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**

- Vice Chair Ostroff provided a brief update from the Mayor's Cabinet Meeting

COMMUNICATIONS FROM STAFF

- **City Planner Updates**

- City Planner Ryan Gohlich provided updates on the following:
 - At the request of Mayor Mirisch, staff presented information at the July 16, 2019 City Council meeting regarding housing displacement and strategies to address housing issues in the City. Additional information, specifically related to inclusionary housing, will be presented at the City Council Study Session on August 6, 2019.
 - Also at the August 6, 2019 City Council Study Session, staff will bring forward a discussion item requested by Mayor Mirisch regarding R-1 bulk and mass.
 - At the Formal meeting on August 6, 2019, the City Council will consider a potential covenant amendment for the project at 9150 Wilshire Boulevard. The potential amendment would allow an increase to the current limit of medical space in the building.
 - Also at the Formal meeting on August 6, 2019, the City Council will consider an appeal of the Architectural Commission's March 19, 2019 decision regarding a business identification sign for SmileDirectClub on North Beverly Drive.
 - New Assistant Planner Jason Caraveo was introduced to the Commission.
 - Summer BOLD events kick off Thursday, August 1, 2019.
 - National Night Out will take place on Tuesday, August 6, 2019 from 6:00 – 9:00 PM in the 400 block of North Rexford Drive.

4. Upcoming Projects List

- Received and filed

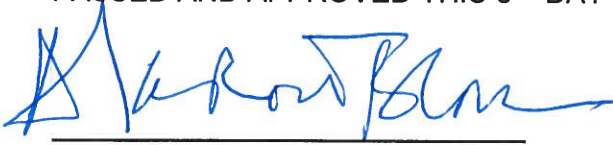
5. 2019 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: July 25, 2019 / 4:24 PM

PASSED AND APPROVED THIS 8TH DAY of AUGUST, 2019

A handwritten signature in blue ink, appearing to read "Alan Robert Block", is written over a horizontal line.

Alan Robert Block, Chair