



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

August 8, 2019
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 8, 2019 / 1:35 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Licht, Gordon, Shooshani, Vice Chair Ostroff, Chair Block
Commissioners Absent: None
Staff Present: Ryan Gohlich, Timothea Tway, Cindy Gordon, Edgar Arroyo, Chloe Chen, Judy Gutierrez, Alison Wehrle, 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

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 July 11, 2019.

2. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of July 25, 2019.

Motion: By consensus of the Commission, the Consent Calendar was adopted as presented (5-0).

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

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

3. 959 ALPINE DRIVE

Hillside R-1 Permit and Tree Removal Permit (PL1820383)

Request for two Hillside R-1 Permits and a Tree Removal Permit to allow for retaining walls to exceed a cumulative height of 12' and have less than 10' of landscaped separation between walls, export of more than 3,000 cubic yards of earth material, and the removal of 2 protected trees associated with the construction of a new 2-story single-family dwelling with a basement and accessory structures located at 959 Alpine Drive. In addition, the Planning Commission will determine whether the subject project qualifies as an eligible pipeline project under the Basement Ordinance. 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: 959 N Alpine, LCC; Murray D. Fischer
Public Input: Ron Richards

Motion: MOVED by Commissioner Licht, SECONDED by Commissioner Shooshani to continue the item to a date uncertain (5-0).

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

NOES: None

CARRIED

4. 310 NORTH CRESCENT DRIVE

Time Extension for an R-4 Permit (PL1820512)

Request for a one-year Time Extension of an approved R-4 Permit issued pursuant to Beverly Hills Municipal Code (BHMC) §10-3-207 to allow additions to two penthouse units in a multiple-family condominium building with legally nonconforming height. The Project was previously assessed in accordance with the provisions set forth in the California Environmental Quality Act (CEQA), and the Planning Commission previously adopted a Class 1 Categorical Exemption (Existing Facilities) for this Project. The original Class 1 Categorical

Exemption remains the independent judgment of the City, and no additional environmental review is required at this time.

Ex Parte Communications: None

Project Planner: Chloe Chen, Assistant Planner
Project Applicant: 310 Crescent Condos, LLC; Alan Nissel, Stephen P. Webb
Public Input: Mark Elliot

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

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

NOES: None

CARRIED

5. 267 SOUTH BEVERLY DRIVE (URTH CAFFE RESTAURANT)

Renewal of previously approved Open Air Dining Permit, Extended Hours Permit, and Waiver of Parking (PL1900165)

Request to renew an Open Air Dining Permit to allow continued operation of open air dining on private property and on the public right-of-way, an Extended Hours Permit to allow Urth Caffe to continue operating during extended hours in a commercial-residential transition area, and a waiver for 16 code-required parking spaces associated with the open air dining on private property. 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.

Ex Parte Communications: None

Project Planner: Judy Gutierrez, Assistant Planner
Project Applicant: Urth Caffe Associates IV, LLC c/o Shallom Berkman; Victor Corona, David Terushalmi
Public Input: Joe Safier, Laurie and Todd Okum, Phil Savenick, Annette Saleh, Marc Saleh

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

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

NOES: None

CARRIED

The meeting went to recess at 3:10pm, and reconvened at 3:26pm.

6. 400-408 NORTH RODEO DRIVE (CHANEL)

Conditional Use Permit and Development Plan Review (PL1900043)

Request for a Conditional Use Permit to allow an alternative parking facility to meet the parking requirements set forth in the Beverly Hills Municipal Code and a Development Plan Review to allow the construction of a new three-story commercial building with rooftop uses. 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.

Ex Parte Communications: None

Project Planner: Cindy Gordon, AICP, Associate Planner
Project Applicant: TMINE, Inc, Murray Fischer, Ryan McNulty, Ryan Kelly, Adrian Caparella, Robert Dimartni
Public Input: Gilbert Dembo

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

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

NOES: None

CARRIED

The meeting went to recess at 3:58pm, and reconvened at 4:06pm.

7. AMENDING THE SAFETY ELEMENT OF THE CITY OF BEVERLY HILLS GENERAL PLAN TO INCLUDE THE ADOPTED 2017-2022 HAZARD MITIGATION ACTION PLAN

A resolution of the Planning Commission recommending to the City Council the amendment of the Safety Element of the City of Beverly Hills General Plan to include the adopted Hazard Mitigation Action Plan. 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.

Ex Parte Communications: None

Project Planner: Timothea Tway, AICP, Senior Planner
Project Applicant: Meena Janmohamed, Management Analyst
Public Input: City-initiated
Public Input: None

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

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

NOES: None

CARRIED

STUDY SESSION

No items

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 an update on the following:
 - SCAG introduced three options for determination of Regional Housing Needs Assessment (RHNA), and the City is reviewing the options for future implications, including total number of housing units in the region.

8. Upcoming Projects List

- Received and filed

9. 2019 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time:

August 8, 2019 / 4:40 PM

PASSED AND APPROVED THIS 12TH DAY of SEPTEMBER, 2019



Alan Robert Block, Chair