



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

September 26, 2019
1:30 PM

MEETING CALLED TO ORDER

Date/Time: September 26, 2019 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Licht, Gordon, Shooshani, Chair Block
Commissioners Absent: Vice Chair Ostroff
Staff Present: Ryan Gohlich, Masa Alkire, Edgar Arroyo, Chloe Chen, Judy Gutierrez, 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: Kathy Checchi, Lionel Ephraim*, Victor Bardack*, Dr. Woodrow Clark*

*In the interest of time, the Chair allowed speakers for item #5, the Upcoming Projects List, to be heard at the time of non-agenda comments.

APPROVAL OF AGENDA

Absent objection from the Commission, the agenda was approved as presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of September 12, 2019.

Motion: MOVED by Commissioner Gordon, SECONDED by Commissioner Shooshani to adopt the Consent Calendar as presented (4-0-1).

AYES: Commissioners Licht, Gordon, Shooshani, Chair Block

NOES: None
ABSENT: Vice Chair Ostroff

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

No items

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

2. 959 ALPINE DRIVE

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

Request for three Hillside R-1 Permits to: 1) allow for a series of retaining walls to exceed a cumulative height of 12' and have less than 10' of landscaped separation between walls, 2) export of more than 3,000 cubic yards of earth material, and 3) exceed the maximum amount of combined cut and fill permissible for a property in the Hillside Area, and a Tree Removal Permit to allow the removal of 2 protected trees. The requests are associated with the construction of a new 2-story single-family dwelling with a basement and accessory structures located at 959 Alpine 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: Commissioner Gordon disclosed separate phone conversations with Debbie Weiss and Harvey Englander. Commissioner Licht disclosed a meeting with the Levys at the project site, a conversation with Harvey Englander, a conversation with Debbie Weiss, and a conversation with Murray Fischer. Commissioner Shooshani disclosed separate conversations with Harvey Englander and Murray Fischer. Chair Block disclosed speaking separately with Murray Fischer and Harvey Englander, as well as a visit to the project site. All Commissioners advised they remain open-minded on the project.

Project Planner: Edgar Arroyo, Associate Planner
Project Applicant: 959 N Alpine, LLC
Applicant Team: Murray Fischer, Cerise Carleo, Dina Levy, Raymond Levy, Curt Cook, Lennie Liston, Gordon Rattigan, Lisa Smith
Public Input: Michael Marvisi, Barry Bernstein, David Shalom, Payam Kashfian, Jack Shamooilian, Lily Babaooff, Mayra Nourmand, Atoosa Nehourai, Debbie Weiss

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

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

*Commissioner Licht noted that while he voted yes, he has concerns with protected trees being removed.

CARRIED

The Commission took a recess at 3:17 PM.

The Commission reconvened at 3:24 PM.

3. 257 NORTH CANON DRIVE

Open Air Dining Permit and Joint Use Parking Facilities Request (PL1900068)

Request for an Open Air Dining Permit and the joint use of 50% of the parking facilities of a primarily daytime use by a primarily nighttime use to allow the establishment of a new restaurant and associated open air dining areas on public and private property within the southernmost portion of the ground floor tenant space at 257 North Canon 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: Chloe Chen, Assistant Planner
Project Applicant: Steven Bohbot, on behalf of Canon Luxury Buildings, LLC.
Public Input: None

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

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

CARRIED

4. 360 NORTH RODEO DRIVE (LUXE HOTEL)

Conditional Use Permit Amendment (PL1900158)

Request for an amendment to a Conditional Use Permit to allow the conversion of two guestrooms on the fifth floor of the existing hotel's east tower ("Beverly Tower") into a 340 square foot fitness room and a 219 square foot spa treatment room. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider finding the project exempt from further review under CEQA.

Ex Parte Communications: None

Project Planner: Judy Gutierrez, Assistant Planner
Project Applicant: Efrem Harkham, President of Summit Hotel Co., a General Partner of 360 North Rodeo LP
Applicant Team: Adrienne Craig-Aziz, Daniel Clinger
Public Input: None

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

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

*Commissioner Gordon noted while voting yes, she does not agree with the process by which the conversion took place, and would like to have a Study Session discussion brought back regarding fees for conversions and improvements that are done without proper permits.

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - Meeting video is available online

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - Principal Planner Masa Alkire advised the Commission of the following:
 - A Toxic Trash Roundup will take place on Saturday, September 28, 2019 from 9:00 AM – 3:00 PM on West Third Street between Civic Center Drive and Foothill Road.
 - A discussion regarding Mixed-Use development is expected to appear on a City Council Study Session in October 2019.

5. Upcoming Projects List

- Received and filed

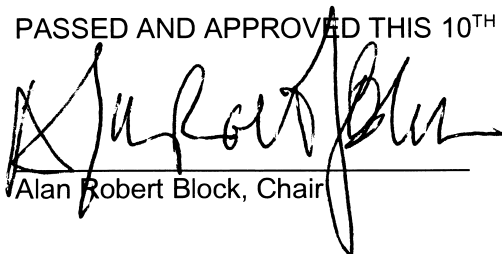
6. 2019 Meeting Schedule

- Received and filed; Chair Block advised he will not be present at the November 14, 2019 meeting.

ADJOURNMENT

Date / Time: September 26, 2019 / 4:22 PM

PASSED AND APPROVED THIS 10TH DAY of OCTOBER, 2019



Alan Robert Block, Chair