



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

October 10, 2019
1:30 PM

MEETING CALLED TO ORDER

Date/Time: October 10, 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, Logan Phillippo, Judy Gutierrez, Alvaro Gomez, 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: None

APPROVAL OF AGENDA

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

BUS TOUR

The Commission will conduct a bus tour of the properties located at 560, 565, and 570 Chalette Drive in consideration of a request for a View Restoration Permit.

The Commission departed for the bus tour at 1:35 PM, and reconvened in Room 280A at 3:16 PM.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of September 26, 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

ABSTAIN: 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. 570 CHALETTE DRIVE

Trousdale View Restoration Permit (PL1820489)

Request for a View Restoration Permit by the View Owner at 570 Chalette Drive to remove five trees and prune two trees located at 560 Chalette Drive (Foliage Owner 1) and remove nine trees and prune nine trees located at 565 Chalette Drive (Foliage Owner 2). 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: Alvaro Gomez, AICP, Assistant Planner

Project Applicant: Allen Yadgari, 570 Chalette Drive LLC, View Owner

Applicant Team: Elisa Paster, Lisa Smith

Foliage Owner 1 Team: No representative present

Foliage Owner 2 Team: David Horvitz, Reuben Green, Carrie Fishman

Public Input: None

The Commission took a recess at 4:18 PM

The Commission reconvened at 4:24 PM

After discussion, the Applicant (View Owner) team requested that the item be temporarily tabled to allow the View Owner team and Foliage Owner 2 team the opportunity to discuss a possible compromise. With the concurrence of the Commission, Chair Block granted the

request and proceeded with the Agenda. Discussion for Agenda item #2 resumed at the conclusion of Agenda item #5.

3. 149-151 SOUTH REXFORD DRIVE

Development Plan Review (PL1820311)

Request for a Development Plan Review to increase the height of an existing multi-family residential building located at 149-151 South Rexford Drive in conjunction with the addition of a new 761 square foot third floor to the existing building located at the rear of the property, resulting in a building height of approximately 30'-6". 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:	Donald Dieser, on behalf of LCAP III, LLC
Applicant Team:	Amit Apel, Omar Santillan
Public Input:	Michele Seipp, Mark Elliot

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

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

CARRIED

4. LOCAL CALIFORNIA ENVIRONMENTAL QUALITY ACT THRESHOLDS OF SIGNIFICANCE FOR TRANSPORTATION IMPACTS AND LOCAL TRANSPORTATION ASSESSMENT GUIDELINES

A Resolution of the Planning Commission to adopt new California Environmental Quality Act (CEQA) transportation impact thresholds that are compliant with state law and to adopt new Local Transportation Assessment Guidelines requiring intersection operation and local street segment information as part of the City's project review process. Pursuant to the provisions set forth in CEQA, the Planning Commission will also consider finding the project exempt from further review under CEQA.

Ex Parte Communications: None

Project Planner:	Masa Alkire, AICP, Principal Planner
Project Applicant:	City Initiated
Public Input:	Mark Elliot

Motion: MOVED by Commissioner Gordon, 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. 8423 WILSHIRE BOULEVARD

Acquisition of City Property

Planning Commission review of proposed acquisition of land for conformity with the General Plan. 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: Commissioner Gordon disclosed having a conversation with Mayor Mirisch regarding this item.

Project Planner: Logan Phillippo, Policy and Management Analyst, City Manager's Office

Project Applicant: City Initiated Project

Public Input: Steve Mayer

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

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

NOES: None

CARRIED

The Commission resumed the discussion of Item #2, 570 Chalette Drive

2. 570 CHALETTE DRIVE

Trousdale View Restoration Permit (PL1820489)

Request for a View Restoration Permit by the View Owner at 570 Chalette Drive to remove five trees and prune two trees located at 560 Chalette Drive (Foliage Owner 1) and remove nine trees and prune nine trees located at 565 Chalette Drive (Foliage Owner 2). 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.

The Applicant (View Owner) team requested that the item be continued to the next Planning Commission meeting on October 24, 2019. The two teams communicated that a tentative mutual agreement has been reached. A list detailing the extent of tree trimming to take place on Foliage Owner 2's property, along with the timeline in which it will happen, will be submitted to City staff by Monday, October 14, 2019.

Chair Block requested that City staff provide written notice to Foliage Owner 1, advising that if an agreement is not reached with the View Owner, the Commission will make a decision at the Planning Commission meeting on October 24, 2019 regarding the trees on that property.

Motion: MOVED by Vice Chair Ostroff, SECONDED by Commissioner Licht to continue the item to the October 24, 2019 Planning Commission meeting (5-0).

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

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- In response to a discussion at a previous meeting regarding the clarity of the City's public notice envelopes, Commissioner Licht showed an envelope that he had received in the mail, calling attention to the red text on the envelope, which caught his attention.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich advised the Commission of the following:
 - Mayor Mirisch has requested that a City Council / Planning Commission Liaison Committee meeting be scheduled to continue the Mixed Use discussion
 - Discussion continues regarding the Development Agreement for the project at 9908 South Santa Monica Boulevard (commonly referred to as the Friars Club site).

6. Upcoming Projects List

- Received and filed

7. Building Permit Report – September

- Received and filed

8. 2019 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: October 10, 2019 / 6:21 PM

PASSED AND APPROVED THIS 24TH DAY OF OCTOBER, 2019



Alan Robert Block, Chair