



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

February 13, 2020
1:30 PM

MEETING CALLED TO ORDER

Date/Time: February 13, 2020 / 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, Timothea Tway, Mark Odell, 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: Tom Roberts

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 January 23, 2020.

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

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

NOES: None

CARRIED

2. CONSIDERATION OF MINUTES

Consideration of Minutes of the All-Commission special meeting of January 21, 2020.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

3. ZONE TEXT AMENDMENT TO MODIFY PUBLIC NOTIFICATION REQUIREMENTS FOR CERTAIN PLANNING APPLICATIONS

A draft ordinance of the City of Beverly Hills to modify the public notice requirements for discretionary planning applications contained in Article 2.5 of Chapter 3, Title 10 of the Beverly Hills Municipal Code (BHMC). 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
Public Input: Murray Fischer, Steve Mayer, Mark Elliot, Maggie Schaffer, Chris Rallo, Debbie Weiss

Motion: MOVED by Commissioner Licht, SECONDED by Commissioner Shooshani to continue the item to the April 23, 2020 Planning Commission regular meeting (5-0).

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

CARRIED

The Commission took a recess at 2:46 PM

The Commission reconvened at 2:53 PM

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

4. 901 WHITTIER DRIVE

Appeal of a Design Review Commission Decision (PL1820274)

Appeal of a Design Review Commission decision denying a request for a Design Review Permit to allow for the construction of a new two-story single-family residence, located on a corner lot in the Central Area of the City, north of Santa Monica 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: Vice Chair Ostroff disclosed a conversation with Design Review Commission Chair Barry Bernstein to clarify which of the required findings the Design Review Commission was unable to make when reviewing the project.

Project Planner:	Mark Odell, Urban Designer
Project Applicant:	Denmix III, LLC
Project Representatives:	John Ruzicka, Architect, Jane Orlova
Public Input:	Barry Bernstein – Design Review Commission Chair, Ilona Sherman, Bruce Massman, Tom Roberts

Motion:	MOVED by Commissioner Gordon, SECONDED by Commissioner Licht to direct staff to prepare a resolution memorializing the Planning Commission's decision to uphold the decision of the Design Review Commission, noting the inability to make four of the five required findings (5-0).
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AYES:	Commissioners Licht, Gordon, Shooshani, Vice Chair Ostroff, Chair Block
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NOES:	None
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CARRIED

5. 9900 WILSHIRE BOULEVARD

Development Agreement Amendment (PL2000032)

Planning Commission consideration of proposed amendments to a Development Agreement associated with the Specific Plan located at 9900 Wilshire 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: Vice Chair Ostroff disclosed a meeting with Mr. Alagem and Mr. Englander, as well as a conversation with Mr. Kahan, regarding the reasons for their request.

Commissioner Licht noted the proximity of both his office and his home to the Hilton project site at 9876 Wilshire Boulevard. The project site at 9900 Wilshire Boulevard is more than 1,000 feet from both his home and office, thus warranting no analysis of potential financial impact for this request, under FPPC regulations regarding Conflicts of Interest.

Project Planner:	Ryan Gohlich, AICP, City Planner
Project Applicant:	BH Luxury Residences, LLC
Project Representatives:	Benjamin Hanelin, Ted Kahan

Public Input: Bennett Ross, Tom Roberts

The Commission took a recess at 4:40 PM to allow Assistant City Attorney David Snow time to draft amended resolution language.

The Commission reconvened at 4:47 PM.

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

**6. 9876 WILSHIRE BOULEVARD (BEVERLY HILTON SPECIFIC PLAN)
Development Agreement Amendment (PL2000032)**

Planning Commission consideration of proposed amendments to a Development Agreement associated with the Specific Plan located at 9900 Wilshire 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: Vice Chair Ostroff noted his disclosures for the project at 9900 Wilshire Boulevard apply this request as well.

Commissioner Licht disclosed that his leased office space is within 500 feet of the Hilton site, but due to its nature, the request does not have a reasonably foreseeable material effect on his leasehold interests. Additionally, his residence is approximately 994 feet from the Hilton property. Under Fair Political Practices Commission (FPPC) regulations, he has considered whether the proposed Development Agreement Amendment would impact his property, taking into account any potential impacts to the residence, development potential, income-producing potential, highest and best use, character by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, or air quality; and market value. He does not feel the requested Development Agreement Amendment will have any material impact on any of the aforementioned factors, and believes he can participate in the consideration of the matter.

Project Planner: Ryan Gohlich, AICP, City Planner
Project Applicant: Oasis West Realty, LLC
Project Representatives: Benjamin Hanelin, Ted Kahan
Public Input: Comments provided by Bennett Ross and Tom Roberts regarding the project at 9900 Wilshire Boulevard also apply to this project.

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

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - This item was not discussed; meeting video is available online

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich advised the Commission of the following:
 - The anticipated final documents regarding the project at 9908 South Santa Monica Boulevard, commonly referred to as the Friars Club Project, will be considered by the City Council at its formal meeting on Tuesday, February 18, 2020.
 - The Development Agreement amendments for the projects at 9900 and 9876 Wilshire Boulevard will also be considered by the City Council at its February 18, 2020 formal meeting.

7. Upcoming Projects List

- Public Input: Steve Mayer
- Received and filed

8. Building Permit Report – January

- Received and filed

9. 2020 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: February 13, 2020 / 5:07 PM

PASSED AND APPROVED THIS 27TH DAY OF FEBRUARY, 2020



Alan Robert Block, Chair