



CITY OF BEVERLY HILLS
Council Chamber
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION REGULAR MEETING

MINUTES

March 12, 2020
1:30 PM

MEETING CALLED TO ORDER

Date/Time: March 12, 2020 / 1:30 PM

PLEDGE OF ALLEGIANCE

City Planner Ryan Gohlich advised the Commission and members of the public that, per the direction of the Los Angeles County Department of Health, social distancing measures are currently in practice. Seating cards have been placed, encouraging those in the audience to leave space between each other, and compliance with the guidelines is appreciated. Commission meetings are aired live on Beverly Hills Cable Channel 10, and also streamed live on the City's website.

ROLL CALL

Commissioners Present: Commissioners Gordon, Shooshani, Vice Chair Ostroff, Chair Block
Commissioners Absent: Commissioner Licht
Staff Present: Ryan Gohlich, Timothea Tway, 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: Mary Kam, Steve Mayer

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 February 27, 2020.

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Vice Chair Ostroff requested an amendment to the minutes as written, however in a straw poll, the Commission was evenly split on whether or not to make the amendment. The item was continued to the next meeting at which the full Commission will be present.

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 901 WHITTIER DRIVE

Resolution Denying an R-1 Design Review Permit (PL1820274)

Resolution of the Planning Commission denying a request for a Design Review Permit to allow 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.

Ex Parte Communications: None

Project Planner:	Ryan Gohlich, AICP, City Planner
Project Applicant:	Denmix III, LLC
Project Representative:	John Ruzicka, Architect
Public Input:	None

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

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

CARRIED

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

3. 615 NORTH CANON DRIVE

Central R-1 Permit (PL1900428)

A request for a Central R-1 Permit to allow the construction of a new single-story accessory building to exceed 14'0" in height within a required side and rear yard setback. 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:	ALJA Partners, Inc.
Project Representative:	William Mungall, AIA; Malvin Hwee (c/o Landry Design Group)
Public Input:	None

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

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

NOES: None

ABSENT: Commissioner Licht

CARRIED

**4. 620 NORTH ALPINE DRIVE
Central R-1 Permit (PL1900428)**

A request for a Minor Accommodation and Central R-1 Permit to allow the construction of a 918 square foot two-story accessory structure that exceeds 14'-0" in height and is located within the required side and rear yard setbacks, and to allow additional floor area over the maximum allowable floor area for the property located at 620 North Alpine Drive. Pursuant to the provisions set for the 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: Judy Guterrez, Assistant Planner
Project Applicant: Sassover Revocable Trust, Moshe and Helen O. Sassover
Project Representative: David Stone, Tim Barter, Ltd.
Public Input: None

Motion: MOVED by Commissioner Gordon, SECONDED by Commissioner Shooshani to direct staff to prepare a resolution memorializing the Commission's findings, to be brought back at the March 26, 2020 Planning Commission regular meeting (4-0-1).

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

NOES: None

ABSENT: Commissioner Licht

CARRIED

Citing residency on the project's hauling route, Commissioner Gordon recused from item #5, and left the meeting at 3:01 PM. Commissioner Gordon also requested a formal advice letter from the Fair Political Practices Commission (FPPC) if the item returns to the Planning Commission for potential action or direction.

The Commission took a recess at 3:01 PM.

The Commission reconvened at 3:21 PM.

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STUDY SESSION

5. 1006 PAMELA DRIVE

Request by the Planning Commission to discuss opportunities for the Planning Commission to review the Project located at 1006 Pamela Drive

Ex Parte Communications: None

Project Planner: Ryan Gohlich, AICP, City Planner
Public Input: Jack Rubens, Al Checchi, Kathy Checchi, Dr. Behrooz and Angel Broukhim, Debbie Weiss, Yossi Noudel, William Hefner, Lisa Smith, Leonid Smirnov, Damian O'Hara

The Commission received the staff report and public comment. Due to the City Attorney's current review of potentially appealable elements of the project, and because the City Council has not yet discussed the possibility of hearing the appeal of the item, the Planning Commission is currently limited to receiving comments, and is thus unable to take any action or provide direction on this item.

Communications from the Commission were heard prior to Item #5.

COMMUNICATIONS FROM THE COMMISSION

- Vice Chair Ostroff noted the desire for more public involvement in the course of major development projects, as well as more proactive work in general by the Planning Commission. Chair Block noted that on occasion, larger projects have been presented to the Commission as preview items, at which time the Commission could provide comments before the final version of the project is brought forward to request its entitlements.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich advised the Commission of the following:
 - The City continues to monitor the pandemic closely; several City events have been cancelled. Updated information related to the pandemic is available on the City's website - beverlyhills.org/novelcoronavirus
 - Many City services, such as electronic plan review, are available online, and staff remains available via phone or email. All Commission and City Council meetings are also available for viewing on the City's cable channel, BHTV10, and can also be viewed via livestream or on demand on the City's website.

6. Upcoming Projects List

- Received and filed

7. Building Permit Report – February

- Received and filed

8. 2020 Meeting Schedule

- Received and filed; the April 9, 2020 regular meeting will be cancelled

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ADJOURNMENT

Date / Time: March 12, 2020 / 5:28 PM

PASSED AND APPROVED THIS 21ST DAY OF MAY, 2020

Alan Block

Alan Robert Block, Chair