



CITY OF BEVERLY HILLS
Telephonic / Video Conference Meeting
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION REGULAR MEETING

MINUTES

January 14, 2021
1:30 PM

MEETING CALLED TO ORDER

Date/Time: January 14, 2021 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Demeter, Hudnut, Licht, Chair Ostroff
Commissioners Absent: Vice Chair Gordon
Staff Present: Ryan Gohlich, Timothea Tway, Judy Gutierrez, Jason Caraveo, 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: Steve Mayer, Murray Fischer*

**Murray Fischer's input was received at the end of the meeting, following City Planner Updates.*

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 December 10, 2020.

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

AYES: Commissioners Demeter, Hudnut, Licht, Chair Ostroff

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NOES: None
ABSENT: Vice Chair Gordon

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

No items

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

2. 184 NORTH CANON DRIVE

Extended Hours Permit (PL2000269)

Request for an Extended Hours Permit to allow extended hours operation of a proposed new restaurant (Nusr-Et Steakhouse) located in an existing restaurant building at 184 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: Commissioner Licht disclosed a conversation with Applicant representative Murray Fischer.

Project Planner: Jason Caraveo, Assistant Planner
Project Applicant: Naki Ufuk Soyuturk, Christy L. Reuter, Esq (Nusret BH LLC)
Project Representative: Steven J. Magnus, Iron Bridge Consulting; Gregory Villegas, WATG Architects
Public Input: None

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

AYES: Commissioners Demeter, Hudnut, Licht, Chair Ostroff
NOES: None
ABSENT: Vice Chair Gordon

CARRIED

3. 245 NORTH BEVERLY DRIVE

Planned Development Amendment and Open Air Dining Permit (PL2000333)

Request for a Planned Development amendment to allow an increase in restaurant area in excess of 6% of the total gross square footage of the building and a request for an Open Air Dining Permit associated with the establishment of a new restaurant (Sweetgreen) on the ground floor of the building located at 245 North Beverly Drive. Pursuant to the provisions set

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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, Associate Planner
Project Applicant: Teresa Chauvin and Buniel Chang (Lincoln Property Company) on behalf of owner, Beverly Wilshire Owner, LP
Project Representative: David Untarya, Saaia Architects
Public Input: None

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

AYES: Commissioners Demeter, Hudnut, Licht, Chair Ostroff
NOES: None
ABSENT: Vice Chair Gordon

CARRIED

4. **55 NORTH LA CIENEGA BOULEVARD**

Zoning Amendment, Zone Text Amendment, Planned Development and General Plan Amendment (PL1607138)

A request for a Zoning Amendment, Zone Text Amendment, Planned Development, and General Plan Amendment, to allow the construction of an eight-story hotel with five levels of subterranean parking at 55 North La Cienega 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: Chair Ostroff disclosed having a number of conversations with property owner Abraham Assil.

Project Planner: Timothea Tway, AICP, Principal Planner
Project Applicant: Abraham Assil, 55 Del Norte LLC
Public Input: Laurie Lande, Jonah Breslau, Pamela Kohanchi, Cosimo Pizzulli, Despina Bravos, Darian Bojeaux, Shirin Lavi, Marilyn Hendlish, Sherol and Shawn Manavi

Motion: MOVED by Commissioner Hudnut, SECONDED by Commissioner Demeter to direct staff to prepare a resolution memorializing the Planning Commission's decision to deny the requested Zoning Amendment, Zone Text Amendment, Planned Development, and General Plan Amendment (4-0-1).

AYES: Commissioners Demeter, Hudnut, Licht, Chair Ostroff
NOES: None
ABSENT: Vice Chair Gordon

CARRIED

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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 City Council voted to uphold the Planning Commission's October 22, 2020 decision to deny a lot line adjustment for the property located at 1034 Hillcrest Road. A resolution memorializing the City Council's decision will be presented for adoption at the meeting on January 26, 2021. The City Council also directed staff to prepare a draft Ordinance for consideration that establishes new regulations regarding lot line adjustments for properties located on the City's borders; this Ordinance will also be presented at the January 26, 2021 formal meeting.
 - Also at the January 26, 2021 City Council meeting, staff will present the request for a Historic Incentive Permit and associated entitlements, as well as formal consideration of a Landmark Nomination for the property located at 1033 Woodland Drive.

5. Current Planning Projects List

- Received and filed

6. Building Permit Report - December

- Received and filed

7. 2021 Meeting Schedule

- Received and filed; the meeting on January 28, 2021 will only have an evening session, beginning at 7:00 PM.

ADJOURNMENT

Date / Time: January 14, 2021 / 4:22 PM

PASSED AND APPROVED THIS 28TH DAY OF JANUARY, 2021

Peter Ostroff

Peter I. Ostroff, Chair