



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

PLANNING COMMISSION REGULAR MEETING

SYNOPSIS

August 27, 2020
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 27, 2020 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Demeter, Hudnut, Licht, Vice Chair Gordon, Chair Ostroff
Commissioners Absent: None
Staff Present: Ryan Gohlich, Timothea Tway, Juan Arauz, 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.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of August 13, 2020.

Motion: MOVED by Commissioner Hudnut, SECONDED by Vice Chair Gordon to adopt the Consent Calendar as presented (5-0).

AYES: Commissioners Demeter, Hudnut, Licht, Vice Chair Gordon, Chair Ostroff

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

No items

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

Vice Chair Gordon advised that her residence is within 500-1000 feet of the property at 1506 Lexington Road. In consultation with the City Attorney's office, she has determined that the requested entitlements will not affect her property in the following areas: development potential; income-producing potential; highest and best use; character by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, air quality, or market value; and she will continue in the participation of the item.

2. 1506 LEXINGTON ROAD

Amendments to Hillside R-1 Permits (PL2000211)

Request for amendments to previously approved Hillside R-1 Permits to allow for the expansion of an approved open-sided cabana to cover 4,050 square feet in area; the addition of roof canopies over approved exterior stairs; and floor plan changes to the approved subterranean parking garage. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning commission will also consider finding the amended project exempt from further review under CEQA.

Ex Parte Communications: Chair Ostroff disclosed a conversation with Steve Webb, who may represent a neighbor of the project.

Project Planner: Juan Arauz, AICP, Associate Planner
Project Applicant: Gabbay Architects, on behalf of Ming Hsieh
Public Input: Steve Mayer, Manouchehr Benjy

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

AYES: Commissioners Demeter, Hudnut, Licht, Vice Chair Gordon, Chair Ostroff

NOES: None

CARRIED

STUDY SESSION

3. 128 AND 130 SOUTH CARSON ROAD REZONE PROJECT

Ad Hoc Committee Report to Planning Commission

Study Session to provide the Planning Commission with an opportunity to consider a report from the Carson Road Ad Hoc Committee regarding the potential rezoning of parcels located at 128 and 130 South Carson Road.

Ex Parte Communications: Chair Ostroff disclosed conversations with the owner of one of the subject properties.

Project Planner:	Timothea Tway, AICP, Senior Planner
Project Applicant:	City Initiated Project
Property Owners:	Eileen Finizza, Mary Kamrani
Public Input:	Lisa Wolfe, Gina and David Seidel, Marcia Drantch, Nayereh Khankhanian, Donald and Julie Fluegel, Jill Egerman, Ronon Mintz, Colleen Strenshein, Anita Sherman, Anthony Mayorkas, Andi Orland

The Commission received the staff report, the oral report of the Ad Hoc Committee, which is comprised of Commissioner Demeter and Vice Chair Gordon, and public comment. After discussion, the Commission supported the recommendation of the Ad Hoc Committee to decline to rezone the two parcels, and to consider the request as part of a holistic study of zoning in the City. A motion was made to memorialize the Commission's decision.

Motion:	MOVED by Vice Chair Gordon, SECONDED by Commissioner Demeter to accept the Ad Hoc Committee's recommendation to not rezone the parcels at this time, and to conclude the City-initiated project to study the two parcels with regard to rezoning (5-0).
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AYES:	Commissioners Demeter, Hudnut, Licht, Vice Chair Gordon, Chair Ostroff
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NOES:	None
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CARRIED

COMMUNICATIONS FROM THE COMMISSION

- None

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich advised the Commission of the following:
 - The Mixed-Use item will be presented to the City Council in October. Staff is organizing an educational workshop, which will take place prior to the item being presented to the City Council, to ensure that the community has a correct understanding of the Mixed Use Ordinance.

- A Planning Commission / City Council Liaison Committee meeting took place on August 19, 2020, at which time the Committee discussed two development projects, as well as the possibility of revisiting the medical use ordinance to determine if changes to the ordinance are warranted. A discussion of potential changes will take place at an upcoming City Council Study Session.
- The next Planning Commission Study Session discussion regarding the housing element update is expected to take place at the Commission's October 8, 2020 meeting.

4. Current Planning Projects List

- Received and filed

5. 2020 Meeting Schedule

- Received and filed; the September 10, 2020 regular meeting has been cancelled.

ADJOURNMENT

Date / Time: August 27, 2020 / 4:20 PM