

DRAFT

MINUTES OF

OCTOBER 8, 2009

**CITY OF BEVERLY HILLS
455 N. Rexford Drive
Beverly Hills, California 90210
CITY COUNCIL CHAMBERS
ROOM 280-A**

**PLANNING COMMISSION SPECIAL MEETING
October 8, 2009
2:30 PM**

MINUTES

OPEN MEETING

ROLL CALL AT 2:35 PM

Commissioners Present: Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

Commissioners Absent: None.

Staff Present: J. Lait, D. Reyes, P. Noonan, J. Stevens (Department of Community Development); D. Snow (City Attorney's Office).

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE

None.

DISCUSSION ITEMS

- 1. General Plan Amendments – Step One Goal and Policy Matrix**
Presentation and discussion of the Step One General Plan Amendment Matrix. This document includes all goals and policies to be included in Step One. No new goals or policies are included in this document, but existing General Plan Policies which are to remain unchanged are incorporated.

Associated Planner Noonan noted that a few Commissioners had provided grammatical corrections to him, which would be included in the final document. The Commissioners provided minor corrections to the draft document and Mr. Noonan stated he would provide a corrected copy of the matrix and a clean copy of the existing plans, policies and goals. He noted that the discussion at this meeting concluded the review of Step One language.

City Planner Lait announced that staff was preparing a negative declaration for these goals and policies which would be released in the next week and public comments would be received for the requisite period, after which a resolution recommending adoption by the City Council would be brought to the Planning Commission for action; probably the second meeting in November.

COMMUNICATIONS FROM THE COMMISSION

COMMUNICATIONS FROM THE CITY PLANNER

2. Upcoming Meeting Schedule

City Planner Lait listed the cases slated to come before the Commission on the next agenda and stated there would be a discussion item on Commercial Common Interest Developments.

3. Active Case List

THE MEETING WAS ADJOURNED AT 4:35 PM.

PASSED AND APPROVED THIS 8th DAY OF APRIL, 2010.

Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

DRAFT

MINUTES OF

OCTOBER 22, 2009

**CITY OF BEVERLY HILLS
455 N. Rexford Drive
Beverly Hills, California 90210
Room 280-A**

**PLANNING COMMISSION MEETING
October 22, 2009
1:30 PM**

MINUTES

OPEN MEETING

ROLL CALL AT 1:35 PM.

Commissioners Present: Corman, Furie, Yukelson, and Chair Cole.

Commissioners Absent: Vice Chair Bosse.

Staff Present: J. Lait, D. Reyes R. Naziri, G. Millican, J. Stevens (Department of Community Development); D. Snow (City Attorney's Office).

APPROVAL OF AGENDA

The Chair noted a request was received from resident M. Fischer to move items 4 and 5 before Item 3. Hearing no objection she ordered the agenda approved with that change.

COMMUNICATIONS FROM THE AUDIENCE

None.

BUS TOUR

Assemble at the 450 North Crescent Drive entrance to City Hall. The Planning Commission will visit *145 South Camden Drive*.

The meeting recessed to a bus tour at 1:45 pm and reconvened at 2:40 pm with the same Commissioners noted in the roll call present.

CONSIDERATION OF MINUTES

1. Consideration of the Minutes of the Planning Commission Meetings of:

- **March 24, 2009**
- **April 16, 2009**
- **May 14, 2009**
- **May 28, 2009**
- **June 11, 2009**
- **June 25, 2009**

ACTION:

Moved by Commissioner Furie and seconded by Commissioner Corman.

That the minutes of March 24, April 16, May 14, May 23, June 11, and June 25, 2009 be adopted as amended.

AYES: Commissioners Corman, Furie, Yukelson, and Chair Cole.

NOES: None.

ABSENT: Vice Chair Bosse.

CARRIED.

OLD BUSINESS

2. 8767 Wilshire Boulevard (Applicant: Alex DeGood)

A resolution denying an amendment to a previously approved Development Plan Review Permit to amend the existing conditions of approval to allow medical and pharmacy uses and a restaurant or sundry shop designed primarily to serve tenants of the building. The amendment would have also eliminated 51 parking spaces currently required to be made available for public use. (Associate Planner: Georgana Millican).

Associate Planner Millican provided a summary of the resolution before the Commission.

Commissioner Corman questioned information in a letter from the applicant received on October 21 and stated he was in favor of continuing this matter to allow the applicant time to provide the legal authority that their statements were predicated on. The consensus of the Commission was that they had not had sufficient time to analyze the information provided or confer with the City Attorney and they could support the request to continue this item.

Ben Resnick, representing the applicant, addressed the Commission and stated that the letter was submitted within 24 hours of having received the resolution. He stated these are findings that the Commission is being asked to make and it is very logical, there needs to be substantial evidence in the record to support the findings.

ACTION:

Moved by Commissioner Corman and seconded by Commissioner Furie.

That consideration of this project be continued to the meeting scheduled on November 19, 2010.

AYES: Commissioners Corman, Furie, Yukelson, and Chair Cole.

NOES: None.

ABSENT: Vice Chair Bosse.

CARRIED.

TAKEN OUT OF ORDER:

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

- 4. General Plan Amendment–Commercial Common Interest Developments**
The Planning Commission will consider adding a policy to the General Plan and/or a Zoning Code amendment that would prohibit common interest subdivisions (e.g. condominiums and stock cooperatives) in the City's commercial districts. (Staff recommends that this item be continued to November 3, 2009).

Consideration of this matter was continued to November 3, 2009, by order of the Chair.

DISCUSSION ITEMS

- 5.** Formation of a subcommittee of the Planning Commission regarding the proposed 13-unit condominium project located at 9936 Durant Drive.

Principal Planner Reyes noted that the applicant had requested meeting with a subcommittee of Commission members to receive comments on the proposed project. The Chair appointed Commissioners Furie and Yukelson to a subcommittee to meet with the applicant.

RETURN TO ORDER.

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

3. **145 -147 ½ South Camden Drive** (Applicant: Terry Riley)
A Development Plan Review Permit and Tentative Parcel Map No. 69959 to allow the conversion of an existing three-unit apartment building to a condominium building. (Senior Planner: Rita Naziri).

Senior Planner Naziri provided a summary of the staff report and it was made a part of the record. She reviewed the zoning issues which include the side and rear setbacks and the parking, and the staff recommendations on the waivers requested.

Plan Review Engineer Skosnick was present and responded to questions from the Commission, stating the electrical system had been upgraded in 1984 for each unit, and the plumbing had been replaced with copper, and the roof on both the building and the garage structure was replaced in 1998.

Comments in support of the project were heard from residents Sharon McCall and Gary Davis. The architect, Doug Lindfors was present to answer any questions the Commission might have.

The Commission concurred that this building is character contributing and requested that conditions be added to require a budget for proper maintenance and operation of common facilities and areas be submitted to the Director of Community Development or designee, that Disabled Access Requirements (ADA) be waived with a condition that to the extent determined by the City Building Official the building shall comply with ADA access requirements, and that in the event the walls are opened for any reason, they be reconstructed with insulation and sound attenuation measures to the extent feasible.

ACTION:

Moved by Commissioner Furie and seconded by Commissioner Corman.

That the amended resolution conditionally approving a Development Plan Review and Tentative Parcel Map No.69959 to allow the conversion of an existing three-unit apartment building to a condominium building be adopted.

AYES: Commissioners Corman, Furie, Yukelson, and Chair Cole.

NOES: None.

ABSENT: Vice Chair Bosse.

CARRIED.

Assistant Attorney Snow noted that decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office and an appeal fee would apply.

DISCUSSION ITEMS

COMMUNICATIONS FROM THE COMMISSION

COMMUNICATIONS FROM THE CITY PLANNER

Senior Planner Reyes noted the applicant for 9936 Durant Drive had requested a subcommittee of the Commission to work with regarding a proposed 13-unit condominium project. The Chair appointed Commissioners Furie and Yukelson to this subcommittee.

6. Upcoming Meeting Schedule

7. Active Case List

THE MEETING WAS ADJOURNED AT 4:20 PM.

PASSED AND APPROVED THIS 8th DAY OF APRIL, 2010.

Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

DRAFT

MINUTES OF

NOVEMBER 3, 2009

**CITY OF BEVERLY HILLS
455 N. Rexford Drive
Beverly Hills, California 90210
Room 280-A**

**PLANNING COMMISSION SPECIAL MEETING
November 3, 2009
1:30 PM**

MINUTES

OPEN MEETING

ROLL CALL AT 1:45 PM

Commissioners Present: Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

Commissioners Absent: None.

Staff Present: J. Lait, D. Reyes, M. McGrath, P. Noonan, J. Stevens (Department of Community Development); Aaron Kunz (Department off Public Works); D. Snow (City Attorney's Office).

APPROVAL OF AGENDA

The Agenda was approved by order of the Chair.

COMMUNICATIONS FROM THE AUDIENCE

BUS TOUR

No Bus Tour was taken.

CONSIDERATION OF MINUTES

None

OLD BUSINESS

None

DISCUSSION ITEM

1. Metro Westside Subway Extension

Oral report regarding upcoming meetings and status of the potential subway expansion by Transportation Division Manager Aaron Kunz.

Transportation Division Manager Kunz provided a summary of recent meetings of the Metro Board regarding the Westside Subway Extension. He announced that in November the Metro Board approved the long range transportation plan which included the subway going to Fairfax in 2019 and Century City in 2026. He also announced a community meeting on November 4 in the Municipal Gallery at the City of Beverly Hills' City Hall and stated it would be important for members of the community to be present and voice preferences for locating portals and any concerns regarding the Subway Extension, so that the comments would be on the record. Mr. Kunz responded to questions from the Commission regarding the locations proposed for portals, funding sources, and the City's role in design of the portals. He noted the City could invest in the infrastructure to provide amenities such as shops and restaurants for a mezzanine at the portal(s) and that City staff is preparing further information for the City Council regarding property acquisition, staging locations, and priorities.

Steve Webb, representing himself, urged the Commission to attend the meeting on November 4, and stated it is important that the MTA staff see that this community is engaged in the process. He added that the questions which were asked of Mr. Kunz are questions that should be asked of the MTA staff so they will have them in the record. Mr. Webb stated his belief that the Subway Extension will move a lot faster than expected because there is a confluence of political interests that want to see it done in ten years.

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

2. General Plan/Zoning Code Amendment: Commercial Common Interest Development

The Planning Commission will consider adding a policy to the General Plan and/or a Zoning Code Amendment that would prohibit nonresidential common interest subdivisions (e.g. commercial condominiums and stock cooperatives). (Senior Planner: Michele McGrath).

Michele McGrath noted this hearing is a continuation of the hearing on Common Interest Development (CID), which was last considered at the July 23 meeting of the Planning Commission. She summarized the additional information requested by the Commission on July 23. Ms. McGrath summarized the staff report and stated that additional letters and an email were received after the meeting packet was sent out. Copies of these items were on the dais for each Commissioner. Ms. McGrath answered questions from the commission.

Murray Fischer, representing Beverly Hills Properties (BHP), a subsidiary of Cape Horn Group, expressed opposition to the staff recommendation that commercial CID should be prohibited because it would be too limiting on developers and would have a negative impact on attracting commercial business into the City. Mr. Fischer noted that the vacancy rate for office rentals is currently higher in Beverly Hills than in other Westside cities. He noted that a bound report had been provided to the Commission in response to questions raised at the July 23 hearing, and stated he would be happy to answer any questions.

Steve Webb, representing Cape Horn Group, stated the staff recommendation is unwarranted. He suggested that commercial CIDs would allow another opportunity to attract businesses into the community which would have a positive, not negative, impact; and that the rental rates would be stabilized by the decreased vacancy rate. He urged the Commission to consider the short-term and not prohibit CIDs. He stated the General Plan process could take two years and during that time the ability to convert a moderate amount of rental space to CID should be allowed. He suggested a cap on the size of building eligible for conversion, and noted the Commission has discretion to place conditions on any Development Plan Review before them.

Chris Bonbright, Real Estate Consultant and representing Beverly Hills Properties, a division of Cape Horn Group, stated that a lot of prestige is associated with Beverly Hills, and it is a community that could support a healthy and dynamic market for office space CIDs. He noted there are a large number of locally owned businesses in the community that would benefit from this product and when a local business person comes to a community and makes an investment, they are likely to become an active participant in the community.

Responding to a question from the Commission, Mr. Bonbright stated that because of the slow nature of the market today, the potential projects that would come before the Commission would not be significant and probably would not eclipse 10 percent of the market at any time. He also described his experience owning an office CID in a neighboring city and added that in regard to the issue of development, the ability to get all of the individual owners out if someone wanted to come in and develop a property wasn't that different than a large building with ten leases – which is just as tied up because the tenants are in control and could have a 10-year lease with a 10-year option.

Eduardo Romero, one of the owners of Cape Horn Group, stated there should be a way to ensure that the City does not lose revenue because of commercial CIDs. Mr. Romero commented that the high price of a Class A office condominium makes it a niche market. People who make a \$3 million investment will be financially and professionally linked to that investment. He described the typical square footage of such condominiums and stated the neighboring owners can trade among themselves when they find a need to expand or down-size; that is what has happened in Chicago and Miami. Mr. Romero explained that the

commercial condominium business is conducted by a group that is entrepreneurial and would make every effort for it successful for the City and for themselves.

The Commission concurred that further study was warranted to provide a framework for review of commercial CIDs at this time and that a more in-depth study would be done as part of Phase 2 of the General Plan Update.

City Planner Lait stated staff would return in January with a response to the comments received from the Commission and at that time provide a scope of work based on staff time and the issues remaining.

SUBCOMMITTEE REPORTS

Consideration and/or establishment of new policy or project-related Planning Commission subcommittees and reports from existing subcommittees:

- a. 9936 Durant Drive (existing subcommittee)
No report was made due to time constraints.
- b. 9230 Wilshire Boulevard - Lexus Dealership (contemplated subcommittee)
The Commission concurred that a project preview before the entire Commission should occur prior to formation of a subcommittee.
- c. Hillside / Trousdale - View Preservation (contemplated sub-committee)

Consideration of this matter was continued to the next meeting by order of the Chair.

COMMUNICATIONS FROM THE COMMISSION

None.

COMMUNICATIONS FROM THE CITY PLANNER

3. **Upcoming Meeting Schedule**
4. **Active Case List**

THE MEETING WAS ADJOURNED AT 5:47 PM

PASSED AND APPROVED THIS 8TH DAY OF APRIL, 2010.

Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

DRAFT

MINUTES OF

NOVEMBER 19, 2009

**CITY OF BEVERLY HILLS
Beverly Hills, California 90210
Council Chambers and Room 280-B
and
Rockefeller Center
1270 Avenue of the Americas, 9th Floor Conference Room
New York, NY (via teleconference)**

PLANNING COMMISSION SPECIAL MEETING

November 19, 2009

1:30 PM (All Times Pacific Standard**)**

MINUTES

OPEN MEETING

The meeting was opened at 1:45pm in City Council Chambers Room 280-B for a project preview. Commissioners Corman, Furie, Chair Cole, and Vice Chair Bosse were present. Commissioner Yukelson did not participate.

ROLL CALL AT 2:40PM

Commissioners Present: Corman, Furie, Yukelson (present via teleconference for Item 1), Vice Chair Bosse and Chair Cole.

Commissioners Absent: None.

Staff Present: J. Lait, D. Reyes, R. Gohlich, S. Rojeman, I. Nguyen, L. Sakurai, R. Naziri, M. McGrath, G. Millican, D. Jerex, J. Stevens (Department of Community Development); D. Snow (City Attorney's Office).

APPROVAL OF AGENDA

The Chair approved the agenda.

COMMUNICATIONS FROM THE AUDIENCE

None

BUS TOUR

None.

CONSIDERATION OF MINUTES

None.

STUDY SESSION

9230 Wilshire Boulevard - Lexus Dealership.

A discussion of the proposed expansion of the Lexus dealership and associated entitlements.

The applicant team presented information on the proposed expansion of the Lexus dealership and also had artists' renderings for viewing.

The Commission recessed and reconvened in City Council Chambers at 2:40 pm. All five Commissioners were present; Commissioner Yukelson participated via teleconference.

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS (STARTING AT 2:30 PM, COUNCIL CHAMBERS) and Rockefeller Center; 1270 Avenue of the Americas, 9th Floor Conference, New York, NY (via teleconference)

OLD BUSINESS

1. 8767 Wilshire Boulevard (Applicant: Alex DeGood)

A resolution denying an amendment to a previously approved Development Plan Review Permit to amend the existing conditions of approval to allow medical and pharmacy uses and a restaurant or sundry shop designed primarily to serve tenants of the building. The amendment would have also eliminated 51 parking spaces currently required to be made available for public use. This item is continued from October 22, 2009. (Associate Planner: Georgana Millican).

The staff report was summarized by Associate Planner Millican and made a part of the record. She noted the comment letters received since the last hearing on this project and stated staff recommends adoption of the resolution denying the application.

Resident A.J. Willmer spoke in support of the staff recommendation to deny the application to convert this project to medical use.

A letter in support of the staff recommendation to deny the request to amend the Development Plan Review permit by resident Georgia Pine was read into the record. (Noted she could not attend, letter deliver by a neighbor.)

Commissioner Corman thanked the applicant for providing the cases referred to in their letter and stated he had read those and other cases not cited. He added that after reviewing the arguments and authorities, the staff report, and video tape in particular of December 12, 2006 at which the City Council approved a height variance for the subject project, he felt there was substantial evidence in

the record, that additional traffic would negatively impact the residents and he could make the findings to deny the application.

The Commission concurred there was substantial evidence in the record to support denial of the applicant's request.

The Public Hearing was closed.

ACTION:

Moved by Commissioner Bosse and seconded by Commissioner Furie.

That the resolution denying the applicant's request for an amendment to a previously approved Development Plan Review permit to amend the existing conditions of approval to allow medical and pharmacy uses and a restaurant or sundry shop designed primarily to serve tenants of the building; and eliminate the requirement that 51 parking spaces be made available for public use be adopted.

AYES: Commissioners Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

NOES: None.

ABSENT: None.

CARRIED.

Assistant Attorney Snow noted that decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office and an appeal fee would apply.

Commissioner Yukelson left the meeting.

NEW BUSINESS

2. **708 North Maple Drive** (Applicant: Ali Olfati)
Second Unit Use Permit and Central R-1 Permit to allow a proposed one-story, 14 foot in height, detached second unit to be located in within the required side yard setback and to extend beyond the height envelope established for second units. (Assistant Planner: Shena Rojemann).

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Chair Cole recused herself from discussion and voting on Item 2 due to a possible conflict of interest and left the meeting.

Vice Chair Bosse took the gavel.

Assistant Planner Rojemann summarized the staff report and it was made a part of the record. Responding to questions from the Commission she stated the setback requirements were designed for privacy and to lessen the impact on adjacent property owners. She stated the hearing was noticed.

Ron Rosen, representing the applicant, explained that to make the design compatible with the main structure, the roof would have the same slope. He stated the interior and exterior walls could have sound elements to mitigate noise if required, and there were no windows on the wall facing the side property.

The Commission concurred they could make the required findings for a Central R-1 and Second Unit Use permit.

The Public Hearing was closed.

ACTION:

Moved by Commissioner Furie and seconded by Commissioner Corman.

That the resolution approving a Second Unit Use Permit and Central R-1 Permit to allow a proposed one-story, 14 foot in height, detached second unit to be located in within the required side yard setback and to extend beyond the height envelope established for second units be adopted.

AYES: Commissioners Corman, Furie, and Vice Chair Bosse.

NOES: None.

ABSENT: Commissioner Yukelson.

RECUSED: Chair Cole

CARRIED.

Assistant Attorney Snow noted that decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City

Chair Cole returned to the meeting.

3. 9481 Sunset Boulevard (Applicant: Farrell Stevens)

A Variance application to allow the construction of a fence within 3 feet of a front property line that varies in height between 10 feet and 17 feet 1 inch, for the property located in the Hillside Area of the City. (Associate Planner: Ryan Gohlich)

Chair Cole noted for the record that she is acquainted with Mr. Rios but has not discussed the case with him.

The staff report was summarized by Associate Planner Gohlich and made a part of the record. Responding to a question from the Commission he stated that portions of the fence are not consistent with existing fencing because at one time the subject property was three separate properties.

Mr. Rios, representing the applicant, stated the original wall was built in 1927 and designed by a noted French designer and architect. The fencing and ironwork replicate details contained in the house and represent the history of the subject property and need to be replicated. He noted the existing vehicle gates are dangerous with current traffic conditions in the area and that they would be appropriately set back from the street to provide for queuing. He added that they would prefer to keep the remainder of the proposed fencing at the original fence line and not step it back 3 feet in order to continue the historic fence. Responding to a question from the Commission, he stated that stepping the fence back would require deeper footings to hold back more earth and it would be a more elaborate construction project.

A majority of the Commissioners agreed they could make the findings to approve the application. Commissioner Corman did not, stating the size, scale of the house and large frontage did not appear to be unique characteristics.

The public hearing was closed.

ACTION:

Moved by Commissioner Bosse and seconded by Commissioner Furie.

That the amended resolution approving a Variance application to allow the construction of a fence within 3 feet of a front property line that varies in height between 10 feet and 17 feet 1 inch, for the property located at 9481 Sunset Boulevard, in the Hillside Area of the City be adopted.

AYES: Commissioners Furie, Vice Chair Bosse and Chair Cole.

NOES: Commissioner Corman.

ABSENT: Commissioner Yukelson

CARRIED.

Assistant Attorney Snow noted that decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City

DISCUSSION ITEMS

4. Medical Land Use

Provides information about medical uses and requests Planning Commission direction regarding preparation of an ordinance to limit or prohibit new or expanded medical uses in the City. (Senior Planner: Michele McGrath).

The staff report was summarized by Senior Planner McGrath and made a part of the record. She reviewed the timeline of this study item and the letter received from Cedars Sinai on this date.

A.J. Willmer, a resident, stated he is concerned and opposed to a dramatic increase in the amount of medical space in the City based on financial concerns. He stated increased development and intensity were acceptable when there is a benefit to the City but he could not see one in increased medical uses.

S. Webb, a resident, urged the Commission to carefully consider how medical usage is defined, stating for example, there is a large difference between a dentist or physician who may see 10 patients in an hour and a psychologist or psychiatrist who has one patient per hour; and that statistics should be looked at carefully. Mr. Webb stated that in general medical use burdens the city in terms of traffic and parking, and the least amount of tax is recovered; however, some uses have retail associated with them, e.g. optometrist sells glasses etc.

B. Rosenstein, a resident, expressed support for an ordinance that would require Planning Commission review for intensification of use, especially along Olympic Boulevard.

Responding to questions from the Commission, Senior Planner McGrath described how this meeting was noticed and stated that different categories of medical use would be presented at the next meeting. She noted an accurate list of medical offices in the City was being developed.

The Commission requested that CUP findings be developed to address concerns regarding medical uses. A suggestion was made to review economic data with regard to a successful mix of businesses in the City, then consider a cap on certain types of medical use and require a CUP with expanded findings related to fiscal impacts of medical use on the surrounding area and other impacts of overconcentration of medical uses.

City Planner Lait noted staff would balance what can be accomplished now and what will require more study/more time. He noted that key would be a CUP with specific findings for medical use.

5. General Plan Amendments – Step One Environmental Review

Discussion of the Step One General Plan Amendments. Review and Public Comment on the draft Negative Declaration (environmental review) prepared for the Step One amendments.

Associate Planner Noonan provided a final revised matrix of Commission comments. The Commission provided corrections to be incorporated before adoption. Mr. Noonan announced the Draft Amended General Plan would be delivered with the December 10 Planning Commission packet.

SUBCOMMITTEE REPORTS

Consideration and/or establishment of new policy or project-related Planning Commission subcommittees and reports from existing subcommittees:

- a. 9936 Durant Drive (existing subcommittee)
No report.
- b. 9230 Wilshire Boulevard - Lexus Dealership (contemplated subcommittee)
The Chair appointed Commissioner Furie and Vice Chair Bosse.
- c. Hillside / Trousdale - View Preservation (contemplated subcommittee)
The Chair appointed Commissioner Corman and herself.
- d. Other contemplated subcommittees
The Chair appointed Commissioner Corman and Vice Chair Bosse to a subcommittee to explore expansion of the Design Review program.

COMMUNICATIONS FROM THE COMMISSION

None.

COMMUNICATIONS FROM THE CITY PLANNER

None.

6. Upcoming Meeting Schedule

No changes were made to the meeting schedule at this time.

7. Active Case List

THE MEETING WAS ADJOURNED AT 6:23 PM.

PASSED AND APPROVED THIS 8TH DAY OF APRIL, 2010.

Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary