



CITY OF BEVERLY HILLS
455. N. Rexford Drive
Beverly Hills, California 90210

PLANNING COMMISSION
SYNOPSIS
January 13, 2011
1:30 PM

MEETING CALLED TO ORDER

Date / Time: January 13, 2011/ 1:30 PM

NEW COMMISSIONER OATH City Clerk Byron Pope swore in newly appointed Planning Commissioner Mr. Brian Rosenstein.

ROLL CALL

Commissioners Present: Corman, Cole, Rosenstein, Vice Chair Yukelson, Chair Bosse
Commissioners Absent: None
Staff Present: Jonathan Lait, David Reyes, Ryan Gohlich, David Snow (City Attorney’s Office)

APPROVAL OF AGENDA

Action: Approved by Order of Chair

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None

INFORMATION ITEM

- 1. **Human Relations Commission – Election Civility**
Members of the Human Relations Commission introduced the civility statement to the Commissioners that was adopted by the City Council on March 2, 2010.

Action: The Commission received and filed the report.

- 2. **Zoning Text Amendment**
Resolution recommending adoption of an ordinance amending Title 10, Chapter 4: Zoning; Signs related to umbrellas signs; amending Title 10 Chapter 3, Articles 30 and 44 related to Architectural and Design Review Commission rules and procedures.

Planner: Jonathan Lait, City Planner
Public Input: 1. Zale Richard Rubins, Chair of the Architectural Commission supported changes to the Commission rules and procedures but opposed changes to the sign code.

2. Rose Norton spoke regarding potential dangers of low umbrellas in the right-of-way.

Motion: Motion by Commissioner Corman and seconded by Brian Rosenstein.

Action: **Adopted a resolution recommending that the City Council adopt an ordinance modifying rules and procedures related to the Architectural and Design Review Commissions but not changing the sign code.**

3. **125 South Camden Drive**

Public and Commission comment regarding the adequacy of a Draft Environmental Impact Report prepared in conjunction with a request for a General Plan Amendment, Zone Change, Development Plan Review, Vesting Tentative Map and Alley Vacation to allow the demolition of an existing surface parking lot and the construction of a new six-story, 66-foot tall 118,840 square foot condominium building, containing 44 residential units and 127 parking spaces.

Planner: Ryan Gohlich

Applicant(s): Casden Properties

Public Input:

1. Ken Goldman, representing the Southwest Homeowners, commented on the adequacy of the EIR with respect impacts potentially created by the building's height, length and loss of parking.
2. Kathy Reims commented on the building's incompatibility with the residential neighborhood and aesthetic impact because of its proposed mass, lack of ingress/egress along Peck Drive, loss of parking and comparison to the commercial structures fronting along Wilshire Boulevard.
3. Howard Katz, representing the applicant, spoke about the process and generally agreed with the results of the DEIR, but submitted a letter requesting modifications to the areas of Green House Gas Emissions and construction vibration.
4. Joe Tilem spoke on behalf of Barney's and requested consideration regarding the proximity of Barney's loading zone and clarification of replacement parking for the existing surface parking lot.

Motion: Motion by Commissioner Cole; seconded by Commissioner Corman

Action: **Continued the hearing to date and uncertain and requested additional analysis be included in the DEIR in the areas of Aesthetics and Land Use.**

4. **9465 Wilshire Boulevard/Equinox Fitness Club**

Request for a Conditional Use Permit to allow an approximately 37,000 square foot exercise club to be located on the ground floor of a building located within the Business Triangle, occupy more than 25 feet of street frontage within the pedestrian Oriented Area, and utilize shared parking facilities in order to satisfy the parking requirements set forth in the Municipal Code

Planner: Ryan Gohlich

Applicant(s): Murray Fischer for Equinox

Public Input: 1. Murray Fischer, applicant, spoke in favor
2. Bill Wiley, management with 2 Rodeo spoke in favor.
3. Jennifer Kullmann of the Gersh Agency, tenant of subject building spoke in favor of the project.
4. Todd Elliott, representing Neighbors Organized for the Protection of the Environment (NOPE) spoke against the project.

Motion: Motion by Vice Chair Yukelson; seconded by Commissioner Cole.

Action: **Adopted a resolution to approve a Conditional Use Permit. 4-0 (Corman recused)**

SUBCOMMITTEE REPORTS

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

a) 9230 Wilshire Boulevard – Lexus Dealership (Bosse/Furie)

Action: **No Discussion on any subcommittees.**

COMMUNICATIONS FROM THE COMMISSION

No communications from the Commission

COMMUNICATIONS FROM THE CITY PLANNER

The City Planner identified the future dates of City Council meetings.

5. Upcoming Meeting Schedule

Action: **Received and filed.**

6. Active Case List

Action: **Received and filed.**

MEETING ADJOURNED

Time: 6:10 PM