



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

**PLANNING COMMISSION
REGULAR MEETING SYNOPSIS
May 24, 2012
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: May 24, 2012/ 1:38 PM

ROLL CALL

Commissioners Present: Yukelson, Cole, Vice Chair Rosenstein, and Chair Corman.

Commissioners Absent: Fisher.

Staff Present: Jon Lait, Michele McGrath, Cindy Gordon, Dorina Mohan, and David Snow (City Attorney's Office).

APPROVAL OF AGENDA

Action: Approved by Order of the Chair.

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None.

1. ADOPTION OF MINUTES

Minutes from the Planning Commission Meeting of April 12, 2012.

Motion: Motion by Commissioner Cole; seconded by Commissioner Yukelson to approve the minutes. (4-0-1).

Action: **Approved as presented.**

Minutes from the Planning Commission Meeting of April 26, 2012.

Motion: Motion by Commissioner Cole; seconded by Commissioner Yukelson to approve the minutes. (4-0-1).

Action: **Approved as amended.**

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

2. **1293 Monte Cielo Drive** – Hillside R-1 Permit (Applicant: Armen Nersisyan)
Request for a Hillside R-1 Permit to allow two 6'-0" high retaining walls to be located within the required front yard setback area.

Planner: Cindy Gordon, Assistant Planner
Applicant: Armen Nersisyan
Public Input: Armen Nersisyan and George Markov

Motion: Motion by Commissioner Cole; seconded by Commissioner Yukelson to approve the resolution. (4-0-1).

Action: The resolution was approved.

3. **403 N. Crescent Drive** – Conditional Use Permit (Applicant: Greg Peck)
Request to renew and modify an existing Conditional Use Permit for a hotel restaurant and open air dining area located at the Crescent Hotel at 403 North Crescent Drive.

Planner: Ryan Gohlich, Associate Planner
Applicant: Greg Peck
Public Input: None

Motion: Motion by Commissioner Cole; seconded by Vice Chair Rosenstein to continue. (4-0-1).

Action: Continued to the meeting of June 14, 2012.

4. **257 N. Canon Drive** – Project Preview (Applicant: Hamid Gabbay)
Project preview for a proposed four-story IPic movie theater located at 257 North Canon Drive.

Planner: Ryan Gohlich, Associate Planner
Applicant: Hamid Gabbay
Public Input: The applicant team presented the Commission with the proposed revisions of the project.

Action: Received and filed.

5. A Resolution of the Planning Commission of the City of Beverly Hills Recommending that the City Council Adopt an Ordinance Establishing Definitions and Adopting Local Approval Requirements for Emergency Shelters, Transitional and Supportive Housing, Community Care Facilities, Single Room Occupancy Apartments and Amending the Beverly Hills Municipal Code. (Applicant: City of Beverly Hills)

Planner: Peter Noonan, Associate Planner
Applicant: City of Beverly Hills
Public Input: None

Action: Continued to the meeting of June 14, 2012.

The following will be heard at or after 7:00 p.m.

6. **9900 Santa Monica Boulevard, 9848 Wilshire Boulevard & 9817 Wilshire Boulevard - Gateway Project** (Applicants: Jeffrey Wilson, Maynard Brittan and Jeffrey Mirken)
Adoption of resolutions recommending certification of the Final Environmental Impact Report (FEIR), adoption of a Mitigation Monitoring and Reporting Plan and Statement of Overriding Considerations, and recommending adoption of a General Plan Amendment and Zoning Code Amendments to three T-1 zoned properties and the adjacent C-3 commercially zoned properties. Continued from March 22, 2012

Planner: Rita Naziri, Senior Planner
Applicant: Jeffrey Wilson, Maynard Brittan and Jeffrey Mirken
Public Input: Murray Fischer
Mark Elliot
David Gordon
Randy Steinberg
Jeffrey Kalban
Hamid Omrani

EIR

Motion: Motion by Vice Chair Rosenstein; seconded by Chair Corman to approve the resolution. (4-0-1).

Action: Approved as amended.

Ordinance

Motion: Motion by Commissioner Yukelson; seconded by Chair Corman to approve the resolution. (4-0-1).

Action: Approved as amended.

SUBCOMMITTEE REPORTS

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

- a. Gateway Liaison (Yukelson/Corman)
- b. Other contemplated subcommittees

Action: No discussion on subcommittees.

COMMUNICATIONS FROM THE COMMISSION

No communications from the Commission.

COMMUNICATIONS FROM THE CITY PLANNER

7. Active Case List

Action: Received and filed.

8. 2012 Meeting Calendar

Action: Received and filed.

MEETING ADJOURNED

Date / Time: May 25, 2012 / 12:50 AM



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

**DESIGN REVIEW COMMISSION
REGULAR MEETING SYNOPSIS
June 7, 2012
1:00 PM**

MEETING CALLED TO ORDER

Date / Time: June 7, 2012/ 1:08PM

ROLL CALL

Commissioners Present: Commissioners Szabo and Strauss, Vice Chair Nathan and Chair Pepp.
Commissioner Wyka arrived at 3:55 p.m.
Commissioners Absent: None
Staff Present: Shena Rojemann, Cindy Gordon and Candice Bond.
(Community Development Department).

APPROVAL OF AGENDA

Action: Approved by Order of the Chair to approve the agenda with modifications to the order to allow items #5 & #6 to be the first projects heard.

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None.

1. ADOPTION OF MINUTES

Consideration of the Action Minutes of the Design Review Commission Meeting of May 3, 2012.

Motion: Motion by Pepp; seconded by Strauss. (4-0).

Action: Approved as presented.

The following items were taken out of sequence.

5. 709 North Beverly Drive (PL# 120 7806)

A request for an R-1 Design Review Permit to allow a façade remodel of an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Shena Rojemann
Applicant: Mark Rios & Selena Linkous, Architects
Public Input: There was no public input for this item.

Audio recordings of the Design Review Commission's meetings are available online within three days of the meeting. Visit www.cityofbeverlyhills.org to access those recordings.

Motion: Motion by Commissioner Szabo; seconded by Chair Pepp to return the project for restudy (4-0).
Action: Return for restudy.

6. 711 North Beverly Drive (PL# 120 7804)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Shena Rojemann
Applicant: Mark Rios & Selena Linkous, Architects
Public Input: There was no public input for this item.

Motion: Motion by Commissioner Nathan; seconded by Commissioner Strauss to return the project for restudy (4-0).
Action: Return for restudy.

CONTINUED BUSINESS

Return to order.

2. 718 North Rodeo Drive (PL# 120 2668)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Shena Rojemann
Applicant: Hamid Gabbay, Architect
Public Input: There was no public input for this item.

Motion: Motion by Commissioner Szabo; seconded by Chair Pepp to approve the project with conditions (4-0).
Action: Approved with conditions.

3. 516 North Bedford Drive (PL# 120 5632)

A request for an R-1 Design Review Permit to allow an addition and remodel of the existing one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Shena Rojemann
Applicant: John Sofio, Designer
Owner: Kam Ghassemieh
Public Input: There was no public input for this item.

Motion: Motion by Chair Pepp; seconded by Commissioner Szabo to approve the project with conditions (4-0).
Action: Approved with conditions.

4. 510 Alpine Drive (PL# 120 6056)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Shena Rojemann
Applicant: Hamid Gabbay, Architect
Public Input: There was no public input for this item.

Motion: Motion by Commissioner Szabo; seconded by Vice Chair Nathan to return the project for restudy (4-1; Wyka).

Action: Return for restudy.

NEW BUSINESS

7. 116 North Maple Drive (PL# 120 7850)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Shena Rojemann
Applicant: Cyrus Harouni & Gani Dino, Designers
Owner: Neesam Melody Perione
Public Input: There was no public input for this item.

Motion: Motion by Commissioner Wyka; seconded by Commissioner Strauss to return the project for restudy (5-0).

Action: Return for restudy.

8. 611 Alpine Drive (PL# 120 7876)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Shena Rojemann
Applicant: Jason Somers
Mike Holtz & Greg Shain, Architects/Contractor
March Wisely, Garden Designer
Danny & Michelle Greenberg, Owners
Public Input: There was no public input for this item.

Motion: Motion by Chair Pepp; seconded by Vice Chair Nathan to return the project for restudy (5-0).

Action: Return for restudy.

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

- Report from the Mayor's Cabinet meeting
- Meeting Recap Discussion

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Design Review Commission Synopsis
June 7, 2012

- Report from the City Planner

- 9. Design Review Candidates List
Action: No action was taken on this item.

- 10. Track 1 Approved Projects
Action: No action was taken on this item.

MEETING ADJOURNED

Date / Time: June 7, 2012 /5:20 PM

CITY OF BEVERLY HILLS

**CITY HALL ROOM 280-A
455 N. Rexford Drive
Beverly Hills, CA 90210**

SYNOPSIS

TRAFFIC & PARKING COMMISSION REGULAR MEETING

June 7, 2012

9:00 a.m.

ROLL CALL – 9:03 a.m.

PRESENT: FRIEDMAN, LICHT, LEVINE, GRUSHCOW, STEINBERG
ABSENT: None

STUDY SESSION – 9:04 a.m.

1. POLICE DEPARTMENT REPORT

No report.

2. COMMISSION CHAIR REPORT
Mayor's Cabinet Meeting – May 8, 2012

Informational update.

3. COMMUNITY DEVELOPMENT QUARTERLY INSERT
a. Quarterly Project Update
b. In Lieu Parking
c. Medical Building Parking Requirements

Informational update.

4. SMART TRAFFIC MANAGEMENT
a. Bicycle Update
i. Summary of Special Meeting
ii. Bicycle Rack Program
iii. City of Long Beach Bicycle Tour

Informational update.

5. STATUS REPORT

- a. Parking Authority Budget Overview**
- b. Tour Bus Update**
- c. Correspondence**
- d. Traffic and Parking Commission Project Matrix**

Informational update.

COMMENTS FROM COMMISSIONERS (ORAL)

ORAL COMMUNICATION FROM THE AUDIENCE – 9:54 a.m.

Resident Mark Elliot invited City officials to consider taking the City of Long Beach Bicycle Tour.

ACTION ITEMS – 11:00 a.m.

1. REQUEST FOR AN ALL-WAY STOP AT THE INTERSECTION OF CARLA RIDGE AND ARKELL DRIVE (REVISION OF MINUTES)

Motion by FRIEDMAN, seconded by LEVINE

5/0 To approve the revision of April 5, 2012 minutes.

AYES: FRIEDMAN, LICHT, LEVINE, GRUSHCOW, STEINBERG
NOES: None
ABSENT: None
ASTAIN: None
CARRIED

2. CONSIDERATION OF THE MAY 3, 2012 REGULAR MEETING MINUTES

Motion by FRIEDMAN, seconded by LICHT

5/0 To approve the May 3, 2012 minutes.

AYES: FRIEDMAN, LICHT, LEVINE, GRUSHCOW, STEINBERG
NOES: None
ABSENT: None
ASTAIN: None
CARRIED

3. CONSIDERATION OF THE MAY 9, 2012 SPECIAL MEETING MINUTES

Motion by LICHT, seconded by FRIEDMAN

5/0 To approve the May 9, 2012 Special Traffic & Parking Commission minutes.

AYES: FRIEDMAN, LICHT, LEVINE, GRUSHCOW, STEINBERG

NOES: None

ABSENT: None

ASTAIN: None

CARRIED

ADJOURNMENT – 11:18 a.m.



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

CULTURAL HERITAGE COMMISSION
SPECIAL MEETING SYNOPSIS
June 13, 2012
1:30 PM

MEETING CALLED TO ORDER

Date / Time: June 13, 2012/ 1:35 PM

ROLL CALL

Commissioners Present: Greer (*joined meeting @ the bus tour*), Pynoos, Beck, Vice Chair Waldow (*joined meeting @ 2:50 PM; via telecommunication*) and Chair Furie.

Commissioners Absent: None.

Staff Present: Jonathan Lait, Peter Noonan, and Virgia Randall (Community Development Department).
David Snow (City's Attorney Office)
Jan Ostashay (City's Historic Consultant)

APPROVAL OF AGENDA

Motion: Motion by Order of the Chair. (3-0)

Action: Approved as amended.

BUS TOUR – 1:45pm – 2:45pm

Assemble at 450 North Crescent Drive entrance to City Hall. The Cultural Heritage Commission will visit the **Beverly Hills Hotel, 9641 Sunset Boulevard.**

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None.

Audio recordings of the Cultural Heritage Commission's meetings are available online within three days of the meeting. Visit www.cityofbeverlyhills.org to access those recordings.

1. ADOPTION OF MINUTES

Consideration of the Action Minutes of the Cultural Heritage Commission Meeting of May 23, 2012.

Motion: Motion by Commissioner Greer; seconded by Commissioner Pynoos. (5-0).

Action: Approved as presented.

CONSENT CALENDAR

Any item may be removed from the Consent Calendar for further discussion by a member of the Commission or by a person in attendance, with the concurrence of the Commission.

2. Approval of Meeting Dates. The Commission will approve its special meeting dates and time for the 2012 calendar year. (Peter Noonan, Associate Planner)

Motion: Motion by Commissioner Beck; seconded by Commissioner Greer. (5-0).

Action: Approved as presented.

3. Adoption of a Conflict of Interest Code. Section 87300 of the Political Reform Act requires every governmental agency, such as the Cultural Heritage Commission, to adopt a Conflict of Interest code. (Dave Snow, Assistant City Attorney)

Motion: Motion by Commissioner Beck; seconded by Commissioner Greer. (5-0).

Action: Approved as presented.

PUBLIC HEARINGS

4. Beverly Hills Hotel. Adopt a Resolution recommending that the City Council designate the Beverly Hills Hotel as a local historic landmark. (Peter Noonan, Associate Planner)

Planner: Peter Noonan, Associate Planner
Applicant: Edward Mady, Beverly Hills Hotel
Public Input: Public input from Robert Anderson.

Motion: Motion by Chair Furie; seconded by Commissioner Greer (5-0).

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Action: Approved as presented.

(Taken out of Order)

AD HOC COMMITTEE REPORTS

Establishment of new policy or project-related Cultural Heritage Commission Ad Hoc Committees:

- Community Outreach & Education (Greer/Beck)
- Historic Resources Survey (Pynoos/Beck)
- Preservation Incentives (Pynoos/Beck)
- Landmark Advisory (Furie/Waldow)
- Governmental Relations & Legislative (Furie/Waldow)

(Returned to Order)

NEW BUSINESS

5. **Commemorative Plaque Recognizing Local Historic Resources.** Review the design of a commemorative plaque for designated local historic landmarks. (Peter Noonan, Associate Planner)

Planner: Peter Noonan, Associate Planner
Jan Ostashay (City's Historic Consultant)
Public Input: None.

Motion: Motion by Chair Furie; seconded by Commissioner Greer (4-1- Pynoos).
Action: Approved with conditions.

(Taken out of Order)

STUDY SESSION

7. **Wood Roof Ordinance Update.** Staff will provide an update on the City's wood roof ordinance. (David Yelton, Plan Review and Building Inspection Manager)

Plan Review: David Yelton, Plan Review and Building Inspection Manager
Public Input: None

Action: Deferred item to Governmental Relations & Legislative Subcommittee.

(Returned to Order)

6. **List of Master Architects.** Adopt a Resolution recommending that the City Council adopt a List of Local Master Architects. (Peter Noonan, Associate Planner)

Planner: Peter Noonan, Associate Planner
Public Input: None.

Motion: Motion by Vice Chair Waldow; seconded by Commissioner Pynoos (5-0).
Action: Approved as amended.

STUDY SESSION

8. **Historic Resource Surveys.** Staff will provide information on past historic resource surveys that have been conducted in the City of Beverly Hills. (Peter Noonan, Associate Planner)

Action: No action taken.

9. **Local Designation of National Historic Landmarks.** Staff will provide information on properties listed on the National Register of Historic Places in the City of Beverly Hills. (Peter Noonan, Associate Planner)

Action: No action taken.

COMMUNICATIONS FROM THE COMMISSION

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

MEETING ADJOURNMENT

Date/Time: June 13, 2012 / 4:45 PM



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

PLANNING COMMISSION
REGULAR MEETING SYNOPSIS
June 14, 2012
1:30 PM

MEETING CALLED TO ORDER

Date / Time: June 14, 2012/ 1:35 PM

ROLL CALL

Commissioners Present: Fisher, Cole, Vice Chair Rosenstein, and Chair Corman.

Commissioners Absent: Yukelson.

Staff Present: Jon Lait, Michele McGrath, Ryan Gohlich, Teresa Revis, and David Snow (City Attorney's Office).

APPROVAL OF AGENDA

Action: **Approved by Order of the Chair.**

COMMUNICATIONS FROM THE AUDIENCE

Speakers: Honorable Joseph Tilem.

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

- 1. 403 N. Crescent Drive – Resolution Approving a Modification to a Conditional Use Permit** (Applicant: Greg Peck)
Request to renew and modify an existing Conditional Use Permit for a hotel restaurant and open air dining area located at the Crescent Hotel at 403 North Crescent Drive. (Associate Planner Ryan Gohlich)

Planner: Ryan Gohlich, Associate Planner

Applicant: Greg Peck

Public Input: Shawn Scallon, Susan Cronin, Frank Weeks, Shahram Melamed, Scott Jones, Steven Betzold

Motion: Motion by Commissioner Cole; seconded by Vice Chair Rosenstein. (4-0-1).

Action: **Approved as amended.**

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2. Trousdale View Restoration – Resolution Recommending Approval of Code Amendments (Applicant: City of Beverly Hills)

A resolution recommending the City Council adopt amendments to the following Beverly Hills Municipal Code Sections regarding the maintenance of hedges and restoration of views in the Trousdale Estates Area of the City: Beverly Hills Municipal Code Section 10-3-1616 regarding development standards for walls, fences, and hedges in Trousdale Estates and Beverly Hills Municipal Code Section 10-8-106 regarding Trousdale View Restoration Permit Procedures.

Planner: Michele McGrath, Principal Planner
Applicant: City of Beverly Hills
Public Input: Julie Steinberg, Shahram Melamed, Frieda Berlin, K. Platt

Motion: Motion by Commissioner Cole; seconded by Vice Chair Rosenstein. (4-0-1)

Action: The resolution was approved as amended.

3. Implementation of Housing Element Programs – Resolution Recommending Approval of Code Amendments (Applicant: City of Beverly Hills)

Resolution of the Planning Commission of the City of Beverly Hills Recommending that the City Council Adopt an Ordinance Establishing Definitions, Designating Use, and Adopting Local Planning and Approval Requirements for Emergency Shelters, Transitional and Supportive Housing, Community Care Facilities, Single Room Occupancy Residential Units and Amending the Beverly Hills Municipal Code. (Associate Planner Peter Noonan) *NOTE: This item is recommended by staff for continuance to the June 28, 2012 meeting*

Planner: Peter Noonan, Associate Planner
Applicant: City of Beverly Hills
Public Input: None

Motion: Motion by Vice Chair Rosenstein; seconded by Commissioner Fisher to review the item at the June 28, 2012 meeting. (4-0-1)

Action: The staff recommendation to review the item at the June 28, 2012 meeting is confirmed.

STUDY SESSION

4. Wood Roof Replacement Ordinance Status Report

Status update related to the City's Wood roof replacement Ordinance enacted in 1993 and requiring the replacement of flammable wood roofs by July, 2013. (Plan Review and Inspection Manager David Yelton)

Notes: Plan Review and inspection manager David Yelton was joined by Fire Battalion Chief Michael Newell.

Action: **None.**

SUBCOMMITTEE REPORTS

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

- a. Gateway Liaison (Yukelson/Corman)
- b. Other contemplated subcommittees

Action: **Discussion to disband the Gateway subcommittee. No further discussion on subcommittees.**

COMMUNICATIONS FROM THE COMMISSION

No communications from the Commission.

COMMUNICATIONS FROM THE CITY PLANNER

No communication from the City Planner.

5. Active Case List

Action: **Received and filed.**

6. 2012 Meeting Calendar

Notes: Vice Chair Rosenstein will not be able to attend the meeting on June 28, 2012. Commissioner Fisher is not certain that he'll be able to attend.

Action: **Calendar received and filed.**

MEETING ADJOURNED

Date / Time: June 14, 2012 / 5:15 PM