



Planning Commission Report

Meeting Date: July 14, 2016

Subject: **332-336 North Oakhurst Drive**
Request for a Vesting Tentative Tract Map and Development Plan Review to allow construction of a new, 31-unit multi-family condominium building partially located in the City of Los Angeles. Pursuant to the provisions set forth in the California Environmental Quality Act, the City of Beverly Hills, as a responsible agency, must also consider the Mitigated Negative Declaration that has been prepared and adopted by the City of Los Angeles, which serves as the lead agency for this project.

Project Applicant: Terry Moore

Recommendation: Staff recommends that the Planning Commission continue the public hearing to August 25, 2016, and additionally direct staff to re-notice the project for the new hearing date.

REPORT SUMMARY

The Planning Commission previously considered this project at its regular meeting held on October 8, 2015. At the conclusion of that meeting, the Planning Commission directed the applicant to redesign the project, and voted to create a Subcommittee consisting of two Planning Commissioners to work with the applicant and members of the public on the design changes. The Subcommittee held one meeting on April 12, 2016 to review a new design. The applicant subsequently requested for the matter to be brought forward to the full Planning Commission for a decision. The item was originally scheduled for the July 14, 2016 Planning Commission meeting. After public notice was mailed and published for the July 14 meeting, and prior to the completion of the staff report, the applicant indicated that they would not prepared to present the revised project to the Commission on the July 14, 2016 meeting date. Consequently, the applicant requests that the Planning Commission continue the public hearing to the August 25, 2016 meeting (Attachment A). In addition, Planning Staff received a request from an interested stakeholder, who has previously attended public hearings on the Project, requesting that the Project be continued so that neighbors may have more time to review the applicant's revised plans (Attachment B).

Attachments:

- A. Correspondence from the Applicant
- B. Correspondence from the Public

Report Author and Contact Information:
Andre Sahakian, Associate Planner
(310) 285-1127
asahakian@beverlyhills.org



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NEXT STEPS

It is recommended that the Planning Commission continue the public hearing to the August 25, 2016 Planning Commission meeting, and direct staff to re-notice the project for the new hearing date.

Report Reviewed By:

A handwritten signature in blue ink, appearing to read "Masa Alkire".

Masa Alkire, AICP, Principal Planner



Attachment A
Correspondence from the Applicant

Andre Sahakian

From: Terry Moore <tmoore1st@yahoo.com>
Sent: Wednesday, July 06, 2016 4:07 PM
To: Andre Sahakian
Subject: RE: 332-336 N. Oakhurst - Request for Continuance

Andre,

Yes this will confirm our request to reschedule our Planning Commission Hearing originally set for July 14th. Thank you for accommodating our request. We had some scheduling issues with our consultants and some of our boards were not going to be ready for the 14th.

Thank you for your understanding.

Terry Moore
Managing Member Oakhurst 90210 LLC

From: Andre Sahakian [<mailto:asahakian@beverlyhills.org>]
Sent: Wednesday, July 6, 2016 9:58 AM
To: 'Terry Moore' <tmoore1st@yahoo.com>
Subject: 332-336 N. Oakhurst - Request for Continuance

Hi Terry,

This email serves to memorialize our telephone conversation yesterday, in which you requested that the 332-336 N. Oakhurst item, which is currently scheduled for the July 14, 2016 Planning Commission meeting, be continued to the August 25, 2016 Planning Commission meeting.

Please reply to this email confirming that this is correct.

Regards,

--

Andre Sahakian
Associate Planner | City of Beverly Hills
310.285.1127

The City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.



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Attachment B

Correspondence from the Public

Andre Sahakian

From: Robert Block <rblock34@yahoo.com>
Sent: Tuesday, July 05, 2016 10:03 AM
To: Andre Sahakian
Subject: Re: 332-336 N. Oakhurst - July 14 Planning Commission Meeting

Dear Mr. Sahakian,

On behalf of the stakeholders, we respectfully request a continuance in order to properly prepare for this important meeting. Due to the extended 4-day July 4th holiday weekend, the notice regarding the Planning Commission meeting has not been received by many who were away and several who are still on vacation, thereby not allowing us sufficient time to prepare our presentation or to rearrange our schedules.

In view of the fact that the Developer had been afforded continuances, we think it would be within reason and equitable to be afforded the same consideration. We greatly appreciate your understanding in this matter..

Thank you,
Robert Block
Chris Hammond

On Fri, 7/1/16, Andre Sahakian <asahakian@beverlyhills.org> wrote:

Subject: 332-336 N. Oakhurst - July 14 Planning Commission Meeting
To: "rblock34@yahoo.com" <rblock34@yahoo.com>, "wwclark13@gmail.com" <wwclark13@gmail.com>, "mayer@iname.com" <mayer@iname.com>, "thepozniaks@aol.com" <thepozniaks@aol.com>, "nlbarth@ix.netcom.com" <nlbarth@ix.netcom.com>
Cc: "Masa Alkire" <malkire@beverlyhills.org>, "Ryan Gohlich" <rgohlich@beverlyhills.org>
Date: Friday, July 1, 2016, 10:59 AM

Dear stakeholders,

This is to inform you that the applicants for the 332-336 N. Oakhurst Drive have submitted a revised set of plans, and the application has been scheduled to return to the Planning Commission on its July 14th Regular Meeting.

A copy of the public notice for the meeting is attached to this email for reference. Also attached, please find a digital version of the revised plan set.

If you have any questions, or would like to review any other documents related to this project, please don't hesitate to contact me directly.

Best,

--

Andre Sahakian
Associate Planner | City
of Beverly Hills
310.285.1127

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