



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

**PLANNING COMMISSION  
REGULAR MEETING MINUTES**

August 11, 2016  
1:30 PM

**MEETING CALLED TO ORDER**

Date/Time: August 11, 2016 / 1:31 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani  
Commissioners Absent: Commissioner Fisher  
Staff Present: Ryan Gohlich, Timothea Tway, Cynthia de la Torre, Alek Miller, 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 amended, moving items #2 and #5 ahead of the bus tour.

*The Commission heard items #1, #2, and #5 before attending the bus tour.*

**BUS TOUR**

The Commission will conduct a bus tour of the properties 331 North Oakhurst Drive and 9171 West Third Street in consideration of requests for variances and development plan reviews at the subject properties.

*The Commission recessed at 1:40 pm to attend the bus tour.*

*The Commission reconvened in Room 280-A at 2:26 pm.*

## CONSENT CALENDAR

### 1. Consideration of Minutes

Consideration of Minutes of the Planning Commission regular meeting of July 28, 2016.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to adopt the Consent Calendar as presented (4-0-1).

AYES: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani  
NOES: None  
ABSENT: Commissioner Fisher

CARRIED

## REPORTS FROM PRIORITY AGENCIES

None

## CONTINUED BUSINESS

No items

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

### 2. 410 Chris Place

#### View Restoration Permit

Request for a View Restoration Permit by the View Owner at 410 Chris Place for the complete removal of eight trees located on a neighbor's property at 430 Dabney Lane (Foliage Owner). *It is recommended that this item be continued to the August 25, 2016 Planning Commission Meeting*

Planner: Cynthia de la Torre, Assistant Planner  
Applicant: Michael Kassan  
Public Input: Parham Hendifar

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Licht to continue the item to the August 25, 2016 Planning Commission meeting (4-0-1).

AYES: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani  
NOES: None  
ABSENT: Commissioner Fisher

CARRIED

**3. 331 North Oakhurst Drive**

**Variances and Development Plan Review**

Request for Variances and a Development Plan Review to allow the construction of a three-story, 3,724 square foot one-unit building on multi-family zoned property located at 331 North Oakhurst Drive. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Planner: Timothea Tway, Associate Planner  
Applicant: Hamid Gabbay  
Public Input: Michele Forest, Barbara Pizik, Steve Mayer, Robert Block

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Licht to continue the item to a date uncertain, at which time the revised project will be fully reassessed in determining the findings for the requested approvals (4-0-1).

AYES: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani  
NOES: None  
ABSENT: Commissioner Fisher

CARRIED

**4. 9171 West Third Street**

**Variances and Development Plan Review**

Request for Variances and a Development Plan Review to allow the construction of a three-story, 3,609 square foot one-unit building on multi-family zoned property located at 9171 West Third Street. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Planner: Timothea Tway, Associate Planner  
Applicant: Hamid Gabbay  
Public Input: Barbara Pizik

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to continue the item to a date uncertain (4-0-1).

AYES: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani  
NOES: None  
ABSENT: Commissioner Fisher

CARRIED

**5. 332-336 North Camden Drive (Christie's)**

**Development Plan Review and In Lieu Parking**

Request for a Development Plan Review to allow the construction of a 1,400 square foot partial second story addition to an existing building and a request to provide five parking spaces through participation in the City's In Lieu Parking Program on commercially zoned

property located at 332-336 North Camden Drive. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project. *This item will be re-scheduled to the August 25, 2016 Planning Commission meeting.*

Planner: Alek Miller, Assistant Planner  
Applicant: Loren Shanks, Creative Space  
Public Input: Craig Rogers

Motion: MOVED Commissioner Block, SECONDED by Commissioner Licht to continue the item to the August 25, 2016 Planning Commission meeting (4-0-1).

AYES: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani  
NOES: None  
ABSENT: Commissioner Fisher

CARRIED

## STUDY SESSION

No items

## COMMUNICATIONS FROM THE COMMISSION

- Committee Reports
  - No Committee reports

## COMMUNICATIONS FROM STAFF

### 6. Upcoming Projects List

- Received and filed

### 7. 2016 Meeting Schedule

- Received and filed

- City Planner Updates
  - City Planner Ryan Gohlich provided updates on the following:
    - The Hillside Ordinance will be considered by the City Council at the formal meeting on August 16, 2016
    - The One Beverly Hills project will be before the Planning Commission at its special meeting on August 23, 2016
    - At the study session on August 16, 2016, the City Council will hear a proposal seeking community involvement and engagement related to a 5-6 acre parcel of land on and around Foothill Road in the former industrial area
    - The project at 250 N. Crescent Drive will be rescheduled for the September 20, 2016 City Council meeting

- The view preservation case at 1200 Steven Way is scheduled for the second City Council meeting August. Currently the meeting date is Thursday, August 25, 2016, however, the date may change
- The project at 9570 Virginia Place is scheduled to be heard at the September 6, 2016 City Council meeting

**ADJOURNMENT**

Date / Time: August 11, 2016 / 4:40 PM

PASSED AND APPROVED THIS 25<sup>TH</sup> DAY of AUGUST, 2016

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Farshid Joe Shooshani, Chair