



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

PLANNING COMMISSION
REGULAR MEETING SYNOPSIS
August 25, 2016
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 25, 2016 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani

Commissioners Absent: None

Staff Present: Ryan Gohlich, Masa Alkire, Timothea Tway, Alek Miller, Cynthia de la Torre, 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 presented

CONSENT CALENDAR

Consideration of Minutes

- 1. Consideration of Minutes of the Planning Commission regular meeting of August 11, 2016.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to adopt the Consent Calendar as presented (5-0).

AYES: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani

NOES: None

ABSTAIN: Commissioner Fisher

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

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 September 22, 2016 Planning Commission Meeting*

Planner: Cynthia de la Torre, Assistant Planner
Applicant: Michael Kassan
Public Input: None

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Fisher to continue the item to the September 22, 2016 Planning Commission meeting (5-0).

AYES: Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani

NOES: None

CARRIED

3. 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.

Ex parte communications: Commissioner Fisher disclosed speaking with project representative Steve Webb, after which he formed no conclusive decisions regarding the item.

Planner: Alek Miller, Assistant Planner
Applicant: Loren Shanks, Creative Space
Representative: Steve Webb
Public Input: Craig Rogers (Engel & Volkers)

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to adopt the resolution as presented (5-0).

AYES: Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani

NOES: None

CARRIED

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

**4. 1011 Lexington Road
Zone Text Amendment**

Request for a Zone Text Amendment to allow the construction of decks that cover portions of driveways that lead to subterranean parking to be located in required side yards, street side yards, pad edge setbacks, and rear yards at single-family residences located in the Hillside Area of the City. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Ex parte communications: Vice Chair Gordon and Chair Shooshani disclosed separately visiting the project site, at which time they each spoke with the on-site supervisor.

Planner: Cynthia de la Torre, Assistant Planner
Applicant: Soraiya Hanasab
Representative: Harouni-Hafco & Associates
Public Input: None

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Fisher to adopt the resolution as amended (5-0).

AYES: Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani

NOES: None

CARRIED

The Commission took a recess at 2:51 pm.

The Commission reconvened at 3:01 pm.

**5. 9388 South Santa Monica Boulevard
Zone Text Amendment and Conditional Use Permit**

Request for a Zone Text Amendment to allow ancillary pet boarding facilities that provide day and/or night pet boarding in retail establishments located in certain commercial zones through a Conditional Use Permit. The proposed project includes a request for Conditional Use Permit to allow the establishment of ancillary pet boarding in an existing retail space located at 9388 South Santa Monica Boulevard (Pussy & Pooch). Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Ex parte communications: Chair Shooshani disclosed visiting the project site prior to the meeting, at which time he received a tour of the facility.

Planner: Timothea Tway, Associate Planner
Applicant: Rob Gaudio, Pussy and Pooch
Representative: Mitch Dawson
Public Input: Marcia Hobbs, Kimberly Reiss, Umberto Savatone, Marjorie Lewis, Victoria Talbot, Glenn Leisure

Commissioner Fisher left the meeting at 3:40 pm

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to continue the item to the October 13, 2016 Planning Commission meeting; the public hearing on the item remained open (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
 - None

COMMUNICATIONS FROM STAFF

6. Upcoming Projects List

- Received and filed

7. Building Permit Activity Report – 7/1/16 thru 7/31/16

- Received and filed

8. Mayor's Cabinet Meeting

- Received and filed

9. 2016 Meeting Schedule

- The Commission chose to cancel the September 22, 2016 meeting, and to add an afternoon session to the September 19, 2016 Planning Commission special meeting.

- City Planner Updates

- City Planner Ryan Gohlich provided updates on the following:
 - The appeal of the Director's Decision for the project at 1200 Steven Way will be considered at the City Council Meeting on September 6, 2016.
 - The project at 625 Mountain Drive will be considered at the September 6, 2016 City Council Formal Meeting.

Planning Commission Regular Meeting Synopsis
August 25, 2016

- The project at 250 N. Crescent Drive will be heard at the City Council Formal Meeting on September 20, 2016.

ADJOURNMENT

Date / Time: August 25, 2016 / 5:27 PM



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

TRAFFIC AND PARKING COMMISSION
REGULAR MEETING SYNOPSIS
September 1, 2016
9:00 AM

MEETING CALLED TO ORDER

Date/Time: September 1, 2016 / 9:00 am

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Solnit, Friedman, Vice Chair Seidel, Chair Manaster

Commissioners Absent: Commissioner Meshkaty

Staff Present: Aaron Kunz, Martha Eros, Teresa Revis, Christian Vasquez, Mark Cuneo, Chad Lynn, Bijan Vaziri

COMMUNICATIONS FROM THE AUDIENCE

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Speakers: Roula Al Achi, Robbie Anderson, Mark Elliot, Sherman Gardner

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as presented.

CONSENT CALENDAR

1. Consideration of Minutes

Consideration of Minutes of the Traffic and Parking Commission regular meeting of August 4, 2016.

Motion: MOVED by Commissioner Friedman, SECONDED by Commissioner Solnit

AYES: Commissioners Friedman, Solnit, Vice Chair Seidel, Chair Manaster
NOES: None

ABSENT: Commissioner Meshkaty
CARRIED

REPORTS FROM PRIORITY AGENCIES

2. Police Department Report

Sergeant Dowling provided the Police Department report.

CONTINUED BUSINESS

3. Santa Monica Boulevard Reconstruction Project

Update on Community Outreach

Mark Cuneo provided an update on the scheduling options for the project.

Speakers: Robbie Anderson

NEW BUSINESS

4. Crosswalks in Beverly Gardens Park

Consultant, Jaimee Bourgeois from Fehr & Peers provided a presentation on the evaluation of the Decomposed Granite crosswalks along the corridor of Santa Monica Blvd.

The Commissioners reviewed and concurred with the evaluation.

Speakers: Robbie Anderson, Mark Elliot

PROJECT UPDATES

5. Transportation Projects

Update on Purple Line Extension Community Meeting

This item was not discussed and will be agendaized at the next meeting.

QUARTERLY UPDATES

6. Traffic Engineering Quarterly Report

This item was not discussed and will be agendaized at the next meeting.

STATUS REPORTS

7. Staff Status Report

This item was not discussed and will be agendized at the next meeting.

- Valet
- Southwest Traffic Calming
- 2016 Halloween Enforcement
- Correspondence

COMMUNICATIONS FROM THE COMMISSION

- Olympic Blvd/Century Park East traffic will be discussed next month.
- Chair Manaster will be out next month.

8. Mayor's Cabinet Meeting

This item was not discussed and will be agendized at the next meeting.

COMMUNICATIONS FROM STAFF

None

ADJOURNMENT

Date / Time: September 1, 2016 / 11:57 AM



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

**DESIGN REVIEW COMMISSION
REGULAR MEETING SYNOPSIS**
September 1, 2016
1:30 PM

MEETING CALLED TO ORDER

Date/Time: September 1, 2016 / 1:32 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Wyka, Pepp, Vice Chair Sharifi, Chair Nathan
Commissioners Absent: Commissioner Sherman
Staff Present: Mark Odell, Georgana Millican, Cindy Gordon, Karen Myron

COMMUNICATIONS FROM THE AUDIENCE

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Speakers: None

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as presented.

CONSENT CALENDAR

1. Consideration of Minutes

Consideration of Minutes of the Design Review Commission regular meeting of August 4, 2016.

Motion: MOVED by Commissioner Wyka, SECONDED by Vice Chair Sharifi to approve the Consent Calendar as presented (4-0-1).

AYES: Commissioners Wyka, Pepp, Vice Chair Sharifi, Chair Nathan
NOES: None
ABSENT: Commissioner Sherman

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 310 North Palm Drive (PL1610663)

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 south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. *(This project was continued from the Design Review Commission regular meeting on August 4, 2016).*

Planner: Georgana Millican, Associate Planner
Applicant: SIA Architectural Design, Inc.
Public Input: None

By Order of the Chair, this item was continued to the October 4, 2016 Design Review commission meeting

NEW BUSINESS

3. 213 South La Peer Drive (PL1617589)

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 south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Georgana Millican, Associate Planner
Applicant: SIA Architectural Design Inc
Public Input: None

Motion: MOVED by Commissioner Wyka, SECONDED by Vice Chair Sharifi to continue the item to the October 6, 2016 Design Review Commission meeting (4-0-1).

AYES: Commissioners Wyka, Pepp, Vice Chair Sharifi, Chair Nathan
NOES: None
ABSENT: Commissioner Sherman

CARRIED

4. 722 North Camden Drive (PL1617243)

A request for a One-Year Time Extension to exercise rights granted under 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. The Design Review Commission previously adopted a Categorical Exemption for the project on September 9, 2013, no further environmental review is required at this time.

Planner: Georgana Millican, Associate Planner

Applicant: Avshin, LLC.
Public Input: None

Motion: MOVED by Commissioner Pepp, SECONDED by Commissioner Wyka to adopt the extension resolution as presented (4-0-1).

AYES: Commissioners Wyka, Pepp, Vice Chair Sharifi, Chair Nathan
NOES: None
ABSENT: Commissioner Sherman

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- **Update from the Chair regarding the City Council Liaison Meeting regarding Track 1 and Track 2 Design Review Processes**

Chair Nathan provided an update from the Design Review Commission / City Council Liaison meeting on August 24, 2016, and read into record a list that she had prepared of proposed changes to the Track 1 / Track 2 approval process.

Motion: MOVED by Commissioner Wyka, SECONDED by Commissioner Pepp to approve the recommendations as presented (4-0-1).

AYES: Commissioners Wyka, Pepp, Vice Chair Sharifi, Chair Nathan
NOES: None
ABSENT: Commissioner Sherman

CARRIED

- **Study of Design Review Requirements and Selection of an Ad Hoc Committee in Conjunction with the Planning Commission**

- Commissioner Pepp presented a list of proposed changes to be discussed with members of the Planning Commission. After discussion of which changes to potentially address, Chair Nathan named Commissioner Pepp and Vice Chair Sharifi as members of the Ad Hoc Committee to meet with members of the Planning Commission to discuss the proposed changes.

5. Mayor's Cabinet Meeting

- Received and filed

COMMUNICATIONS FROM STAFF

- **Urban Designer Updates**

- Urban Designer Mark Odell advised the Commission of Ad Hoc Committees of the Design Review, Architectural, and Cultural Heritage Commissions, which had chosen nominees for separate categories for the upcoming Will Rogers Awards.
- The Beverly Hills Community Dog Park Grand Opening will be held on Tuesday, September 6, 2016.
- The revised Bulk and Mass Guidelines, which will be used in conjunction with the Design Style Guide, are nearing completion and will be presented to the Commission.

- **Design Review Awards**

- Associate Planner Georgana Millican provided a slideshow of potential nominees for upcoming Design Awards. The Commission evaluated the potential nominees and refined the list. Chair Nathan requested before and after pictures for remodeled projects.

6. 2016 Meeting Schedule

- The Commission tentatively rescheduled the December Commission meeting for Monday, December 5, 2016.

ADJOURNMENT

Date / Time: September 1, 2016 / 3:21 PM



CITY OF BEVERLY HILLS

455 N. Rexford Drive
Beverly Hills, CA 90210
Room 280-A

**PLANNING COMMISSION
REGULAR MEETING SYNOPSIS**

September 8, 2016
1:30 PM

MEETING CALLED TO ORDER

Date/Time: September 8, 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: Masa Alkire, Andre Sahakian, Karen Myron, David Snow

COMMUNICATIONS FROM THE AUDIENCE

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Speakers: None

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as amended, moving City Planner Updates and Item # 8, Conflict of Interest Code, to be heard immediately after adoption of the consent calendar.

CONSENT CALENDAR

1. Consideration of Minutes

Consideration of Minutes of the Planning Commission special meeting of August 23, 2016.

2. Consideration of Minutes

Consideration of Minutes of the Planning Commission regular meeting of August 25, 2016

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to adopt the Consent Calendar, including Items #1 and #2 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

3. 332-336 North Oakhurst Drive

Vesting Tentative Tract Map and Development Plan Review

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. Continued item from the July 14, 2016 Planning Commission Planning Commission Hearing. *(It is recommended that this item be continued to the September 19, 2016 Planning Commission Special Meeting)*

Planner: Andre Sahakian, Associate Planner

Applicant: Terry Moore

Public Input: Steve Mayer

After a request from a member of the public to continue the item to a date other than September 19, 2016, the item was temporarily tabled to allow staff to contact the project applicant to confirm availability for the potential alternate date of October 13, 2016.

Prior to the commencement of Item #6, the Commission re-opened the item. Staff advised that the Applicant team is unavailable on October 13, 2016.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to continue the item to the September 19, 2016 Planning Commission special meeting, and for new notice to be issued (4-0-1).

AYES: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani

NOES: None

ABSENT: Commissioner Fisher

CARRIED

4. 228 South Beverly Drive

Zone Text Amendment and Rooftop Lunchroom

Request for a Zone Text Amendment to Beverly Hills Municipal Code Section 10-3-3107 regarding rooftop uses, and a request for a Development Plan Review to allow the construction of a 2,202 square foot rooftop lunchroom with associated terrace on the building located at 228 South Beverly 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. Continued item from the July 28, 2016 Planning Commission Hearing.

Planner: Masa Alkire, Principal Planner
Applicant: Moshe Kraiem
Public Input: None

Staff advised that, subsequent to agenda packet distribution, the applicant's representative had requested that the Development Plan Review be continued to allow preparation of new plans that will comply with the proposed new Ordinance.

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to adopt the Zone Text Amendment resolution as presented (4-0-1).

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

CARRIED

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

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

CARRIED

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

**5. 462 South Rexford Drive
Time Extension Request**

Request for a one year time extension for a Development Plan Review and Vesting Tentative Tract Map (No. 64012) that authorizes construction of a four-story, multiple family residential building with seven units. Pursuant to the provisions set forth in the California Environmental Quality Act, a negative declaration previously adopted for the project continues to represent the independent judgment of the City, and no additional environmental review is required under CEQA.

Planner: Masa Alkire, Principal Planner
Applicant: Julia Kim, The Code Solution
Public Input: Roy Campanella, II

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Licht to adopt the resolution as presented (4-0-1).

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

CARRIED

The Commission took a recess at 2:20 pm.

The Commission reconvened at 2:26 pm. Citing a potential conflict due to the proximity of his office, Commissioner Licht recused from Item #6, and did not return after the recess.

**6. 9908 South Santa Monica Boulevard Condominium Project
Draft Environmental Impact Report**

Pursuant to the provisions set forth in the California Environmental Quality Act, the Commission will review and comment on a Draft Environmental Impact Report (Draft EIR) prepared for a proposed 27-unit condominium project. The request includes a Zone Text Amendment to create a Residential Overlay Zone, as well as a Planned Development Permit and Vesting Tentative Tract Map to allow construction of a 27-unit multi-family residential condominium project in a commercial zone.

Planner: Andre Sahakian, Associate Planner
Applicant: 9908 Santa Monica Blvd., LLC
Public Input: Melinda York

The Commission received comments from the applicant team and the public and provided feedback on the project, but took no formal action on this item.

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- Committee Reports
 - No Committee Reports

COMMUNICATIONS FROM STAFF

- 7. Upcoming Projects List**
- Received and filed

8. 2016 Conflict of Interest Code

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to adopt the 2016 Conflict of Interest Code for the Planning Commission, including exhibits A and B, as presented (4-0-1).

AYES: Commissioners Licht, Block, Vice Chair Gordon, Chair Shooshani

NOES: None
ABSENT: Commissioner Fisher

CARRIED

9. 2016 Meeting Schedule

- Received and filed
- City Planner Updates
 - Principal Planner Masa Alkire provided updates on the following:
 - A request has been received for members of the Commission to nominate potential projects to be recognized for exemplary examples of sustainable design at the upcoming Will Rogers Awards. Chair Shooshani designated Vice Chair Gordon and Commissioner Block as members of an Ad Hoc Committee to work with staff in nominating potential award candidates.
 - The project at 625 Mountain Drive was approved with a 3-2 vote by the City Council at its Formal Meeting on September 6, 2016.
 - The appeal of the Community Development Department's determination regarding view preservation for a project at 1200 Steven Way was denied by a 3-2 vote of the City Council, also at the Formal Meeting on September 6, 2016.

ADJOURNMENT

Date / Time: September 8, 2016 / 3:53 PM