



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

**DESIGN REVIEW COMMISSION
 SPECIAL MEETING SYNOPSIS**

July 8, 2014

1:30 PM

MEETING CALLED TO ORDER

Date / Time: July 8, 2014 / 1:36 PM

ROLL CALL

Commissioners Present: Commissioners Hubschman, Nathan, Strauss.
 Commissioners Absent: Vice Chair Pepp, Chair Wyka.
 Staff Present: William Crouch, Georgana Millican, Reina Kapadia, Karen Myron.

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None.

APPROVAL OF AGENDA

Motion: Motion by Commissioner Strauss, Second by Commissioner Hubschman to approve the agenda as amended (3-0).

Action: **The agenda was approved as amended.**

ADOPTION OF MINUTES

1. Minutes from the Design Review Commission Regular Meeting of June 5, 2014.

Motion: Motion by Commissioner Strauss, Second by Commissioner Hubschman to approve the minutes as presented (3-0).

Action: **The minutes were approved as presented.**

CONTINUED BUSINESS

2. 1004 NORTH REXFORD DRIVE (PL1405738)

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

(This project will be continued to the Thursday, August 7, 2014 Design Review Commission regular meeting.)

3. 924 NORTH BEVERLY DRIVE (PL1405601)

A request for an R-1 Design Review Permit to allow a façade remodel to an existing two-story single family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

(This project will be continued to the Thursday, August 7, 2014 Design Review Commission regular meeting)

NEW BUSINESS

(Taken out of order)

6. 353 SOUTH ALMONT DRIVE (PL1410231)

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: William Crouch, Urban Designer
Georgana Millican, Associate Planner
Applicant: Ben Borukhim – bBA Studios, Inc.
Public Input: None.

Motion: Motion by Acting Chair Nathan, Second by Commissioner Hubschman to return the project for restudy to the August 7, 2014 Design Review Commission regular meeting, and to assign Commissioner Strauss and Commissioner Hubschman to an Ad Hoc Committee to assist the applicant with project design (3-0).

Action: **The project was returned for restudy to the August 7, 2014 Design Review Commission regular meeting, and an Ad Hoc Committee consisting of Commissioners Strauss and Hubschman was assigned to assist the applicant with project design.**

(Return to order)

4. 602 NORTH BEVERLY DRIVE (PL1408807)

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

Planner: William Crouch, Urban Designer
Georgana Millican, Associate Planner

Applicant: Todd Riley – Landry Design Group

Public Input: None.

Motion: Motion by Commissioner Hubschman, Second by Commissioner Strauss to return the project for restudy to the August 7, 2014 Design Review Commission regular meeting (3-0).

Action: **The project was returned for restudy to the August 7, 2014 Design Review Commission regular meeting.**

The Commission took a recess at 2:42 pm

The Commission reconvened at 2:52 pm

5. 308 NORTH ELM DRIVE (PL1409587)

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

Planner: William Crouch, Urban Designer
Georgana Millican, Associate Planner

Applicant: Ben Borukhim – bBA Studios, Inc.

Public Input: None.

Motion: Motion by Commissioner Strauss, Second by Acting Chair Nathan to return the project for restudy to the August 7, 2014 Design Review Commission regular meeting (3-0).

Action: **The project was returned for restudy to the August 7, 2014 Design Review Commission regular meeting.**

DISCUSSION

- Design Review Awards – *This item was continued to the August 7, 2014 Design Review Commission regular meeting.*

COMMUNICATIONS FROM THE COMMISSION

None.

COMMUNICATIONS FROM THE URBAN DESIGNER

- 2014 Biennial Conflict of Interest Code Report (Tab 7)

MEETING ADJOURNED

Date / Time: July 8, 2014 / 3:21 PM



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

**PLANNING COMMISSION
SPECIAL MEETING SYNOPSIS
JULY 17, 2014
1:00 PM**

MEETING CALLED TO ORDER

Date / Time: July 17, 2014 / 1:12 pm

With both Chair Rosenstein and Vice Chair Fisher absent, the Commission elected Commissioner Block to serve as Temporary Chair.

ROLL CALL

Commissioners Present: Commissioners Shooshani, Block, Corman, Vice Chair Fisher
(arrived 2:52 pm).

Commissioners Absent: Chair Rosenstein.

Staff Present: Jonathan Lait, Michele McGrath, Ryan Gohlich, Andre Sahakian,
Timothea Tway, Karen Myron, David Snow.

COMMUNICATIONS FROM THE AUDIENCE

None.

APPROVAL OF AGENDA

Motion: Motion by Order of the Chair to approve the agenda as presented (3-0).

Action: The agenda was approved as presented.

ADOPTION OF MINUTES

1. Minutes from the Planning Commission Meeting on June 26, 2014.

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to
approve the minutes as presented (3-0).

Action: The minutes were approved as presented.

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

(Taken out of order)

3. 1297 Monte Cielo Drive

Variance

Request for a variance to allow the construction of an accessory structure on a property without a main residence and to allow the accessory structure to be located within 100' of a front property line on a non-estate property. 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: Andre Sahakian, Associate Planner
Applicant: Murray D. Fischer
Public Input: None.

The Commission took a recess at 1:32 pm.

The Commission reconvened at 1:36 pm.

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to approve the resolution as amended (3-0).

Action: The resolution was approved as amended.

(Return to order)

2. 9301 Wilshire Boulevard

Variance

Request for a Variance to allow the installation of new cellular antennas and rooftop enclosures having a maximum height of 20' above the adjacent roof deck, which is 5' taller than the 15' maximum height permitted in the Municipal Code. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission may also consider a determination of exemption from CEQA.

Planner: Ryan Gohlich, Senior Planner
Applicant: Robert McCormick on behalf of AT&T
Public Input: Wiseman Dawoody

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to approve the denial resolution as presented (3-0).

Action: The denial resolution was approved as presented.

The Commission took a recess at 2:07 pm.

The Commission reconvened at 2:21 pm.

(Taken out of order)

STUDY SESSION

7. Public Notice Guidelines

Review and provide comments on the Public Notice Guidelines for Planning Applications.

Planner: Timmi Tway, Associate Planner

Public Input: None.

Action: The Commission received the report and provided feedback to staff.

8. Upcoming Projects List

Action: Received and filed.

9. Building Permit Activity Report

Action: Received and filed.

10. 2014 Biennial Conflict of Interest Code Report

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to approve the Conflict of Interest Code as presented (3-0).

Action: The Conflict of Interest Code was approved as presented.

11. 2014 Meeting Schedule Calendar

Commissioner Corman advised he would not be present at the July 24, 2014 meeting.

COMMITTEE REPORTS

- **Single Family Residential Bulk and Mass Standards Task Force**
- **Zoning Code Reorganization**

- **Planning Commission / Cultural Heritage Commission Joint Subcommittee**
- **Rooftop Lunchroom Subcommittee**

5. 509 Sierra Drive

Minor Accommodation and Second Unit Use Permit

Request for a Minor Accommodation and a Second Unit Use Permit to allow a second story addition to an existing accessory structure located within the required side and rear yard setbacks and to allow complete independent living facilities within the accessory structure located on a property in the Central Area of the City, North of Santa Monica Boulevard. 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: Ryan Gohlich, Senior Planner
Shena Rojemann, Associate Planner
Applicant / Owner: Intrawity Anunt c/o Nanta Neovakul
Project Representative: Gus Duffy, AIA
Public Input: Sharyn Ross, Jon Pynoos, Linda Briskman

Vice Chair Fisher arrived at 2:52 pm.

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to continue the item to the August 7, 2014 Planning Commission Special Meeting (4-0).
Action: **The item was continued to the August 7, 2014 Planning Commission Special Meeting.**

The Commission took a recess at 3:40 pm

The Commission reconvened at 3:58 pm

(Return to order)

4. 1127 Miradero Road

Zone Text Amendment and Variance

Request for a Zone Text Amendment to Beverly Hills Municipal Code Section 10-3-2502 (B)(2)(b) regarding development standards for the maximum allowed floor area on single-family properties located in the Hillside Area of the City that are between 15,001 and 25,000 square feet in area, and were constructed prior to 1997. In lieu of the Zone Text Amendment, the applicant requests a Variance to allow an addition to the existing single-

family residence that would cause the floor area on the side to exceed the maximum floor area permitted pursuant to the Beverly Hills Municipal Code Section 10-3-2502. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission may also consider a determination of exemption from CEQA.

Planner: Ryan Gohlich, Senior Planner
Shena Rojemann, Associate Planner

Applicant: Tom Levyn

Public Input: None.

Ex Parte Communications: Commissioner Shooshani disclosed that he had visited the site before the hearing, and had taken pictures of the project.

Motion: Motion by Commissioner Corman, Second by Commissioner Block to continue the item to the August 7, 2014 Planning Commission Special Meeting (4-0).

Action: **The item was continued to the August 7, 2014 Planning Commission Special Meeting.**

The Commission took a recess at 5:19 pm

The Commission reconvened at 5:37 pm

STUDY SESSION, CONTINUED

6. Amendments to the Central Area Single-Family development standards to address concerns related to building scale and mass and parking requirements

Discuss Planning Commission Task Force recommendations and provide direction to staff on proceeding with an ordinance.

Planner: Michele McGrath, Principal Planner

Public Input: None.

Action: **The Commission received the report and provided feedback and direction to staff.**

ELECTION OF CHAIR AND VICE CHAIR FOR 2014 – 2015

Public Input: Daniel Yukelson

Planning Commission Special Meeting Synopsis
July 17, 2014

Motion: Motion by Commissioner Corman, Second by Commission Shooshani to elect Vice Chair Fisher as new Chair (3-0-1, Fisher abstain).

Action: **Vice Chair Fisher was elected new Chair.**

Motion: Motion by Chair Fisher, Second by Commissioner Corman to elect Commissioner Block as new Vice Chair (3-0-1, Block abstain).

Action: **Commissioner Block was elected new Vice Chair.**

MEETING ADJOURNED

Date / Time: July 17, 2014 /7:03 pm



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

**PLANNING COMMISSION
REGULAR MEETING SYNOPSIS
JULY 24, 2014
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: July 24, 2014 / 1:40 pm

ROLL CALL

Commissioners Present: Commissioners Shooshani, Rosenstein, Vice Chair Block, Chair Fisher.

Commissioners Absent: Commissioner Corman.

Staff Present: Jonathan Lait, Michele McGrath, Ryan Gohlich, Andre Sahakian, Karen Myron, Christian Vasquez, David Snow.

COMMUNICATIONS FROM THE AUDIENCE

None.

APPROVAL OF AGENDA

Motion: Motion by Order of the Chair to approve the agenda as presented (4-0).

Action: **The agenda was approved as presented.**

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

Citing residence within 500 feet of the subject property, Commissioner Rosenstein recused from Item #1 and left the meeting at 1:41 pm.

1. 9360 Wilshire Boulevard

Conditional Use Permit and Extended Hours Permit

Request by the Sixty Beverly Hills hotel to renew a previously granted Conditional Use Permit and Extended Hours Permit associated with the hotel's rooftop operations and rooftop events. 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: Ryan Gohlich, Senior Planner

Applicant: Mitchell J. Dawson
Public Input: John Hoffhines

Motion: Motion by Vice Chair Block, Second by Commissioner Shooshani to approve the resolution as amended (3-0-1, Rosenstein recused).

Action: The resolution was approved as amended.

Commissioner Rosenstein returned to the meeting at 2:30 pm.

2. 622 Hillcrest Road

Central R-1 Permit

Request for a Central R-1 Permit to allow construction of a new two-story accessory structure plus basement in the side and rear setbacks on a property located in the Central Area of the City. 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: Andre Sahakian, Associate Planner
Applicant: Paul Williger
Public Input: None.

Motion: Motion by Commissioner Rosenstein, Second by Vice Chair Block to approve the resolution as amended (4-0).

Action: The resolution was approved as amended.

3. Amendments to the Central Area Single-Family development standards to address concerns related to building scale and mass and parking requirements

Provide direction to staff.

Planner: Michele McGrath, Principal Planner
Public Input: None.

Action: The Commission affirmed the proposed code amendments as presented by staff.

COMMITTEE REPORTS

- Single Family Residence Bulk and Mass Standards Task Force
- Zoning Code Reorganization Task Force
- Planning Commission / Cultural Heritage Commission Joint Subcommittee
- Rooftop Lunchroom Subcommittee

COMMUNICATIONS FROM THE COMMISSION

- Chair Fisher updated the Commission on a recent Planning Commission/City Council Liaison meeting regarding the property at 9000 Wilshire Boulevard.

COMMUNICATIONS FROM THE CITY PLANNER

- At the request of the applicant, City Planner Jonathan Lait proposed the possibility of the formation of an Ad Hoc Committee of the Commission, for the project at 1127 Miradero Road, which the Commission declined to form.

5. Upcoming Projects List

Action: Received and filed.

6. 2014 Meeting Schedule Calendar

- Principal Planner Michele McGrath advised the Commission that there would be both morning and afternoon sessions at the August 7, 2014 Planning Commission Special Meeting.

MEETING ADJOURNED

Date / Time: July 24, 2014 /3:10 pm



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

**PLANNING COMMISSION
SPECIAL MEETING SYNOPSIS
JULY 24, 2014
2:00 PM**

MEETING CALLED TO ORDER

Date / Time: July 24, 2014 / 3:22 pm

ROLL CALL

Commissioners Present: Commissioners Shooshani, Rosenstein, Vice Chair Block, Chair Fisher.

Commissioners Absent: Commissioner Corman.

Staff Present: Jonathan Lait, Michele McGrath, Ryan Gohlich, Karen Myron, Christian Vasquez, David Snow.

COMMUNICATIONS FROM THE AUDIENCE

None.

APPROVAL OF AGENDA

Motion: Motion by Order of the Chair to approve the agenda as presented (4-0).

Action: **The agenda was approved as presented.**

DISCUSSION

1. Hillside Area Development Standards

Discussion regarding development standards pertaining to grading and retaining walls in the City's Hillside Area. The Commission may consider making a recommendation to the City Council that an Urgency Ordinance be adopted in order to regulate grading and the construction of retaining walls in the City's single-family Hillside Area.

Planner: Ryan Gohlich, Senior Planner

Public Input: Elisa Paster

The Commission took a recess at 3:54 pm.

The Commission reconvened at 4:08 pm.

Planning Commission Special Meeting Synopsis
July 24, 2014

- Motion:** Motion by Vice Chair Block, Second by Commissioner Rosenstein to direct staff to prepare and forward a report to City Council recommending adoption of an Interim Ordinance pursuant to Government Code §65858 to prohibit the expansion of the level pad area of lots in the Hillside area of the City (4-0).
- Action:** **The Commission directed staff to prepare and forward a report as stated.**

MEETING ADJOURNED

Date / Time: July 24, 2014 /4:10 pm