



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

**PLANNING COMMISSION  
REGULAR MEETING SYNOPSIS  
OCTOBER 23, 2014  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: October 23, 2014 / 1:35 pm

**ROLL CALL**

Commissioners Present: Commissioners Shooshani, Rosenstein, Corman, Chair Fisher

Commissioners Absent: Vice Chair Block

Staff Present: Jay Trevino, Michele McGrath, William Crouch, Ryan Gohlich,  
Andre Sahakian, 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 (4-0).

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

**APPROVAL OF MINUTES**

1. Approval of Minutes from the Planning Commission Special Meeting of October 9, 2014.

Motion: Motion by Order of the Chair to approve the minutes as presented (3-1, Rosenstein abstain).

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

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

2. **1000 North Crescent Drive**

**Zone Text Amendment, Historic Incentive Permit, Hillside R-1 Permit, and Minor Accommodation**

Request for a Zone Text Amendment to create a new entitlement called a Historic Incentive Permit that would create incentives for property owners to landmark historic buildings;

request for a Historic Incentive Permit, contingent upon approval of the Zone Text Amendment, to allow a proposed addition to the existing residence to encroach into the required front setback; request for a Minor Accommodation to allow the addition to be aligned with the existing nonconforming side setback for the residence; request for a Hillside R-1 Permit to allow cumulative floor area on the property in excess of 15,000 square feet on a site exceeding two acres in size. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider a determination of exemption from CEQA.

Planner: Andre Sahakian, Associate Planner  
Applicant: Tom Levyn  
Public Input: None.

*The Commission took a recess at 2:12 pm.*

*The Commission reconvened at 2:15 pm.*

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Shooshani to adopt the resolution conditionally approving the Historic Incentive Permit, Hillside R-1 Permit, and Minor Accommodation as amended (4-0).

**Action: The resolution was adopted as amended.**

Motion: Motion by Commissioner Corman, Second by Commissioner Rosenstein to the adopt the resolution recommending the City Council adopt a Zone Text Amendment that establishes the Historic Incentive Permit as amended (4-0).

**Action: The resolution was adopted as amended.**

### **3. 14 North La Cienega Boulevard**

#### **The Phoenix Restaurant**

Request to renew and modify a previously approved Extended Hours Permit and Development Plan Review to allow the subject restaurant to operate until 2:00 AM, seven days per week. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider a determination of exemption from CEQA.

Planner: Ryan Gohlich, Senior Planner  
Applicant: Lonnie Moore and Michael Malin  
Public Input: Mitra Shoae, Steve Silverstein, Barry Levine, Laurie Lande, Pam Meadow

*By Order of the Chair, this item was tabled, to be continued later in the meeting.*

*The Commission took a recess at 3:00 pm.*

*The Commission reconvened at 3:16 pm.*

*(Taken out of Order)*

#### **STUDY SESSION**

#### **4. Review of Proposed Amendments to Beverly Hills Municipal Code Article 32: Historic Preservation Ordinance, as presented by Commissioner Corman**

Provide direction to staff regarding Commissioner Corman's amendments to the City's Historic Preservation Ordinance

Planner: William Crouch, Urban Designer

Public Input: Steve Webb

*By Order of the Chair, this item was tabled, to be continued later in the meeting.*

*(Return to Order)*

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

#### **3. 14 North La Cienega Boulevard, *continued***

##### **The Phoenix Restaurant**

Request to renew and modify a previously approved Extended Hours Permit and Development Plan Review to allow the subject restaurant to operate until 2:00 AM, seven days per week. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider a determination of exemption from CEQA.

Applicant Representatives: Jason Somers, Dominick Filosa

Motion: Motion by Commissioner Corman, Second by Chair Fisher to continue the item to the November 13, 2014 Planning Commission meeting, and to direct to staff to provide notice for potential actions on that date (4-0).

Action: **The item was continued to the November 13, 2014 Planning Commission meeting and staff was directed to provide notice for potential actions on that date.**

## STUDY SESSION

### 4. Review of Proposed Amendments to Beverly Hills Municipal Code Article 32: Historic Preservation Ordinance, as presented by Commissioner Corman, *continued*

Provide direction to staff regarding Commissioner Corman's amendments to the City's Historic Preservation Ordinance

Planner: William Crouch, Urban Designer  
Public Input: Marcello Vavala, LA Conservancy

**Action:** The Commission directed staff to present the proposed amendments to the Cultural Heritage Commission for their review, and to bring any resulting comments back to the Planning Commission for consideration when drafting the final proposed amendments.

## 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

None.

## COMMUNICATIONS FROM THE CITY PLANNER

- Principal Planner Michele McGrath provided an update on the City Council's adoption of the Planning Commission's recommended changes to the R-1 Ordinance.

### 5. Upcoming Projects List

**Action:** Received and filed.

### 6. Building Permit Activity Report – 9/1/14 thru 9/30/14

**Action:** Received and filed.

**7. 2014 Meeting Schedule Calendar**

**Action:** Received and filed.

**MEETING ADJOURNED**

Date / Time: October 23, 2014 /5:16 pm



**CITY OF BEVERLY HILLS**  
455 North Rexford Drive  
Beverly Hills, CA 90210

**HEALTH AND SAFETY COMMISSION  
REGULAR MEETING SYNOPSIS**

October 27, 2014  
4:00 p.m.

**THE MEETING WAS CALLED TO ORDER**

Date / Time: October 27, 2014 / 4:07 PM

**ROLL CALL**

Commissioners Present: Chair Kopeikin, Vice Chair Lurie, Millan, Schwartz, Demeter, Nazarian, Ross  
Commissioners Absent: None.  
Staff Present: P. Mottice Muller, A. Tarazon, E. Anderson.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Ross.

**ORAL COMMUNICATIONS FROM THE AUDIENCE**

Action: Irina Popa-Erwin spoke to the Commission about her recent move to the City of Beverly Hills and how she would like to be involved with the Health and Safety Commission by offering her life coaching services to the community.

**INFORMATIONAL ITEMS**

- Commission Calendar
- October is National Cyber Security Awareness Month
- West Nile Virus Update & Advisory
- Press Release: Cost of Smoking Price Tag \$4.4 Billion to Los Angeles County
- Press Release: It's that Time of Year Again: Flu Season is Here!

Action: Received and filed.

**ADOPTION OF MINUTES**

Consideration of the Action Minutes of the meeting of September 22, 2014.

Motion: MOVED by Millan, SECONDED by Nazarian to approve the action minutes of the September 22, 2014 Health and Safety Commission meeting with changes made.  
Action: Approved (7/0).

## REPORT FROM THE CHAIRPERSON

Action: Vice Chair Lurie reported on the Mayor's Cabinet meeting held on October 22, 2014.

## NEW BUSINESS

### 1. 'EAT WELL BEVERLY HILLS' HEALTHY RESTAURANT INITIATIVE

Information on the new 'Eat Well Beverly Hills' healthy restaurant initiative was given to the Commission to promote local restaurants that offer healthy meal options as part of the Mayor's Healthy City program. Commissioners reviewed the program overview and provided feedback. Commissioners requested Megan Roach, Marketing and Economic Sustainability Manager return at a later date to provide more details on the initiative.

### 2. UPDATE ON SENIORS AND HEALTH AND SAFETY COMMISSION COLLABORATION NETWORKING OPPORTUNITY

Elizabeth Anderson, Human Services Specialist went over final details on the event scheduled to be held at Greystone Mansion on November 5, 2014.

### 3. FLU SEASON AND EBOLA VIRUS UPDATE

Nadiya Juma, Los Angeles County Public Health Educator provided information on the Ebola virus, Enterovirus D68, and the Flu.

### 4. HEALTH AND SAFETY AWARDS

The Commission reviewed the history of the Health and Safety Awards and Commissioners discussed requirements, nomination forms, and outreach ideas to reinstate the Awards.

### 5. DANGERSTOPPERS

The *Dangerstoppers* episode, *Prevent the Bite* focusing on dog safety was presented to the Commission for review and comments. Commissioners provided feedback and comments. Future items were discussed.

## COMMUNICATION FROM THE DIRECTOR OF EMERGENCY MANAGEMENT

Action: Pamela Mottice-Muller, Director Office of Emergency Management reported on the following items:

- The Great Shakeout Debrief – October 16, 2014  
The Great Shakeout drill included city staff, volunteers, and the school district to practice earthquake disaster preparedness.

- Mayor's Lunch and Learn Program – October 22, 2014  
Ms. Muller thanked Chair Kopeikin and Commissioner Nazarian for their help with the event and reported that the event was well attended and successful.
- Commission Structure Report Update  
Ms. Muller announced the Commission Structure Report would be going before City Council on November 18, 2014. If the ordinance is approved on the report, it would go into effect in January 2015.

Motion:            MOVED by Lurie, SECONDED by Schwartz to move the November 24, 2014 meeting to November 17, 2014.

Action:            Approved (7/0).

- Business C.E.R.T.  
The Business C.E.R.T. class course would be held on November 18-19 at the Beverly Hilton Hotel.

#### **COMMUNICATION FROM COMMISSION**

Action:            Commissioner Demeter reported on the Taxi Committee of which she and Commissioner Schwartz were members.

Commissioner Schwartz acknowledged a pedestrian that was recently struck on Robertson Boulevard and offered her condolences to the family of the victim.

Chair Kopeikin announced the Beverly Hills Police Officers Association Black and White Gala would be held on November 3, 2014.

#### **ADJOURNMENT**

Date / Time:            October 27, 2014 / 6:20 PM.



CITY OF BEVERLY HILLS  
City Hall Room 280 - A  
455 North Rexford Dr.  
Beverly Hills, CA 90210

**SYNOPSIS**

**RECREATION AND PARKS COMMISSION REGULAR MEETING**  
**Tuesday, October 28, 2014**  
**2:00 p.m.**

The meeting was called to order at 2:08 p.m.

**ROLL CALL**

Commissioners Present: Bilak, Gersh, Friedman  
Commissioners Absent: Anderson, Rosoff  
Staff Present: Zoet, Meyerowitz, Angel, Pfalzgraf, Duerr, Leuning, Knebel

**CONSIDERATION OF MINUTES**

**Tab 1. Special Meeting of September 22, 2014**

MOVED by Gersh, SECONDED by Bilak to approve as presented. (3/0)

AYES: Bilak, Gersh, Friedman  
NOES: NONE  
ABSENT: Anderson, Rosoff  
ABSTAIN: NONE  
CARRIED

**ORAL COMMUNICATION FROM THE AUDIENCE**

Peter Lanceliotti on behalf of Seniors Helping Seniors.

Additional Oral Communications occurred during meeting with regard to TAB #3, Peck Drive Street Tree Master Plan.

**NEW BUSINESS/STAFF REPORTS/CORRESPONDENCE**

**Tab 2. Robertson Boulevard Ficus Street Tree Master Plan**

Parks and Urban Forest Manager Ken Pfalzgraf met with the Southeast Task Force to discuss the Street Tree Master Plan. The public process for replacing trees was described. Mr. Pfalzgraf emphasized it is important to identify trees that are readily common/available in the quantities necessary and that their availability matches with the replacement schedule and theming of the area.

**Tab 3. Peck Drive Street Tree Master Plan**

The original tree on the street was the American Elm. In 1944, half of the trees were removed due to crowding. The Street Tree Master Plan created in 1996 was to increase species diversity and by phasing the planting times gave the trees a better chance of survival. Mr. Pfalzgraf compared the trees currently on Camden Drive and Peck Drive. The trees on Peck Drive are not performing as they were originally specified. The residents need to take the lead in gathering signatures on a petition in order to move forward. Charts were presented with availability of specific trees. Once the residents have the required percentage of signatures, they will ask for item to be placed on the Recreation and Parks Commission Agenda and then the process will move forward to balloting the street for the actual type of tree that is desired.

**Tab 4. Natural and Artificial Turfgrass Options for Beverly Canon Gardens**

Parks and Urban Forest Manager Ken Pfalzgraf presented a brief update about other turf options for the Beverly Canon Gardens. The success of the programming in the area has necessitated looking for alternative options. Descriptions were given for park grasses in Beverly Hills as well as artificial turf. The Commission requested additional information on the topic.

**Tab 5. Older Adult Health and Safety Collaborative**

Human Services Administrator James Latta invited the Recreation and Parks Commissioners on the Senior Ad Hoc Committee to the upcoming Older Adult Health and Safety Collaborative to be held at Greystone Mansion on Wednesday, November 5, 2014. Vice Chair Friedman and Commissioner Gersh will attend.

**Tab 6. Introduction of Teen Advisory Committee Members**

Recreation Services Manager Teri Angel introduced Recreation Supervisor Tim Duerr and Recreation Coordinator Jennifer Leuning to invite all members of the current Teen Advisory Committee (TAC) to address the Commission. There are 15 students taking part in the program that runs from July 2014 through April 2015, organizing and participating in activities. Each introduced themselves, told where they attended school and their experience with the committee thus far.

**Tab 7. Capital Improvement Projects Update**

The following items were included in the report from Community Services Director Steve Zoet: Gateway Signage Projects, Greystone Improvements, Roxbury Park Update, Beverly Gardens Restoration and the Dog Park.

## **Tab 8. Director's Report**

Community Services Staff updated the Commission on the following items: Art Show Summary, Installation of Margaret Anderson Plaque, Joint Powers Agreement/Web Posting, Event Calendar and Meeting Dates.

## **UNFINISHED BUSINESS/COMMENTS BY COMMISSIONERS INCLUDING TOPICS FOR FUTURE AGENDAS**

- Possible commendation for Beverly Hills Rose Society to be discussed at November Commission Meeting.

## **Tab 9. Ad Hoc Chairperson Reports**

- a. City Council Liaison/Mayor's Cabinet (Rosoff/Friedman) – Commissioner Anderson attended the Mayor's Cabinet Meeting held on September 24, 2014 but was not present to report on it.
- b. Beverly Canon Gardens (Friedman/Gersh) – No discussion.
- c. Farmers' Market (Anderson/Bilak) – No discussion.
- d. Fine Arts (Rosoff/Gersh) – Kusama fencing meeting will take place in a few weeks. Both Chair Rosoff and Commissioner Gersh will attend and report back at the November Commission Meeting.
- e. Gateway Signage Project (Rosoff/Anderson) – No discussion.
- f. Community Charitable Foundation (Anderson/Bilak) – No discussion.
- g. Greystone Park (Anderson/Gersh) – No discussion.
- h. Master Plan for La Cienega and Roxbury Parks (Rosoff/Friedman) – No discussion.
- i. Seniors/Volunteers (Friedman/Gersh) – No discussion.
- j. Special Events/Concert Series (Rosoff/Gersh) – No discussion.
- k. Sports (Friedman/Bilak) – No discussion.
- l. Street Tree Master Plan (Rosoff/Friedman) – Discussed in TAB #2 & #3.
- m. Teens (Gersh/Bilak) – No discussion.
- n. Beverly Gardens Restoration (Rosoff/Anderson) – No discussion.

- o. Off-Leash Dog Area (Friedman/Bilak) – Discussed in TAB #8.
- p. Joint Powers Agreement (Rosoff/Bilak) – Discussed in TAB #8.

**ADJOURNMENT**

Meeting adjourned at 4:59 p.m.



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

**DESIGN REVIEW COMMISSION  
SPECIAL MEETING SYNOPSIS  
November 6, 2014  
12:00 PM**

**MEETING CALLED TO ORDER**

Date / Time: November 6, 2014 / 12:09 PM

**ROLL CALL**

Commissioners Present: Commissioners Hubschman, Nathan, Strauss, Vice Chair Pepp,  
Chair Wyka

Commissioners Absent: None

Staff Present: William Crouch, Georgana Millican, Cindy Gordon, Karen Myron

**BUS TOUR**

*The Commission recessed at 12:10 pm for a bus tour to view properties being considered for Design Awards:*

1303 Park Way	604 North Camden Drive	723 North Linden Drive
623 North Linden Drive	516 North Bedford Drive	337 South Linden Drive
328 South El Camino Drive	361 South La Peer Drive	229 South Almont Drive
152 South Almont Drive	147 North Stanley Drive	8707 Clifton Way

*The Commission reconvened in City Council Chambers at 1:34 pm*

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: Hamid Omrani

**APPROVAL OF AGENDA**

Motion: Motion by Chair Wyka, Second by Commissioner Strauss to approve the agenda as amended, removing item #8, 711 North Hillcrest Road, from the agenda, as the application had been recently withdrawn (5-0).

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

## ADOPTION OF MINUTES

1. Minutes from the Design Review Commission Regular Meeting of October 2, 2014.

**Motion:** Motion by Commissioner Nathan, Second by Vice Chair Pepp to approve the minutes as presented (5-0).  
**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 Design Review Commission regular meeting on Thursday, December 4, 2014.)*

### 3. 508 NORTH ROXBURY DRIVE (PL1416413)

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 Design Review Commission regular meeting on Thursday, December 4, 2014.)*

## NEW BUSINESS

### 4. 613 ALPINE DRIVE (PL1429397)

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

**Planner:** Georgana Millican, Associate Planner  
**Applicant:** Peter (Choon J) Byun  
**Public Input:** None.

**Motion:** Motion by Vice Chair Pepp, Second by Commissioner Strauss to return the project for restudy to the December 4, 2014 Design Review Commission meeting (5-0).

**Action:** The project was returned for restudy to the December 4, 2014 Design Review Commission meeting.

**5. 337 MCCARTY DRIVE (PL1429441)**

A request for an R-1 Design Review Permit to allow the construction of 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: Gabbay Architects  
Public Input: Cindy Dubin, Larry Koplun, Kelly O'Connor

Motion: Motion by Commissioner Nathan, Second by Chair Wyka to return the project for restudy to the December 4, 2014 Design Review Commission regular meeting (5-0).

**Action:** The project was returned for restudy to the December 4, 2014 Design Review Commission regular meeting.

*The Commission took a recess at 3:05 pm.*

*The Commission reconvened at 3:19 pm.*

**6. 309 NORTH REXFORD DRIVE (PL1429383)**

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: Hamlet Zohrabians, Dunamis Architects  
Public Input: None.

Motion: Motion by Commissioner Strauss, Second by Commissioner Hubschman to approve the resolution with conditions, and to establish an Ad Hoc Committee consisting of Commissioner Nathan and Vice Chair Pepp to grant final approval of the landscape plan and entryway redesign (5-0).

**Action:** The resolution was approved with conditions, and an Ad Hoc Committee consisting of Commissioner Nathan and Vice Chair Pepp was established to grant final approval of the landscape plan and entryway redesign.

**7. 208 SOUTH STANLEY DRIVE (PL1429432)**

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: Farzin Maly, Maly Architects  
Public Input: None.

Motion: Motion by Chair Wyka, Second by Commissioner Strauss to return the project for restudy to the December 4, 2014 Design Review Commission meeting (5-0).

**Action:** The project was returned for restudy to the December 4, 2014 Design Review Commission meeting.

**8. 711 NORTH HILLCREST ROAD (PL1429681)**

A request for an R-1 Design Review Permit to allow a revision to a previously approved 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.

***No action was taken on this item. The application for this project was withdrawn prior to the Commission hearing.***

*The Commission took a recess at 4:23 pm.*

*The Commission reconvened at 4:29 pm.*

**DISCUSSION**

- Design Review Awards
- 2015 Design Review Commission Priorities

Design Review Commission Special Meeting Synopsis  
November 6, 2014

- 2015 Design Review Commission Meeting Schedule (**Tab 9**)
  - In observance of the New Year's Holiday, the Commission chose to move the January meeting date to January 7, 2015.

**COMMUNICATIONS FROM THE COMMISSION**

- Mayor's Cabinet Meeting

**COMMUNICATIONS FROM THE URBAN DESIGNER**

**MEETING ADJOURNED**

Date / Time: November 6, 2014 / 4:54 PM