



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

**ARCHITECTURAL COMMISSION  
REGULAR MEETING SYNOPSIS**

April 20, 2016  
1:30 PM

**MEETING CALLED TO ORDER**

Date/Time: April 20, 2016 / 1:30 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Hirschfeld, Kaye, Blakeley, Vice Chair Peteris,  
Chair Gardner Apatow

Commissioners Absent: None

Staff Present: Mark Odell, Cindy Gordon, Georgana Millican, Karen Myron

**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**

**1. Consideration of Minutes**

Consideration of minutes of the Architectural Commission special meeting of March 15, 2016.

Motion: MOVED by Commissioner Hirschfeld, SECONDED by Chair Gardner Apatow to adopt the Consent Calendar as presented (5-0).

AYES: Commissioners Hirschfeld, Kaye, Blakeley, Vice Chair Peteris, Chair Gardner Apatow

NOES: None

CARRIED

**REPORTS FROM PRIORITY AGENCIES**

None

**CONTINUED BUSINESS**

No items

**NEW BUSINESS**

**2. FOGO DE CHAO (PL1604197)**

**133 North La Cienega Boulevard**

Request for approval of a façade remodel, landscaping, a sign accommodation, for multiple business identification signs, and a sign accommodation to allow a business identification sign to face private property. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: George Kelly – Kelly Architects  
Public Input: None

Motion: MOVED by Chair Gardner Apatow, SECONDED by Commissioner Blakeley to adopt the resolution as amended (5-0).

AYES: Commissioners Hirschfeld, Kaye, Blakeley, Vice Chair Peteris, Chair Gardner Apatow

NOES: None

CARRIED

**3. DAVID YURMAN (PL1603764)**

**371 North Rodeo Drive**

Request for approval of façade modifications and a sign accommodation for multiple business identification signs. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: Laurent Charlet – David Yurman  
Public Input: None

Motion: MOVED by Chair Gardner Apatow, SECONDED by Vice Chair Peteris to adopt the resolution as amended (5-0).

AYES: Commissioners Hirschfeld, Kaye, Blakeley, Vice Chair Peteris, Chair Gardner Apatow

NOES: None

CARRIED

**4. 9475 SOUTH SANTA MONICA BOULEVARD (PL1529498)**

Request for approval of a revision to a previously approved façade remodel. The Commission previously adopted a Categorical Exemption on November 18, 2015; no further environmental review is required at this time.

Planner: Cindy Gordon, Associate Planner  
Applicant: John Wyka – Wyka Architecture  
Public Input: None

Motion: MOVED by Chair Gardner Apatow, SECONDED by Commissioner Hirschfeld to adopt the resolution as amended, including a site visit by staff for approval of the modulation of the second story windows (5-0).

AYES: Commissioners Hirschfeld, Kaye, Blakeley, Vice Chair Peteris, Chair Gardner Apatow  
NOES: None

CARRIED

*The Commission took a recess at 3:24 pm.*

*The Commission reconvened at 3:33 pm.*

**5. WHAT GOES AROUND COMES AROUND (PL1604716)**

**9520 Brighton Way**

Request for approval of a façade remodel, a sign accommodation for multiple business identification signs, and a construction barricade. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: Anita Koritowska – Space Architects  
Public Input: None

Motion: MOVED by Chair Gardner Apatow, SECONDED by Commissioner Kaye to adopt the resolution as amended (5-0).

AYES: Commissioners Hirschfeld, Kaye, Blakeley, Vice Chair Peteris, Chair Gardner Apatow  
NOES: None

CARRIED

**6. BUCCELLATI (PL1604722)**

**9517 Wilshire Boulevard**

Request for approval of façade modifications, a sign accommodation for multiple business identification signs, awning signage, and a construction barricade graphic. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner

Applicant: Anita Koritowska – Space Architects  
Public Input: None

Motion: MOVED by Chair Gardner Apatow, SECONDED by Vice Chair Peteris to adopt the resolution as amended (5-0).

AYES: Commissioners Hirschfeld, Kaye, Blakeley, Vice Chair Peteris, Chair Gardner Apatow  
NOES: None

CARRIED

## **STUDY SESSION**

No items

## **COMMUNICATIONS FROM THE COMMISSION**

### **7. Mayor's Cabinet Meeting**

- Chair Gardner Apatow provided a recap of the Mayor's Cabinet Meeting

## **COMMUNICATIONS FROM STAFF**

- Urban Designer Updates
  - Urban Designer Mark Odell advised the Commission of his recent attendance at the California Preservation Foundation conference in San Francisco
- 8. Staff-level Approvals**
  - Received and filed
- 9. 2016 Meeting Schedule**
  - Received and filed

## **ADJOURNMENT**

Date / Time: April 20, 2016 / 4:11 PM



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

**RECREATION AND PARKS COMMISSION**  
**REGULAR MEETING SYNOPSIS**  
Tuesday, April 26, 2016  
2:00 p.m.

**MEETING CALLED TO ORDER**

Date/Time: April 26, 2016/ 2:10 pm

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Councilperson Lili Bosse.

**ROLL CALL**

Commissioners Present: Commissioners Friedman, Rosoff, Anderson, Vice Chair Gersh,  
Chair Bilak

Commissioners Absent: None

Staff Present: Nancy Hunt-Coffey, Brad Meyerowitz, Teri Angel, Ken Pfalzgraf,  
Stephanie Harris, Ilene Knebel

**COMMUNICATIONS FROM THE AUDIENCE**

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Franny Rennie presented the idea of placing a plaque at the Electric Fountain recognizing the Tongva Indian Tribe.

**APPROVAL OF AGENDA**

By order of the Chair the Agenda was approved as amended.

**CONSENT CALENDAR**

1. Consideration of Minutes of the Recreation and Parks Commission Special Meeting of March 14, 2016.

Motion: MOVED by Commissioner Rosoff, SECONDED by Vice Chair Gersh to adopt the minutes with corrections (5-0).

AYES: Commissioners Friedman, Rosoff, Anderson, Vice Chair Gersh,  
Chair Bilak

NOES: None

ABSENT: None

CARRIED

## REPORTS FROM PRIORITY AGENCIES

### Beverly Hills Unified School District

Superintendent Steve Kessler discussed bicycles being ridden in at School District sites. He supports bike safety education and approves of using School District facilities for bike riding. No update on construction at school sites was presented this month.

## CONTINUED BUSINESS

### 2. Bike Riding in the Park

Recreation Services Manager Teri Angel presented information from Karl Kirkman, Risk Manager about the City's safety concerns with the joint use of bicycle riding in City Parks. He is amenable to a City Sponsored program at the schools.

Letter was read pertaining to this topic from resident Cherie McDermott who supports bike riding in the park.

The Commission discussed having a safe environment for all residents to ride bikes.

There was no agreement amongst the Commission to have bike riding at the City Parks.

A Bike Liaison Committee has been established with Commissioner Rosoff.

### 3. Personal Trainers in City Parks

Recreation Services Manager Teri Angel introduced the topic and the ordinance created by the City Attorney to address the increase and regulation of personal trainers in the parks.

The Commissioners had comments on the exact wording in the proposed ordinance and further discussion on the subject.

Motion:                      MOVED by Rosoff, Seconded by Vice Chair Gersh, that the edits proposed for the ordinance be accepted as well as the rules and regulations and application (4/1).

AYES:                         Commissioners Friedman, Rosoff, Vice Chair Gersh, Chair Bilak

NOES:                         Commissioner Anderson

ABSENT:                      None

CARRIED

The Commission took a break at 3:37 p.m.

The Commission resumed the meeting at 3:47 p.m.

#### 4. Dog Park Donor Recognition Program

The Commission was asked for feedback for material, size and, placement of donor plaques in the Dog Park. Staff will bring back different samples and pricing to the next meeting for further discussion. Naming opportunities for trees was also discussed.

An update was also provided to the Commission for the Cities of Costa Mesa and West Hollywood Dog Parks.

Commissioner Gersh left the meeting at 4:28 p.m.

### **NEW BUSINESS**

#### 5. Storm Water Compliance Update

Josette Descalzo, Environmental Compliance and Sustainability Program Manager, presented an overview of storm water regulations and compliance projects. The Public Works Department is preparing a feasibility study for a potential project at La Cienega Park. Comments also made by Trish Rhay, Assistant Director of Public Works.

#### 6. Presentation of Recreation and Parks Commission Award (Taken out of order)

Residents Franny Rennie & Deborah Frank were presented with the Recreation and Parks Commission Award for their contributions to the community including efforts to restore and preserve Beverly Gardens Park. Annette Saleh also received the Award, but was unable to attend. Gaby Reims Alexander received a letter of recognition for her contributions to the restoration of Beverly Gardens Park.

#### 7. Kid Unity Presentation

Members of KidUnity presented their input and ideas regarding the La Cienega Community Center and Playground Project.

Commissioner Anderson left the meeting at 5:35 p.m.

### **STATUS REPORTS**

#### 8. Capital Improvement Project Updates

The following items were included in the report from staff: Greystone, Beverly Gardens Restoration, Coldwater Park and Playground Restoration and Beverly Hills Community Dog Park. Comments were also included about La Cienega Community Center Improvements.

### **COMMUNICATIONS FROM THE COMMISSION**

#### 9. Ad Hoc Committee Assignments

Ad Hoc Committee members updated fellow Commissioners on the status of their assignments:

City Council Liaison – Notes are in the packet for Commissioners to review.

Fine Arts - No report.

Greystone Park – No additional report.

La Cienega Master Plan – A proposal for the snack bar has been received and Liaisons will be asked to review.

Street Tree Master Plan – No report.

Beverly Gardens Restoration – No additional report.

Off Leash Dog Park – No additional report.

Joint Powers Agreement – Upcoming meetings discussed.

Public Works Services – No additional report.

Coldwater Canyon Park– No additional report.

Personal Training – No additional report.

Unfinished Business/Comments by Commissioners Including Topics for Future Agendas – No action taken.

#### **COMMUNICATIONS FROM STAFF**

##### **10. Director's Report**

Community Services Staff updated/discussed with the Commission the following items: Robertson Blvd. Tree Replacement Project, Trousdale Tree Pilot Program, Dog Park Trees, Arbor Day 2016, Irrigation System, Tree Updates, Los Angeles County Needs Assessment Summary (tabled until May Meeting) PLAY BALL Initiative, Event Calendar, Meeting Dates.

#### **ADJOURNMENT**

Date / Time: April 26, 2016/ 6:08 pm



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

**PLANNING COMMISSION**  
**REGULAR MEETING SYNOPSIS**  
April 28, 2016  
1:30 PM

**MEETING CALLED TO ORDER**

Date/Time: April 28, 2016 / 1:31 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani,  
Chair Block  
Commissioners Absent: None  
Staff Present: Ryan Gohlich, Masa Alkire, Timothea Tway, Alek Miller, 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 presented.

**CONSENT CALENDAR**

**1. Consideration of Minutes**

Consideration of the April 14, 2016 Planning Commission regular meeting minutes

Motion: MOVED by Commissioner Gordon to adopt the minutes as presented (3-0-2).

AYES: Commissioner Gordon, Vice Chair Shooshani, Chair Block  
NOES: None  
ABSTAIN: Commissioners Fisher, Corman

CARRIED

**REPORTS FROM PRIORITY AGENCIES**

None

**CONTINUED BUSINESS**

No items

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

**2. 9570 Virginia Place**

**Central R-1 Permit**

Request for a Central R-1 Permit to allow a reduced rear setback on a corner lot south of Santa Monica Boulevard. The Central R-1 Permit would allow for the construction of one-story additions to an existing two-story single-family residence and the expansion of the attached garage, which encroach into the required rear setback. The proposed additions would total approximately 449 square feet and would result in a 6'8" setback from the rear property line. 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:                               Alek Miller, Assistant Planner  
Applicant:                             Dane Twichell, Twichell Studio Architects  
Public Input:                         Dr. Stan Kahan

*The Commission took a recess at 2:26 pm.*

*The Commission reconvened at 2:32 pm.*

Motion:                                MOVED by Vice Chair Shooshani, SECONDED by Commissioner Fisher to adopt the resolution as amended (3-2).

AYES:                                 Commissioner Fisher, Vice Chair Shooshani, Chair Block  
NOES:                                 Commissioners Gordon, Corman

CARRIED

**3. 9206 and 9212 Olympic Boulevard**

**Conditional Use Permit and Minor Accommodation**

Request for a Conditional Use Permit and Minor Accommodation to allow the construction of a new 45' tall, three-story commercial building with three levels of subterranean parking. The proposed project would have a floor area of 20,292 square feet and a floor area ratio of 1.69 to one. The Conditional Use Permit would allow the height of the building to exceed two stories and 35' and a floor area ratio of 1.33 to one. The minor accommodation would allow an increase in the amount of opening allow in the required wall located on the rear property line that abuts the alley. 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: Afshin Etebar, Etco Homes  
Traffic Consultant: Antonio Coco – Coco Traffic Planners  
Public Input: Susan Mishler, Mark Elliot

*The Commission took a recess at 3:42 pm.*

*The Commission reconvened at 3:51 pm.*

By Order of the Chair and absent objection from the Commission, this item was continued to the June 9, 2016 Planning Commission regular meeting.

## **STUDY SESSION**

No items

## **COMMUNICATIONS FROM THE COMMISSION**

- Chair Block requested that, if mentioned in a staff report for a project, all prior resolutions for the project be included as attachments to the staff report.
- Committee Reports
  - No Committee reports

## **COMMUNICATIONS FROM STAFF**

### **4. Upcoming Projects List**

- Received and filed

### **5. Building Permit Activity Report – 3/1/16 thru 3/31/16**

- Received and filed

### **6. 2016 Meeting Schedule**

- Received and filed

- City Planner Updates

- City Planner Ryan Gohlich provided updates on the following:
  - Staff has not yet received communication from the project applicant at 332-336 N. Oakhurst Drive that the project is ready to be reviewed by the full Planning Commission.
  - The May 12, 2016 Planning Commission meeting will include an evening session commencing at 7p.m., at which time the Commission will review the Draft Supplemental Environmental Impact Report (SEIR) for the One Beverly Hills project.
  - The City Council will set a date for a de novo hearing on the project at 250 N. Crescent Drive at its May 3, 2016 meeting.
  - The Lexus / Infiniti project will be heard at the City Council meeting on May 3, 2016.

**ADJOURNMENT**

Date / Time: April 28, 2016 / 4:05 PM



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

**PLANNING COMMISSION**  
**SPECIAL MEETING SYNOPSIS**  
May 2, 2016  
7:00 PM

**MEETING CALLED TO ORDER**

Date/Time: May 2, 2016 / 7:04 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

Commissioners Absent: None

Staff Present: Ryan Gohlich, 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 presented.

**CONSENT CALENDAR**

No items

**REPORTS FROM PRIORITY AGENCIES**

None

**CONTINUED BUSINESS**

No items

**WALKING TOUR**

The Commission will conduct a walking tour of the property at 9291 Burton Way (L'Ermitage Hotel) in consideration of a request for a Conditional Use Permit, Development Plan Review, and Extended Hours Permit.

The Commission recessed at 7:08 pm to conduct the Walking Tour, and reconvened in Room 280-A at 8:13 pm.

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

**1. 9291 Burton Way**

**L'Ermitage Hotel**

Conditional Use Permit, Development Plan Review, and Extended Hours Permit to allow a hotel restaurant to be open to the public; to allow an open air dining area that would be served by existing parking supply; and to allow the operation of the hotel restaurant, open air dining area, and rooftop event space during extended hours in a Commercial-Residential Transition Area.

Ex Parte Communications: Commissioner Fisher disclosed receiving phone calls from Elliot Finkel and Hon. Steve Webb; Commissioner Gordon disclosed having conversations with Councilmember Bosse and Vice Mayor Krasne; Commissioner Corman disclosed having a conversation with former Planning Commissioner Noah Furie; Vice Chair Shooshani disclosed having conversations with Vice Mayor Krasne, Councilmember Bosse, and Elliot Finkel; Chair Block disclosed receipt of a telephone call from Elliott Finkel.

Planner: Andre Sahakian, Associate Planner  
Applicant Team: Mitchell J. Dawson, Allan Cooper, Nicholas Rimedio  
Public Input: Dr. Carlton Lee, Ilan Bialer, Bill Wiley, Kelly Scott, Hon. Mark Egerman, Bobbe Dawson, Mikael Cohen, Jeanine Cohen, Mahoud Okhovat, Manijeh Lotfi, Matti Bialer,

*The Commission took a recess at 10:14 pm.*

*The Commission reconvened at 10:26 pm.*

Public Input, continued: Emily Rodemoyer, Tammy Weisman, Adam Cohen, Lenny Bohbot, Jay Weston, Steve Mayer, Peter Garland (statement read into record)

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

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

NOES: None

CARRIED

Planning Commission Special Meeting Synopsis  
May 2, 2016

**STUDY SESSION**

No items

**COMMUNICATIONS FROM THE COMMISSION**

None

**COMMUNICATIONS FROM STAFF**

None

**ADJOURNMENT**

Date / Time: May 3, 2016 / 1:01 AM