

**DRAFT  
PLANNING COMMISSION  
MINUTES OF**

**December 10, 2009**

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

**PLANNING COMMISSION MEETING  
December 10, 2009  
2:30 PM**

**MINUTES**

**OPEN MEETING**

**ROLL CALL AT 2:40 PM.**

**Commissioners Present:** Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**Commissioners Absent:** None.

**Staff Present:** D. Reyes, P. Noonan, J. Stevens (Department of Community Development); D. Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

The Agenda was approved.

**COMMUNICATIONS FROM THE AUDIENCE**

None.

**BUS TOUR**

No Bus Tour Scheduled

**CONSIDERATION OF MINUTES**

None

**NEW BUSINESS**

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

**1. General Plan Amendments – Step One**

A resolution to the City Council of the City of Beverly Hills recommending adoption of the Step One General Plan Amendments and adoption of a Negative Declaration.

Associate Planner Noonan announced that two policies were included in the staff report and errata sheet for review. He stated the Negative Declaration was released on October 30, 2009 and when the comment period closed on December 4, no comments had been received.

Acting City Planner Reyes noted that staff is asking the Planning Commission to adopt a resolution today recommending adoption by the City Council of the draft amended General Plan document. Mr. Noonan noted that the Council would receive an executive summary of the changes in each of the elements, a clean copy of the draft amended General Plan, and a copy of the matrix showing what changes had been incorporated into the final document.

Murray Fisher, representing Beverly Hills Property and Cape Horn, expressed opposition to a total prohibition of commercial CIDs. He requested the Planning Commission consider a sunset provision on any prohibition recommended to the City Council, and that there be some allowance for an exemption from the prohibition.

Steve Webb, representing Cape Horn, stated that it would be preferable to have a reasonable sunset clause on any prohibition of commercial CIDs. This would allow time necessary for the Commission to deal with priorities and then develop a citywide policy that would apply.

Assistant City Attorney Snow noted that if language was added to the General Plan regarding commercial CIDs, the Permit Streamlining Act would not apply because an application to have a commercial CID would also have a request to amend the General Plan, this legislative act would be examined under different standards.

Eduardo Romero, stated that his group (Cape Horn) is trying to work with the City in good faith; but it is using resources, not only people but funds. He added that he had always been under the impression that there would not be an economic downside to any commercial CID developed.

A. Zusman Eddy, representing the Beverly Hills Chamber of Commerce, stated the Chamber has been following the progress of the Step One revision and that the

Chamber was more concerned with the Step Two revisions because it will have more impact on the Community.

A. Alexander, speaking on behalf of himself, commented that he had read the proposed amendments and that they were very good. He stated he was glad there were references to the subway and pleased that economic sustainability was being added to the General Plan. Mr. Alexander stated the housing element would be very important to the community.

The public hearing was closed.

Acting City Planner Reyes clarified that if the Planning Commission recommends adoption of a General Plan amendment prohibiting commercial CIDs which is later adopted by the City Council, there is nothing to prohibit an applicant for applying for an amendment to the General Plan.

Assistant City Attorney Snow addressed proposed language which would allow prohibition and exceptions to the prohibition that can be enacted by future ordinance on certain terms and conditions that would be articulated in that future ordinance. He noted that unless the ordinance were to allow for every class of commercial CID, the language of the ordinance would supersede the prohibition to the extent it allowed with condition.

Commissioner Furie noted that it would be important to thank all staff members who have participated in the General Plan Update process and former Commissioners for their efforts and energy which began in 2005 and 2006 on the policies.

**ACTION:**

Moved by Commissioner Furie and seconded by Chair Cole.

That the amended resolution recommending that the City Council adopt the Step One amendment to the City of Beverly Hills' General Plan and that pursuant to the California Environmental Quality Act, the Negative Declaration be adopted.

**AYES:** Commissioners Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

### **SUBCOMMITTEE REPORTS**

Consideration and/or establishment of new policy or project-related Planning Commission subcommittees and reports from existing subcommittees:

- a. 9936 Durant Drive (Commissioners Furie and Yukelson)  
It was noted a meeting would be set when information was received from the applicant.
- b. 9230 Wilshire Boulevard - Lexus Dealership (Vice Chair Bosse/Commissioner Furie)
- c. Hillside / Trousdale - View Preservation (Chair Cole/Commissioner Corman)
- d. Design Review Expansion (Vice Chair Bosse/Commissioner Corman)
- e. Transition (Chair Cole/Commissioner Furie)
- f. Metropolitan Transit Authority – Subway Expansion (Chair Cole/Commissioner Yukelson)

### **COMMUNICATIONS FROM THE COMMISSION**

The Chair reviewed items scheduled before the City Council in January.

### **COMMUNICATIONS FROM THE CITY PLANNER**

2. **Upcoming Meeting Schedule Calendar Year 2010**
3. **Active Case List**

**THE MEETING WAS ADJOURNED AT 6:07 PM.**

**PASSED AND APPROVED THIS 13<sup>th</sup> DAY OF MAY, 2010.**

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Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

**DRAFT  
PLANNING COMMISSION  
MINUTES OF**

**January 14, 2010**

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

**PLANNING COMMISSION MEETING  
January 14, 2010  
1:30 PM**

**MINUTES**

**OPEN MEETING**

**ROLL CALL AT 1:40**

**Commissioners Present:** Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**Commissioners Absent:** None.

**Staff Present:** D. Reyes, S. Rojeman, G. Millican, J. Stevens (Department of Community Development); D. Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

*Approved by order of the Chair.*

**COMMUNICATIONS FROM THE AUDIENCE**

None.

**BUS TOUR**

*The Bus Tour was cancelled.*

**CONSIDERATION OF MINUTES**

None.

## **STUDY SESSION**

### **1. 246 North Canon Drive – Project Preview.**

A proposed approximate 10,000 square foot addition to an existing building with 21 in-lieu parking spaces. The applicant will provide a description and overview of the proposed project.

Principal Planner Reyes noted that there is no pending application before the Commission at this time and reviewed the previous approval for a proposed project at this site.

H. Gabbay, architect for the owners, presented information on a possible expansion of Maestro's restaurant and described the proposed stairway and elevator access, kitchen and dining areas. He noted that with this addition, two parking spaces in the back alley would be lost; however, the building has a covenant with a property on Crescent that provides 78 additional parking spaces, and that the applicant was aware that a thorough parking study would be important when a formal application is made. Mr. Gabbay stated that Maestro has a vision of an Ocean Club that would encompass seafood dining and pointed out the area on the third floor that would be used for that.

The applicant was reminded that a formal application should include a thorough traffic and parking study of the area with times of day and overflow parking, the floorplans submitted should have sufficient details to show existing and proposed uses, and whether the Ocean Club would be a separate restaurant. It was also noted that any area used or proposed to be used for lunchtime service should be clearly detailed, as that would be important to parking impact.

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

### **NEW BUSINESS**

#### **2. 1100 Sutton Way (Applicant: Hamid Gabbay)**

Request for a Hillside R-1 Permit to allow the construction of a six-foot tall solid wall within the required front yard setback. (Associate Planner: Georgana Millican).

The staff report was summarized by Associate Planner Millican and made a part of the record. Responding to a question from the Commission, she stated that the applicant would be required to trim existing hedges to code compliant height.

The architect, H. Gabbay, stated the proposed wall was designed to match the wall on the front of the property along Sutton Way and it would make a large difference

in the traffic noise that resonates on the property, and the owner would be planting ivy or other green vegetation that would grow over the fence, as allowed by Code. Responding to questions from the Commission, he stated that in order to conform to existing Code, the wall would have an approximate one-foot drop in height where it joined with the Sutton Way wall; and that a condition to plant, install irrigation and maintain code-compliant vegetation that would grow up the wall and enhance the garden quality of the City was not a problem.

The public hearing was closed.

**ACTION:**

Moved by Commissioner Furie and seconded by Vice Chair Bosse.

That the amended resolution conditionally approving a Hillside R-1 Permit to allow the construction of a six-foot tall solid wall within the required front yard setback be adopted.

**AYES:** Commissioners Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

Chair Cole stated that decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office and an appeal fee would apply.

**3. 313-317 Reeves Drive (Applicant: Jim Young)**

Time extension request for a Development Plan Review and R-4 Permit for a ten-unit residential condominium project. (Associate Planner: Ryan Gohlich)

Principal Planner Reyes provided a summary of the staff report and it was made a part of the record. He noted that the applicant proposes incorporating several green building features into the project and has agreed that it be a condition of approval.

Assistant City Attorney Snow stated that the intent is to extend the components of the application and with changes in State law, the Commission has the authority to grant this request.

The Commission concurred that conditions and regulations have not changed in a manner that would warrant reconsideration of the original decision and with the green building conditions articulated in the staff report and contained in the resolution they could make the findings necessary to grant the request.

The public hearing was closed.

**ACTION:**

Moved by Commissioner Yukelson and seconded by Vice Chair Bosse.

That the resolution conditionally approving a request for Time Extension of a Development Plan Review and R-4 permit for a ten-unit residential condominium project be adopted.

**AYES:** Commissioners Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

4. **450-460 North Palm Drive** (Applicant: Bryan Domyan)  
Time extension request for a Development Plan Review and R-4 Permit for a thirty-five unit residential condominium in two, five-story buildings. (Assistant Planner: Shena Rojemann)

Assistant Planner Rojemann summarized the staff report and it was made a part of the record. She noted that the City Council had adopted a Green Building Ordinance after the original approval was granted.

Responding to a question from the Commission the applicant stated they would incorporate green building elements where feasible to do so, noting they would want to be careful that nothing added would require redesign or redrawing of the plans.

Principal Planner Reyes stated that the site is currently vacant and although full compliance with the Green Building ordinance would not be feasible, to the extent the applicant is proposing things contained in the City's goal, staff is supportive.

The public hearing was closed.

**ACTION:**

Moved by Commissioner Furie and seconded by Vice Chair Bosse.

That a resolution conditionally approving the time extension request for a Development Plan Review and R-4 Permit be prepared for consideration at the January 28, 2010 meeting.

**AYES:** Commissioners Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

- 5 140-144 South Oakhurst Drive** (Applicant: Moussa Shaaya)  
Request for approval of Tentative Tract Map No. 53673 for an 11-unit condominium project.

The Staff report was summarized by Principal Planner Reyes and made a part of the record. He reviewed the project previously approved at this address and stated that the findings made and circumstances of the findings had not changed and that staff recommends approval of the request and adoption of the resolution.

The Commission concurred that the required findings could be made to approve Tentative Tract Map No. 53673.

The Public Hearing was closed.

**ACTION:**

Moved by Commissioner Yukelson and seconded by Commissioner Furie.

That the resolution approving Tentative Tract Map No. 53673 for an 11-unit condominium project be adopted.

**AYES:** Commissioners Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

## **SUBCOMMITTEE REPORTS**

Consideration and/or establishment of new policy or project-related Planning Commission subcommittees and reports from existing subcommittees:

- a. 9936 Durant Drive (existing subcommittee)  
Commissioner Furie reported the subcommittee met with the applicant, the architect, and planning staff. He stated a model of an alternative 5 compatible project was presented to the subcommittee and suggestions were made to the applicant regarding mass and scale. The subcommittee also suggested that if there is a public benefit to be inured to the benefit of the City, the applicant explore a form of in-lieu fee to a City trust fund for affordable housing instead of building affordable units. Commissioner Furie stated this request was made due to concerns that affordable units were not regulated to maintain affordable status after the first sale, while a trust fund to create permanent affordable housing would have a more substantial benefit to the City, and that staff is investigating that.
- b. 9230 Wilshire Boulevard - Lexus Dealership (contemplated subcommittee)
- c. Hillside / Trousdale - View Preservation (contemplated subcommittee)
- d. Other contemplated subcommittees

## **COMMUNICATIONS FROM THE COMMISSION**

Chair Cole requested an item on the next agenda to update the whole Commission on traffic study options that were discussed in 2008 and that would be relevant to the land use map; and if that would suit the needs of the general plan review as the Commission studies the land use map.

## **COMMUNICATIONS FROM THE CITY PLANNER**

**6. Upcoming Meeting Schedule**

**7. Active Case List**

**THE MEETING WAS ADJOURNED AT 3:35 PM.**

**PASSED AND APPROVED THIS 13<sup>th</sup> DAY OF MAY, 2008.**

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Nanette H. Cole, Chair

Submitted by Jonathan Lait, Secretary

**DRAFT  
PLANNING COMMISSION  
MINUTES OF**

**January 28, 2010**

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

**PLANNING COMMISSION MEETING  
January 28, 2010  
1:30 PM**

**MINUTES**

**OPEN MEETING**

**ROLL CALL AT 1:35 PM**

**Commissioners Present:** Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**Commissioners Absent:** None.

**Staff Present:** D. Reyes, S. Rojeman, R. Naziri, M. McGrath, Azita Motamen, J. Stevens (Department of Community Development); D. Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

The Chair noted that Items 4 and 5 would be taken after 1. The agenda was approved as noted by order of the Chair.

**COMMUNICATIONS FROM THE AUDIENCE**

None.

**TAKEN OUT OF ORDER:**

**DISCUSSION**

**4. Medical Land Uses**

Discussion of Changes to Medical Land Use Policy that Limits or Prohibits New or Expanded Medical Uses in the City. The Planning Commission will not be taking a formal action to amend the zoning code at this time but may provide staff with

direction to return at a future publicly noticed meeting with a draft ordinance for its consideration.

Senior Planner McGrath provided a summary of the staff report. She reviewed the previous meetings held on this subject, the City's definitions for permitted medical office uses from the Municipal Code, and what is currently permitted in the City. Ms. McGrath provided a color-coded map showing medical office locations in the City and their intensity of use. She noted that the map had not been vetted for legally permitted medical use. Principal Planner Reyes added, in regard to tracking medical uses, that because medical use is permitted in the commercial zone under the City's Zoning Code, there is not a separate permit required for a medical use vs. other commercial uses. Ms. McGrath reviewed the suggested starting points for discussion contained in the staff report and noted that staff is not recommending any medical use without adequate parking.

Responding to questions from the Commission, Ms. McGrath described how businesses are taxed and how medical offices are taxed. She noted that professional services such as lawyers, accountants and medical offices pay lower business taxes and, while not an issue for the Planning Commission, it is an issue for the City. With regard to whether a development impact fee could be charged by the City if increased demand for fire or safety services were identified on a project, Assistant City Attorney Snow stated a nexus study is required for these types of development fees. A nexus study would look at development impacts and define the fees necessary for improvements in City services or infrastructure to serve that array of uses.

Steve Webb, speaking for himself and also representing Dominion Management Corp., pointed out that the Commission might benefit by having the Fire Department respond as it keeps statistics on all calls. The Finance office could answer the questions on how different office uses are taxed; he added that optometry offices and surgery centers are taxed differently, and lawyers are taxed the same as doctors. He noted these taxes are about half of what they would be in Los Angeles for professionals. He stated it would be important to create a procedure and process that has enough flexibility built into it that the City can deal with circumstances as they evolve.

Selina Wachler, a business owner, stated the City relaxed requirements in a downturn during the 1990s and asked why the City was considering limiting any businesses in Beverly Hills when there are considerable vacancies. She added that in 2006 medical vacancy was at 1.6 and is now at 7.6 percent.

The Commission concurred that an exemption of some amount of square footage of new medical office area should be allowed for existing buildings with parking that meets current code for the new square footage. An exemption amount of 5,000 square feet was discussed. The Commission also discussed whether this would be a one-time exemption as well as the importance of the City tracking

future medical use which may include registering the amount of existing medical use in buildings, for a fee. The Commission requested that staff provide additional information about the number and square footage of medical uses in the City for the purpose of discussing a cap on future medical office use. The Commission further requested that staff return with information about fee recovery to address the impact of medical office use on transportation and emergency services. The Commission stated it would like to consider a Conditional Use Permit for proposed new medical offices that would not qualify for the exemption already discussed and possibly for projects within pedestrian areas. The Commission also wished to consider allowing projects to apply for a CUP even if they do not meet the current Code for parking if the cap would ultimately limit the total amount of medical office use. The Commission clarified that square footage of exempted projects would be included under the proposed cap, not in addition to it.

The Commission discussed appointment of a subcommittee to work with staff on a draft ordinance and deferred this for action by the next Chair.

**5. General Plan Update**

The Commission will receive background information regarding bifurcation of the General Plan update process and previous traffic analysis discussion related to adjusting existing general plan land use development densities.

The Commission heard a staff report, received public comment and requested further information from staff for discussion at a future meeting of the Commission.

**RETURN TO ORDER.**

**CONSENT CALENDAR**

- 1. 450-460 North Palm Drive** (Applicant: Bryan Domyan)  
Adoption of a resolution approving a time extension request for a Development Plan Review and R-4 Permit for a thirty-five unit residential condominium in two, five-story buildings. (Assistant Planner: Shena Rojemann)

Principal Planner Reyes noted the resolution was a consent item.

**ACTION:**

Moved by Commissioner Bosse and seconded by Commissioner Yukelson.

That the resolution conditionally approving a time extension request for a Development Plan Review and R-4 Permit for a thirty-five unit residential condominium in two five-story buildings be adopted.

**AYES:** Commissioners Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

Assistant City Attorney Snow stated that decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office and an appeal fee would apply.

**STUDY SESSION**

**2. Project Preview - New Hotel at 469 North Doheny Drive** (Applicant: Jon Blanchard, Vantage + Groups)

A proposed new 6-story Boutique Hotel and Residence with 90 guest rooms and 28 residences with a 60-seat restaurant. The project is proposed to have 160 parking spaces located in a subterranean parking structure. The applicant will provide a description and overview of the proposed project.

The applicant provided preliminary information on a new hotel at the site of the current Beverly Terrace Hotel. The proposed project would be a boutique hotel and residences with 5-star service. The Commission noted that a thorough study of the ingress and egress as well as impacts from increased traffic would be necessary and requested that if the project came forward, a cul-de-sac of Civic Center Drive should be considered as one of the alternatives in the EIR; world-class architecture would be expected at the location, a gateway into the City; that additional height above that permitted by the current Municipal Code would have impacts on the surrounding residences and Community outreach would be important early in the process.

**NEW BUSINESS**

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

**3. 432 North Oakhurst** (Applicant: Umbrian Properties, LLC)

Time extension request for a Development Plan Review and R-4 Permit for a thirty-four unit residential condominium project. (Senior Planner: Rita Naziri)

Senior Planner Naziri provided a summary of the staff report and it was made a part of the record. The Chair noted additional letters received had been placed on the dais. Ms. Naziri reviewed the timeline of the project and stated the applicant is requesting a one-year extension which will be the second extension of the project. She noted the green building ordinance had come forward in the time between the last extension and this request and the green building features recommended by staff as a condition are either mandatory or would have minimal impact on the project design, and were developed by our staff green building expert, Azita Motamen. The applicant's letter agrees to put the items in which were conditioned on a previous project time extension made by the Commission.

Ms. Motamen described the outdoor lighting and shielding to minimize light pollution and stated the recommended measures would comply with the basic requirements under the City's green building ordinance.

The applicant stated they were happy to implement the added conditions and accepted the Title 24 plus 15 percent requirement. The Planning Commission felt that the added conditions are appropriate and would allow the project to comply with a minimum requirement of City's Municipal Codes and would be cost saving items for the project.

**ACTION:**

Moved by Commissioner Yukelson and seconded by Commissioner Corman.

That the amended resolution conditionally approving a time extension request for a Development Plan Review and R-4 Permit be adopted.

**AYES:** Commissioners Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

Assistant Attorney Snow noted that decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City

**SUBCOMITTEE REPORTS**

Consideration and/or establishment of new policy or project-related Planning Commission subcommittees and reports from existing subcommittees:

- a. 9936 Durant Drive (existing subcommittee)
- b. 9230 Wilshire Boulevard - Lexus Dealership (contemplated subcommittee)
- c. Hillside / Trousdale - View Preservation (contemplated subcommittee)
- d. Other contemplated subcommittees

## **COMMUNICATIONS FROM THE COMMISSION**

## **COMMUNICATIONS FROM THE CITY PLANNER**

6. **Upcoming Meeting Schedule**
7. **Active Case List**

**THE MEETING WAS ADJOURNED AT 4:50 PM.**

**PASSED AND APPROVED THIS 13<sup>th</sup> DAY OF MAY, 2010.**

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Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

**DRAFT  
PLANNING COMMISSION  
MINUTES OF**

**February 11, 2010**

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

**PLANNING COMMISSION MEETING  
FEBRUARY 11, 2010  
1:30 PM**

**MINUTES**

**OPEN MEETING**

**Commissioners Present:** Corman, Furie, Yukelson, Vice Chair Bosse and Chair Cole.

**Commissioners Absent:** None.

**Staff Present:** S. Healy Keene, J. Lait, D. Reyes, L. Sakurai, R. Naziri, M. McGrath, G. Millican, V. Randall (Department of Community Development); D. Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

**COMMUNICATIONS FROM THE AUDIENCE**

**STUDY SESSION**

**1. View Preservation in Trousdale Estates and the Hillside Area**

Continued discussions on potential view preservation standards within the Hillside and Trousdale areas of the City.  
(Senior Planner Michele McGrath)

The Commission heard a staff report and received public comment regarding view preservation standards for the Trousdale and Hillside areas from Frieda Berlin, Karen Platt, Stephen Webb, Julie Steinberg, Tina Sinatra, Mary Levin Cutler, and Judith Linde. Testimony was largely in favor of developing standards with concern expressed that privacy and aesthetics be considered.

The Commission discussed goals that could be achieved through regulation and how to recover costs for staff time related to processing applications as well as enforcement. The Chair appointed a subcommittee of Commissioner Corman and herself to work with staff and return to the Commission in several months with additional information on goals, regulations, administrative procedures and the estimated demand that would be generated by such a program.

**NEW BUSINESS**

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

**2. 624 North Maple Drive**

Request for a Central R-1 Permit for a proposed two-story accessory structure over 14 feet in height and located within the required side and rear yards. (Senior Planner Rita Naziri).

Senior Planner Naziri provided a summary of the staff report and it was made a part of the record. Principal Planner Reyes read a letter into the record in support of the project from the neighbor at 623 N. Palm Drive. The architect, Hamid Gabbay, was present to answer any questions. After brief discussion about the privacy of northerly neighbor, the public hearing was closed.

**ACTION:**

Moved by Commissioner Yukelson and seconded by Commissioner Furie.

That the resolution conditionally approving a Central R-1 Permit be adopted.

**AYES:** Commissioners Corman, Furie, Yukelson, and Vice Chair Bosse.

**NOES:** None.

**RECUSED:** Chair Cole

**ABSENT:** None.

**CARRIED.**

**PROJECT PREVIEW**

**3. 9230 Wilshire Boulevard: Proposed Lexus Dealership**

Project preview regarding proposed revisions to the proposed Lexus dealership project. (Associate Planner Georgana Millican).

The applicant team made a presentation on revisions to the proposed Lexus dealership. Associate Planner Millican noted that the geologic report had just been received today.

### **SUBCOMMITTEE REPORTS**

Consideration and/or establishment of new policy or project-related Planning Commission subcommittees and reports from existing subcommittees:

- a. 9936 Durant Drive (Furie/Yukelson)
- b. 9230 Wilshire Boulevard - Lexus Dealership (Bosse/Furie)
- c. Hillside / Trousdale - View Preservation (contemplated subcommittee)
- d. Other contemplated subcommittees

### **COMMUNICATIONS FROM THE COMMISSION**

### **COMMUNICATIONS FROM THE CITY PLANNER**

#### **4. Upcoming Meeting Schedule**

Commissioner Corman noted he might be on jury duty on February 25.

#### **5. Active Case List**

**THE MEETING WAS ADJOURNED AT 6:25 PM.**

**PASSED AND APPROVED THIS 13<sup>th</sup> DAY OF MAY, 2010.**

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Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary