

**DRAFT**  
**PLANNING COMMISSION**  
**MINUTES OF**

**March 11, 2010**

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

**PLANNING COMMISSION MEETING  
March 11, 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:** J. Lait, D. Reyes, J. Stevens (Department of Community Development); D. Snow (City Attorney's Office).

**ELECTION OF OFFICERS**

Chair Cole nominated Commissioner Bosse as Chair for the ensuing year with Commissioner Yukelson serving as Vice Chair. She asked if there were other nominations from the floor and there being none, declared the nominations closed.

**ACTION:**

Moved by Commissioner Cole and seconded by Commissioner Furie.

That Commissioner Bosse be elected Chair and Commissioner Yukelson as Vice Chair for the ensuing year.

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

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

The Commissioners changed seats and Chair Bosse took the gavel.

## **APPROVAL OF AGENDA**

The Agenda was approved by order of the Chair.

## **COMMUNICATIONS FROM THE AUDIENCE**

None.

### **1. ADOPTION OF PLANNING COMMISSION MINUTES**

Planning Commission Minutes of July, August and September, 2009.

Commissioner Furie requested the minutes from July be considered separately since he was not present for that meeting and would not vote on them.

#### **ACTION:**

Moved by Vice Chair Yukelson and seconded by Commissioner Corman.

That the minutes of July 23, 2009 be adopted as corrected.

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

**NOES:** None.

**ABSTAIN:** Commissioner Furie

**ABSENT:** None.

#### **CARRIED.**

#### **ACTION:**

Moved by Commissioner Corman and seconded by Commissioner Furie.

That the minutes of August 6 and September 10, 2009 (as presented) and September 24, 2009 (as corrected) be adopted.

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

**NOES:** None.

**ABSENT:** None.

#### **CARRIED.**

## **PROJECT PREVIEW**

2. **9400 Santa Monica Boulevard** (Applicant: City of Beverly Hills)  
Proposed construction of a new three-story, approximate 14,000 square foot new commercial building located at the southwest corner of Canon Drive and Santa Monica Boulevard.

The Commission heard an oral report, and a slide show was presented with renderings of the proposed project. The Commission provided comments which included a request that the possibility of rooftop dining be explored and presented to the City Council and it was noted that another City property was in close proximity that might be a better site for the placement of solar panels

## **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 (Cole/Corman)
- d. Other contemplated subcommittees

## **COMMUNICATIONS FROM THE COMMISSION**

## **COMMUNICATIONS FROM THE CITY PLANNER**

3. **Upcoming Meeting Schedule**
4. **Active Case List**

**THE MEETING WAS ADJOURNED AT 2:45 PM.**

**PASSED AND APPROVED THIS DAY 8<sup>th</sup> OF JULY, 2010.**

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Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

**DRAFT**  
**PLANNING COMMISSION**  
**MINUTES OF**

**March 25, 2010**

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

**PLANNING COMMISSION MEETING  
MARCH 25, 2010  
1:30 PM**

**MINUTES**

**OPEN MEETING**

**ROLL CALL AT 1:30 PM**

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

**Commissioners Absent:** None.

**Staff Present:** J. Lait, 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**

Steve Webb, Lobbyist, urged the Commission to pursue adoption of the goals and policies for preservation contained in the updated General Plan to encourage historical preservation. He also noted it would be a positive move if legislation were changed so that the Planning Commission could consider fiscal issues when making their decisions.

**PROJECT PREVIEW**

**1. 9230 Wilshire Boulevard: Proposed Lexus Dealership**

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

Associate Planner Millican presented a summary of the staff report and it was made a part of the record. She noted the applicant had revised the plans to include changes to the parking, loading space, vacation of the alley, and a 20-foot landscape buffer area the full length of the project. She noted the revised plans are now 55 feet in height which is 10 feet, 4 inches shorter than previously presented, and stated a Noise Emission Study had been submitted.

Responding to questions from the Commission, staff described what is allowed in the transition zone and what is allowed in an R-4 zone.

Mitch Dawson, attorney for the applicant, summarized the noise study and stated the noise that is currently experienced by the neighbors would be eliminated by this project. He also explained that vacation of the alley would increase the efficiency of the project by keeping all operations in one building and that this was supported by the neighbors. He also noted that there was a location in the R-4 zone that was converted to C-3 near Horace Mann School and that he had located records of two others. Mr. Dawson stated the change of 60 feet of the R-4 lot to allow its use for this project is similar to other uses that might be requested and stated the Lexus Dealer is one of the top five revenue producers in the City.

The architect described the changes made to the plans and responded to questions from the Commission. He stated the lot falls six feet from Wilshire to the loading/service driveway and that the loading zone off the alley would primarily be used for vehicle delivery, either new or vehicles for repair, and the loading on Maple would be used by FEDEX and UPS.

Principal Planner Reyes noted that an EIR is being prepared for this proposed project. The Commission requested that study of realignment of the alley and alley use be included in the alternatives

## **NEW BUSINESS**

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

2. **370 North Canon Drive** (Applicant: Murray Fischer)  
Request for a Development Plan Review Permit and participation in the City's in-lieu parking program to permit a 570 square foot second story addition. (Assistant Planner: Shena Rojemann).

The staff report was presented by Assistant Planner Rojemann and made a part of the record. She noted the applicant is requesting an increase in the height of the building and that the proposed project is consistent with development in the area where buildings range from one floor to four floors. She also stated the proposed addition would require two additional parking spaces and the applicant is requesting participation in the in-lieu parking program.

Staff responded to questions regarding handicapped parking requirements, and stated the height of the parapet wall along Canon and Brighton would be two feet, six inches.

Murray Fischer, attorney representing the applicant, stated the additional 570 square feet was necessary for back of house operations.

The public hearing was closed.

The Commission concurred they could make the findings and requested the applicant work with staff to maximize the parking behind the building. Minor corrections to the resolution were noted.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Cole.

That the amended resolution conditionally approving the development plan review and participation in the City's In-Lieu Parking program be adopted.

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

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

**STUDY SESSION**

**3. DEVELOPMENT REGULATIONS REGARDING SECOND UNITS AND ACCESSORY STRUCTURES SOUTH OF SANTA MONICA BOULEVARD**

Discussion and direction regarding the possible initiation of a text amendment related to the development standards applicable to second units and accessory structures.

Principal Planner Reyes summarized the by-right standards for accessory structures that are currently in place in the area under discussion, distinguishing second units which must be on the ground floor with no ability to request a modification. He noted there was some discussion in 2003 to change the Code section to align accessory structures and second units for these particular properties. Mr. Reyes stated if you look at the areas north of Santa Monica, there is a 14-foot height requirement but with a second unit use permit in the Central R-1, petition the Planning Commission for up to 28-feet in height. He inquired whether the Commission had any interest in changing the code for second units either in this area of Spalding Drive or other areas, and noted that Staff is here to present information, facilitate discussion and answer any questions the Commission might have.

Dr. Karlan, a resident, stated this process began seven years ago and described his property, stating its size and that the elevation drops 30 feet and its slope has a very steep drop and the back. If limited to 14 feet in height, his accessory structure would be below grade. He reviewed the history of the Code changes that have affected his property and noted that prior to the Code change that was made in 1993; many neighbors built two-story accessory structures. After the Code was changed, it did not make sense for the area where he lives, and anyone building at the back of their lot is basically limited to building subterranean. The Code was again modified to allow second units but this change only applies North of Santa Monica. He stated that staff assured him that amendments would be made to include his area. He noted that unfortunately this has not happened and requested the Planning Commission initiate a Zone Text Amendment to include the area where topography and size makes it appropriate to allow for second structures.

Janek Dombrova, architect, responded to a question from the Commission regarding the issue of the height of accessory structures allowed under the current Code, stating the ceiling heights are seven feet and very awkward.

Principal Planner Reyes explained that outside the hillside area, the grade line is basically flat on most lots and the 14-foot height is measured from the ground by the main unit. He noted that the operative section of the Code requires at least twenty feet between the street and the alley which would apply to a very small portion of this block of Spalding.

After discussion, the Commissioners concurred that a zoning text amendment consistent with statutes that already exist to allow a limited amount of flexibility for detached second units, in this area only, makes sense and would correct an oversight in a prior Code change.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Corman.

That staff prepare a text amendment to address the issues discussed and schedule it for public hearing by the Planning Commission.

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

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

The Chair noted that a letter was received from Jacob Manaster and it was read into the record by Principal Planner Reyes. The letter asked the Commission to consider a text amendment or other appropriate instrument to allow single-family residential homeowners who are south of the tracks to avail themselves of one privilege allowed for homes north of the tracks, that of two-story accessory structures. Mr. Manaster stated his interest lies in allowing homeowners to preserve the character of their homes and push any allowed additional square footage of living space to the back of the lot, thus modulating the structures and placing them in a way that matches the preservation of the neighborhood's look and feel. This potential change could also be used to encourage additional off-street parking, which should be part of the consideration for additional height and space.

The Chair inquired whether there was interest in taking this request further. Commissioner Furie stated he was interested in studying placing second units above the garages. Mr. Manaster makes good points in his letter but it is a more complicated and different than the Spalding issue. It will be important to look at FAR and where FAR is located on houses, and when resources are available, looking at locating more of the allowable FAR at the back of lots probably would be productive. Commissioner Cole agreed and added that some of the issues encountered in second story in other multi-family context, there are issues that come up that are more complicated that involve privacy of people's backyards etc. and agree it will be more complicated that this limited area of Spalding.

## **SUBCOMITTEE 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 (Cole/Corman)
- d. Other contemplated subcommittees

## **COMMUNICATIONS FROM THE COMMISSION**

Chair Cole complimented Assistant Planner Rojemann for the formatting in her staff report and stated she would like to see other planners use a similar format when possible; it made studying the item much easier.

**COMMUNICATIONS FROM THE CITY PLANNER**

City Planner Lait noted that study sessions on the General Plan Housing Element would be scheduled beginning April 22 and passed out information for the Commissioners to take with them.

- 4. Upcoming Meeting Schedule**
- 5. Active Case List**

**THE MEETING WAS ADJOURNED AT 3:29 PM.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF JULY, 2010.**

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Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

**DRAFT**  
**PLANNING COMMISSION**  
**MINUTES OF**

**April 8, 2010**

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

**PLANNING COMMISSION MEETING  
APRIL 8, 2010  
1:30 PM**

**MINUTES**

**OPEN MEETING at 1:32 PM**

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

**Commissioners Absent:** None.

**Staff Present:** J. Lait, R. Gohlich, J. Stevens (Department of Community Development); D. Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

*The agenda was approved by order of the Chair.*

**ADOPTION OF MINUTES**

1. Adoption of Planning Commission Minutes for the meetings of October 8, October 22, November 3, and November 19, 2009.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Corman.

That the minutes of October 8, 2009, be adopted as submitted.

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

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

Chair Bosse noted that she was not present at the October 22, 2010 meeting and would not vote on these minutes.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Cole.

That the minutes of October 22, 2009 be adopted as amended.

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

**NOES:** None.

**ABSTAIN:** Chair Bosse

**ABSENT:** None.

**CARRIED.**

**ACTION:**

Moved by Commissioner Cole and seconded by Vice Chair Yukelson.

That the minutes of November 3, 2009 be adopted as amended.

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

**NOES:** None.

**ABSTAIN:** Chair Bosse

**ABSENT:** None.

**CARRIED.**

Vice Chair Yukelson stated that his vote would apply only to the item he was present for on November 19, 2009.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Corman.

That the minutes of November 19, 2009 be adopted as amended.

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

**NOES:** None.

**ABSTAIN:** Chair Bosse

**ABSENT:** None.

**CARRIED.**

## **COMMUNICATIONS FROM THE AUDIENCE**

None.

## **NEW BUSINESS**

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

**2. 1015 North Roxbury Drive (Applicant: Hamid Gabbay)**

Request for a Central R-1 Permit to allow the construction of a two-story accessory structure that exceeds 14-feet in height, is located within 4-feet of a side property line, and has a balcony at the second floor. (Associate Planner: Ryan Gohlich).

The staff report was summarized by Associate Planner Gohlich and made a part of the record. He noted that no correspondence had been received regarding the proposed project.

Joseph Tilem, attorney for the applicant, stated this is a classic Neff house that has survived. The proposed building will be symmetrical with the one on the other side. He stated the owner had attempted to contact the neighbor without success and the setback requested is the same as what is existing and the neighbors have a zero setback.

The applicant, David Marguilies, stated the house is his personal residence, not an investment property, and that he bought it to save it, it is one of only four Wallace Neff homes left in Beverly Hills. He added the house is about to become 100 years old and was previously Diane Keaton and Madonna's residence, as well as Wallace Neff living in the house himself in 1938. Mr. Marguilies presented photographs of the existing guesthouse which is original. He stated the structure on the south side was originally matching but was renovated in the 1970's and 80's and his intent is to make a very pure restoration, returning the property to as near original as possible, adding some 21<sup>st</sup> century features and retaining the integrity of the existing house. He noted the landscaping on all of the surrounding

properties and showed photographs that demonstrated the craftsmanship of the home.

The Commission recessed to make a site visit and reconvened with all members present. The Chair noted that no discussion was held, nor any decision made while on the site visit.

The Commission concurred they could make the findings to approve the requested permit with conditions regarding existing trees and providing finished stucco on the south side of the structure.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Corman.

That the amended resolution conditionally approving a Central R-1 Permit to allow construction of a two-story accessory structure that exceeds 14-feet in height, is located within 4-feet of a side property line, and has a balcony at the second floor be adopted.

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

**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 Clerk's office and an appeal fee would apply.

**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 (Cole/Corman)
- d. Other contemplated subcommittees

**COMMUNICATIONS FROM THE COMMISSION**

None.

**COMMUNICATIONS FROM THE CITY PLANNER**

**3. Upcoming Meeting Schedule**

The meeting scheduled on August 12 was removed from the meeting calendar.

**4. Active Case List**

**THE MEETING WAS ADJOURNED AT 3:50 PM.**

**PASSED AND APPROVED THIS 8th DAY OF JULY, 2010.**

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Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

**DRAFT**  
**PLANNING COMMISSION**  
**MINUTES OF**

**April 22, 2010**

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

**PLANNING COMMISSION MEETING  
APRIL 22, 2010  
1:30 PM**

**MINUTES**

**OPEN MEETING**

**ROLL CALL AT 1:35 PM**

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

**Commissioners Absent:** None.

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

**BUS TOUR**

The Commission visited 1025 Loma Vista Way in the Trousdale Estates area of the City.

The Chair stated that the Planning Commission had taken a bus tour to 1025 Loma Vista Way in the Trousdale Estates area of the City, but that no discussion was held, nor any decisions made during the bus tour.

**APPROVAL OF AGENDA**

The agenda was approved with removal of Adoption of Minutes by order of the Chair.

**ADOPTION OF MINUTES**

Removed; no minutes were listed for consideration.

**COMMUNICATIONS FROM THE AUDIENCE**

None.

**NEW BUSINESS**

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

1. **154 La Peer Drive** (Applicant: Leonard Rosenblatt)  
Time Extension request for Tentative Tract Map No. 63236 and its associated Development Plan Review Permit and R-4 Permit for a 16-unit condominium project. This request is for two, 1-year extensions, which, if approved would expire on July 7, 2011. (Associate Planner: Ryan Gohlich).

Associate Planner Gholich provided a summary of the staff report and it was made a part of the record. He explained that extending the permit was necessitated by the amount of time required to research and incorporate green building features into the project. He stated the building would be rated Silver under the LEED Standards and that staff recommended approving an extension of the permits to 2011.

Responding to a question from the Commission, City Planner Lait noted that a program to encourage affordable housing components was being developed but not a consideration for the subject project.

Phyllis Goldstein, resident, expressed concerns related to the upkeep of properties both during the application process and the construction-related noise and dust.

The Commission concurred that the findings to approve the time extension request could be made and thanked the applicant for voluntarily complying with the Green Building code.

**ACTION:**

Moved by Commissioner Furie and seconded by Vice Chair Yukelson.

Adopt a resolution conditionally approving the applicant's request for two one-year time extensions for Tentative Tract Map No. 63236 and its associated Development Plan Review and R-4 Permit for a 16-unit condominium project.

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

**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 Clerk's office and an appeal fee would apply.

**2. 1025 Loma Vista Drive (Applicant: Tom Levyn)**

Request for a Zone Text Amendment to Sections 10-3-2605 and 10-3-2650 of the Beverly Hills Municipal Code regarding the height of structures in Trousdale Estates, and a request for a Trousdale R-1 Permit to allow the construction of a new single-family residence that exceeds 14-feet in height pursuant to proposed Text Amendment. (Associate Planner: Ryan Gohlich)

Associate Planner Gholich provided a summary of the staff report and it was made a part of the record. Responding to questions from the Commission, he stated the text amendment would apply to the property at 1025 Loma Vista and that the standard findings would apply regarding preservation of views.

The Commission expressed concerns related to heights of accessory structures, the possibility of multiple accessory structures and maximizing the buildable portion of a lot.

Associated Planner Gholich noted that story poles were in place at the project location and that the parcel of the project site is considerably larger than most others in the neighborhood. He added that the proposed floor area of the project would be exactly 120% of the existing floor area. He responded to questions from the Commission that the highest point of the structure is at the gable on the east elevation and it is 19 feet, 11 inches.

Tom Levyn, representing the applicant, stated acquisition of this property had taken ten years of negotiations and the owner wanted to build a new home situated slightly outside the existing envelope in order to provide better views, but this would not be permitted under existing Code.

Paul Langh, a resident, expressed concern that his view might be impacted because the applicant requested increased height and moving the house further east. He added that Trousdale is a one-story community and the heights should be maintained at what is allowed.

Karen Platt, a resident, spoke on behalf of the Trousdale Homeowners Association, stating they were opposed to any amendments of any kind to the Trousdale Ordinance. She stated if the text amendment is passed, conditions regarding construction parking, dirt hauling during traffic peaks and a condition to keep the view corridor open should be included. Ms. Platt noted for the record that Frieda Berlin is out of town.

Kathy Lorell was called but did not answer.

The applicant stated that a construction parking management plan would be submitted to Building and Safety for approval and a landscaping plan would be submitted for the approval of the Community Development Director. With respect to comments regarding views, he stated that the proposed structure would not impact the view or line of site from adjacent properties.

A majority of the Commission concurred that they could make the findings for a text amendment with a condition that the cumulative floor area of all accessory structures, including second units, be limited to 10% of the floor area of the main residence as defined in subsection B. Commissioner Yukelson stated he was in general agreement but more flexibility than 10% might be appropriate.

The public hearing was closed.

**ACTION:**

Moved by Commissioner Cole and seconded by Commissioner Furie.

That the resolution recommending that the City Council of the City of Beverly Hills adopt an Ordinance for a Zone Text Amendment be adopted.

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

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

Assistant City Attorney Snow stated that this Resolution would be forwarded as a recommendation to the City Council and that a duly noticed public hearing would be held for public comment on the text amendment by the City Council.

Regarding the Trousdale R-1 Permit, a majority of the Commission concurred they could make the findings for the applicant's request based on the size of the property, the proposed structure is almost within the allowable envelope and the additional height is close to what is permissible; and the neighbor stated he wouldn't have an issue since the area defined by the story poles would actually be 14-feet in height.

Commissioners Furie and Corman expressed concern for view and line of site issues and could not make the findings without additional information on the height and visibility of the proposed structure.

The public hearing was reopened. Principal Planner Reyes noted that Ms. Platt had requested additional conditions. The applicant stated they would comply with the conditions.

The public hearing was closed.

**ACTION:**

Moved by Vice Chair Yukelson and seconded by Commissioner Cole.

The amended resolution conditionally approving a Trousdale R-1 Permit was adopted.

**AYES:** Commissioner Cole, Vice Chair Yukelson, and Chair Bosse.

**NOES:** Commissioners Corman and Furie.

**ABSENT:** None.

**CARRIED.**

**3. 9454 Wilshire Boulevard** (Applicant: Mitchell Dawson)

Request for an extension of a Conditional Use Permit to allow a bank with more than 25 feet of ground floor street frontage to be located within the City's Pedestrian Oriented Area. (Assistant Planner: Shena Rojemann)

Assistant Planner Rojemann provided a summary of the staff report and it was made a part of the record. She noted the existing Conditional Use Permit (CUP) for bank use will not expire until 2014, but in order to offer a longer lease term, the applicant is asking to extend the CUP for ten years beyond the 2014 expiration with two five-year extensions, resulting in an effective expiration of 2034. She added that the subject property is surrounded by bank usage and described the tenants of local buildings. She also stated the subject space is at a location being considered for the subway expansion and that staff recommended expanding the term for a maximum of ten years with one five-year extension.

Phil Denbo, business owner in the City, stated he is familiar with the site and that this corner of Wilshire has always been the financial center of the City. He noted that bank leases normally are for 25 years with two five-year options, they want a location to give the appearance of stability and even if their space requirements have been reduced by modernization they still like a prominent identity and sufficient time to amortize the cost of tenant improvements that can be millions of dollars.

Mitch Dawson, representing the applicant, stated that the building has been vacant for three years and that he had provided staff with two copies of prospective financial tenants with lease discussions underway. One is asking for 30 years, another 25. He noted that the prior resolution stated in its findings that a bank use was compatible and the CUP was not an overconcentration of non-pedestrian uses. He added that the Montage has not been able to fill their retail space and pointed out that condition 2 in the proposed resolution, section 7 – provides 25 parking spaces for employees of south Beverly Drive businesses at reduced rates, which will help the retail in the area.

Tom Korey spoke about the subway and stated he has managed the building for the last 29 years and that this corner will never be a retail corner. He noted they had tried very hard to find retail tenants because the rent would be double or triple what a bank will pay, but the only people who come forward are banks and financial institutions.

After discussion a majority of the Commission concurred that with a condition for a clause in any lease that requires the tenant to provide free parking to their customers, they could approve an extension for Resolution No. 1324 to remain valid for 26 years from the date of this approval. Commissioner Corman expressed concern with the span of the extension because the area has a good potential for change before that and if the landlord and applicant sign a lease they don't have the option to turn it into retail.

The public hearing was closed.

**ACTION:**

Moved by Vice Chair Yukelson and seconded by Commissioner Cole.

The amended resolution conditionally approving an extension of a Conditional Use Permit to allow a bank with more than 25 feet of ground floor street frontage to be located within the City's Pedestrian Oriented Area.

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

**NOES:** Commissioner Corman.

**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 Clerk's office and an appeal fee would apply.

## **DISCUSSION ITEMS**

4. **Housing Element** – Study session on the State-mandated Housing Element update. A summary of the City's past housing related accomplishments, housing data and population demographics, and the requirements for certification of the current element by the State will be provided. This study session initiates the Housing Element update process outlined in the informational handout provided to the Planning Commission on March 25, 2010.

Associate Planner Noonan provided a summary of the staff report and it was made a part of the record. He introduced Consultant Karen Warner of Karen Warner Associates, who is assisting staff with the Housing Element and he described a five-year strategy to meet the Regional Housing Needs (RHNA) for market rate, moderate-, low- and very low-income housing.

Responding to questions from the Commission, Mr. Noonan stated that the median income is adjusted by family size. He noted that if a second unit is offered rent free to a relative it can be counted as part of the very low numbers and that staff would be returning with a list of options in May and June with what the potential unit gain could be by expanding the 2<sup>nd</sup> Unit ordinance south of Wilshire.

Mr. Noonan explained that if the State certifies the Housing Plan and the RHNA goals are not met, they go away. He added if the City self-certifies and doesn't meet them, they carry over. He noted the City would make a good faith effort to satisfy the RHNA numbers by having policies that would encourage the ability to produce these housing units.

A.J. Wilmer, a resident, stated that he would like to see affordable condominiums in the City which would allow children who grew up here and are now young professionals to move closer to their parents. He stated that he didn't think a market approach would work to make affordable housing, the City would need to be proactive and put funds together. He added that assessed property values between apartments and condominiums creates a conflict because although it won't make a lot of difference to the City's income, it will affect the School District, which has a vested interest in assessed valuation.

## **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 (Cole/Corman)
- d. Other contemplated subcommittees

**COMMUNICATIONS FROM THE COMMISSION**

**COMMUNICATIONS FROM THE CITY PLANNER**

City Planner Lait announced a Cultural Diversity Training would be held at City Hall on April 29 from 9am-2pm.

**5. Upcoming Meeting Schedule**

**6. Active Case List**

**THE MEETING ADJOURNED AT 6:35 PM.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF JULY, 2010.**

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Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

**DRAFT**  
**PLANNING COMMISSION**  
**MINUTES OF**  
**May 13, 2010**

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

**PLANNING COMMISSION MEETING  
MAY 13, 2010  
1:30 PM**

**MINUTES**

**OPEN MEETING**

**ROLL CALL AT 1:30 PM**

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

**Commissioners Absent:** None.

**Staff Present:** J. Lait, D. Reyes, L. Sakurai, R. Naziri, G. Millican, P. Noonan, J. Stevens (Department of Community Development); Deputy City Manager Lightner (Department of Economic Development); Deputy City Manager Lightner, (Policy and Management); and D. Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

The Agenda was approved by order of the Chair.

**COMMUNICATIONS FROM THE AUDIENCE**

None.

**NEW BUSINESS**

**1. ADOPTION OF MINUTES**

Adoption of Planning Commission Minutes for the meetings of December 10, 2009, January 14, January 28, and February 11, 2010.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Yukelson.

That the minutes of February 11, 2010 be approved as amended, and the minutes of December 10, 2009, January 14 and January 28, 2010, be approved as submitted.

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

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

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

2. **Capital Improvement Program** (City of Beverly Hills)  
Annual Planning Agency Review of Capital Improvement Program (CIP) for Consistency with the General Plan. Principal Planner: Larry Sakurai.

The Commission heard a staff report. Deputy City Manager Lightner was present to answer questions.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Corman.

The Planning Commission, in its role as the City's Planning Agency adopted an amended resolution finding the 2010/11-2014/15 Capital Improvement Program to be in conformance with the City's General Plan. Staff was directed to transmit the resolution to the City Council in conjunction with its review of the CIP.

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

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

3. **208 Lasky Drive** (Applicant: B. Raeen Construction)  
Request for a Time Extension for a Development Plan Review Permit for a four (4) unit condominium. Associate Planner: Georgana Millican.

The Commission heard a staff report and discussed the applicant's request. No public comment was received. The Public Hearing was closed.

**ACTION:**

Moved by Commissioner Cole and seconded by Commissioner Corman.

That the amended resolution approving a Time Extension for a Development Plan Review permit was adopted

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

**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 Clerk's office and an appeal fee would apply.

4. **121 San Vicente Boulevard** (Applicant: Ken Stockton)  
Request for a Development Plan Review Permit and a Variance from parking regulations (to allow tandem parking) to permit the construction of a new three-story, 45-foot in height Medical Office building containing approximately 42,256 square feet of floor area over a four-level, subterranean parking garage with 199 parking spaces. Senior Planner: Rita Naziri.

The Commission heard a staff report and received public comments from Dr. Ron Cooper, representing Gale Drive Homeowners; and Dr. Howard Cabical. The speakers expressed concern for traffic impacts, construction noise and dust, and possible impacts to condominium property value.

City Planner Lait noted responses to the comments received would be in the final EIR and that the draft mitigated Environmental Impact Report is in its 21-day review period and would be brought before the Commission for action on May 27. The public hearing remains open.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Yukelson.

Consideration of this item was continued to May 27, 2010. The public hearing remains open.

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

**NOES:** None.

**ABSENT:** None.

**CARRIED.**

**DISCUSSION ITEMS**

**5. General Plan**

The City's general plan has been amended to include the new goals, policies and programs adopted by the City Council on January 12, 2010. The document has also been reformatted to improve readability. The Planning Commission will provide comments on the format for City Council consideration in June 2010.

The Commission provided comments on the formatting and complimented Associate Planner Noonan on the document and process.

**6. Housing Element**

Study session on the State-mandated Housing Element update. This session will focus on the City's housing goals and policies. Discussion regarding current and future housing programs and past accomplishments may also be included.

The Commission asked questions and provided comments on a page-by-page basis and Associate Planner Noonan made the changes on a graphic display.

### **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 (Cole/Corman)
- d. Other contemplated subcommittees

### **COMMUNICATIONS FROM THE COMMISSION**

Commissioner Furie announced the City launched their "Ask Bev" I-phone application and said it is a terrific application. He described how citizens can report repairs needed or violations by taking a picture with their phone and submitting it.

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

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

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

**PASSED AND APPROVED THIS DAY 8<sup>th</sup> OF JULY, 2010.**

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Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

**DRAFT  
PLANNING COMMISSION  
MINUTES OF**

**May 27, 2010**

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

**PLANNING COMMISSION MEETING**

**MAY 27, 2010**

**1:30 PM**

**MINUTES**

**OPEN MEETING**

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

**Commissioners Absent:** None.

**Staff Present:** J. Lait, D. Reyes, R. Naziri, J. Stevens (Department of Community Development); D. Schirmer, M. Hobson (Department of Information Technology); D. Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

Approved by order of the Chair.

**COMMUNICATIONS FROM THE AUDIENCE**

None.

**INFORMATION ITEMS**

**Technology Update: Innovation that facilitates the planning process.**

Oral presentation by David Schirmer, Information Technology Department Director.

IT Director Schirmer reviewed the goals and mission of the IT Department and the scope of services provided. He also described the Safe City initiative and demonstrated the video capability of the program. He announced the City had recently completed a portion of the fiber optic network that will provide WIFI at City parks and facilities and described the City services and information currently available through the City's website, as well as a new portal that will be launched soon so that no trip to City Hall will be necessary for any parking permits.

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

- 1. 9936 Durant Drive (Applicant: Murray Fischer)**  
Request for a Development Plan Review Permit, Density Bonus Permit, R-4 Permit, Tentative Tract Map and certification of an Environmental Impact Report for a the construction of a new 13-unit condominium project.

Senior Planner Naziri provided a summary of the staff report and it was made a part of the record. She reviewed the points discussed at a prior meeting and how the applicant had addressed them in the revised project. She noted that a two-day survey of the alley traffic had been completed and no significant impact by the proposed project was anticipated. She announced the final Environmental Impact Report (EIR) was prepared and it included responses to the letters and comments received.

Ms. Naziri noted that the proposed project would increase the number of units on the property from five to 13, which would include two moderate income affordable units, and two levels of subterranean parking containing 42 parking spaces and bicycle parking. The proposed project would be eligible for LEED certification at the Silver level and if approved, the Commission would need to adopt a statement of overriding consideration.

Attorney M. Fischer, representing the owners of the building, noted that the architect, Taylor Lauden, was present as well as the project management team. He described the proposed moderate income units and the revisions made to the project since the previous hearing and stated the applicant is requesting the rear setback be reduced from 15 to 10 feet 4.5 inches as an incentive for the two affordable units. Mr. Fischer also noted that the proposed building has been reduced by an additional 1500 square feet, which is 3500 square feet less than allowed by Code. The revised design was developed in the American Colonial revival style to be compatible with the rest of the neighborhood. He described the deed restriction on the affordable units and how the sale of those units would be handled under the Code to benefit the City's affordable housing program.

Taylor Lauden, architect and applicant's historical consultant, described the design features incorporated into the building design that are from the American Colonial period.

In response to a question from the Commission regarding the historical impact of the project, Assistant City Attorney Snow stated that the EIR as presented reached conclusions and if the Commission in their independent judgment reach a different conclusion they could adopt a statement of overriding considerations.

The Commission discussed the information before them and unanimously agreed that additional information on the terms and exactly how the affordable units would work would be necessary to make a finding on this application. The applicant was requested to submit accurate and complete information on the proposed benefit package including the allocation of the two moderate income units to the City for review of the Commission's Subcommittee before a report is made to the whole Commission.

Consideration of this matter was continued to a date not certain by order of the Chair. The hearing remains open and will be renoticed when a date is set.

2. **462 Rexford Drive** (Applicant: Murray Fischer)  
Request for a Time Extension for a Development Plan Review Permit for a seven (7) unit condominium. Associate Planner: Georgana Millican.

The staff report was summarized by Principal Planner Reyes and made a part of the record. He noted that consistent with recent approvals, this project will include a number of green building features; the applicant has agreed to provide Title 24 plus 15 percent. He also noted a change recommended to correct a typographical error in the resolution.

Attorney Fischer, representing the applicant, asked if the extension could run for two years, consistent with the Tract Map. Staff noted that under the Code it can only be extended for one year at a time.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Cole.

The resolution approving a one-year extension for a Development Plan Review for a seven-unit condominium at 462 Rexford Drive was adopted.

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

**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 Clerk's office and an appeal fee would apply.

3. **121 San Vicente Boulevard** (Applicant: Ken Stockton)  
Request for a Development Plan Review Permit and a Variance from parking regulations (to allow tandem parking) to permit the construction of a new three-story, 45-foot in height Commercial building containing approximately 42,256 square feet of floor area over a four-level, subterranean parking garage with 199 parking spaces. Senior Planner: Rita Naziri.

The staff report was summarized by Senior Planner Naziri and made a part of the record. She noted no significant impacts were found except during the construction period and noted the comment period began on May 10 and will close on May 30, 2010. She reviewed the medical ordinance review process currently being conducted at the request of the City Council and said that analysis of this project and the staff recommendation was based on existing policy and regulations consistent with City Council direction. She also noted the applicant was requesting a parking variance and based on the shape of the property and the adjacent multifamily development staff felt the finding could be made to support this request.

The owner, Mike Amar, introduced his architect, Ken Stockton.

Architect K. Stockton described the comments from the project preview that were incorporated into the proposed project before the Commission. He noted that driveway access was relocated to San Vicente Boulevard rather than splitting it between San Vicente and Gale, and that truck deliveries would be located at the ground level accessed from San Vicente Boulevard. The above-grade parking was eliminated and all parking was moved under grade. He stated a new parking layout has been presented with all standard-sized parking spaces and it is proposed to be managed by a valet service, which would be complimentary with validation.

R. Stockton described the green building features incorporated into the proposed building and noted that he used both the City's checklist and the LEED core and Shell checklist. He stated the building will provide more than the LEED Silver certification.

Principal Planner Reyes read a letter in support of the project from resident David Novin.

Stuart Weiss, resident, expressed concerns related to traffic and parking for the residents on Gale and stated he did not agree the classical European look of the building made it blend into the neighborhood. He noted most of the buildings on Wilshire are contemporary and not glass edifices.

Joshua Tamaszewski, stated the current building is dilapidated and the proposed building will be an improvement and beneficial to his property's value. He added he appreciates the plantings on the Gale side giving it a more residential feel.

Dr. Howard Krabakow, resident, expressed concern for access to light and air, construction noise and dust, and parking when the building is completed. He noted that the parking garage exit might impact his access from the driveway for his residence and requested that soundproofing requirements be required during construction for noise mitigation.

Principal Planner Reyes stated that the mitigated traffic study that was prepared for this corner looked at the worst case scenario. He stated that a high turnover restaurant at the corner was studied although there were no plans for that use of space; it was used for study purposes.

Clare Yeager, the City's traffic consultant as part of the environmental consultant team explained how trip distribution was allocated to the proposed project for the analysis. She added they had met with the City's traffic engineer and reviewed traffic patterns on adjacent streets, and made observations of cars traveling northbound on Gale Drive. She responded to questions from the Commission and stated that even if you were to assign 50 percent of the new trips to this project, it would not trip the City's triggers.

Staff noted that the comment period on the EIR is still active and no action by the Commission is anticipated at this time. The Commission could deliberate to the extent there is any need for restudy or thoughts on the findings necessary for the Development Plan Review and the requested Variance.

The Commission expressed concern that the proposed use of tandem parking was excessive, and agreed the garage circulation and functionality as proposed was not acceptable. Further study of the garage was suggested to increase capacity. Suggestions included encroaching parking underground up to the curb, placing parallel loading on San Vicente, redesigning the first floor to place some parking at ground level, translucent windows along Gale Drive, elimination of pedestrian access on Gale Drive, and considering a change in some of the use from medical to general office which would lower the number of required parking spaces.

Consideration of this item was continued to a date not certain by order of the Chair. The public hearing remains open and will be renoticed when a hearing date is set.

## **DISCUSSION ITEMS**

**None**

### **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 (Cole/Corman)
- d. Other contemplated subcommittees

### **COMMUNICATIONS FROM THE COMMISSION**

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

4. **Upcoming Meeting Schedule**
5. **Active Case List**

### **ADJOURNMENT**

**PASSED AND APPROVED THIS 8<sup>TH</sup> DAY OF JULY, 2010.**

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Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary

**DRAFT  
PLANNING COMMISSION  
MINUTES OF**

**June 10, 2010**

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

**PLANNING COMMISSION MEETING  
JUNE 10, 2010  
1:30 PM**

**MINUTES**

**OPEN MEETING**

**ROLL CALL AT 1:35**

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

**Commissioners Absent:** None.

**Staff Present:** J. Lait, D. Reyes, R. Gohlich, M. McGrath, and J. Stevens (Department of Community Development); D. Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

The revised agenda was approved as posted.

**COMMUNICATIONS FROM THE AUDIENCE**

None.

**Bus Tour**

The Chair announced the Commission would recess to the bus tour and noted that members of the public could attend if they chose to.

Principal Planner Reyes announced that the Commission would be visiting the Thompson Hotel and that the agenda was not correct. He noted the correct address of the Thompson Hotel is 9360 Wilshire.

The Commission reconvened from the bus tour and all five were present.

**NEW BUSINESS**

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

- 1. 9360 Wilshire Boulevard/Thompson Hotel** (Applicant: Mitch Dawson)  
A request for a Zone Text Amendment to Sections 10-3-2868 of the Beverly Hills Municipal Code regarding the seating capacity of restaurants in hotels outside the Business Triangle, a request to renew and modify a Conditional Use Permit that restricts hotel operations, a request to renew a Development Plan Review permit that allows outdoor dining and a rooftop gymnasium, a request for an Extended Hours Permit to extend the permissible hours of rooftop uses, and modification of an existing variance.

The Commission heard a staff report, and comments from the applicant, the applicant's attorney, and the operator of the bar and restaurant. Public comment in support of the application was heard from residents Danny Musico and Peter Sussman. Resident John Hoffhines expressed concern with noise issues and street parking.

**ACTION:**

Moved by Commissioner Furie and seconded by Commissioner Corman.

The Commission directed staff to prepare a Resolution recommending the City Council adopt a Zone Text Amendment regarding the seating capacity of restaurants in hotels outside the Business Triangle; and a draft Resolution conditionally renewing and modifying a Conditional Use Permit, renewing a Development Plan Review for outdoor dining and a rooftop gymnasium, modifying the Extended Hours permit, and modifying an existing variance.

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

**NOES:** None.

**ABSTAIN:** Chair Bosse

**ABSENT:** None.

**CARRIED.**

- 2. Medical Land Use Ordinance**  
Consideration of a proposed ordinance of the City of Beverly Hills amending various sections of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to limit new or expanded medical uses in the City and to consider adoption of a conditional use permit process to review proposed new or expanded medical offices. Senior Planner: Michele McGrath.

The Commission heard a staff report and received public comments from Steve Webb, on behalf of the Rodeo Collection and himself; Alex DeGood, on behalf of

the owners of 8767 Wilshire Boulevard; Anita Zussman Eddy, representing the Chamber of Commerce; and Evan Farahnik, representing Starpoint Properties.

After discussion, the Commission requested additional information from staff.

### **DISCUSSION ITEMS**

#### **Project Preview**

The Residences at Saks Fifth Avenue, a 44-unit condominium project located at 125 South Camden Drive.

This item was not heard due to time constraints. The City Planner noted it would be placed on the agenda for the meeting scheduled on June 24, 2010.

### **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)  
Commissioner Furie reported on a recent meeting of the Subcommittee.
- b. 9230 Wilshire Boulevard - Lexus Dealership (Bosse/Furie)
- c. Hillside / Trousdale - View Preservation (Cole/Corman)
- d. Other contemplated subcommittees

### **COMMUNICATIONS FROM THE COMMISSION**

None.

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

None.

#### **3. Upcoming Meeting Schedule**

#### **4. Active Case List**

**THE MEETING ADJOURNED AT 6:35 PM.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF JULY, 2010.**

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Lili Bosse, Chair

Submitted by Jonathan Lait, Secretary