



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

**REGULAR PLANNING COMMISSION**  
**MEETING ACTION MINUTES**  
**July 28, 2011**  
**1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: July 28, 2011/ 1:35 PM

**ROLL CALL**

Commissioners Present: Furie, Rosenstein, Cole, and Chair Yukelson.

Commissioners Absent: Vice Chair Corman.

Staff Present: Jon Lait, Dorina Mohan, David Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

Action: Approved by Order of Chair.

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers:

1. Jake Manaster expressed his concerns about the proposed demolition of the Neutra House.
2. Adrian Fine of the Los Angeles Conservancy also spoke in opposition of the demolition of the Neutra House.

**1. 9988 Wilshire Boulevard**

Request for a Conditional Use Permit to allow the expansion of an existing convenience store from 1,300 to 2,145 square feet in area within an existing Union 76 Service Station.

**Public hearing was closed.**

Planner: Rita Naziri, Senior Planner

Applicant: City of Beverly Hills

Public Input: Mr. Edward Webb, representing the applicant, spoke on behalf of the project.

Motion: Motion by Commissioner Furie; seconded Commissioner Rosenstein. (4-0).

Action: **Approved the request for a Conditional Use Permit to allow the expansion of an existing convenience store from 1,300 to 2,145 square feet in area within an existing Union 76 Service Station.**

Item was taken out of order

**2a. View Restoration**

An ordinance of the City of Beverly Hills amending the Beverly Hills Municipal Code to establish regulations regarding the restoration and maintenance of certain defined views from single-family residential property in the Trousdale Estates area of the City that are substantially impaired by certain foliage maintained on other private property or properties. **Continued from June 9, and June 23, 2011.** Staff recommends this item be continued to the August 4, 2011 meeting.

Planner: Michele McGrath, Senior Planner  
Applicant: City of Beverly Hills  
Public Input: None.

Motion: Motion by Commissioner Rosenstein; seconded Commissioner Furie. (4-0).  
Action: **Continued the hearing to the meeting of August 4, 2011.**

**2. Mills Act**

Resolution recommending that the City Council of the City Beverly Hills establish a pilot Mills Act Program in the Beverly Hills.

Planner: Peter Noonan, Associate Planner  
Applicant: City of Beverly Hills  
Public Input: Members of the public spoke about the proposed resolution.

Motion: Motion by Commissioner Furie; seconded Commissioner Rosenstein to adopt the resolution as amended. (4-0).  
Action: **Approved a resolution recommending that City Council establish a pilot Mills Act Program.**

**SUBCOMMITTEE REPORTS**

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

- a. 9230 Wilshire Boulevard - Lexus Dealership (Yukelson/Furie)
- b. View Preservation (Cole/Corman)
- c. Gateway Liaison (Yukelson/Corman)
- d. Other contemplated subcommittees

Action: **No Discussion on subcommittees.**

**COMMUNICATIONS FROM THE COMMISSION**

No communications from the Commission.

**COMMUNICATIONS FROM THE CITY PLANNER**

No communications from the City Planner.

**3. Upcoming Meeting Schedule**

**Action: Received and filed.**

**4. Active Case List**

**Action: Received and filed.**

**MEETING ADJOURNED**

Date / Time: July 28, 2011 / 4:45 PM

PASSED AND APPROVED THIS 8<sup>TH</sup> DAY OF SEPTEMBER, 2011.

---

Daniel Yukelson, Chair





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

**SPECIAL PLANNING COMMISSION**  
**MEETING ACTION MINUTES**  
**August 4, 2011**  
**1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: August 4, 2011/ 1:39 PM

**ROLL CALL**

Commissioners Present: Furie, Rosenstein, Cole, Vice Chair Corman and Chair Yukelson (departed at 5:30pm).

Commissioners Absent: None.

Staff Present: Susan Healy Keene, Michele McGrath, Dorina Mohan, and David Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

Action: Approved by Order of Chair.

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

**1. Ownership Transfer of City Parking Facilities (City of Beverly Hills)**

Request for the Planning Commission to make a finding of consistency with the General Plan to allow for the transfer of ownership of certain parking facilities from the City to the City of Beverly Hills Parking Authority.

Planner: Ryan Gohlich, Associate Planner

Applicant: City of Beverly Hills

Public Input: None.

Motion: Motion by Commissioner Furie; seconded Commissioner Rosenstein. (5-0).

**Action: Approved the request to make a finding of consistency with the General Plan to allow for the transfer of ownership of certain parking facilities from the City to the City of Beverly Hills Parking Authority.**

**2. View Restoration**

An ordinance of the City of Beverly Hills amending the Beverly Hills Municipal Code to establish regulations regarding the restoration and maintenance of certain defined views from single-family residential property in the Trousdale Estates area of the City that are

substantially impaired by certain foliage maintained on other private property or properties. **Continued from July 28, 2011.**

Planner: Michele McGrath, Senior Planner

Applicant: City of Beverly Hills

Public Input: Karen Platt, Judith Linde, Mary Levin Cutler, and Shahram Melamed commented on the proposed changes that were discussed by the Commission during the meeting.

**Action: Continued the hearing to the meeting of September 8, 2011 by order of the Chair.**

### **3. Streamlining Restaurant Review Procedures**

Discussion and possible direction to staff to prepare a resolution recommending to the City Council an ordinance amending various sections of the Beverly Hills Municipal Code that relate to restaurant uses, including possible amendments to: Article 27 (Other Use and Building Restrictions); Article 28.6 (Hotel Regulations); Article 30 (Architectural Commission, Architectural Review, And Procedure); Article 31 (Development Plan Review); Article 33 (In Lieu Parking); and, Article 35 (Open Air Dining). These amendments modify or eliminate certain restaurant-related permit requirements; shift the review authority of some permits from the City Council to the Planning Commission; and, from the Planning Commission and Architectural Commission to the Director of Community Development; and, modifies standards related to off-site parking. Other amendments update outmoded references and seek to improve code administration.

Planner: Michele McGrath, Senior Planner

Applicant: City of Beverly Hills

Public Input: Kathy Reims, Allen Rennett, David Mirharooni, Richard Rubins and Murray Fischer spoke about the proposed resolution.

**Action: Continued the hearing to the meeting of September 8, 2011 by order of the Vice Chair.**

### **SUBCOMMITTEE REPORTS**

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

- a. 9230 Wilshire Boulevard - Lexus Dealership (Yukelson/Furie)
- b. View Preservation (Cole/Corman)
- c. Gateway Liaison (Yukelson/Corman)
- d. Other contemplated subcommittees

**Action: No Discussion on subcommittees.**

**COMMUNICATIONS FROM THE COMMISSION**

No communications from the Commission.

**COMMUNICATIONS FROM THE CITY PLANNER**

No communications from the City Planner.

**3. Upcoming Meeting Schedule**

**Action: Received and filed.**

**4. Active Case List**

**Action: Received and filed.**

**MEETING ADJOURNED**

Date / Time: August 4, 2011 / 7:45 PM

PASSED AND APPROVED THIS 8<sup>TH</sup> DAY OF SEPTEMBER, 2011.

---

Daniel Yukelson, Chair

