



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

**REGULAR PLANNING COMMISSION  
MEETING ACTION MINUTES  
April 12, 2012  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: April 12, 2012/ 1:35 PM

**ROLL CALL**

Commissioners Present: Fisher, Yukelson, Cole, Vice Chair Rosenstein, and Chair Corman.

Commissioners Absent: None.

Staff Present: Jon Lait, Michele McGrath, Ryan Gohlich, Peter Noonan, Dorina Mohan, and David Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

**Action:** Approved by Order of the Chair.

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

**1. ADOPTION OF MINUTES**

Consideration of the Action Minutes of the Planning Commission Meeting of March 22, 2012.

**Motion:** Motion by Commissioner Yukelson; seconded by Commissioner Fisher. (5-0).

**Action:** Approved as amended.

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

- 2. 1141 Summit Drive and 1138 San Ysidro Drive – Variance and Lot Line Adjustment** (Applicant: Amy Studarus). Request for a variance to allow a lot line adjustment between the properties located at 1141 Summit Drive and 1138 San Ysidro Drive that would result in the property located at 1138 San Ysidro Drive being nonconforming with regard to minimum lot size and depth as set forth in BHMC §10-2-303. (Ryan Gohlich, Associate Planner)

Audio recordings of the Planning Commission's meetings are available online within three days of the meeting. Visit [www.cityofbeverlyhills.org](http://www.cityofbeverlyhills.org) to access those recordings.

**Planner:** Ryan Gohlich, Associate Planner  
**Applicant:** City of Beverly Hills  
**Public Input:** Amy Studarus and Alan Schimmel, representing the property owner, presented the project to the Commission.  
Jean Pierre Thubschamn, owner, spoke on behalf of the project.

**Motion:** Motion by Commissioner Yukelson; seconded by Commissioner Fisher to approve the resolution. (5-0).

**Action:** The request for variance was approved as amended.

- 3. A Resolution of the Planning Commission of the City of Beverly Hills Recommending that the City Council Adopt an Ordinance Amending the Development Standards for Single Family Properties in the Central Area of the City and Amending the Beverly Hills Municipal Code.** (City Initiated). Proposed amendments to the Beverly Hills Municipal code regarding street side yard and rear yard setbacks for single family residential corner lots located south of Santa Monica Boulevard, rear yard setbacks for single family residential lots in the Central Area of the City, and the permitted height of fences in front yard setbacks where certain encroachments have been permitted in the front yard setback of single family residential properties. (Peter Noonan, Associate Planner)

**Planner:** Peter Noonan, Associate Planner  
**Applicant:** City of Beverly Hills  
**Public Input:** Murray Fischer and Jake Manaster spoke in support of amending the development standards.  
A letter from Design Review Chair was read into the record. Chair Pepp addressed various development standards such as FAR, garages, fences and setbacks which she identified required additional review.

**Motion:** Motion by Commissioner Yukelson; seconded by Commissioner Fisher to approve the resolution. (5-0).

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

- 4. A Resolution of the Planning Commission of the City of Beverly Hills Recommending that the City Council Adopt an Ordinance Requiring Convenience Stores to Obtain a Convenience Store Conditional Use Permit and Amending the Beverly Hills Municipal Code.** (City Initiated). Adopt a resolution recommending that the City Council adopt an ordinance requiring new convenience stores to obtain a Conditional Use Permit. (Peter Noonan, Associate Planner)

**Planner:** Peter Noonan, Associate Planner  
**Applicant:** City of Beverly Hills  
**Public Input:** None

**Motion:** Motion by Vice Chair Rosenstein; seconded by Chair Corman to approve the resolution. (5-0).

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

- 5. A Resolution of the Planning Commission of the City of Beverly Hills Recommending that the City Council Adopt an Ordinance Deleting the Requirement to Accept Dedicated Property Within One Year and Amending the Beverly Hills Municipal Code.** (City Initiated). Adopt a resolution recommending that the City Council adopt an ordinance deleting the requirement that the City accept dedicated property within one year. (Peter Noonan, Associate Planner)

**Planner:** Peter Noonan, Associate Planner  
**Applicant:** City of Beverly Hills  
**Public Input:** None

**Motion:** Motion by Commissioner Cole; seconded by Vice Chair Rosenstein to approve the resolution. (5-0).

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

#### **SUBCOMMITTEE REPORTS**

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

- a. Gateway Liaison (Yukelson/Corman)
- b. Other contemplated subcommittees

**Action:** No discussion on subcommittees.

#### **COMMUNICATIONS FROM THE COMMISSION**

No communications from the Commission.

**COMMUNICATIONS FROM THE CITY PLANNER**

Acting Principal Planner McGrath announced the study session discussion regarding evening and televised Planning Commission meetings would be before the City Council on April 17, 2012.

**6. Active Case List**

**Action:** Received and filed.

**7. 2012 Meeting Calendar**

**Action:** Received and filed.

**MEETING ADJOURNED**

Date / Time: April 12, 2012 / 6:00 PM

PASSED AND APPROVED THIS 24<sup>th</sup> DAY OF MAY, 2012.

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Craig Corman, Chair



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

**REGULAR PLANNING COMMISSION  
MEETING ACTION MINUTES**

**April 26, 2012**

**1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: April 26, 2012/ 1:30PM

**ROLL CALL**

Commissioners Present: Fisher, Yukelson, Cole, Vice Chair Rosenstein, and Chair Corman.

Commissioners Absent: None.

Staff Present: Jon Lait, Michele McGrath, Cindy Gordon, Dorina Mohan, and David Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

Action: Approved by Order of the Chair.

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

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

**1. Mastro's In-Lieu Parking** (Applicant: Kiyoshi Graves)

Request for in-lieu parking to allow 32 in-lieu parking spaces to accommodate a restaurant expansion of the existing Mastro's restaurant. (Cindy Gordon, Assistant Planner) **Public hearing was closed.**

Planner: Cindy Gordon, Assistant Planner

Applicant: Kiyoshi Graves

Public Input: Kiyoshi Graves, Jason Miranda, and Franco Checcini addressed the valet operations of the expansion.

Traffic Engineer, Brian Marchetti provided an overview of the methodology which was used for the parking study.

**Motion:** Motion by Commissioner Cole; seconded by Vice Chair Rosenstein to approve the resolution. (5-0).

**Action:** Approved the resolution as presented.

**2. Capital Improvement Program** (Applicant: City of Beverly Hills)  
Annual Planning Agency Review of Capital Improvement Program (CIP) for Consistency with the General Plan. (Michele McGrath, Acting Principal Planner)

**Planner:** Michele McGrath, Acting Principal Planner  
**Applicant:** City of Beverly Hills  
**Public Input:** Deputy City Manager Lightner provided clarification on various projects in the capital improvement program.

**Motion:** Motion by Commissioner Yukelson; seconded by Chair Corman to approve the resolution. (5-0).

**Action:** Approved the resolution as presented.

**SUBCOMMITTEE REPORTS**

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

- a. Gateway Liaison (Yukelson/Corman)
- b. Other contemplated subcommittees

**Action:** No discussion on subcommittees.

**COMMUNICATIONS FROM THE COMMISSION**

No communications from the Commission.

**COMMUNICATIONS FROM THE CITY PLANNER**

City Planner Lait announced the May 10<sup>th</sup> Planning Commission meeting was cancelled. He noted the R-1 Standards Ordinance would be before the City Council on May 15<sup>th</sup> and the televised/evening Planning Commission meetings discussion would take place on May 1<sup>st</sup>. Mr. Lait provided an update on the progress of the Urban Designer recruitment.

**4. Active Case List**

**Action:** Received and filed.

**5. 2012 Meeting Calendar**

**Action:** Received and filed.

**MEETING ADJOURNED**

Date / Time: April 26, 2012 / 2:50 PM

PASSED AND APPROVED THIS 24<sup>th</sup> DAY OF MAY, 2012.

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Craig Corman, Chair