



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

**PLANNING COMMISSION**  
**REGULAR MEETING ACTION MINUTES**  
**May 24, 2012**  
**1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: May 24, 2012/ 1:38 PM

**ROLL CALL**

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

Commissioners Absent: Fisher.

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.

**1. ADOPTION OF MINUTES**

Minutes from the Planning Commission Meeting of April 12, 2012.

**Motion:** Motion by Commissioner Cole; seconded by Commissioner Yukelson to approve the minutes. (4-0-1).

**Action:** **Approved as presented.**

Minutes from the Planning Commission Meeting of April 26, 2012.

**Motion:** Motion by Commissioner Cole; seconded by Commissioner Yukelson to approve the minutes. (4-0-1).

**Action:** **Approved as amended.**

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

- 2. 1293 Monte Cielo Drive** – Hillside R-1 Permit (Applicant: Armen Nersisyan)  
Request for a Hillside R-1 Permit to allow two 6'-0" high retaining walls to be located within the required front yard setback area.

Planner: Cindy Gordon, Assistant Planner  
Applicant: Armen Nersisyan  
Public Input: Armen Nersisyan and George Markov

**Motion:** Motion by Commissioner Cole; seconded by Commissioner Yukelson to approve the resolution. (4-0-1).

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

- 3. 403 N. Crescent Drive** – Conditional Use Permit (Applicant: Greg Peck)  
Request to renew and modify an existing Conditional Use Permit for a hotel restaurant and open air dining area located at the Crescent Hotel at 403 North Crescent Drive.

Planner: Ryan Gohlich, Associate Planner  
Applicant: Greg Peck  
Public Input: None

**Motion:** Motion by Commissioner Cole; seconded by Vice Chair Rosenstein to continue. (4-0-1).

**Action:** **Continued to the meeting of June 14, 2012.**

- 4. 257 N. Canon Drive** – Project Preview (Applicant: Hamid Gabbay)  
Project preview for a proposed four-story IPic movie theater located at 257 North Canon Drive.

Planner: Ryan Gohlich, Associate Planner  
Applicant: Hamid Gabbay  
Public Input: The applicant team presented the Commission with the proposed revisions of the project.

**Action:** **Received and filed.**

5. A Resolution of the Planning Commission of the City of Beverly Hills Recommending that the City Council Adopt an Ordinance Establishing Definitions and Adopting Local Approval Requirements for Emergency Shelters, Transitional and Supportive Housing, Community Care Facilities, Single Room Occupancy Apartments and Amending the Beverly Hills Municipal Code. (Applicant: City of Beverly Hills)

Planner: Peter Noonan, Associate Planner

Applicant: City of Beverly Hills

Public Input: None

**Action: Continued to the meeting of June 14, 2012.**

The following will be heard at or after 7:00 p.m.

6. **9900 Santa Monica Boulevard, 9848 Wilshire Boulevard & 9817 Wilshire Boulevard - Gateway Project** (Applicants: Jeffrey Wilson, Maynard Brittan and Jeffrey Mirken)  
Adoption of resolutions recommending certification of the Final Environmental Impact Report (FEIR), adoption of a Mitigation Monitoring and Reporting Plan and Statement of Overriding Considerations, and recommending adoption of a General Plan Amendment and Zoning Code Amendments to three T-1 zoned properties and the adjacent C-3 commercially zoned properties. Continued from March 22, 2012

Planner: Rita Naziri, Senior Planner

Applicant: Jeffrey Wilson, Maynard Brittan and Jeffrey Mirken

Public Input: Murray Fischer

Mark Elliot

David Gordon

Randy Steinberg

Jeffrey Kalban

Hamid Omrani

**EIR**

**Motion:** Motion by Vice Chair Rosenstein; seconded by Chair Corman to approve the resolution. (4-0-1).

**Action: Approved as amended.**

**Ordinance**

**Motion:** Motion by Commissioner Yukelson; seconded by Chair Corman to approve the resolution. (4-0-1).

**Action: Approved as amended.**

### **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**

#### **7. Active Case List**

**Action:** Received and filed.

#### **8. 2012 Meeting Calendar**

**Action:** Received and filed.

### **MEETING ADJOURNED**

Date / Time: May 25, 2012 / 12:50 AM

PASSED AND APPROVED THIS 28th DAY OF JUNE, 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**  
**June 14, 2012**  
**1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: June 14, 2012/ 1:35 PM

**ROLL CALL**

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

Commissioners Absent: Yukelson.

Staff Present: Jon Lait, Michele McGrath, Ryan Gohlich, Teresa Revis, and David Snow (City Attorney's Office).

**APPROVAL OF AGENDA**

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

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: Honorable Joseph Tilem.

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

**1. 403 N. Crescent Drive – Resolution Approving a Modification to a Conditional Use Permit (Applicant: Greg Peck)**

Request to renew and modify an existing Conditional Use Permit for a hotel restaurant and open air dining area located at the Crescent Hotel at 403 North Crescent Drive. (Associate Planner Ryan Gohlich)

Planner: Ryan Gohlich, Associate Planner

Applicant: Greg Peck

Public Input: Shawn Scallon, Susan Cronin, Frank Weeks, Shahram Melamed, Scott Jones, Steven Betzold

**Motion:** Motion by Commissioner Cole; seconded by Vice Chair Rosenstein. (4-0-1).

**Action:** **Approved as amended.**

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.

**2. Trousdale View Restoration – Resolution Recommending Approval of Code Amendments** (Applicant: City of Beverly Hills)

A resolution recommending the City Council adopt amendments to the following Beverly Hills Municipal Code Sections regarding the maintenance of hedges and restoration of views in the Trousdale Estates Area of the City: Beverly Hills Municipal Code Section 10-3-1616 regarding development standards for walls, fences, and hedges in Trousdale Estates and Beverly Hills Municipal Code Section 10-8-106 regarding Trousdale View Restoration Permit Procedures.

Planner: Michele McGrath, Principal Planner

Applicant: City of Beverly Hills

Public Input: Julie Steinberg, Shahram Melamed, Frieda Berlin, K. Platt

**Motion:** Motion by Commissioner Cole; seconded by Vice Chair Rosenstein. (4-0-1)

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

**3. Implementation of Housing Element Programs – Resolution Recommending Approval of Code Amendments** (Applicant: City of Beverly Hills)

Resolution of the Planning Commission of the City of Beverly Hills Recommending that the City Council Adopt an Ordinance Establishing Definitions, Designating Use, and Adopting Local Planning and Approval Requirements for Emergency Shelters, Transitional and Supportive Housing, Community Care Facilities, Single Room Occupancy Residential Units and Amending the Beverly Hills Municipal Code. (Associate Planner Peter Noonan) *NOTE: This item is recommended by staff for continuance to the June 28, 2012 meeting*

Planner: Peter Noonan, Associate Planner

Applicant: City of Beverly Hills

Public Input: None

**Motion:** Motion by Vice Chair Rosenstein; seconded by Commissioner Fisher to review the item at the June 28, 2012 meeting. (4-0-1)

**Action:** The staff recommendation to review the item at the June 28, 2012 meeting is confirmed.

## **STUDY SESSION**

### **4. Wood Roof Replacement Ordinance Status Report**

Status update related to the City's Wood roof replacement Ordinance enacted in 1993 and requiring the replacement of flammable wood roofs by July, 2013. (Plan Review and Inspection Manager David Yelton)

**Notes:** Plan Review and inspection manager David Yelton was joined by Fire Battalion Chief Michael Newell.

**Action:** **None.**

## **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:** **Discussion to disband the Gateway subcommittee. No further discussion on subcommittees.**

## **COMMUNICATIONS FROM THE COMMISSION**

No communications from the Commission.

## **COMMUNICATIONS FROM THE CITY PLANNER**

No communication from the City Planner.

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

**Action:** **Received and filed.**

### **6. 2012 Meeting Calendar**

**Notes:** Vice Chair Rosenstein will not be able to attend the meeting on June 28, 2012. Commissioner Fisher is not certain that he'll be able to attend.

**Action:** **Calendar received and filed.**

## **MEETING ADJOURNED**

Date / Time: June 14, 2012 / 5:15 PM

PASSED AND APPROVED THIS 28<sup>th</sup> DAY OF JUNE, 2012.

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Craig Corman, Chair