



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

**PLANNING COMMISSION
REGULAR MEETING ACTION MINUTES
January 10, 2013
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: January 10, 2013 / 1:38pm

ROLL CALL

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

Commissioners Absent: None.

Staff Present: Jonathan Lait, Ryan Gohlich, Shena Rojemann, Christian Vasquez, Karen Myron (Community Development Department); Diana Varat (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. 207 – 209 South Robertson Boulevard – New Commercial Structure

(Applicant: Amit Apel)

Request for a Development Plan Review to allow the construction of a new three-story commercial building on the property located at 207 South Robertson Boulevard.

(Associate Planner Shena Rojemann)

Planner: Shena Rojemann

Applicant: Amit Apel – Amit Apel Design, Inc.

Public Input: George Djordjvic, Millicent Bigelow, Elizabeth Gorsej

Motion: Motion by Commissioner Yukelson; second by Commissioner Fisher to approve the resolution with conditions (4-0).
Action: **The resolution was approved with conditions.**

Chair Corman recused himself from items 2 and 3; did not return to the meeting afterwards

2. 9465 Wilshire Boulevard – Soul Cycle

(Applicant : Murray Fischer)

Request for a Conditional Use Permit to allow an approximately 3,500 square foot exercise club to be located on the ground floor of a building located within the Business Triangle, occupy more than 25 feet of street frontage within the Pedestrian Oriented Area, and utilize shared parking facilities in order to satisfy the parking requirements set forth in the Municipal Code. (Associate Planner Shena Rojemann)

Planner: Shena Rojemann
Applicant: Murray Fischer
Public Input: None.

Motion: Motion by Commissioner Yukelson, second by Vice Chair Rosenstein to approve the resolution (3-0, Corman recused).
Action: **The resolution was approved.**

3. Cove Way – Hillside R-1 Permit (Applicant Toni Lewis)

Request for a Hillside R-1 Permit to allow two accessory structures to be constructed within 100 feet of a front property line on the property located at 1010 Cove Way. (Planning Intern Christian Vasquez)

Planner: Christian Vasquez
Applicant: Toni Lewis
Public Input: None.

Motion: Motion by Commissioner Yukelson; second by Commissioner Fisher to approve the resolution (3-0, Corman recused).
Action: **The resolution was approved.**

4. Active Case List (taken out of order)

Action: **Received and filed.**

COMMITTEE REPORTS

R-1 Development Standards Meeting (Acting Chair Rosenstein)

5. 2013 Meeting Schedule Calendar (taken out of order)

Principal Planner Michele McGrath notified the Commission that there was a possibility that the February 14, 2013 meeting of the Planning Commission would be cancelled.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

(Assistant Director of Community Development Jonathan Lait)

- Items recently considered by City Council
 - o Directors Modification
 - o 911 Foothill
 - o Appeal for 7-Eleven project (scheduled to be heard at February 5 City Council Meeting)
- Introduction of new Assistant Planner Timmi Tway.

MEETING ADJOURNED

Date / Time: January 10, 2013 / 3:16 PM

PASSED AND APPROVED THIS 14TH DAY OF FEBRUARY, 2013.

Craig Corman, Chair



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

**PLANNING COMMISSION
SPECIAL MEETING ACTION MINUTES
December 20, 2012
1:00 PM**

MEETING CALLED TO ORDER

Date / Time: December 20, 2012 / 1:16pm

ROLL CALL

Commissioners Present: Commissioners Fisher, Yukelson, Vice Chair Rosenstein, Chair Corman.
Commissioners Absent: None.
Staff Present: Jonathan Lait, Michele McGrath, Ryan Gohlich, Peter Noonan, Karen Myron (Community Development Department); Diana Varat (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. 911/915 Foothill Road – Tree Removal Permit

(Applicant: Sheri Bonstelle)

Request for a Tree Removal Permit to remove 40 protected trees in conjunction with the construction of a new residence and accessory structures on the property located at 911/915 Foothill Road.

Planner: Ryan Gohlich
Applicant: Sheri Bonstelle
Public Input: Michael Palladino, Alex Wuo, Tom Goffigon

Motion: Motion by Commissioner Yukelson; second by Vice Chair
Rosenstein to approve the resolution as amended (4-0).
Action: The resolution was approved as amended.

Commissioner Yukelson and Vice Chair Rosenstein each disclosed potential conflicts regarding item 2, resulting in a lack of quorum. To ensure quorum, straws were drawn, in accordance with applicable regulations, determining that Commissioner Yukelson would be recused from the item at 2:05pm.

2. A Resolution of the Planning Commission of the City of Beverly Hills Recommending that the City Council Adopt an Ordinance of the City of Beverly Hills Revising the Separation Requirements Between Oil Wells and Sensitive Uses and Requiring Regular Inspections of Oil Wells for Subsidence (Applicant: City of Beverly Hills)

The proposed ordinance would clarify Subsection C.11 of Section 10-5-316 of Article 3 of Chapter 5 of Title 10 of the Beverly Hills Municipal Code so that regulation of above surface equipment and extraction activities associated with any oil and gas or gas well drilled pursuant to any Council permit shall be located at least five hundred feet (500') from any school or park site located in the City of Beverly Hills. In addition, the proposed ordinance would clarify Section 10-5-321 of Article 3 of Chapter 5 of Title 10 of the Beverly Hills Municipal Code to provide that the City Engineer shall inspect for subsidence from oil wells at least once every two years. (Principal Planner Michele McGrath)

Planner: Michele McGrath
Applicant: City of Beverly Hills
Public Input: Bill Weldon, Jody Kleinman

Motion: Motion by Vice Chair Rosenstein, second by Commissioner Fisher to approve the resolution as amended (2-0, Yukelson recused, Corman abstained).
Action: The resolution was approved as amended.

Commissioner Yukelson re-joined the meeting at 2:50pm.

3. A Resolution of the Planning Commission of the City of Beverly Hills Recommending that the City Council Amend the Municipal Code to establish an Administrative Review Process to Allow Minor Modifications of Certain Zoning code Standards Based on Specific Findings. (Applicant: City of Beverly Hills)

This is a public hearing to receive comments and consider a recommendation to the City Council to establish a procedure for determining substantial compliance with the City's zoning code standards. (Senior Planner Peter Noonan)

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Planner: Peter Noonan
Applicant: City of Beverly Hills
Public Input: None.

Motion: Motion by Vice Chair Rosenstein, second by Chair Corman to approve the resolution as amended (4-0).

Action: The resolution was approved as amended.

4. Active Case List

Action: Received and filed.

5. 2013 Meeting Schedule Calendar (taken out of order)

The Planning Commission meeting scheduled for August 22, 2013 will be cancelled.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Principal Planner Michele McGrath reported on the following items which recently reviewed by City Council

- New Planning Commissioner Alan Robert Block will joining the Commission at the January 24, 2013 meeting
- 9900 Wilshire project
- Annual report on Housing Element in General Plan
- Transportation Overlay Zone.

MEETING ADJOURNED

Date / Time: December 20, 2012 / 3:42 PM

PASSED AND APPROVED THIS 14TH DAY OF FEBRUARY, 2013.

Craig Corman, Chair