



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

**PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
AUGUST 12, 2013  
1:30 PM**

AFTERNOON SESSION 1:30 PM  
DINNER BREAK 5:30 PM  
EVENING SESSION 7:00 PM

**MEETING CALLED TO ORDER**

Date / Time: August 12, 2013 / 1:33 pm

**ROLL CALL**

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

Commissioners Absent: None.

Staff Present: Jonathan Lait, Michele McGrath, Ryan Gohlich, Georgana Millican, Shena Rojemann, Karen Myron (Community Development Department, Planning Division); Diana Varat (City Attorney's Office), Nestor Otazu (Community Preservation/Code Enforcement Manager).

**COMMUNICATIONS FROM THE AUDIENCE**

Mark Egerman.

**APPROVAL OF AGENDA**

Motion: Motion by Order of the Chair to approve the agenda as presented.

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

**EX PARTE COMMUNICATIONS**

Chair Rosenstein disclosed that he had a meeting with Joe Tilem regarding study session item #6, but that he provided no direction or comments on the item.

## **ADOPTION OF MINUTES**

### **1. Minutes from the Planning Commission Meeting on July 25, 2013.**

**Motion:** Motion by Order of the Chair to approve the minutes as presented.

**Action:** **The minutes were approved as presented.**

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

### **2. 713 North Arden Drive**

#### **Minor Accommodation**

A request for a Minor Accommodation to allow the construction of a second-story addition with a maximum roof ridge height of 32' and an average roof height of 22'-6" when averaging the height of all of the roof ridges. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project.

**Planner:** Georgana Millican, Associate Planner

**Applicant:** Jeffrey Allsbrook, Standard LLP

**Public Input:** None.

**Motion:** Motion by Vice Chair Fisher, Second by Commissioner Block to direct staff to prepare a resolution for adoption (5-0).

**Action:** **The Commission directed staff to prepare a resolution for adoption.**

### **3. 1184 Loma Linda Drive and 1117 Sutton Way**

#### **Zone Text Amendment and Lot Line Adjustment**

Request for a Zone Text Amendment to Beverly Hills Municipal Code Sections §10-2-804 and §10-2-805 regarding minimum lot standards to lot line adjustments, and a request for a lot line adjustment to adjust property lines between the properties located at 1184 Loma Linda Drive and 1117 Sutton Way. Pursuant to the provisions set forth in the California Environmental Act (CEQA), the Planning Commission will consider a determination of exemption from CEQA.

**Planner:** Shena Rojemann, Associate Planner

**Applicant:** Tom Levyn

**Public Input:** None.

**Motion:** Motion by Commissioner Corman, Second by Commissioner Block to approve a resolution recommending adoption of an Ordinance amending sections §10-2-804 and §10-2-805 of the Municipal Code regarding lot line adjustments for legally nonconforming lots (5-0).

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

**Motion:** Motion by Commissioner Corman, Second by Commissioner Block to approve the resolution conditionally approving a lot line adjustment between the properties at 1184 Loma Linda Drive and 1117 Sutton Way (5-0).

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

**4. 8701 – 8707 Wilshire Boulevard  
Development Plan Review**

Request for a Development Plan Review to allow a remodel and addition to an existing three-story commercial building located at 8701 – 8707 Wilshire Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project.

**Planner:** Shena Rojemann, Associate Planner  
**Applicant:** Andrew Lindley, LAND  
**Public Input:** None.

**Action:** **The public hearing was continued to the September 12, 2013 Planning Commission meeting.**

**5. Public Noticing Requirements**

Continue the public hearing to September 12, 2013. (Senior Planner Peter Noonan)

**Action:** **The public hearing was continued to the September 12, 2013 Planning Commission meeting.**

*The Commission took a recess at 2:33pm.*

*The Commission reconvened at 2:50pm*

## STUDY SESSION

### 6. Rooftop Lunchrooms

Planning Commission discussion of Municipal Code §10-3-3107 regarding the regulation of rooftop lunchrooms.

Planner: Ryan Gohlich, Senior Planner  
Public Input: Joe Tilem, Armen Kazanchyan

**Action: The Planning Commission discussed the regulation of rooftop lunchrooms and took no action.**

## COMMITTEE REPORTS

- Single Family Residence Bulk and Mass Standards
- Zoning Code Reorganization
- Planning Commission / Cultural Heritage Commission Joint Subcommittee
- 1006 Laurel Way
- Planning Staff Reports Subcommittee

## COMMUNICATIONS FROM THE COMMISSION

Vice Chair Fisher gave a brief report from the Mayor's Cabinet meeting.

## COMMUNICATIONS FROM THE CITY PLANNER

City Planner Jonathan Lait reminded the Commission that the next meeting is Thursday, September 12, 2013, and provided updates on the discussion of automated parking in the City, as well as the status of the Housing Element.

### 7. Active Case List

**Action: Received and filed.**

### 8. 2013 Meeting Schedule Calendar

**Action: Received and filed.**

*The Commission took a recess at 3:35pm. Due to the early hour at which the recess was taken, the Commission did not assemble for the dinner break.*

*The Commission reconvened at 7:02pm*

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

### **9. 14 La Cienega Boulevard (Phoenix Restaurant)**

#### **Development Plan Review Permit, Extended Hours Permit and Transitional Use License**

Discussion and direction to staff regarding the possible revocation, suspension, or modification of a Development Plan Review Permit allowing open air dining, and revocation or conditioning of an Extended Hours Permit and Transitional Use License. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Planner: Michele McGrath, Principal Planner  
Applicant Team: Jason Somers, Dominic Filosa, Matthew Robb, Mike Malin  
Public Input: Ellen Lutwak, Laurie Lande, Jason Lie, Frank Pizzurro, Diba Yadegari, Jake Manaster, Pam Meadow.

Motion: Motion by Commissioner Corman, second by Chair Rosenstein to continue the public hearing to the Planning Commission meeting of September 12, 2013; directed staff to prepare a resolution modifying the conditions of the Development Plan Review permitting open air dining and modifying the conditions of the Extended Hours Permit (5-0).

Action: **The public hearing was continued to the September 12, 2013 Planning Commission meeting.**

## **MEETING ADJOURNED**

Date / Time: August 12, 2013 / 10:38 pm

PASSED AND APPROVED THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 2013

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Brian Rosenstein, Chair