



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

**PLANNING COMMISSION
SPECIAL MEETING MINUTES
November 21, 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: November 21, 2013 / 1:35 pm

ROLL CALL

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

Commissioners Absent: None.

Staff Present: Jonathan Lait, Michele McGrath, William Crouch, Ryan Gohlich,
Shena Rojemann, Karen Myron, David Snow.

COMMUNICATIONS FROM THE AUDIENCE

Kelly Schulman, via written correspondence to Senior Planner Ryan Gohlich, regarding the height of accessory structures south of Santa Monica Boulevard.

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

- Commissioner Corman disclosed he had a brief email exchange with/initiated by Larry Larson, regarding item #8 on the agenda.
- Commissioner Yukelson disclosed he received a phone call from Judy Fenton, regarding item #8 on the agenda.

ADOPTION OF MINUTES

1. Minutes from the Planning Commission Meeting on October 24, 2013.

Motion: Motion by Commissioner Block, Second by Commissioner Yukelson to approve the minutes as presented (5-0).

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

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

2. 911 Oxford Way

Hillside R-1 Permit

Request for a Hillside R-1 Permit to allow solid walls that would have a maximum height of approximately 6'0" to be constructed along the front and street side property lines of the property located at 911 Oxford Way. Pursuant to the provision 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: Claudio Cosi; Gal Asher
Public Input: Nancy Krasne.

Motion: Motion by Vice Chair Fisher, Second by Commissioner Corman to approve the resolution as presented (5-0).

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

3. 905 North Roxbury Drive

Central R-1 Permit

Request for a Central R-1 Permit to allow a cupola structure on an existing two-story accessory structure thereby extending the building height from twenty feet (20'-0") to approximately twenty-seven feet seven inches (27'-7") on the property located at 905 North Roxbury Drive. 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.

The application for this project was withdrawn prior to the meeting.

4. 420 Beverwil Drive

R-4 Permit

Request to allow an existing storage room located above a detached garage on a multi-family residential property to be converted to a habitable residential unit containing approximately 414 square feet of floor area. 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: Ryan Gohlich, Senior Planner
Applicant: Mark and Hilda Dallal
Public Input: None.

Motion: Motion by Vice Chair Fisher, Second by Chair Rosenstein to approve the resolution as amended (4-0-1, Fisher abstained).

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

5. Review of Proposed Amendments to BHMC Article 32: Historic Preservation Ordinance.

The Commission is being asked to review proposed amendments to BHMC Article 32: Historic Preservation Ordinance, and to recommend adoption of these amendments to City Council.

Planner: William Crouch, Urban Designer
Applicant: City
Public Input: Patrick Perry

Motion: Motion by Commissioner Corman, Second by Chair Rosenstein to approve the resolution as amended (5-0).

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

The Commission recessed at 3:08 pm, and assembled for the dinner break at 5:30 pm.

The Commission reconvened in Council Chambers at 7:06 pm, with all Commissioners present.

(taken out of order)

7. 9355 Wilshire Boulevard and 155 North Crescent Drive

AKA Serviced Residences

Request for zone amendments, Planned Development Permit amendments, and a Development Agreement to allow the subject property to be used for stays of less than 30

days and to contain restaurant uses. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of an Addendum to a previously certified Environmental Impact Report for this project.

Action: At the request of the applicant, the Commission continued this item to the December 12, 2013 Planning Commission Meeting.

EX PARTE COMMUNICATIONS

- Commissioner Corman disclosed he had a brief email exchange with/initiated by Larry Larson, regarding item #8.
- Commissioner Yukelson disclosed he received a phone call from Judy Fenton, regarding item #8.
- Vice Chair Fisher disclosed he received a phone call from Eliot Finkel, requesting the reading of a letter regarding item #8.

8. 8767 Wilshire Boulevard

Medical Overlay Zone, Development Plan Review Amendments, and Conditional Use Permit

Request to apply the City's Medical Overlay Zone to the subject property, request to amend a previously granted Development Plan Review to modify conditions of approval applicable to the property, and a request for a Conditional Use Permit to allow a vehicle showroom on the building's ground floor. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of an Addendum to a previously adopted mitigated Negative Declaration for this project.

Planner: Ryan Gohlich, Senior Planner
Applicant: 8767 Wilshire Boulevard, L.P., Tom Levyn, Clare Bronowski
Public Input: *Written Correspondence:* Andrea and Rick Grossman, Eliot M. Finkel, Helen Walder Rogaway, H. Robert Gluck, Tina O'Brien, Larry Larson, Cassia Geillim.
Oral Input: Rabbi Laura Geller, Larry Larson, Dalia Pelleg, Rick Shpell, Edward Brown, Joy Wolf, Thomas White, Richard Shamooilian, Tina O'Brien, David Mirharooni, Daniel Leisner.

The Commission took a recess at 8:19pm.

The Commission reconvened at 8:37pm.

Motion: Motion by Commissioner Corman, Second by Commissioner Yukelson to direct staff to prepare a denial resolution to be

returned for final consideration and adoption at the December 12, 2013 Planning Commission Meeting (5-0).

Action: **The Commission directed staff to prepare a denial resolution to be returned for final consideration and adoption at the December 12, 2013 Planning Commission Meeting.**

The Commission took a recess at 9:24pm.

The Commission reconvened at 9:44pm.

(Return to order)

6. Central Area Single-Family Dwelling Bulk and Mass Study – Recommendations Report
Review the report and provide direction to staff on proceeding with an ordinance.

Planner: Michele McGrath, Principal Planner
Applicant: City
Public Input: Hamid Gabbay, Lillian Wyshak

Action: **The Commission received the report and provided feedback to staff.**

9. Active Case List

Action: **Received and filed.**

10. Building Permit Activity Report – 10/1/2013 through 10/31/2013

Action: **Received and filed.**

11. 2013 Meeting Schedule Calendar

Action: **Received and filed.**

12. 2014 Draft Meeting Schedule Calendar

Commissioner Block advised he would not be present at the January 9, 2014 meeting.

Action: Received and filed.

MEETING ADJOURNED

Date / Time: November 21, 2013 / 11:12 pm

PASSED AND APPROVED THIS 12TH DAY OF DECEMBER, 2013

Brian Rosenstein, Chair