



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

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

AFTERNOON SESSION 1:30 PM
EVENING SESSION 7:00 PM

MEETING CALLED TO ORDER

Date / Time: December 12, 2013 / 1:34 pm

ROLL CALL

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

Commissioners Absent: None.

Staff Present: Michele McGrath, Ryan Gohlich, Shena Rojemann, Karen Myron,
David Snow.

COMMUNICATIONS FROM THE AUDIENCE

None.

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

None.

ADOPTION OF MINUTES

1. Minutes from the Planning Commission Meeting on November 21, 2013.

Motion: Motion by Order of the Chair to approve the minutes as corrected (5-0).

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

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

2. 8767 Wilshire Boulevard

Medical Use Overlay Zone and Vehicle Sales

Resolution denying a request to apply the City's Medical Use Overlay Zone to the subject property, a 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 for the property located at 8767 Wilshire Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), projects that are denied are exempt from CEQA.

Planner: Ryan Gohlich, Senior Planner
Applicant: 8767 Wilshire Boulevard, L.P.
Public Input: None.

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

Action: The resolution was approved as amended.

3. 700 North Linden Drive

Minor Accommodation and Second Unit Use Permit

Request for a Minor Accommodation and Second Unit Use Permit to allow the construction of a two-story accessory structure containing independent living facilities within a required rear yard setback on a corner lot in the Central Area of the City. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Planner: Shena Rojemann, Associate Planner
Applicant: Maria Nikitina
Public Input: Mona Pouratian.

The Commission took a recess at 1:45 pm.

The Commission reconvened at 1:49 pm.

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

Action: The resolution was approved as presented.

4. 1130 Hillcrest Road

Trousdale R-1 Permit

Request for a Trousdale R-1 Permit to allow an addition to an existing accessory structure located within 100 feet of the front property line on an estate property. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Planner: Shena Rojemann, Associate Planner
Applicant: GCIP Holdings, LLC
Public Input: None.

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

Action: The resolution was approved as presented.

The Commission took a recess at 2:18pm.

The Commission reconvened at 2:27pm.

STUDY SESSION

5. Accessory Structure Height Limitations – South Santa Monica Boulevard

Planning Commission discussion of Municipal Code §10-3-2413 regarding the maximum allowable height of accessory structures located south of Santa Monica Boulevard.

Planner: Ryan Gohlich, Senior Planner
Public Input: Rose Norton, Noah Furie.

Action: The Commission provided feedback to staff and took no action.

6. Active Case List

Action: Received and filed.

7. Building Permit Activity Report – 11/1/2013 through 11/30/2013

Action: Received and filed.

8. 2014 Meeting Schedule Calendar

Commissioners Block and Yukelson advised they would not be present at the January 9th meeting; Chair Rosenstein advised he would not be present at the July 10th meeting; Commissioner Corman advised he may not be present at the March 27th meeting.

The Commission took a recess at 3:01pm.

The Commission reconvened at 7:01pm.

COMMUNICATIONS FROM THE CITY PLANNER

- Assistant Planner Timmi Tway provided an update on the status of the City's Housing Element.
- City Planner Jonathan Lait reported that Councilmember Krasne requested that a discussion be held on December 17 before the City Council to determine if there would be Council support to call up for review the Planning Commission's decision denying the project at 8767 Wilshire Boulevard.

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

Commissioner Block disclosed that he had a conversation with Stanley Stalford and Noel Hernandez on November 19, 2013 regarding AKA Serviced Residence.

**9. 9355 Wilshire Boulevard and 155 North Crescent Drive
AKA Serviced Residences**

Request for zone amendments to allow serviced residences and restaurant uses within the M-PD-2 Zone, modifications to a previously granted Planned Development Permit, and a development agreement between Metropolitan Crescent Associates, LLC and the City of Beverly Hills for the property located at 9355 Wilshire Boulevard and 155 North Crescent Drive. In addition, staff proposes zone text amendments to address transient uses in single-family residential zones, and to provide the definition of transient uses in multi-family residential zones. 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.

Planner: Ryan Gohlich, Senior Planner
Applicant: Metropolitan Crescent Associates, LLC

The Commission took a recess at 8:16 pm

The Commission reconvened at 8:27 pm.

Public Input: Mitch Waldow, Lois Hirt, Larry Larson, Marilyn Gallup, Thomas White.

The Commission took a recess at 9:25 pm

The Commission reconvened at 9:37 pm

The Commission discussed the project.

The Commission took a recess at 10:29 pm.

The Commission reconvened at 10:59 pm.

Motion: Motion by Chair Rosenstein, Second by Commissioner Yukelson to adopt a resolution, as amended, conditionally approving a Development Plan Review (5-0).

Action: The resolution was approved as amended.

Motion; Motion by Chair Rosenstein, Second by Commissioner Block to adopt a resolution, as amended, recommending adoption of an ordinance regarding transient residential uses (5-0).

Action: The resolution was approved as amended.

Motion: Motion by Chair Rosenstein, Second by Commissioner Yukelson to adopt a resolution recommending approval of a development agreement as presented (5-0).

Action: The resolution was approved as presented.

MEETING ADJOURNED

Date / Time: December 12, 2013 / 11:24 pm

PASSED AND APPROVED THIS 9TH DAY OF JANUARY, 2014

Brian Rosenstein, Chair