



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

**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 27, 2014  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: February 27, 2014 / 1:37 pm

**ROLL CALL**

Commissioners Present: Commissioners Block, Corman, Yukelson (*arrived 1:48 pm*), Vice Chair Fisher, Chair Rosenstein.

Commissioners Absent: None.

Staff Present: Jonathan Lait, Michele McGrath, Ryan Gohlich, Karen Myron, David Snow.

**COMMUNICATIONS FROM THE AUDIENCE**

Steve Stabler.

**APPROVAL OF AGENDA**

Motion: Motion by Order of the Chair to approve the agenda as presented (4-0-1, Yukelson absent).

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

**EX PARTE COMMUNICATIONS**

None.

**ADOPTION OF MINUTES**

1. Minutes from the Planning Commission Meeting on February 13, 2014.

Motion: Motion by Commissioner Block, Second by Vice Chair Fisher 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. 267 North Canon Drive**

#### **Palm Restaurant**

Request for 42 in-lieu parking spaces associated with the establishment of a new restaurant within the building located at 267 North Canon Drive. 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: Ryan Gohlich, Senior Planner  
Applicant: Hamid Gabbay on behalf of Palm Restaurant  
Public Input: None.

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

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

### **3. 228 South Beverly Drive**

#### **Zone Text Amendment and Rooftop Lunchroom**

Request for a Zone Text Amendment to Beverly Hills Municipal Code Section 10-3-3107 regarding rooftop uses, and a request for a Development Plan Review to allow the construction of a 2,202 square foot rooftop lunchroom on the building located at 228 South Beverly Drive.

Planner: Ryan Gohlich, Senior Planner  
Applicant: Moshe Kraiem  
Public Input: None.

**Action: The Commission directed staff to refine the proposed amendment language in order to more appropriately address parking, mass, and scale concerns related to rooftop lunchrooms, and also agreed to form a Rooftop Lunchroom Subcommittee to assist in refining the language. Commissioners Block and Corman were named as the Subcommittee members.**

## **COMMITTEE REPORTS**

- Single Family Residence Bulk and Mass Standards Task Force
- Zoning Code Reorganization Task Force
- Planning Commission / Cultural Heritage Commission Joint Subcommittee

**COMMUNICATIONS FROM THE COMMISSION**

None.

**COMMUNICATIONS FROM THE CITY PLANNER**

City Planner Jonathan Lait briefed the Commission on Planning Division items which are scheduled for the March 4, 2014 City Council Meeting.

**4. Active Case List**

**Action: Received and filed.**

**5. Building Permit Activity Report – 1/1/14 through 1/31/14**

**Action: Received and filed.**

**6. 2014 Meeting Schedule Calendar**

August meeting date changes were finalized, cancelling the meetings on the 14<sup>th</sup> and 28<sup>th</sup>, and adding a special meeting on the 7<sup>th</sup> at 9:00 am.

**SWEARING IN OF NEW COMMISSIONER FARSHID JOE SHOOSHANI**

New Commissioner Farshid Joe Shooshani was sworn in by City Clerk Byron Pope.

**FAREWELL TO RETIRING COMMISSIONER DAN YUKELSON**

**MEETING ADJOURNED**

Date / Time: February 27, 2014 / 3:07 pm

PASSED AND APPROVED THIS 13<sup>th</sup> DAY OF MARCH, 2014

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Brian Rosenstein, Chair