



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

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

**MEETING CALLED TO ORDER**

Date / Time: March 27, 2014 / 1:32 pm

**ROLL CALL**

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

Commissioners Absent: None.

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

**COMMUNICATIONS FROM THE AUDIENCE**

None.

**APPROVAL OF AGENDA**

Motion: Motion by Order of the Chair to approve the agenda as amended, moving  
item #4, Hydraulic Fracturing Ban, to the end of the agenda (5-0).

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

**ADOPTION OF MINUTES**

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

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

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

**BUS TOUR**

*The Commission departed for a bus tour of the property at 1801 Angelo Drive at 1:34 pm.*

*The Commission reconvened in Meeting Room 280-A at 2:44 pm.*

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

**2. 1801 Angelo Drive**

**Hillside R-1 Permit and Variance**

Request for a Hillside R-1 Permit to allow the total floor area on the project site to exceed 15,000 square feet and a Variance to allow a new two-story accessory structure exceeding 14' in height to be located within a required side yard setback. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission may also consider adoption of a Categorical Exemption for this project.

Planner: Shena Rojemann, Associate Planner  
Applicant: David Geffen  
Project Agents: Jason Somers, Ken Goldman, Kang Chang.  
Public Input: Stuart Newmark, Yong Lee, Nicholas Waite, Noah Furie.

The public hearing on this item remained open.

Motion: Motion by Vice Chair Fisher, Second by Commissioner Shooshani to direct staff to prepare a resolution for adoption at the April 10, 2014 Planning Commission regular meeting (3-2, Block, Corman no).

Action: **The Commission directed staff to prepare a resolution conditionally approving the project, and that such resolution be brought back for adoption at the April 10, 2014 Planning Commission meeting.**

*The Commission took a recess at 3:43 pm.*

*The Commission reconvened at 3:58 pm.*

**3. 9265-9269 Burton Way**

**23-Unit Condominium Project**

Request for a Tentative Tract Map, Development Plan Review, Density Bonus Permit, and R-4 Permit to allow the construction of a 5-story, 23-unit condominium building on the property located at 9265-9269 Burton Way. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider certification of a Final Environmental Impact Report for the project.

Planner: Ryan Gohlich, Senior Planner  
Applicant: Empire at Burton Way LLC (Craig Barbarian)  
Public Input: None.

*The Commission took a recess at 4:56 pm.*

*The Commission reconvened at 5:19 pm.*

The public hearing on this item was closed.

**Motion:** Motion by Commissioner Shooshani, Second by Commissioner Block to direct staff to prepare a resolution for adoption at the April 10, 2014 Planning Commission regular meeting (5-0).

**Action:** **The Commission directed staff to prepare a resolution conditionally approving the project, and that such resolution be brought back for adoption at the April 10, 2014 Planning Commission meeting.**

*The Commission took a recess at 5:38 pm.*

*The Commission reconvened at 5:46 pm.*

*(Taken out of order)*

## **STUDY SESSION**

### **5. Amendments to the Central Area Single-Family development standards to address concerns related to building scale and mass and parking requirements.**

Review Planning Commission Task Force recommendations and provide direction to staff on proceeding with an ordinance.

**Planner:** Michele McGrath, Principal Planner

**Public Input:** Hamid Gabbay

**Action:** **The Commission provided feedback to staff, and directed staff to continue work on refining code amendments intended to address building scale, mass, and parking requirements.**

## **COMMITTEE REPORTS**

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

## **COMMUNICATIONS FROM THE COMMISSION**

None.

**COMMUNICATIONS FROM THE CITY PLANNER**

None.

**6. Active Case List**

**Action:** Received and filed.

**7. 2014 Meeting Schedule Calendar**

**Action:** Received and filed.

*(Return to order)*

**4. Hydraulic Fracturing Ban**

A resolution recommending to the City Council an ordinance amending the Beverly Hills Municipal Code to prohibit hydraulic fracturing, acidizing or any other well stimulation treatment in conjunction with production of oil, gas or other hydrocarbon stimulation treatment in conjunction with production of oil, gas or other hydrocarbon substances. 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.

*Citing a potential conflict as a result of receiving royalties, Commissioner Block recused himself from item #4, leaving the meeting at 7:27 pm.*

Planner: Timothea Tway, Assistant Planner

Public Input: None.

Motion: Motion by Chair Rosenstein, Second by Commissioner Corman to approve the resolution as presented (3-1-1, Fisher no, Block recused).

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

**MEETING ADJOURNED**

Date / Time: March 27, 2014 / 7:34 pm

PASSED AND APPROVED THIS 10<sup>th</sup> DAY OF APRIL, 2014

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Brian Rosenstein, Chair