



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

**PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 10, 2014
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: April 10, 2014 / 1:37 pm

ROLL CALL

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

Commissioners Absent: Vice Chair Fisher.

Staff Present: Jonathan Lait, Michele McGrath, Shena Rojemann, Timothea Tway, Andre Sahakian, 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, continuing item #3, 1801 Angelo Drive, to the April 24, 2014 Planning Commission regular meeting (4-0).

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

ADOPTION OF MINUTES

1. Minutes from the Planning Commission Meeting on March 27, 2014.

Motion: Motion by Commissioner Block, Second by Chair Rosenstein to approve the minutes as presented (4-0).

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

BUS TOUR

The Commission departed for a bus tour of the property at 911 Hillcrest Road at 1:39 pm. Chair Rosenstein recused himself from the item and did not attend the bus tour.

The Commission reconvened in Meeting Room 280-A at 2:21 pm.

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

2. 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
Jonathan Lait, City Planner
Applicant: Empire at Burton Way LLC (Craig Berberian)
Public Input: None.

Motion: Motion by Commissioner Corman, Second by Commissioner Block to approve the resolution certifying the Final Environmental Impact Report, adopting findings pursuant to the California Environmental Quality Act (CEQA), and adopting a Mitigation Monitoring and Reporting Program (4-0).

Action: The resolution was approved as presented.

Motion: Motion by Commissioner Corman, Second by Chair Rosenstein to approve the resolution conditionally approving a Tentative Tract Map, Development Plan Review, R-4 Permit, and Density Bonus Permit as amended (4-0).

Action: The resolution was approved as amended.

3. 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 will also consider adoption of a Categorical Exemption for this project.

Planner: Shena Rojemann, Associate Planner
Applicant: David Geffen, Property Owner
Project Agent: Jason Somers, Crest Real Estate LLC
Public Input: None.

Action: This item was continued to the April 24, 2014 Planning Commission regular meeting, at the request of the applicant.

Citing property ownership by a family member, Chair Rosenstein recused himself from item #4, 911 Hillcrest Road, at 2:39 pm.

As Vice Chair Fisher was absent from the meeting, the Commission elected Commissioner Block as temporary Chair for item #4.

4. 911 Hillcrest Road

Trousdale R-1 Permit, Second Unit Use Permit, and Variance

Request for a Trousdale R-1 Permit, Second Unit Use Permit, and Variance to allow the construction of a new single-family residence and associated accessory structures on the property located at 911 Hillcrest Road. 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
Shena Rojemann, Associate Planner

Applicant: Arnold Rosenstein

Public Input: Frieda Berlin

Motion: Motion by Acting Chair Block, Second by Commissioner Shooshani to approve the resolution as amended (2-1-1, Corman no, Rosenstein recused).

Action: The resolution was approved as amended.

The Commission took a recess at 3:48 pm.

The Commission reconvened at 3:57 pm, with Chair Rosenstein returning to the dais.

5. 338-346 North Rodeo Drive

Development Plan Review and In-Lieu Parking

Request for a Development Plan Review to allow a remodel and addition to an existing commercial building, and a request for thirty-three (33) in-lieu parking spaces. 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: ECA Capital

Project Agent: Jason Somers, Crest Real Estate, LLC

Public Input: None.

Motion: Motion by Chair Rosenstein, Second by Commissioner Block to approve the resolution as amended (4-0).
Action: **The resolution was approved as amended.**

**6. 9699 Wilshire Boulevard
Conditional Use Permit**

Request for a Conditional Use Permit to allow a bank (1st Century Bank) to occupy more than 25' of ground-floor frontage within the pedestrian oriented area at the intersection of Wilshire Boulevard and Brighton Way. 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: Andre Sahakian, Associate Planner
Applicant: Stephen P. Webb
Public Input: None.

Motion: Motion by Commissioner Block, Second by Commissioner Corman to approve the resolution as amended (4-0).
Action: **The resolution was approved as amended.**

DISCUSSION

7. Public Notice Requirements

Update to Planning Commission on comments from the Architectural and Design Review Commissions regarding proposed changes to public noticing requirements for planning applications.

Planner: Timothea Tway, Associate Planner
Public Input: None.

Action: **Report received and filed.**

Santa Monica Boulevard Reconstruction Update

- Deputy Director of Transportation Aaron Kunz provided an update on the Santa Monica Boulevard reconstruction project, and answered related questions from the Commission.

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

None.

8. Active Case List

Action: Received and filed.

9. 2014 Meeting Schedule Calendar

Action: Received and filed.

MEETING ADJOURNED

Date / Time: April 10, 2014 / 4:48 pm

PASSED AND APPROVED THIS 24th DAY OF APRIL, 2014

Brian Rosenstein, Chair