



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

**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
APRIL 24, 2014  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: April 24, 2014 / 1:35 pm

**ROLL CALL**

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

Commissioners Absent: None.

Staff Present: Jonathan Lait, Michele McGrath, Ryan Gohlich, Shena Rojemann, Timothea Tway, Andre Sahakian, Randy Miller, 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 (5-0).

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

**ADOPTION OF MINUTES**

1. Minutes from the Planning Commission Meeting on April 10, 2014.

Motion: Motion by Commissioner Block, Second by Chair Rosenstein 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. **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  
Ryan Gohlich, Senior Planner  
Applicant: David Geffen, Property Owner  
Project Agent: Jason Somers, Crest Real Estate LLC  
Public Input: None.

Motion: Motion by Commissioner Shooshani, Second by Vice Chair Fisher to approve the resolution as presented (3-2, Block, Corman no).

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

### **3. 400-408 North Rodeo Drive**

#### **Chanel – Project Preview**

Project preview of a new, three-story (plus rooftop VIP area) commercial building intended to serve as a flagship retail store for Chanel.

Planner: Andre Sahakian, Associate Planner  
Project Agent: Murray Fischer  
Public Input: None.

**Action: The Commission reviewed the project and provided feedback, but took no formal action on this item.**

*The Commission took a recess at 2:21 pm*

*The Commission reconvened at 2:31 pm.*

*After a discussion with Assistant City Attorney David Snow, Vice Chair Fisher and Chair Rosenstein recused from Item #4 due to proximity of property interests, and left the meeting at 2:34 pm. The Commission elected Commissioner Block as temporary Chair for item #4.*

### **4. 425-429 North Palm Drive**

#### **Project Preview**

Project preview of a six-story, 28-unit condominium building proposed under the City's Density Bonus ordinance.

Planner: Shena Rojemann, Associate Planner  
Project Agent: Patrick Perry  
Public Input: None.

**Action:** **The Commission reviewed the project and provided feedback, but took no formal action on this item.**

*The Commission took a recess at 3:07 pm.*

*The Commission reconvened at 3:17 pm, with Vice Chair Fisher and Chair Rosenstein returning to the dais.*

## **STUDY SESSION**

*(Taken out of order)*

### **6. Trousdale Estates Construction Activity**

Discussion regarding construction activity and truck hauling in Trousdale Estates

Planner: Michele McGrath, Principal Planner  
Public Input: Frieda Berlin, Shahram Melamed, Karen Platt.

**Action:** **The Commission directed staff to obtain additional information and report back to the Commission.**

*(Return to order)*

### **5. Annual General Plan and Housing Element Progress Report**

Receive the Annual General Plan and Housing Element Report for 2013

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

**Action:** **Report received and filed.**

## **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**

**COMMUNICATIONS FROM THE CITY PLANNER**

City Planner Jonathan Lait advised the Commission that the first reading of the Ordinance modifying Public Notice Requirements was read at the City Council Meeting of April 22<sup>nd</sup>.

**6. Active Case List**

**Action: Received and filed.**

**7. 2014 Meeting Schedule Calendar**

**Action: Received and filed.**

**MEETING ADJOURNED**

Date / Time: April 24, 2014 / 4:20 pm

PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF MAY, 2014

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Brian Rosenstein, Chair