



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

**PLANNING COMMISSION
SPECIAL MEETING MINTES
AUGUST 7, 2014
9:00 AM**

MEETING CALLED TO ORDER

Date / Time: August 7, 2014 / 9:06 am

ROLL CALL

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

Commissioners Absent: None.

Staff Present: Jonathan Lait, Michele McGrath, Ryan Gohlich, Shena Rojemann, Andre Sahakian, Karen Myron, Diana Varat

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 presented.**

ADOPTION OF MINUTES

1. Minutes from the Planning Commission Special Meeting of July 17, 2014.

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

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

2. Minutes from the Planning Commission Regular Meeting of July 24, 2014.

Motion: Motion by Vice Chair Block, Second by Commissioner Shooshani to approve the minutes as presented (4-0-1, Corman abstained).

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

3. Minutes from the Planning Commission Special Meeting of July 24, 2014.

Motion: Motion by Vice Chair Block, Second by Commissioner Rosenstein to approve the minutes as presented (4-0-1 Corman abstained).

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

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

4. 509 North Sierra Drive

Minor Accommodation and Second Unit Use Permit

Request for a Minor Accommodation and a Second Use Permit to allow a second story addition to an existing accessory structure located within the required side and rear yard setbacks and to allow complete independent living facilities within the accessory structure located on a property in the Central Area of the City, North of Santa Monica Boulevard. 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: Intrawity Anunt c/o Nanta Neovakul

Public Input: None.

Motion: Motion by Commissioner Corman, Second by Commissioner Rosenstein to continue the item to the September 11, 2014 Planning Commission regular meeting (5-0), per the request of the applicant.

Action: **The item was continued to the September 11, 2014 Planning Commission regular meeting.**

5. 1127 Miradero Road

Zone Text Amendment and Variance

Request for a Zone Text Amendment to Beverly Hills Municipal Code Section 10-3-2502(B)(2)(b) regarding development standards for the maximum allowed floor area on single-family properties located in the Hillside Area of the City that are between 15,001 and 25,000 square feet in area, and were constructed prior to 1997. In-lieu of the Zone Text Amendment, the applicant requests a Variance to allow an addition to the existing single-family residence that would cause the floor area on the site to exceed the maximum floor area permitted pursuant to Beverly Hills Municipal Code Section 10-3-2502. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission may also consider determination of exemption of CEQA.

Planner: Shena Rojemann, Associate Planner
Applicant: Tom Levyn
Public Input: None.

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to direct staff to prepare a resolution conditionally approving a Variance request (5-0).

Action: The Commission directed staff to prepare a resolution conditionally approving a Variance request.

Motion: Motion by Commissioner Corman, Second by Vice Chair Block to deny the request for a Zone Text Amendment (5-0).

Action: The request for the Zone Text Amendment was denied.

The Commission took a recess at 9:44am.

The Commission reconvened at 9:58 am.

6. 8383 Wilshire Boulevard Beverly Hills Lingual Institute

Request for a Conditional Use Permit to allow the establishment of an approximately 5,100 square foot educational institution within the second floor of an existing commercial building located at 8383 Wilshire Boulevard and to allow joint use of parking facilities in order to satisfy parking requirements of the educational institution. 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.

Ex Parte Communications: Vice Chair Block disclosed a conversation he had with Laura Adler, a tenant of 8383 Wilshire Boulevard.

Planner: Shena Rojemann, Associate Planner
Applicant: James B. Fallon
Public Input: John Antignas, Antonio Coco (Traffic Study Consultant)

The Commission took a recess at 10:51 am

The Commission reconvened at 11:03 am

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

Action: The resolution was approved as amended.

**7. 1021 North Beverly Drive and 1054 Shadow Hill Way
Zone Text Amendment and Lot Line Adjustment**

Request for a Zone Text Amendment to the Beverly Hills Municipal Code Section 10-2-805 regarding minimum lot standards for lot line adjustments, and a request for a lot line adjustment to adjust property lines between the properties located at 1021 North Beverly Drive and 1054 Shadow Hill Way. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission may also consider a determination of exemption from CEQA.

Ex Parte Communications: Commissioner Shooshani and Commissioner Rosenstein disclosed visiting the property on separate occasions.

Planner: Shena Rojemann, Associate Planner
Applicant Team: Tom Levyn, Elisa Paster, Jason Somers
Public Input: None.

Motion: Motion by Commissioner Shooshani, Second by Vice Chair Block to continue the item to the October 9, 2014 Planning Commission regular meeting (5-0).

Action: The item was continued to the October 9, 2014 Planning Commission regular meeting.

The Commission took a recess at 12:08 pm

The Commission reconvened at 1:07 pm

(Taken out of order)

DISCUSSION

9. Hillside Area Development Standards

Discussion regarding development standards pertaining to grading and retaining walls in the City's Hillside Area.

Planner: Ryan Gohlich, Senior Planner
Public Input: Hamid Gabbay

Action: The Commission received the report and provided feedback, and a subcommittee consisting of Commissioners Shooshani and Corman was established to assist staff in addressing Hillside Development Standards concerns.

12. Amendments to the Central Area Single-Family Development Standards

Consider a recommendation to the City Council to adopt an ordinance amending the Beverly Hills Municipal Code to address concerns related to building scale and mass and parking requirements in the Central Area Single-Family development standards. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission may also consider a determination of exemption from CEQA.

Planner: Michele McGrath, Principal Planner
Public Input: John Wyka, Murray D. Fischer, Hamid Gabbay, Tony Mayorkas

This item was tabled, to be continued later in the meeting.

(Return to order)

8. 1000 North Crescent Drive

Zone Text Amendment

Request for a Zone Text Amendment to Article 32 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code creating incentives for property owners to landmark historic buildings. The potential incentives relate to establishing provisions for modifying development standards for landmarked properties in order to accommodate new additions/development on a property while preserving historic buildings. The amendments are associated with a proposed addition to the property located in the Hillside Area of the City at 1000 North Crescent Drive; however this item is intended to focus on a potential zone text amendment, which would apply to all current and future landmarked properties.

Ex Parte Communications: Chair Fisher disclosed receiving a letter from Steve Webb; Commissioner Corman, Vice Chair Block, and Chair Fisher disclosed separate conversations with Cultural Heritage Commissioner Noah Furie; Commissioner Rosenstein disclosed a text conversation with Commissioner Furie. Commissioner Shooshani disclosed visiting the property.

Planner: Andre Sahakian, Associate Planner
Applicant: Tom Levyn
Public Input: Steve Webb

Action: The Commission received the report and provided feedback and direction to staff, but took no formal action on this item.

The Commission took a recess at 3:06 pm

The Commission reconvened at 3:23 pm

12. Amendments to the Central Area Single-Family Development Standards, *continued*

Consider a recommendation to the City Council to adopt an ordinance amending the Beverly Hills Municipal Code to address concerns related to building scale and mass and parking requirements in the Central Area Single-Family development standards. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission may also consider a determination of exemption from CEQA.

Planner: Michele McGrath, Principal Planner

Action: The Commission received the report and provided direction to staff to meet with the Task Force and return with a revised Ordinance.

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

COMMUNICATIONS FROM THE CITY PLANNER

5. Upcoming Projects List

Action: Received and filed.

6. 2014 Meeting Schedule Calendar

Action: The Commission requested that the September 25, 2014 Planning Commission meeting be rescheduled in observance of Rosh Hashanah.

MEETING ADJOURNED

Date / Time: August 7, 2014 /4:49 pm

PASSED AND APPROVED THIS 11th DAY OF SEPTEMBER, 2014

Howard S. Fisher, Chair