



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

**PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 11, 2014
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: September 11, 2014 / 1:31 pm

ROLL CALL

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

Commissioners Absent: None.

Staff Present: Jay Trevino, Michele McGrath, Andre Sahakian, Christian Vasquez, David Snow.

Interim City Planner Jay Trevino, AICP, introduced himself to the Commission.

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 August 7, 2014.

Motion: Motion by Commissioner Corman, Second by Commissioner 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. **1127 Miradero Road
Zone Text Amendment and Variance**

A resolution denying a Zone Text Amendment to Beverly Hills Municipal Code Section 10-3-2502(B)(2)(d) regarding development standards for the maximum allowed floor area on single-family properties located in the Hillside Area of the City, and a resolution approving 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.

Planner: Andre Sahakian, Associate Planner
Public Input: Tom Levyn

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Corman to approve the resolution denying a Zone Text Amendment to Beverly Hills Municipal Code 10-3-2502(B)(2)(d) regarding development standards for the maximum allowed floor area on single-family properties located in the Hillside Area of the City and have a site area of more than 30,000 square feet (5-0).

Action: The resolution was approved as presented.

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to approve the resolution conditionally approving 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 (5-0).

Action: The resolution was approved as presented.

COMMUNICATIONS FROM THE AUDIENCE (taken out of order)

Speakers: Michael Libow

3. Amendments to the Central Area Single-Family Development Standards Central R-1 Permit

Consider a resolution recommending that the City Council adopt an ordinance amending the Central Area Single-Family development standards in the Beverly Hills Municipal Code to address concerns related to building scale and mass and parking requirements. The proposed code changes could affect maximum height, setbacks and required parking. 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: Hamid Gabbay

The Commission took a recess at 3:07 pm.

The Commission reconvened at 3:23 pm.

Motion: Motion by Commissioner Corman, Second by Commissioner Shooshani to continue the matter the September 29, 2014 Planning Commission special meeting; the Public Hearing remained open (5-0).

Action: **The item was continued to the September 29, 2014 Planning Commission special meeting.**

4. 509 North Sierra Drive

Minor Accommodation and Second Unit Use Permit

Request for a Minor Accommodation and a Second Unit 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. Continue to the Planning Commission Special Meeting on September 29, 2014.

Planner: Michele McGrath, Principal Planner

Public Input: None.

Motion: Motion by Commissioner Corman, Second by Commissioner Rosenstein to continue this item to a date uncertain (5-0).

Action: **The item was continued to a date uncertain.**

COMMITTEE REPORTS

None.

COMMUNICATIONS FROM THE COMMISSION

None.

COMMUNICATIONS FROM THE CITY PLANNER

None.

5. Upcoming Projects List

Action: Received and filed.

6. 2014 Meeting Schedule Calendar

- Principal Planner Michele McGrath advised the Commission that the Planning Commission special meeting on September 29, 2014 would have a full agenda.

Chair Fisher requested to have a moment of silence in remembrance of 9/11.

MEETING ADJOURNED

Date / Time: September 11, 2014 /4:25 pm

PASSED AND APPROVED THIS 29th DAY OF SEPTEMBER, 2014

Howard S. Fisher, Chair