



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

**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
NOVEMBER 13, 2014  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: November 13, 2014 / 1:33 pm

**ROLL CALL**

Commissioners Present: Commissioners Shooshani, Rosenstein, Corman, Vice Chair Block  
Commissioners Absent: Chair Fisher  
Staff Present: Jay Trevino, Michele McGrath, Ryan Gohlich, Andre Sahakian, Emily Gable, Karen Myron, David Snow

**COMMUNICATIONS FROM THE AUDIENCE**

Gregg Silver, Tom Levyn, Yar Meshkaty.

**APPROVAL OF AGENDA**

Motion: Motion by Order of the Acting Chair to approve the agenda as presented (4-0).  
Action: **The agenda was approved as presented.**

**APPROVAL OF MINUTES**

1. Approval of Minutes from the Planning Commission Special Meeting of October 9, 2014.

Motion: Motion by Order of the Chair to approve the minutes as amended (4-0).  
Action: **The minutes were approved as amended.**

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

**2. 509 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.

Planner: Andre Sahakian, Associate Planner  
Applicant: Intrawity Anunt c/o Nanta Neovakul  
Project Representative: Gus Duffy, AIA  
Public Input: None.

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Shooshani to adopt the resolution as amended (3-1, Corman no).

**Action: The resolution was adopted as amended.**

### 3. 14 North La Cienega Boulevard

#### The Phoenix Restaurant

Request to renew and modify a previously approved Extended Hours Permit and Development Plan Review to allow the subject restaurant to operate until 2:00 AM, seven days per week. Additionally, the Planning Commission may consider revocation of the subject Extended Hours Permit and Development Plan Review. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider a determination of exemption from CEQA.

Planner: Ryan Gohlich, Senior Planner  
Applicant: Lonnie Moore and Michael Malin  
Project Representative: Jason Somers  
Public Input: Barry Levine, Pam Meadow

*The Commission took a recess at 2:58 pm*

*The Commission reconvened at 3:48 pm*

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Corman to adopt a resolution revoking the Development Plan Review as amended (4-0).

**Action: The resolution to revoke the Development Plan Review was adopted as amended.**

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Corman to adopt a resolution conditionally approving an Extended Hours Permit as amended (4-0).

**Action: The resolution to conditionally approve an Extended Hours Permit was adopted as amended (4-0).**

**4. 1001 North Roxbury Drive**

**Central R-1 Permit**

Request for a Central R-1 Permit to allow a 108 square foot accessory structure to be located within 100' of a front property line on an estate property. 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: Emily Gable, Assistant Planner

Applicant: Jason Somers

Public Input: None

Motion: Motion by Commissioner Corman, Second by Commissioner Rosenstein to adopt the resolution as amended (4-0).

**Action: The resolution was adopted as amended.**

**5. 9882 South Santa Monica Boulevard**

**Peninsula Hotel**

Request for a Conditional Use Permit and Extended Hours Permit to allow an approximately 2,160 square foot addition to the subject property, 883 square feet of additional open air dining area, and modifications to existing conditions of approval pertaining to hotel operations. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider a determination of exemption from CEQA.

Planner: Ryan Gohlich, Senior Planner

Applicant: Mitch Dawson

Public Input: Brendan Huffman

Motion: Motion by Commissioner Rosenstein, Second by Commissioner Shooshani to adopt the resolution as amended (4-0).

**Action: The resolution was adopted as amended.**

**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
- Hillside Development Standards Subcommittee

**COMMUNICATIONS FROM THE COMMISSION**

Commissioner Rosenstein requested an update from staff regarding the Brew Dog Pub.

**COMMUNICATIONS FROM THE CITY PLANNER**

Interim City Planner Jay Trevino confirmed the Planning Commission Special Meeting on November 20, 2014 to discuss Planning Commission Priorities.

**6. Upcoming Projects List**

**Action: Received and filed.**

**7. Building Permit Activity Report – 10/1/14 thru 10/31/14**

**Action: Received and filed.**

**8. 2014 Meeting Schedule**

**Action: Received and filed.**

**9. 2015 Draft Meeting Schedule**

**Action: This item was continued to the November 20, 2014 Planning Commission special meeting.**

**MEETING ADJOURNED**

Date / Time: November 13, 2014 /5:02 pm

PASSED AND APPROVED THIS 11<sup>th</sup> DAY OF DECEMBER, 2014

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Howard S. Fisher, Chair