



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

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

**MEETING CALLED TO ORDER**

Date / Time: December 11, 2014 / 1:41 pm

**ROLL CALL**

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

Commissioners Absent: None

Staff Present: Jay Trevino, Michele McGrath, William Crouch, Ryan Gohlich,  
Reina Kapadia, Andre Sahakian, Karen Myron, Joseph Matsch,  
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 presented.**

**APPROVAL OF MINUTES**

1. Approval of Minutes from the Planning Commission Regular Meeting of November 13, 2014.

Motion: Motion by Order of the Chair 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. **1184-1193 Loma Linda Drive  
Hillside R-1 Permit, Tree Removal Permit, and Amendment of the Streets Master Plan**

Request for a Hillside R-1 Permit to allow cumulative floor area exceeding 15,000 square feet and landform alterations exceeding 3,000 cubic yards of export, request for a tree removal permit to remove one protected tree, and a request to amend the Streets Master Plan to vacate portions of Loma Linda Drive and an intersecting, unimproved alley, and dedicate portions of the subject property for a new turnaround at the property located at 1184-1193 Loma Linda Drive. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Mitigated Negative Declaration for this project.

Ex Parte Communications:

- Chair Fisher advised of a Planning Commission site visit of the subject property, which was agendized as part of the October 9, 2014 Planning Commission Special meeting.
- Commissioner Rosenstein advised of a separate site visit arranged by City staff, in which he toured the property with the applicant and project representative Tom Levyn.
- Commissioner Corman advised he had visited Loma Linda Drive near the proposed development, but did not speak with anyone at the time, he also advised of visiting the nearby property at 1115 Coldwater Canyon Drive, at which time he spoke with one of its homeowners.
- Vice Chair Block disclosed a recent walk of the property, at which time he did not speak with anyone.
- Chair Fisher advised of 2 recent visits to Loma Linda Drive near the subject property, as well as nearby Sutton Drive; he did not speak with anyone.

Planner: Andre Sahakian, Associate Planner  
Applicant: Jason Somers  
Project Representatives: Tom Levyn, Elisa Paster  
Public Input: Samuel Moon, Mitch Dawson, Tom Staggs, Melanie Staggs, Glen Revivo, Natalia Rey, Debbie Weiss, Adrian Lorimer, Larry Murphy, Hamid Gabbay, Jane Jo Lee, Sheri Bonstelle, Ben Reznik

*The Commission took a recess 3:00 pm.*

*The Commission reconvened at 3:16 pm.*

*The Commission took a recess at 4:43 pm.*

*The Commission reconvened at 4:57 pm.*

- Motion:** Motion by Commissioner Corman, Second by Commissioner Rosenstein to continue the item to the January 22, 2015 Planning Commission regular meeting, (5-0).
- Action:** **The item was continued to the January 22, 2015 Planning Commission regular meeting.**

*(Taken out of Order)*

## **STUDY SESSION**

### **5. 1021 North Beverly Drive and 1054 Shadow Hill Way Request for Ad Hoc Committee**

Applicant request for appointment of a Planning Commission Ad Hoc Committee to review the project which is a request for a Zone Text Amendment to 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.

- Planner:** Ryan Gohlich, Senior Planner  
**Project Representative:** Tom Levyn  
**Public Input:** None

- Action:** **The Commission directed staff to agendize the project as a study session item with a site visit at the January 22, 2015 Planning Commission meeting.**

*(Return to Order)*

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

### **3. 246 N. Canon Drive Development Plan Review and In-Lieu Parking Permit**

Request for a Development Plan Review and participation in the City's In-Lieu Parking District to allow a 7,107 square foot addition to the existing commercial building located at 246 North Canon Drive. 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 for this project.

- Planner:** Ryan Gohlich, Senior Planner  
**Applicant:** Eddia Mirharooni, E. Crown Holdings, LLC  
**Public Input:** None

- Motion:** Motion by Commissioner Shooshani, Second by Vice Chair Block to adopt the resolution as presented (5-0).
- Action:** **The resolution was adopted as presented.**

*The Commission took a recess at 6:15 pm.*

*The Commission reconvened at 6:28 pm; Commissioner Shooshani was not present.*

#### **4. Proposed Amendments to Beverly Hills Municipal Code Article 32 and Article 32.5 Regarding Historic Preservation**

Consideration of a Resolution of the Planning Commission of the City of Beverly Hills superseding Resolution 1697, and recommending amendments to Article 32 and Article 32.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code Regarding Historic Preservation. 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 for this ordinance.

- Planner:** William Crouch, Urban Designer  
Reina Kapadia, Associate Planner
- Public Input:** Rebecca Pynoos, Kimberly Reiss, Adrian Scott Fine, Roy Oldenkamp (via email), Steve Webb

*Commissioner Shooshani returned to the meeting at 7:02 pm.*

- Motion:** Motion by Commissioner Corman, Second by Commissioner Shooshani to adopt the resolution as amended (4-1, Rosenstein no).
- Action:** **The resolution was adopted as amended.**

### **STUDY SESSION**

#### **5. Zoning Code Reorganization**

Discussion of project status, the proposed outline for the reorganized Zoning Code, and Planning Commission Task Force recommendations regarding the outline; provide direction to staff on proceeding with the reorganization.

- Action:** **This item was continued to the January 8, 2015 Planning Commission regular meeting.**

**COMMITTEE REPORTS**

- Zoning Code Reorganization Task Force
- Planning Commission / Cultural Heritage Commission Joint Subcommittee
- Rooftop Lunchroom Subcommittee
- Hillside Development Standards Subcommittee

**COMMUNICATIONS FROM THE COMMISSION**

**COMMUNICATIONS FROM THE CITY PLANNER**

**6. Upcoming Projects List**

**Action: Received and filed.**

**7. Building Permit Activity Report – 11/1/14 thru 11/30/14**

**Action: Received and filed.**

**8. 2014 Meeting Schedule**

**Action: Received and filed.**

**MEETING ADJOURNED**

Date / Time: December 11, 2014 /8:06 pm

PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF JANUARY, 2015

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Howard S. Fisher, Chair