



**CITY OF BEVERLY HILLS**  
455 N. Rexford Drive  
Beverly Hills, California 90210  
Commission Meeting Room 280-A

**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 8, 2015  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: October 8, 2015 / 1:36 pm

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Gordon, Corman, Vice Chair Shooshani, Chair Block

Commissioners Absent: Commissioner Fisher

Staff Present: Ryan Gohlich, Michele McGrath, Cindy Gordon, Alek Miller, Karen Myron, David Snow

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None

**APPROVAL OF AGENDA**

Motion: Motion by Order of the 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 Regular Meeting of September 24, 2015.

Motion: Motion by Order of the Chair to approve the minutes as presented (4-0).

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

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

**2. 332-336 North Oakhurst Drive**

**Vesting Tentative Tract Map and Development Plan Review**

Request for a Vesting Tentative Tract Map and Development Plan Review to allow construction of a new, 31-unit multi-family condominium building partially located in the City of Los Angeles. Pursuant to the provisions set forth in the California Environmental Quality Act, the City of Beverly Hills, as a responsible agency, will also consider a Mitigated Negative Declaration that has been prepared and adopted by the City of Los Angeles, which is the lead agency for this project.

*Ex Parte Communications: Vice Chair Shooshani disclosed brief prior knowledge of the proposed project as a result of having a friend who resides nearby, and also meeting the applicant on a prior occasion, neither circumstance had any effect on his ability to make a sound decision; Commissioner Corman disclosed a meeting in December 2014 with Steve Mayer and Robert Block regarding proposed revisions to the Historic Preservation Ordinance, at which time Commissioner Corman was made aware of their interest in this project, but that it was not discussed, and no conclusions or decisions were made at that time; Chair Block disclosed a conversation with Steve Mayer during which Mr. Mayer requested the phone number for the City Attorney's office, which Chair Block provided to him.*

Planner: Cindy Gordon, Associate Planner  
Andre Sahakian, Associate Planner  
Applicant: Terry Moore  
Applicant Representative: Matthew Hayden, Ellia Thompson  
Public Input: Steve Mayer, Dr. Woodrow Clark, Robert Block, Christopher Hammond, Jamie Hall, Philip Blustein, Marcello Vavala – Los Angeles Conservancy, Oliver Muteen, Sarah Blanchard, Jennifer Morgan – United Nations Association of Beverly Hills

*The Commission took a recess at 2:56 pm.*

*The Commission reconvened at 3:08 pm.*

Motion: Motion by Commissioner Corman, Second by Vice Chair Shooshani to continue the item to a date uncertain and to establish an Ad Hoc Committee consisting of Commissioner Corman and Vice Chair Shooshani to work with the applicant on a revised project design (4-0).

**Action: The item was continued to a date uncertain, and Commissioner Corman and Vice Chair Shooshani were assigned to an Ad Hoc**

**Committee to work with the applicant on a revised project design.**

*The Commission took a recess at 4:18 pm.*

*The Commission reconvened at 4:24 pm.*

**3. 1160 Tower Road  
Hillside R-1 Permit**

Request for a Hillside R-1 permit to allow an accessory structure to be located within 100' of a front property line on the property located at 1160 Tower Road. Pursuant to the provisions set forth in the California Environmental Quality Act, the Commission will also consider adoption of a Categorical Exemption for the project.

*Ex Parte Communications: Vice Chair Shooshani and Commissioner Corman both disclosed visiting the property separately, prior to the meeting.*

Planner: Alek Miller, Assistant Planner  
Applicant: Suzanne Evans Shepela and Susie Loewenstein, Landry Design Group  
Public Input: Bob Ghassemieh  
  
Motion: Motion by Commissioner Gordon, Second by Commissioner Corman to adopt the resolution as amended (4-0).  
**Action: The resolution was adopted as amended.**

**COMMITTEE REPORTS**

None

**COMMUNICATIONS FROM THE COMMISSION**

None

**COMMUNICATIONS FROM THE CITY PLANNER**

City Planner Ryan Gohlich advised the Commission that Principal Planner Michele McGrath would be retiring at the end of the month, and also provided an update on the City Council's adoption of the Synthetic Turf Ordinance, which will go into effect on November 5, 2015.

**4. Upcoming Projects List**

**Action:** Received and filed.

**5. 2015 Meeting Schedule**

**Action:** Received and filed.

**MEETING ADJOURNED**

Date / Time: October 8, 2015 /5:00 pm

PASSED AND APPROVED THIS 22<sup>ND</sup> DAY OF OCTOBER, 2015

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Alan Robert Block, Chair