



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

PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 10, 2015
1:30 PM

AFTERNOON SESSION 1:30 PM
EVENING SESSION 7:00 PM

MEETING CALLED TO ORDER

Date / Time: December 10, 2015 / 1:41 pm

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani,
Chair Block
Commissioners Absent: None
Staff Present: Ryan Gohlich, Andre Sahakian, Timothea Tway, Emily Gable,
Alek Miller, Karen Myron, David Lightner, Carol Lynch

COMMUNICATIONS FROM THE AUDIENCE

Members of the public may address the Commission regarding any items not on the Agenda that are within the subject matter jurisdiction of the Commission. By State law, the Commission may not discuss or vote on items not on the Agenda.

Speakers: None

APPROVAL OF AGENDA

Action: By Order of the Chair, the agenda was approved as presented.

APPROVAL OF MINUTES

1. Approval of Minutes from the Planning Commission Regular Meeting of November 12, 2015.

Motion: MOVED by Order of the Chair to approve the minutes as presented (4-0-1).

AYES: Commissioners Gordon, Fisher, Corman, Chair Block
NOES: None
ABSTAIN: Vice Chair Shooshani

CARRIED

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

2. 310 North Crescent Drive

Zone Text Amendment and R-4 Permit

Request for a Zone Text Amendment to allow the Planning Commission to grant an R-4 Permit to allow an extension of legally nonconforming height for multi-family residential development; and a request for an R-4 Permit to allow an extension of legally nonconforming height for an addition to an existing multi-family residential condominium development. 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: Murray D. Fischer and Stephen Webb
Public Input: None

Motion: MOVED by Commissioner Corman, SECONDED by Commissioner Gordon to adopt the Zone Text Amendment resolution as amended (5-0).

AYES: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani, Chair Block

NOES: None

CARRIED

Motion: MOVED by Commissioner Corman, SECONDED by Commissioner Gordon to adopt the R-4 Permit resolution as amended (5-0).

AYES: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani, Chair Block

NOES: None

CARRIED

The Commission took a recess at 2:35 PM.

The Commission reconvened at 2:43 PM.

3. 1715 Angelo Drive

Central R-1 Permit

Request for a Central R-1 Permit to allow a 262-square-foot, two-story addition that exceeds 14' in height within required rear and side yards on a single-family residential property located in the Central Area of the City. 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: Commissioner Fisher disclosed a discussion with the property owner to the west of the subject property, during which he shared the staff report link and plans to the project.

Planner: Emily Gable
Applicant: Xavier Beltran
Public Input: None

Motion: MOVED by Commissioner Gordon, SECONDED by Vice Chair Shooshani to adopt the resolution as amended (5-0).

AYES: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani, Chair Block

NOES: None

CARRIED

Citing residency within 400 feet of the subject property, Commissioner Fisher recused from item #4 and left the room at 2:58 PM.

4. 9460 Olympic Boulevard (76 Gas Station)

Conditional Use Permit & Extended Hours Permit

Request for a Conditional Use Permit to convert existing vehicle service bays to a convenience store retail use, and an Extended Hours Permit to allow 24-hour operation of the convenience store located in the existing commercial building at 9460 Olympic 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.

Ex parte communications: Vice Chair Shooshani disclosed visiting the subject property and a brief tour of the site with the owner.

Planner: Alek Miller, Assistant Planner
Applicant: Morris Pouldar, JTRP Oil LLC
Public Input: Eddie Rabin, Marcia Susser, Eddie Khani,

After extensive discussion, the Commission temporarily tabled the item, allowing the City Attorney's office time to prepare an amended resolution that incorporates conditions imposed by the Commission.

The Commission took a recess at 4:32 PM.

The Commission reconvened at 4:48 PM, with Commissioner Fisher re-joining the meeting.

STUDY SESSION

5. Proposed Affordable Housing Program Guidelines

Consider proposed guidelines for the City's Affordable Housing Program.

Planner: Timothea Tway, Associate Planner
David Lightner, Deputy City Manager
Amy Sinsheimer, Consultant

Public Input: Joe Peterson

Action: The Commission received the staff and consultant reports, and directed staff to return to the next meeting with revised guidelines that reflect their comments regarding the City's proposed Affordable Housing Program.

Recused from item #4, Commissioner Fisher left the room at 6:07 PM.

**4. 9460 Olympic Boulevard (76 Gas Station), item re-opened
Conditional Use Permit & Extended Hours Permit**

Assistant City Attorney Carol Lynch clarified the revised conditions of approval for the project at 9460 Olympic Boulevard.

Motion: MOVED by Vice Chair Shooshani, SECONDED by Commissioner Gordon to adopt the resolution as amended (4-0-1)

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

NOES: None

RECUSED: Commissioner Fisher

CARRIED

COMMITTEE REPORTS

- Zoning Code Reorganization Task Force
- Planning Commission / Cultural Heritage Commission Joint Subcommittee
- Rooftop Lunchroom Subcommittee
- City Council / Planning Commission Liaison Committee

Action: No Committee Reports were discussed

Commissioner Fisher returned to the meeting at 6:16 PM.

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM THE CITY PLANNER

None

6. Upcoming Projects List

Action: Received and filed.

7. Building Permit Activity Report – 11/1/15 thru 11/30/15

Action: Received and filed.

8. 2016 Meeting Schedule

Action: Received and filed.

The Commission took a recess at 6:18 PM.

The Commission reconvened at 7:06 PM.

**9. 9031 Olympic Boulevard (Lexus / Infiniti)
Amendment to a Conditional Use Permit**

Request to amend a Conditional Use Permit that authorizes vehicle servicing within the existing commercial building located at 9031 Olympic Boulevard to be occupied by Jim Falk Lexus in lieu of Infiniti of Beverly Hills. 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: Ryan Gohlich, City Planner
Applicant: Thomas S. Levyn on behalf of Jim Falk Lexus
Public Input: Susan Mishler, David Peyman, Meryl Rizzotti, Jason Morgan

Motion: MOVED by Commissioner Corman, SECONDED by Vice Chair Shooshani to adopt the resolution as amended (5-0).

AYES: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani, Chair Block

NOES: None

CARRIED

MEETING ADJOURNED

Date / Time: December 10, 2015 / 8:58 pm

PASSED AND APPROVED THIS 14TH DAY OF JANUARY, 2016

Alan Robert Block, Chair