



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

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

July 14, 2016
1:30 PM

MEETING CALLED TO ORDER

Date/Time: July 14, 2016 / 1:30 PM

PLEDGE OF ALLEGIANCE

SWEARING IN OF COMMISSIONER ANDY LICHT

New Commissioner Andy Licht was sworn in by City Clerk Byron Pope

ROLL CALL

Commissioners Present: Commissioners Licht, Block, Fisher, Vice Chair Gordon, Chair Shooshani

Commissioners Absent: None

Staff Present: Ryan Gohlich, Masa Alkire, Timothea Tway, Andre Sahakian, Alek Miller, Karen Myron, David Snow

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: Scott Zimmerman, Hon. Mayor John Mirisch

APPROVAL OF AGENDA

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

BUS TOUR

The Commission will conduct a bus tour of the properties at 1211 Laurel Way and 1200 Steven Way in consideration of an appeal request of a view preservation determination at 1200 Steven Way, and 1005 Benedict Canyon Drive in consideration of a request for a Central R-1 Permit and Second Use Permit.

The Commission recessed at 1:42 pm to conduct the bus tour. Vice Chair Gordon announced that she would be recusing from item #5, 1005 Benedict Canyon Drive, and would not be attending that portion of the tour.

The Commission reconvened in Room 280-A at 3:10 pm.

CONSENT CALENDAR

1. Consideration of Minutes

Consideration of Minutes of the Planning Commission regular meeting of June 23, 2016.

2. Consideration of Minutes

Consideration of Minutes of the Planning Commission special meeting of June 30, 2016.

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to adopt the minutes as presented (4-0-1).

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

NOES: None

ABSTAIN: Commissioner Licht

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

3. 9206 and 9212 Olympic Boulevard

Conditional Use Permit and Minor Accommodation

Request for a Conditional Use Permit and Minor Accommodation to allow the construction of a 3-story building on the property located at 9206 and 9212 Olympic Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Class 32 Categorical Exemption for this project. *Continued item from June 23, 2016 Planning Commission Hearing.*

Ex Parte Communications: Vice Chair Gordon mentioned that she had received a couple of emails regarding this project from members of the Southeast Task Force.

Commissioner Licht noted that while he was not on the Planning Commission at the time of the two previous hearings, he had attended the hearings and was familiar with the project.

Planner: Timothea Tway, Associate Planner
Applicant: Afshin Etebar, Etc Homes
Public Input: Mark Babst (written correspondence read into record)

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Licht to adopt the resolution as presented (4-1).

AYES: Commissioners Licht, Block, Fisher, Chair Shooshani

NOES: Vice Chair Gordon

CARRIED

**4. 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, must also consider the Mitigated Negative Declaration that has been prepared and adopted by the City of Los Angeles, which serves as the lead agency for this project. *Continued item from the October 8, 2015 Planning Commission Hearing. (It is recommended that this item be continued to the August 25, 2016 Planning Commission Hearing).*

Staff noted that subsequent to agenda and public notice preparation, the project applicant had requested the item be moved to the September 8, 2016 Planning Commission regular meeting.

Planner: Andre Sahakian, Associate Planner
Applicant: Terry Moore
Public Input: Steve Mayer

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to continue the item to the September 8, 2016 Planning Commission meeting (5-0).

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

NOES: None

CARRIED

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

**5. 1200 Steven Way
Appeal of Community Development Department View Preservation Determination**

Based on City Council direction, review an appeal of the Community Development Department's April 13, 2016 determination that proposed new construction located at 1200 Steven Way will not substantially disrupt views of the Los Angeles area basin.

Ex Parte Communications: Chair Shooshani mentioned briefly speaking with Dr. Hakim at a party, at which time no substantive conversation occurred.

Planner: Ryan Gohlich, City Planner
Applicant: Cojo Investments, LLC (Murray D. Fischer, representative)
Appellant: The Ramin Delijani Trust (William Steckbauer, representative)
Public Input: Dr. Isaac Hakim (Scott Zimmerman, representative)

Motion: MOVED by Commissioner Block, SECONDED by Commissioner Fisher to direct staff to forward a recommendation to the City Council that the appeal be denied (3-2).

AYES: Commissioners Licht, Block, Fisher
NOES: Vice Chair Gordon, Chair Shooshani

CARRIED

The Commission took a recess at 4:49 pm.

The Commission reconvened at 5:03 pm, with Vice Chair Gordon recused from item #6.

**6. 1005 Benedict Canyon Drive
Central R-1 Permit and Second Unit Use Permit**

Request for a Central R-1 permit to allow construction of a two-story accessory structure about 14' in height located in a required rear and side setback. The Central R-1 Permit request includes a deck above 3' in height. The project includes a request for a Second Use Permit to allow inclusion of fully independent living facilities. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Class 3 Categorical Exemption for this project.

Planner: Alek Miller, Assistant Planner
Applicant: Julianne August-Schmidt, Abramson Teiger Architects
Public Input: None

Motion: MOVED by Commissioner Fisher, SECONDED by Commissioner Block to adopt the resolution as presented (4-0-1).

AYES: Commissioners Licht, Block, Fisher, Chair Shooshani
NOES: None
RECUSED: Vice Chair Gordon

Vice Chair Gordon returned to the meeting at 5:21 pm.

STUDY SESSION

7. 9200 Wilshire Boulevard

Zone Text Amendment and Planned Development Review for a mixed use retail / apartment project. This proposal is an amendment to a previously approved project. The application is still under review, however the concept is being brought to the Planning Commission for a preview.

Planner: Andre Sahakian, Associate Planner
Applicant: Joseph N. Tilem
Public Input: None

The applicant team provided a presentation of the proposed project. The Commission asked clarifying questions and provided brief feedback, but took no formal action on this item.

COMMUNICATIONS FROM THE COMMISSION

- Chair Shooshani requested a future agendaized discussion regarding project construction management
- Committee Reports
 - No Committee reports

Commissioner Fisher left the meeting at 6:03 pm.

COMMUNICATIONS FROM STAFF

8. Upcoming Projects List

- Received and filed

9. 2016 Meeting Schedule

- Received and filed

- City Planner Updates

- City Planner Ryan Gohlich provided updates on the following:
 - At the request of Mayor Mirisch, item #2, 9206 and 9212 Olympic Boulevard, will be placed on the City Council Study Session agenda on Tuesday, July 19, 2016 for a discussion of possible call-up
 - A report regarding the Beverly Hills Garden and Open Space Initiative will be presented at the July 19, 2016 City Council meeting as an informative, non-action item
 - The Hillside Ordinance is scheduled to be considered at the August 16, 2016 City Council formal meeting

ADJOURNMENT

Date / Time: July 14, 2016 / 6:08 PM

PASSED AND APPROVED THIS 28TH DAY of JULY, 2016

Farshid Joe Shooshani, Chair