



CITY OF BEVERLY HILLS
455 North Rexford Drive
Beverly Hills, CA 90210
4th Floor Conference Room A

Beverly Hills City Council Liaison / Planning Commission Committee

SPECIAL MEETING HIGHLIGHTS

Monday, March 20, 2017
4:00 PM

MEETING CALLED TO ORDER

Date / Time: March 20, 2017 / 4:02 PM

IN ATTENDANCE: Mayor Mirisch, Councilmember Bosse, Planning Commission Chair Farshid Joe Shooshani, Planning Commission Vice Chair Lori Greene Gordon, City Manager Mahdi Aluzri, Assistant City Manager George Chavez, Director of Community Development Susan Healy Keene, Assistant Director of Community Development Ryan Gohlich, Principal Planner Masa Alkire, Senior Planner Timothea Tway, Executive Assistant Karen Myron

1) PUBLIC COMMENT

Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.

Public Comment was provided at various points during the meeting.

Speakers: Debbie Weiss, Ron Richards, Victoria Talbot, Larry Murphy, Steve Mayer, Arline Pepp, Melanie Staggs

2) Assistant Director of Community Development Ryan Gohlich briefly clarified the direction that staff is seeking to receive, specifically regarding potentially differing goals in the Central and Hillside Areas of the City, basement size relative to total allowable square footage, basement configuration and/or use, as well as what changes are appropriate in terms of work plan prioritization.

Mayor Mirisch and Councilmember Bosse requested to hear from members of the public in attendance. Concerns voiced by the public included the following:

- Effects to surrounding neighborhoods resulting from truck hauling of exported earth
- Impacts such as erosion and slope stability in the Hillside Area
- Usage of basement space
- Extended duration of construction
- Compacted versus uncompacted soil as used in calculation of allowable export
- Non hauling-associated construction traffic
- Central Area bulk and mass concerns
- Possible requirement of parking as part of basement usage

- Possible inclusion of a portion of basement square footage counting toward total allowable square footage
- Speculator houses built with the goal of maximizing square footage
- Visual impacts to downslope properties in the Hillside Area
- Clarity of “daylight” terminology when associated with basement usage, and whether floors that daylight should be excluded from counting as basement areas
- Landscape requirements of surrounding areas

Planning Commission Vice Chair Gordon and Chair Shooshani agreed that basements in the Hillside and Central Areas are separate issues. Mayor Mirisch suggested counting a portion of basements toward allowable floor area. Councilmember Bosse stressed the importance of the need to separate the different issues affecting the Hillside and Central Areas of the City, and expressed a desire to prioritize the Hillside Area. The Committee concluded that while both Areas of the City are important, the Hillside Area should be addressed first. Additionally, the percentage of which basement square footage should be considered part of total allowable square footage was a recurring topic, and will be included in the study that will be presented to the Planning Commission.

The Committee directed staff to agendize basements in the Hillside Area of the City at an upcoming Planning Commission meeting. All related elements of the meeting discussion will be addressed in the study.

ADJOURNMENT

Date / Time: March 20, 2017 / 5:07 PM