
Profile

Jason

First Name

Grant

Last Name

Middle Initial

Suffix

[Redacted]

Email Address

[Redacted]

Street Address

[Redacted]

Suite or Apt

[Redacted]

City

[Redacted]

State

90210

Postal Code

Mailing Address (optional)

Same as above

Mobile: [Redacted]

Primary Phone

Work Phone

Cell Phone

Which Boards would you like to apply for?

Planning Commission: Submitted

Question applies to multiple boards

How long have you resided in Beverly Hills? _____ (Applicant must be a resident of the City for a minimum of two years prior to filing an application, and if selected, remain a resident to serve.)

28 Years

Question applies to Planning Commission

Occupation:

Real Estate Developer

Question applies to Planning Commission

Do you work in Beverly Hills?

Yes No

Question applies to Planning Commission

Have you ever applied to the Team Beverly Hills Program?

Yes No

Question applies to Planning Commission

Are you a member or alumnus of the Team Beverly Hills Program?

Yes No

Question applies to Planning Commission

Have you applied previously for a Commission appointment? If so, which Commission(s)?

I have previously applied to the Planning Commission and the Rent Stabilization Commission; the Rent Stabilization Commission application was put on hold for City reasons.

Question applies to Planning Commission

1. Please list community activities in which you are presently involved, and relevant activities in which you have participated in the past (including years of service):

I am a Team Beverly Hills alumni and I am member of a local charity organization called the Water Buffalo Club; our organization helps underserved children in need in the greater Los Angeles area. My charity organization is comprised of a majority of all older members and I helped establish, and was the first, "Young Water Buffalo" to which there are now 2; this is similar to the approach I am looking to bring to the BH Planning Commission. I am also a frequent community participant using both recreational facilities in the City of BH regularly.

Question applies to Planning Commission

2. Please describe any technical expertise (building, architectural, construction management, development, planning, or landscape design), or other background information (education, business, or personal) that might be useful to you as a Planning Commissioner:

I am a college graduate with a BBA in Finance. I have experience as a real estate analyst for several years at Canyon Partner Real Estate, a private equity fund which managed over 6 billion in real estate assets nationwide. For 2 years thereafter I was a commercial investment sales broker at the Azzi Group in West LA. Since then, I have spent the last 11 years focused on multifamily and mixed use ground up developments in the City of Los Angeles. I am proficient in reviewing building architectural plans, development and design with a strong emphasis on community planning and processes, including as a frequent audience participant to the City of Beverly Hills Planning Commission meetings and as a presenter for my own projects in the City of LA, giving me experience on both sides. I most recently worked at California Landmark Group, one of the most respected developers in LA and in my time there, my former employer and I were asked, and we presented, a presentation to the City of Beverly Hills Planning Commission to help them better understand the need for the mixed use zone which eventually came into effect. I most recently created my own firm in January 2020. I have a keen understanding of the issues that face both sides of proposed projects and the standard list of mitigation measures typically proposed.

Question applies to Planning Commission

3. Have you observed one or more full Planning Commission meetings within the last 12 months? Please comment on your reactions.

Yes. I find the Planning Commission meetings to be critical to our community as there seems to be an endless need for their oversight. There are constantly neighbors facing issues which seem fair to each party, but the Planning Commission plays an important objective role trying to play the peacekeeper which is not always easy. Being sincere, I think the meetings sometimes seem a bit flat. I think the meetings lack an audience on bigger projects which is disheartening to me that the constituents of our city don't show up. I believe that adding some youth, in myself, to the commission will provide a different perspective, perhaps some new residents and maybe some new energy to the discussions. I think this Commission does an excellent job of stating the objective rules, providing opinion and insight to the projects I've seen discussed and trying to mitigate concerns between disagreeing parties. I have no prior experience that would conflict with the commission's work and will be completely objective. My experience with zoning regulations and entitlements could be additive to some of the discussions about housing in Beverly Hills.

Question applies to Planning Commission

4. Please rate your ability to read and interpret architectural plans: *

Proficient

Question applies to Planning Commission

5. The Planning Commission regularly meets on the second and fourth Thursdays of each month, in the afternoon. How much time do you envision giving to the Planning Commission? How often are you out of town? What other commitments might cause conflicts in your attendance at Commission meetings or activities?

I have no problem attending these meetings as well as allocating more free time preparing for these meetings and giving prudent thought to how I may weigh in. I am young, married, work for myself, and live [REDACTED] from City Hall. When I am out of town, it is typically on weekends. I do not have other commitments which would cause conflict for my attendance. I have ample time and my passion for this position would have me devote much more than the minimum time required.

Question applies to Planning Commission

6. Are you familiar with the City's General Plan? What do you see as significant planning issues currently facing Beverly Hills?

I am familiar with the City's General Plan. I see the state's affordable housing requirement as an issue. I see the zoning map as an issue because it is still difficult to work through. I am extremely proficient in land use and zoning and yet, the few times I have reviewed properties in the City of BH it has been difficult. I have met with counter staff over my questions, and they don't seem to understand it well. Part of my hopeful time as commissioner would be to advise and assist planners with information about permissible projects. I see the southern portion of Robertson Blvd and the entirety of Olympic Blvd as an issue facing Beverly Hills and an opportunity for more housing; I lived on Clark and Olympic for the first 12 years of my life. These major thoroughfares need improving and the Mixed Use zoning implemented is not working as evident by the number of applications submitted to date. I have several ideas on how to improve these streets while protecting the residential lifestyle and urban fabric of the neighborhood. I see areas where the General Plan can improve. I believe the single block south of Olympic Blvd that runs between Robertson and Rexford needs attention as well.

Question applies to Planning Commission

7. How do you view the balance between the rights of property owners (business and residential) to develop their properties versus the rights of neighbors who may be impacted by such development? You may wish to reference a recent issue as an example.

This balance is very hard to maintain, and thus, is one of the reasons for having a planning commission. I believe that the zoning and design standards are in place for reason and should be respected by the developers. The planning commission's decisions should be respectful of neighbors with consideration given to the benefits of community. Sometimes, as unfortunate as it may be, issues arise that are good for the developer and the community at large but not a neighbor, and depending on the significance of the issue, the commission and all parties involved should work together to find compromise and solutions for the greater good. Unfortunately, you can't please everyone all the time. One example I recall was from a single family home development being proposed on South Linden in Dec-22 or Jan-23. The neighbor didn't want the air conditioning unit on the roof of the proposed project exposed to their home due to aesthetics and noise. However, this neighbor opposing this project had their air conditioner exposed but was grandfathered in. Despite how some may think, nobody living in this City was here first; there was always someone there before and someone coming next, and the commission should be an impartial body set up to help resolve problems amicably if possible and be mindful of all issues facing each party.

Question applies to Planning Commission

8. How would you describe an appropriate relationship between the Commissioners and applicants? Would you find it difficult to vote against a friend? Would you find it difficult to vote differently than fellow Commissioners?

The relationship between Commissioners and applicants should be friendly, impartial and objective. I do not think that a Commissioner's personal preference or opinion should have more weight on decisions. I would not find it difficult to vote against a friend. I would not find it difficult to vote differently than fellow Commissioners, and whenever I would, I would seek a deep understanding of their opposing viewpoint before voting in a different direction. Not everyone agrees all of the time, I understand that, and that is ok.

Question applies to Planning Commission

9. Why do you wish to be a member of the Planning Commission? Specifically, why have you chosen this form of community service over the many other avenues of community service available in our community?

I want to be a Planning Commissioner because I am passionate about maintaining and improving the City; I care what gets built here and how it will impact my and my family's remaining time here. I am born and raised here. My grandma lived here. My family lives here. My in-laws and step-siblings live here. I met and life with my wife here. I will have kids and raise a family here. This is my community and my experience as a developer makes me well positioned to add value and have an impact to this commission. The commission historically has not had younger members, notably because they lack experience; experience I have. More importantly, I think the commission should include a younger, fresh, energetic, and potentially different perspective. This is a commission of several people, not a single appointed person making decisions, and thus, I believe I can be an invaluable addition to the commission which could benefit from a new voice such as mine. I want to help my community through this commission as I have a strong understanding of zoning and valuations for real estate which will add tremendous value to any potential changes or improvements in front of the board. I truly believe I will have a positive impact as a Planning Commissioner.

Question applies to Planning Commission

Completed applications may be returned to the City Clerk's Office, Room 290, 455 North Rexford Drive, Beverly Hills, CA 90210. If you have any questions, please contact the City Clerk at 310.285.2400.

IMPORTANT NOTICE

So that we may preserve the integrity of the application and interview process, please direct all inquiries to the City Clerk, City Manager or the Director of Community Development. Please DO NOT contact the City Councilmembers or the members of the Planning Commission regarding the Planning Commission vacancies.

Serving on the Beverly Hills Planning Commission, Board of Zoning Adjustments and Planning Agency

The Planning Commission is one of twelve (12) Commissions appointed by the City Council to carry out a variety of delegated functions. The City Manager, Department Heads, and other City staff who work for the City Council provide staff support to the Commissions. The Community Development Department provides primary staff support to the Planning Commission, although depending on the issues, other Departments occasionally provide support as well. The Community Development Department also provides primary support to the City's Architectural Commission, Design Review Commission, Cultural Heritage Commission, and Rent Stabilization Commission. As