



CITY OF BEVERLY HILLS
Telephonic / Video Conference Meeting
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION REGULAR MEETING

MINUTES

December 10, 2020
1:30 PM

MEETING CALLED TO ORDER

Date/Time: December 10, 2020 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Demeter, Hudnut, Licht, Vice Chair Gordon, Chair Ostroff
Commissioners Absent: None
Staff Present: Ryan Gohlich, Timothea Tway, Cindy Gordon, Judy Gutierrez, Alvaro Gomez, 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: None

APPROVAL OF AGENDA

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

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of November 12, 2020.

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

AYES: Commissioners Demeter, Hudnut, Licht, Vice Chair Gordon, Chair Ostroff

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NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

No items

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS – NEW BUSINESS

2. 401 NORTH RODEO DRIVE (BULGARI)

Development Plan Review and In Lieu Parking (PL2000148)

Request for a Development Plan Review and In Lieu Parking to allow the construction of a new three-story tenant space. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Ex Parte Communications: None

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| Project Planner: | Cindy Gordon, AICP, Senior Planner |
| Project Applicant: | Bulgari Corporation of America |
| Project Representative: | Ashok Vanmali, Gruen Associates |
| Public Input: | None |

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| Motion: | MOVED by Commissioner Licht, SECONDED by Commissioner Hudnut to adopt the resolution as presented (5-0). |
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| AYES: | Commissioners Demeter, Hudnut, Licht, Vice Chair Gordon, Chair Ostroff |
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| NOES: | None |
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CARRIED

3. 1033 WOODLAND DRIVE

Historic Incentive Permit, Central R-1 Permits, Minor Accommodations, and a Tree Removal Permit (PL2000237)

Request for a Historic Incentive Permit to allow waivers or deviations from Beverly Hills Municipal Code (BHMC) §10-3-2408 (requirement that mechanical equipment be located outside of a required front yard), BHMC §10-3-2409 (requirement that mechanical equipment located within the side yard not exceed the maximum height requirements for walls, fences, and hedges), and BHMC §10-3-2420 (maximum allowable height of walls/fences/hedges within a required front yard and required side yard), and a Tree Removal Permit to allow the removal of protected trees located within the required front yards. The Planning Commission will also make a recommendation to the City Council on: a request for a Central R-1 Permit to

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allow accessory buildings on an estate lot to be located on any part of the site, a Central R-1 Permit to allow an accessory structure to exceed 14'-0" in height located within a required side yard, a Central R-1 Permit to allow a game court and game court fence to be located on a through lot, within a front yard, a Minor Accommodation to allow a portion of a driveway to a garage to be below the natural grade within the front yard, and a Minor Accommodation to allow the replacement of legally nonconforming pavement with an amount of paving less than or equal to the existing pavement for the property located at 1033 Woodland Drive. The proposed project requires a 10' wide street dedication along North Beverly Drive and the Planning Commission will also make a recommendation on this matter to the City Council. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider finding the project exempt from further review under CEQA.

Ex Parte Communications: Vice Chair Gordon disclosed a phone conversation with project representative Jason Somers, as well as a site visit of the property, which was also attended by members of the applicant team and City staff. Commissioner Hudnut disclosed a site visit of the property, which was also attended by Jason Somers, Commissioner Licht, and City staff. Commissioner Demeter disclosed a site visit of the property, which was also attended by Jason Somers and City Staff. Commissioner Licht disclosed visiting the project site at the same time as Commissioner Hudnut; members of the applicant team and City staff were also in attendance. Chair Ostroff disclosed a site visit, which was also attended by members of the applicant team and City staff.

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| Project Planner: | Judy Gutierrez, Associate Planner |
| Project Applicant: | David Zaslav, Trustee of the David Zaslav 2009 Revocable Trust & Pam Zaslav, Trustee of the Pam Eisinger Zaslav 2009 Revocable Trust |
| Project Representative: | Parisa Nejad, Crest Real Estate |
| Public Input: | Steve Mayer |
| Motion: | MOVED by Vice Chair Gordon, SECONDED by Commissioner Hudnut to adopt the resolution as presented (5-0). |
| AYES: | Commissioners Demeter*, Hudnut, Licht, Vice Chair Gordon, Chair Ostroff |
| NOES: | None |

*Commissioner Demeter noted that while she supports the overall scope of the project, she does not support taking a position on the requested street dedication waiver along North Beverly Drive.

CARRIED

The Commission took a recess at 3:30 PM.

The Commission reconvened at 3:36 PM

**4. 300 NORTH RODEO DRIVE (VAN CLEEF & ARPELS)
In Lieu Parking (PL2000278)**

Request to satisfy loss of one (1) parking space through participation in the City's In Lieu Parking program. Pursuant to the provisions set forth in the California Environmental Quality

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Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project.

Ex Parte Communications: None

Project Planner: Alvaro Gomez, AICP, Assistant Planner
Project Applicant: Richemont International SA d/b/a Van Cleef & Arpels
Project Representative: Shaun Prestridge & Alexandria Smille, Permit Advisors, Inc.
Public Input: None

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

AYES: Commissioners Demeter, Hudnut, Licht, Vice Chair Gordon, Chair Ostroff

NOES: None

CARRIED

5. 8484 WILSHIRE BOULEVARD
Conditional Use Permit (PL2000198)

A request to modify an existing Conditional Use Permit (CUP) for a private educational institution (Futures Academy) at 8484 Wilshire Boulevard, Suite 220, to allow additional teachers, students, and staff on-site and to expanded hours of operation. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider finding the project exempt from further review under CEQA.

Ex Parte Communications: None

Project Planner: Alvaro Gomez, AICP, Assistant Planner
Project Applicant: Futures in Education, Inc. (Futures Academy)
Project Representative: David Moss, David Moss & Associates, Inc.
Joseph Pangilinan, David Moss & Associates, Inc.
Public Input: John Luca

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

AYES: Commissioners Demeter, Hudnut, Licht, Vice Chair Gordon, Chair Ostroff

NOES: None

CARRIED

STUDY SESSION

No items

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COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - This item was not discussed; meeting video is available online

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich advised the Commission that an appeal of the Planning Commission's October 22, 2020 decision to deny a lot line adjustment for the property located at 1034 Hillcrest Road will be heard by the City Council at its January 12, 2021 formal meeting.
- 6. Current Planning Projects List**
 - Received and filed
- 7. Building Permit Report - November**
 - Received and filed
- 8. 2021 Draft Meeting Schedule**
 - Due to a conflict with Veterans Day, the date of the November meeting was moved to Thursday, November 18, 2021 (third Thursday of the month). All other meeting dates remain unchanged.

ADJOURNMENT

Date / Time: December 10, 2020 / 4:50 PM

PASSED AND APPROVED THIS 14TH DAY OF JANUARY, 2021

Peter Ostroff

Peter I. Ostroff, Chair