



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

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

February 10, 2022  
1:30 PM

#### **MEETING CALLED TO ORDER**

Date/Time: February 10, 2022 / 1:36 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Present: Commissioners Ross, Demeter, Ostroff, Vice Chair Hudnut, Chair Licht  
Commissioners Absent: None  
Staff Present: Ryan Gohlich, Timothea Tway, Cindy Gordon, Judy Gutierrez, Alvaro Gomez, Karen Myron, David Snow, Kevin Riley

#### **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.

Public Input: None

#### **APPROVAL OF AGENDA**

By Order of the Chair and absent objection from the Commission, the agenda was approved as amended, moving the Guest Speaker item ahead of Continued and New Business.

#### **CONSENT CALENDAR**

##### **1. CONSIDERATION OF MINUTES**

Consideration of Minutes of the Planning Commission special meeting of January 13, 2022.

##### **2. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONTINUING TO AUTHORIZE PUBLIC MEETINGS TO BE HELD VIA TELECONFERENCING PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME**

Planning Commission Regular Meeting Minutes  
February 10, 2022

Recent legislation adopted allowing the Planning Commission to continue virtual meetings during the COVID-19 declared emergency subject to certain conditions, and the proposed resolution implements the necessary requirements.

Motion: MOVED by Commissioner Ross, SECONDED by Vice Chair Hudnut to adopt all items on the Consent Calendar as presented (5-0).

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

NOES: None

CARRIED

## REPORTS FROM PRIORITY AGENCIES

None

*As noted in the approval of the agenda, the Guest Speaker was heard ahead of Continued and New Business*

## CONTINUED BUSINESS

### 3. 331 NORTH OAKHURST DRIVE

#### Development Plan Review (PL1900208)

Request for a Development Plan Review to allow the construction of a two-story single-family residence with a basement on a multi-family residential property. 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. *Continued from the March 11, 2021 Planning Commission Meeting.*

*Ex Parte Communications: Commissioner Ross disclosed visiting the project site, and coincidentally meeting with the project contractor. Vice Chair Hudnut disclosed meeting with some of the neighbors of the project. Chair Licht disclosed also meeting with some of the neighbors of the projects. All Commissioners who had ex parte communications remain open-minded. Commissioners Demeter and Ostroff had no ex parte communications.*

Project Planner: Judy Gutierrez, Associate Planner  
Project Applicant: David Ramin  
Project Representative: Hamid Gabbay, Gabbay Architects  
Public Input: Steve Mayer, Robert Block, Barbara Pizik, David Gingold, Chris Hammond, Barbara Dinow, Joleta Bernheim, Susan Marfleet, Sonia Berman, Allyson Wittner, Thomas White, Carl Steinberg, Judy Balsam, Jazmine Monreal, Michele Forest, Natasha Moreno, Matt Mims, Abril Hernandez, Ricky Wang, Eric Palmeri, Chloe Cleary, Liz Goldstein, Mark Elliot

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

Planning Commission Regular Meeting Minutes  
February 10, 2022

AYES: Commissioners Ross, Demeter, Ostroff, Vice Chair Hudnut, Chair  
Licht  
NOES: None

CARRIED

*The Commission took a recess at 3:36 PM.*

*The Commission reconvened at 4:40 PM.*

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

**4. 1113 HILLCREST ROAD**

**View Restoration Permit (PL2100391)**

A request from the property owner at 1113 North Hillcrest Road (View Owner) for Restorative Action on the property located at 1107 North Hillcrest Road (Foliage Owner). Pursuant to Beverly Hills Municipal Code (BHMC) §10-8-102, the View Owner at 1113 North Hillcrest Road has submitted a request to trim/remove certain foliage on the property of the Foliage Owner located at 1107 North Hillcrest Road that may be obstructing a protectable view of the Los Angeles area basin. 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: Commissioner Demeter disclosed meeting with Randy Simon (View Owner) and his wife, and observing the view from their property. She also disclosed meeting with Adam Waldman (Foliage Owner) and his attorney, and viewed the foliage site. Commissioner Ross disclosed similar but separate meetings; an arborist team was also present when Commissioner Ross visited the foliage site. Commissioner Ostroff disclosed meeting with Mr. Simon and his wife, and also meeting with Mr. Waldman and Mr. Turner. Vice Chair Hudnut disclosed having the same, but separate meetings as Commissioner Demeter. Chair Licht also disclosed having the same but separate meetings as the other Commissioners. All five Planning Commissioners advised they remain open-minded on the matter.*

Project Planner: Alvaro Gomez, AICP, Associate Planner  
Project Applicant: Randy Simon c/o Randy Simon Trust, View Owner  
Foliage Owner: Adam Waldman  
Public Input: None

Prior to hearing the staff report, Commissioner Ostroff inquired if it would be appropriate to ask the View and Foliage Owners if they had reached a tentative agreement on the matter, to which Chair Licht agreed. The two parties indicated that an agreement had not yet been reached, but both indicated they were willing to meet briefly outside of the public meeting to further discuss the matter. The item was temporarily tabled while the parties met. After hearing the Communication items on the agenda, the Commission took a brief recess.

*The Commission took a recess at 4:55 PM*

Planning Commission Regular Meeting Minutes  
February 10, 2022

*The Commission reconvened at 5:05 PM.*

Upon the Commission's reconvening, the parties indicated they were able to reach a temporary agreement, with the hope that a permanent agreement will be reached in the next two weeks.

Motion: MOVED by Chair Licht, SECONDED by Vice Chair Hudnut to continue the item to the February 24, 2022 Planning Commission regular meeting (5-0).

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

NOES: None

CARRIED

## STUDY SESSION

- **GUEST SPEAKER - ANDY COHEN**

Andy Cohen, Co-CEO of Gensler, will present on 'Shaping the Future of Cities – Strategies in a Post-COVID World.'

Public Input: Murray Fischer

The Commission received the presentation, and asked questions regarding the information provided. No formal action was taken on this item.

## COMMUNICATIONS FROM THE COMMISSION

- The Commissioners briefly discussed efficiencies for receiving public comment at the upcoming special meeting, as well as the process for public and applicant rebuttal for all projects.

## COMMUNICATIONS FROM STAFF

- **City Planner Updates**

- City Planner Timothea Tway advised the Commission of the following:
  - At its formal meeting on Tuesday, February 8, the City Council conducted the first reading of the ordinance related to the project at 317 North Beverly Drive, which allows for flexibility for alternative parking facilities in commercial areas of the City.
  - As a reminder, the Planning Commission will conduct a special meeting this evening at 7:00 PM to begin public hearings for the Cheval Blanc project.

## 5. Current Planning Projects List

- Received and filed

Planning Commission Regular Meeting Minutes  
February 10, 2022

**6. Building Permit Report – January**

- Received and filed

**7. 2022 Meeting Schedule**

- Received and filed

**ADJOURNMENT**

Date / Time: February 10, 2022 / 5:13 PM

PASSED AND APPROVED THIS 24<sup>TH</sup> DAY OF FEBRUARY, 2022

*Andrew Licht*

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Andrew Licht, Chair