



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

February 24, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: February 24, 2022 / 1:32 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, Chloe Chen, 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, the agenda was approved as presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of February 10, 2022.

2. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission special meeting of February 10, 2022.

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Motion: MOVED by Commissioner Demeter, 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

CONTINUED BUSINESS

3. 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. (Alvaro Gomez, AICP, Associate Planner).

Prior to a staff report, City Planner Timothea Tway advised the Commission that staff has been notified that the View Owner and the Foliage Owner have reached a private agreement on this matter, and that the View Owner has asked the Planning Commission to not take action on the item.

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

Motion: MOVED by Vice Chair Hudnut, SECONDED by Commissioner Ross to table the item (5-0).

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

NOES: None

CARRIED

If the matter warrants future review by the Planning Commission, the parties will work with City staff to place the item on a Planning Commission agenda.

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

4. 9120 OLYMPIC BOULEVARD (HARKHAM HILLEL HEBREW ACADEMY)

Conditional Use Permit, Development Plan Review, Variances (PL1900239)

Request for a Conditional Use Permit to allow the expansion of an educational institution and to seek relief from the applicable height limits in the R-4 Zone; a Development Plan Review to allow for construction of an addition to an existing educational institution; a Variance to deviate from the required front yard setbacks along South Doheny Drive and South Oakhurst Drive; and a Variance to allow an outdoor game court to be located within the R-4 Zone. 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: All five Planning Commissioners disclosed attending Brown Act-compliant site visits, also attended by members of City staff, and various members of the applicant team. Commissioner Demeter also disclosed having written or verbal communications with residents Gina Seidel, Andrea Grossman, Gay Abrams, Gail Millan, and Susan Mishler. All Commissioners advised they remain open-minded on the project.

Project Planner:	Cindy Gordon, AICP, Principal Planner
Project Applicant:	Harkham Hillel Hebrew Academy
Project Representative:	Shane Swerdlow, Craig Lawson & Co., LLC
Public Input:	Orly Nassir, Diana Gordon, Nicole Hanasab, Molody Pirian, Benjamin Porat, Shlomi Ronen, Talia Pollack, Ramak Elyson, Gina Raphael, Neeli Gottlieb, Sharon Halvey Gomperts, Panthea Tizabgar, JJ Duchman, Reuben Robin, Rona Lalezary, Kiki Broner, Niaz Zomorodian, Susan Mishler, Scott Reardon, Yair Hines, Daniel Pouldar, Daniel Nourafshan, Mark H. Goldenberg, D.D.S., Yasmine Louie, John & Gail Millan, Adam & Jesse Shaked

The Commissioners received the staff report, applicant presentation, and public input. The Commission was unable to reach a consensus on all entitlements requested, and offered the applicant the opportunity to work toward resolving the outstanding issues, and to return to a future Planning Commission meeting.

Motion:	MOVED by Commissioner Ross, SECONDED by Commissioner Demeter to continue the item to the April 28, 2022 Planning Commission regular meeting (5-0).
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AYES:	Commissioners Ross, Demeter, Ostroff, Vice Chair Hudnut, Chair Licht
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NOES:	None
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CARRIED

The public hearing on this item remained open.

The Commission took a recess at 4:13 PM.

The Commission reconvened at 4:20 PM.

Vice Chair Hudnut advised that his office is approximately 914 from the project at 9701 Wilshire Boulevard. He has determined that the proposed project will have no impact on the following factors: potential change to the termination date of the lease; increase or decrease to the potential rental value of the property; change in actual or legally allowable use of the property; or impact to the use and enjoyment of the property, and he will participate in the discussion of the item.

Chair Licht advised similarly, in that his office is less than 1000 feet from the subject property, and he has determined that the proposed project will have no impact on the following factors: potential change to the termination date of the lease; increase or decrease to the potential rental value of the property; change in actual or legally allowable use of the property; or impact to the use and enjoyment of the property, and he will participate in the hearing.

5. 9701 WILSHIRE BOULEVARD

Conditional Use Permit (PL2100388)

Request for a Conditional Use Permit to allow a vehicle sales use to occupy the ground floor of an existing multi-tenant building. 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. (Judy Gutierrez, Associate Planner)

Ex Parte Communications: Commissioner Demeter disclosed visiting the project site and speaking with Rafael Molina; she remains open-minded on the project.

Project Planner:	Judy Gutierrez, Associate Planner
Project Applicant:	Polestar Los Angeles
Project Representative:	Jeff Skobin, Galpin Motors, Inc.
Public Input:	None

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

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

NOES: None

CARRIED

6. ZONE TEXT AMENDMENTS TO ADDRESS NEEDED CLARIFICATION IN THE ZONING CODE

An ordinance of the City of Beverly Hills to amend the Beverly Hills Municipal Code (BHMC) to clarify or add language related to development plan review exemptions for increases in building height, the allowable height exemption for rooftop elevator enclosures on commercial buildings, the allowable height exemption for rooftop decking materials and parapets on multi-family residential buildings, the allowable rooftops uses and structures for a multi-family residential and mixed use building, the definition of a private training center, and requirements for a fence or wall finishes. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the project exempt from further review under CEQA.

Ex Parte Communications: None

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Project Planner: Chloe Chen, Associate Planner
Project Applicant: City Initiated
Public Input: Steve Mayer, Mark Elliot, Darian Bojeaux

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

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

CARRIED

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

- Commissioner Demeter requested an update on the Spring Place project, on which a resident had brought forward concerns at the January 13, 2022 Planning Commission meeting. City Planner Timothea Tway advised that Code Enforcement continues to investigate the complaints, and Planning staff continues to work toward obtaining the application materials and fees necessary for the item to be placed on a Planning Commission agenda in the near future.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Timothea Tway advised the Commission of the following:
 - The City Council recently conducted both readings of and voted to approve the ordinance regarding alternative parking facilities.
 - As a reminder, the Planning Commission will conduct an evening hearing tonight at 7:00 PM to continue discussion of the proposed Cheval Blanc project.
 - An appeal of the Planning Commission's February 10, 2022 decision regarding the project at 331 North Oakhurst Drive has been filed.

7. Current Planning Projects List

- Received and filed

8. 2022 Meeting Schedule

- Received and filed

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ADJOURNMENT

Date / Time: February 24, 2022 / 5:08 PM

PASSED AND APPROVED THIS 10TH DAY OF MARCH, 2022

Andrew Licht

Andrew Licht, Chair