



**CITY OF BEVERLY HILLS**  
Room 280A  
455 North Rexford Drive  
Beverly Hills, CA 90210

and

Teleconference Location:  
1200 California Street, Unit 21A  
San Francisco, CA 94109

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

April 14, 2022  
1:30 PM

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

Date/Time: April 14, 2022 / 1:30 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Present: Commissioners Ross, Demeter, Ostroff, Vice Chair Hudnut, Chair Licht  
Commissioners Absent: None  
Staff Present: Timothea Tway, Masa Alkire, Cindy Gordon, Andre Sahakian, 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.

Public Input: David Gingold

#### **APPROVAL OF AGENDA**

By Order of the Chair and absent objection from the Commission, the agenda was approved as amended, moving Police Chief Stainbrook's introduction to the end of the agenda.

#### **CONSENT CALENDAR**

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

Consideration of Minutes of the Planning Commission regular meeting of March 24, 2022.

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

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

NOES: None

CARRIED

## REPORTS FROM PRIORITY AGENCIES

- **Beverly Hills Police Chief Mark Stainbrook's Introduction to the Commission and brief BHPD Update**

Chief Stainbrook was unable to attend the meeting; this item will be rescheduled for a future date.

## CONTINUED BUSINESS

None

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

### 2. 510 NORTH HILLCREST ROAD Central R-1 Permit (PL2100324)

Request for a Central R-1 Permit to allow an addition to an existing accessory structure exceeding 14'-0" in height, located within a required side and rear yard. 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*

Project Planner: Alvaro Gomez, AICP, Associate Planner  
Project Applicant: TT Living Trust  
Project Representative: Stacey Brenner, Brenner Consulting Group, Inc.  
Public Input: Rochelle Maize

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

**3. 9876, 9900, AND 9988 WILSHIRE BOULEVARD (ONE BEVERLY HILLS OVERLAY SPECIFIC PLAN)**

**Vesting Tentative Tract Map and Development Plan Review (PL2100212)**

Request for Vesting Tentative Tract Map No. 83356 and associated Development Plan Review to subdivide three parcels into a 34-lot airspace subdivision for a maximum of 340 residential condominiums in connection with the development of a mixed-use project located at 9876, 9900, and 9988 Wilshire Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider a Certified Final Supplemental Environmental Impact Report.

*Ex Parte Communications: None*

Project Planner: Andre Sahakian, AICP, Principal Planner  
Project Applicant: Oasis West Realty LLC / BH Luxury Residences LLC  
Project Representative: George Mhlsten, Latham & Watkins LLP  
Public Input: None

Absent objection from the Commission (Vice Chair Hudnut recused) and per the request of the applicant, this item was continued to the April 28, 2022 Planning Commission meeting.

*Commissioner Demeter advised that her residence is within 500 and 1000 feet of the project at 233 South Beverly Drive. In consultation with the City Attorney's Office, she has determined that the requested entitlements will not change her property's development potential; income-producing potential; highest and best use; market value; or character by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, or air quality; and thus she will participate in the discussion of the item.*

**4. 233 SOUTH BEVERLY DRIVE (PHILZ COFFEE)**

**Open Air Dining Permit and Extended Hours Permit (PL2100294)**

Request for an Open Air Dining Permit to allow Philz Coffee to operate approximately 394 square feet of open air dining on a combination of public and private property and a request for an Extended Hours Permit to receive patrons beginning at 6:00 AM, Monday – Sunday. 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: None*

Project Planner: Judy Gutierrez, Associate Planner  
Project Applicant: Philz Coffee Inc.  
Project Representative: Nicole Ortiz, Cornerstone Permit Company  
Public Input: None

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

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

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NOES: None

CARRIED

## **STUDY SESSION**

None

## **COMMUNICATIONS FROM THE COMMISSION**

None

## **COMMUNICATIONS FROM STAFF**

- **City Planner Updates**

- City Planner Timothea Tway advised the Commission of the following:
  - A community meeting will be held on Monday, May 2 at 6:00 PM in the Council Chamber to discuss potential long-term use options for the Gale staging yard site. The meeting is open to the public, and a virtual participation option will also be available. Additional information, including the opportunity to participate in a survey regarding the site, is available at [beverlyhills.org/galeyard](https://beverlyhills.org/galeyard).
  - The Public Works Department will be hosting an Earth Day celebration at the Beverly Hills Farmers Market on Sunday, April 24 from 9:00 AM – noon.
  - The first “Business with Bosse” event is scheduled to take place on Monday, April 25 from 6:30 – 8:00 PM at Tommy’s Beverly Hills.
  - Staff, in conjunction with a City Council Subcommittee, continues to make progress on long-term open-air dining changes based on the Open BH program.
  - A medical use study session discussion, as well as the Council’s consideration of the code cleanup/Zone Text Amendment item will take place at the next City Council meeting on Tuesday, April 26.
  - At its June 21 formal meeting, the City Council will conduct a de novo hearing of the project at 331 North Oakhurst Drive, in response to an appeal of the Planning Commission’s decision on the project.

## **5. Current Planning Projects List**

- Received and filed

## **6. Building Permit Report – March**

- Received and filed

## **7. 2022 Meeting Schedule**

- Received and filed

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**ADJOURNMENT**

Date / Time: April 14, 2022 / 2:19 PM

PASSED AND APPROVED THIS 28<sup>TH</sup> DAY OF APRIL, 2022

*Andrew Licht*

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Andrew Licht, Chair