



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

and

Teleconference Location:  
21727 K Street  
Elkhorn, NE 68022

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

April 28, 2022  
1:30 PM

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

Date/Time: April 28, 2022 / 1:37 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Present: Commissioners Ross, Demeter, Ostroff, Vice Chair Hudnut, Chair Licht  
Commissioners Absent: None  
Staff Present: Ryan Gohlich, Masa Alkire, Cindy Gordon, Andre Sahakian, Chloe Chen, 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: David Gingold

#### **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 April 14, 2022.

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Motion: MOVED by Commissioner Demeter, SECONDED by Commissioner Ross to adopt the minutes as presented (5-0).

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

NOES: None

CARRIED

## REPORTS FROM PRIORITY AGENCIES

None

## CONTINUED BUSINESS

### 2. 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. (Cindy Gordon, AICP, Principal Planner) *(Continued from the February 24, 2022 Planning Commission meeting)*

*Ex Parte Communications: Commissioner Demeter disclosed conversations with Irit Hillman, Anette Cohen, and Karen Sachs; she advised she remains open-minded on the matter. Commissioner Ross disclosed having extensive conversations with David Gingold, and advised he remains open-minded on the matter. Vice Chair Hudnut disclosed visiting the project site and speaking with both the Rabbi and the Principal, and advised that he remains open-minded on the matter. Chair Licht also disclosed visiting the project site and speaking with the Principal, the Rabbi, and some of the security guards; he advised he remains open-minded on the matter. Commissioner Ostroff had no ex parte communications.*

Project Planner: Cindy Gordon, AICP, Principal Planner

Project Applicant: Harkham Hillel Hebrew Academy

Project Representative: Shane Swerdlow, Craig Lawson & Co., LLC

Public Input: Diana Gordon, Sharon Halvey Gomperts, Megan Wetzel, Stephen Bohbot, Tracey Hannum, David Gingold, Neeli Gottlieb, Nicole Hanasab, JJ Duchman, Rona Lalezary, Shannon Ram, Ramak Elyson, Jill Moray Reichman, Orly Nassir, Nate Dakar, Gay Abrams, Naania Aviv, Daniel Witner, Jack Nourafshan, Nava Raziel, Morris Israel, Michael Ozery, Jacob Israel, Benjamin Winter, Yona Magady, Scott Reardon, Ariel Molayem, Elliot & Ruthi Kahn, Elyas & Anna Myers, Daniel & Amanda Ghalchi, Firouzeh Yeroushalmi, Joshua & Danielah Pourgol, Brian & Naomi Zwecker, Jonathan & Rachel Kessler, Frieda Dweck, Yonatan & Rosey Partiel, Shula

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Itzhaki, Jacob & Hedieh Moussai, Ariel & Tiffany Ourian, Eli & Ayala Satrashans, Hamid & Mona Rashidi Doust, Abraham & Roya Benelyahu, Sharon Eshaghoff, Virginia Morris, Navid & Stephanie Zadeh, Erith & Adam Berg, Sharon Landau, Danny & Lemor Halevy, Sharon DeMayo, Linda Carolei, Annie Lehatto, Sigal Marman-Harosh, Adam & Jesse Shaked, Bobby Rostami, MD, Faroud & Sandra Bastanfar, Jordan & Ilana Moss, Shervin Eshghian, MD, Betsy Magilnick, Malka Katzin

Motion: MOVED by Vice Chair Hudnut, SECONDED by Commissioner Ross to direct staff to prepare a resolution memorializing the Commission's findings, and to continue the item to the May 26, 2022 Planning Commission meeting (4-1).

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

**CARRIED**

*The Commission took a recess at 5:36 PM*

*The Commission reconvened at 5:39 PM*

*Chair Licht advised that his home is approximately 980 feet from the One Beverly Hills project site, and as such, considered whether the following factors associated with his property would be affected by the proposed development: development potential, income-producing potential, highest and best use, character by substantially altering traffic levels, intensity of use, parking, views, privacy, noise level, air quality, or market value. He determined that these factors would not be affected, and thus will be participating in the discussion. In addition, his leasehold interest in an office less than 1,000 feet from the project site. He considered the possibility of impacts in the following areas: termination date of the lease, increase or decrease in the potential rental value, change to the official, actual, or legally allowable use of the property, or impact on the use and enjoyment of the property. He also determined that these factors would not be affected.*

*Vice Chair Hudnut advised that he is an equity shareholder of the property adjacent to the One Beverly Hills Site, and that both his residence and office are within 500 feet of Spring Place. As such, he recused from both items #3 and #4 on the agenda, and left the meeting at 5:43 PM.*

**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. (Andre Sahakian, AICP, Principal Planner) (Continued from the April 14, 2022 Planning Commission meeting)

*Ex Parte Communications: None*

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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: Gay Abrams

Motion: MOVED by Commissioner Ross, SECONDED by Commissioner Demeter to adopt the resolution as presented (4-0-1).

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

CARRIED

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

*Citing office location within 500 feet of the subject property, and current membership at Spring Place, Chair Licht recused from item #4 and left the meeting at 5:58 PM.*

*With both Vice Chair Hudnut and Chair Licht recused and no longer in attendance, and in accordance with Section 7 of the Commission's Rules of Procedure, the remaining Commissioners unanimously elected Commissioner Demeter to serve as Temporary Chair for the remainder of the meeting.*

**4. 9800 WILSHIRE BOULEVARD AND 121 SPALDING DRIVE (SPRING PLACE)**

Per a request by the Planning Commission, a report to review the operations of Spring Place, a co-working office and private membership club at 9800 Wilshire Boulevard and 121 Spalding Drive.

*Ex Parte Communications: None*

Project Planner: Chloe Chen, Associate Planner  
Project Applicant: City Initiated  
Project Representative: Mark Egerman, Egerman Law Group, LLC  
Public Input: Steve Mayer

Project Representative Mark Egerman noted that both the CEO and COO of Spring Place were unable to attend today's meeting, and requested that the item be continued to a future meeting so that they will be able to attend.

Motion: MOVED by Commissioner Ostroff, SECONDED by Commissioner Ross to continue the item to the May 12, 2022 Planning Commission meeting (3-0-2).

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

CARRIED

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## **STUDY SESSION**

None

## **COMMUNICATIONS FROM THE COMMISSION**

None

## **COMMUNICATIONS FROM STAFF**

- **City Planner Updates**

- Director of Community Development Ryan Gohlich advised the Commission that at its meeting on Tuesday, April 26, the City Council voted to approve the code cleanup item that the Planning Commission had recently recommended.

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

- Received and filed

### **6. 2022 Meeting Schedule**

- Received and filed

## **ADJOURNMENT**

Date / Time: April 28, 2022 / 6:07 PM

PASSED AND APPROVED THIS 12<sup>TH</sup> DAY OF MAY, 2022

*Andrew Licht*

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Andrew Licht, Chair