



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

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

May 12, 2022  
1:30 PM

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

Date/Time: May 12, 2022 / 1:35 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, Reina Kapadia, Chloe Chen, Alvaro Gomez, Karen Myron, David Snow, Logan Phillippo, Robert Welch

#### **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 April 28, 2022.

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

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

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NOES: None

CARRIED

## REPORTS FROM PRIORITY AGENCIES

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

Chief Stainbrook spoke briefly and answered questions from the Commission.

## CONTINUED BUSINESS

*Vice Chair Hudnut advised that both his residence and office are within 500 feet of Spring Place. As such, he recused from the item, and left the room at 1:52 PM.*

*Citing office location within 500 feet of the subject property, and current membership at Spring Place, Chair Licht recused from item #2 and left the room at 1:52 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 item #2.*

### 2. **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. *(Continued from the April 28, 2022 Planning Commission meeting)*

*Ex Parte Communications: Commissioner Ostroff disclosed speaking with Tom Levyn, as representative for the Gores Group, the owner of the property. Commissioner Ostroff also disclosed a brief discussion with project representative with Gaby Alexander. Commissioner Ostroff advised he remains open-minded on the project. Commissioner Ross and Acting Chair Demeter had no ex parte communications.*

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

Motion: MOVED by Commissioner Ostroff, SECONDED by Commissioner Ross to continue the item to the May 26, 2022 Planning Commission meeting, with direction to staff to prepare a resolution memorializing the Commission's findings (3-0-2).

AYES: Commissioners Ross, Ostroff, Acting Chair Demeter  
NOES: None

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RECUSED: Vice Chair Hudnut, Chair Licht

CARRIED

*The Commission took a recess at 4:04 PM*

*The Commission reconvened at 4:11 PM, with all five Commissioners present.*

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

### **3. 9400 OLYMPIC BOULEVARD**

#### **Renewal of a Conditional Use Permit, Development Plan Review, and Extended Hours Permit (PL2100436)**

Request for renewal of a Conditional Use Permit, Development Plan Review, and Extended Hours Permit to allow for the continued operation of a hotel restaurant with open air dining with extended hours, associated with the operation of the Avalon Hotel. 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. (Alvaro Gomez, AICP, Associate Planner)

*Ex Parte Communications: Commissioner Demeter, Commissioner Ostroff, and Chair Licht all disclosed speaking separately with Kathy Bronte; all remain open-minded on the project. Commissioner Ross and Vice Chair Hudnut had no ex parte communications.*

Project Planner: Alvaro Gomez, AICP, Associate Planner  
Project Applicant: Honeymoon Real Estate LP (Avalon Hotel)  
Project Representative: Martin Weiss, General Manager, Avalon Beverly Hills  
Public Input: Kathy Bronte

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

### **4. PLANNING AGENCY REVIEW OF CAPITAL IMPROVEMENT PROGRAM (CIP) FOR CONSISTENCY WITH THE GENERAL PLAN**

Adopt a resolution finding the 2022/23 – 2026/27 Capital Improvement Program consistent with the City's General Plan.

*Ex Parte Communications: None*

Project Planner: Reina Kapadia, AICP, Associate Planner  
Project Applicant: City Initiated  
Public Input: None

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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

### 5. IN LIEU PARKING PROGRAM STUDY SESSION

An informational report reviewing the City's in lieu parking program.

This item was not discussed, and will be continued to the June 9, 2022 Planning Commission regular meeting.

## COMMUNICATIONS FROM THE COMMISSION

None

## COMMUNICATIONS FROM STAFF

### • City Planner Updates

- City Planner Timothea Tway advised the commission of the following:
  - At its formal meeting on Tuesday, May 10, the City Council adopted the updated Safety Element, which the Planning Commission had previously reviewed and recommended.
  - The City Council recently provided direction for City staff and the Planning Commission to work on potential changes to wall, fence, and hedge height requirements in residential areas of the City, as well as to work on a permanent Medical Use ordinance, based on the urgency ordinance that is currently in place. Both of these items are expected to come to the Planning Commission for discussion in the next couple of months.
  - A Community Meeting regarding the potential future use of the Gale staging yard site was held on Monday, May 2. Staff noted that many community members have provided input regarding what they want to see on the site. Comments and feedback can still be provided by taking a survey, available at [publicinput.com/galeyard](https://publicinput.com/galeyard).

### 6. Current Planning Projects List

- Received and filed

### 7. Building Permit Report – April

- Received and filed

### 8. 2022 Meeting Schedule

- Received and filed

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**ADJOURNMENT**

Date / Time: May 12, 2022 / 5:13 PM

PASSED AND APPROVED THIS 26<sup>TH</sup> DAY OF MAY, 2022

*Andrew Licht*

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Andrew Licht, Chair