



CITY OF BEVERLY HILLS
Council Chamber
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION REGULAR MEETING

MINUTES

May 26, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: May 26, 2022 / 1:33 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, Chloe Chen, Judy Gutierrez, Alvaro Gomez, Karen Myron, David Snow, James Burnley

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 amended, noting that item #4, Spring Place, would be moved to the end of the agenda.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of May 12, 2022.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

2. ORGANICS RECYCLING PROGRAM

Informational presentation from the Public Works Department on the City's organic waste management program.

Solid Waste Manager James Burnley provided a presentation on the City's organic waste management program, and answered questions from the Commissioners.

CONTINUED BUSINESS

3. 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. *(Continued from the April 26, 2022 Planning Commission meeting)*

Ex Parte Communications: Commissioner Demeter and Chair Licht both disclosed having separate conversations with Scott Reardon. Both advised they remain open-minded on the matter. No other Commissioners had 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: Panthea Tizebgar Saadat, Diana Gordon, Scott Reardon, Orly Nassir, Rona Lalezary, Nicole Hanasab, Neeli Gottlieb, Shannon Ram, David Gingold, Susan Mishler, Andrea Grossman, Farhoud & Sandra Bastanfar, Alissa Roston, Elliot & Ruthi Kahn, Abraham & Roya Benelyahu, Jonathan and Rachel Kessler, Howard Fisher, Michel and Ramak Elyson, Gina Seidel, Jordan & Ilana Moss, Robert & Ramona Golshan, Gina Raphael, Joshua & Danielah Pourgol, Armin & Sarah Rafiee, Hamid & Mona Rashidi Doust, Adam & Jesse Shaked, Elyas & Anna Myers, Eli & Ayala Satrashans, Nisan & Melody Pirian, Firouzeh Golsaz Yeroushalmi, Daniel & Amanda Ghalchi, Sharon de Mayo, Sharon & Chad Eshaghoff

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Motion: MOVED by Vice Chair Hudnut, SECONDED by Commissioner Demeter to continue the item to the June 23, 2022 Planning Commission regular meeting (5-0).

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

NOES: None

CARRIED

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

5. 713 NORTH CRESCENT DRIVE

Accessory Dwelling Unit Use Permit and Central R-1 Permit (PL2100324)

Accessory Dwelling Unit (ADU) Use Permit and Central R-1 Permit to allow the construction of an ADU within a required side yard and rear yard to encroach within the allowable height plane. 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: Jacob Andreou & Carly Steel Andreou
Project Representative: Robert Steel, CO Architects
Public Input: None

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

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

NOES: None

CARRIED

The Commission took a recess at 4:14 PM

The Commission reconvened at 4:27 PM.

6. 1011 NORTH ROXBURY DRIVE

Central R-1 Permits (PL2000138)

Request for a Central R-1 Permit to allow an accessory structure to exceed 14'-0" in height within a required side and rear yard, a Central R-1 Permit to allow a deck on that accessory structure to be located more than three (3') above natural grade, and a Central R-1 Permit to allow a deck to be located more than 3' above natural grade on a pool pavilion. 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.

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Ex Parte Communications: All five Commissioners disclosed attending site visits, all of which were also attended by members of the Applicant team and City staff.

Project Planner: Judy Gutierrez, Associate Planner
Project Applicant: Fineland Investment LLC c/o Riehl Construction Consulting LLC
Project Representative: Jason Somers, Crest Real Estate & Tim Barber, Tim Barber Architects
Public Input: Lenore Greenberg

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

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

NOES: None

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

• City Planner Updates

- City Planner Timothea Tway advised the Commission of the following:
 - As a reminder, the Planning Commission will hold a special meeting tonight at 7:00 PM to continue the discussion of the proposed Cheval Blanc project.
 - At its upcoming meeting on Thursday, June 9, the Planning Commission will conduct study session discussions on (1) medical uses, as directed by the City Council, (2) the height of walls, fences, and hedges, in rear yard setbacks, as directed by the City Council, and (3) In-lieu parking.

7. Current Planning Projects List

- Received and filed

8. 2022 Meeting Schedule

- Received and filed

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 4:48 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 4:48 PM.

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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 #4.

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

A resolution of the Planning Commission of the City of Beverly Hills amending the conditions of approval of a previously approved Development Plan Review (DPR) that regulates the rooftop uses of Spring Place. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also find the project statutorily exempt from further review under CEQA. *(Continued from the May 12, 2022 Planning Commission meeting)*

Ex Parte Communications: None

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

Motion: MOVED by Commissioner Ostroff, SECONDED by Commissioner Ross to adopt the resolution as amended (3-0-2).

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

CARRIED

ADJOURNMENT

Date / Time: May 26, 2022 / 5:52 PM

PASSED AND APPROVED THIS 9TH DAY OF JUNE, 2022

Andrew Licht

Andrew Licht, Chair