



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

and

Teleconference Location:
25 Chatiemac Road
North Creek, NY 12853

PLANNING COMMISSION REGULAR MEETING

MINUTES

June 9, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: June 9, 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, Reina Kapadia, Alexandria Smille, 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: Speakers Shahram Melamed and Karen Platt provided comments on agenda item #6

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Planning Commission Regular Meeting Minutes
June 9, 2022

Consideration of Minutes of the Planning Commission regular meeting of May 26, 2022.

2. **CONSIDERATION OF MINUTES**

Consideration of Minutes of the Planning Commission special meeting of May 26, 2022.

Motion: MOVED by Commissioner Ross, SECONDED by Commissioner Demeter 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

None

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

3. 9261 ALDEN DRIVE (YOUNG ISRAEL OF NORTH BEVERLY HILLS)

Conditional Use Permit (PL2200196)

Request to amend a previously approved Conditional Use Permit (CUP) to allow a summer youth day camp for children that would be ancillary to the primary use at the site. 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: Commissioner Demeter disclosed speaking with Judy Mora with the State's Department of Licensing regarding regulations for child care permits, and also with Angie Bass from Temple Beth El regarding the classifications used pertaining to children aged 1-3. Commissioner Demeter advised she remains open-minded on the project. No other Commissioners had ex parte communications.

Project Planner: Alexandria Smille, Associate Planner

Project Applicant: Young Israel of North Beverly Hills

Project Representative: William Lopatin & Madeline Kramer – Young Israel of North Beverly Hills

Public Input: None

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

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

Planning Commission Regular Meeting Minutes
June 9, 2022

NOES: None

CARRIED

STUDY SESSION

4. IN LIEU PARKING PROGRAM STUDY SESSION

An informational report reviewing the City's in lieu parking program. *(Continued from the May 12, 2022 Planning Commission Regular Meeting)*

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

The Commission received the staff report and presentation, and asked questions regarding the material. No formal action was taken on this item.

5. MEDICAL REGULATIONS STUDY SESSION

Per the direction of the City Council, a study session to discuss the medical regulations that would replace the Medical Conversion Urgency Ordinance (urgency Ordinance No. 20-O-2826) that is currently in effect and will expire in November.

Project Planner: Chloe Chen, Associate Planner
Staff Presenter: Cindy Gordon, AICP, Principal Planner
Project Applicant: City Initiated
Public Input: Michael Geller

The Commission received the staff report, presentation, and public comment, and provided feedback to include in the draft ordinance, which is expected to return to the Commission in the next few months.

6. WALL, FENCE, AND HEDGE HEIGHT IN RESIDENTIAL ZONES

Per the direction of the City Council, a study session to discuss the regulations pertaining to the height of walls, fences, and hedges in rear yards in residential areas of the City.

Project Planner: Timothea Tway, AICP, City Planner
Project Applicant: City Initiated
Public Input: Shahram Melamed and Karen Platt (comments provided during non-agenda comment at the beginning of the meeting), Steve Mayer

The Commission received the staff report, presentation, and public comment, and provided feedback to incorporate in the crafting of draft regulations, which will return to the Commission for further discussion.

COMMUNICATIONS FROM THE COMMISSION

- Chair Licht noted that June 23 will be both his and Vice Chair Hudnut's last meeting on the Commission. Former Commissioners Gordon, Block, and Shooshani, whose terms ended

Planning Commission Regular Meeting Minutes
June 9, 2022

while meetings were conducted remotely, will be invited to attend so that they can receive their proper farewells.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**

- City Planner Timothea Tway advised the Commission of the following:
 - An appeal of the Planning Commission's decision regarding Spring Place has been received; the appeal hearing date has not yet been set.
 - On Monday, June 13, a special meeting of the Planning Commission will be held to further discuss the Cheval Blanc project.
 - The Aman luxury hotel chain will be the operator of the One Beverly Hills project; staff continues to work with the applicant team throughout the plan review process.

7. Current Planning Projects List

- Received and filed

8. Building Permit Report – May

- Received and filed

9. 2022 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: June 9, 2022 / 4:10 PM

PASSED AND APPROVED THIS 23RD DAY OF JUNE, 2022

Andrew Licht

Andrew Licht, Chair