



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 23, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: June 23, 2022 / 1:34 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, Didier Murillo, 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: 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 June 9, 2022.

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2. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission special meeting of June 13, 2022.

Motion: MOVED by Vice Chair Hudnut, 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

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 May 26, 2022 Planning Commission meeting)*

Ex Parte Communications: None

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, Erith Jaffe-Berg, Scott Reardon, David Gingold, Alex Arash

As part of the brief presentation, staff noted receipt of a request from the Applicant to continue the item to a date uncertain. The Commission received public comment, as well as brief comments from the Applicant team, and granted the continuance request.

Motion: MOVED by Vice Chair Hudnut, SECONDED by Commissioner Demeter to continue the item to a date uncertain (5-0).

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

NOES: None

CARRIED

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

4. 814 NORTH ALPINE DRIVE

Central R-1 Permit (PL2100311)

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. 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: None

Project Planner: Alexandria Smille, Associate Planner
Project Applicant: The FJF Family Trust – Fred and Jilla Farzon
Project Representative: Design Build Group Los Angeles – Jason Massaband
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

NOES: None

CARRIED

Commissioner Demeter noted that her residence is between 500 and 1000 feet of the project at 9460 Olympic Boulevard. In consultation with the City Attorney's Office, she has determined that 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.

5. 9460 OLYMPIC BOULEVARD (76 GAS STATION)

Two year review of a Conditional Use Permit and Extended Hours Permit (PL2200156)

A required two-year review of the entitlements that were previously approved by the Planning Commission associated with the operation of the 76 Gas Station and convenience store retail use.

Ex Parte Communications: Chair Licht advised that he had a brief conversation with the applicant, and remains open-minded on the item.

Project Planner: Didier Murillo, Associate Planner
Project Applicant: Morris Pouldar
Project Representative: Morris Pouldar
Public Input: Marcia Susser, William Herd, Alex Arash, John Pouldar, Jo Ann Cohn & Marc Hankin, Hami Gabayan, Sarah Wolff, Diane Shader Smith, Mark Berman, Franklin & Barbara Weigold, Joan Rosen, Stuart Rosen, Michael Ghayoum, Parviz Hedvat, Raymond Saviss, Nisan Tepper, Anonymous, Lisa Manoucheri, Robin Banaf, David

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Hoorfar, Siamak Mashal, Natasha (no last name provided), Ramin Simantob, Rich Waldow, Sharon Ignarro, MD

The Commission received the staff report, applicant comment, and public comment. After discussion, the majority of the Commission found that no additional conditions were needed, and the business is permitted to continue operations in accordance with the previous approval.

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

- The Commissioners thanked Chair Licht and Vice Chair Hudnut for their service to the City, as both of their terms on the Planning Commission will be ending on June 30, 2022. Both also reflected on their terms on the Commission, and extended reciprocal thanks.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Timothea Tway advised the Commission of the following:
 - The appeal hearing for the project at 331 North Oakhurst Drive has been continued to the second City Council meeting in August. The exact date has not been established, but will be communicated to the Commission and other interested parties when it is determined.
 - Live with Lili will take place tonight at 7:00 PM in the Municipal Gallery.
 - The Climate Action and Adaptation Plan Committee is hosting a movie night at Roxbury Park on Wednesday, July 20.
 - Due to the ongoing severe drought, the City Council has approved emergency water restrictions, including, but not limited to, two day per week outdoor watering. All customers are encouraged to sign up for real-time water use monitoring at <https://water.beverlyhills.org/>.
 - On behalf of staff, Chair Licht and Vice Chair Hudnut's service to the City has been greatly appreciated.
 - Former Commissioners Alan Robert Block and Lori Greene Gordon were also thanked for joining today's meeting.
 - Director of Community Development Ryan Gohlich and Assistant City Attorney David Snow also thanked Chair Licht and Vice Chair Hudnut for their service to the City.

6. Current Planning Projects List

- Received and filed

7. 2022 Meeting Schedule

- Received and filed

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ADJOURNMENT

Date / Time: June 23, 2022 / 3:49 PM

PASSED AND APPROVED THIS 28TH DAY OF JULY, 2022

Myra Demeter, Ph.D.

Myra Demeter, Ph.D., Chair