



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

and

Teleconference Location:
Knightsbridge Hotel
30 Beaufort Garden, Room 104
London, United Kingdom

PLANNING COMMISSION REGULAR MEETING

MINUTES

August 25, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 25, 2022 / 1:30 PM

Upon calling the meeting to Order, Chair Demeter noted that the teleconference location listed on the agenda would not be utilized, as the Commissioner would be unable to participate remotely. Members of the public were still permitted to participate remotely via phone, video, or email.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Wolfe, Kaplan, Ostroff, Chair Demeter
Commissioners Absent: Vice Chair Ross
Staff Present: Ryan Gohlich, Timothea Tway, Cindy Gordon, Reina Kapadia, Judy Gutierrez, Didier Murillo, 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.

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CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of August 11, 2022.

Motion: MOVED by Commissioner Ostroff, SECONDED by Commissioner Kaplan to adopt the minutes as presented (4-0-1).

AYES: Commissioners Wolfe, Kaplan, Ostroff, Chair Demeter

NOES: None

ABSENT: Commissioner Ross

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

2. 421 NORTH RODEO DRIVE

Conditional Use Permit (PL2200233)

Request for a Conditional Use Permit (CUP) to allow for the establishment of a cosmetic spa on the ground floor of a commercial building. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider finding the project exempt from further review under CEQA.

Ex Parte Communications: None

Project Planner: Didier Murillo, Associate Planner

Project Applicant: Spa de Med Wellness Institute

Project Representative: Daryoush Mahboubi-Fardi, Rodeo Collection LTD
Raad Ghantous, Lynn Ludlam

Public Input: None

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

AYES: Commissioners Wolfe, Kaplan, Ostroff, Chair Demeter

NOES: None

ABSENT: Vice Chair Ross

CARRIED

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3. **464 NORTH BEVERLY DRIVE** **Conditional Use Permit (PL2200208)**

Request for a Conditional Use Permit (CUP) to allow a vehicle sales use to occupy the ground floor of an existing multi-tenant building and allow a vehicle sales use to occupy more than 25 feet of frontage in the pedestrian oriented area. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider finding the project exempt from further review under CEQA.

Ex Parte Communications: None

Project Planner: Didier Murillo, Associate Planner
Project Applicant: Faraday
Project Representatives: Bryan Shawley, Faraday Future
Reuben Duarte, Sheppard Mullin Richter & Hampton LLP
Public Input: David Gingold

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

AYES: Commissioners Wolfe, Kaplan, Ostroff, Chair Demeter
NOES: None
ABSENT: Vice Chair Ross

CARRIED

4. **910 ALPINE DRIVE** **Hillside R-1 Permits and Tree Removal Permit (PL2000277)**

Request for a Hillside R-1 Permit to allow the cumulative floor area on a site to exceed 15,000 square feet; a Hillside R-1 Permit to allow game court fencing and lights to exceed 7'-0" in height within a required side and rear yard setback; and a Tree Removal Permit to allow the removal of two protected trees within the front yard area. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider finding the project exempt from further review under CEQA. (Judy Gutierrez, Associate Planner)

Ex Parte Communications: Commissioner Kaplan disclosed attending a site visit of the property, and advised she remains open-minded on the matter. Commissioner Wolfe disclosed attending a similar site visit and also remains open-minded on the matter. Commissioner Ostroff disclosed attending a site visit at the same time as Commissioner Wolfe and also remains open-minded. Chair Demeter disclosed attending a site visit and also remains open-minded on the matter.

Project Planner: Judy Gutierrez, Associate Planner
Project Applicant: Tower 2726, LLC
Project Representatives: Jason Somers, Crest Real Estate
Thomas Levyn, Glaser Weil
Siavash Jazayeri, SIA Architectural Design INC.
Lisa Smith, The Tree Resource
Gary Mason, Sanctuary Landscape
Public Input: Michael Roberts, Vered Nisim, Albert Elkouby, Stephen Paul,
Andrew & Jessica Wiederhorn, Eyal Storch, Unk, Anat Asiss, Daniel
Meni, Michael Caren, David Geffen

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

AYES: Commissioners Wolfe, Kaplan, Ostroff, Chair Demeter
NOES: None
ABSENT: Commissioner Ross

CARRIED

The Commission took a recess at 4:17 PM

The Commission reconvened at 4:27 PM

5. A REVIEW OF A REVISED VERSION OF THE 2021-2029 HOUSING ELEMENT IN RESPONSE TO COMMENTS FROM THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

The Planning Commission will review the City of Beverly Hills' adopted 2021-2029 Housing Element of the General Plan, which has been revised in response to comments from the State Department of Housing and Community Development (HCD). The 2021-2029 Housing Element was adopted on October 12, 2021 by the City Council, but has not yet received certification from HCD, and staff is now seeking the Planning Commission's input and feedback before it is submitted to HCD for review. (Chloe Chen, Associate Planner)

Project Planner: Reina Kapadia, AICP, Associate Planner
Chloe Chen, Associate Planner
Project Applicant: City Initiated
Public Input: Steve Mayer, Anonymous, Darian Bojeaux

The Commission received the staff report and public input, asked clarifying questions, and provided comments on the revised housing element. A further revised version, which may include responses to additional comments from HCD, will be presented to the Commission prior to the City Council's final review.

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

None

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 took place earlier this week; after consideration of the matter, the City Council ultimately upheld the Planning Commission's decision to conditionally approve the project.

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- At its upcoming meeting on September 12, the City Council will consider adoption of the walls, fences, and hedges in rear yards ordinance, as well as the medical use ordinance previously reviewed and recommended by the Planning Commission.
- Newly-filed/notable project updates in the past two weeks are:
 - A staff-level Public Convenience and Necessity hearing (a state-required review related to the sale of alcohol) is forthcoming for Steak 48, a restaurant previously approved by the Planning Commission.
 - A Concept Review is underway for a proposed project at 8811 Wilshire Boulevard, consisting of a new six-story, 38-unit mixed used building. Concept Reviews allow applicants to receive preliminary comments from staff prior to filing a formal entitlement application.

6. Current Planning Projects List

- Received and filed

7. 2022 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: August 25, 2022 / 5:22 PM

PASSED AND APPROVED THIS 8TH DAY OF SEPTEMBER, 2022

Myra Demeter, Ph.D.

Myra Demeter, Ph.D., Chair