



CITY OF BEVERLY HILLS

Room 280A
455 North Rexford Drive
Beverly Hills, CA 90210

In-Person / Telephonic / Video Conference Meeting

PLANNING COMMISSION REGULAR MEETING

MINUTES

October 27, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: October 27, 2022 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter

Commissioners Absent: None

Staff Present: Ryan Gohlich, Timothea Tway, Cindy Gordon, Alvaro Gomez, 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: 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 October 13, 2022.

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

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

CARRIED

2. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONTINUING TO AUTHORIZE PUBLIC MEETINGS TO BE HELD VIA TELECONFERENCING PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME

Recent legislation was adopted allowing the Planning Commission to continue virtual meetings during the COVID-19 declared emergency subject to certain conditions, and the proposed resolution implements the necessary requirements.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

3. 149-159 SOUTH MAPLE DRIVE

Development Plan Review, Density Bonus, and R-4 Permit (PL2100133)

A request for a Development Plan Review to construct a six story, 29-unit, multi-family residential building with 72 underground parking spaces, a Density Bonus permit to allow a 50% density bonus in addition to certain incentives/concessions from development standards to provide six affordable housing units, and two R-4 Permits to allow a rooftop bathroom facility and walkway greater than five feet in width within a front 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: Commissioner Ostroff disclosed speaking with Mr. Webb in the past, and advised he remains open-minded on the project. Chair Demeter disclosed speaking with Rich Waldow, and advised she remains open-minded on the project. No other Commissioners had ex parte communications.

Project Planner: Alvaro Gomez, AICP, Associate Planner

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Project Applicant: Maple Skyline LLC
Project Representatives: Stephen P. Webb, Alan Nissel
Public Input: Rich Waldow, Tim Zebrowski, Mark Elliot, Adriana (no last name provided), Steve Mayer, Joe Safier, David Schneider, Cheryl Pellegrino, Cathy Baker, Mark Babst, Massoud Michael Eshmoili, David Shophet, Sean Nass, Deborah and Bob Hadl, Anne Arenson Winter and Howard Winter, Nicole and Alen Nourian, Daniel Halevy, Thomas White – Municipal League of Beverly Hills, Michael J. Novack, Kevin Berg, Susan Eisenberg, Becky Hartley Kershman and Kim Hartley Kershman

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

AYES: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter

NOES: None

CARRIED

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

None

Vice Chair Ross left the meeting at 4:46 PM.

COMMUNICATIONS FROM STAFF

• City Planner Updates

- City Planner Timothea Tway advised the Commission of the following:
 - The City will have three voting centers for the upcoming election on November 8. The City Hall voting center in the Municipal Gallery opens Saturday, October 29. Additional information is available online at beverlyhills.org/elections.
 - On Wednesday, November 2 from 5:30 – 7:00 PM, the next Business with Bosse will take place at Sant'olina at the Beverly Hilton
 - The Beverly Hills Police Department will be hosting a Town Hall meeting regarding Residential Preferential Parking Permits on Thursday, November 3 from 6:00 – 7:30 PM in the Council Chamber
 - The Rodeo Drive Holiday Lighting Celebration will take place on Thursday, November 17 beginning at 5:00 PM. Additional Details are available at beverlyhills.org/holidaysbh
 - On Monday, October 17, Planning staff hosted the second community meeting regarding future use of the Gale Staging Yard. The meeting went well, with a mediator assisting with topics of conversation.

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- At its formal meeting next week, the City Council will continue its review of the Cheval Blanc hotel project, including discussion of the Development Agreement.
- Newly-filed/notable project update:
 - A concept review has been submitted for a five-story, nine-unit multi-family building at 232 South Doheny Drive.

4. Current Planning Projects List

- Received and filed

5. 2022 Meeting Schedule

- Received and filed

6. 2023 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: October 27, 2022 / 4:49 PM

PASSED AND APPROVED THIS 10TH DAY OF NOVEMBER, 2022

Myra Demeter, Ph.D.

Myra Demeter, Ph.D., Chair