



**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**

June 22, 2023  
1:30 PM

#### **MEETING CALLED TO ORDER**

Date/Time: June 22, 2023 / 1:30 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Present: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter  
Commissioners Absent: None  
Staff Present: Masa Alkire, Cindy Gordon, Edgar Arroyo, Chloe Chen, Judy Gutierrez, Karen Myron, David Snow, Daren Grilley

#### **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 and absent objection from the Commission, the agenda was approved as amended, taking item #4, the CIP review item, ahead of item #2, Spring Place.

#### **CONSENT CALENDAR**

##### **1. CONSIDERATION OF MINUTES**

Consideration of Minutes of the Planning Commission regular meeting of June 8, 2023.

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

**REPORTS FROM PRIORITY AGENCIES**

None

*Taken out of Order*

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

**4. PLANNING AGENCY REVIEW OF CAPITAL IMPROVEMENT PROGRAM (CIP) FOR  
CONSISTENCY WITH THE GENERAL PLAN**

Adopt a resolution finding the 2023/24 – 2027/28 Capital Improvement Program consistent with the City's General Plan.

*Ex Parte Communications: None*

Project Planner: Chloe Chen, Senior Planner  
Project Applicant: City Initiated  
Public Input: None

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

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

CARRIED

*Return to Order*

**CONTINUED BUSINESS**

**2. 9800 WILSHIRE BOULEVARD AND 121 SPALDING DRIVE (SPRING PLACE)  
Development Plan Review (PL2200044)**

Remand and further review of a conditionally approved Development Plan Review that regulates the rooftop uses for Spring Place, a co-working office and private membership club that operates within the offices and on the rooftop of the commercial buildings located at 9800 Wilshire Boulevard and 121 Spalding Drive. 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. (Judy Gutierrez, Senior Planner)  
*Continued from the June 8, 2023 Planning Commission regular meeting.*

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*Ex Parte Communications: None*

Project Planner: Judy Gutierrez, Senior Planner  
Project Applicant: Spring Place  
Project Representative: Mark Egerman, Egerman Law Group, LLP  
Public Input: Steve Mayer

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

*The Commission took a recess at 3:15 PM*

*The Commission reconvened at 3:28 PM.*

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

*Commissioner Wolfe advised that his residence is located between 500 and 1000 feet of the project at North La Cienega Boulevard. In consultation with the City Attorney's Office, he determined that the requested entitlements will not change his 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 will participate in the discussion of the item.*

**3. 55 NORTH LA CIENEGA BOULEVARD**

**Development Plan Review and Density Bonus Permit (PL2100326)**

Request for a Development Plan Review and Density Bonus Permit to allow for the construction of a new five story, mixed use development with ground floor commercial uses, 105 residential dwelling units, and rooftop restrooms. 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: Edgar Arroyo, Senior Planner  
Project Applicant: 55 Del Norte, LLC  
Project Representative: John Reed – Reed Architectural Group  
Matthew Hayden – Hayden Planning  
Public Input: Pamela Kohanchi, Georgia Pine, John Luca, Elizabeth Axelrod, Lozeau Drury LLP on behalf of Supporters Alliance for Environmental Responsibility (SAFER)

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Motion: MOVED by Commissioner Wolfe, 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**

- Chair Demeter reflected on her year as Chair, and thanked staff and fellow Commissioners for their assistance and collaboration.
- The Commission thanked Chair Demeter for her leadership as Chair in the past year.

**COMMUNICATIONS FROM STAFF**

- **City Planner Updates**
  - Staff also extended thanks to Chair Demeter for her leadership in the past year.

**5. Current Planning Projects List**

- Received and filed

**6. 2023 Meeting Schedule**

- Received and filed

**ADJOURNMENT**

Date / Time: June 22, 2023 / 6:04 PM

PASSED AND APPROVED THIS 13<sup>TH</sup> DAY OF JULY, 2023

*Theresa M. Kaplan*

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Theresa M. Kaplan, Vice Chair