



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

July 13, 2023
1:30 PM

MEETING CALLED TO ORDER

Date/Time: July 13, 2023 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Wolfe, Demeter, Ostroff, Vice Chair Kaplan
Commissioners Absent: Chair Ross
Staff Present: Masa Alkire, Cindy Gordon, Edgar Arroyo, Chloe Chen, 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: 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 June 22, 2023.

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

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

Planning Commission Regular Meeting Minutes
July 13, 2023

ABSENT: Chair Ross

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS – None

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

2. 9884 SOUTH SANTA MONICA BOULEVARD

Development Plan Review and Historic Incentive Permit (PL2200237)

Request for a Development Plan Review and Historic Incentive Permit to allow for the rehabilitation of an existing two-story commercial building and a third story addition, along with waivers and deviations from certain development standards. 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: Impact Real Estate Group, LLC
Project Representative: Jason Somers – Crest Real Estate
Hagy Belzberg – Belzberg Architects
Public Input: Michael Tenner on behalf of the Peninsula Hotel

The Commission took a recess at 3:05 PM.

The Commission reconvened at 3:09 PM.

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

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

CARRIED

Citing ownership of property less than 500 feet from the project site, Commissioner Wolfe recused from item #3 and left the meeting room at 3:37 PM.

3. 227 TOWER DRIVE

Development Plan Review and Density Bonus Permit (PL2200324)

Planning Commission Regular Meeting Minutes
July 13, 2023

Request for a Development Plan Review to allow for the construction of a new five-story, ten-unit multi-family residential building with thirteen subterranean parking spaces, and a Density Bonus Permit to allow a 42.5% density bonus in addition to certain incentives/concessions and waivers from development standards to provide one affordable housing unit. 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 having a brief conversation with Steve Mayer.

Project Planner: Alexandria Smille, Associate Planner
Project Applicant: Nelia & Arrian Torkian
Project Representative: PLUS Architects
Public Input: Isaac Younessi, Justin Greenberg, Dafna (no last name provided), Shohreh Younessi, Sherry Ghadisha, Chip Bronson, Steve Mayer, Jared Gonzales, Abel Eljam

The Commission took a recess at 4:23 PM.

The Commission reconvened at 4:26 PM.

Public Input, continued: Kirk Hayward, Dan Yukelson, YIMBY Action, Beverly Hills Hamptons Homeowners Association, Daphne Chantell del Rosario, California Housing Defense Fund

Motion: MOVED by Commissioner Demeter, SECONDED by Commissioner Ostroff to adopt the resolution as amended (3-0-1-1).

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

Commissioner Wolfe returned to the meeting at 5:40 PM.

4. A DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE REGULATIONS RELATED TO OPEN AIR DINING

An ordinance of the City of Beverly Hills to amend Beverly Hills Municipal Code sections that pertain to the development standards, requirements, and review processes for the City's Open Air Dining program. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the project categorically exempt from further review under CEQA.

Ex Parte Communications: None

Project Planner: Chloe Chen, Senior Planner
Project Applicant: City Initiated
Public Input: Bitia Rad, Sam R., Josh Zad – Alfred Coffee

Planning Commission Regular Meeting Minutes
July 13, 2023

Motion: MOVED by Commissioner Demeter, SECONDED by Commissioner Wolfe to adopt the resolution as amended (3-1-1).

AYES: Commissioners Wolfe, Demeter, Vice Chair Kaplan
NOES: Commissioner Ostroff
ABSENT: Chair Ross

CARRIED

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

• **City Planner Updates**

- City Planner Masa Alkire advised the Commission of the following:
 - At the July 18 formal meeting of the City Council, staff will provide an update regarding Mixed Use projects in the City.
 - In response to a question from Vice Chair Kaplan, appeals have been filed for two recently approved projects. The appeal of the Planning Commission's decision for 332 South Doheny Drive has since been withdrawn; the appeal of the decision for the project at 55 North La Cienega Boulevard remains in process.

4. Current Planning Projects List

- Received and filed

5. Building Permit Report – June

- Received and filed

6. 2023 Meeting Schedule

- Received and filed; the July 27 meeting will be cancelled.

ADJOURNMENT

Date / Time: July 13, 2023 / 7:05 PM

PASSED AND APPROVED THIS 10TH DAY OF AUGUST, 2023

Theresa M. Kaplan

Theresa M. Kaplan, Vice Chair