



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

August 10, 2023
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 10, 2023 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Wolfe, Demeter, Ostroff, Vice Chair Kaplan, Chair Ross
Commissioners Absent: None
Staff Present: Masa Alkire, Cindy Gordon, Judy Gutierrez, Chloe Chen, Zuzanna Sinai, 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 July 13, 2023.

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

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

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NOES: None
ABSTAIN: Chair Ross

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

Commissioner Wolfe advised that his residence is within 500-1000 feet of the project site for item #2. In consultation with the City Attorney's Office, he has 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 he will participate in the discussion of the item.

2. 8633 WILSHIRE BOULEVARD

Development Plan Review Amendment, Minor Accommodation Amendments, Zone Text Amendment, and Conditional Use Permit (PL2200265)

Request for a Development Plan Review Amendment to allow for the construction of a new three-story commercial building with rooftop uses, Minor Accommodation Amendment to allow improvements in the setback area required between nonresidential and residential sites as necessary to accommodate building code requirements, a Minor Accommodation to allow a solid wall up to 6' in height along a property line abutting a residential side property line, Zone Text Amendment to redefine "alternative parking facility", and a Conditional Use permit to allow an alternative parking facility to meet the parking requirements set forth in the BHMC. 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 Demeter disclosed having a conversation with Isabel Hacker regarding her concerns related to the automated parking facilities, and also a conversation with Shirley Reitman regarding her concerns related to safety on Carson Road. Commissioner Demeter advised she remains open-minded on the project. Vice Chair Kaplan disclosed having a brief conversation with Shirley Reitman, who lives on Carson Road. Vice Chair Kaplan also advised that she remains open-minded on the project.

Project Planner: Judy Gutierrez, Senior Planner
Project Applicant: SCD 8633 Wilshire LLC
Project Representative: Mari Zamora, SCD 8633 Wilshire LLC
Claire De Briere – Skanska USA Commercial Development
Paul Danna – Skidmore, Owings & Merrill

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Ryan McKillen and Monnett Soldo – Volley Automation
Antonio Coco
Public Input: Robert Pouldar, Shervin Gholian, Scott Jackson, Nava Lavian,
Todd Johnson – Beverly Hills Chamber of Commerce, Ryan
Neydavood, Charles Davis, Mike DiSilva, Roxanna (no last name
provided), Shirley Reitman, Marty Borko, Fiona Karlin, Andreas
Kramer, Morad Matian, Isabel Hacker

The Commission took a recess at 4:35 PM.

The Commission reconvened at 4:44 PM.

Motion: MOVED by Commissioner Ostroff, SECONDED by Vice Chair
Kaplan to adopt the resolution conditionally approving the
Development Plan Review Amendment, Minor Accommodation
Amendment, Minor Accommodation, and Conditional Use Permit
as amended (4-1).

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

CARRIED

Motion: MOVED by Vice Chair Kaplan, SECONDED by Commissioner
Ostroff to adopt the resolution recommending the City Council
adopt the proposed Zone Text Amendment as amended (5-0).

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

CARRIED

3. A DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS TO PROVIDE OBJECTIVE STANDARDS FOR HOUSING DEVELOPMENTS WITH NO MORE THAN TWO PRIMARY UNITS AND URBAN LOT SPLIT PARCEL MAPS IN SINGLE-FAMILY RESIDENTIAL ZONES PURSUANT TO GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 (SENATE BILL 9, 2021) AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

An ordinance of the City of Beverly Hills to amend the Beverly Hills Municipal Code to provide objective standards for Senate Bill (SB) 9 projects under the authority of Government Code Sections 65852.21 and 66411.7 in single-family residential zones. 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: Chloe Chen, Senior Planner
Project Applicant: City Initiated
Public Input: Mark Elliot, Lee Pasternak, Darian Bojeaux

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Motion: MOVED by Chair Ross, SECONDED by Vice Chair Kaplan to adopt the resolution as amended (4-1).

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

Commissioner Ostroff left the meeting at 6:21 PM.

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - None
- 4. **Current Planning Projects List**
 - Received and filed
- 5. **2023 Meeting Schedule**
 - Received and filed

ADJOURNMENT

Date / Time: August 10, 2023 / 6:23 PM

PASSED AND APPROVED THIS 24TH DAY OF AUGUST, 2023

Gary B. Ross

Gary B. Ross, Chair