



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

September 14, 2023
1:30 PM

MEETING CALLED TO ORDER

Date/Time: September 14, 2023 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Wolfe, Demeter, Vice Chair Kaplan, Chair Ross
Commissioners Absent: Commissioner Ostroff
Staff Present: Masa Alkire, Cindy Gordon, 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: 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 August 24, 2023.

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

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

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ABSENT: Commissioner Ostroff

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

Citing residency less than 500 feet from the project site, Commissioner Demeter recused from item #2 and left the meeting room at 1:36 PM.

2. 350 SOUTH BEVERLY DRIVE (AMERICAN JEWISH UNIVERSITY)

Conditional Use Permit (PL2300208)

Request for a Conditional Use Permit to allow an educational institution use within an existing multi-tenant building. 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: Didier Murillo, Associate Planner
Project Applicant: Beverly Capital Ventures, LLC
Project Representative: Timothy Moran and Alexander Irvine, Irvine & Associates, Inc.
Rabbi Bradley Arston
Public Input: Virginia Mass, Howard S. Fisher

Motion: MOVED by Commissioner Wolfe, SECONDED by Vice Chair Kaplan to adopt the resolution as amended (3-0-1-1).

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

CARRIED

Commissioner Demeter returned to the meeting at 1:59 PM.

Vice Chair Kaplan advised that she has a leasehold interest that is within 500-1000 feet of the property at 208 North Crescent Drive. She has determined that the requested entitlements will not impact her in any of the following areas: change in the termination date of the lease; increase or decrease in the potential rental value of the property; change to the actual or legally allowable

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use of the property; or impact to her use and enjoyment of the property. She remains open-minded on the matter, and will participate in the discussion thereof.

3. 208 NORTH CRESCENT DRIVE

Development Plan Review, Density Bonus Permit, and R-4 Permit (PL2200323)

Request for a Development Plan Review to allow for the construction of a new four-story, ten-unit multi-family residential building with 13 subterranean parking spaces, a Density Bonus Permit to allow a 46.25% density bonus in addition to certain incentives/concessions and waivers from development standards to provide one affordable housing unit, and an R-4 Permit to allow two rooftop bathrooms to exceed the building height. 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:	Judy Gutierrez, Senior Planner
Project Applicant:	GACAC, LLC
Project Representative:	Kevin Tsai, Tsai Architecture
Public Input:	Daniel Ronen, Simon Rubinstein, Dylan Casey and Courtney Welch – California Housing Defense Fund

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

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

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

- Vice Chair Kaplan reminded staff and fellow Commissioners that she will not be present at the November 9 meeting.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Masa Alkire advised the Commission of the following:
 - Incoming Commissioner Lou Milkowski, who will replace Commissioner Ostroff in January 2024, has officially been appointed to the Planning Commission by the City Council.
 - The 2023 Next Night Street Festival/block party will take place on Saturday, September 23 from 4:00 – 9:00 PM in the 200 block of South Beverly Drive.
 - The City's annual household hazardous waste and e-waste roundup will take place on Saturday, September 30 from 9:00 AM – 3:00 PM on Third Street between Foothill Road and Civic Center Drive.

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- In response to a question from Commissioner Demeter regarding the appeal of the Planning Commission's decision on the project at 55 North La Cienega Boulevard, the City Council appeal hearing was continued to the November 7 City Council meeting, per the request from the project applicant in response to late information submitted by the appellant.

4. Current Planning Projects List

- Received and filed

5. Building Permit Report – August

- Received and filed

6. 2023 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: September 14, 2023 / 3:48 PM

PASSED AND APPROVED THIS 28TH DAY OF SEPTEMBER, 2023

Gary B. Ross

Gary B. Ross, Chair