



**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 28, 2023  
1:30 PM

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

Date/Time: September 28, 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, Chloe Chen, Judy Gutierrez, Minjee Hahm, 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 and absent objection from the Commission, the agenda was approved as amended, taking item #4, the General Plan Amendment and Draft Ordinance pertaining to certain Mixed Use Overlay Zone Regulations, ahead of item #2, 151-155 San Vicente Boulevard.

#### **CONSENT CALENDAR**

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

Consideration of Minutes of the Planning Commission regular meeting of September 14, 2023.

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

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

CARRIED

**REPORTS FROM PRIORITY AGENCIES**

None

**CONTINUED BUSINESS**

None

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

*Taken Out of Order*

**4. A GENERAL PLAN AMENDMENT AND DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE MIXED USE OVERLAY ZONE REGULATIONS APPLICABLE TO RESIDENTIAL CONVERSION OF EXISTING COMMERCIAL BUILDINGS TO MIXED USE BUILDINGS AND AN ADDENDUM TO A NEGATIVE DECLARATION (ND) FOR THE MIXED USE OVERLAY ZONE AMENDMENTS**

A General Plan Amendment and draft ordinance of the City of Beverly Hills to amend the Beverly Hills Municipal Code to change the maximum density calculation applicable to residential conversion (adaptive reuse) projects in the Mixed Use Overlay Zone.

Project Planner: Chloe Chen, Senior Planner  
Project Applicant: City Initiated  
Public Input: Murray Fischer, Arnold Rosenstein, Richard Shamoolian – The Beverly Hills Initiative for Research & Development, Thomas White – Municipal League of Beverly Hills, Darian Bojeaux

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

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

CARRIED

*Return to Order*

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**2. 151-155 SAN VICENTE BOULEVARD (SOLLIS HEALTH)  
Extended Hours Permit (PL2200567)**

Request for an Extended Hours Permit to allow an existing medical use located within a commercial-residential transition area, to authorize medical office and urgent care services during extended hours. 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: Minjee Hahm, Associate Planner  
Project Applicant: Sollis Health  
Project Representative: Dr. Scott Braunstein, Medical Director  
Dana Sayles, Three6ixty  
Public Input: Robert Shapiro, Alissa Roston, Wendy Goldberg, Mitra Y.  
  
Motion: MOVED by Commissioner Ostroff, SECONDED by Commissioner Demeter to adopt the resolution as amended (5-0).  
  
AYES: Commissioners Wolfe, Demeter, Ostroff, Vice Chair Kaplan, Chair Ross  
NOES: None

**CARRIED**

*The Commission took a recess at 3:17 PM*

*The Commission reconvened at 3:28 PM*

*Vice Chair Kaplan advised that she has a leasehold interest at 9350 Wilshire Boulevard, across the street from the Sixty Hotel. 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 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. 9360 WILSHIRE BOULEVARD (SIXTY HOTEL)  
Conditional Use Permit, Development Plan Review, and Extended Hours Permit  
(PL2200388)**

Request for a Conditional Use Permit, Development Plan Review, and Extended Hours Permit to reauthorize operation of hotel rooftop facilities and to reauthorize operation of the rooftop space during extended hours in a commercial-residential transition area. 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: Beverly Pavilion Associates, LLC, LLJM Beverly LLC  
Project Representative: Derrick Ontiveros  
Jason Pomeranc, Diego Fabian Heredia

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Public Input: Anonymous

*Commissioner Demeter left the meeting at 4:14 PM*

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

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

NOES: None

ABSENT: Commissioner Demeter

CARRIED

## STUDY SESSION

None

## COMMUNICATIONS FROM THE COMMISSION

- Chair Ross advised Commissioners that the annual holiday party is tentatively scheduled for Thursday, December 14.

## COMMUNICATIONS FROM STAFF

- **City Planner Updates**
  - City Planner Masa Alkire advised the Commission of the following:
    - At its meeting on Tuesday, October 3, the City Council will separately consider draft ordinances regarding non-storefront retail delivery cannabis, and proposed changes to automated parking facilities, both as recommended by the Planning Commission.
    - Also at its meeting on Tuesday, October 3, the City Council will consider the recommendation of the Cultural Heritage Commission to designate the Church of the Good Shepherd as a Local Landmark.

## 5. Current Planning Projects List

- Received and filed

## 6. 2023 Meeting Schedule

- Received and filed

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**ADJOURNMENT**

Date / Time: September 28, 2023 / 5:31 PM

PASSED AND APPROVED THIS 12<sup>TH</sup> DAY OF OCTOBER, 2023

*Theresa M. Kaplan*

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Theresa M. Kaplan, Vice Chair