



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

November 9, 2023
1:30 PM

MEETING CALLED TO ORDER

Date/Time: November 9, 2023 / 1:35 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Wolfe, Demeter, Ostroff, Chair Ross
Commissioners Absent: Vice Chair Kaplan
Staff Present: Masa Alkire, Cindy Gordon, Chloe Chen, Judy Gutierrez, Karen Myron, David Snow, Veronica Tam (City Consultant)

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: Alexia (no last name provided)

APPROVAL OF AGENDA

By Order of the Chair and absent objection from the Commission, the agenda was approved as amended, taking item #3, Review of Amendments to the Housing Element, ahead of item #2, 1169 Hillcrest Road.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of October 12, 2023.

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

Planning Commission Regular Meeting Minutes
November 9, 2023

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

Taken out of Order

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

**3. REVIEW OF AMENDMENTS TO THE ADOPTED 2021-2029 HOUSING ELEMENT, AND
ADOPTING AN ADDENDUM TO AN ADOPTED MITIGATED NEGATIVE DECLARATION**

The Planning Commission will review an amended version of the 2021-2029 Housing Element that was adopted on February 21, 2023, which has been revised in response to comments provided by the State Housing and Community Development Department (HCD), and provide a recommendation to the City Council regarding adoption of the amended Housing Element.

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

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

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

CARRIED

Return to Order

CONTINUED BUSINESS

2. 1169 HILLCREST ROAD

Zone Text Amendment (PL2200388)

Request for a Zone Text Amendment to the Single-Family Residential Development Standards for Trousdale Estates. Amend Beverly Hills Municipal Code Sections 10-3-2603, -2604, -2605, and -2650 that allows certain residential property owners who have the right to request a second story to instead request a daylighting basement through a new Trousdale R-1 Permit process. Request for a Trousdale R-1 Permit to allow construction of a daylighting basement with up to two retaining walls on either side of a daylighting basement and to allow for grading off the level pad. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider finding the project

exempt from further review under CEQA. *Continued from the October 26, 2023 Planning Commission regular meeting.*

Ex Parte Communications: Commissioner Demeter disclosed attending a site visit and speaking with members of the applicant team, and also speaking with Shahram Melamed. Commissioner Wolfe disclosed attending a site visit and speaking with members of the applicant team, and also speaking with Craig Corman. Commissioner Ostroff disclosed attending a site visit and speaking with members of the applicant team. Chair Ross also disclosed attending a site visit and speaking with members of the applicant team. All Commissioners advised they remain open-minded on the project.

Project Planner: Judy Gutierrez, Senior Planner
Project Applicant: Randall Van Wolfswinkel
Project Representatives: Thomas Levyn, Glaser Weil
Jason Somers, Crest Real Estate
Public Input: Thomas Schneider, Karen Platt, Shahram Melamed, Ronald Richards, Randy Simon, David Kabiller and Russell Shubin

Motion: MOVED by Commissioner Wolfe, SECONDED by Commissioner Demeter to direct staff to prepare a resolution memorializing the Commission's findings and denying the requested entitlements, to return at the December 14, 2023 Planning Commission meeting for consideration and potential adoption (4-0-1).

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

CARRIED

The Commission took a recess at 4:42 PM

The Commission reconvened at 4:53 PM

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

4. 1801 ANGELO DRIVE

Hillside R-1 Permits (PL2300013)

Request for a Hillside R-1 Permit to allow the cumulative floor area on a site to exceed 15,000 square feet; a Hillside R-1 Permit to allow an accessory building to be located within 100' of the front property line on an estate lot; and a Hillside R-1 Permit to allow the height of game court lighting to exceed 7' in height within a required side yard. 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: Commissioners Demeter, Wolfe, Ostroff, and Chair Ross each disclosed attending a site visit and speaking with members of the applicant team (staff confirmed that no two Commissioners attended at the same time). Chair Ross also disclosed

Planning Commission Regular Meeting Minutes
November 9, 2023

speaking with neighbor Ed Weiss. All Commissioners advised they remain open-minded on the project.

Project Planner: Judy Gutierrez, Senior Planner
Project Applicant: The Canyon Trust
Project Representatives: Jason Somers, Crest Real Estate
Public Input: Steve Mayer, Louis Lipofsky

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

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

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 its meeting on Tuesday, November 7, the City Council unanimously denied the appeal of the Planning Commission's decision to approve the proposed project at 55 North La Cienega Boulevard.
 - In observance of Thanksgiving, there will not be a second Planning Commission meeting in the month of November. The next meeting will take place on Thursday, December 14, and is Commissioner Ostroff's last meeting before his term ends.
 - City Hall will be closed on Friday, November 10 in observance of Veterans Day, and on Thursday and Friday, November 23 and 24 in observance of Thanksgiving.

5. Current Planning Projects List

- Received and filed

6. Building Permit Report – October

- Received and filed

7. 2023 Meeting Schedule

- Received and filed

Planning Commission Regular Meeting Minutes
November 9, 2023

8. 2024 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: November 9, 2023 / 5:11 PM

PASSED AND APPROVED THIS 14TH DAY OF DECEMBER, 2023

Gary B. Ross

Gary B. Ross, Chair