



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

January 25, 2024
1:30 PM

MEETING CALLED TO ORDER

Date/Time: January 25, 2024 / 1:33 PM

PLEDGE OF ALLEGIANCE

SWEARING IN OF NEW COMMISSIONER LOU MILKOWSKI

New Commissioner Milkowski was sworn in by City Clerk Huma Ahmed.

ROLL CALL

Commissioners Present:	Commissioners Milkowski, Wolfe, Demeter, Chair Ross
Commissioners Absent:	Vice Chair Kaplan
Staff Present:	Masa Alkire, Cindy Gordon, Chloe Chen, Patrick Achis, 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: Steve Mayer, Darian Bojeaux

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 December 14, 2023.

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Motion: MOVED by Commissioner Wolfe, SECONDED by Commissioner Demeter to adopt the minutes as presented (3-0-1-1).

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

CARRIED

CONTINUED BUSINESS

None

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

2. A DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING ACCESSORY DWELLING UNIT REGULATIONS, AND FINDING THE ORDINANCE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Planning Commission will consider a draft ordinance to amend the Beverly Hills Municipal Code (BHMC) updating the City's regulations for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) to implement changes to state law that became effective on January 1 in 2020, 2021, 2023, and 2024.

Ex Parte Communications: Commissioner Demeter disclosed speaking with an unnamed resident regarding the status of the City's review of ADU regulations.

Project Planner: Patrick Achis, Associate Planner
Project Applicant: City-Initiated
Public Input: Marc Meshekow, Shahram Melamed – Trousdale Estates Neighborhood Association, Kian Beroukhim, Murray Fischer, Lee Pasternak, Darian Bojeaux, Cathy Baker, Allison Revivo

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

AYES: Commissioners Milkowski, Wolfe

Prior to casting her vote, Commissioner Demeter requested clarification of the direction provided by the Commission. After discussion, staff confirmed that Commissioner Wolfe's motion remained unchanged, as did Commissioner Milkowski's second of the motion; the roll call vote was then restarted.

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

CARRIED

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REPORTS FROM PRIORITY AGENCIES

- **PROPOSED WATER AND WASTEWATER RATE ADJUSTMENTS**

Informational Presentation from the Public Works Department regarding upcoming proposed Water and Wastewater Rate Adjustments

Director of Public Works Shana Epstein provided information on the proposed changes to water and wastewater rates, including details regarding an upcoming Town Hall meeting.

The Commission took a recess at 4:25 PM

The Commission reconvened at 4:39 PM

Return to Order

STUDY SESSION

3. PRIVATE RESIDENTIAL SECURITY CAMERAS STUDY SESSION

A follow-up study session to continue Planning Commission discussions from the October 12, 2023 meeting. This study session will focus on potential regulations for pole-mounted private security cameras in single-family residential zones.

Project Planner:	Patrick Achis, Associate Planner
Project Applicant:	City-Initiated
Public Input:	Shahram Melamed

The Commission received the staff report and public comment, and determined that additional regulations regarding pole-mounted private security cameras in single-family residential zones are not necessary. The Commission directed staff to draft a statement on behalf of the Commission, advising of their position on the matter. Staff also advised that the Commission's position on this issue will be communicated to individuals on the associated interested parties list.

COMMUNICATIONS FROM THE COMMISSION

- Commissioners Wolfe, Demeter, and Chair Ross welcomed Commissioner Milkowski to the group.
- Commissioner Milkowski thanked fellow Commissioners for their warm welcome, and staff for the support they provide to the Commission.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - On behalf of staff, City Planner Masa Alkire also welcomed Commissioner Milkowski to the team.
 - City Planner Alkire also provided brief updates regarding items discussed at the January 23, 2024 City Council meeting:

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- The City Council adopted the Planning Commission's recommendation regarding calculating density for adaptive reuse projects based on building floor area, rather than lot area.
- Additionally, after hearing the appeal of the Planning Commission's July 13, 2023 decision on the project located at 9884 South Santa Monica Boulevard. The Council directed staff to return with a resolution approving the requested project with minor modifications through the Development Plan Review process, rather than the Historic Incentive Permit process.

4. Current Planning Projects List

- Received and filed

5. Building Permit Report – December

- Received and filed

6. 2024 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: January 25, 2024 / 5:20 PM

PASSED AND APPROVED THIS 8TH DAY OF FEBRUARY, 2024

Gary B. Ross

Gary B. Ross, Chair