



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

February 8, 2024
1:30 PM

MEETING CALLED TO ORDER

Date/Time: February 8, 2024 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Milkowski, Wolfe, Demeter, Vice Chair Kaplan, Chair Ross

Commissioners Absent: None

Staff Present: Michael Forbes, Masa Alkire, Cindy Gordon, Alexandria Smille, 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 January 25, 2024.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

2. 9229 WILSHIRE BOULEVARD

Development Plan Review and Density Bonus Permit (PL2300193)

Request for a Development Plan Review and Density Bonus Permit to allow for the construction of a new eight-story, mixed-use development with ground floor commercial uses, 56 residential dwelling units, and rooftop restrooms. 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: Alexandria Smille, Associate Planner
Project Applicant: 9229 Wilshire Skyline, LLC
Project Representatives: Alan Nissel, Zoltan Pali, FAIA – SPF Architects, Ryan Leaderman – Holland & Knight LLP
Public Input: Darian Bojeaux, Lee Pasternak, Aria Ahdoot, Larry Mattson, Ellen Sherwood, Steve Mayer, Spencer Scharff, Drs. Anne and Howard Winter, Matthew Gelfland – Californians for Homeownership, Michael Novack, Dylan Casey and James Lloyd – California Housing Defense Fund, Grant Sheehan, Henriette Rita Bofman, Shawn Shamsian, Joshua Fard

The Commission took a recess at 5:00 PM.

The Commission reconvened at 5:40 PM.

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

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

CARRIED

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3. 510-520 STONEWOOD DRIVE Hillside R-1 Permits (PL2200461)

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 a series of walls to exceed a cumulative height of 12'; a Hillside R-1 Permit to allow grading in excess of 3,000 cubic yards of earth material to be imported and exported from a site; and a Hillside R-1 Permit to allow an accessory building to be located on any part of the site. 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 attending a site visit, also attended by members of City staff and members of the applicant team. Commissioner Demeter advised she remains open-minded on the matter. Commissioner Wolfe, Chair Ross, and Commissioner Milkowski disclosed attending separate but similar site visits, and advised they remain open-minded on the matter. Vice Chair Kaplan had no ex parte communications.

Project Planner: Didier Murillo, Associate Planner
Project Applicant: RF Hollywood Real Estate LLC
Project Representative: Jason Somers – Crest Real Estate
Tom Levyn – Glaser Weil
Alpna Gupta – Walker Workshop
Public Input: Adam and Amy Bass

Commissioner Demeter left the meeting at 6:30 PM.

Motion: MOVED by Chair Ross, SECONDED by Commissioner Milkowski to direct staff to prepare a resolution memorializing the Commission's direction, to return for potential adoption at the March 14, 2024 Planning Commission meeting

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

CARRIED

COMMUNICATIONS FROM THE COMMISSION

Chair Ross noted that he has received calls from neighbors regarding construction parking associated with the project 1801 Angelo Drive, and the situation seems to have improved.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Masa Alkire advised the Commission of the following:
 - At its formal meeting on January 23, 2024, the City Council reviewed, and approved as recommended by the Planning Commission, the request for a Zone Text Amendment associated with restaurant uses at the L'Ermitage Hotel.

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- The Commission will hold a special meeting at 11:00 AM on Thursday, February 29
- The revised draft version of the Housing Element was published on the City's website on Tuesday, February 7, and will be submitted to the California State Department of Housing and Community Development (HCD) in the coming days.

4. Planning Commission Statement Regarding Private Residential Security Cameras

- City Planner Masa Alkire noted that the statement has been prepared per the Commission's direction and will be provided to the interested parties list.

5. Current Planning Projects List

- Received and filed; Commissioner Milkowski noted he had recently met with members of the applicant team for the project at 9600 Wilshire Boulevard.

6. Building Permit Report – January

- Received and filed

7. 2024 Meeting Schedule

- Received and filed; Vice Chair Kaplan advised she will not be in attendance at the May 23 meeting.

ADJOURNMENT

Date / Time: February 8, 2024 / 6:42 PM

PASSED AND APPROVED THIS 22ND DAY OF FEBRUARY, 2024

Gary B. Ross

Gary B. Ross, Chair