



**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 22, 2024  
1:30 PM

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

Date/Time: February 22, 2024 / 1:31 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

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

Commissioners Absent: None

Staff Present: Masa Alkire, Cindy Gordon, Chloe Chen, Christine Delostrinos, Philip Coronel, Karen Myron, David Snow, Huma Ahmed

#### **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: Masoud Sodaify

#### **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 February 8, 2024.

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

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

CARRIED

## REPORTS FROM PRIORITY AGENCIES

- **MARCH 2024 GENERAL MUNICIPAL ELECTION INFORMATION**

City Clerk Huma Ahmed will provide an update on the Beverly Hills Election process.

City Clerk Huma Ahmed provided information regarding the upcoming election. Complete information is available at [beverlyhills.org/elections](https://beverlyhills.org/elections).

## CONTINUED BUSINESS

None

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

### 2. 419 ROBERT LANE

#### Trousdale R-1 Permit (PL2300185)

Request for a Trousdale R-1 Permit to allow two accessory buildings to be located on any part of the existing level pad. 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: Philip Coronel, Associate Planner  
Project Applicant: NCF Enterprises LLC  
Project Representative: Jason Somers, Crest Real Estate  
Public Input: Karen Platt

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

### 3. 2023 DRAFT GENERAL PLAN AND HOUSING ELEMENT ANNUAL REPORT

An informational item to provide an opportunity for the Planning Commission to review the status of the General Plan Programs, and the Draft General Plan and Housing Element Annual Report for the 2023 calendar year reporting period.

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Project Planner: Christine Delostrinos, Associate Planner  
Project Applicant: City Initiated  
Public Input: None

The Commission received the staff report, and asked clarifying questions regarding the information provided; no formal action was taken. The report is scheduled to be presented to the City Council at its March 18, 2024 meeting, and will then be submitted to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

*The Commission took a recess at 3:18 PM*

*The Commission reconvened at 3:24 PM*

#### **4. 400-408 NORTH RODEO DRIVE (CHANEL)**

An informational report on the six-month operation of the alternative parking facility approved through a Conditional Use Permit for the project site located at 400-408 North Rodeo Drive.

*Ex Parte Communications: All five Commissioners disclosed attending site visits – Commissioners Demeter and Milkowski jointly, and Commissioner Wolfe, Vice Chair Kaplan, and Chair Ross individually – of the parking facility, and advised they remain open-minded on the matter.*

Project Planner: Cindy Gordon, AICP, Principal Planner  
Project Applicant: TMINE, Inc.  
Project Representative: Robert Demartini, Chanel  
Claire Lloyd, MBH Architects  
Public Input: None

The Commission expressed satisfaction with the alternative parking facilities provided, and indicated that no modifications are necessary at this time. In accordance with the project's original conditions of approval, a second review of the of the parking facilities will take place in six months.

### **COMMUNICATIONS FROM THE COMMISSION**

- Commissioner Milkowski inquired about the City's In-Lieu Parking program's general parameters and fees.
- Commissioner Wolfe commented that setback information for all areas of the City would be a valuable online tool, and encouraged its addition to the City's website.

### **COMMUNICATIONS FROM STAFF**

- **City Planner Updates**
  - City Planner Masa Alkire advised the Commission of the following:
    - At its Study Session on Tuesday, February 20, The City Council considered, at the request of Councilmember Mirisch, a request to call up the Planning Commission's decision on the project at 9229 Wilshire Boulevard. After

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discussion, the City Council determined there was not sufficient support to do so.

- At its Formal meeting on Tuesday, February 20, the City Council granted an amended approval of the project at 9884 South Santa Monica Boulevard.
- As a reminder, the Planning Commission will conduct a special meeting on Thursday, February 29<sup>th</sup> at 11:00 AM to consider revisions to the City's 2021-2029 Housing Element.
- Beginning Monday, February 26 at 10:00 PM, the 400 block of North Crescent Drive will be closed for the construction of tent used for the Vanity Fair post-Oscars party on Sunday, March 10.

**5. Current Planning Projects List**

- Received and filed

**6. 2024 Meeting Schedule**

- Received and filed

**ADJOURNMENT**

Date / Time: February 22, 2024 / 3:50 PM

PASSED AND APPROVED THIS 14<sup>TH</sup> DAY OF MARCH, 2024

*Gary B. Ross*

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Gary B. Ross, Chair