

A detailed Commission packet is available for review in the Library and the City Clerk's Office.



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Decisions involving subdivision maps must be appealed within ten (10) days of the Planning Commission Action. Appeal forms are available by contacting the City Clerk's office at 310-285-2400. (Note: Appeal Fee Required.)

**CITY OF BEVERLY HILLS  
Room 280A  
455 North Rexford Drive  
Beverly Hills, California 90210**

## **PLANNING COMMISSION REGULAR MEETING**

### **AGENDA**

**Thursday, January 22, 2026  
1:30 p.m.**

**Please be advised that pre-entry metal detector screening requirements are now in place at City Hall. Members of the public are requested to plan visits accordingly.**

**Pursuant to Government Code Section 54953, members of the Beverly Hills Planning Commission and staff may participate in this meeting in person or via a teleconference. Members of the public may participate in the meeting**

**by attending in-person or telephonically; and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable.**

Anyone who participates at the meeting and/or enters the City Council Chamber or Commission meeting room is subject to having their image and/or voice displayed. These recordings will remain publicly accessible in perpetuity.

How to Submit Public Comment:

Oral Comment / Listen Only: 310-288-2288

Email: [commentPC@beverlyhills.org](mailto:commentPC@beverlyhills.org)

Video: <https://beverlyhills.org/BevPublic> (passcode: 90210)

To watch video live: <https://www.beverlyhills.org/live>

In Person: Submit a speaker card to the Recording Secretary at the meeting

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email.

In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record.

The Commission may act on any item listed on the agenda.

**OPEN MEETING**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**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.

**APPROVAL OF AGENDA**

With the concurrence of the Commission, the Chair may choose to amend the order of the items on the agenda.

**CONSENT CALENDAR**

1. **CONSIDERATION OF MINUTES** - Consideration of Minutes of the Planning Commission special meeting of October 29, 2025.

Tab 1 - October 29, 2025 Minutes

2. **CONSIDERATION OF MINUTES** - Consideration of Minutes of the Planning Commission special meeting of November 5, 2025.

Tab 2 - November 5, 2025 Minutes

3. **CONSIDERATION OF MINUTES** - Consideration of Minutes of the Planning Commission regular meeting of January 8, 2026.

Tab 3 - January 8, 2026 Minutes

#### **REPORTS FROM PRIORITY AGENCIES - None**

#### **CONTINUED BUSINESS - None**

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

4. **214 - 216 SOUTH HAMILTON DRIVE** Development Plan Review (PL2400178) - Request for a Development Plan Review utilizing state Housing Accountability Act Builder's Remedy provisions, pursuant to Government Code Section 65589.5(d)(5), to allow for the construction of a new eight-story, multi-family residential development with 90 dwelling units. 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. (Edgar Arroyo, Project Manager)

Tab 4 - 214 - 216 South Hamilton Drive

Tab 4 - 214 - 216 South Hamilton Drive, plans

5. **910 ALPINE DRIVE** Time Extension for a Hillside R-1 Permit (PL2500232) - Request to renew two previously approved Hillside R-1 Permits pursuant to Planning Commission Resolution No. 2000. 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. (Golda Sharaf, Assistant Planner)

Tab 5 - 910 Alpine Drive

Tab 5 - 910 Alpine Drive, plans part 1

Tab 5 - 910 Alpine Drive, plans part 2

6. **ZONE TEXT AMENDMENTS OF THE CITY OF BEVERLY HILLS TO AMEND THE BEVERLY HILLS MUNICIPAL CODE: CLARIFYING, ADDING, OR CORRECTING LANGUAGE RELATED TO ANCILLARY LIVING QUARTERS;**

**ARCHITECTURAL AND DESIGN REVIEW APPLICABILITY AND COMMISSIONER REQUIREMENT; DEVELOPMENT PLAN REVIEW REQUIRED; DEMOLITION PERMIT FOR RESIDENTIAL PROJECTS; ACCESSORY DWELLING UNIT WINDOWS; NEW CODE GRAPHIC ILLUSTRATING EXISTING STANDARDS FOR FLOOR AREA EXCEPTION; AND FINDING THE ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). (Deborah Hong, Associate Planner)**

**Tab 6 - Code Cleanup Ordinance**

**STUDY SESSION - None**

**COMMUNICATIONS FROM THE COMMISSION**

**COMMUNICATIONS FROM STAFF**

\* City Planner Updates

7. **Current Development Projects List**

**Tab 7 - Current Development Projects List**

8. **2026 Meeting Schedule**

**Tab 8 - 2026 Meeting Schedule**

**ADJOURNMENT**