



**CITY OF BEVERLY HILLS**  
Telephonic / Video Conference Meeting  
455 North Rexford Drive  
Beverly Hills, CA 90210

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

March 10, 2022  
1:30 PM

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

Date/Time: March 10, 2022 / 1:31 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Present: Commissioners Ross, Demeter, Ostroff, Vice Chair Hudnut, Chair Licht  
Commissioners Absent: None  
Staff Present: Ryan Gohlich, Timothea Tway, Cindy Gordon, Reina Kapadia, Chloe Chen, 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: David Gingold

#### **APPROVAL OF AGENDA**

By Order of the Chair and absent objection from the Commission, the agenda was approved as amended, moving the Guest Speaker item ahead of Continued and New Business.

#### **CONSENT CALENDAR**

##### **1. CONSIDERATION OF MINUTES**

Consideration of Minutes of the Planning Commission regular meeting of February 24, 2022.

##### **2. CONSIDERATION OF MINUTES**

Consideration of Minutes of the Planning Commission special meeting of February 24, 2022.

##### **3. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONTINUING TO AUTHORIZE PUBLIC MEETINGS TO BE HELD VIA**

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**TELECONFERENCING PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME**

Recent legislation was adopted allowing the Planning Commission to continue virtual meetings during the COVID-19 declared emergency subject to certain conditions, and the proposed resolution implements the necessary requirements.

Motion: MOVED by Vice Chair Hudnut, SECONDED by Commissioner Demeter to adopt all items on the Consent Calendar as presented (5-0).

AYES: Commissioners Ross, Demeter, Ostroff, Vice Chair Hudnut, Chair Licht

NOES: None

CARRIED

**REPORTS FROM PRIORITY AGENCIES**

None

*As noted in the approval of the agenda, the Guest Speaker was heard ahead of Continued and New Business*

**CONTINUED BUSINESS**

None

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

**4. 9111 WILSHIRE BOULEVARD**

**Time Extension for a Conditional Use Permit and Historic Incentive Permit (PL2100409)**

A request for a one-year time extension for a previously approved Conditional Use Permit and Historic Incentive Permit to establish a 154-room hotel, with restaurant and ancillary uses, within an existing 10-story office building. The project was previously assessed in accordance with the provisions set forth in the California Environmental Quality Act (CEQA), and the Planning Commission previously adopted Class 1 (Existing Facilities) and Class 31 (Historical Resource Restoration/Rehabilitation) Categorical Exemptions for this Project. The original Class 1 and Class 31 Categorical Exemptions remain the independent judgment of the City, and no additional environmental review is required at this time.

*Ex Parte Communications: None*

Project Planner: Cindy Gordon, AICP, Principal Planner  
Project Applicant: Oakshire, LP  
Project Representative: Richard Lichtenstein, Marathon Communications  
Public Input: Steve Mayer

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Motion: MOVED by Commissioner Demeter, SECONDED by Commissioner Ross to adopt the resolution as presented 5-0).

AYES: Commissioners Ross, Demeter, Ostroff, Vice Chair Hudnut, Chair Licht

NOES: None

CARRIED

**5. 2021 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 2021 calendar year reporting period.

*Ex Parte Communications: None*

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

The Commission received the report, and had no questions or comments. As a matter of course, the report will be presented to the City Council at its March 15, 2022 meeting, and will then be submitted to the State before the April 1, 2022 deadline.

**STUDY SESSION**

• **GUEST SPEAKER – JOEL KOTKIN, AUTHOR AND PRESIDENTIAL FELLOW IN URBAN FUTURES AT CHAPMAN UNIVERSITY**

Informational presentation on affordable housing policies

The Commission received the presentation and asked questions regarding the information provided. No formal action was taken on this item.

**6. ACCESSORY DWELLING UNIT ORDINANCE STUDY SESSION**

An informational report on the Accessory Dwelling Unit Ordinance in single-family residential areas.

*Ex Parte Communications: None*

Project Planner: Reina Kapadia, AICP, Associate Planner  
Project Applicant: City Initiated  
Public Input: Murray Fischer, Darian Bojeaux, Steve Webb

The Commission received the staff report and public comments, and provided input for consideration in the drafting of the updated ordinance. Staff intends to conduct a community workshop to obtain additional input before presenting the draft ordinance to the Commission.

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## **COMMUNICATIONS FROM THE COMMISSION**

None

## **COMMUNICATIONS FROM STAFF**

- **City Planner Updates**

- City Planner Timothea Tway advised the Commission of the following:
  - The City Council is scheduled to return to in-person meetings beginning with its March 15, 2022 meetings, with Commissions to follow. Planning Commission meetings are expected to return to an in-person format in April.
  - The Cheval Blanc project team has requested to continue their item to a date uncertain as they continue to work through some of the comments from the Planning Commission.
  - The City Council's annual Installation of the Mayor and Vice Mayor will take place on Tuesday, April 5, 2022 at 7:00 PM at The Wallis.
  - The LA Marathon will take place on Sunday, March 20, 2022. There will be traffic impacts due to street closures. Additional information is available on the City's website at [beverlyhills.org/marathon](https://beverlyhills.org/marathon).

### **7. Building Permit Report – February**

- Received and filed

### **8. 2022 Meeting Schedule**

- Received and filed

## **ADJOURNMENT**

Date / Time: March 10, 2022 / 3:49 PM

PASSED AND APPROVED THIS 24<sup>TH</sup> DAY OF MARCH, 2022

*Andrew Licht*

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Andrew Licht, Chair