



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

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

March 24, 2022  
1:30 PM

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

Date/Time: March 24, 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, Judy Gutierrez, 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: 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 March 10, 2022.

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

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

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NOES: None

CARRIED

## **REPORTS FROM PRIORITY AGENCIES**

None

## **CONTINUED BUSINESS**

None

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

### **2. 1801 ANGELO DRIVE**

#### **Hillside R-1 Permits (PL2100106)**

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 an accessory building to be located within 100' of the front property line on an estate lot; and a Hillside R-1 Permit to allow a series of retaining walls to exceed 12'-0" in cumulative height. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider finding the project exempt from further review under CEQA.

*Ex Parte Communications: All five Planning Commissioners disclosed Brown Act-compliant site visits, all of which were also attended by City staff. All Commissioners advised that they remained open-minded on the project.*

Project Planner: Judy Gutierrez, Associate Planner  
Project Applicant: The Canyon Trust  
Project Representative: Jason Somers, Crest Real Estate  
Public Input: Stuart and Sandra Newmark

Motion: MOVED by Vice Chair Hudnut, 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

### **3. AN AMENDMENT TO THE GENERAL PLAN TO ADOPT AN UPDATED SAFETY ELEMENT**

The Planning Commission will consider a resolution of the Planning Commission recommending adoption of a revised Safety Element to the City Council. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider recommending that the City Council find this categorically exempt from further environmental review.

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*Ex Parte Communications: None*

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

Motion: MOVED by Vice Chair Hudnut, SECONDED by Commissioner Ostroff to adopt the resolution as presented (5-0).

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

NOES: None

CARRIED

**STUDY SESSION**

None

**COMMUNICATIONS FROM THE COMMISSION**

None

**COMMUNICATIONS FROM STAFF**

• **City Planner Updates**

- City Planner Timothea Tway advised the Commission of the following:
  - The City Council Installation will take place on Tuesday, April 5 at 7:00 PM.
  - The closure of the 400 block of North Crescent Drive for the Vanity Fair Oscars Party tent will last through March 31. Additional streets will be closed from 3:00 PM on Sunday March 27 through 2:00 AM on Monday, March 28.
  - A ribbon cutting ceremony for the Beverly Hills Water Treatment Plant is scheduled to take place on Monday, March 28 at 3:00 PM in the Public Works Courtyard at 345 Foothill Road.
  - On Sunday, April 3 from 9:00 AM until noon, the Beverly Hills Dance & Fitness Blast will take place on the Crescent Drive side of City Hall. The 400 block of North Crescent Drive will be closed from 8:00 AM to 1:00 PM that day.
  - Beginning with the April 14 meeting, Planning Commission meetings will return to an in-person format. In addition to providing comments in person, the public will still be able to provide comment by email, phone, or video.
  - The full fee has been paid for the appeal of the Planning Commission's decision regarding the project at 331 North Oakhurst Drive. A hearing date for the appeal will be set at an upcoming City Council meeting.
  - At its meeting on Tuesday, March 15, The City Council received the General Plan annual report, which had previously been reviewed by the Planning Commission, and directed staff to submit it to the State.
  - Also at the Tuesday, March 15 meeting, the City Council approved a request for a continuance for the appeal of the Planning Commission's decision regarding the project at 910 North Bedford Drive. If the appeal is heard, it is expected to take place in approximately six months.

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- At the upcoming City Council meeting on April 12, the City Council will consider items regarding the interim Medical Use ordinance, as well as the Code cleanup item recently reviewed by the Planning Commission.
- A community meeting is tentatively scheduled for May 2 to gather public input regarding potential uses for the Gale staging yard.
- Staff continues to work with City Council liaison regarding the new open air dining regulations and lessons learned from the Open BH program.
- Staff is actively working on addressing comments received by the State regarding the City's housing element.
- Staff continues progress in developing new rules for ADUs (Accessory Dwelling Units) in the City; a community meeting will be scheduled in the upcoming months to gather additional input from the public.
- A section has been added to the Current Projects List (also referred to as the case log) that lists concept reviews or preliminary housing applications that have been received.
- The requested study session discussion regarding In-Lieu Parking is anticipated to be on the May 12 Planning Commission agenda.
- As a reminder, the applicant team for the Cheval Blanc project has requested to continue the item to a date uncertain, thus no public hearing will take place this evening.

**4. Current Planning Projects List**

- Received and filed

**5. 2022 Meeting Schedule**

- Received and filed

**ADJOURNMENT**

Date / Time: March 24, 2022 / 2:37 PM

PASSED AND APPROVED THIS 14<sup>TH</sup> DAY OF APRIL, 2022

*Andrew Licht*

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Andrew Licht, Chair