



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

July 28, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: July 28, 2022 / 1:30 PM

PLEDGE OF ALLEGIANCE

SWEARING IN OF NEW COMMISSIONERS TERRI KAPLAN AND JEFF WOLFE

New Commissioners Kaplan and Wolfe were sworn in by City Clerk Huma Ahmed.

ROLL CALL

Commissioners Present: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter
Commissioners Absent: None
Staff Present: Ryan Gohlich, Timothea Tway, Cindy Gordon, Edgar Arroyo, Reina Kapadia, Alexandria Smille, Karen Myron, David Snow, Police Chief Mark Stainbrook

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 June 23, 2022.

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Motion: MOVED by Vice Chair Ross, SECONDED by Commissioner Ostroff to adopt the minutes as presented (3-0-2).

AYES: Commissioner Ostroff, Vice Chair Ross, Chair Demeter

NOES: None

ABSTAIN: Commissioners Wolfe, Kaplan

CARRIED

2. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONTINUING TO AUTHORIZE PUBLIC MEETINGS TO BE HELD VIA 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 Commissioner Kaplan, SECONDED by Vice Chair Ross to adopt the resolution as presented (5-0).

AYES: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

3. DRAFT ORDINANCE AMENDING THE MAXIMUM ALLOWABLE HEIGHTS FOR WALLS, FENCES, AND HEDGES IN CERTAIN SINGLE-FAMILY AND ALL MULTI-FAMILY RESIDENTIAL AREAS IN THE CITY

A discussion of proposed regulations pertaining to walls, fences, and hedges included in a draft ordinance for recommendation to the City Council.

Ex Parte Communications: None

Project Planner: Reina Kapadia, AICP, Associate Planner

Project Applicant: City Initiated

Public Input: Shelly Gros, Bonnie Ellen Kulick, David Gingold

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

AYES: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter

NOES: None

CARRIED

4. 9661 BRIGHTON WAY

Conditional Use Permit (PL2200020)

Request for a Conditional Use Permit (CUP) to allow for the establishment of a cosmetic spa (Eterne by ProTorc) on the ground floor of a commercial building. 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: Sonny Henty, Eterne by ProTorc

Project Representative: Susan Villain, Vue Ventures Inc.
Jonathen Day, Coscia Day Architecture & Design

Public Input: None

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

AYES: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter

NOES: None

CARRIED

5. 1510 LEXINGTON ROAD

Hillside R-1 Permits and Tree Removal Permit (PL1623294)

Request for a Hillside R-1 Permit to allow the total of the cumulative floor area developed on a site to exceed 15,000 square feet; a Hillside R-1 Permit to allow more than 3,000 cubic yards of earth material to be exported from a site; and a Tree Removal Permit to allow the removal of 10 protected trees associated with the construction of a new two-story single-family residence. 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: Edgar Arroyo, Senior Planner

Project Applicant: Lexington Prime Estate LLC

Project Representative: Russell Linch, RAL Design and Management Inc.
Murray Fischer, Law Offices of Murray D. Fischer
Ronald Richards

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Public Input: Nancy Krasne

Prior to a full discussion of the item, Commissioner Ostroff requested additional information regarding the project's history. The majority of the Commission supported reviewing this additional information prior to rendering a decision, and continued the project to the next Planning Commission meeting.

Motion: MOVED by Commissioner Ostroff, SECONDED by Commissioner Wolfe to continue the item to the August 11, 2022 Planning Commission meeting (5-0).

AYES: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter

NOES: None

CARRIED

The public hearing on this item remained open.

6. DRAFT ORDINANCE TO AMEND MEDICAL REGULATIONS

An Ordinance of the City of Beverly Hills to amend Beverly Hills Municipal Code sections related to medical use regulations applicable to certain commercial zones in the City. Per the direction of the City Council, the draft medical regulations would replace the Medical Conversion Urgency Ordinance (Urgency Ordinance No. 20-O-2826) that is currently in effect and will expire in November.

Ex Parte Communications: None

Project Planner: Chloe Chen, Associate Planner
Project Applicant: City Initiated
Public Input: Orna Wolens, Dar Mahboubi, Todd Johnson – Beverly Hills Chamber of Commerce, Deborah Kallick – Cedars Sinai

Motion: MOVED by Commissioner Kaplan, SECONDED by Vice Chair Ross to adopt the resolution as presented 5-0.

AYES: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter

NOES: None

CARRIED

STUDY SESSION

None

Vice Chair Ross and Commissioner Ostroff left the meeting at 4:43 PM.

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COMMUNICATIONS FROM THE COMMISSION

- Chair Demeter advised the public that they can opt in to receive email notices on a variety of City matters by signing up at beverlyhills.org/enotice.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Timothea Tway advised the Commission of the following:
 - The appeal of the Planning Commission's decision regarding operations at Spring Place has been scheduled for the second City Council meeting in November, which is on Tuesday, November 15.
 - The Public Works Department is conducting a Transit Feasibility Study, and invites Commissioners and the public to take a survey to help them understand how people get around Beverly Hills, and what transit is used. Additional information is available at beverlyhills.org/transitstudy.
 - The Planning Division is hosting an Accessory Dwelling Unit (ADU) community meeting on Wednesday, August 10 at 6:00 PM in the Library Auditorium. Virtual participation options will also be available.

7. Current Planning Projects List

- Received and filed

8. Building Permit Report - June

- Received and filed

9. 2022 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: July 28, 2022 / 4:47 PM

PASSED AND APPROVED THIS 11TH DAY OF AUGUST, 2022

Myra Demeter, Ph.D.

Myra Demeter, Ph.D., Chair