



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

PLANNING COMMISSION REGULAR MEETING

MINUTES

August 11, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 11, 2022 / 1:30 PM

PLEDGE OF ALLEGIANCE

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, 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 and absent objection from the Commission, the agenda was approved as amended, taking item #3, Cartier, ahead of item #2, 1510 Lexington Road.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of July 28, 2022.

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

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

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NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

(Taken out of Order)

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

3. 370 NORTH RODEO DRIVE (CARTIER)

Time Extension for a Development Plan Review and In Lieu Parking (PL2200297)

A request for a one-year Time Extension for a previously approved Development Plan Review and In Lieu Parking to allow the construction of a new three-story commercial building and participation in the City's In Lieu Parking Program for 44 parking spaces. 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 a Class 32 (In-Fill Development) Categorical Exemption for this project. The original Class 32 Categorical Exemption remains the independent judgment of the City, and no additional environmental review is required at this time.

Ex Parte Communications: Commissioner Ostroff disclosed meeting with Debbi Quick, and advised he remains open-minded on the project.

Project Planner: Cindy Gordon, AICP, Principal Planner

Project Applicant: Richemont North America

Project Representative: Joseph Park, Cartier
Deborah Quick, Perkins Coie LLP

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

(Return to Order)

CONTINUED BUSINESS

2. 1510 LEXINGTON ROAD

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

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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. *Continued from the July 28, 2022 Planning Commission Meeting.*

Ex Parte Communications: Commissioner Ostroff disclosed speaking with former Planning Commissioner Craig Corman, and having email exchanges and a brief conversation with Ron Richards. Commissioner Ostroff advised he remains open-minded on the project. Chair Demeter also disclosed speaking with Craig Corman. No other Commissioners had ex parte communications.

Project Planner: Edgar Arroyo, Senior Planner
Project Applicant: Lexington Prime Estate LLC
Project Representative: Russell Linch, RAL Design and Management Inc.
Ronald Richards, Law Offices of Ronald Richards
Public Input: Craig Corman

The Commission received the staff report, public input, and applicant team testimony. After discussion, the Commission was unable to reach unanimous consensus regarding whether or not the project should be considered a pipeline project, but did agree that revisions to the proposed project were necessary. As such, the Commission chose to bifurcate these elements and vote on them separately.

Motion: MOVED by Commissioner Ostroff, SECONDED by Chair Demeter to find that the project not be considered a pipeline project, therefore making the provisions of the Hillside Ordinance applicable (2-3).

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

FAILED

Motion: MOVED by Commissioner Wolfe, SECONDED by Commissioner Kaplan to consider the project a pipeline project as defined in the Beverly Hills Municipal Code (3-2).

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

CARRIED

Motion: MOVED by Commissioner Kaplan, SECONDED by Vice Chair Ross to continue the item to the October 13, 2022 Planning Commission meeting (5-0).

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

CARRIED

The public hearing on this item remained open.

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

• **City Planner Updates**

- City Planner Timothea Tway advised the Commission of the following:
 - Planning staff hosted a community meeting on Wednesday, August 10 to allow members of the public to ask questions and provide input on proposed amendments to the City's regulations for Accessory Dwelling Units (ADUs) in single-family areas of the City. A draft ordinance amending single-family ADU regulations will be presented to the Planning Commission in the coming months. ADU regulations for multi-family areas of the City will soon follow.
 - The appeal of the Planning Commission's decision regarding the project at 331 North Oakhurst Drive is scheduled for the City Council meeting on Tuesday, August 23.
 - In an effort to provide more proactive information about planning and planning projects to the public, newly-filed and notable project updates will be mentioned as part of City Planner Updates at regular Planning Commission meetings. Newly-filed/notable updates in the past two weeks are:
 - 208 North Crescent Drive – new application filed for a Development Plan Review and Density Bonus Permit for a new 10-unit multi-family building
 - 100 North Crescent Drive – addition to an existing commercial building – this project has been withdrawn.
 - Planning staff is working on Planning-related guides for the public. The first is on multi-family buildings and will contain information such as what can be built on a multi-family lot, affordable housing requirements, etc.

4. Current Planning Projects List

- Received and filed

5. Building Permit Report - July

- Received and filed

6. 2022 Meeting Schedule

- Received and filed

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ADJOURNMENT

Date / Time: August 11, 2022 / 4:57 PM

PASSED AND APPROVED THIS 25TH DAY OF AUGUST, 2022

Myra Demeter, Ph.D.

Myra Demeter, Ph.D., Chair