



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

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

September 8, 2022  
1:30 PM

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

Date/Time: September 8, 2022 / 1:30 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Present: Commissioners Wolfe, Kaplan, Vice Chair Ross, Chair Demeter  
Commissioners Absent: Commissioner Ostroff  
Staff Present: Timothea Tway, Cindy Gordon, Judy Gutierrez, 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, the agenda was approved as presented.

#### **CONSENT CALENDAR**

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

Consideration of Minutes of the Planning Commission regular meeting of August 25, 2022.

Motion: MOVED by Commissioner Kaplan, SECONDED by Commissioner Wolfe to adopt the minutes as presented (3-0-1-1).

AYES: Commissioners Wolfe, Kaplan, Chair Demeter  
NOES: None  
ABSENT: Commissioner Ostroff

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ABSTAIN: Vice Chair Ross

CARRIED

## **REPORTS FROM PRIORITY AGENCIES**

None

## **CONTINUED BUSINESS**

None

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

### **2. 313-323 NORTH RODEO DRIVE (DIOR)**

#### **Development Plan Review, Conditional Use Permit, In Lieu Parking, and Open Air Dining Permit (PL2100337)**

Request for a Development Plan Review to allow the construction of a new three-story commercial building with rooftop uses, a Conditional Use Permit to allow an alternative parking facility to meet the parking requirements set forth in the Beverly Hills Municipal Code, in Lieu Parking program, and an Open Air Dining Permit to operate approximately 1,444 SF of open air dining on private property. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider finding the project exempt from further review under CEQA.

*Ex Parte Communications: None*

Project Planner: Judy Gutierrez, Associate Planner  
Project Applicant: 319 North Rodeo LLC  
Project Representative: Ashok Vanmali and Andrew Rahhal, Gruen Associates  
Public Input: None

Motion: MOVED by Vice Chair Ross, SECONDED by Commissioner Wolfe to adopt the resolution as amended (4-0-1).

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

CARRIED

### **3. 2022 CONFLICT OF INTEREST CODE**

Annual review of the Planning Commission's Conflict of Interest Code

Public Input: None

Motion: MOVED by Commissioner Wolfe, SECONDED by Commissioner Kaplan to adopt the 2022 Conflict of Interest Code, with Exhibits A

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and B for the Planning Commission of the City of Beverly Hills as presented (4-0-1).

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

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:
    - A “Just in Case BH” informational meeting will be held on Thursday, September 15 from 6:00 – 8:00 PM at Greystone Mansion
    - As a reminder, there is a call to suspend all outdoor watering through September 20.
    - The annual 9/11 Ceremony will take place this Sunday, September 11 at 5:30 PM at the Fire Department. There is also an informal ceremony at 6:45 AM the same day.
    - The walls/fences/hedges ordinance and the medical use ordinance will both be presented to the City Council at its upcoming meeting on Monday, September 12.
    - Newly-filed/notable project update in the past two weeks:
      - Staff has received an application for the reauthorization of the Conditional Use Permit (CUP) and Extended Hours Permit for the Sixty Hotel at 9360 Wilshire Boulevard.

**4. Current Planning Projects List**

- Received and filed

**5. Building Permit Report - August**

- Received and filed

**6. 2022 Meeting Schedule**

- Received and filed

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**ADJOURNMENT**

Date / Time: September 8, 2022 / 2:47 PM

PASSED AND APPROVED THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2022

*Myra Demeter, Ph.D.*

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Myra Demeter, Ph.D., Chair