



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

In-Person / Telephonic / Video Conference Meeting

PLANNING COMMISSION REGULAR MEETING

MINUTES

September 22, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: September 22, 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, Stephanie Cao

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 September 8, 2022.

Motion: MOVED by Commissioner Kaplan, SECONDED by Vice Chair Ross to adopt the minutes as presented (4-0-1).

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

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ABSENT: Commissioner Ostroff

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 Vice Chair Ross, SECONDED by Commissioner Kaplan to adopt the resolution as presented (4-0-1).

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

NOES: None

ABSENT: Commissioner Ostroff

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

3. 140 LASKY DRIVE

Time Extension for a Development Plan Review, Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit (PL2200169)

Request for a one-year Time Extension for a previously approved Development Plan Review, Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit to allow for the construction and operation of a new four-story hotel with restaurant and rooftop uses at the property located at 140 Lasky Drive.

Ex Parte Communications: None

Project Planner: Edgar Arroyo, Senior Planner

Project Applicant: Boutique 140 Hotel, LLC

Project Representative: Michael Kollin, Kollin Altomare Architects, Inc.

Public Input: None

Motion: MOVED by Vice Chair Ross, SECONDED by Commissioner Kaplan to continue the item to a date uncertain (4-0-1).

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

CARRIED

4. 9777 WILSHIRE BOULEVARD (GALPIN LOTUS)

Conditional Use Permit (PL2200209)

Request for a Conditional Use Permit (CUP) to allow a vehicle sales use to occupy the ground floor of an existing multi-tenant building. 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. (Alexandria Smille, Associate Planner)

Ex Parte Communications: None

Project Planner: Alexandria Smille, Associate Planner
Project Applicant: Galpin Lotus
Project Representative: Jeff Skobin, Galpin Motors, Inc.
Public Input: None

Motion: MOVED by Commissioner Wolfe, SECONDED by Commissioner Kaplan to adopt the resolution as amended (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:
 - The next event in the Mayor's Mental Wellness Series will take place on Friday, September 23 at 11:30 AM outside on the Crescent Drive side of City Hall, where the Community will have the opportunity to hear from Dr. Deepak Chopra. The event is free, but seating is limited. Additional information is available at beverlyhills.org/mentalwellness.
 - At its meeting on Tuesday, September 20, the City Council considered the Cheval Blanc project, as well as the related appeal regarding the Tentative Tract Map. The Council voted 4-1 to return at the October 11 meeting to consider draft project approval documents, and to review the Development

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Agreement. The City Council was appreciative of the Planning Commission's hard work and thorough review of the project.

- The City Council also conducted second readings of the walls/fences/hedges ordinance and the medical use ordinance at the September 20 meeting. Both ordinance will go into effect in October.
- Newly-filed/notable project updates in the past two weeks:
 - Staff has received an application for a Development Plan Review and In Lieu Parking request to construct a third floor on an existing commercial building at 312 North Rodeo Drive. This will be a Planning Commission-level project.
 - Applications have been received for an entitlement renewal for 403 North Crescent Drive (Crescent Hotel), and an entitlement renewal for a Conditional Use Permit and Development Plan Review for a public dining facility at an existing hotel (Beverly Terrace Hotel). Both of these requests are staff-level reviews.

5. Current Planning Projects List

- Received and filed

6. 2022 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: September 22, 2022 / 2:43 PM

PASSED AND APPROVED THIS 13TH DAY OF OCTOBER, 2022

Myra Demeter, Ph.D.

Myra Demeter, Ph.D., Chair