



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

October 13, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: October 13, 2022 / 1:33 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, Chloe Chen, Karen Myron, David Snow, Josette Descalzo

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 22, 2022.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

2. CLIMATE ACTION AND ADAPTATION PLAN UPDATE

Informational Item to provide an update on the progress of the Climate Action and Adaptation Plan (CAAP)

Public Input: David Gingold

Environmental Compliance and Sustainability Manager Josette Descalzo provided a presentation and answered questions from the Commission and the public. No Commission action was taken on this item.

CONTINUED BUSINESS

3. 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. *Continued from the August 11, 2022 Planning Commission Meeting.*

Ex Parte Communications: Vice Chair Ross disclosed speaking with applicant representative Ron Richards, and advised he remains open-minded on the project. Commissioner Kaplan disclosed playing phone and email tag with Mr. Richards, but did not speak with him, and remains open-minded on the project. Commissioner Ostroff disclosed having several conversations with Mr. Richards, and remains open-minded on the project. Commissioner Wolfe disclosed speaking with Mr. Richards and Russell Linch, and advised he remains open-minded on the project. Chair Demeter had no 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: None

Motion: MOVED by Commissioner Ostroff, SECONDED by Commissioner Kaplan to direct staff to prepare resolutions that include draft findings for the Commission's consideration, for the requested R-1 Permits and Tree Removal Permit; to obtain, at the applicant's expense, an independent arborist's report on the condition of the

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trees which are requested to be removed; and to continue the item to the December 8, 2022 Planning Commission meeting (5-0).

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

CARRIED

The public hearing on this item remained open.

The Commission took a recess at 4:45 PM

The Commission reconvened at 4:54 PM

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

4. DRAFT ORDINANCE TO AMEND REGULATIONS RELATED TO THE ADJUSTMENT OF LOT LINES THAT WOULD CREATE OR EXPAND LOTS ACROSS THE JURISDICTIONAL BOUNDARIES OF THE CITY

An ordinance of the City of Beverly Hills to amend Beverly Hills Municipal Code sections to prohibit the creation or expansion of lots that cross the jurisdictional boundaries of the City. Per the direction of the City Council, the draft ordinance would replace the Urgency Ordinance (Urgency Ordinance No. 21-O-2833) that is currently in effect and will expire in January 2023. 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: Chloe Chen, Associate Planner
Project Applicant: City Initiated
Public Input: Flora Trostler, Karen Platt and Shahram Melamed – Trousdale Estates Neighborhood Association, Tina Sinatra

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

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

CARRIED

STUDY SESSION

None

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COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

- **City Planner Updates**

- City Planner Timothea Tway advised the Commission of the following:
 - On Monday, October 17 at 6:00 PM, the Planning Division will be hosting the second in a series of community meetings regarding the future use of the Gale Yard site. The meeting will take place in the Municipal Gallery, and a virtual participation option is also available.
 - At its meeting on Tuesday, October 11, the City Council provided direction for the Planning Commission to begin working on a potential ordinance to establish the ability to revoke entitlements that were approved based on untrue information.
 - The Beverly Hills Art Show is this weekend from 10:00 AM to 5:00 PM both Saturday and Sunday in Beverly Gardens Park
 - The Next Night street festival will take place on Saturday, October 22 from 4:00 – 9:00 PM on South Beverly Drive.
 - Newly-filed/notable project updates:
 - Staff has received an application for a new 18-unit, six-story condominium building at 227-231 North Swall Drive.
 - A concept review has been submitted for a 15-unit multi-family building at 344-348 North Oakhurst Drive. Concept reviews are preliminary project reviews; a formal application for this project has not been submitted.

5. Current Planning Projects List

- Received and filed

6. Building Permit Report – September

- Received and filed

7. 2022 Meeting Schedule

- Received and filed

8. 2023 DRAFT Meeting Schedule

- Received and filed; no changes were made to the draft dates

ADJOURNMENT

Date / Time: October 13, 2022 / 5:35 PM

PASSED AND APPROVED THIS 27TH DAY OF OCTOBER, 2022

Myra Demeter, Ph.D.

Myra Demeter, Ph.D., Chair