



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

February 9, 2023
1:30 PM

MEETING CALLED TO ORDER

Date/Time: February 9, 2023 / 1:32 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Commissioners Absent: None

Staff Present: Timothea Tway, Masa Alkire, Cindy Gordon, Kaitlin McCafferty, Chloe Chen, 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, the agenda was approved as presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of January 26, 2023.

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

Planning Commission Regular Meeting Minutes
February 9, 2023

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 all items on the Consent Calendar 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. 421 NORTH RODEO DRIVE

Conditional Use Permit (PL2200497)

Request for a Conditional Use Permit (CUP) to allow for the establishment of a cosmetic spa 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 consider finding the project exempt from further review under CEQA.

Ex Parte Communications: None

Project Planner: Kaitlin McCafferty, Associate Planner
Project Applicant: Integrative Wellness by Dr. Rahi
Project Representative: Daryoush Mahboubi-Fardi, Rodeo Collection LTG
Public Input: None

Motion: MOVED by Commissioner Wolfe, SECONDED by Commissioner Kaplan to adopt the resolution as presented (4-1).

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

CARRIED

Planning Commission Regular Meeting Minutes
February 9, 2023

4. A DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS ESTABLISHING PROHIBITIONS ON FRACTIONAL OWNERSHIP OF RESIDENTIAL AND COMMERCIAL PROPERTY AND AMENDING NOTICING REQUIREMENTS

An ordinance of the City of Beverly Hills to amend Beverly Hills Municipal Code sections to prohibit fractional ownership of residential and commercial properties in the city. The draft ordinance would replace the Interim Ordinance (Interim Ordinance No. 21-O-2841) that is currently in effect and will expire in July 2023, and amend noticing and neighborhood meeting provisions. 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, Senior Planner
Project Applicant: City Initiated
Public Input: None

Motion: MOVED by Vice Chair Ross, SECONDED by Commissioner Ostroff to continue the item to the March 9, 2023 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

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

Vice Chair Ross expressed concern regarding applicants entering new leases prior to receiving approval from the City for the intended uses. Assistant City Attorney David Snow advised that the leasing of private property is an agreement between private parties and it is the responsibility of those parties to obtain all required approval and such instances are not the direct responsibility of the City.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**

- City Planner Masa Alkire advised the Commission of the following:
 - The Spring Place project is expected to return to the Planning Commission at its April 27 meeting.
 - Progress on the crafting of permanent regulations for the Open BH program continues; an Ad Hoc meeting is scheduled for March 14 at 3:00 PM. The

Planning Commission Regular Meeting Minutes
February 9, 2023

meeting is open to the public, and participating restaurants are encouraged to attend.

- Applications for occupancy of the three one-bedroom affordable apartment units at 321-327 South Elm Drive will be accepted through February 17.
- The next Live with Lili will take place on Monday, February 13 at 7:00 PM in the Municipal Gallery.

5. Current Planning Projects List

- Received and filed

6. Building Permit Report – January

- Received and filed

7. 2023 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: February 9, 2023 / 3:55 PM

PASSED AND APPROVED THIS 23RD DAY OF FEBRUARY, 2023

Myra Demeter, Ph.D.

Myra Demeter, Ph.D., Chair