



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

March 9, 2023
1:30 PM

MEETING CALLED TO ORDER

Date/Time: March 9, 2023 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter
Commissioners Absent: None
Staff Present: Masa Alkire, Cindy Gordon, Chloe Chen, Didier Murillo, 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 February 23, 2023.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 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. *This item was previously reviewed at the February 9th Planning Commission regular meeting, and was continued to this meeting for further discussion.* (Chloe Chen, Senior Planner)

Ex Parte Communications: None

Project Planner: Chloe Chen, Senior Planner
Project Applicant: City Initiated
Public Input: None

Motion: MOVED by Commissioner Wolfe, 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

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

**3. 312-314 NORTH RODEO DRIVE (ROLEX/PATEK PHILIPPE)
Development Plan Review (PL2200423)**

Request for a Development Plan Review to allow for the construction of a third story addition with an outdoor terrace on an existing 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.

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Ex Parte Communications: None

Project Planner: Didier Murillo, Associate Planner
Project Applicant: Rodeo Family LLC
Project Representative: Ashok Vanmali and Jasmine Choi, Gruen Associates
Public Input: None

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

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

NOES: None

CARRIED

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

• **City Planner Updates**

- City Planner Masa Alkire advised the Commission that the Draft EIR Scoping Meeting for the proposed project at 9600 Wilshire Boulevard (commonly referred to as the Saks Project) will take place on Wednesday, March 29 at 7:00 PM in the Municipal Gallery.

4. Current Planning Projects List

- Received and filed; Newly filed/notable project updates include:
 - The L'Ermitage Hotel has submitted requests for a Zone Text Amendment as well as for amendments to existing conditions
 - Staff has recently received several new preliminary housing applications

5. Building Permit Report – February

- Received and filed

6. 2023 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: March 9, 2023 / 2:19 PM

PASSED AND APPROVED THIS 23RD DAY OF MARCH, 2023

Myra Demeter, Ph.D.

Myra Demeter, Ph.D., Chair