



**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 23, 2023  
1:30 PM

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

Date/Time: March 23, 2023 / 1:30 PM

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Present: Commissioners Wolfe, Kaplan, Vice Chair Ross, Chair Demeter  
Commissioners Absent: Commissioner Ostroff  
Staff Present: Masa Alkire, Cindy Gordon, Edgar Arroyo, 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 March 9, 2023.

Motion: MOVED by Vice Chair Ross, SECONDED by Commissioner Kaplan 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

## REPORTS FROM PRIORITY AGENCIES

None

## CONTINUED BUSINESS

None

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

### 2. 9900 NORTH SANTA MONICA BOULEVARD

#### **Zone Text Amendment and Conditional Use Permit (PL2100326)**

City-initiated Zone Text Amendment to add surface parking lots, film production staging, construction staging and related storage of materials and partial assembly of temporary model building components and temporary construction offices and related structures as allowable conditionally permitted uses within the City's T-1 and T-2 Transportation Zones. Additionally, a Conditional Use Permit request by the property owner of 9900 North Santa Monica Boulevard to allow for construction related parking and staging uses associated with an off-site development project. 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: Edgar Arroyo, Senior Planner  
Project Applicant: City Initiated (Zone Text Amendment)  
Roxbury Managers LTD (Conditional Use Permit)  
Project Representative: Spencer Kallick, Allen Matkins Leck Gamble Mallory & Natsis LLP  
Public Input: None

Motion: MOVED by Commissioner Wolfe, SECONDED by Commissioner Kaplan to adopt the resolution recommending the Zone Text Amendment as presented (5-0).

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

CARRIED

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

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

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NOES: None  
ABSENT: Commissioner Ostroff

CARRIED

**STUDY SESSION**

None

**COMMUNICATIONS FROM THE COMMISSION**

None

**COMMUNICATIONS FROM STAFF**

• **City Planner Updates**

- City Planner Masa Alkire advised the Commission of the following:
  - The Community Development Department hosted the Team Beverly Hills group on Wednesday, March 15. Chair Demeter briefly spoke to the group, sharing her experience as a Commissioner.
  - Senior Planner Judy Gutierrez recently participated in Career Day at Beverly Hills High School, speaking to the students about Urban Planning.
  - The last Business with Bosse will take place on Wednesday, March 29 at 5:00 PM at Mastro's Steakhouse, located at 246 North Cañon Drive.
  - 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.
  - The annual City Council Installation Ceremony will take place on Tuesday, April 4 at 7:00 PM at the Wallis. The public is welcome to attend.

**3. Current Planning Projects List**

- Received and filed

**4. 2023 Meeting Schedule**

- Received and filed

**ADJOURNMENT**

Date / Time: March 23, 2023 / 2:36 PM

PASSED AND APPROVED THIS 13<sup>TH</sup> DAY OF APRIL, 2023

*Myra Demeter, Ph.D.*

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Myra Demeter, Ph.D., Chair