



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

August 24, 2023
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 24, 2023 / 1:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Wolfe, Demeter, Ostroff, Vice Chair Kaplan, Chair Ross
Commissioners Absent: None
Staff Present: Masa Alkire, Cindy Gordon, Judy Gutierrez, Alexandria Smille, Karen Myron, Cynthia Owens, David Snow, Zachary Heinselman

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, and absent objection from the Commission, the agenda was approved as amended, taking City Planner Updates immediately after the Consideration of Minutes.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of August 10, 2023.

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

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

CARRIED

Taken Out of Order

• **City Planner Updates**

- City Planner Masa Alkire introduced new Associate Planners Philip Coronel, Aaron Savage, Patrick Achis, and Deborah Hong; and reintroduced current Principal Planner Ray Balderas and Associate Planners Didier Murillo and Minjee Hahm; and explained their new roles within the Planning Division.

Return to Order

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

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

2. 9882 SOUTH SANTA MONICA BOULEVARD

Extended Hours Permit Renewal/Amendment and Conditional Use Permit (PL2300002)

A request to renew the existing Extended Hours Permit to allow the continued operation of the hotel's rooftop and ground floor dining areas and to amend the Extended Hours Permit to remove the condition requiring periodic renewal, and a Conditional Use Permit to allow an addition to an existing hotel. 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: Alexandria Smille, Associate Planner

Project Applicant: The Belvedere Hotel Partnership

Project Representatives: Michael Tenner

Offer Nissenbaum

Daniel Clinger, AIA

Public Input: Ari Eisenberg – Impact Real Estate Group LLC, Randy Steinberg

Motion: MOVED by Chair Ross, SECONDED by Vice Chair Kaplan to continue the item to the October 26, 2023 Planning Commission regular meeting (5-0).

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

CARRIED

The public hearing on this item remained open.

Citing property ownership less than 500 feet from the subject project, Vice Chair Kaplan recused from item #3 and left the room at 2:36 PM.

**3. 9460 WILSHIRE BOULEVARD
Conditional Use Permit (PL2300098)**

Request for a Conditional Use Permit to allow a vehicle sales use to occupy the ground floor of an existing multi-tenant building for the establishment of a vehicle showroom. 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: Judy Gutierrez, Associate Planner
Project Applicant: 9460 Wilshire Blvd (BH) Owner, L.P. & 9460 Wilshire Blvd (BH) GP, LLC
Project Representatives: Murray D. Fischer, Law Offices of Murray D. Fischer
Mark Hershman
Thomas O’Gara
Public Input: David Gingold, Rico Clement

Motion: MOVED by Commissioner Demeter, SECONDED by Commissioner Ostroff to adopt the resolution as amended (4-0-1).

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

CARRIED

The Commission took a recess at 3:36 PM.

The Commission reconvened at 3:46 PM, with all five Commissioners present.

4. NON-STOREFRONT, DELIVERY-ONLY MEDICAL CANNABIS RETAIL BUSINESSES

An ordinance of the City of Beverly Hills amending Article 47 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code establishing non-storefront, delivery-only medical cannabis retail as a conditionally permitted use for properties located in portions of the C-3 zone and adding Article 23 to Chapter 2 of Title 4 of the Beverly Hills Municipal Code establishing regulatory and operational restrictions for such retailers and making a determination of exemption from the California Environmental Quality Act.

Ex Parte Communications: None

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Project Planner: Cynthia Owens, Municipal Affairs Program Manager
Project Applicant: City Initiated
Public Input: None

Motion: MOVED by Commissioner Demeter, SECONDED by Commissioner Wolfe to adopt the resolution as presented (5-0).

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

NOES: None

CARRIED

Commissioner Demeter left the meeting at 4:16 PM.

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

5. Current Planning Projects List

- Received and filed

6. Building Permit Report – July

- Received and filed

7. 2023 Meeting Schedule

- Received and filed; Vice Chair Kaplan will not be present at the November 9 meeting.

ADJOURNMENT

Date / Time: August 24, 2023 / 4:17 PM

PASSED AND APPROVED THIS 14TH DAY OF SEPTEMBER, 2023

Gary B. Ross

Gary B. Ross, Chair