MEETING CALLED TO ORDER
Date/Time: July 28, 2022 / 1:30 PM

PLEDGE OF ALLEGIANCE

SWEARING IN OF NEW COMMISSIONERS TERRI KAPLAN AND JEFF WOLFE

New Commissioners Kaplan and Wolfe were sworn in by City Clerk Huma Ahmed.

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, Reina Kapadia, Alexandria Smille, Karen Myron, David Snow, Police Chief Mark Stainbrook

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 June 23, 2022.
Motion: MOVED by Vice Chair Ross, SECONDED by Commissioner Ostroff to adopt the minutes as presented (3-0-2).

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

CARRIED

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

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 the resolution 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. DRAFT ORDINANCE AMENDING THE MAXIMUM ALLOWABLE HEIGHTS FOR WALLS, FENCES, AND HEDGES IN CERTAIN SINGLE-FAMILY AND ALL MULTI-FAMILY RESIDENTIAL AREAS IN THE CITY

A discussion of proposed regulations pertaining to walls, fences, and hedges included in a draft ordinance for recommendation to the City Council.

Ex Parte Communications: None

Project Planner: Reina Kapadia, AICP, Associate Planner
Project Applicant: City Initiated
Public Input: Shelly Gros, Bonnie Ellen Kulick, David Gingold
Motion: MOVED by Commissioner Wolfe, SECONDED by Commissioner Ostroff to adopt the resolution as presented (5-0).

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

NOES: None

CARRIED

4. 9661 BRIGHTON WAY
   Conditional Use Permit (PL2200020)
   Request for a Conditional Use Permit (CUP) to allow for the establishment of a cosmetic spa (Eterne by ProTorc) 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 also consider finding the project exempt from further review under CEQA.

   Ex Parte Communications: None

   Project Planner: Alexandria Smille, Associate Planner
   Project Applicant: Sonny Henty, Eterne by ProTorc
   Project Representative: Susan Villain, Vue Ventures Inc.
   Jonathen Day, Coscia Day Architecture & Design

   Public Input: None

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

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

NOES: None

CARRIED

5. 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.

   Ex Parte Communications: None

   Project Planner: Edgar Arroyo, Senior Planner
   Project Applicant: Lexington Prime Estate LLC
   Project Representative: Murray Fischer, Law Offices of Murray D. Fischer
   Ronald Richards
Public Input: Nancy Krasne

Prior to a full discussion of the item, Commissioner Ostroff requested additional information regarding the project’s history. The majority of the Commission supported reviewing this additional information prior to rendering a decision, and continued the project to the next Planning Commission meeting.

Motion: MOVED by Commissioner Ostroff, SECONDED by Commissioner Wolfe to continue the item to the August 11, 2022 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.

6. DRAFT ORDINANCE TO AMEND MEDICAL REGULATIONS

An Ordinance of the City of Beverly Hills to amend Beverly Hills Municipal Code sections related to medical use regulations applicable to certain commercial zones in the City. Per the direction of the City Council, the draft medical regulations would replace the Medical Conversion Urgency Ordinance (Urgency Ordinance No. 20-O-2826) that is currently in effect and will expire in November.

Ex Parte Communications: None

Project Planner: Chloe Chen, Associate Planner
Project Applicant: City Initiated
Public Input: Orna Wolens, Dar Mahboubi, Todd Johnson – Beverly Hills Chamber of Commerce, Deborah Kallick – Cedars Sinai

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

Vice Chair Ross and Commissioner Ostroff left the meeting at 4:43 PM.
COMMUNICATIONS FROM THE COMMISSION

- Chair Demeter advised the public that they can opt in to receive email notices on a variety of City matters by signing up at beverlyhills.org/enotice.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
  - City Planner Timothea Tway advised the Commission of the following:
    - The appeal of the Planning Commission’s decision regarding operations at Spring Place has been scheduled for the second City Council meeting in November, which is on Tuesday, November 15.
    - The Public Works Department is conducting a Transit Feasibility Study, and invites Commissioners and the public to take a survey to help them understand how people get around Beverly Hills, and what transit is used. Additional information is available at beverlyhills.org/transitstudy.
    - The Planning Division is hosting an Accessory Dwelling Unit (ADU) community meeting on Wednesday, August 10 at 6:00 PM in the Library Auditorium. Virtual participation options will also be available.

7. **Current Planning Projects List**
   - Received and filed

8. **Building Permit Report - June**
   - Received and filed

9. **2022 Meeting Schedule**
   - Received and filed

ADJOURNMENT
Date / Time: July 28, 2022 / 4:47 PM

PASSED AND APPROVED THIS 11TH DAY OF AUGUST, 2022

Myra Demeter, Ph.D.
Myra Demeter, Ph.D., Chair