

A detailed Commission packet is available for review in the Library and the City Clerk's Office.



In accordance with the Americans with Disabilities Act, 280A is wheelchair accessible and is equipped with audio equipment for the hearing impaired. If you need special assistance to attend this meeting, please contact the Planning Division at 310-285-1126 or TTY (310) 285-6881. Please notify the Planning Division at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office. (Note: Appeal Fee Required.)

**CITY OF BEVERLY HILLS
Room 280A
455 North Rexford Drive
Beverly Hills, California 90210**

PLANNING COMMISSION REGULAR MEETING

AGENDA

**Thursday, November 10, 2022
1:30 p.m.**

Please be advised that pre-entry metal detector screening requirements are now in place at City Hall. Members of the public are requested to plan visits accordingly.

Pursuant to Government Code Section 54953, members of the Beverly Hills Planning Commission and staff may participate in this meeting in person or via a teleconference. Members of the public may participate in the meeting by attending in-person or telephonically; and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable.

Anyone who participates at the meeting and/or enters the City Council Chamber or Commission meeting room is subject to having their image and/or voice displayed. These recordings will remain publicly accessible in perpetuity.

How to Submit Public Comment:

Oral Comment / Listen Only: 310-288-2288

Email: commentPC@beverlyhills.org

Video: <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210)

To watch video live: <https://www.beverlyhills.org/live>

In Person: Submit a speaker card to the Recording Secretary at the meeting

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email.

In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record.

The Commission may act on any item listed on the agenda.

OPEN MEETING

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMUNICATIONS FROM THE AUDIENCE

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. Unless extended by the Chair, applicant presentations are limited to fifteen (15) minutes, and public remarks are limited to three (3) minutes.

1. State your Name and Address.

2. Organization you represent if any.

3. Your Statement should include all pertinent facts within your knowledge. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, 10 copies of the material must be delivered to the Planning office no later than 8 calendar days

before the date of the Planning Commission Hearing.

Written material (10 copies) that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda.

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.

APPROVAL OF AGENDA

With the concurrence of the Commission, the Chair may choose to amend the order of the items on the agenda.

CONSENT CALENDAR

1. **CONSIDERATION OF MINUTES - Consideration of Minutes of the Planning Commission regular meeting of October 27, 2022.**

Tab 1 - October 27, 2022 Minutes

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.**

Tab 2 - Meetings Via Teleconference

REPORTS FROM PRIORITY AGENCIES - None

CONTINUED BUSINESS - None

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

3. **9665 WILSHIRE BOULEVARD Conditional Use Permit (PL2200226) - Request for a Conditional Use Permit (CUP) to allow a vehicle sales use to occupy the ground floor of an existing multi-tenant 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. (Alvaro Gomez, AICP, Associate Planner).**

Tab 3 - 9665 Wilshire Boulevard

Tab 3 - 9665 Wilshire Boulevard, Plans

STUDY SESSION

4. **469 NORTH DOHENY DRIVE - Study Session Regarding Processing Requirements for the Renewal of a Conditional Use Permit, Development Plan Review, and Extended Hours Permit (PL2200416)**

This report is intended to inform the Planning Commission that a timely request for renewal was filed, and to request that the Planning Commission provide direction regarding the level of review for the renewal of a Conditional Use Permit to allow a dining facility in a non-conforming hotel to be open to the public, a Development Plan Review to operate an open air dining area, and an Extended Hours Permit to allow restaurant and open air dining during extended hours for the Beverly Terrace Hotel located at 469 North Doheny Drive.

Tab 4 - 469 North Doheny Drive

COMMUNICATIONS FROM THE COMMISSION

COMMUNICATIONS FROM STAFF

*** City Planner Updates**

5. **Current Planning Projects List**

Tab 5 - Current Planning Projects List

6. **Building Permit Report - October**

Tab 6 - Building Permit Report - October

7. **2022 Meeting Schedule**

Tab 7 - 2022 Meeting Schedule

8. **2023 Meeting Schedule**

Tab 8 - 2023 Meeting Schedule

ADJOURNMENT