



CITY OF BEVERLY HILLS
455 N. Rexford Drive
Beverly Hills, CA 90210
Room 280-A / City Council Chambers

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

May 12, 2016
1:30 PM

MEETING CALLED TO ORDER (*Room 280-A*)

Date/Time: May 12, 2016 / 1:34 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani,
Chair Block

Commissioners Absent: None

Staff Present: Ryan Gohlich, Masa Alkire, Timothea Tway, Andre Sahakian,
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.

Speakers: None

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as presented.

CONSENT CALENDAR

Consideration of Minutes

1. Consideration of Minutes of the Planning Commission regular meeting of April 28, 2016.

Motion: MOVED by Commissioner Corman, SECONDED by Vice Chair Shooshani to adopt the Consent Calendar as presented (5-0).

AYES: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani,
Chair Block

NOES: None

CARRIED

2. Consideration of Minutes of the Planning Commission special meeting of May 2, 2016.

Motion: Motion by Order of the Chair to adopt the minutes as presented (5-0).

AYES: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani, Chair Block

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

No items

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

Citing membership at the Beverly Hills Women's Club, and occasional performances as a harpist at the Peninsula Hotel, Commissioner Gordon recused from Items #3 and #4, respectively, leaving the room at 1:37 pm.

**3. 1700 Chevy Chase Drive (Beverly Hills Women's Club)
Zone Text Amendment**

Consider a resolution recommending to the City Council an ordinance amending Beverly Hills Municipal Code Section 10-3-507 pertaining to the Beverly Hills Women's Club

Ex Parte Communications: Commissioner Fisher disclosed communications from Larry Larson and Louis Lipofsky; Commissioner Corman disclosed a phone conversation with Larry Larson

Assistant City Attorney David Snow clarified that Item #3 was brought to the Planning Commission at the request/direction of the City Council.

Prior to the commencement to of the hearing, the President of the Beverly Hills Women's Club formally withdrew the request for proposed changes to the Beverly Hills Municipal Code. With the absence of an active request, no staff report was provided, however, public comment was received.

Planner: Timothea Tway, Associate Planner

Applicant: City Initiated Project

Public Input: Louis Lipofsky, Charles Reilly, David Lewin, Cathy Conway, Adam Winnich, Kamran Mehdian, Dori Kenneally, Larry Larson (letter read into record by Patsy Neu)

The Commission received public comments, but took no action on this item.

**4. 9882 South Santa Monica Boulevard (The Peninsula Hotel)
Extended Hours Permit**

Request for an Extended Hours Permit to allow operation of hotel rooftop and ground-floor dining areas in a Commercial-Residential Transition Area.

Planner: Masa Alkire, Principal Planner
Applicant: Mitchell J. Dawson
Public Input: Gordon Gelfond, Mark Elliot

Motion: MOVED by Commissioner Corman, SECONDED by Vice Chair Shooshani to adopt the resolution as amended (4-0-1).

AYES: Commissioners Fisher, Corman, Vice Chair Shooshani, Chair Block

NOES: None

RECUSED: Commissioner Gordon

CARRIED

The Commission took a recess at 2:57 pm.

The Commission reconvened at 3:08 pm, with Commissioner Gordon re-joining the meeting.

**5. 9360 Wilshire Boulevard (Sixty Beverly Hills, formerly the Thompson Hotel)
Conditional Use Permit and Extended Hours Permit**

Request for a Conditional Use Permit and an Extended Hours Permit to allow the operation of hotel rooftop facilities and to allow operation of the rooftop space during extended hours in a Commercial – Residential Transition Area.

Planner: Masa Alkire, Principal Planner
Applicant: Mitchell J. Dawson
Public Input: None

Motion: MOVED by Commissioner Corman, SECONDED by Vice Chair Shooshani to adopt the resolution as amended (5-0).

AYES: Commissioners Gordon, Fisher, Corman, Vice Chair Shooshani, Chair Block

NOES: None

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- Committee Reports

- No Committee Reports
- Commissioner Communications
 - Commissioner Gordon requested notification be made to the Commission of Director-level approvals

COMMUNICATIONS FROM STAFF

6. Upcoming Projects List

- Received and filed

7. 2016 Meeting Schedule

- Received and filed; the Commission acknowledged that June 23, 2016 will be Commissioner Corman's last meeting as a Planning Commissioner.
- City Planner Updates
 - City Planner Ryan Gohlich provided updates on the following:
 - An appeal has been filed regarding the Planning Commission's April 28, 2016 decision for the project at 9570 Virginia Place.
 - The Lexus / Infiniti project at 9031 Olympic Boulevard is scheduled to be heard at the May 17, 2016 City Council meeting.
 - The project at 9291 Burton Way (L'Ermitage Hotel) is scheduled for a call up discussion at the May 17, 2016 City Council Study Session.

Citing membership at the Los Angeles Country Club and a potential subsequent conflict of interest for the project at 9900 Wilshire Boulevard, Commissioner Corman recused from item #8 and left the meeting at 4:19 pm.

The Commission took a recess at 4:19 pm.

The Commission reconvened at 7:04 pm in City Council Chambers

8. 9900 Wilshire Boulevard (One Beverly Hills) Draft Supplemental Environmental Impact Report

Pursuant to the provisions set forth in the California Environmental Quality Act, the Commission will review and comment on a Draft Supplemental Environmental Impact Report (Draft SEIR) prepared for a request to amend the 9900 Wilshire Specific Plan. The request includes conversion of a portion of the previously approved project from condominiums and retail into a luxury hotel with ancillary uses. The proposed project also includes rooftop amenities, open air dining areas, and a new motor court access from Santa Monica Boulevard.

Planner:	Andre Sahakian, Associate Planner
Applicant:	Wanda Beverly Hills Properties, LLC
Public Input:	John Peterson - Belvedere Hotel Partnership, Alma Ordaz, Yar Meshkaty, Markus Canter, Jean Huang, AJ Wilmer

The applicant team provided a presentation of the proposed amended project. The Commission asked clarifying questions and provided feedback, but took no formal action on this item.

ADJOURNMENT (*City Council Chambers*)

Date / Time: May 12, 2016 / 9:05 PM

PASSED AND APPROVED THIS 26TH DAY of MAY, 2016

Alan Robert Block, Chair