



**CITY OF BEVERLY HILLS
CITY COUNCIL SPECIAL MEETING
MINUTES
November 7, 2016**

The City Council Special Meeting was held in the Council Chamber at 2:30 pm.

PLEDGE OF ALLEGIANCE led by Zale Richard Rubins

A. ROLL CALL

Present: Councilmember Reims, Councilmember Gold, Councilmember Bosse, Vice Mayor Krasne, and Mayor Mirisch
Absent: None

B. ORAL COMMUNICATIONS

1. TELEPHONE CALL-IN (310.285.1020) (Members of the public are invited to place telephone calls to comment on issues that do not appear on the evening's agenda. The City Council will take up to three telephone calls per meeting. Comments on the evening's agenda must be made in person as the item comes before the City Council.)

None

2. AUDIENCE COMMENTS. Any person wishing to address the City Council on any matter not on the agenda may do so at this time. However, the State open meetings law (Government Code Section 54950 et seq.) prohibits the City Council from providing a detailed response or acting upon any item not contained on the agenda posted 72 hours before a regular meeting and 24 hours before a special meeting. If you wish to address the City Council at this time, please complete a speaker's card and give it to the City Clerk prior to the commencement of the meeting. Please use the microphone provided, clearly stating your name for the official record and courteously limiting your remarks to three (3) minutes so others may have the opportunity to speak as well.

1. Alan Kaye
2. Robbie Anderson

C. PUBLIC HEARING

This being the time and place set, a public hearing was held to consider:

TO CONSIDER:

1. 9900 WILSHIRE BOULEVARD SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT, AND FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT TO CONVERT A PORTION OF THE PREVIOUSLY APPROVED PROJECT FROM CONDOMINIUMS AND RETAIL SPACE 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 NORTH SANTA MONICA BOULEVARD (ONE BEVERLY HILLS PROJECT).

Comment: The 9900 Wilshire Specific Plan was approved in 2008, with an Administrative Modification approved in 2012. The Approved Project consisted of 235 condominiums and 15,856 square feet of retail uses. A request has been made to amend the previously approved 9900 Wilshire Specific Plan and associated Development Agreement to replace 42 of the previously approved condominiums with a 134 room luxury hotel with ancillary bar/dining and other uses, rooftop amenities, and open air dining areas. The proposed project also includes a new motor court access from North Santa Monica Boulevard. At a Special Meeting on October 19, 2016, the Planning Commission adopted a resolution recommending that the City Council adopt these amendments and a development agreement between the City and Wanda Beverly Hills Properties, LLC, and made a recommendation to certify the Final Supplemental Environmental Impact Report under the California Environmental Quality Act.

The notice of the hearing was published as required by law and an affidavit to this effect is on file with the City Clerk.

Councilmembers Reims and Bosse, Vice Mayor Krasne and Mayor Mirisch disclosed their ex-parte communications. Councilmember Gold indicated that he did not have anything to disclose. City Attorney Wiener explained the items that will be grounds for recusal.

The reports of the Assistant Director of Community Development/City Planner and the Associate Planner and the record of the Community Development Department in this matter are made a part of the record of this hearing.

Assistant Director of Community Development/City Planner Ryan Gohlich presented a PowerPoint and oral report discussing the order that will be followed and the items that will be presented. He provided a brief overview of the project site, timeline of the project, the approved 2008 project, the administrative modification approved in December 2012, the proposed project and changes in land use, a comparison of the approved and proposed projects, the CEQA/supplemental environmental impact report and assessments conducted, and the Planning Commission (PC) meetings conducted to review the project.

Associate Planner and Project Manager Andre Sahakian provided a summary of the analyses and comments of the PC during their deliberations of the site planning and change of use. Sarah Brandenburg from Fehr and Peers discussed the traffic and circulation analysis. Mr. Sahakian discussed the parking and loading analyses. Joe Power from Rincon Consultants spoke about the noise analysis. Mr. Sahakian spoke about the construction management analysis, simultaneous events analysis, limousine and ride share staging analysis, and the development agreement analysis.

Speaking:

1. Lisa Korbatov and Steve Kessler, Beverly Hills Unified School District
2. Alma Ordaz
3. Blair Schlecter, Beverly Hills Chamber of Commerce
4. John Peterson, Belvedere Hotel Partnership
5. Robert Tanenbaum
6. Sandy Pressman
7. Harvey Englander read a letter from Harvey Weinstein
8. Virginia Maas
9. Vicky Mense
10. Marcia Smith read a letter on behalf of UTA
11. Richard Gordon
12. Ron Demeter
13. Karén Setian
14. Jon Gluck

The Planning Commissioners each presented a report on their findings and recommendations.

Mr. Rohan a'Beckett from the Wanda Group, developer of the One Beverly Hills project, presented an overview of the Wanda Hotels and Resorts and the timeline for the project. Jay Newman provided more details about the project. Michael Palladino from Richard Meier Architects spoke about the landscape and architecture of the project.

President of Oasis West Realty Mr. Ted Kahan, President of Gibson Transportation Consulting Mr. Patrick Gibson, Attorneys Benjamin Hanelin and George Mihalsten, on behalf of the Beverly Hilton project, spoke in opposition of the One Beverly Hills project citing traffic, space, design and other issues.

City Council took a 45-minute dinner break at 6:30pm, resuming at 7:15pm with all Councilmembers present.

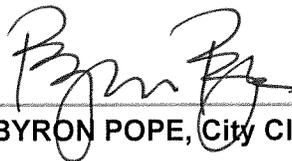
Mr. Gohlich, Mr. Sahakian, Mr. Wiener, City Manager Mahdi Aluzri, Ms. Brandenburg, Mr. Power, Mr. Newman, and Mr. Palladino responded to City Council questions regarding various aspects of the project.

Mayor Mirisch directed that the Council questions continue to tomorrow's meeting beginning with Councilmember Bosse's questions.

D. ADJOURNMENT

Mayor Mirisch, with the consent of the City Council, adjourned the meeting at 10:08pm for continuation to the Special Meeting on November 8, 2016 at 2:15pm.

PASSED, Approved and Adopted
this 20th day of December, 2016


BYRON POPE, City Clerk

JOHN A. MIRISCH, MAYOR

This meeting was broadcast on live television, on City of Beverly Hills municipal government television access Channel BHTV10 Time Warner Cable.