



**CITY OF BEVERLY HILLS  
CITY COUNCIL  
SPECIAL MEETING  
April 08, 2008**

The Special Meeting of the City Council of Beverly Hills was held in the Council Chambers at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**A. ROLL CALL**

Present: Councilmember Delshad, Councilmember Krasne,  
Councilmember Briskman, Vice Mayor Fenton, and Mayor  
Brucker  
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.

At the request of Mayor Brucker, Fire Chief Tim Scranton addressed and answered questions regarding a recent issue on April 3rd at a Veneco Oil site location in Beverly Hills.

1. Jody Kleinman spoke about the Venoco oil spill at the Beverly Hills High School campus (as reported above by the Fire Chief) and discussed a reporting protocol in such instances.

Mayor Brucker requested the City Attorney review the Municipal Code regarding oil production in the City.

2. Dr. Matthew Finerman mentioned a recent article in the Beverly Hills Courier relating to the Beverly Hills North Homeowners Association's property taxes and the Beverly Hilton's taxes paid to the City.

3. Paul Bernstein reported an incident at a project on the corner of Wilshire and Canon Drive this morning involving removal of trees.

City Manager Roderick Wood indicated staff will look into this.

4. John Mirisch raised concerns with the 9900 Wilshire Boulevard project.

5. Lori Greene Gordon spoke on behalf of a newly formed organization in the City called JPAforalBH.com regarding funding for the Joint Powers Agreement (JPA) with the School District.

#### C. PUBLIC HEARING

TO SET:

None

TO CONSIDER:

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

1. CONSIDERATION OF PLANNING COMMISSION'S RECOMMENDATION FOR APPROVAL OF A GENERAL PLAN AMENDMENT, ZONE TEXT AMENDMENT, ZONE CHANGE, SPECIFIC PLAN, DEVELOPMENT AGREEMENT AND ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MIXED USE PROJECT AT 9876 WILSHIRE BOULEVARD (THE BEVERLY HILTON REVITALIZATION PROJECT). Comment: The proposed project is located on an approximate 8.9-acre site at the intersection of Wilshire and Santa Monica Boulevards and is currently developed with the Beverly Hilton and ancillary facilities. The proposed project would include redevelopment and reconfiguration of the site by adding guestrooms to the Beverly Hilton hotel as well as new hotel support, retail, and office facilities, a conference room, outdoor landscaped areas, a new five-star Waldorf Astoria Hotel and separate condominium buildings. Parking would be provided in a subterranean garage. This meeting is a continuation

from the Special City Council Meetings held on Tuesday March 25, 2008, Thursday March 27, 2008 and the Regular Formal Meeting held on Tuesday April 1, 2008.

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

The report of the Director of Community Development and the records of the Department of Community Development in this matter are made a part of the record of this hearing.

Mayor Brucker mentioned that he and Councilmember Briskman, as the Ad Hoc Committee for the Council, met with the developer team on several occasions and will present their individual recommendations for the Council to consider. He noted the Planning Commission will be invited to speak, followed by public testimony and the developer team will respond.

Director of Community Development Vince Bertoni provided a brief staff report and spoke about the recent Ad Hoc Committee meetings.

Councilmember Briskman presented two options for the public and the City Council to consider, Building A and B alternatives. Ms. Briskman explained her reasoning for returning Residence A to the project.

Mayor Brucker stated why he is in favor of eliminating Building A and presented his options for the City Council to consider.

Planning Commission Chair Noah Furie reviewed the Commission's recommendation and the applicant's post Commission recommendation.

Commissioner Nanette Cole spoke about keeping a 12-story Waldorf Astoria and her thoughts about her decisions for the project.

Former Commissioner Stacy Marks spoke about having the visual relief of a true green space, with no Residence A.

Commissioner Lili Bosse spoke about her concerns about Residence A (mainly a land use issue).

Vice Chair Kathy Reims spoke about the Planning Commission process to arrive at their unanimous decision to eliminate Residence A.

Speaking:

1. Will Knox, resident in Westwood with a business in Beverly Hills, urged the Council to support the Planning Commission's original revised proposal for the Beverly Hilton Revitalization Plan.
2. Lya Cordova Latta expressed support of the applicant's project.

3. Adele Shapiro voiced her support of the applicant's project with the inclusion of Residence A.
4. Max Salter thanked the Planning Commission, staff and the Council for all the hours devoted to this project. Mr. Salter noted that the traffic problem is not created by Beverly Hills, and spoke in support of the project.
5. Benjamin Nazarian spoke in support of the project.
6. Steve Dahlerbruch spoke about concerns about the Council's involvement in the developer's project.
7. Ilona Sherman spoke in support of the project.

Corinne Verdery, representing the applicant, spoke about the condominium component for the project and the need for it to be economically viable for the applicant.

Community Development Director Bertoni provided responses via PowerPoint to some of the Council's previous questions.

Chris Gray, traffic consultant, answered questions of Councilmember Krasne regarding the two left turn lanes proposed for Wilshire Boulevard onto Santa Monica Boulevard.

In response to Councilmember Delshad's question, Mr. Bertoni spoke about the difference in square footage. He then explained the reasons for the difference in the significant vs. less than significant impact on the views of the project.

The meeting recessed at 9:55 p.m. and reconvened at 10:02 p.m. with all members present.

Chief Financial Officer Scott Miller provided an updated financial analysis of the project.

Dr. Miller discussed the "As Is" Revenue variance comparison, the proposed new hotel development & "halo" effect variance comparison, the 110 condominium units revenue comparison and the development agreement fee revenue variance comparison. Dr. Miller concluded his presentation with a 30-year revenue variation comparison.

Ms. Verdery made some corrections to the staff document of April 1, 2008 from the City Staff's responses to Council questions (Attachment #1).

Councilmember Krasne asked a number of questions that were answered by staff, the Planning Commission and representatives of the applicant.

Mayor Brucker asked for clarification from the applicant regarding aspects of the view corridor.

Vice Mayor Fenton presented questions he would like answered at the next meeting and requested to see a new rendering of Building B with the additional 27 condominiums to see the size and mass of the building.

The Council provided comments regarding the project.

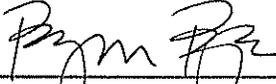
**D. OTHER BUSINESS**

None

**E. ADJOURNMENT**

There being no further business, Mayor Brucker, with the consent of Council, adjourned the meeting at 11:30 p.m. to Tuesday, April 15, 2008 at 7:00 p.m.

PASSED, Approved and Adopted  
this 3rd day of June, 2008.

  
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BYRON POPE, City Clerk

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**BARRY BRUCKER, MAYOR**

**This meeting was broadcast on live television, on City of Beverly Hills municipal government television access Channel BHN/10 Time Warner Cable.**