



Planning Commission Report

Meeting Date: July 24, 2014

Subject: **9360 Wilshire Boulevard (Sixty Beverly Hills, formerly the Thompson Hotel)**
Renewal of Conditional Use Permit and Extended Hours Permit
Request to renew a previously granted Conditional Use Permit and Extended Hours Permit associated with rooftop hotel operations.
PROJECT APPLICANT: Mitchell J. Dawson,

Recommendation: That the Planning Commission:

1. Conduct a public hearing and receive testimony on the project; and
2. Adopt the attached resolution conditionally approving the requested renewal of the Conditional Use Permit and Extended Hours Permit.

REPORT SUMMARY

The proposed project involves the renewal of a previously granted Conditional Use Permit and Extended Hours Permit associated with the hotel's rooftop operations. The subject entitlements allow use of the rooftop facilities until 2:00 AM on Fridays and Saturdays and until 1:00 AM Sunday through Thursday, and allow up to 12 rooftop events per year to operate until 2:00 AM on a day other than a Friday or Saturday. The most recent renewal/approval was granted by the Planning Commission in 2012, and was effective for an 18-month period. No changes to the rooftop operations are proposed at this time, and the applicant seeks renewal of the entitlements in order to continue rooftop operations.

This report analyzes the proposed renewal, with specific focus on police calls for service associated with rooftop operations. Based on one documented complaint associated with rooftop operations during Extended Hour periods, the hotel appears to be operating in a manner consistent with past approvals. Accordingly, staff recommends renewal of the previously granted entitlements.

- Attachment(s):
- A. Draft Resolution
 - B. Public Notice
 - C. Public Comments
 - D. BHPD Calls for Service
 - E. Planning Commission Resolution No. 1661

Report Author and Contact Information:
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BACKGROUND

File Date	5/29/2014
Application Complete	6/29/2014
Subdivision Deadline	N/A
CEQA Deadline	60 days from CEQA Determination
Permit Streamlining	9/24/2014 without extension
Applicant(s)	Mitchell J. Dawson, Dawson Tilem & Gole
Owner(s)	Beverly Pavilion, LLC.
Representative(s)	Mitchell J. Dawson, Dawson Tilem & Gole
Prior PC Action	CUP and Extended Hours Permit – November 19, 2012 CUP and Extended Hours Permit – July 12, 2012 CUP and DPR – January 12, 2012 CUP, DPR, Extended Hours Permit and Variance – July 8, 2010 CUP and DPR – March 30, 2006
Prior Council Action	Variance – February 7, 1961

PROPERTY AND NEIGHBORHOOD SETTING

Property Information

Address	9360 Wilshire Boulevard
Legal Description	Tract # 6380 Lot 1717 and Lot 1718
Zoning District	C-3
General Plan	Commercial – Low Density General
Existing Land Use(s)	Commercial
Lot Area	16,440 SF (.38 acres)
Year Built	1962 (existing hotel)
Historic Resource	None
Protected Trees/Grove	None

Adjacent Zoning and Land Uses

North	M-PD-2 – Mixed Use Planned Development Overlay
South	R-4 – Multi-family residential
East	C-3 – Commercial
West	C-3 – Commercial

Circulation and Parking

Adjacent Street(s)	Wilshire Boulevard and Crescent Drive
Adjacent Alleys	Alley along the south side of the property
Parkways & Sidewalks	15'-0" northern (Wilshire) parkway, 12'-6" eastern (Crescent) parkway
Parking Restrictions	Wilshire Boulevard – no parking; Crescent Drive – no parking (directly adjacent to site).
Nearest Intersection	Wilshire Boulevard and Crescent Drive
Circulation Element	Wilshire Boulevard serves as an arterial street, and Crescent Drive serves as a local street.

Neighborhood Character

The subject site is located on the south side of Wilshire Boulevard, immediately outside the Business Triangle, in the City's C-3 commercial zone. The site area consists of 16,440 square feet, and is currently developed with an eight-story hotel (three levels are used for vehicle parking) that is approved for up to 119 guestrooms. The site is surrounded by commercial properties along Wilshire Boulevard, a mixed use (residential/commercial use) directly north across Wilshire Boulevard, and multi-family residential properties immediately to the south. The multi-family residential properties typically vary between two and four stories in height, and are generally separated from the commercial uses along Wilshire Boulevard by a 15-20 foot alley.



PROJECT DESCRIPTION

The proposed project consists of renewal of a Conditional Use Permit and Extended Hours Permit that would authorize the following:

- Rooftop operations until 2:00 AM on Friday and Saturday nights
- Rooftop operations until 1:00 AM Sunday night through Thursday night
- Up to 12 rooftop events per year that could operate until 2:00 AM on a night other than a Friday or Saturday
- Maximum rooftop occupancy of up to 165 persons (excluding hotel staff)

GENERAL PLAN¹ POLICIES

The General Plan includes numerous goals and policies intended to help guide development in the City. Some of the policies relevant to the Planning Commission's review of the project include:

- **Policy ES 1.4 Retain Existing Industries.** Consistent with future economic sustainability plans, encourage existing industries such as luxury retail, tourism, hoteling, finance, entertainment and media businesses and services to remain and expand within the City.
- **Policy LU 9.1 Uses for Diverse Customers.** Accommodate retail, office, entertainment, dining, hotel, and visitor-serving uses that support the needs of local residents, attract customers from the region, and provide a quality experience for national and international tourists.
- **Policy LU 15.1 Economic Vitality and Business Revenue.** Sustain a vigorous economy by supporting businesses that contribute revenue, quality services and high-paying jobs.

ENVIRONMENTAL ASSESSMENT

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines², and the environmental regulations of the City. The project qualifies for a categorical exemption pursuant to Section 15301 (Class 1) of the Guidelines for continued operation of an existing commercial structure.

PUBLIC OUTREACH AND NOTIFICATION

Type of Notice	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	N/A	N/A	7/17/2014	7 Days
Newspaper Notice	10 Days	7/14/2014	7/11/2014	13 Days
Mailed Notice (Owners & Residents - 300' Radius)	5 Days	7/19/2014	7/14/2014	10 Days
Property Posting	N/A	N/A	N/A	N/A
Website	N/A	N/A	7/17/2014	7 Days

Public Comment

As of the writing of this report staff has received one public comment identifying concerns associated with the project (Attachment C).

¹ Available online at http://www.beverlyhills.org/services/planning_division/general_plan/genplan.asp

² The CEQA Guidelines and Statute are available online at <http://ceres.ca.gov/ceqa/guidelines>

ANALYSIS³

Approval of the Conditional Use Permit and Extended Hours Permit is based on specific findings for each entitlement. Draft findings are provided in Attachment A (Draft Resolution), and the following staff analysis may be used to help guide the Commission's deliberations:

Previous Approvals. Multiple entitlements have been granted to the subject property over the years to allow rooftop operations and other changes to the hotel. The most recent approvals were granted on November 19, 2012, and approved the construction of five additional guestrooms at the hotel. Additionally, rooftop hours were modified to allow the rooftop to operate until 1:00 AM Sunday night through Thursday night, which was a one-hour increase over the previously approved midnight closing time. The current request would renew the existing entitlements, and would not modify rooftop operations.

Police Calls for Service. Staff has reviewed the Police Department's calls for service at the subject property between January 1, 2013 and March 12, 2014 to determine whether the rooftop use has resulted in adverse impacts to surrounding properties. While the majority of calls were unrelated to rooftop operations, a total of four calls were related to rooftop music, with one of the four calls occurring during Extended Hours. Information on the calls is as follows:

- May 19, 2013, 7:55 PM (Sunday): Report of music coming from the roof. No verification by BHPD.
- May 19, 2013, 9:42 PM (Sunday): Report of music coming from the roof. BHPD indicated that music was audible, but that it was not a violation of the Municipal Code.
- June 16, 2013, 8:34 PM (Sunday): Report of music coming from the roof. The hotel was advised by BHPD to turn down the music.
- April 9, 2013, **10:22 PM** (Tuesday): Report of music coming from the roof. BHPD reported that the music was turned down.

Based on the information provided by BHPD, it would appear that on at least one occasion the hotel violated the requirements of the Extended Hours Permit pertaining to music not being audible beyond the property. Additionally, the three incidents that occurred before 10:00 PM raise some concern as to whether music was being played above an acceptable noise level. While the number of incidents appear to be limited (with two of the calls occurring on the same day), the Commission may wish to discuss whether changes to the conditions or hours of operation are merited.

Term of Entitlements and Renewal Process. The previously granted entitlements were valid for a period of 18 months before requiring renewal. While the applicant has not requested a specific review interval for future reviews, staff would recommend that any entitlements granted for rooftop uses be valid for a maximum of 18 months, particularly given the reports of music coming from the rooftop. The Commission has previously discussed allowing future reviews to be conducted by the Director of Community Development if the hotel is found to be in compliance with all conditions; however, based

³ The analysis provided in this section is based on draft findings prepared by the report author prior to the public hearing. The Planning Commission in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to modify the findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

on the BHPD calls for service, staff recommends that the Planning Commission continue to serve as the reviewing authority.

Rooftop Events. The hotel is currently allowed to conduct up to 12 rooftop events per year, with a maximum of two per month. For the purposes of this allowance, a rooftop event is considered to be rooftop operations between 1:00 AM and 2:00 AM on a night other than a Friday or Saturday. Although the applicant is allowed up to 12 rooftop events per year, the applicant reports that no ‘rooftop events’ were conducted during the past 18-month period. Consequently, no data exists to determine whether the allowance for rooftop events results in adverse impacts to adjacent properties. Accordingly, staff recommends that the rooftop events continue to be allowed until such time as data exists to appropriately analyze the impact (if any) of such events.

NEXT STEPS

It is recommended that the Planning Commission conduct the public hearing and adopt the attached resolution conditionally approving renewal of the Conditional Use Permit and Extended Hours Permit.

Alternatively, the Planning Commission may consider the following actions:

1. Approve the project with modified findings or conditions of approval.
2. Deny the project, or portions of the project, based on revised findings.
3. Direct staff or applicant as appropriate and continue the hearing to a date (un)certain, consistent with permit processing timelines, and at applicant’s request or consent.

Report Reviewed By:



Ryan Gohlich, Senior Planner

ATTACHMENT A
DRAFT RESOLUTION

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING RENEWAL OF A CONDITIONAL USE PERMIT AND EXTENDED HOURS PERMIT ASSOCIATED WITH ROOFTOP USES ON THE PROPERTY LOCATED AT 9360 WILSHIRE BOULEVARD (SIXTY BEVERLY HILLS HOTEL).

The Planning Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Beverly Pavilion, LLC, (the Property Owner), through its agent Mitchell J. Dawson, has submitted an application to renew existing entitlements associated with hotel rooftop activities (Conditional Use Permit and Extended Hours Permit). The subject entitlements allow use of the rooftop facilities until 2:00 AM on Fridays and Saturdays and until 1:00 AM Sunday through Thursday, and allow up to 12 rooftop events per year to operate until 2:00 AM on a day other than a Friday or Saturday. The most recent renewal/approval was granted by the Planning Commission on November 19, 2012, and was effective for an 18-month period. No changes to the rooftop operations are proposed at this time, and the applicant seeks renewal of the entitlements in order to continue rooftop operations. (the "Project").

Section 2. The subject property was developed in the early 1960s, and although ownership has changed several times over the years, the property has always been used as a hotel. Development of the property was approved by the City Council pursuant to the issuance of a variance for increased height and floor area, and this development included a restaurant and rooftop pool. In 2006 a Conditional Use Permit and Development Plan Review permit was granted by the Planning Commission (Resolution No. 1418) to allow expanded rooftop uses

including a larger pool deck, a bar/lounge area, a rooftop gymnasium, and a rooftop food preparation room. As a condition of approval, and to prevent detriment to the surrounding residential properties, rooftop occupancy was limited to 92 persons (excluding hotel staff) and rooftop hours were limited to 1:00 AM.

In 2010, the Planning Commission renewed the existing Conditional Use Permit and Development Plan Review Permit. Modifications to the hotel development and operation granted by the Commission included additional outdoor dining along Wilshire Boulevard, additional indoor dining at the first floor and mezzanine level of the hotel, a new stove within the existing rooftop food preparation room, extended hours on Friday and Saturday until 2:00 AM, and an increased rooftop occupancy of 125 persons, excluding hotel staff (Resolution No. 1581).

In January 2012, the Planning Commission renewed the existing Conditional Use Permit and Development Plan Review, denied a requested modification to the existing Conditional Use Permit, and modified the existing Extended Hours Permit. The Planning Commission denied the request for increased occupancy within the rooftop area and modified the Extended Hours Permit to reduce operating hours, Sunday through Thursday, until 12:00 AM (Resolution No. 1628).

In July 2012, the Planning Commission approved a modification to the existing Conditional Use Permit and Extended Hours Permit to allow increased rooftop occupancy to a maximum of 150 persons and up to twelve (12) rooftop events within the rooftop area per 12-month period (Resolution No. 1649).

On November 19, 2012, the Planning Commission renewed the existing Conditional Use Permit and Extended Hours Permit for rooftop activities (Resolution No. 1661), increased rooftop occupancy to 165 persons, increased nighttime hours until 1:00 AM Sunday through Thursday, and approved an increase in hotel room from 114 to 119.

Section 3. The subject site is located on the southwest corner of the intersection of Wilshire Boulevard and South Crescent Drive. The subject site is zoned C-3 (Commercial) and is located immediately outside of the City's Business Triangle. The site area consists of 16,440 square feet, and is developed with an eight-story hotel, of which three levels are used for vehicle parking. The hotel is approved for up to 119 guestrooms. Commercial properties surround the subject property along Wilshire Boulevard to the east and west; multi-family residential properties are located to the north and south of the property. The surrounding multi-family properties to the south range in height between two and four stories, and are separated from the commercial uses on Wilshire Boulevard, and the Sixty Beverly Hills Hotel, by a 15' alley.

Section 4. The Project consists of renewal of the existing Conditional Use Permit and Extended Hours Permit to allow for continued operation of the hotel's rooftop facilities as follows:

- Rooftop operations until 2:00 AM on Friday and Saturday nights
- Rooftop operations until 1:00 AM Sunday night through Thursday night
- Up to 12 rooftop events per year that could operate until 2:00 AM on a night other than a Friday or Saturday
- Maximum rooftop occupancy of up to 165 persons (excluding hotel staff)

Section 5. The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* ("CEQA")), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections

15000, *et seq.*), and the City's Local CEQA Guidelines (hereafter the "Guidelines"), and the City's environmental guidelines. Pursuant to the State CEQA Guidelines Section 15301, existing facilities, the Project qualifies for a Class 1(a) Categorical Exemption, and is not anticipated to have a significant environmental impact. The Class 1(a) exemption is applicable for continued operation of an existing commercial structure that would not result in a significant environmental impact.

Section 6. Notice of the Project and public hearing was posted in two newspapers of local circulation, the *Beverly Hills Courier* and *Beverly Hills Weekly*, and was mailed on July 14, 2014 to all property owners and residential occupants within a 300-foot radius of the property. Written and oral comments were received during the public hearing, both in support and opposition of the Project, and were made a part of the record.

Section 7. In considering the request for a Conditional Use Permit, the Planning Commission may approve the Conditional Use Permit if the Commission finds as follows:

1. The proposed location of any such use will not be detrimental to adjacent property or to the public welfare.

Section 8. Based on the foregoing, the Planning Commission hereby finds and determines as follows regarding the Conditional Use Permit:

1. Renewal of the Conditional Use Permit for rooftop occupancy up to 165 persons, as conditioned, will result in hotel operations that are consistent with existing and previously approved hotel operations. Based on the operating history of the hotel,

rooftop operations have periodically generated noise that has resulted in complaints from adjacent properties. However, with the previously imposed conditions of approval, noise disruptions to adjacent properties have been greatly reduced. Further, the conditions of approval require reassessment of the subject property 18 months from the approval date to ensure that substantial adverse impacts have not resulted from the project. Accordingly, the Project will not result in detriment to adjacent property or the public welfare.

Section 9. In considering the request for an Extended Hours Permit, the Planning Commission may approve the Extended Hours Permit if the Commission finds that issuance of said permit will not result in any of the following:

1. The accumulation of garbage, litter, or other waste, both on and off of the subject site.
2. Noise created by the extended hours operation or by employees or visitors entering or exiting the extended hours operation.
3. Light and glare.
4. Odors and noxious fumes.
5. Pedestrian queuing.
6. Crime or peril to personal safety and security.
7. Use of residential streets for parking which is likely to cause activity associated with the subject extended hours operation to intrude substantially into a residential area.
8. Effects on traffic volumes and congestion on local residential streets.

9. Cumulative impacts relating to the existing concentration of extended hours operations in the vicinity of the proposed extended hours operation.

Section 10. Based on the foregoing, the Planning Commission hereby finds and determines as follows regarding the Extended Hours Permit:

1. The request for Extended Hours is related to rooftop uses only. Collection of garbage, litter, and other waste is carried out by hotel staff during regular operation of the rooftop areas. An increase in operating hours can be accommodated by existing resources and staff, and the proposal is not anticipated to result in the accumulation of garbage, litter, or other waste.

2. Noise complaints related to late-night rooftop operations at the hotel have decreased over the past several years. The hotel has implemented operational and physical changes to the hotel property, including changes to the rooftop area and valet services. It is likely that the reduction in noise-related complaints can be attributed to recent noise-mitigation improvements implemented by the hotel. Consequently, continued rooftop operations will not result in substantial adverse impacts.

3. Renewal of the Extended Hours Permit would not result in any added light and glare beyond what currently exists at the subject property, and the City has not received any complaints that would suggest that light and glare is impacting the surrounding neighborhood. Therefore, allowing continued rooftop hours of operation until 2:00 AM on Friday and Saturday, and until 1:00 AM Sunday through Thursday will not create adverse impacts related to light and glare.

4. Renewal of the Extended Hours Permit would not result in any added odors or noxious fumes beyond what currently exists at the subject property, and the City has not received any complaints that would suggest that odors and noxious fumes are impacting the surrounding neighborhood. Therefore, allowing continued rooftop hours of operation until 2:00 AM on Friday and Saturday, and until 1:00 AM Sunday through Thursday will not create adverse impacts related odors and noxious fumes.

5. Renewal of the Extended Hours Permit is related to rooftop uses only, and no changes to rooftop occupancy are proposed. Because the request is related to rooftop activities, rather than ground-floor activities, no adverse impacts related to pedestrian queuing are anticipated to occur as a result of the Project.

6. Renewal of the Extended Hours Permit is related to rooftop uses only, and no changes to rooftop occupancy are proposed. The request is related to rooftop activities, rather than ground-floor activities, and patrons of the hotel typically utilize the hotel's valet parking operation or park within the Business Triangle, as parking on the residential streets is regulated by permits. Furthermore, noise complaints for the hotel have greatly decreased over the past few years as a result of noise-mitigation improvements implemented by the hotel. Because patrons are typically contained within the subject property and noise related complaints have decreased over the past few years, continued operation of the rooftop will not result in added crime or peril to personal safety and security.

7. Parking on residential streets in the vicinity of the subject property is regulated by permits and a one-hour time restriction for vehicles without permits, which prevents patrons from parking in these areas. Because the subject property is

immediately adjacent to the Business Triangle, it is more likely that patrons not utilizing the hotel's valet services would park on the City's commercial streets rather than residential streets. Further, parking information presented by the hotel during prior approvals indicates that sufficient parking is available to accommodate all uses within the subject property without causing overflow onto adjacent streets. Therefore, the Project will not result in adverse parking impacts and intrusion into residential areas.

8. Renewal of the Extended Hours Permit does not modify existing hotel operations or capacities. The time period that the Extended Hours Permit is in effect (late night and early morning) typically has lower traffic volumes (as compared to peak hours). Therefore, renewal of the Extended Hours Permit will not adversely impact traffic volumes and congestion on local residential streets.

9. The location of the subject property is along the Wilshire Boulevard commercial corridor. The corridor is primarily comprised of office buildings and retail stores that generally do not operate beyond 10:00 PM. Therefore, the Project will not result in a concentration of extended hours operations within the vicinity of the subject property.

Section 11. Based on the foregoing, the Planning Commission hereby grants renewal of the Conditional Use Permit and Extended Hours Permit. The following conditions encompass all relevant conditions of approval previously imposed on the subject site in Resolution Nos. 3013, 1418, 1581, 1628, 1649, and 1661. Therefore, the previously approved Resolutions shall be superseded by this Resolution. The Project is subject to the following conditions:

1. The Project shall be built in substantial conformance with the plans as conditioned and approved by the Planning Commission on November 19, 2012.

2. These conditions shall run with the land and shall remain in full force for the duration of the life of the Project.

3. The total number of hotel guest rooms on the subject property shall not exceed 119.

4. The subject property shall be required to maintain a minimum of 114 on-site parking spaces at all times.

5. Use of all unenclosed rooftop areas shall be prohibited between the hours of 1:00 AM and 5:00 AM, Sunday through Thursday, and between the hours of 2:00 AM and 5:00 AM, Friday and Saturday. This condition shall remain in full force and effect unless and until the Planning Commission modifies this restriction at a future public hearing.

6. The maximum occupancy of all rooftop areas, excluding hotel staff, shall be limited to 165 persons unless and until the Planning Commission modifies this restriction at a future hearing.

7. The hotel shall be allowed up to twelve (12) Rooftop Events per 12-month period in the hotel's rooftop area provided that the following criteria are met:

- a. The Rooftop Event shall not operate later than 2:00 AM; and
- b. The frequency of such Rooftop Events shall not exceed two (2) per month.
- c. Request for Rooftop Events shall be submitted to the Director of Community Development at least seven (7) days prior to such event.

8. The total height of said building shall not exceed eight (8) stories or 100 feet, whichever is less, measured and defined as specified by said Code, except for the construction of a penthouse as allowed by said Code. (Carried over from Resolution No. 3013.)

9. That the total gross floor area of all buildings on said Lots 1717 and 1718, excluding basement, mezzanine, penthouse, and off-street automobile parking areas, shall not exceed three and one-half times the buildable area of said Lots 1717 and 1718. (Carried over from Resolution No. 3013.)

10. That the floor area devoted to dining and bar use shall not exceed 1,500 square feet. (Carried over from Resolution No. 3013.)

11. That two loading spaces shall be provided and maintained in accordance with the requirements of said Code. (Carried over from Resolution No. 3013.)

12. That no portion of the parking and loading space required to be provided and maintained hereunder shall be used for required space for any building or use not situated on said Lots 1717 and 1718. (Carried over from Resolution No. 3013.)

13. That no portion of the parking and loading space required to be provided and maintained hereunder shall be used for other than automobile parking purposes and the loading and unloading of passengers and merchandise, and specifically, but without limiting the generality of the foregoing, no portion thereof shall be used for storage, warehousing, workshops, or the sale or storage of gasoline, automobile products, or other merchandise. (Carried over from Resolution No. 3013.)

14. That no sign shall be constructed, erected or maintained above the top story of any structure constructed on said Lots 1717 and 1718, except on the side of a penthouse. (Carried over from Resolution No. 3013.)

15. No live entertainment shall be allowed on the rooftop area at any time. (Carried over from Resolution Nos. 1418, 1581 and 1628)

16. Pre-recorded, background music which does not interfere with normal speech communication may be played on the rooftop area, provided the volume level conforms to the City's noise level standard and is not audible beyond the hotel's property lines. (Carried over from Resolution No. 1418.)

17. The glass wind screens surrounding the perimeter of the upper and lower rooftop shall be comprised of clear glass. (Carried over from Resolution No. 1418.)

18. Free parking shall be provided to hotel employees, including any consultants or agents retained by the operator of the subject hotel in connection with the operation of said facility, at all times. (Carried over from Resolution Nos. 1418 and 1581.)

19. Valet parking shall be provided at all times. Restaurant patrons and non-hotel rooftop guests shall be charged reduced parking rates for said valet parking with validation. The parking rates charged for said valet parking shall not exceed the average of rates charged for valet parking within a one-half mile radius of the Project. (Carried over from Resolution No. 1418.)

20. The access to restaurant spaces located at the Crescent Drive elevation shall be used for emergency egress only and shall not be used to provide entry to the restaurant at any time. (Carried over from Resolution No. 1418.)

21. Keycard access shall be required for all elevators to restrict access to the rooftop to hotel guests and their invitees and authorized members of the general public only. (Carried over from Resolution No. 1418.)

22. Use of the rooftop gymnasium facility shall be restricted to the hotel guests and hotel employees. (Carried over from Resolution No. 1418.)

23. The city expressly reserves jurisdiction relative to traffic and parking issues. In the event the Director determines that operation of the use at this site is having unanticipated traffic and parking impacts, the Director shall require the Applicant to pay for a parking demand analysis. After reviewing the parking demand analysis, if, in the opinion of the Director, the parking and traffic issue merits review by the Planning Commission, the Director shall schedule a hearing in front of the Planning Commission in accordance with the provisions of Article 38 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code. The Planning Commission shall conduct a notice public hearing regarding the parking and traffic issues and may impose additional conditions as necessary to mitigate any unanticipated traffic and parking impacts caused by the proposed Project, and the Applicant shall forthwith comply with any additional conditions at its sole expense. (Carried over from Resolution No. 1418.)

24. After 12:00 midnight daily, all vehicles shall exit onto Wilshire Boulevard. No access onto Crescent Drive shall be permitted after midnight. (Carried over from Resolution No. 1418.)

25. An annual attestation that the conditions of approval are being met shall be submitted to the City. (Carried over from Resolution No. 1418.)

26. Hotel personnel shall be stationed on the ground-floor of the hotel's valet parking area, adjacent to the alley, and shall prevent patrons from entering the alley after 10:00 PM. Patrons shall instead be directed to use the Wilshire Boulevard access points. (Carried over from Resolution Nos. 1581 and 1628.)

27. Hotel personnel shall be stationed at the rooftop elevator lobby to ensure that the maximum occupancy, excluding hotel staff, does not exceed 165 persons at any time. (Carried over from Resolution No. 1518.)

28. A temporary barrier shall be installed within the hotel's parking area each night to prevent vehicles from entering or exiting the hotel's parking area through the alley after 10:00 PM. (Carried over from Resolution No. 1581.)

29. Outdoor dining areas located on the public right-of-way shall be limited to the north side of the building, which fronts on Wilshire Boulevard. Outdoor dining on the public right-of-way shall not be permitted to take place on the east side of the building, which fronts on South Crescent Drive. (Carried over from Resolution No. 1581.)

30. The playing of live or prerecorded music within the outdoor dining area located within the public right-of-way along Wilshire Boulevard shall be prohibited. (Carried over from Resolution Nos. 1581 and 1628.)

31. Outdoor dining along Wilshire Boulevard shall be set back a minimum of five feet (5') from the easternmost property line of the hotel, which fronts on South Crescent Drive. (Carried over from Resolution No. 1581.)

32. The property owner of 9360 Wilshire Boulevard shall maintain a minimum of 40 off-site parking spaces. The parking spaces shall be secured through a

lease agreement, and be located within 500 feet of the hotel. The parking spaces shall be reserved for the exclusive use of the hotel between the hours of 6:00 PM and 2:00 AM, seven days per week. The property owner shall maintain such a lease agreement throughout the life of the Project, and a copy of the agreement shall be furnished to the City annually. (Carried over from Resolution No. 1581.)

33. All speakers located on the rooftop areas shall be installed at the base of the perimeter wall around the deck areas. Further, no speakers shall be permitted to be installed on the rooftop cabanas. (Carried over from Resolution No. 1581.)

34. All speakers within the premises shall be located in such a manner so as to direct all sound towards patrons and otherwise prevent the possibility of sound being plainly audible beyond the property line. Further, the sound levels shall be balanced with an equalizer that will allow for the attenuation of bass frequencies to limit noise from escaping beyond the perimeter walls. (Carried over from Resolution No. 1581.)

35. Volume controls for the sound system shall be fitted with a locked cover to prevent tampering with the volume levels. Additionally, only hotel management shall be provided with access to the volume controls. (Carried over from Resolution No. 1581.)

36. The applicant shall mail or otherwise distribute Thompson Hotel management contact information, City of Beverly Hills contact information, and 24-hour contact information for dedicated security personnel to all property owners and residential occupants within 500 feet of the hotel. (Carried over from Resolution Nos. 1581 and 1628.)

37. There shall be no dancing allowed on the rooftop area at any time, as dancing constitutes a “nightclub” under the City’s codes, and nightclubs are not permitted to operate outside the Business Triangle. (Carried over from Resolution Nos. 1581 and 1628.)

38. Free parking shall be provided to hotel employees, including any consultants or agents retained by the hotel operator in connection with the operation of said facility, at all times. (Carried over from Resolution Nos. 1581 and 1628.)

39. The Director of Community Development shall review requests for all Rooftop Events at the rooftop area and impose conditions consistent with this permit to minimize community impacts and to protect the public safety and welfare. (Carried over from Resolution No. 1649.)

40. For all Rooftop Events, the hotel operator shall provide a Beverly Hills off-duty public safety officer, or other personnel approved by the Director of Community Development, to monitor noise, emanating from the Rooftop Event, in the residential neighborhood to the south of the hotel. Noise generated by the event and determined by the public safety officer to be a nuisance or inappropriate shall be immediately reduced to an acceptable level. The applicant shall pay the cost of assigning the public safety officer. (Carried over from Resolution No. 1649.)

41. The hotel operator shall pay for all costs related to police calls for service that occur as a result of a Rooftop Event that results in a violation of the Special Events Permit, the Conditional Use Permit, the Extended Hours Permit, or any other public nuisance findings made by the public safety officer. (Carried over from Resolution No. 1649.)

42. The hotel shall provide access to Fire Department, Law Enforcement, and/or Code Enforcement Officers at any time. (Carried over from Resolution No. 1518.)

43. In the event that the hotel violates or fails to comply with any of these conditions, the City may take action to cure such violation, including but not limited to, revocation of this permit.

44. The Director of Community Development or their designee may impose conditions on any permit as the Director or designee deems appropriate to make the determinations set forth in Section 4-8-7 of the Beverly Hills Municipal Code or otherwise protect the public health, safety, or welfare. These conditions may include, but are not limited to, reimbursement to the city for the cost of assigning public safety or other personnel to ensure that the event is conducted without any adverse impact to the public safety and welfare. Any violation of the conditions of this permit shall be considered a violation of this code.

45. EXPIRATION AND RENEWAL. The Conditional Use Permit and Extended Hours Permit shall expire eighteen (18) months from the date of this approval. Upon application by the Applicant at least 60 days prior to the expiration of such permits, the City may extend the Permits if the reviewing authority determines that the uses are operating in a manner approved by the Planning Commission, are abiding by the conditions imposed by the Planning Commission, and are not creating significant adverse impacts on the surrounding neighborhood. Permits shall remain valid until such a time as a decision is determined by the Planning Commission. The Applicant shall file all necessary applications and pay all applicable fees associated with said re-review.

Furthermore, in the event the entitlements granted herein result in a material number of noise related complaints, the Director of Community Development or their designee, at their discretion, may require the project be returned to the Planning Commission for further review and analysis prior to the expiration of the entitlements.

46. APPEAL. 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. Decisions involving subdivision maps must be appealed within ten (10) days of the Planning Commission Action. An appeal fee is required.

47. RECORDATION. The resolution approving the renewal of the existing Conditional Use Permit and Extended Hours Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development within 60 days of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be null and void and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60 day time limit if, at the time of the request, the Director determines that there have

been no substantial changes to any federal, state or local law that would affect the Project.

48. VIOLATION OF CONDITIONS: A violation of any of these conditions of approval may result in a termination of the entitlements granted herein.

Section 12. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: July 24, 2014

Brian Rosenstein
Chair of the Planning Commission of the
City of Beverly Hills, California

Attest:

Secretary

Approved as to form:

Approved as to content:

David M. Snow
Assistant City Attorney

Jonathan Lait, AICP *RL*
City Planner

ATTACHMENT B

PUBLIC NOTICE



NOTICE OF PUBLIC HEARING

DATE: July 24, 2014
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, July 24, 2014, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A request to renew a previously approved Conditional use Permit and Extended Hours Permit for the Sixty Beverly Hills Hotel (formerly the Thompson Hotel) located at **9360 Wilshire Boulevard**. Renewal of the subject entitlements would continue to allow the following rooftop operations at the hotel:

- Use of the rooftop area until 1:00 AM Sunday through Thursday
- Use of the rooftop area until 2:00 AM Friday and Saturday
- Allowance for up to 12 rooftop events per year in which the rooftop can be occupied until 2:00 AM on a day other than a Friday or Saturday
- Maximum rooftop occupancy of 165 persons (excluding hotel staff)

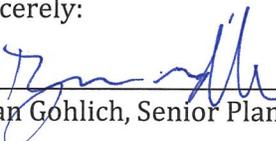
This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a Class 1 Categorical Exemption for continuation of operations within a commercial building, and the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

Any interested person may attend the meeting and be heard or present written comments to the Commission.

According to Government Code Section 65009, if you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Ryan Gohlich, Senior Planner** in the Planning Division at 310.285.1194, or by email at rgohlich@beverlyhills.org. Copies of the application and associated project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:



Ryan Gohlich, Senior Planner

Mailed: July 14, 2014

ATTACHMENT C
PUBLIC COMMENTS

Ryan Gohlich

From: Stephanie Johnson <sajie@mac.com>
Sent: Wednesday, July 16, 2014 7:49 AM
To: Ryan Gohlich
Subject: 9360 Wilshire Blvd.

Good Morning Ryan,

I am contacting you regarding the Notice Of Public Hearing for extended hours of the rooftop at 9360 Wilshire Blvd.

I'm against it for a couple of reasons:

1. In the past, the music has been very loud to the point that I can't even hear my own television in my bedroom, let alone sleep.
2. Loud, drunken people walk through the alley, which is where the bedroom windows of the apartments face.
3. We've had vandalism of the cars in the garage (which is open). I can't say for sure that the vandalism was caused by anyone coming from that location. But, you can infer that there are more random people walking through the alley because of the location and the fact that it's open late into the night and serving alcohol.
4. The hotel can't control the people renting their rooms, as I've had to call them to inform them that drunken people are screaming from the balcony's. How can they control people who are on the roof and then leaving through the alley?

Please let me know if you need any other information from me.

Thank you!

Stephanie Johnson
Resident of 120 S. Canon Drive Apt.

ATTACHMENT D
BHPD CALLS FOR SERVICE



March 23, 2014

Mitchell J. Dawson
Dawson Titem & Gole
9454 Wilshire Bl., PH
Beverly Hills, CA 90212
mdawsonlaw@aol.com

RE: 9360 Wilshire Bl - Thompson Hotel/Sixty Hotels

Dear Mr. Dawson:

Pursuant to your request, enclosed are the printouts for calls for service for January 1, 2013 thru March 12, 2014 at the above location for noise complaints and disturbance.

Please note, you are only being provided with information that is not deemed confidential.

Sincerely,

A handwritten signature in black ink, appearing to read "Flora Flowers".

Flora Flowers for Sylvia Gelfman
Records & Jail Manager

CC: 2014-SDP-0096
Enclosure:1



Incident Report



Print Date/Time: 03/18/2014 07:26
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2014-00009636

Incident Date/Time: 3/11/2014 1:46:29 AM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number: 2014-00009636

Incident Type: KEEP THE PEACE
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 3
Status: IN PROGRESS
Nature of Call: POSS DEFRAUD

Unit/Personnel

Unit	Personnel
4A91	04280-COURDUFF 03841-BILLINGSLEY
4L41	04145-DOLAN
X1	04114-ASHABI

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	PCO	[REDACTED]			BLACK	MALE	[REDACTED]
	PCO	[REDACTED]			BLACK	FEMALE	[REDACTED]
	CALLER/RP	[REDACTED]	<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
ARR	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

03/11/2014 01:48:03 McKessy, William Narrative: TWO FEMALE AND ONE MALE GUEST WERE ASKED TO LEAVE DUE TO ATTEMPTING TO PAY W/STOLEN CREDIT CARD AND ARE STILL STANDING OUT FORN OF LOC
03/11/2014 01:48:16 McKessy, William Narrative: Nature Of Call:
03/11/2014 01:48:41 McKessy, William Narrative: 2 F B AND M B 30;S
03/11/2014 01:48:57 Courduff, Samuel Narrative: Dispatch received by unit 4A91
03/11/2014 01:49:22 McKessy, William Narrative: UNK IF THEY DROVE A VEH OR ARRIVED IN A TAXI
03/11/2014 01:50:02 McKessy, William Narrative: ON F WEARING A TAN HAT W/BANDANA UNDERNEATH
03/11/2014 01:50:25 McKessy, William Narrative: M WAS WEARING A GRY/BLK HOODIE
03/11/2014 01:50:40 McKessy, William Narrative: RP HAS A COPY OF ALL THE ID PRESENTED BY THE SUBJS
03/11/2014 01:51:08 Dolan, Ryan Narrative: Dispatch received by unit 4L41
03/11/2014 01:51:08 McKessy, William Narrative: Nature Of Call: POSS DEFRAUD
03/11/2014 01:51:17 Lewis, Deann Narrative: 91 OUT WITH ALL THREE PARTIES
03/11/2014 02:01:05 Lewis, Deann Narrative: DETAINING ONE
03/11/2014 02:21:01 Lewis, Deann Narrative: ONE INCUSTODY FOR 530.5
03/11/2014 02:21:18 Lewis, Deann Narrative: BH CAB ENRT FOR ONE MALE AND ONE FEMALE
03/11/2014 02:27:28 Humpherys, Rayna Narrative: INDEPENDENT CAB ETA 20
03/11/2014 02:39:50 Lewis, Deann Narrative: TRANSPORTING A MALE ADULT TO JAIL



Incident Report



Print Date/Time: 03/18/2014 07:26
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2014-00004590

Incident Date/Time: 2/3/2014 4:35:52 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: KEEP THE PEACE
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 3
Status: IN PROGRESS
Nature of Call:

Unit/Personnel

Unit	Personnel
2B1	15978-CASTALDO
2LB1	00203-TRERISE
318	01837-MAYCOTT

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	[REDACTED]	<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

02/03/2014 16:36:19 Lopez, Tamara Narrative: IN VALET AREA, VERBALLY 415 W/EMPLOYEES

02/03/2014 16:45:17 Trerise, Douglas Narrative: Dispatch received by unit 2L61

02/03/2014 17:09:36 Humpherys, Rayna Narrative: PARITES PAID AND LEFT



Incident Report



Print Date/Time: 03/18/2014 07:28
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2014-00002952

Incident Date/Time: 1/22/2014 10:50:31 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: Yes
Prior Hazards: No
LE Case Number:

Incident Type: KEEP THE PEACE
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 3
Status: IN PROGRESS
Nature of Call: 647F -

Unit/Personnel

Unit Personnel
4A51 04266-DIMENTO
02646-DRESCHER

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	[REDACTED]	<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
RPT	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

01/22/2014 22:51:30 Velasco, Elizabeth Narrative: Nature Of Call: 647F -
01/22/2014 22:51:33 Velasco, Elizabeth Narrative: F/W/20'S BLK SHIRT, TAN PANTS - DISPUTE WITH VALET SERVICE
01/22/2014 22:51:52 Dimento, Nicholas Narrative: Dispatch received by unit 4A51
01/22/2014 22:51:57 Velasco, Elizabeth Narrative: VALET COMP WONT GIVE FEMALE HER CAR KEYS BECAUSE SHE IS
647F
01/22/2014 22:52:12 Velasco, Elizabeth Narrative: 2ND HAND INFO FROM LAPD



Incident Report



Print Date/Time: 03/18/2014 07:31
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2014-00001175

Incident Date/Time: 1/9/2014 9:00:00 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: KEEP THE PEACE
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 3
Status: IN PROGRESS
Nature of Call:

Unit/Personnel

Unit	Personnel
4L91	03410-REYES
4L92	01748-KEENAGHAN

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	[REDACTED]	<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

01/09/2014 21:01:41 Castro, Robyn Narrative: CONTACT THE RP IN THE FRONT REGARDING HOTEL PERSONNEL NOT LETTING THE RP BACK INTO THE ROOM.

01/09/2014 21:02:00 Keenaghan, James Narrative: Dispatch received by unit 4L92

01/09/2014 21:02:00 Reyes, Julian Narrative: Dispatch received by unit 4L91



Incident Report



Print Date/Time: 03/18/2014 07:32
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2014-00000339

Incident Date/Time:	1/3/2014 6:45:23 PM	Incident Type:	SUSPICIOUS CIRCUMSTANCES
Location:	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	Venue:	BEVERLY HILLS
Phone Number:		Source:	TELEPHONE
Report Required:	No	Priority:	4
Prior Hazards:	No	Status:	IN PROGRESS
LE Case Number:		Nature of Call:	

Unit/Personnel

Unit	Personnel
4L52	04205-MOLOZNIK
4L91	04189-DIAMOND

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	MANAGER [REDACTED]	<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
NEC	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

01/03/2014 18:46:40 Velasco, Elizabeth Narrative: C RP IN THE FRONT DESK...GUEST CHECKED OUT AND LEFT A BAG TO BE PICKED UP BY A FRIEND

01/03/2014 18:46:58 Velasco, Elizabeth Narrative: RP STS THERE IS A STRONG SMELL OF MARIJUANA COMING FROM THE BAG

01/03/2014 18:47:15 Velasco, Elizabeth Narrative: UNK WHEN THE "FRIEND" IS SUPPOSE TO PICK UP THE BAG

01/03/2014 19:03:47 Diamond, Tyler Narrative: Dispatch received by unit 4L91

01/03/2014 19:15:03 Moloznik, Marcus Narrative: HOTEL MANAGER ADVISED THEY WOULD DISCARD THE PROPERTY. OFFICERS WERE UNABLE TO DETERMINE ANY ILLEGAL POSSESSION.



Incident Report



Print Date/Time: 03/18/2014 07:34
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00052284

Incident Date/Time:	12/22/2013 11:23:18 AM	Incident Type:	UNKNOWN TROUBLE
Location:	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	Venue:	BEVERLY HILLS
Phone Number:		Source:	TELEPHONE
Report Required:	No	Priority:	1
Prior Hazards:	No	Status:	IN PROGRESS
LE Case Number:	2013-00052284	Nature of Call:	

Unit/Personnel

Unit	Personnel
2L51	04205-MOLOZNIK
2L71	04160-NEWMAN
2L91	04292-FAIR

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP		<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
ARR	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

12/22/2013 11:23:47 Ward, Vicki Narrative: 8TH FLOOR YELLING
12/22/2013 11:23:59 Ward, Vicki Narrative: POSS FIGHT
12/22/2013 11:24:28 Newman, Jeffrey Narrative: Dispatch received by unit 2L71
12/22/2013 11:24:33 Moloznik, Marcus Narrative: Dispatch received by unit 2L51
12/22/2013 11:24:37 Fair, William Narrative: Dispatch received by unit 2L91
12/22/2013 11:24:40 Ward, Vicki Narrative: ██████████ DISPUTE. NO WEAPONS
12/22/2013 11:24:58 Ward, Vicki Narrative: ROOM 817
12/22/2013 11:25:18 Ward, Vicki Narrative: FRONT DESK WILL DIRECT
12/22/2013 11:56:56 Lopez, Tamara Narrative: 1 IN CUSTODY
12/22/2013 12:37:26 Newman, Jeffrey Narrative: Dispatch received by unit 2L71
12/22/2013 12:44:11 Newman, Jeffrey Narrative: Dispatch received by unit 2L71



Incident Report



Print Date/Time: 03/18/2014 07:36
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00046311

Incident Date/Time: 11/7/2013 11:09:27 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: 647(F) PC- DRUNK/DRUGS
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 4
Status: IN PROGRESS
Nature of Call:

Unit/Personnel

Unit	Personnel
3L18	09995-HECHT
4L51	03410-REYES
4L52	04169-DIAMOND

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP		<UNKNOWN>				

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
GOA	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

11/07/2013 23:10:09 Garner, Kelli Narrative: 2 M 40-50 YOA #1 PINK SHIRT #2 BLUE SHIRT IN THE LOBBY
11/07/2013 23:11:37 Diamond, Tyler Narrative: Dispatch received by unit 4L52
11/07/2013 23:11:38 Reyes, Julian Narrative: Dispatch received by unit 4L51
11/07/2013 23:12:29 Hecht, Donald Narrative: Dispatch received by unit 3L18



Incident Report



Print Date/Time: 03/18/2014 07:41
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00045705

Incident Date/Time: 11/3/2013 5:22:23 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: PARKING CALL
Venue: BEVERLY HILLS
Source: OFFICER
Priority: 6
Status: OTHER
Nature of Call:

Unit/Personnel

Unit	Personnel
2L51	04160-NEWMAN
2L91	04292-FAIR

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
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Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
ADV	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

11/03/2013 17:23:17 Newman, Jeffrey Narrative: Dispatch received by unit 21.51



Incident Report



Print Date/Time: 03/18/2014 07:41
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00044617

Incident Date/Time:	10/27/2013 9:57:32 PM	Incident Type:	647(F) PC- DRUNK/DRUGS
Location:	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	Venue:	BEVERLY HILLS
Phone Number:		Source:	TELEPHONE
Report Required:	No	Priority:	4
Prior Hazards:	No	Status:	IN PROGRESS
LE Case Number:		Nature of Call:	DRIVER

Unit/Personnel

Unit	Personnel
4L51	04169-DIAMOND
4L52	04145-DOLAN

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	VALET	<UNKNOWN>				

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
OTHER VEHICLE							CA

Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

10/27/2013 21:57:58 Lewis, Deann Narrative: Nature Of Call: DRIVER
10/27/2013 21:58:04 Lewis, Deann Narrative: BLK YUKON L [REDACTED]
10/27/2013 21:58:21 Diamond, Tyler Narrative: Dispatch received by unit 4L51
10/27/2013 21:58:25 Dolan, Ryan Narrative: Dispatch received by unit 4L52
10/27/2013 21:59:10 Lewis, Deann Narrative: PCO IS M/B 45 YOA STILL IN THE DRIVEWAY
10/27/2013 21:59:25 Lewis, Deann Narrative: VEH IS SET UP TO LEAVE EB
10/27/2013 22:01:11 Humpherys, Rayna Narrative: SUBJ LEAVING EB WILSH
10/27/2013 22:08:36 Humpherys, Rayna Narrative: CONDUCTING FSTS
10/27/2013 22:49:56 Lewis, Deann Narrative: NO DUI



Incident Report



Print Date/Time: 03/18/2014 07:43
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00043438

Incident Date/Time: 10/20/2013 2:59:18 AM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: 415 PC- DISTURBANCE
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 2
Status: IN PROGRESS
Nature of Call: REAR

Unit/Personnel

Unit	Personnel
4L91	02936-HYON
4L92	04169-DIAMOND

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP		<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
ADV	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

10/20/2013 02:59:42 Garner, Kelli Narrative: Nature Of Call: REAR
10/20/2013 03:00:05 Hyon, Eric Narrative: Dispatch received by unit 4L91
10/20/2013 03:00:06 Diamond, Tyler Narrative: Dispatch received by unit 4L92
10/20/2013 03:00:34 Garner, Kelli Narrative: F 41SS YELLING IN THE CAB REF TO LEAVE
10/20/2013 03:01:42 Garner, Kelli Narrative: DRIVER PH # [REDACTED]



Incident Report



Print Date/Time: 03/18/2014 07:50
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00024910

Incident Date/Time: 6/22/2013 11:49:07 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: DISTURBING THE PEACE
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 4
Status: IN PROGRESS
Nature of Call:

Unit/Personnel

Unit: 4L92
Personnel: 04114-ASHABI

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	ON CANON	<UNKNOWN>				

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
ADV	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

06/23/2013 00:39:04 Ashabi, Ebrahim Narrative: Dispatch received by unit 4L92



Incident Report



Print Date/Time: 03/18/2014 08:49
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00024892

Incident Date/Time: 6/22/2013 10:09:42 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: DISTURBING THE PEACE
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 4
Status: IN PROGRESS
Nature of Call:

Unit/Personnel

Unit: 4L92
Personnel: 04114-ASHABI

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	[REDACTED]	<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

06/22/2013 22:11:01 Velasco, Elizabeth Narrative: CONTACT RP @ ██████ S CANON
06/22/2013 22:25:09 Ashabi, Ebrahim Narrative: Dispatch received by unit 4L92
06/22/2013 22:39:45 Maitland, Erica Narrative: RP REF TO CODE ENFORCEMENT



Incident Report



Print Date/Time: 03/18/2014 08:50
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00023809

Incident Date/Time: 6/16/2013 8:34:44 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: DISTURBING THE PEACE
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 4
Status: IN PROGRESS
Nature of Call:

Unit/Personnel

Unit	Personnel
4L10	03512-BARBANI
4L51	04114-ASHABI

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	ANONYMOUS	<UNKNOWN>				

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
ADV	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

06/16/2013 20:35:22 Maitland, Erica Narrative: COMING FROM THE ROOF
06/16/2013 20:37:16 Ashabi, Ebrahim Narrative: Dispatch received by unit 4L51
06/16/2013 20:37:27 Barbani, Matthew Narrative: Dispatch received by unit 4L10
06/16/2013 20:51:29 Humpherys, Rayna Narrative: ADV TO LOWER MUSIC



Incident Report



Print Date/Time: 03/18/2014 08:54
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00023407

Incident Date/Time:	6/14/2013 12:24:40 AM	Incident Type:	MUNICIPAL CODE VIOLATION
Location:	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	Venue:	BEVERLY HILLS
Phone Number:		Source:	TELEPHONE
Report Required:	No	Priority:	5
Prior Hazards:	No	Status:	IN PROGRESS
LE Case Number:		Nature of Call:	LOUD GENERATOR

Unit/Personnel

Unit	Personnel
4L52	03410-REYES

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	█S CRESCENT	<UNKNOWN>	█			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CMP	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

06/14/2013 00:26:26 Garner, Kelli Narrative: Nature Of Call: LOUD GENERATOR

06/14/2013 00:26:29 Garner, Kelli Narrative: IN THE ALLEY

06/14/2013 01:35:15 Reyes, Julian Narrative: Dispatch received by unit 4L52

06/14/2013 01:43:58 Castro, Robyn Narrative: EDISON TAKING CARE OF A POWER OUTAGE



Incident Report



Print Date/Time: 03/18/2014 08:58

Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT

ORI Number: CA0191000

Incident: 2013-00019748

Incident Date/Time: 5/19/2013 9:42:15 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212

Incident Type: DISTURBING THE PEACE
Venue: BEVERLY HILLS

Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Source: TELEPHONE
Priority: 4
Status: IN PROGRESS
Nature of Call: ***RECALL

Unit/Personnel

Unit	Personnel
4L52	03512-BARBANI

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	[REDACTED]	<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

05/19/2013 21:42:23 Humpherys, Rayna Narrative: Nature Of Call: RECALL
05/19/2013 21:42:41 Humpherys, Rayna Narrative: Nature Of Call: ***RECALL
05/19/2013 21:42:44 Humpherys, Rayna Narrative: MUSIC NEVER SHUT OFF
05/19/2013 21:42:55 Humpherys, Rayna Narrative: FROM ROOF
05/19/2013 21:51:03 Humpherys, Rayna Narrative: RP STATES THE HOTEL IS IN VIOLATION OF A CONDITIONAL USE PERMIT
05/19/2013 21:51:59 Humpherys, Rayna Narrative: PER 4L52 THE MUSIC IS AUDIBLE, BUT NOT VIOLATING ANY NOISE ORDINANCE
05/19/2013 21:52:42 Barbani, Matthew Narrative: Dispatch received by unit 4L52



Incident Report



Print Date/Time: 03/18/2014 09:04
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00019743

Incident Date/Time: 5/19/2013 7:55:19 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: DISTURBING THE PEACE
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 4
Status: IN PROGRESS
Nature of Call:

Unit/Personnel

Unit	Personnel
4L52	03512-BARBANI

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	[REDACTED]	<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
ADV	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

05/19/2013 19:56:53 Pusi, James Narrative: MUSIC COMING FROM THE ROOF OF THE HOTEL, CAN BE HEARD FROM THE SOUTH WILSHIRE ALLEY BETWEEN CRESCENT AND CANON.

05/19/2013 20:45:17 Barbani, Matthew Narrative: Dispatch received by unit 4L52



Incident Report



Print Date/Time: 03/18/2014 09:06
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00019643

Incident Date/Time: 5/18/2013 10:16:09 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number: (310)424-1196
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: 647(F) PC- DRUNK/DRUGS
Venue: BEVERLY HILLS
Source: 911
Priority: 4
Status: IN PROGRESS
Nature of Call: RECALL

Unit/Personnel

Unit	Personnel
4L51	04114-ASHABI
4L52	03845-VELA

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	[REDACTED]	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	[REDACTED]			
911		THOMPSON HOTEL	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

05/18/2013 22:16:09 Maitland, Erica Narrative: E911 Info - Class of Service: BUSN Special Response Info: BEVERLY HILLS PD
BEVERLY HILLS FIRE DEPT BEVERLY HILLS FIRE DEPT

05/18/2013 22:17:04 Maitland, Erica Narrative: F WITH RED DRESS ATTEMPTING TO GET VEH FROM VALET

05/18/2013 22:17:07 Maitland, Erica Narrative: Nature Of Call: RECALL

05/18/2013 22:17:54 Maitland, Erica Narrative: PRIOR WE WENT OUT ON PREV PCO WHO IS BOYFRIEND OF CURRENT
PCO

05/18/2013 22:18:50 Maitland, Erica Narrative: BOYFRIEND STATED HIS GIRLFRIEND HAS BEEN DRINKING, [REDACTED]

05/18/2013 22:19:10 Maitland, Erica Narrative: F SUBJ IS CURRENTLY IN THE LOBBY OF THE HOTEL

05/18/2013 22:21:52 Ashabi, Ebrahim Narrative: Dispatch received by unit 4L51

05/18/2013 22:22:29 Vela, Joseph Narrative: Dispatch received by unit 4L52

05/18/2013 22:26:46 Vela, Joseph Narrative: Dispatch received by unit 4L52

05/18/2013 22:35:52 Arriaga, Norma Narrative: SUBJ REF TO LEAVE



Incident Report



Print Date/Time: 03/18/2014 09:07
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00019629

Incident Date/Time: 5/18/2013 8:47:29 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number: (310)424-1196
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: KEEP THE PEACE
Venue: BEVERLY HILLS
Source: 911
Priority: 3
Status: IN PROGRESS
Nature of Call:

Unit/Personnel

Unit	Personnel
4L51	04114-ASHABI
4L52	03845-VELA

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	[REDACTED]	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	[REDACTED]			
911		THOMPSON HOTEL	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

05/18/2013 20:47:29 Pusi, James Narrative: E911 Info - Class of Service: BUSN Special Response Info: BEVERLY HILLS PD
BEVERLY HILLS FIRE DEPT BEVERLY HILLS FIRE DEPT

05/18/2013 20:48:09 Ashabi, Ebrahim Narrative: Dispatch received by unit 4L51

05/18/2013 20:48:12 Vela, Joseph Narrative: Dispatch received by unit 4L52

05/18/2013 20:48:15 Pusi, James Narrative: M/W, GRN HAWAIIAN SHIRT, HBD,

05/18/2013 20:48:24 Pusi, James Narrative: REQUESTING HIS KEYS FROM THE VALET,

05/18/2013 20:48:29 Pusi, James Narrative: VALET IS REFUSING TO GIVE THE SUBJ THE KEYS,

05/18/2013 20:48:40 Pusi, James Narrative: SUBJ IS ASKING FOR PD TO RESPOND.

05/18/2013 20:49:00 Pusi, James Narrative: SUBJ IS LOCATED IN THE LOBBY

05/18/2013 20:49:10 Pusi, James Narrative: VEH IS A WHT LEXUS

05/18/2013 20:49:28 Pusi, James Narrative: VALET HAS THE VEH AND THE SUBJ DOES NOT HAVE ACCESS TO HIS VEH.



Incident Report



Print Date/Time: 03/18/2014 09:08
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00017854

Incident Date/Time: 5/7/2013 8:25:13 AM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: PARKING CALL
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 6
Status: OTHER
Nature of Call:

Unit/Personnel

Unit	Personnel
723	02961-ARAUULLO

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	[REDACTED]	<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

05/07/2013 08:25:26 Ward, Vicki Narrative: DELIVERY TRUCK

05/07/2013 08:45:47 Araullo, Anna Narrative: Dispatch received by unit 723



Incident Report



Print Date/Time: 03/18/2014 09:13
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00013906

Incident Date/Time: 4/9/2013 10:22:10 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: DISTURBING THE PEACE
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 4
Status: IN PROGRESS
Nature of Call: ON ROOF

Unit/Personnel

Unit	Personnel
4L51	03512-BARBANI

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	100 BLK S CANON	<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
ADV	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

04/09/2013 22:22:21 Humpherys, Rayna Narrative: Nature Of Call: ON ROOF

04/09/2013 22:22:33 Humpherys, Rayna Narrative: HEARD BEST OFF ALLEY S/O HOTEL

04/09/2013 22:38:05 Barbani, Matthew Narrative: Dispatch received by unit 4L51

04/09/2013 22:58:39 Velasco, Elizabeth Narrative: MUSIC WAS COMING FROM THE ROOF BAR...MUSIC WAS TURNED DOWN...



Incident Report



Print Date/Time: 03/18/2014 09:13
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00012382

Incident Date/Time: 3/29/2013 12:15:57 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: PARKING CALL
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 6
Status: OTHER
Nature of Call:

Unit/Personnel

Unit: 722
Personnel: 01706-HAMILTON

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP		<UNKNOWN>				

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
GOA	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

03/29/2013 12:16:51 McKessy, William Narrative: DELIVERY TRUCK BLOCKING ALLEY HOTEL OF CRESCENT
03/29/2013 12:17:25 Hamilton, Patrick Narrative: Dispatch received by unit 722



Incident Report



Print Date/Time: 03/18/2014 09:14
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00012303

Incident Date/Time: 3/28/2013 10:15:37 PM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number: (310)424-1196
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: 415 PC- DISTURBANCE
Venue: BEVERLY HILLS
Source: 911
Priority: 2
Status: IN PROGRESS
Nature of Call:

Unit/Personnel

Unit	Personnel
4A91	04170-LAWRENCE 03449-ARMOUR
4L51	03570-BURGER
4L52	03770-ALONZO

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	HOTEL, THOMPSON	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	[REDACTED]			
911		THOMPSON HOTEL	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

03/28/2013 22:15:37 Maitland, Erica Narrative: E911 Info - Class of Service: BUSN Special Response Info: BEVERLY HILLS PD
BEVERLY HILLS FIRE DEPT BEVERLY HILLS FIRE DEPT

03/28/2013 22:15:51 Maitland, Erica Narrative: Nature Of Call:

03/28/2013 22:16:04 Maitland, Erica Narrative: VERBAL AT THE TIME BUT MAY BECOME PHYSICAL

03/28/2013 22:16:06 Burger, Kevin Narrative: Dispatch received by unit 4L51

03/28/2013 22:16:07 Alonzo, Antonio Narrative: Dispatch received by unit 4L52

03/28/2013 22:16:24 Maitland, Erica Narrative: 647 F ATTEMPTING TO GET HER VEH FROM VALET

03/28/2013 22:17:32 Maitland, Erica Narrative: F W 40YOA BLN HAIR WHI JACKET ATTEMPTING TO LEAVE

03/28/2013 22:20:01 Lawrence, Ryan Narrative: Dispatch received by unit 4A91

03/28/2013 22:45:16 Arriaga, Norma Narrative: SUBJ LEFT IN CAB



Incident Report



Print Date/Time: 03/18/2014 09:15
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00012146

Incident Date/Time: 3/28/2013 8:47:35 AM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: PARKING CALL
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 6
Status: OTHER
Nature of Call:

Unit/Personnel

Unit	Personnel
728	02747-WELLER

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP		<UNKNOWN>				

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
ADV	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

03/28/2013 08:48:20 Sutton, Melissa Narrative: truck blocking



Incident Report



Print Date/Time: 03/18/2014 09:15
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00010502

Incident Date/Time: 3/17/2013 8:30:47 AM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number: (310)424-1196
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: KEEP THE PEACE
Venue: BEVERLY HILLS
Source: 911
Priority: 3
Status: IN PROGRESS
Nature of Call:

Unit/Personnel

Unit	Personnel
2L11	02931-BALLEWEG
2L91	04145-DOLAN

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP	[REDACTED]	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	[REDACTED]			
911		THOMPSON HOTEL	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

**03/17/2013 08:30:47 Gilchrist, Michelle Narrative: E911 Info - Class of Service: BUSN Special Response Info: BEVERLY HILLS PD
BEVERLY HILLS FIRE DEPT BEVERLY HILLS FIRE DEPT**

**03/17/2013 08:32:16 Gilchrist, Michelle Narrative: GUEST HAS BEEN ASKED TO LEAVE DUE TO SUSPICIOUS BEHAVIOR
AND HE IS AT THE FRONT DESK REFUSING**

03/17/2013 08:33:18 Balleweg, Brian Narrative: Dispatch received by unit 2L11

03/17/2013 08:33:18 Dolan, Ryan Narrative: Dispatch received by unit 2L91

03/17/2013 08:37:14 Elwell, Maria Narrative: OUT W/PCO



Incident Report



Print Date/Time: 03/18/2014 09:33
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00009978

Incident Date/Time: 3/14/2013 8:41:03 AM
Location: 9360 WILSHIRE BLVD
BEVERLY HILLS CA 90212
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: PARKING CALL
Venue: BEVERLY HILLS
Source: TELEPHONE
Priority: 6
Status: OTHER
Nature of Call: ALLEY

Unit/Personnel

Unit	Personnel
725	80255-SALGADO

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP		<UNKNOWN>				

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CKOK	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

03/14/2013 08:41:26 Pusi, James Narrative: Nature Of Call: ALLEY

03/14/2013 08:41:33 Pusi, James Narrative: DELIVERY TRUCK BLOCKING THE ALLEY.



Incident Report



Print Date/Time: 03/18/2014 09:36
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00008377

Incident Date/Time:	3/3/2013 1:20:33 AM	Incident Type:	647(F) PC- DRUNK/DRUGS
Location:	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	Venue:	BEVERLY HILLS
Phone Number:		Source:	TELEPHONE
Report Required:	No	Priority:	4
Prior Hazards:	No	Status:	IN PROGRESS
LE Case Number:		Nature of Call:	

Unit/Personnel

Unit	Personnel
4L91	03466-COULTER
4L92	04119-DIAMOND

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP		<UNKNOWN>	[REDACTED]			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
GOA	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

03/03/2013 01:21:36 Velasco, Elizabeth Narrative: M/W 18 WHT SHIRT RAN OUT OF THE HOTEL

03/03/2013 01:22:42 Velasco, Elizabeth Narrative: RP DISCONNECTED LINE....

03/03/2013 01:26:34 Diamond, Lynnsey Narrative: Dispatch received by unit 4L92

03/03/2013 01:26:34 Coulter, Christopher Narrative: Dispatch received by unit 4L91



Incident Report



Print Date/Time: 03/18/2014 13:18
Login ID: fflowers

BEVERLY HILLS POLICE DEPARTMENT
ORI Number: CA0191000

Incident: 2013-00000111

Incident Date/Time:	1/2/2013 7:27:01 AM	Incident Type:	MUNICIPAL CODE VIOLATION
Location:	9360 WILSHIRE BLVD BEVERLY HILLS CA 90212	Venue:	BEVERLY HILLS
Phone Number:		Source:	TELEPHONE
Report Required:	No	Priority:	5
Prior Hazards:	No	Status:	IN PROGRESS
LE Case Number:		Nature of Call:	

Unit/Personnel

Unit	Personnel
2L71	02841-MYERS

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
	CALLER/RP		<UNKNOWN>				

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
NPA	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

01/02/2013 07:28:03 Santa Maria, Cynthia Narrative: R/P AT [REDACTED] S CRESCENT DR COMPLAINING OF NOISY TRUCK IN THE ALLEY. POSSIBLE CONSTRUCTION VIOLATION.

01/02/2013 07:34:32 Myers, Andrew Narrative: Dispatch received by unit 2L71

01/02/2013 07:40:06 Myers, Andrew Narrative: Dispatch received by unit 2L71

01/02/2013 07:47:01 Bloore, Christine Narrative: NO VIOL.

ATTACHMENT E

PLANNING COMMISSION RESOLUTION No. 1661

RESOLUTION NO. 1661

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING RENEWAL OF A CONDITIONAL USE PERMIT AND EXTENDED HOURS PERMIT, AND CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT, EXTENDED HOURS PERMIT, AND VARIANCE TO ALLOW MODIFICATIONS TO THE HOTEL AND ROOFTOP USES ON THE PROPERTY LOCATED AT 9360 WILSHIRE BOULEVARD (THOMPSON HOTEL).

The Planning Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Thompson Hotels, (the Property Owner), through its agent Mitchell J. Dawson, has submitted an application to renew existing entitlements associated with hotel rooftop activities (Conditional Use Permit and Extended Hours Permit), and to expand upon and modify the hotel occupancy, parking, and rooftop operations. The proposal includes added hotel guest rooms (12 new rooms), reduced parking requirements (7% reduction), expanded rooftop occupancy from 150 persons to 165 persons, and extended rooftop hours from 12:00 AM to 1:00 AM Sunday through Thursday. These proposed changes result in the need for a Conditional Use Permit, an Extended Hours Permit, and modification of a previously issued Variance for the property located at 9360 Wilshire Boulevard (the "Project").

Section 2. The subject property was developed in the early 1960s, and although ownership has changed several times over the years, the property has always been used as a hotel. Development of the property was approved by the City Council pursuant to the issuance of a variance for increased height and floor area, and this development included a restaurant and rooftop pool. A condition of the original variance limits the total number of hotel guests rooms

to 114; however, this restriction is eliminated by this Resolution. In 2006 a Conditional Use Permit and Development Plan Review permit was granted by the Planning Commission (Resolution No. 1418) to allow expanded rooftop uses including a larger pool deck, a bar/lounge area, a rooftop gymnasium, and a rooftop food preparation room. As a condition of approval, and to prevent detriment to the surrounding residential properties, rooftop occupancy was limited to 92 persons (excluding hotel staff) and rooftop hours were limited to 1:00 AM.

In 2010, the Planning Commission renewed the existing Conditional Use Permit and Development Plan Review Permit. Modifications to the hotel development and operation granted by the Commission included additional outdoor dining along Wilshire Boulevard, additional indoor dining at the first floor and mezzanine level of the hotel, a new stove within the existing rooftop food preparation room, extended hours on Friday and Saturday until 2:00 AM, and an increased rooftop occupancy of 125 persons, excluding hotel staff (Resolution No. 1581).

In January 2012, the Planning Commission renewed the existing Conditional Use Permit and Development Plan Review, denied a requested modification to the existing Conditional Use Permit, and modified the existing Extended Hours Permit. The Planning Commission denied the request for increased occupancy within the rooftop area and modified the Extended Hours Permit to reduce operating hours, Sunday through Thursday, until 12:00 AM (Resolution No. 1628).

In July 2012, the Planning Commission approved a modification to the existing Conditional Use Permit and Extended Hours Permit to allow increased rooftop occupancy to a maximum of 150 persons and up to twelve (12) Special Events Permits within the rooftop area per 12-month period (Resolution No. 1649).

Section 3. The subject site is located on the southwest corner of the intersection of Wilshire Boulevard and South Crescent Drive. The subject site is zoned C-3 (Commercial) and

is located immediately outside of the City's Business Triangle. The site area consists of 16,440 square feet, and is developed with an eight-story hotel, of which three levels are used for vehicle parking. The hotel is approved for up to 114 guestrooms. Commercial properties surround the subject property along Wilshire Boulevard to the east and west; multi-family residential properties are located to the north and south of the property. The surrounding multi-family properties to the south range in height between two and four stories, and are separated from the commercial uses on Wilshire Boulevard, and the Thompson Hotel, by a 15' alley.

Section 4. The Project includes the following requests:

1. Renewal of the existing Conditional Use Permit and Extended Hours Permit to allow for continued operation of the hotel's rooftop facilities;
2. Amendment of an existing Variance to increase the maximum number of hotel guests rooms from 114 to 119 rooms;
3. A reduction in the restaurant floor area and a 7% reduction in the required onsite parking spaces associated with the new hotel guest rooms (114 total parking spaces proposed);
4. Increased the rooftop occupancy from 150 to 165 persons;
5. Extended rooftop operating hours from 12:00 midnight to 1:00 AM Thursday through Sunday;

Section 5. The requests to modify the hotel and rooftop operations as outlined above result in the need for specific entitlements as follows:

1. Conditional Use Permit: Pursuant to Section 10-3-2862 of the Beverly Hills Municipal Code, a Conditional Use Permit is required whenever existing uses within a hotel are modified/expanded. As a result, the Applicant seeks a Conditional Use Permit to allow increased capacity on the rooftop pool-deck and bar area and to allow the increase in hotel guest rooms. Pursuant to Beverly Hills Municipal Code Section 10-3-2866(I) a hotel may request up to a 15% reduction in required parking spaces for a hotel with the approval of a Conditional Use Permit. The Applicant seeks a 7% reduction in the total number of required parking spaces (123 parking spaces would be required and a total of 114 parking spaces are proposed) and therefore, a Conditional Use Permit is required.

2. Extended Hours Permit: Because the hotel is located outside the Business Triangle, an Extended Hours Permit is required whenever business operations take place outside the hours of 7:00 AM to 10:00 PM. The hotel currently provides service 24 hours per day; however, the rooftop pool-deck and bar area are currently prohibited from operating beyond 12:00 AM, Sunday through Thursday, and beyond 2:00 AM, Friday and Saturday, pursuant to Condition 4 of Planning Commission Resolution No. 1649, in order to prevent impacts to the surrounding residential neighborhood. The Applicant requests that the Extended Hours Permit be modified to allow operating hours to occur until 1:00 AM, Sunday through Thursday.

3. Variance: Construction of the subject property was originally approved under a Variance granted by the City Council in 1961 pursuant to Resolution No. 3013. The Variance allowed for increased height and floor area beyond what was

permitted by-right at the time the Project was constructed. One of the conditions of approval within the Variance states that “the total number of hotel guest rooms on said Lots 1717 and 1718 shall not exceed 114.” The requested room expansion will exceed the 114 rooms and the Applicant seeks to amend the Variance to allow for a maximum of 119 rooms.

4. Renewal of Conditional Use Permit and Extended Hours Permit: On July 12, 2012 the Planning Commission approved Resolution No. 1649 permitting a CUP for rooftop operations, twelve (12) Rooftop Events per 12-month period, and an Extended Hours Permit to extend rooftop hours of operation until 2:00 AM on Fridays and Saturdays. This approval is set to expire on January 12, 2013 unless a renewal is granted by the Planning Commission.

Section 6. The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the City’s Local CEQA Guidelines (hereafter the “Guidelines”), and the City’s environmental guidelines. Pursuant to the State CEQA Guidelines Section 15301, existing facilities, the Project qualifies for a Class 1(a) Categorical Exemption, and is not anticipated to have a significant environmental impact. The Class 1(a) exemption is applicable to minor interior modifications and operational changes within existing structures that would not result in a significant environmental impact.

Section 7. Notice of the Project and public hearing was posted in two newspapers of local circulation, and was mailed on November 9, 2012 to all property owners and residential occupants within a 300-foot radius of the property. Written and oral comments were received during the public hearing, both in support and opposition of the Project, and were made a part of the record.

Section 8. In considering the request for a Conditional Use Permit, the Planning Commission may approve the Conditional Use Permit if the Commission finds as follows:

1. The proposed location of any such use will not be detrimental to adjacent property or to the public welfare.

Section 9. Based on the foregoing, the Planning Commission hereby finds and determines as follows regarding the Conditional Use Permit:

1. Approval of the Conditional Use Permit to increase the number of hotel guest rooms and reduce the required onsite parking as conditioned, will result in hotel operations that are substantially similar to existing operations. The hotel guest rooms and parking modification will be entirely internal modifications that will not result in any vehicular overspill or noise disruption to the adjacent properties. As proposed, the increase in hotel rooms coincides with a reduction of restaurant dining area. This reduction in restaurant dining area would result in an overall reduced demand for parking for the site. Furthermore, the recommended conditions of approval require assessment of the modifications eighteen months from the approval date to ensure that substantial adverse impacts have not resulted from the project.

The renewal and amendment of the Conditional Use Permit for rooftop occupancy up to 165 persons, as conditioned, will result in hotel operations that are substantially similar to existing and previously approved hotel operations. Based on the operating history of the hotel, rooftop operations have periodically generated noise that has resulted in complaints from adjacent properties. With recent noise mitigation measures implemented by the Thompson Hotel, noise disruptions to adjacent properties have been greatly reduced, and no noise complaints directly attributable to the rooftop have been reported in the last four months. Additionally, specific operational conditions imposed on the subject property as a part of this review will prevent future detriment to the area. Further, the conditions of approval require reassessment of the subject property eighteen months from the approval date to ensure that substantial adverse impacts have not resulted from the project.

Section 10. In considering the request for an Extended Hours Permit, the Planning Commission may approve the Extended Hours Permit if the Commission finds that issuance of said permit will not result in any of the following:

1. The accumulation of garbage, litter, or other waste, both on and off of the subject site.
2. Noise created by the extended hours operation or by employees or visitors entering or exiting the extended hours operation.
3. Light and glare.
4. Odors and noxious fumes.
5. Pedestrian queuing.

6. Crime or peril to personal safety and security.
7. Use of residential streets for parking which is likely to cause activity associated with the subject extended hours operation to intrude substantially into a residential area.
8. Effects on traffic volumes and congestion on local residential streets.
9. Cumulative impacts relating to the existing concentration of extended hours operations in the vicinity of the proposed extended hours operation.

Section 11. Based on the foregoing, the Planning Commission hereby finds and determines as follows regarding the Extended Hours Permit:

1. The request for Extended Hours is related to rooftop uses only. Collection of garbage, litter, and other waste is carried out by hotel staff during regular operation of the rooftop areas. An increase in operating hours can be accommodated by existing resources and staff, and the proposal is not anticipated to result in the accumulation of garbage, litter, or other waste.

2. Noise complaints related to late-night rooftop operations at the hotel have decreased since the last Planning Commission review. No rooftop-related noise complaints have been received by the City between the months of July and October of 2012. The hotel has implemented operational and physical changes to the hotel property, including changes to the rooftop area and valet services. It is likely that the reduction in noise-related complaints can be attributed to recent noise-mitigation improvements implemented by the hotel. Consequently, the increase in rooftop hours is not anticipated to result in substantial adverse impacts.

3. The proposed Extended Hours would not result in any added light and glare beyond what currently exists at the subject property, and the City has not received any complaints that would suggest that light and glare is impacting the surrounding neighborhood. Therefore, allowing continued rooftop hours of operation until 2:00 AM on Friday and Saturday, and a modification of rooftop hours until 1:00 AM Sunday through Thursday is not anticipated to create adverse impacts related to light and glare.

4. The proposed Extended Hours would not result in any added odors or noxious fumes beyond what currently exists at the subject property, and the City has not received any complaints that would suggest that odors and noxious fumes are impacting the surrounding neighborhood. Therefore, allowing continued rooftop hours of operation until 2:00 AM on Friday and Saturday, and a modification of rooftop hours until 1:00 AM Sunday through Thursday is not anticipated to create adverse impacts related odors and noxious fumes.

5. The requested Extended Hours Permit is related to rooftop uses only, and the request is for one additional hour beyond current operations. Because the request is related to rooftop activities, rather than ground-floor activities, no adverse impacts related to pedestrian queuing are anticipated to occur as a result of the project.

6. The requested Extended Hours Permit is related to rooftop uses only, and the request is for one additional hour beyond current operations. The request is related to rooftop activities, rather than ground-floor activities, and patrons of the hotel typically utilize the hotel's valet parking operation or park within the Business Triangle, as parking on the residential streets is regulated by permits. Furthermore, noise complaints for the hotel have greatly decreased over the past four months as a result of noise-mitigation

improvements implemented by the hotel. Because patrons are typically contained within the subject property and noise related complaints have decreased over the past four months, the request for a one hour increase in rooftop operating hours is not anticipated to result in added crime or peril to personal safety and security.

7. Parking on residential streets in the vicinity of the subject property is regulated by permits and a one-hour time restriction for vehicles without permits, which prevents patrons from parking in these areas. Because the subject property is immediately adjacent to the Business Triangle, it is more likely that patrons not utilizing the hotel's valet services would park on the City's commercial streets rather than residential streets. Further, the parking information for the hotel indicates that sufficient parking is available to accommodate all uses within the subject property without causing overflow onto adjacent streets. Therefore, the proposed project is not anticipated to result in adverse parking impacts and intrusion into residential areas.

8. The request for Extended Hours does not modify existing hotel operations or capacities. Further, the Extended Hours Permit would provide for an additional hour of operation until 1:00 AM, Sunday through Thursday. This time period (early AM) typically has lower traffic volumes (as compared to peak hours). Therefore, an operational increase of one hour is not anticipated to adversely impact traffic volumes and congestion on local residential streets.

9. The location of the subject property is along the Wilshire Boulevard commercial corridor. The corridor is primarily comprised of office buildings and retail stores that generally do not operate beyond 10:00 PM. Therefore, the proposed project

would not result in a concentration of extended hours operations within the vicinity of the subject property.

Section 12. In considering the request for a Variance, the Planning Commission may approve the Variance if the Commission finds as follows:

1. Because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges in the vicinity and zone in which the subject property is situated.

Section 13. Based on the foregoing, the Planning Commission hereby finds and determines as follows regarding the Variance:

1. The findings for the Variance were previously made by the City Council pursuant to Resolution No. 3013. The Variance was granted for the purposes of increased height and floor area, and not for the purpose of allowing hotel guest rooms. The proposal to modify the condition of approval regarding restrictions on the number of guest rooms does not alter the basis by which the findings were previously made for increased height and floor area. As such, the findings to allow increased height and floor area on the subject property can continue to be made and are unaffected by changes to the number of hotel guest rooms.

2. The Variance approved by the City Council pursuant to Resolution No. 3013 was previously determined to not constitute a grant of special privileges. The Variance was granted for the purposes of increased height and floor area, and not for the purpose of allowing hotel guest rooms. The proposal to modify the condition of approval regarding restrictions on the number of hotel guest rooms does not alter the basis by which the findings were previously made for increased height and floor area. As such, the findings to allow increased height and floor area on the subject property can continue to be made and are unaffected by changes to the number of hotel guest rooms.

Section 14. Based on the foregoing, the Planning Commission hereby grants the requested entitlements. The following conditions encompass all relevant conditions of approval previously imposed on the subject site in Resolution Nos. 3013, 1418, 1581, 1628 and 1649. Therefore, the previously approved Resolutions shall be superseded by this Resolution. The Project is subject to the following conditions:

1. The Project shall be built in substantial conformance with the plans as conditioned and approved by the Planning Commission on November 19, 2012.
2. These conditions shall run with the land and shall remain in full force for the duration of the life of the Project.
3. The total number of hotel guest rooms on the subject property shall not exceed 119.
4. The subject property shall be required to maintain a minimum of 114 on-site parking spaces at all times.

5. Use of all unenclosed rooftop areas shall be prohibited between the hours of 1:00 AM and 5:00 AM, Sunday through Thursday, and between the hours of 2:00 AM and 5:00 AM, Friday and Saturday. This condition shall remain in full force and effect unless and until the Planning Commission modifies this restriction at a future public hearing.

6. The maximum occupancy of all rooftop areas, excluding hotel staff, shall be limited to 165 persons unless and until the Planning Commission modifies this restriction at a future hearing.

7. The hotel shall be allowed up to twelve (12) Rooftop Events per 12-month period in the hotel's rooftop area provided that the following criteria are met:

- a. The Rooftop Event shall not operate later than 2:00 AM; and
- b. The frequency of such Rooftop Events shall not exceed two (2) per month.
- c. Request for Rooftop Events shall be submitted to the Director of Community Development at least seven (7) days prior to such event.

8. The total height of said building shall not exceed eight (8) stories or 100 feet, whichever is less, measured and defined as specified by said Code, except for the construction of a penthouse as allowed by said Code. (Carried over from Resolution No. 3013.)

9. That the total gross floor area of all buildings on said Lots 1717 and 1718, excluding basement, mezzanine, penthouse, and off-street automobile parking areas, shall not exceed three and one-half times the buildable area of said Lots 1717 and 1718. (Carried over from Resolution No. 3013.)

10. That the floor area devoted to dining and bar use shall not exceed 1,500 square feet. (Carried over from Resolution No. 3013.)

11. That two loading spaces shall be provided and maintained in accordance with the requirements of said Code. (Carried over from Resolution No. 3013.)

12. That no portion of the parking and loading space required to be provided and maintained hereunder shall be used for required space for any building or use not situated on said Lots 1717 and 1718. (Carried over from Resolution No. 3013.)

13. That no portion of the parking and loading space required to be provided and maintained hereunder shall be used for other than automobile parking purposes and the loading and unloading of passengers and merchandise, and specifically, but without limiting the generality of the foregoing, no portion thereof shall be used for storage, warehousing, workshops, or the sale or storage of gasoline, automobile products, or other merchandise. (Carried over from Resolution No. 3013.)

14. That no sign shall be constructed, erected or maintained above the top story of any structure constructed on said Lots 1717 and 1718, except on the side of a penthouse. (Carried over from Resolution No. 3013.)

15. No live entertainment shall be allowed on the rooftop area at any time. (Carried over from Resolution Nos. 1418, 1581 and 1628)

16. Pre-recorded, background music which does not interfere with normal speech communication may be played on the rooftop area, provided the volume level conforms to the City's noise level standard and is not audible beyond the hotel's property lines. (Carried over from Resolution No. 1418.)

17. The glass wind screens surrounding the perimeter of the upper and lower rooftop shall be comprised of clear glass. (Carried over from Resolution No. 1418.)

18. Free parking shall be provided to hotel employees, including any consultants or agents retained by the operator of the subject hotel in connection with the operation of said facility, at all times. (Carried over from Resolution Nos. 1418 and 1581.)

19. Valet parking shall be provided at all times. Restaurant patrons and non-hotel rooftop guests shall be charged reduced parking rates for said valet parking with validation. The parking rates charged for said valet parking shall not exceed the average of rates charged for valet parking within a one-half mile radius of the Project. (Carried over from Resolution No. 1418.)

20. The access to restaurant spaces located at the Crescent Drive elevation shall be used for emergency egress only and shall not be used to provide entry to the restaurant at any time. (Carried over from Resolution No. 1418.)

21. Keycard access shall be required for all elevators to restrict access to the rooftop to hotel guests and their invitees and authorized members of the general public only. (Carried over from Resolution No. 1418.)

22. Use of the rooftop gymnasium facility shall be restricted to the hotel guests and hotel employees. (Carried over from Resolution No. 1418.)

23. The city expressly reserves jurisdiction relative to traffic and parking issues. In the event the Director determines that operation of the use at this site is having unanticipated traffic and parking impacts, the Director shall require the Applicant to pay for a parking demand analysis. After reviewing the parking demand analysis, if, in the

opinion of the Directory, the parking and traffic issue merits review by the Planning Commission, the Director shall schedule a hearing in front of the Planning Commission in accordance with the provisions of Article 38 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code. The Planning Commission shall conduct a notice public hearing regarding the parking and traffic issues and may impose additional conditions as necessary to mitigate any unanticipated traffic and parking impacts caused by the proposed Project, and the Applicant shall forthwith comply with any additional conditions at its sole expense. (Carried over from Resolution No. 1418.)

24. After 12:00 midnight daily, all vehicles shall exit onto Wilshire Boulevard. No access onto Crescent Drive shall be permitted after midnight. (Carried over from Resolution No. 1418.)

25. An annual attestation that the conditions of approval are being met shall be submitted to the City. (Carried over from Resolution No. 1418.)

26. Hotel personnel shall be stationed on the ground-floor of the hotel's valet parking area, adjacent to the alley, and shall prevent patrons from entering the alley after 10:00 PM. Patrons shall instead be directed to use the Wilshire Boulevard access points. (Carried over from Resolution Nos. 1581 and 1628.)

27. Hotel personnel shall be stationed at the rooftop elevator lobby to ensure that the maximum occupancy, excluding hotel staff, does not exceed 165 persons at any time. (Carried over from Resolution No. 1518.)

28. A temporary barrier shall be installed within the hotel's parking area each night to prevent vehicles from entering or exiting the hotel's parking area through the alley after 10:00 PM. (Carried over from Resolution No. 1581.)

29. Outdoor dining areas located on the public right-of-way shall be limited to the north side of the building, which fronts on Wilshire Boulevard. Outdoor dining on the public right-of-way shall not be permitted to take place on the east side of the building, which fronts on South Crescent Drive. (Carried over from Resolution No. 1581.)

30. The playing of live or prerecorded music within the outdoor dining area located within the public right-of-way along Wilshire Boulevard shall be prohibited. (Carried over from Resolution Nos. 1581 and 1628.)

31. Outdoor dining along Wilshire Boulevard shall be set back a minimum of five feet (5') from the easternmost property line of the hotel, which fronts on South Crescent Drive. (Carried over from Resolution No. 1581.)

32. The property owner of 9360 Wilshire Boulevard shall maintain a minimum of 40 off-site parking spaces. The parking spaces shall be secured through a lease agreement, and be located within 500 feet of the hotel. The parking spaces shall be reserved for the exclusive use of the hotel between the hours of 6:00 PM and 2:00 AM, seven days per week. The property owner shall maintain such a lease agreement throughout the life of the Project, and a copy of the agreement shall be furnished to the City annually. (Carried over from Resolution No. 1581.)

33. All speakers located on the rooftop areas shall be installed at the base of the perimeter wall around the deck areas. Further, no speakers shall be permitted to be installed on the rooftop cabanas. (Carried over from Resolution No. 1581.)

34. All speakers within the premises shall be located in such a manner so as to direct all sound towards patrons and otherwise prevent the possibility of sound being

plainly audible beyond the property line. Further, the sound levels shall be balanced with an equalizer that will allow for the attenuation of bass frequencies to limit noise from escaping beyond the perimeter walls. (Carried over from Resolution No. 1581.)

35. Volume controls for the sound system shall be fitted with a locked cover to prevent tampering with the volume levels. Additionally, only hotel management shall be provided with access to the volume controls. (Carried over from Resolution No. 1581.)

36. The applicant shall mail or otherwise distribute Thompson Hotel management contact information, City of Beverly Hills contact information, and 24-hour contact information for dedicated security personnel to all property owners and residential occupants within 500 feet of the hotel. (Carried over from Resolution Nos. 1581 and 1628.)

37. There shall be no dancing allowed on the rooftop area at any time, as dancing constitutes a “nightclub” under the City’s codes, and nightclubs are not permitted to operate outside the Business Triangle. (Carried over from Resolution Nos. 1581 and 1628.)

38. Free parking shall be provided to hotel employees, including any consultants or agents retained by the hotel operator in connection with the operation of said facility, at all times. (Carried over from Resolution Nos. 1581 and 1628.)

39. The Director of Community Development shall review requests for all Rooftop Events at the rooftop area and impose conditions consistent with this permit to minimize community impacts and to protect the public safety and welfare. (Carried over from Resolution No. 1649.)

40. For all Rooftop Events, the hotel operator shall provide a Beverly Hills off-duty public safety officer, or other personnel approved by the Director of Community Development, to monitor noise, emanating from the Rooftop Event, in the residential neighborhood to the south of the hotel. Noise generated by the event and determined by the public safety officer to be a nuisance or inappropriate shall be immediately reduced to an acceptable level. The applicant shall pay the cost of assigning the public safety officer. (Carried over from Resolution No. 1649.)

41. The hotel operator shall pay for all costs related to police calls for service that occur as a result of a Rooftop Event that results in a violation of the Special Events Permit, the Conditional Use Permit, the Extended Hours Permit, or any other public nuisance findings made by the public safety officer. (Carried over from Resolution No. 1649.)

42. The hotel shall provide access to Fire Department, Law Enforcement, and/or Code Enforcement Officers at any time. (Carried over from Resolution No. 1518.)

43. In the event that the hotel violates or fails to comply with any of these conditions, the City may take action to cure such violation, including but not limited to, revocation of this permit.

44. The Director of Community Development or their designee may impose conditions on any permit as the Director or designee deems appropriate to make the determinations set forth in Section 4-8-7 of the Beverly Hills Municipal Code or otherwise protect the public health, safety, or welfare. These conditions may include, but are not limited to, reimbursement to the city for the cost of assigning public safety or

other personnel to ensure that the event is conducted without any adverse impact to the public safety and welfare. Any violation of the conditions of this permit shall be considered a violation of this code.

45. **EXPIRATION AND RENEWAL.** The Conditional Use Permit and Extended Hours Permit shall expire eighteen (18) months from the date of this approval. Upon application by the Applicant at least 60 days prior to the expiration of such permits, the City may extend the Permits if the reviewing authority determines that the uses are operating in a manner approved by the Planning Commission, are abiding by the conditions imposed by the Planning Commission, and are not creating significant adverse impacts on the surrounding neighborhood. Permits shall remain valid until such a time as a decision is determined by the Planning Commission. The Applicant shall file all necessary applications and pay all applicable fees associated with said re-review.

Furthermore, in the event the entitlements granted herein result in a material number of noise related complaints, the Director of Community Development or their designee, at their discretion, may require the project be returned to the Planning Commission for further review and analysis prior to the expiration of the entitlements.

46. **APPEAL.** 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. Decisions involving subdivision maps must be appealed within ten (10) days of the Planning Commission Action. An appeal fee is required.

47. **RECORDATION.** The resolution approving the renewal of the existing Conditional Use Permit and Extended Hours Permit shall not become effective until the

owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development within 60 days of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be null and void and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60 day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the Project.

48. VIOLATION OF CONDITIONS: A violation of these conditions of approval may result in a termination of the entitlements granted herein.

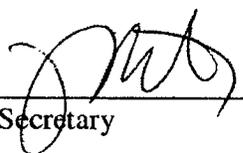
Section 15. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: November 19, 2012



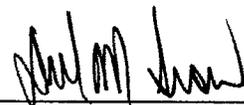
Craig Corman
Chair of the Planning Commission of the
City of Beverly Hills, California

Attest:



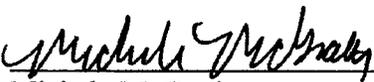
Secretary

Approved as to form:



David M. Snow
Assistant City Attorney

Approved as to content:



Michele McGrath
Acting City Planner

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, JONATHAN LAIT, Secretary of the Planning Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 1661 duly passed, approved and adopted by the Planning Commission of said City at a meeting of said Commission on November 19, 2012, and thereafter duly signed by the Secretary of the Planning Commission, as indicated; and that the Planning Commission of the City consists of four (4) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES: Commissioners Fisher, Vice Chair Rosenstein, Chair Corman.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Yukelson.



JONATHAN LAIT, AICP
Secretary of the Planning Commission /
City Planner
City of Beverly Hills, California