



CITY OF BEVERLY HILLS
455 N. Rexford Drive
Beverly Hills, CA 90210
City Council Chamber

**PLANNING COMMISSION
SPECIAL MEETING MINUTES**

September 26, 2016
1:30 PM

MEETING CALLED TO ORDER

Date/Time: September 26, 2016 / 1:32 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Commissioners Absent: None

Staff Present: Ryan Gohlich, Masa Alkire, Andre Sahakian, Emily Gable, Karen Myron, Laurence Wiener, Andrew Contreiras

COMMUNICATIONS FROM THE AUDIENCE

Members of the public may address the Commission regarding any items not on the Agenda that are within the subject matter jurisdiction of the Commission. By State law, the Commission may not discuss or vote on items not on the Agenda.

Speakers: Steve Mayer

APPROVAL OF AGENDA

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

CONSENT CALENDAR

No items

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

1. 250-260 North Canon Drive

Zone Text Amendment, Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit

Request for a Zone Text Amendment to allow alternative parking facilities that may use automobile elevators, mechanical lift parking, and aisle parking to provide required parking in commercial zones through a Conditional Use Permit. The proposed project includes a request for a Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit to allow a new restaurant with a 100% valet-operated alternative parking facility and joint use of parking facilities to be constructed and operate with open air dining and extended hours on the commercial property located at 250-260 North Canon Drive. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider adoption of a Categorical Exemption for this project. Continued Item from the September 19, 2016 Planning Commission Hearing.

Planner: Emily Gable, Assistant Planner
Applicant: Murray D. Fischer, applicant representative
Public Input: None

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to adopt the Zone Text Amendment resolution as amended (5-0).

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

NOES: None

CARRIED

Motion: MOVED by Commissioner Block, SECONDED by Vice Chair Gordon to adopt the Conditional Use Permit resolution as amended (5-0).

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

NOES: None

CARRIED

The Commission took a recess at 3:43 pm.

The Commission reconvened at 3:57 pm.

2. 9900 Wilshire Boulevard (One Beverly Hills)

Zone Text Amendment, Vesting Tentative Tract Map and Development Plan Review, Development Agreement, and Final Supplemental Environmental Impact Report

Request for amendments to the 9900 Wilshire Specific Plan and associated Vesting Tentative Tract Map, Development Plan Review, and Development Agreement to convert a portion of the previously approved project from condominiums and retail space into a luxury hotel with

ancillary uses. The proposed project also includes rooftop amenities, open air dining areas, and a new motor court access from North Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider a Final Supplemental Environmental Impact Report. Continued item from the August 23, 2016 Planning Commission Hearing.

Ex Parte Communications: Commissioner Fisher disclosed briefly speaking with Jay Newman. Vice Chair Gordon disclosed receiving a phone call from Beny Alagem regarding the amount of time that Hilton representatives had been given to speak on this item, and also receipt of a phone call from Barry Brucker, during which the Vice Chair briefly explained where the Planning Commission was in its review of the project. Chair Shooshani disclosed a conversation with Steve Webb and another former Mayor, regarding procedures of being a Chair.

Planner: Andre Sahakian, Associate Planner
Applicant: Wanda Beverly Hills Properties, LLC
Public Input: Ted Kahan, George Mhlsten

Motion: MOVED by Vice Chair Gordon, SECONDED by Commissioner Block to continue the item to a special meeting on October 10, 2016 at 2:00 pm (5-0).

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

NOES: None

CARRIED

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

No items

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

- City Planner Ryan Gohlich advised the Commission that the City Council had recently voted 4-1 to approve the project at 250 North Crescent Drive with minor modifications.

ADJOURNMENT

Date / Time: September 26, 2016 / 4:48 PM

PASSED AND APPROVED THIS 10TH DAY of NOVEMBER, 2016

Farshid Joe Shooshani, Chair