



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

**PLANNING COMMISSION  
SPECIAL MEETING MINUTES**

October 10, 2016  
2:00 PM

**MEETING CALLED TO ORDER**

Date/Time: October 10, 2016 / 2:00 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

Commissioners Absent: None

Staff Present: Susan Healy Keene, Ryan Gohlich, Masa Alkire, Andre Sahakian, Bijan Vaziri, Teresa Revis, 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. 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 September 26, 2016 Planning Commission Hearing. (Associate Planner Andre Sahakian)

Ex Parte Communication: Commissioner Licht spoke on the phone with Ted Kahan

Speakers: Hilton team - Ted Kahan, Pat Gibson - 20 min

Public -Ron Miller, LA/OC building trades; Rachel Torres, Unite here local 11

Applicant team – Wanda Group - Rowan a’Beckett, Jay Newman, David Shender; Richard Meyers and Partners Architects - Michael Palladino; Armbruster, Goldsmith and Delvac - Dale Goldsmith

City Consultants (EIR) – Sarah Brandenberg, Fehr and Peers; Joe Power, Rincon Consultants Inc.

*The Commission took a recess at 3:09 pm.*

*The Commission reconvened at 4:02 pm.*

*The Commission took a recess at 5:21 pm.*

*The Commission reconvened at 5:35 pm.*

*The Commission took a recess at 5:51 pm.*

*The Commission reconvened at 7:00 pm.*

Motion: MOVED by Commissioner Fisher, SECONDED by Commissioner Licht to direct staff to prepare resolutions incorporating Commission comments and continue the hearing to Thursday, October 13 at 1 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**

- None

**ADJOURNMENT**

Date / Time: October 10, 2016 / 9:49 PM

PASSED AND APPROVED THIS 10<sup>th</sup> DAY OF NOVEMBER, 2016

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Farshid Joe Shooshani, Chair