



CITY OF BEVERLY HILLS
Council Chamber
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION SPECIAL MEETING

MINUTES

August 8, 2018
7:00 PM

MEETING CALLED TO ORDER

Date/Time: August 8, 2018 / 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Ostroff, Gordon, Shooshani, Vice Chair Block,
Chair Licht
Commissioners Absent: None
Staff Present: Ryan Gohlich, Masa Alkire, Susan Healy Keene, Karen Myron,
David Snow

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: None

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. 9908 SOUTH SANTA MONICA BOULEVARD
Mixed Use Overlay Zone (PL1509126)**

Request for a General Plan Amendment, Zone Text Amendment, Planned Development, Vesting Tentative Tract Map and Development Agreement to create a Mixed Use Planned Development Overlay Zone (M-PD-5) and allow a five-story, mixed-use project consisting of 27 residential condominium units and 13,036 SF of ground floor retail in a Commercial Zone on the property located at 9908 South Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider a Final Environmental Impact Report. *Continued from the January 11, 2018 Planning Commission Hearing.*

Ex Parte Communications: Commissioner Ostroff disclosed meeting with applicant representatives on approximately three separate occasions; he also disclosed speaking with City Treasurer Howard Fisher. Commissioner Shooshani disclosed meeting with a member of the applicant team. Commissioner Gordon disclosed meeting with an applicant representative several months ago regarding a prior iteration of the project, but had no meetings regarding the current version; and also a conversation with City Treasurer Howard Fisher. Vice Chair Block disclosed meeting with applicant representatives and also with a representative of the Peninsula Hotel; Chair Licht disclosed meeting with applicant representatives, and also with a representative of the Peninsula Hotel. All Commissioners affirmed to remain open-minded on the project.

Project Planner: Masa Alkire, AICP, Principal Planner
Project Applicant: 9908 Santa Monica Blvd., LLC
Public Input: Ed Brown, Scott Jackson, Joel Krischer, Hope Levy Biehl (comments read by Gaby Alexander), Eric Cohen (comments read by Gaby Alexander), Susan Mishler, Michael Tenner – on behalf of the Peninsula Hotel, Offer Nissenbaum – on behalf of the Peninsula Hotel, Mark Elliot, Marilyn Gallup (comments provided by Steve Mayer), Marcia Hobbs, Diane Shader Smith (comments read by Gaby Alexander), Lillian Raffel (comments read by Gaby Alexander), Michael Benayoun

Chair Licht read into the record a letter from Thomas White on behalf of the Municipal League of Beverly Hills.

The Commission took a recess at 9:02 PM.

The Commission reconvened at 9:14 PM.

Motion: MOVED by Vice Chair Block, SECONDED by Commissioner Shooshani to continue the item to 7:00 PM on September 13, 2018, and to direct staff to prepare an approval resolution based on the Commission's comments to eliminate the project's fifth floor (3-2).

AYES: Commissioner Shooshani, Vice Chair Block, Chair Licht
NOES: Commissioners Ostroff, Gordon

CARRIED

The public hearing on this item remained open.

**PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY
PUBLIC HEARINGS – NEW BUSINESS**

No items

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

None

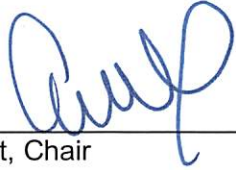
COMMUNICATIONS FROM STAFF

None

ADJOURNMENT

Date / Time: August 8, 2018 / 10:14 PM

PASSED AND APPROVED THIS 23rd DAY of AUGUST, 2018



Andy Licht, Chair