



CITY OF BEVERLY HILLS
Room 280A
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION REGULAR MEETING

MINUTES

January 23, 2020
1:30 PM

MEETING CALLED TO ORDER

Date/Time: January 23, 2020 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Licht, Gordon, Shooshani, Vice Chair Ostroff, Chair Block
Commissioners Absent: None
Staff Present: Ryan Gohlich, Timothea Tway, Edgar Arroyo, Juan Arauz, 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

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of December 12, 2019.

Motion: MOVED by Commissioner Gordon, SECONDED by Commissioner Shooshani to adopt the Consent Calendar as presented (5-0).

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

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 9291 BURTON WAY – VICEROY L'ERMITAGE HOTEL

Conditional Use Permit Renewal and Amendment, Development Plan Review Renewal, and Extended Hours Permit Renewal and Amendment (PL1900215)

Request for a renewal of a Conditional Use Permit, Development Plan Review, and Extended Hours Permit allowing for the continued operation of a hotel restaurant with Extended Hours Permit allowing for the continued operation of a hotel restaurant with open air dining and hotel rooftop uses with extended hours, as well as an amendment to the conditions of approval to allow the restaurant to host private receptions and further extend the hours for rooftop uses associated with the operation of the Viceroy L'Ermitage Hotel at the property located at 9291 Burton Way. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the project exempt from further review under CEQA. *Continued from the December 12, 2019 Planning Commission Hearing.*

Ex Parte Communications: Commissioner Licht disclosed having conversations with some of the neighbors, as well as with the Applicant's general counsel. Chair Block disclosed speaking with Jason Morgan, who is part of the Applicant's counsel team.

Project Planner:	Edgar Arroyo, Associate Planner
Project Applicant:	LBH Real Estate (Beverly Hills) LLC (c/o) Viceroy L'Ermitage Hotel)
Representatives:	Jonathan H. Riker, Esq., Ervin Cohen & Jessup LLP, Diego Heredia
Public Input:	Grecia Arvizu, Roger Thomas, Shane Robson, Michael Tucker, Todd Johnson – Beverly Hills Chamber of Commerce, Matti Bialer, Ilan Bialer, Mikael and Jeanine Cohen, Jade Beck, Julie Wagner – Beverly Hills Conference and Visitors Bureau, Rosanna Jennett, Dr. Carlton Lee

Motion: MOVED by Commissioner Licht, SECONDED by Commissioner Shooshani to adopt the resolution as amended (3-2).

AYES: Commissioners Licht, Shooshani, Chair Block

NOES: Commissioner Gordon*, Vice Chair Ostroff**

CARRIED

*Commissioner Gordon noted while she did vote no, she does support the request to renew the CUP.

**Vice Chair Ostroff noted a vote of no as he feels it is improper to delegate interpretation of the resolution to City staff. If the resolution included a provision that indicated interpretation is by the Planning Commission, he would vote in favor of continuing the CUP conditions, but

against the extension of the hours on the roof and against the enlargement of the opportunities for 20 events per year in the restaurant.

The Commission took a recess at 3:33 PM.

The Commission reconvened at 3:41 PM.

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

3. 9111 WILSHIRE BOULEVARD

Conditional Use Permit, Historic Incentive Permit (PL190097)

A request for a Conditional Use Permit and Historic Incentive Permit to establish a 154-room hotel, with restaurant and ancillary uses, within an existing 10-story office building located at 9111 Wilshire Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the project exempt from further review under CEQA.

Ex Parte Communications: Commissioner Gordon, Commissioner Licht, and Commissioner Shooshani each disclosed meetings with the developer team. Vice Chair Ostroff disclosed meeting with developer team members Mr. Lichtenstein, Ms. Pauli, Ms. Camacho, and Mr. Kurchian, at which time he viewed additional project plans and discussed commercial versus residential use of the property, as well as whether or not the applicant team intended to “flip” the project. Chair Block disclosed a meeting with the applicant team, which included a tour of the project site.

Project Planner:	Juan Arauz, AICP, Associate Planner
Project Applicant:	Oakshire, LLC (Arman Gabay)
Representatives:	Paul Rohrer, Lisa Pauli, David Shender, Robert Chattel
Public Input:	Sy Schaffel (<i>comments inadvertently provided during the public comment period for the previous agenda item</i>), Kari Kramer, Sima Golbahary, Ben Simon

Motion:	MOVED by Commissioner Gordon, SECONDED by Commissioner Shooshani to adopt the resolution as amended (5-0).
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AYES:	Commissioners Licht*, Gordon, Shooshani, Vice Chair Ostroff, Chair Block
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NOES:	None
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CARRIED

*Commissioner Licht noted that while voting yes, he is opposed to converting the adjacent alley from a one-way to a two-way traffic flow.

Commissioner Licht left the meeting at 4:56 PM.

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

- Vice Chair Ostroff commented on proposed Senate Bill 50 and its potential impacts on the City, and requested that an Ad Hoc Committee of the Planning Commission be established to assist in addressing housing-related issues. In response, Chair Block established the committee, and designated himself and Vice Chair Ostroff as the members.

COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - City Planner Ryan Gohlich advised the Commission that the City Council is close to reaching a final Development Agreement for the project at 9908 South Santa Monica Boulevard, which is commonly referred to as the Friars Club project. The tentative agreement will be returning to the City Council at its formal meeting on February 4, 2020.
- 4. **Current Planning Projects List**
 - Received and filed
- 5. **Building Permit Report – December**
 - Received and filed
- 6. **2020 Meeting Schedule**
 - Received and filed

ADJOURNMENT

Date / Time: January 23, 2020 / 5:07 PM

PASSED AND APPROVED THIS 13TH DAY OF FEBRUARY, 2020

A handwritten signature in black ink, appearing to read "Alan Robert Block", written over a horizontal line.

Alan Robert Block, Chair