



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

## **PLANNING COMMISSION REGULAR MEETING**

### **MINUTES**

February 27, 2020  
1:30 PM

#### **MEETING CALLED TO ORDER**

Date/Time: February 27, 2020 / 1:33 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, 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: Al Checchi, Jack Rubens, Kathy Checchi, Behrooz Sroukhim, MD, Debbie Weiss, Steve Mayer

#### **APPROVAL OF AGENDA**

Absent objection from the Commission, the agenda was approved as presented.

#### **CONSENT CALENDAR**

##### **1. CONSIDERATION OF MINUTES**

Consideration of Minutes of the Planning Commission regular meeting of February 13, 2020.

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

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NOES: None

CARRIED

## REPORTS FROM PRIORITY AGENCIES

### 2. MARCH 2020 GENERAL MUNICIPAL ELECTION INFORMATION

City Clerk Huma Ahmed will provide an update on the Beverly Hills Election process.

Public Input: Ron Richards

City Clerk Huma Ahmed presented information regarding the upcoming General Municipal Election. The Commission received the presentation and public comment, and asked related questions, but took no action on this item.

## CONTINUED BUSINESS

No items

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

No items

## STUDY SESSION

### 3. 469 NORTH DOHENY DRIVE – BEVERLY TERRACE HOTEL

**Study Session Regarding Processing Requirements for the Renewal of a Conditional Use Permit, Development Plan Review, and Extended Hours Permit (PL1900380)**

Request for Direction from the Planning Commission Regarding the Renewal of a Conditional Use Permit, Development Plan Review, and Extended Hours Permit.

*Ex Parte Communications: Commissioner Licht disclosed having a brief conversation with Murray Fischer, and advised he remains open-minded on the project.*

Project Planner: Juan Arauz, AICP, Associate Planner  
Project Applicant: Beverly Terrace, Inc. (Maya Mallick)  
Project Representative: Murray Fischer  
Public Input: Ron Richards

The Commission received the staff report and public comment. After a brief discussion, the Commission indicated unanimous support to allow the Director of Community Development to process the renewal of the subject entitlements.

*The Commission took a recess at 2:57 PM*

*The Commission reconvened at 3:05 PM*

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#### **4. BEVERLY HILLS SUSTAINABLE CITY PLAN UPDATE**

A study session item to provide the Planning Commission with information about the update to the Beverly Hills Sustainable City Plan and receive comments from the Commission.

Project Planner: Josette Descalzo, Environmental Compliance  
and Sustainability Programs Manager  
Project Applicant: City Initiated  
Public Input: Dr. Woodrow Clark (input provided during non-agenda comments),  
Ron Richards, Myra Demeter, Ph.D.

The Commission received the report and public input, and provided comments on the draft Plan. After additional input from other Commissions is received and incorporated, a Final Draft Plan is expected to be presented to the City Council for review in the Summer of 2020.

#### **5. 2019 DRAFT GENERAL PLAN AND HOUSING ELEMENT ANNUAL REPORT**

An informational item to provide an opportunity for the Planning Commission to review the status of the General Plan Programs, and the General Plan and Housing Element Annual Report for the 2019 calendar year reporting period.

Project Planner: Chloe Chen, Assistant Planner  
Project Applicant: City Initiated  
Public Input: Ron Richards

The Commission received the report and public input, and provided comments on the report. The final version of the report is scheduled to be presented to the City Council for review at its March 17, 2020 meeting. After review by the City Council, the report is submitted to the State as a matter of course.

*The Commission took a recess at 3:38 PM.*

*The Commission reconvened at 4:05 PM.*

#### **6. REQUEST BY VICE CHAIR OSTROFF TO DISCUSS THE PROCESS FOR IMPLEMENTING PROJECT CONDITIONS IMPOSED BY THE PLANNING COMMISSION**

A study session to discuss whether the Commission would like to consider a zone text amendment to require interpretation of project conditions to be determined by the Planning Commission

Project Planner: Ryan Gohlich, AICP, City Planner  
Project Applicant: City Initiated  
Public Input: Ron Richards, Debbie Weiss

The Commission received the report and public comment. After discussion, the majority of the Commission did not support the proposal of requiring that interpretation of project conditions be determined by the Planning Commission.

#### **COMMUNICATIONS FROM THE COMMISSION**

- **Mayor's Cabinet Meeting**
  - This item was not discussed; meeting video is available online

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## COMMUNICATIONS FROM STAFF

- **City Planner Updates**

- City Planner Ryan Gohlich advised the Commission of the following:
  - Marketing materials for the 2020 Census will be distributed in the coming weeks. Participation in the Census is important, and everyone is encouraged to complete the Census survey.
  - The project at 9908 South Santa Monica Boulevard, commonly referred to as the Friars Club project, received a final vote by the City Council at its February 18, 2020 meeting.
  - The first readings of the Development Agreement amendments for the Hilton Property at 9876 Wilshire Boulevard and the former Wanda Property at 9900 Wilshire Boulevard were presented to the City Council at its February 18, 2020 meeting. The second readings took place at a special meeting of the City Council which was held while the Planning Commission's meeting took place today.

### 7. Upcoming Projects List

- Received and filed

### 8. 2020 Meeting Schedule

- Received and filed
  - Commissioner Gordon advised that she will be leaving early at the March 12, 2020 meeting. Vice Chair Ostroff will not be in attendance at the April 9, 2020 meeting.

## ADJOURNMENT

Date / Time: February 27, 2020 / 4:55 PM

PASSED AND APPROVED THIS 21<sup>ST</sup> DAY OF MAY, 2020

*Alan Block*

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Alan Robert Block, Chair