



CITY OF BEVERLY HILLS
Telephonic / Video Conference Meeting
455 North Rexford Drive
Beverly Hills, CA 90210

PLANNING COMMISSION SPECIAL MEETING

MINUTES

February 10, 2022
7:00 PM

MEETING CALLED TO ORDER

Date/Time: February 10, 2022 / 7:02 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Ross, Demeter, Ostroff, Vice Chair Hudnut, Chair Licht
Commissioners Absent: None
Staff Present: Ryan Gohlich, Timothea Tway, Masa Alkire, Karen Myron, David Snow, Chelsea O'Sullivan, Daren Grilley

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.

Public Input: David Gingold, Barbara Pizik, Steve Mayer

APPROVAL OF AGENDA

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

CONSENT CALENDAR

None

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

Planning Commission Special Meeting Minutes
February 10, 2022

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

1. 456 and 468 NORTH RODEO DRIVE; 449, 451, and 453 NORTH BEVERLY DRIVE; and 461 through 465 NORTH BEVERLY DRIVE (CHEVAL BLANC BEVERLY HILLS SPECIFIC PLAN PROJECT)

General Plan Amendment, Specific Plan, Zone Text and Map Amendments, Master Plan of Streets Amendment, Vesting Tentative Parcel Map, Encroachment Permits, Development Agreement and Final Environmental Impact Report (PL2000138)

A request for a new specific plan to allow for comprehensive redevelopment of the Project Site with a multiple use building containing a luxury hotel with restaurants and ancillary services, a private club, and street level retail uses with North Rodeo Drive frontage. Pursuant to the provisions set forth in the California Environmental Quality Act, the Commission will also consider a Final Environmental Impact Report.

Ex Parte Communications: Chair Licht disclosed recently attending the Beverly Hills North Homeowners Association meeting, at which time he listened to a number of residents' thoughts and ideas regarding the Cheval Blanc project. Chair Licht advised he remains open-minded on the project. Commissioner Demeter disclosed having received a call from Charlie Carnow, and advised she remains open-minded on the project.

Project Planner:	Masa Alkire, AICP, Project Manager
Project Applicant:	468 N Rodeo Drive LLC, 456 N Rodeo Drive LLC, 461 N Beverly Drive LLC, and 449 N Beverly Drive, LLC (Project Proponent: Cheval Blanc, a division of LVMH)
Public Input:	Robbie Anderson, John Carroll, Nooshin Meshkaty, Thomas Zaline, Alan and Michelle Kaye, Virginia Maas, Houman Mahboubi, David Lewis, Richard Ziman, Gabby Romo, Murray Fischer, Charlie Carnow, Ryan Kelly, Jordan Sisson, Diana Skidmore, Kathy Gohari – Rodeo Drive Committee, Tom Blumenthal – Gearys, Alexander Leggett, Bobby Omrany, Harrison Margolin, Linda Mitchell, Michelle Bellin, Amy Stephens, Kathryn Marioni, Maryam Nidravesh, Ashanti Daniel, Nilesch Patel, Robert Villasenor, Shellie Anderson, Stav Geffner, Monica Davoodpour, Sanford Weinstein, Jean-Pierre Henraux, Harilyn Fast, Airam Cordido, Maral Hashemi, Sara Collins, Heidi Ballas, Meena Patil, Byron Ramsey, J Golden, Dena Roth, name unknown, Louise Briggs, Campbell Iezman, Cyril Good, Marc Russell, Marina Genevieve Hall, Melissa Myers, Lidiya Korotko, Anthony Mir, Sheryl Spigel, Shantel Salen, Sharon Barnes, Jonathan Joseph, Leslie Lapage, Richard Wall, Samantha Peterson

The Commission took a recess at 8:43 PM.

The Commission reconvened at 8:49 PM.

The Commission received the staff report, applicant presentation, and public comment. The Commission then conducted an initial round of questions for staff and the applicant team, and outlined additional information that the Commission would like to receive from the applicant team. The Commission also encouraged the applicant team to work with neighboring interested parties to discuss concerns about the project. Presentation of additional information

Planning Commission Special Meeting Minutes
February 10, 2022

from the applicant is expected at the February 24, 2022 Planning Commission special meeting, at which time the Commission's continued discussion and potential formal direction will take place.

Vice Chair Hudnut left the meeting at 10:52 PM.

Motion: MOVED by Commissioner Ross, SECONDED by Commissioner Demeter to continue the item to the February 24, 2022 Planning Commission special meeting (4-0-1).

AYES: Commissioners Ross, Demeter, Ostroff, Chair Licht
NOES: None
ABSENT: Vice Chair Hudnut

CARRIED

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

None

ADJOURNMENT

Date / Time: February 10, 2022 / 10:53 PM

PASSED AND APPROVED THIS 24TH DAY OF FEBRUARY, 2022

Andrew Licht

Andrew Licht, Chair