



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

PLANNING COMMISSION SPECIAL MEETING

MINUTES

February 24, 2022
7:00 PM

MEETING CALLED TO ORDER

Date/Time: February 24, 2022 / 7:03 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, Scott Stephens

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: None

APPROVAL OF AGENDA

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

CONSENT CALENDAR

None

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED 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. *Continued from the February 10, 2022 Planning Commission Special Meeting.*

Ex Parte Communications: Commissioners Ross and Ostroff disclosed jointly meeting with the applicant's counsel, and also jointly meeting with a number of the Rodeo Drive neighboring merchants, including Chanel and Giorgio Armani. Both Commissioners advised they remain 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:	Darian Bojeaux, Shomari Davis, Hank Rouda, Maryann Lawrence, Samantha Peterson, Ryan Kelly, Diana Skidmore, Murray Fischer, Charlie Carnow, Cristina Navarro, Jess Imme, Asa Wrangle, Todd Johnson – Beverly Hills Chamber of Commerce, Julie Shuer, Peter Bisno, Renee Touriel, Rosalie Rubaum, Mario Rosenberg, MD, Judith and Richard Swatt, Andre Berger, MD, Mitch Waldow, Marc Maretsky, Deborah Blum, Tim Noonan, Greg Gallup, William Tyrer, Louis Lipofsky, Julie Wagner – Beverly Hills Conference & Visitors Bureau, Dr. Judith Segal and Wayne Litwin, Wiseman Dawoody, Adrea Caren, Herb Wright, Lionel Ephraim, Dorothy Kamins, Aimee Flynn, Helen and Richard Weston, Barbara and Tony Micelli, Lawrence Borys, Donna and Ray Flade, Lee Pasternak, Rebecca Pynoos, Andrea Grossman, David Lewis, Vivien Bonert

The Commission received the staff report, applicant presentation, and public comment, and continued discussion of the project. The Commissioners expressed a need for additional time to review materials that had been provided for the meeting and submitted by the applicant team. The item was continued to a date certain, with the applicant team's commitment to submit materials in a timely manner, allowing sufficient time for staff analysis before being presented to the Commissioners and the public.

Motion: MOVED by Vice Chair Hudnut, SECONDED by Commissioner Ostroff to continue the item to a special meeting of the Planning Commission at 7:00 PM on March 24, 2022 (5-0).

AYES: Commissioners Ross, Demeter, Ostroff, Vice Chair Hudnut, Chair Licht

Planning Commission Special Meeting Minutes
February 24, 2022

NOES: None

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

None

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

None

ADJOURNMENT

Date / Time: February 24, 2022 / 11:03 PM

PASSED AND APPROVED THIS 10TH DAY OF MARCH, 2022

Andrew Licht

Andrew Licht, Chair