



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

PLANNING COMMISSION SPECIAL MEETING

MINUTES

May 26, 2022
7:00 PM

MEETING CALLED TO ORDER

Date/Time: May 26, 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

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

1. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONTINUING TO AUTHORIZE PUBLIC MEETINGS TO BE HELD VIA TELECONFERENCING PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME

Recent legislation was adopted allowing the Planning Commission to continue virtual meetings during the COVID-19 declared emergency subject to certain conditions, and the proposed resolution implements the necessary requirements.

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Motion: MOVED by Commissioner Ross, SECONDED by Vice Chair Hudnut to adopt the resolution as presented (5-0).

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

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 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 24, 2022 Planning Commission Special Meeting.*

Ex Parte Communications: Commissioner Ross disclosed several conversations with Noah Furie, advised he remains open-minded on the project. Commissioner Demeter, Vice Chair Hudnut, and Chair Licht all disclosed separately meeting with Debbi Quick and other members of the applicant team; all advised they remain open-minded on the project. Commissioner Ostroff had no ex parte communications.

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: Samantha Peterson, Gus Torres, Dar Mahboubi, Ryan Kelly, Michael May Sun, Danielle Wilson, Marty Halfon, Michael Tenner, Wallis Annenberg Center for the Performing Arts, Steve Stabler, Giacomino Drago, Alan & Michelle Kaye, Nooshin & Yar Meshkaty, Sandy & Barry Pressman

Motion: MOVED by Vice Chair Hudnut, SECONDED by Commissioner Demeter to direct staff to prepare resolutions memorializing the Commission's findings and recommendations to the City Council regarding the requested entitlements, certification of the Final Environmental Impact Report (FEIR), and Vesting Tentative Parcel

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Map, and to continue the item to the Planning Commission special meeting on June 13, 2022 (5-0).

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

CARRIED

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

None

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

None

ADJOURNMENT

Date / Time: May 26, 2022 / 9:36 PM

PASSED AND APPROVED THIS 9TH DAY OF JUNE, 2022

Andrew Licht

Andrew Licht, Chair