



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

and

Teleconference Location:
25 Chatiemac Road
North Creek, NY 12853

PLANNING COMMISSION SPECIAL MEETING

MINUTES

June 13, 2022
7:00 PM

MEETING CALLED TO ORDER

Date/Time: June 13, 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, Laurence Wiener

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

APPROVAL OF AGENDA

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

CONSENT CALENDAR

None

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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 May 26, 2022 Planning Commission Special Meeting.*

Ex Parte Communications: None

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: David Gingold, Diana Skidmore, Gus Torres

Motion: MOVED by Vice Chair Hudnut, SECONDED by Commissioner Ross to adopt the resolution recommending that the City Council certify the Final Environmental Impact Report, adopt findings pursuant to the California Environmental Quality Act, and adopt a Mitigation Monitoring and Reporting Program, as amended (5-0).

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

NOES: None

CARRIED

Motion: MOVED by Commissioner Demeter, SECONDED by Vice Chair Hudnut to adopt the resolution recommending that the City Council approve the General Plan Amendment; Master Plan of Streets, Alleys, and Highways Amendment; Zone Text Amendment; and Zoning Map Amendment, as presented (5-0).

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

NOES: None

CARRIED

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Motion: MOVED by Commissioner Ross, SECONDED by Commissioner Demeter to adopt the resolution recommending that the City Council adopt the Cheval Blanc Beverly Hills Specific Plan, and recommending approval of encroachment permits for improvements located in the public right-of-way, as amended (5-0).

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

NOES: None

CARRIED

Motion: MOVED by Commissioner Demeter, SECONDED by Commissioner Ostroff to adopt the resolution conditionally approving Vesting Tentative Parcel Map No. 82872, as presented (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: June 13, 2022 / 8:03 PM

PASSED AND APPROVED THIS 23RD DAY OF JUNE, 2022

Andrew Licht

Andrew Licht, Chair