



**CITY OF BEVERLY HILLS**  
455 N. Rexford Drive  
Beverly Hills, CA 90210  
4<sup>th</sup> Floor Conference Room A

**Beverly Hills City Council Liaison / Planning Commission Committee**

**SPECIAL MEETING HIGHLIGHTS**

Wednesday, January 4, 2017  
4:00 PM

**MEETING CALLED TO ORDER**

Date / Time: January 4, 2017 / 4:13 PM

**IN ATTENDANCE:** Mayor Mirisch, Councilmember Bosse, Planning Commission Chair Farshid Joe Shooshani, Planning Commission Vice Chair Lori Greene Gordon, City Manager Mahdi Aluzri, Assistant City Manager George Chavez, Director of Community Development Susan Healy Keene, Assistant Director of Community Development Ryan Gohlich, Senior Planner Andre Sahakian, Executive Assistant Karen Myron

**1) PUBLIC COMMENT**

Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.

Speakers: None

**2) PROPOSED DEVELOPMENT OF 9808 S. SANTA MONICA BOULEVARD (FORMER FRIARS CLUB SITE)**

Assistant Director of Community Development Ryan Gohlich briefly introduced the proposed project, highlighting the three main discussion points – land use, building height and FAR, and streetscape – as noted in his December 30, 2016 memorandum to the Liaison Committee.

The applicant team, introduced by Tom Levyn and led by Cliff Goldstein, provided a video presentation of the proposed project and its surrounding area, as well as their reasons for proposing a mixed-use project in a C-3 Commercial Zone.

All members of the Liaison Committee expressed concern at the lack of commercial space in the proposed project. Councilmember Bosse specifically pointed out that at the Liaison Committee meeting in January 2016, the Committee expressed the desire for pedestrian-friendly retail space along the entire ground floor, which the current proposed project does not provide. Mayor Mirisch noted the proposed project would be more appropriate for an R-4 Residential Zone. Additional comments from the Committee indicated the need for public parking, as well as the proposed project's incompatibility with the surrounding neighborhood.

Concerns noted by staff included the placement of the proposed motor court and its entrance location on South Santa Monica Boulevard, the lack of sufficient, compatible commercial space, and the increased height of the proposed project.

The Committee suggested the proposed project be restudied, with consideration given to the need for appropriate, pedestrian-friendly retail space, parking beyond the code-required minimum, and sufficient public benefit in exchange for a proposed zone change. In addition, Mayor Mirisch suggested that the project be completely redesigned in order to comply with all applicable Municipal Code standards.

The applicant team thanked the Committee and staff for their time and willingness to engage, and advised they would work on revisions based on the comments received.

## **ADJOURNMENT**

Date / Time: January 4, 2017 / 5:28 PM