



C H A M B E R
of
C O M M E R C E

April 1, 2021

Honorable Planning Commission Chair Peter Ostroff
Beverly Hills Planning Commission
City of Beverly Hills
455 North Rexford Drive
Beverly Hills, CA 90210

Dear Honorable Chair Ostroff and Members of the Beverly Hills Planning Commission:

The Beverly Hills Chamber of Commerce writes to you to reiterate our support of the Gardenhouse BH project (8600 Wilshire Blvd) and to add some additional points in follow up to our letter of last year. Gardenhouse BH is a beautiful mixed use building designed by renowned architect Ma Yansong and is a critical addition to the southeast portion of our City, bringing much needed energy.

The Chamber asks your support for Palisades' request to amend the project entitlements to allow markets, exercise facilities, and coffee shops in the ground floor commercial spaces. We also request your support for the project's request to permit the ground floor commercial spaces to use a shared parking plan of 1 space per 350 SF. The City staff reports notes that there is sufficient parking provided for the uses requested by Palisades.

One of the City's priorities as set forth in the new Economic Sustainability Plan and approved by the City Council is business attraction and filling vacant commercial spaces. The current limitations on what types of businesses can lease the ground floor retail spaces are an impediment to obtaining leases and to providing for a vibrant neighborhood which will soon be served by the LA Metro subway.

Finally, we note that Wilshire Blvd is a major commercial street that includes coffee shops, markets and exercise facilities – exactly what Palisades is requesting for its own building. It would be odd and simply unfair to permit these uses across the street and not at Gardenhouse.

Palisades' request is a very reasonable one and an important step to ensuring that the Beverly Hills community remains strong.

A handwritten signature in black ink, appearing to read 'Todd Johnson', with a long horizontal flourish extending to the right.

Todd Johnson
President and CEO
Beverly Hills Chamber of Commerce