



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

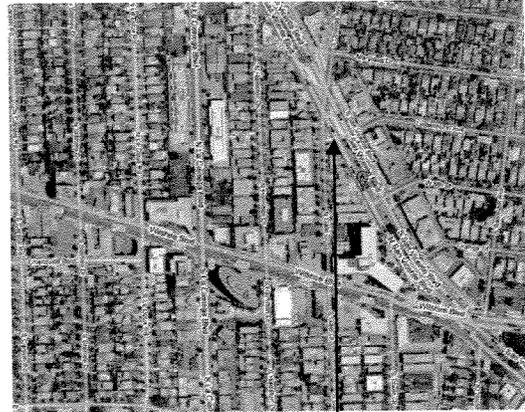
**For the Planning Commission  
Meeting of June 25, 2009**

**TO:** Planning Commission

**FROM:** Michele McGrath  
Senior Planner

**THROUGH:** Jonathan Lait, AICP, *Jonathan Lait*  
Assistant Director of Community  
Development/City Planner

**SUBJECT:** Preview of a Proposed Medical  
Office Building at **121 San Vicente  
Boulevard**



Project Site

**RECOMMENDATION**

It is recommended that the Planning Commission receive a presentation of the proposed project and provide comments to the applicants and staff.

**EXECUTIVE SUMMARY**

The City has received applications from project applicant Mike Ahmar of 121 San Vicente LLC. for Planning Commission review of a proposed new building located at 121 San Vicente Boulevard. The project is currently undergoing environmental review and will be reviewed by the Planning Commission at a public hearing subsequent to completion of the necessary analysis. The project as currently designed would require Development Plan Review and two variances, one for compact and tandem parking spaces and one to exclude the above grade parking from the definition of floor area.

The approximately 21,837 square foot site is currently zoned commercial (C-3) which allows a height of 45 feet. The proposal for the site includes demolition of the existing one- and two-story commercial buildings and construction of a new 45-foot high, approximately 40,342 square-foot commercial building with two underground parking levels. The ground floor would have approximately 6,786 square feet of retail space along San Vicente Boulevard and 22 parking spaces serving that retail area. Access to this ground floor parking area would be from Gale Drive. The Gale Drive vehicle entrance would also serve the second floor which is proposed as parking for employees. The third and fourth floors would be medical office space. The subterranean parking levels would be for the medical office customers with vehicle access from San Vicente Boulevard and a valet station at the first parking level serving both

subterranean parking levels. The plans provide an open area at the northern end of the site for outdoor retail/restaurant use. The proposed project includes one van loading space and one truck loading space on the first floor on Gale Drive. These loading spaces are perpendicular to Gale Drive. While the spaces provided meet the absolute minimum loading requirement for the proposed uses, the Zoning Code requires a building that has total floor area of 30,001 – 50,000 square feet to provide three truck loading spaces. The Planning Commission has the ability to modify this requirement for a building that contains a mix of uses.

The project is located on a triangular site with predominantly commercial uses on San Vicente Boulevard and multi-family uses on Gale Drive. There are also two, older, two-story apartment buildings adjacent to the site to the south. These buildings are legally nonconforming uses in the C-3 Zone. Directly south of the apartment buildings is a small commercial building that is vacant and for sale and directly south of that is the ten-story commercial high rise at the northwest corner of San Vicente and Wilshire Boulevards.

## VARIANCES

### *Compact/Tandem Spaces*

The Code does not allow tandem or compact parking spaces for commercial uses so the applicant has requested a variance to allow compact and tandem spaces. The plans currently show 185 parking stalls and 187 parking spaces are required per Code. The applicant is still working on the plans and has expressed the intention to provide the number of parking spaces required by Code. Of the 185 parking spaces shown on the plans, 96 or 52% are standard size, 84 or 45% are compact size and five spaces are standard-size accessible spaces; 71 spaces or 38% of the spaces are also tandem.

### *Grade Level Parking*

A second variance has been requested to allow the above-grade parking at the first floor and second floor to be excluded from the definition of floor area. The Code allows parking at the first floor and above to be excluded from the definition of floor area provided that not less than the front forty feet (40') of the ground floor shall be devoted to retail sales, offices or financial uses and at least one full level of parking below grade is provided. The project provides retail area at the front (San Vicente side) of the ground floor but it is not uniformly at a minimum depth of forty feet (40'), in part due to the triangular shape of the lot and in part due to the driveway on San Vicente Boulevard. As a result, the applicant is requesting a variance to allow the retail area to have a minimum depth of less than forty feet (40') and still allow the above-grade parking areas to be excluded from the definition of floor area. If the above-grade parking is not excluded from the definition of floor area, the project will have a floor area greater than 2:1, the maximum allowed by Code. Parking levels at the first and second floor are not counted as stories so the building may be four stories so long as it does not exceed 45 feet (45') in height as defined by the Zoning Code.

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Michele McGrath  
Senior Planner