

Attachment 2

**Planning Commission General
Plan and Zoning Amendment
Resolution;**

RESOLUTION NO. 1503

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THAT THE CITY COUNCIL AMEND THE LAND USE ELEMENT OF THE BEVERLY HILLS GENERAL PLAN TO ESTABLISH THE BEVERLY HILTON SPECIFIC PLAN DESIGNATION, ADD THE BEVERLY HILTON SPECIFIC PLAN ZONING TO CITY OF BEVERLY HILLS MUNICIPAL CODE, AND APPLY THE BEVERLY HILTON SPECIFIC PLAN ZONING IN CONJUNCTION WITH THE PROPOSAL FOR REVITALIZATION OF THE EXISTING BEVERLY HILTON HOTEL TO ALLOW A NEW LUXURY HOTEL, A NEW LUXURY CONDOMINIUM BUILDING, GARDENS, AND MODIFICATIONS TO THE EXISTING BEVERLY HILTON HOTEL WHICH RESULT IN A DECREASE IN THE TOTAL NUMBER OF HOTEL ROOMS

The Planning Commission of the City of Beverly Hills hereby resolves as follows:

Section 1. California Government Code Section 65358 provides the authority for the City Council to amend the City's General Plan. Subsection (b) of Section 65358 limits the number of general plan amendments that can be made to a single mandatory element of a general plan to a maximum of four in any calendar year. The Planning Commission considered and hereby recommends that the City Council approve an amendment to the Land Use Element of the General Plan to establish a new land use category of "Beverly Hilton Specific Plan" for the property described more fully below.

Section 2. The Planning Commission recommends that the City Council amend the Land Use Plan of the Land Use Element of the General Plan, specifically Map 1 (Land Use Plan), by designating the area in the map consisting of the property described in the legal description attached hereto as Exhibit A, and incorporated herein by this reference, also known by the street address of 9876 Wilshire Boulevard, as "Specific Plan: Beverly Hilton" as shown on the map attached hereto as Exhibit B and incorporated herein by this reference.

Section 3. The Planning Commission recommends that the City Council amend the text Program 4.3 of Objective 4.3 of the Housing Element of the General Plan, as that program is set forth in Section 1.3 (Summary of Housing Program) and Section 3 (Statement of Goals, Objectives and Policies Relative to Maintenance, Preservation, Improvement and Development of Housing for the Next Five Years) of the Housing Element is hereby amended to read as follows:

“Program 4.3 Develop standards for mixed residential-commercial developments with and without low income housing components, including additional height, in areas currently zoned for commercial use and consider appropriateness of various areas, such as:

- South side of Wilshire Blvd., east of Beverly Dr. (Between Stanley Dr. and LeDoux Rd., extend to north side of Charleville Blvd.).
- Eastern area of Business Triangle.
- South side of Burton Way (commercially zoned parcels).
- Olympic Boulevard (commercially zoned parcels).
- La Cienega Boulevard north of Wilshire Boulevard.
- City-owned property where some or all of the residential units would be for lower income households.
- East side of South Beverly Drive.
- 9876 Wilshire Boulevard (the site of the Beverly Hilton Hotel).”

Section 4. The Planning Commission hereby recommends that the City Council add a new Article 15.8 regarding the Beverly Hilton Specific Plan to Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“Article 15.8. Beverly Hilton Specific Plan.

10-3.1580. Uses Permitted.

No lot, premises, building or portion thereof within the area of the Beverly Hilton Specific Plan shall be erected, constructed, built, altered, enlarged, built upon, used or occupied except as authorized by the Beverly Hilton Specific Plan.

Sec. 10-3.1581. Development Restrictions.

Notwithstanding any other provisions of this chapter, development in accordance with the Beverly Hilton Specific Plan shall not be governed by any other regulations of this chapter governing development, including, without limitation, those regulations governing development in commercial zones, unless otherwise provided in the Specific Plan.

Sec. 10-3.1582. Conditions Ensuring Implementation of the Beverly Hilton Specific Plan.

All development within the Beverly Hilton Specific Plan shall be reviewed pursuant to the provisions of the Beverly Hilton Specific Plan.”

Section 5. The Planning Commission hereby recommends that the City Council change the zoning on that certain property commonly known as 9876 Wilshire Boulevard and more particularly and legally described in the legal description attached hereto as Exhibit A, from C-3 to “Beverly Hilton Specific Plan.”

Section 6. The Project proposed for 9876 Wilshire Boulevard, including this General Plan Amendment, Zone Text Amendment and Zone Change, has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* ("CEQA")), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the City's Local CEQA Guidelines. An Environmental Impact Report was prepared and the Planning Commission, by separate Resolution No. 1502, recommends that the City Council certify the Final Environmental Impact Report, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project. Resolution No. 1502 is incorporated by reference, and made a part hereof as if fully set forth herein. Further, the Planning Commission recommends that the mitigation measures set forth therein be made applicable to the general plan amendment, and zone change for the project at 9876 Wilshire Boulevard.

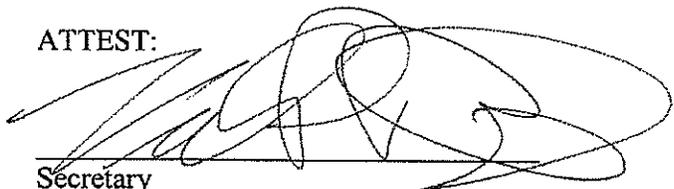
Section 7. The Secretary shall certify to the adoption of this Resolution and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted:



Noah D. Furie
Chair of the Planning Commission
of the City of Beverly Hills, California

ATTEST:



Secretary

[Signatures continue on next page.]

Approved as to form:



David M. Snow
Assistant City Attorney

Approved as to content:



Vincent P. Bertoni, AICP
Director of Community Development



David D. Gustavson
Director of Public Works & Transportation

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1:

Lots 1, 2 and 8 and those portions of lots 3 and 7 in block 33 of Beverly, in the City of Beverly Hills, County of Los Angeles, State of California, as per map recorded in Book 13 Pages 62 and 63 of Maps, in the office of the County Recorder of said County, lying Easterly of the following described line:

Beginning at a point in the Northerly line of said block 33 distant South 89° 55' 00" East 335 feet from the Northeast corner of lot 5 of said block 33; thence South 0° 05' 00" West 177 feet; thence Southeasterly to a point in the Northwesterly line of Santa Monica Boulevard 85 feet wide, distant North 50° 28' 30" East 485 feet from the most Southerly corner of block 33.

PARCEL 2:

Those portions of lots 3 and 7 in block 33 of Beverly in the City of Beverly Hills, County of Los Angeles, State of California, as per map recorded in Book 13 Pages 62 and 63 of Maps, in the office of the County Recorder of said County, lying Easterly of the following described line:

Beginning at a point in the Northerly line of said block 33, distant South 89° 55' 00" East 300 feet from the Northeast corner of lot 5 of said block 33; thence South 0° 05' 00" West 177 feet; thence Southeasterly to a point in the Northwesterly line of Santa Monica Boulevard 85 feet wide distant North 50° 28' 30" East 431.22 feet from the most Southerly corner of said block 33.

EXCEPT those portions lying within Parcel 1 above described.

PARCEL 3:

An easement for private road purposes over the West 20 feet of the following described property.

Those portions of lots 3, 4 and 7 in block 33 of Beverly, in the City of Beverly Hills, County of Los Angeles, State of California, as per map recorded in Book 13 Pages 62 and 63 of Maps, in the office of the County Recorder of said County, included within a strip of land 40 feet wide, the center line of which is described as follows:

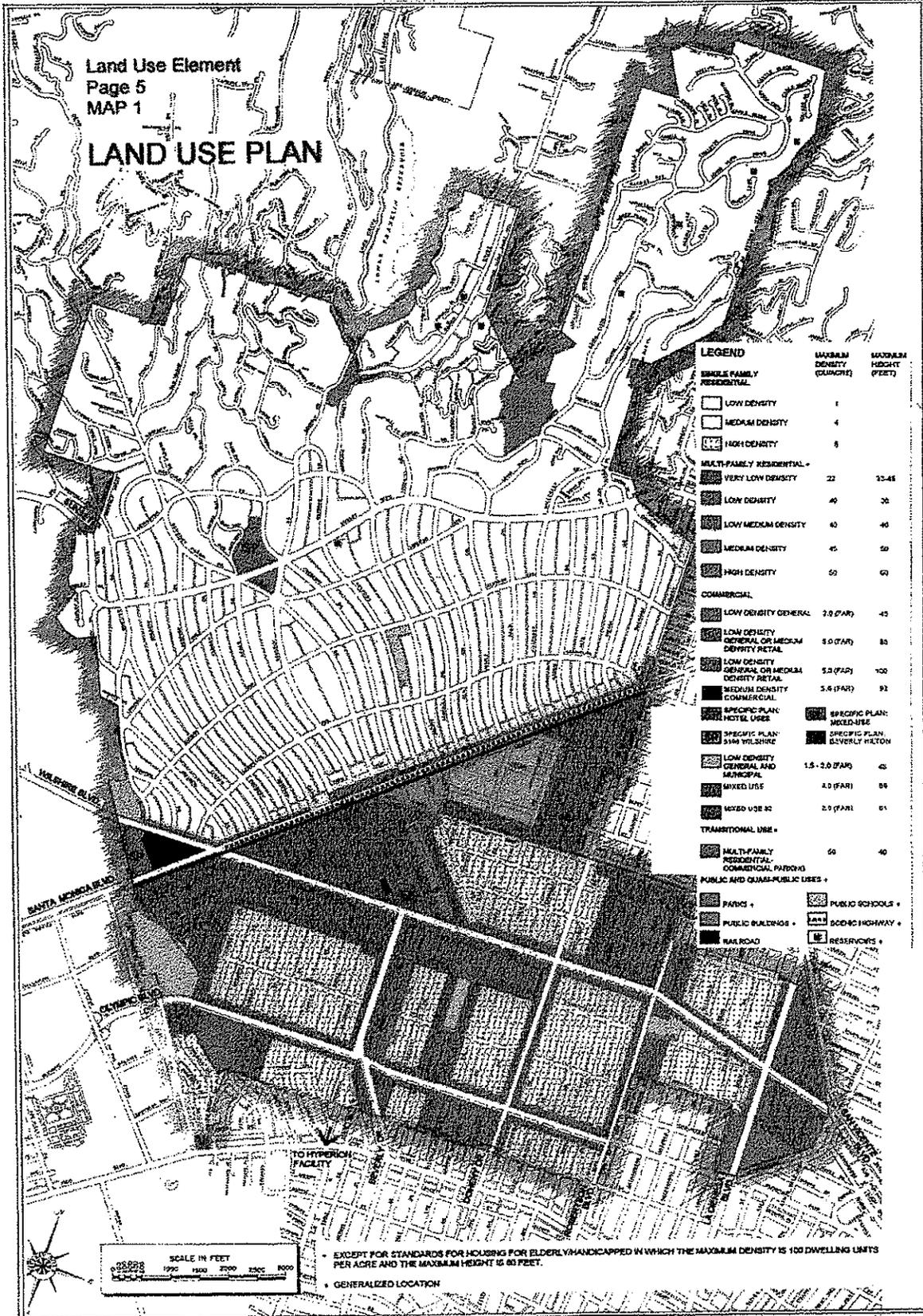
Beginning at a point in the Northerly line of said lot 3 distant North 89° 55' 00" East 300 feet measured along the Northerly line of said block 33 from the Northwest corner of lot 4 of said block 33; thence South 0° 05' 00" East 177.00 feet; thence Southeasterly South 38° 46' 45" East 583.79 feet to a point on the Southeasterly line of lot 7 of said block 33; distant 431.22 feet from the most Southerly corner of lot 6 of said block 33.

Assessor's Parcel Number: **4327-028-001**

Exhibit B

Amended General Plan Land Use Map

LAND USE PLAN



LEGEND		MAXIMUM DENSITY (DWARFERS)	MAXIMUM HEIGHT (FEET)
SINGLE FAMILY RESIDENTIAL			
[Symbol]	LOW DENSITY	1	
[Symbol]	MEDIUM DENSITY	4	
[Symbol]	HIGH DENSITY	8	
MULTI-FAMILY RESIDENTIAL			
[Symbol]	VERY LOW DENSITY	22	12-48
[Symbol]	LOW DENSITY	40	36
[Symbol]	LOW MEDIUM DENSITY	40	46
[Symbol]	MEDIUM DENSITY	45	50
[Symbol]	HIGH DENSITY	50	60
COMMERCIAL			
[Symbol]	LOW DENSITY GENERAL	2.0 (FAR)	45
[Symbol]	LOW DENSITY GENERAL OR MEDIUM DENSITY RETAIL	3.0 (FAR)	85
[Symbol]	LOW DENSITY GENERAL OR MEDIUM DENSITY RETAIL	3.0 (FAR)	100
[Symbol]	MEDIUM DENSITY COMMERCIAL	5.0 (FAR)	92
[Symbol]	SPECIFIC PLAN HOTEL USES		
[Symbol]	SPECIFIC PLAN 5944 WILSHIRE		
[Symbol]	LOW DENSITY GENERAL AND MUNICIPAL	1.5-2.0 (FAR)	45
[Symbol]	MIXED USE	4.0 (FAR)	58
[Symbol]	MIXED USE II	2.0 (FAR)	61
TRANSITIONAL USE			
[Symbol]	MULTI-FAMILY RESIDENTIAL-COMMERCIAL PARKING	50	40
PUBLIC AND QUASI-PUBLIC USES			
[Symbol]	PARKS		
[Symbol]	PUBLIC BUILDINGS		
[Symbol]	RAILROAD		
[Symbol]	PUBLIC SCHOOLS		
[Symbol]	DODD HIGHWAY		
[Symbol]	RESERVOIRS		

SCALE IN FEET
0 1000 2000 3000 4000 5000

EXCEPT FOR STANDARDS FOR HOUSING FOR ELDERLY/HANDICAPPED IN WHICH THE MAXIMUM DENSITY IS 100 DWELLING UNITS PER ACRE AND THE MAXIMUM HEIGHT IS 60 FEET.
GENERALIZED LOCATION