

Attachment 1

Resolution to Amend the Land Use Element of the General Plan

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL AMENDING THE GENERAL PLAN TO ENCOURAGE A GATEWAY DEVELOPMENT FOR THE CITY OF BEVERLY HILLS INCLUDING LUXURY RESIDENTIAL CONDOMINIUMS, PUBLIC GARDENS, AND ANCILLARY COMMERCIAL USES FOR THE PROPERTY LOCATED AT 9900 WILSHIRE BOULEVARD (THE FORMER ROBINSONS-MAY DEPARTMENT STORE SITE)

The City Council of the City of Beverly Hills hereby resolves as follows:

Section 1. The City of Beverly Hills Planning Commission has held numerous hearings to consider potential amendments to the Beverly Hills General Plan for the purpose of encouraging and implementing a proposed gateway development at 9900 Wilshire Boulevard. The Planning Commission has provided the City Council with a written recommendation to adopt amendments to the General Plan for this purpose.

Section 2. The City Council hereby amends the Land Use Plan of the Land Use Element of the General Plan, specifically Map 1 (Land Use Plan), by designating as "SP - 9900 Wilshire Specific Plan" the area described in Exhibit A, attached hereto and incorporated herein by this reference, also known by the street address of 9900 Wilshire Boulevard. The Amended Land Use Plan is attached hereto as Exhibit B and incorporated herein by this reference.

Section 3. The City Council hereby amends the text of the Land Use Element of the General Plan as follows:

The fourth paragraph of Subsection 2.2 (Commercial Areas) of Section 2 (Recommendations of Land Use Element of the City of Beverly Hills General Plan and Development Criteria for Land Use) shall be amended to read as follows:

“It is also recommended that certain anchor locations be set aside to permit development of a higher intensity type of development that is not otherwise provided in the community. These areas should be located so as to be accessible from the City’s major shopping areas and close to the City’s major streets. These anchor locations should include those large parcels that are located at the gateways to the City, such as the site at 9900 Wilshire Boulevard where additional building height is appropriate. A variety of land uses such as commercial, residential, and mixed use should be considered for the gateway locations. A change of use from commercial to residential or mixed use should be allowed only if such change provides an adequate transition to adjacent single family neighborhoods.”

Section 4. The text of the Housing Element of the General Plan is hereby amended by revising Program 4.3 of Objective 4.3, 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) 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 Boulevard, east of Beverly Drive.
(between Stanley Drive and Le Doux Road, extend to north side of Charleville Boulevard.)
- 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.
- 9900 Wilshire Boulevard (the former Robinsons-May department store site).”

Section 4. The Project proposed for 9900 Wilshire Boulevard, including this General Plan Amendment, 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. A Final Environmental Impact Report (the “Final EIR”) was prepared for the Project and is attached hereto as Exhibit C and incorporated herein by reference. The City Council certified the Final EIR, made environmental findings, adopted a statement of overriding considerations and adopted a mitigation monitoring program concerning the Project by separate Resolution No. _____. That resolution is attached hereto as Exhibit D and incorporated herein by reference as if set forth in full.

Section 5. The City Clerk 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 City Council of the City.

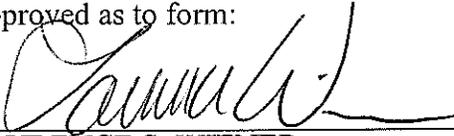
Adopted:

BARRY BRUCKER
Mayor

ATTEST:

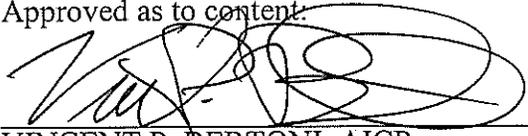
BYRON POPE
City Clerk

Approved as to form:



LAURENCE S. WIENER
City Attorney

Approved as to content:



VINCENT P. BERTONI, AICP
Director of Community Development

Exhibit A

9900 Wilshire Boulevard Legal Description

9900 WILSHIRE LEGAL DESCRIPTION

That certain real property located in the State of California, County of Los Angeles described as follows:

PARCEL 1:

THAT PORTION OF BLOCK 33 OF BEVERLY, SHEET 2, 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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 4 OF SAID BLOCK 33; THENCE ALONG THE NORTHERLY LINE OF LOT 4 AND A PORTION OF LOT 3 OF SAID BLOCK 33, NORTH 89° 55' 00" EAST 300.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 3 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; THENCE SOUTH 50° 19' 15" WEST 431.22 FEET TO THE MOST SOUTHERLY CORNER OF LOT 6 OF SAID BLOCK 33; THENCE ALONG THE SOUTHWESTERLY LINE OF LOTS 6 AND 4 OF SAID BLOCK 33, NORTH 30° 58' 05" WEST 798.43 FEET TO THE MOST SOUTHERLY CORNER OF LOT 5 OF SAID BLOCK 33; THENCE ALONG THE SOUTHEASTERLY LINE OF LOT 5 NORTH 19° 03' 30" EAST 235.27 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

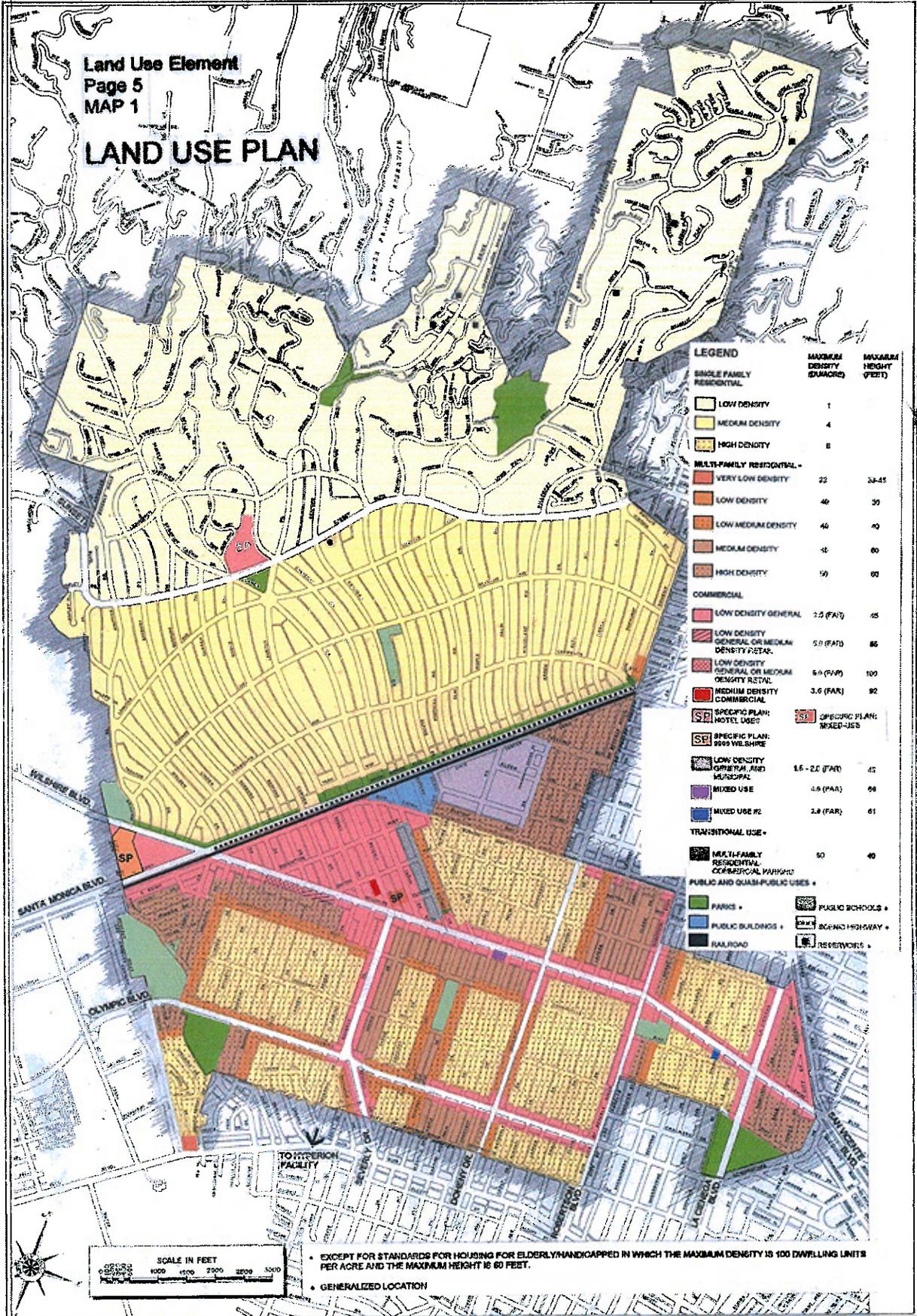
AN EASEMENT FOR PRIVATE ROAD PURPOSES OVER THE EASTERLY 20 FEET OF THOSE PORTIONS OF LOTS 3 AND 7 IN BLOCK 33 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 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, AS GRANTED BY DEED AND AGREEMENT DATED DECEMBER 20, 1950, AND RECORDED DECEMBER 22, 1950, IN BOOK 35141, PAGE 331, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

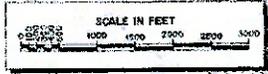
Exhibit B

Amended General Plan Land Use Plan

LAND USE PLAN



LEGEND		MAXIMUM DENSITY (DWARFING)	MAXIMUM HEIGHT (FEET)
SINGLE FAMILY RESIDENTIAL			
[White Box]	LOW DENSITY	1	
[Light Yellow Box]	MEDIUM DENSITY	4	
[Yellow Box]	HIGH DENSITY	8	
MULTI-FAMILY RESIDENTIAL -			
[Red Box]	VERY LOW DENSITY	22	34-45
[Orange Box]	LOW DENSITY	40	30
[Light Orange Box]	LOW MEDIUM DENSITY	40	40
[Brown Box]	MEDIUM DENSITY	50	60
[Dark Brown Box]	HIGH DENSITY	50	60
COMMERCIAL			
[Pink Box]	LOW DENSITY GENERAL	3.5 (FAR)	45
[Light Pink Box]	LOW DENSITY GENERAL OR MEDIUM DENSITY RETAIL	5.0 (FAR)	65
[Red-Orange Box]	LOW DENSITY GENERAL OR MEDIUM DENSITY RETAIL	5.0 (FAR)	100
[Red Box]	MEDIUM DENSITY COMMERCIAL	3.6 (FAR)	92
[SP Box]	SPECIFIC PLAN: HOTEL USES		
[SP Box]	SPECIFIC PLAN: 2000 WILSHIRE		
[Light Blue Box]	LOW DENSITY GENERAL AND MUNICIPAL	1.5 - 2.0 (FAR)	45
[Purple Box]	MIXED USE	4.8 (FAR)	58
[Dark Purple Box]	MIXED USE #2	2.8 (FAR)	61
TRANSITIONAL USE -			
[Dark Blue Box]	MULTI-FAMILY RESIDENTIAL COMMERCIAL PARKING	50	40
PUBLIC AND QUASI-PUBLIC USES -			
[Green Box]	PARKS		
[Blue Box]	PUBLIC BUILDINGS		
[Black Box]	RAILROAD		
[Green Box]	PUBLIC SCHOOLS		
[Blue Box]	STATE HIGHWAY		
[Blue Box]	RESERVOIR		



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

Exhibit C

Final EIR

Exhibit D

Resolution No. _____