

Attachment 1

Resolution Approving a General Plan Amendment

RESOLUTION NO. 08-R-_____

RESOLUTION OF THE CITY OF BEVERLY HILLS
AMENDING THE GENERAL PLAN TO ENABLE THE
REVITALIZATION OF THE BEVERLY HILTON HOTEL SITE
WITH A NEW LUXURY HOTEL, CONDOMINIUMS, AND
OPEN SPACE

The City Council of the City of Beverly Hills hereby finds and 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 purposes of encouraging and implementing a proposed gateway development at 9876 Wilshire Boulevard, also known as the site of the Beverly Hilton Hotel. The Planning Commission provided the City Council with a written recommendation to adopt amendments to the General Plan for this purpose.

Section 2. California Government Code Section 65358 provides the authority for the City Council to amend the City's General Plan. The City Council, after full consideration of the entirety of the City's General Plan hereby amends the Land Use Element and Housing Element of the General Plan as more fully described herein.

Section 3. 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 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 as if set forth in full, also known by the street address of 9876 Wilshire Boulevard, as "Specific Plan: Beverly Hilton" as shown on the land use map attached hereto as Exhibit B and incorporated herein by this reference as if set forth in full. The

Beverly Hilton Specific Plan is fully described in Resolution No. 08-R-_____, which is attached hereto as Exhibit C and incorporated herein by this reference as if set forth in full.

Section 4. The City Council hereby amends the text of 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 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.

- 9900 Wilshire Boulevard (the former Robinsons-May department store site).
- 9876 Wilshire Boulevard (the site of the Beverly Hilton Hotel).”

Section 5. The Project proposed for 9876 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 was prepared for the Project and is attached hereto as Exhibit D and incorporated herein by reference as if set forth in full. The City Council certified the Final EIR, made environmental findings including findings with respect to the General Plan, adopted a statement of overriding considerations and adopted a Mitigation Monitoring and Reporting Program concerning the Project by separate Resolution No. 08-R-12600. That Resolution is attached hereto as Exhibit E and incorporated herein by reference as if set forth in full.

Section 6. 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 City Council of the City.

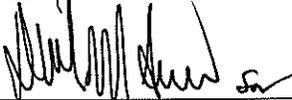
Adopted:

BARRY BRUCKER
Mayor

ATTEST:

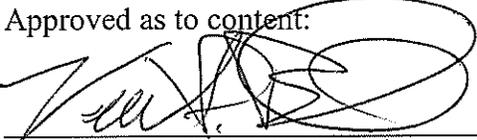
BYRON POPE
City Clerk

Approved as to form:



LAURENCE S. WIENER
City Attorney

Approved as to content:



VINCENT P. BERTONI, AICP
Director of Community Development

EXHIBIT A

9876 Wilshire Boulevard Legal Description

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 $89^{\circ} 55' 00''$ East 335 feet from the Northeast corner of lot 5 of said block 33; thence South $0^{\circ} 05' 00''$ West 177 feet; thence Southeasterly to a point in the Northwesterly line of Santa Monica Boulevard 85 feet wide, distant North $50^{\circ} 28' 30''$ 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 $89^{\circ} 55' 00''$ East 300 feet from the Northeast corner of lot 5 of said block 33; thence South $0^{\circ} 05' 00''$ West 177 feet; thence Southeasterly to a point in the Northwesterly line of Santa Monica Boulevard 85 feet wide distant North $50^{\circ} 28' 30''$ 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:

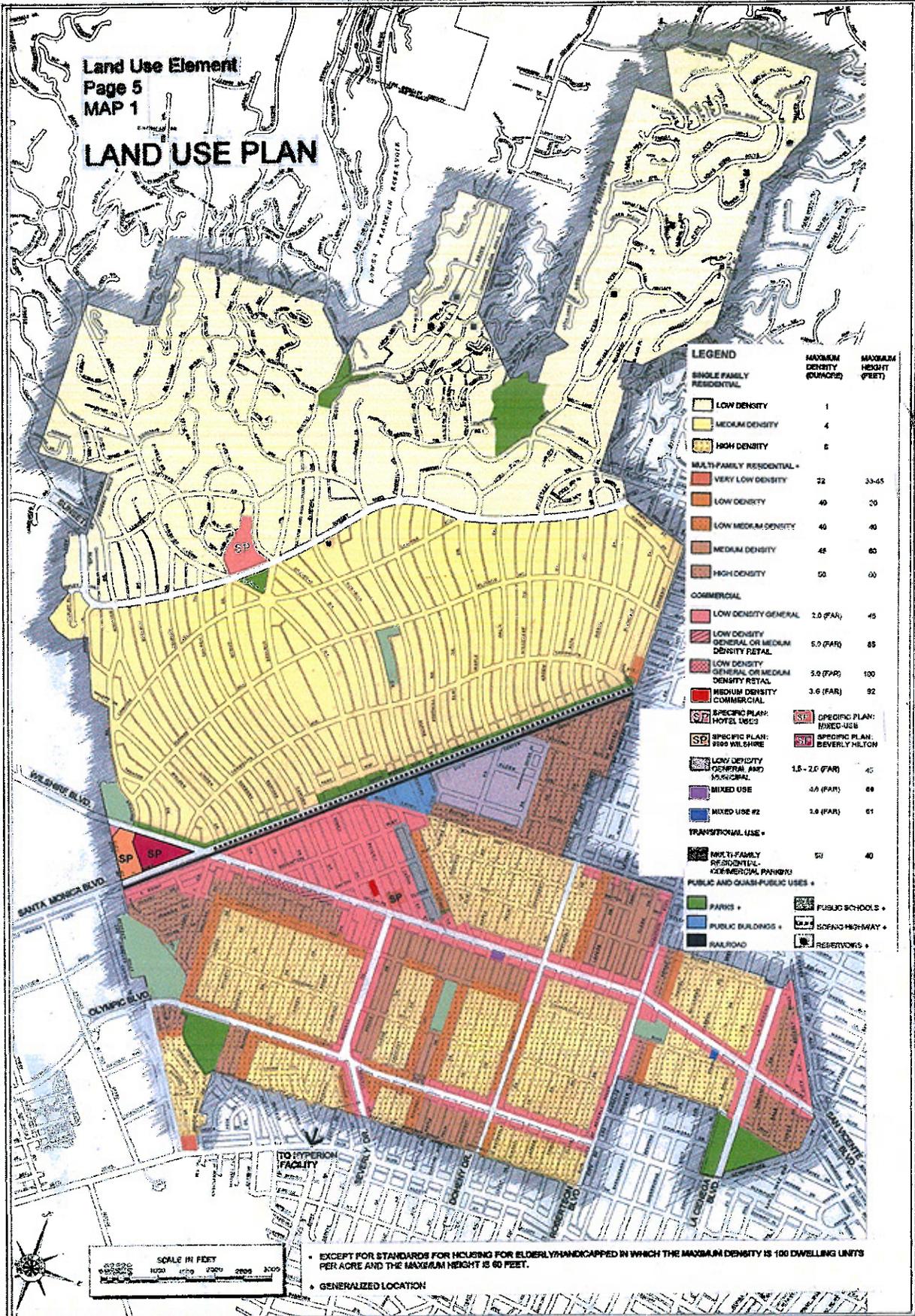
Beginning at a point in the Northerly line of said lot 3 distant North $89^{\circ} 55' 00''$ East 300 feet measured along the Northerly line of said block 33 from the Northwest corner of lot 4 of said block 33; thence South $0^{\circ} 05' 00''$ East 177.00 feet; thence Southeasterly South $38^{\circ} 46' 45''$ 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 (DUNNAGE)	MAXIMUM HEIGHT (FEET)
SINGLE FAMILY RESIDENTIAL			
[Light Yellow Box]	LOW DENSITY	1	
[Yellow Box]	MEDIUM DENSITY	4	
[Orange Box]	HIGH DENSITY	6	
MULTI-FAMILY RESIDENTIAL			
[Red Box]	VERY LOW DENSITY	22	33-45
[Light Orange Box]	LOW DENSITY	40	20
[Orange Box]	LOW MEDIUM DENSITY	40	40
[Dark Orange Box]	MEDIUM DENSITY	48	60
[Brown Box]	HIGH DENSITY	50	60
COMMERCIAL			
[Pink Box]	LOW DENSITY GENERAL	2.0 (FAR)	45
[Light Red Box]	LOW DENSITY GENERAL OR MEDIUM DENSITY RETAIL	5.0 (FAR)	65
[Red Box]	LOW DENSITY GENERAL OR MEDIUM DENSITY RETAIL	5.0 (FAR)	100
[Dark Red Box]	MEDIUM DENSITY COMMERCIAL	3.6 (FAR)	92
[Red Box with 'SP']	SPECIFIC PLAN: HOTEL USES		
[Red Box with 'SP']	SPECIFIC PLAN: BEVERLY HILTON		
[Red Box with 'SP']	SPECIFIC PLAN: 8800 WILSHIRE		
[Red Box with 'SP']	SPECIFIC PLAN: MIXED USE		
[Light Red Box]	LOW DENSITY GENERAL AND RESIDENTIAL	1.5 - 2.0 (FAR)	45
[Purple Box]	MIXED USE	4.0 (FAR)	68
[Blue Box]	MIXED USE #2	1.8 (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 with 'S']	PUBLIC SCHOOLS		
[Blue Box with 'S']	SCenic HIGHWAY		
[Black Box with 'S']	RESERVATIONS		



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

Resolution No. 08-R-_____

EXHIBIT D

Final EIR

Copies of the Final EIR are provided under separate cover

EXHIBIT E

Resolution No. 08-R-12600

Copies of Resolution No. 08-R-12600 will be provided under separate cover.