



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: November 13, 2012
To: Honorable Mayor & City Council
From: Susan Healy Keene, AICP, Director of Community Development
Subject: Request by Vice Mayor Mirisch to Discuss Overlay Zones for Metro-Owned Sites in Beverly Hills

Attachments:

1. Pages C17 – C22 of the Appendix C: Acquisitions – Westside Subway Extension, Final Environmental Impact Statement/Environmental Impact Report – Volume 4
2. Appendix C: Acquisitions – Westside Subway Extension, Final Environmental Impact Statement/Environmental Impact Report – Volume 4
3. Beverly Hills Transportation Zone Map

INTRODUCTION

At the request of Vice Mayor John Mirisch, information is being provided on potential land acquisitions associated with build out of Metro's Westside Subway Extension, and on the City's zoning districts, and zoning district boundary amendment process.

DISCUSSION

Westside Subway Extension

As proposed, the Westside Subway will have two station stops in the City of Beverly Hills. These stations are located generally at the intersections of:

- Wilshire and La Cienega Blvd
- Wilshire and Beverly Drive (referred to as the Wilshire/Rodeo Drive Station)

Metro's Final Environmental Impact Statement/Environmental Impact Report provides the information on potential land acquisitions associated with build out of the future rail line and stations. Excerpted pages addressing land acquisitions in Beverly Hills are provided as Attachment 1. The full appendix is provided at Attachment 2. On the following page, proposed land acquisitions are summarized for each station entrance.

La Cienega / Wilshire Station – Potential Land Acquisitions

Address	Current Use	Displacement Type	Intended Use
8401 Wilshire Blvd	Commercial Office Building	Full Take	Construction Laydown/Staging
8421 Wilshire Blvd	Commercial Office Building and Parking Lot	Full Take	Construction Laydown/Staging
111 N Gale Drive	Six-Unit Apartment Bldg	Full Take	Construction Laydown/Staging
8471 Wilshire Blvd	Citibank	Full Take	Construction Laydown/Staging & Station Entrance
14 N La Cienega Blvd	La Seine Restaurant	Full Take	Construction Laydown/ Staging
8447 Wilshire Blvd	Office Building	Permanent Underground Easement/ Temp. Construction Easement	Station Entrance

Rodeo / Wilshire Station – Potential Land Acquisitions

Address	Current Use	Displacement Type	Intended Use
9385 Wilshire Blvd	Shanghai Grill	Full Take	Construction Laydown/Staging
9393 Wilshire Blvd	Winnie Couture	Full Take	Construction Laydown/Staging
9397 Wilshire Blvd	New Pacific	Full Take	Construction Laydown/Staging
9430 Wilshire Blvd	ACE Gallery	Full Take	Construction Laydown/Staging & Station Entrance
<i>Only If Station Entrance at Union Bank</i>			
9460 Wilshire Blvd	Union Bank and Office Building	Permanent Easement	Station Entrance
<i>Only If Station Entrance at Bank of America</i>			
9461 Wilshire Blvd	Bank of America	Permanent Easement	Station Entrance
9461 Wilshire Blvd	Bank of America	Permanent Easement	Station Entrance

Current Zoning on Potentially Acquired Properties

In most cases, with the exception of 111 N Gale Drive, if Metro was to acquire these properties and construct the subway line and station entrances, the current zoning on the properties would allow for the reconstruction of buildings to a maximum size of 45-feet in height and 3-stories, with a floor area ratio (FAR) of 2.0 : 1. The current zoning on 111 N. Gale Drive would allow for the reconstruction of a multi-family building to a maximum of 3-stories, 33-feet in height, and 6-units unless the property was combined with the adjacent multi-family residential lot. If the property was combined with the

adjacent multi-family lot, a building maximum of 5-stories, 55-feet in height, and 13 units would be possible.

Beverly Hills Municipal Code

The City currently has two transportation zones, and one transportation overlay zone (Attachment 3). The City's transportation zoning districts are summarized below:

City of Beverly Hills Municipal Code

Zoning District	Summary
Transportation Zone (T-1 & T-2) (BHMC 10-3-23)	Allows only railway transportation improvements, train stations, depots and other structures necessary for railway. Surface parking permitted in certain areas.
Transportation Overlay Zone (T-O) (BHMC 10-3-23.5)	May be applied to any T-zone property that is adjacent to C-3 property. Allows for surface parking and the construction of accessory structures subject to development review and an amendment to the underlying zoning district as described in Article 39 of Chapter 3 of Title 10 of the City's Municipal Code (10-3-39 "Amendments").

Zoning Amendments

Amending the City's zoning district boundaries is governed by the Municipal Code, Section 39 of Chapter 3 of Title 10 (BHMC 10-3-39). Zoning amendments may either be initiated by the property owners or by the City Council or Planning Commission. Zoning boundary amendments require a public hearing before the Planning Commission and the City Council.

FISCAL IMPACT

There is no fiscal impact associated with this report.

RECOMMENDATION

This report is provided at the request of a councilmember. Staff will proceed with this item based on direction from the City Council.

Susan Healy Keene

Director of Community Development

Approved By



**Attachments Provided in Prior
City Council Study Session
Packets**