



AGENDA REPORT

Meeting Date: January 6, 2015

Item Number: F-1

To: Honorable Mayor & City Council

From: Susan Healy Keene, AICP, Director of Community Development
Ryan Gohlich, Senior Planner

Subject: RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE T ZONE PARKING MAP TO ADD, FOR A SIX YEAR PERIOD, THE PROPERTY AT 9900 NORTH SANTA MONICA BOULEVARD

Attachments:

1. Applicant Request for T-Zone Parking Map Amendment
2. Resolution
3. Ordinance No. 97-O-2274

RECOMMENDATION

Staff recommends that the City Council adopt a resolution amending the T-Zone Parking Map, to allow parking and construction staging on the property located at 9900 North Santa Monica Boulevard (parcel no. 4328-001-023).

INTRODUCTION

The City Council is asked to consider an amendment to the City's T-Zone Parking Map. The T-Zone Parking Map pertains to the former rail right-of-way properties that are currently zoned "T-1" and identifies which properties may be used for surface parking and/or construction staging purposes. Unless designated on the T-Zone Parking Map, T-1 zoned properties may only be used for rail transportation purposes, such as right-of-way, rail depots, and stations. In conjunction with construction of the Waldorf Astoria hotel project, the applicant (Oasis West Realty) proposes to use a portion of vacant T-1 rail right-of-way located at 9900 North Santa Monica Boulevard for construction parking and staging purposes. In order to do so, the applicant requests that the T-Zone Parking Map be amended in order to allow the proposed parking and construction staging activities to occur.

MUNICIPAL CODE PROVISIONS

Beverly Hills Municipal Code §10-3-2302, as amended by Ordinance No. 97-O-2274, regulates the use of T-1 zoned properties as follows:

“10-3-2302: USES PERMITTED:

No building, structure, improvement, or premises shall be used, and no building, structure, or improvement shall be erected, constructed, altered, enlarged, or maintained on any lot or parcel of land in zone T-1 or zone T-2 except for the following purposes:

Railway transportation; and

Stations, depots, or other structures necessary or convenient for railway passengers, freight, or other strictly railroad or railway business in conjunction with railroad service conducted in such zones.

Additionally, surface parking shall be a permitted use on those properties designated for parking on the "T zone parking map" approved by the city council and on file in the department of planning and community development. For the purposes of this section, surface parking includes, without limitation, vehicular access to adjacent properties, and staging for construction, film production and similar purposes.”

The T-Zone Parking Map originally authorized parking on three T-1 zoned lots in the former industrial area (Attachment 3); however, the three lots were subsequently rezoned to the “Public Service Zone,” causing the T-Zone Parking Map to no longer capture any T-1 zoned properties. Because the property located at 9900 North Santa Monica Boulevard is not currently identified on the T-Zone Parking Map, it may only be used for rail transportation purposes. However, if added to the T-Zone Parking Map, the property could be used for surface parking, which “includes, without limitation, vehicular access to adjacent properties, and staging for construction, film production and similar purposes.”

In accordance with Section 2 of Ordinance No. 97-O-2274 (Attachment 3), the T-Zone Parking Map “may be amended by resolution of the City Council.” Thus, review by the Planning Commission is not required.

BACKGROUND

The Beverly Hilton Specific Plan was approved on April 29, 2008 after review by the Planning Commission and City Council, and allows for the construction of a new Waldorf Astoria hotel and two residential condominium towers on the existing Beverly Hilton site. The Specific Plan establishes the framework and parameters for development of the project, and includes numerous conditions pertaining to construction management as the project moves through the development phases. The applicant has obtained building permits to begin work on the subterranean portions of the Waldorf Astoria, and is in the process of obtaining building permits for the above-ground portions of the hotel. In preparation of the construction management plan for the project, the applicant identified certain logistical constraints pertaining to construction parking and staging. Accordingly, the applicant seeks approval to use the property located at 9900 North Santa Monica Boulevard for construction parking and staging during the course of the project.

PROPOSED USE OF SITE

As proposed, the entire 1.28 acre parcel would be used for construction parking and staging purposes for a period of approximately five years throughout development of the Waldorf Astoria and the Beverly Hilton Specific Plan. The proposal includes the following:

- Parking spaces for approximately 138 vehicles
- Installation of temporary office trailers for use by the construction team
- A short-term staging and mockup area
- Vehicular ingress and egress to the property via three existing curb cuts on North Santa Monica Boulevard
- Pedestrian access to the construction site via South Santa Monica Boulevard and the signalized crosswalk at the intersection of Wilshire and North Santa Monica Boulevards
- Installation of new fencing and landscaping around the proposed parking/staging area
- Installation of a new parking surface within the parking/staging area

An aerial photo outlining the proposed area of construction parking and staging is provided below, and Attachment 1 includes detailed information on the proposed use of the property, the location of parking spaces, construction trailers, and points of ingress and egress.



ANALYSIS

In considering the proposed T-Zone Parking Map amendment, the following staff analysis is provided to help guide the Council's deliberations:

Use of 9900 North Santa Monica Boulevard. Throughout the review and approval of the Beverly Hilton Specific Plan, consideration was given to construction-related impacts and how construction of the project could be best managed. The project's conditions of approval, among other things, allow for off-site construction parking, and seek to mitigate construction impacts to the maximum extent feasible. 9900 North Santa Monica Boulevard is located in close proximity to the construction site, and is easily accessed from North Santa Monica Boulevard. The off-site location is capable of accommodating many of the project's construction vehicles and offices in as close of a proximity as possible to the construction site. Furthermore, the subject property is currently vacant, is not the subject of any pending projects, can be utilized without displacing any existing or future business operations, and authorization for its use has been granted by the property owner. Given these factors, 9900 North Santa Monica Boulevard appears to be the most appropriate location to accommodate off-site construction parking and staging while preserving existing business operations and parking at the Beverly Hilton hotel and the surrounding vicinity.

An alternate site considered for construction staging was the 9900 Wilshire Boulevard property (former Robinsons May). While the proximity of the now-vacant 9900 Wilshire Boulevard property makes it an ideal candidate for construction staging, the property is expected to be developed in the coming years, and is therefore unavailable for long-term use as a construction staging site.

Construction Traffic and Pedestrian Movements. The proposed construction parking and staging site is located along, and is accessible from, North Santa Monica Boulevard, a major arterial roadway in the City. Providing construction parking and staging at the subject property allows for simplified ingress and egress via right-turn movements, without the need for vehicles to turn left into the project site at non-signalized locations. This configuration will cut down on circuitous traffic in and around the project site, while at the same time reducing construction traffic along Wilshire Boulevard, adjacent to single-family residences and El Rodeo School. Once parked at 9900 North Santa Monica Boulevard, construction personnel would walk down South Santa Monica Boulevard to the signal at Wilshire Boulevard, and would use the signalized crosswalk to cross North Santa Monica Boulevard and access the project site. This proposed path of travel would provide for the safe movement of construction personnel while using existing street infrastructure and crosswalks.

Aesthetics. 9900 North Santa Monica Boulevard was previously used for rail right-of-way purposes, and currently sits vacant, affording views of the backs of buildings that front on South Santa Monica Boulevard. 9900 North Santa Monica Boulevard is surrounded by landscaping and fences that are generally in poor condition. Overall, the subject property does not contribute positively to the image of Beverly Hills as a gateway location that motorists, bicyclists, and pedestrians experience as they traverse North Santa Monica Boulevard. Although a surface lot for construction parking and staging may not be the highest and best use of the subject property, the proposed parking lot would be a temporary use and would include new landscaping, fencing, and paving, all of which would help to improve upon the site's aesthetics and help to buffer views of the

backs of commercial buildings as viewed from North Santa Monica Boulevard. For these reasons, the proposed use of the site is likely to be an improvement over existing conditions.

Noise. Use of the subject property for construction parking and staging purposes has the potential to generate additional noise in the vicinity. The primary sources of noise include vehicles and construction personnel. The nearest sensitive receptor is likely to be the Peninsula Hotel, which is located approximately 160' from the subject property at its nearest point, with multi-family residential uses along Durant Drive located approximately 260' away. The portion of the subject property located closest to the Peninsula Hotel is proposed to be used for construction offices and office worker parking, which are expected to be the least impactful. The remainder of the property would be used for construction worker parking and a short-term staging and mockup area, neither of which is anticipated to be particularly impactful. Furthermore, the applicant proposes limiting deliveries to small trucks not exceeding two tons, which will prevent excessive noise and the use of back-up alarms. Finally, the subject property would be limited to use during approved construction hours only.

Review Process and Conditions of Approval. As discussed above, the City Council has the sole authority to amend the T-Zone Parking Map. The proposed T-Zone Parking Map amendment being presented to the City Council is specific to the content of the map itself, and does not allow for specific conditions to be imposed on 9900 North Santa Monica Boulevard; however, amending the T-Zone Parking Map to include 9900 North Santa Monica Boulevard would not grant the applicant the immediate ability to use the property for construction parking and staging purposes. Rather, using the subject property for parking and construction staging is a two-step process in which, subsequent to amendment of the T-Zone Parking Map, the applicant would need to obtain approval of a Development Plan Review in order to allow the establishment of a new parking lot¹. The Development Plan Review would be reviewed by the Director of Community Development, and the Director would have the ability to impose project-specific conditions on the parking lot. If approved, some of the conditions that may be imposed include, but would not be limited to:

- Hours of use
- Restrictions on turning movements
- Landscaping requirements
- Limitations on maximum vehicle size and number
- Required pedestrian path of travel for contractors
- Resurfacing of property
- Limitations on length of use as a construction staging site

¹ A Development Plan Review is required in order to establish a new parking lot on land not previously used as a parking lot.

In addition to the anticipated conditions highlighted above, staff has proposed a sunset provision in the resolution amending the T-Zone Parking Map, which would cause the T-Zone Parking Map to only be valid for a period of six years. The proposed six-year sunset provision would allow for the five-year construction timeline estimated by the applicant, as well as one additional year to accommodate unforeseen construction delays. At the end of the six-year period, authorization to use the subject property for construction parking and staging would terminate unless further extended by the City Council.

Required Findings. Adoption of the amended T-Zone Parking Map does not require that specific findings be made by the City Council. However, findings that would need to be made by the Director of Community Development in granting a Development Plan Review for a new parking lot include the following:

- The proposed plan is consistent with the general plan and any specific plans adopted for the area;
- The proposed plan will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area;
- The nature, configuration, location, density, height and manner of operation of any commercial development proposed by the plan will not significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property;
- The proposed plan will not create any significantly adverse traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards; and
- The proposed plan will not be detrimental to the public health, safety or general welfare.

ENVIRONMENTAL DETERMINATION

The Amendment has been reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the City's Local CEQA guidelines. Pursuant to the State CEQA Guidelines Section 15305, minor alterations in land use limitations, the map amendment qualifies for a Class 5 Categorical Exemption, and is not anticipated to have a significant environmental impact. The Class 5 exemption is applicable because the proposed project consists of minor alterations in land use for the purpose of establishing a surface parking lot, and the subject property does not have an average slope exceeding 20%.

FISCAL IMPACT

The project will likely have a positive fiscal impact, as it will allow for more normalized operations at the Beverly Hilton hotel, thus helping to maintain the hotel's revenues and the City's tax base.

PUBLIC NOTICE

The Municipal Code does not require public notice for adoption or amendment of the T-Zone Parking Map. However, in order to remain consistent with the noticing procedures for other similar projects reviewed by the City Council, a public hearing notice was mailed on December 26, 2014 to all property owners and residential occupants within a 500-foot radius (plus block face) of the subject property. As of the writing of this report, no comments have been received in regard to the proposal.

RECOMMENDED ACTION

Staff recommends that the City Council adopt a resolution amending the T-Zone Parking Map, to allow parking and construction staging on the property located at 9900 North Santa Monica Boulevard (parcel no. 4328-001-023).

Susan Healy Keene, AICP
Director of Community Development



Approved By

ATTACHMENT 1

APPLICANT REQUEST FOR T-ZONE PARKING

MAP AMENDMENT

Oasis West Realty

1800 Century Park East | Suite 500 | Los Angeles, California 90067
Phone (310) 274-6680

December 18, 2014

Ryan Gohlich
Senior Planner
City of Beverly Hills
455 North Rexford Drive
Beverly Hills, California 90210

RE: 9900 Santa Monica Boulevard (T-1 Zone)

Request for City Council Approval to Designate Surface Parking on the “T Zone Parking Map”
for Use by Construction Personnel for Parking and the Staging of Construction
During the Construction of Improvements Associated With The Beverly Hilton Specific Plan

Dear Ryan:

The purpose of this letter is to supply you with the information requested regarding our planned use of the T-1 zoned parcel located at 9900 Santa Monica Boulevard (“**T Zone**”). As you are aware, we are seeking City Council approval to designate surface parking and staging for construction on the “T Zone Parking Map” for this T-1 zoned parcel. The requested surface parking, is to be used by construction personnel and for construction staging, which would include the temporary placement of Department of Motor Vehicles (“**DMV**”) licensed trailers, during the construction of the improvements associated with The Beverly Hilton Specific Plan (“**Specific Plan**”).

We will require access to the T Zone and, accordingly, will require City Council decision when Council meets on January 6, 2015.

SUMMARY

The Applicant requests that the City Council approve a surface parking use on the T-1 Zone property located at 9900 Santa Monica Boulevard in connection with the implementation of the Specific Plan by designating the parcel for parking on the “T zone parking map.”

Applicant, Oasis West Realty LLC (“**Applicant**”), is the owner of the Beverly Hilton Hotel and is currently implementing the Specific Plan. Applicant is acting on behalf of and with the authority of the T Zone’s owner, Roxbury Managers, Ltd. (see Exhibit C), which has entered into a letter of intent with the Applicant to lease the

T Zone for surface parking during implementation of the Specific Plan for guaranteed minimum term of 24-months and continuing until construction parking and staging can be accommodated on the T Zone site or completion of construction.

While some parking is currently available at Applicant’s construction site to accommodate parking of construction personnel and visitor vehicles, such parking cannot be accommodated without severely disrupting the operation of Applicant’s Beverly Hilton. Moreover, Applicant has not been able to locate sufficient, alternative parking for the anticipated number of vehicles within a reasonable proximity of Applicant’s project. Because the T Zone site is immediately adjacent to Applicant’s construction site and available for at least the next 24 months, the T Zone site is the best located and least disruptive option for Applicant’s parking.

T ZONE SITE DESCRIPTION

The T Zone is located at 9900 Santa Monica Boulevard and includes the westernmost of three T-1 Zone parcels within the former, so-called “Gateway Project.” The western edge is adjacent to the boundary of the City of Beverly Hills and the City of Los Angeles and its eastern edge extends to Charleville Boulevard, as shown on Exhibit A. The T Zone site is bounded by North Santa Monica Boulevard on the north and various C-3 Zone parcels located on South Santa Monica Boulevard on the south. The site consists of 1.28 acres and has approximately 900 feet of frontage along North Santa Monica Boulevard. The site is partially paved and has fencing and landscaping consisting of Italian Cypress trees along North Santa Monica Boulevard. In the past, the site has often been rented for temporary parking of 10 days or less.

The T Zone site is surrounded by commercial zoned properties, and Applicant’s property is located to the north directly across North Santa Monica Boulevard.

A description of the T Zone site is provided in the table below:

Address	Parcel Number	Approximate Area
9900 Santa Monica Boulevard Beverly Hills, California 90212	4238-001-023	55,757 sq. ft. (1.28 acres)

DETAILED OPERATIONS, IMPROVEMENTS, AND LOGISTICS

A description of Applicant’s proposed operations, logistics and improvements follow.

Intended Operations

Applicant proposes to utilize the T Zone site for surface parking of construction personnel vehicles and temporary construction trailers. The construction trailers will be mobile, DMV licensed vehicles that will be utilized primarily as offices for construction management personnel. Additionally, the T Zone site will receive occasional deliveries of limited quantities of supplies, food and other items, but will not receive construction materials or heavy equipment at the T Zone site, and no such construction materials or heavy equipment will be stored at the T Zone site.

Applicant also plans to park DMV registered construction trailers. The trailers will be hooked up to electrical service currently existing on the T Zone site. Applicant will also provide temporary, portable restrooms. See attached T Zone site plan at Exhibit A.

Applicant anticipates that all access to the T Zone will be during off-peak hours, and vehicle trips will be in line with the Environmental Impact Report that was certified in connection with the Specific Plan.

Additional Site Improvements

Applicant will resurface the T Zone site with a new layer of top base gravel consisting of an item 4 gravel surface. Additionally, Applicant will replace existing fence for enhanced screening in order to shield the T Zone site from view of passing motorists or adjacent properties, and will improve landscaping by providing, among other things, sago palm trees, irrigation and drainage. See rendering of the T Zone site attached as Exhibit A.

The T Zone site will be striped for parking of construction worker, visitor and delivery vehicles, including 10 handicapped spaces and a temporary loading area for deliveries.

Trailers will be hooked up to electricity on the T Zone site, with improvements made as necessary. Additionally, lighting on site will be improved and the T Zone site lighted in such a manner to avoid spillage beyond the T Zone site's boundaries.

Security cameras will be installed, and the T Zone will be monitored and patrolled by security personnel assigned to Applicant's construction site.

A site plan illustrating parking, proposed ingress / egress, location of deliver area and construction trailers is set forth on Exhibit A.

Site Logistics

Ingress/Egress - Ingress / egress for all vehicles entering and exiting the T Zone site will be through three existing curb cuts along North (Big) Santa Monica Boulevard (see Exhibit A).

All visitors and personnel accessing the T Zone site will instructed to drive east bound on North Santa Monica Boulevard to enter the T Zone site, and exit the T Zone site by traveling east bound on North Santa Monica Boulevard. Accordingly, all traffic entering and exiting the T Zone site will be via making of right turns in order to limit impacts to traffic flow on North Santa Monica Boulevard. Additionally, the majority of entering and exiting traffic will occur outside of peak drive time hours further limiting potential impacts to traffic flow. All visitors and personnel accessing the T Zone site will be familiarized with the appropriate routes set forth in Applicant's construction management plan, including being prohibited from driving through residential neighborhoods.

Alternatively, if requested by the City, Applicant can provide ingress / egress to the T Zone site via existing curb cuts at the parking lot on South Santa Monica Boulevard adjacent to 9949 South Santa Monica Boulevard or via temporary curb cuts that can be installed by Applicant at the intersection of Charleville at South Santa Monica Boulevard.

Deliveries - Deliveries to the T Zone site will be made through the above ingress / egress via small trucks not exceeding 2 tons. Deliveries will consist principally of office supplies, hand and power tools, and material samples and mockups. Applicant will not store construction materials (e.g., steel beams, rebar, stone, cement, etc.) at the T Zone site. In the event larger delivery vehicles are required, Applicant will require such deliveries to occur during non-peak hours in order to avoid traffic conflicts.

Personnel Access to Construction Site - Applicant has prepared a designated route for all personnel and visitors to utilize when traveling on foot between the T Zone site and the construction site at Applicant's property located at 9876 Wilshire Boulevard. All such personnel and visitors will exit the T Zone site at South Santa Monica Boulevard and cross to Applicant's property using the crosswalk at the corner of Wilshire Boulevard and North Santa Monica Boulevard. When necessary for safety, Applicant is willing to provide an escort to all personnel crossing North Santa Monica Boulevard by hiring crossing guard or flagman. (Personnel will be specifically instructed not to cross in the middle of North Santa Monica Boulevard). See Exhibit B.

Work Patterns – Workers accessing the T Zone site and ultimately the construction site will be scheduled to begin and end each work day in staggered shifts.

Benefits – The following potential benefits will be realized by the City from allowing surface parking for Applicant's construction at the T Zone site, as opposed to another location not immediately next to the Project:

- Decreased congestion on roads through elimination of entering vehicles making eastbound left turns and exiting vehicles making westbound left turns across Santa Monica Boulevard.
- Improvement of current conditions on T Zone site by improving a largely unused site, with a surface parking lot, landscaping, irrigation and screening
- Improved view corridor along North Santa Monica Boulevard and enhanced views from both the Beverly Hilton Hotel and Peninsula Hotel rooms through elimination of current, unimproved "back alley" conditions.
- Less disruption of the Beverly Hilton Hotel's parking and overall operations; therefore, allowing for stable revenue and related transient occupancy tax and other City imposed fees to be generated by the hotel's operations.
- Improved construction efficiency; therefore, facilitating on-time construction schedule and decreasing construction activity duration.
- Minimizing visible impact of construction worker activity outside of the immediate work area.

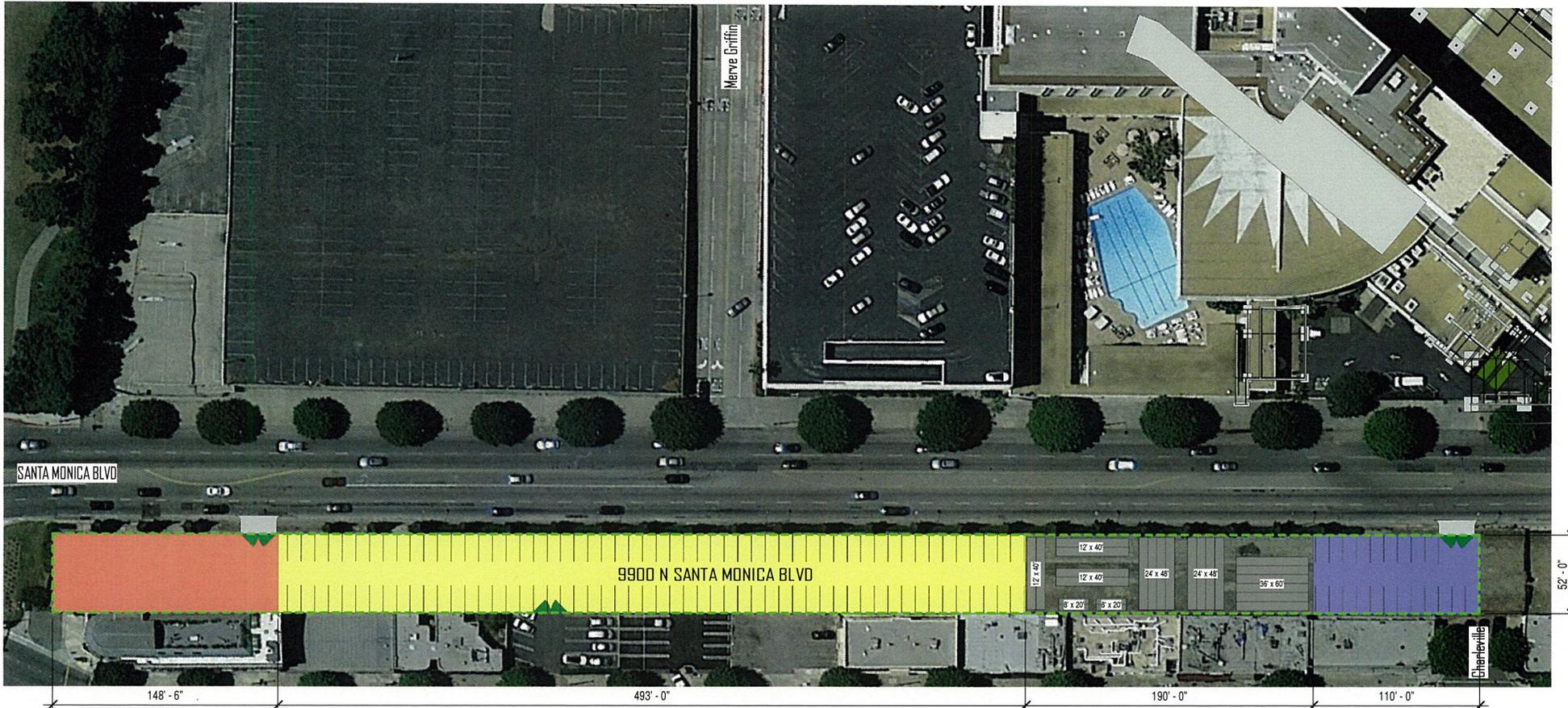
Thank you for all of your help with this matter. If you have any questions, please call me at (310) 274-6680 (Ext. 114).

Very truly yours,
For Oasis West Realty LLC



Nicholas Rumanes
Senior Vice President

EXHIBIT A – Parking and Staging for Construction Layout



Layout Color Legend:

- Trade Parking (Count: 108) & Potential Offices
- Short Term Staging Area & Mockup Area
- Driveway
- Office Parking (Count: 21) & Potential Offices
- Fence Line
- Gate

GENERAL NOTES:

1. Entire lot will either be base or existing asphalt paving.
2. Period of Use: 2015-2020.



9814 Norwalk Blvd.
 Santa Fe Springs, CA 90670
 P (562) 903-2277
 F (562) 903-2290

Oasis West Realty

Waldorf Astoria Site Logistics Plan

No.	Description	Date

Temporary Site Office Layout

Project number	34016	MATT09
Date	12/03/2014	
Drawn by	Kevin Williams	Scale As indicated
Checked by	Checker	

EXHIBIT B – Construction Personnel Walking Route

[BH1]



ROXBURY MANAGERS, Ltd.
A California Limited Partnership
P.O. Box 1345
Beverly Hills, CA 90213

December 11, 2014

Mr. Beny Alagem
Oasis West Realty LLC
1800 Century Park East, Suite 500
Los Angeles, California 90067

RE: 9900 North Santa Monica Boulevard, Beverly Hills, CA 90212
T-1 Zoned Land (a/k/a, Parcel 1) (“Premises”)

Dear Mr. Alagem:

We are the owners of the above referenced Premises currently zoned as a T-1 Transportation Zone.

This letter will confirm that Oasis West Realty LLC (“**Tenant**”) is authorized to act on behalf of Roxbury Managers, Ltd. (“**Landlord**”), as Landlord’s agent, to pursue and obtain all necessary “T Zone Parking Map” designations and/or entitlements necessary for the sole purpose of including the Premises within the City of Beverly Hills’ “T Zone Parking Map” in order to permit Tenant to use and occupy the Premises for use as mobile construction management offices, construction trailer parking, vehicle parking, construction staging (including storage of construction and related materials, tools and supplies as allowed by the City of Beverly Hills), and related uses.

Landlord agrees to cooperate with Tenant in all aspects of Tenant’s entitlement process at Tenant’s sole cost and expense, and at no cost to Landlord. For removal of doubt, other than Landlord’s authorization permitting Tenant to act on Landlord’s behalf to obtain the designations and/or entitlements required for the “T Zone Parking Map” designations set forth above, no alterations, additions or improvements to the Premises that might require the placement of easements, dedications, changes to set-backs or similar changes that permanently alter or otherwise restrict Landlord’s future use of the Premises (other than designating the Premises on the “T Zone Parking Map”) shall be made without Landlord’s prior written approval, which approval may be withheld in Landlord’s sole, absolute and arbitrary discretion.

If you have any questions, please call me at (310) 553-0105.

Very truly yours,
ROXBURY MANAGERS, Ltd.


Maynard M. Brittan
General Partner

ATTACHMENT 2

RESOLUTION

RESOLUTION NO. 15-R-_____

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS
AMENDING THE T ZONE PARKING MAP TO ADD, FOR A SIX YEAR
PERIOD, THE PROPERTY AT 9900 NORTH SANTA MONICA
BOULEVARD

The Council of the City of Beverly Hills hereby finds, orders, and resolves as follows:

Section 1. Beverly Hills Municipal Code Section 10-3-2302 (b), as enacted in Ordinance No. 97-O-2274, provides that “surface parking shall be a permitted use on those properties designated for parking on the ‘T Zone Parking Map’ approved by the City Council....” Section 10-3-2302 also provides that “[f]or the purposes of this Section, surface parking includes, without limitation ... staging for construction....”

Section 2. Pursuant to Section 2 of Ordinance No. 97-O-2274, the T Zone Parking Map “may be amended by the resolution of the City Council.”

Section 3. Oasis West Realty, developer of the Beverly Hilton Specific Plan project at the northwest corner of the intersection of North Santa Monica Boulevard and Wilshire Boulevard, filed a request to utilize the T zoned property at 9900 North Santa Monica Boulevard for parking and construction staging related to the development of the Specific Plan. The construction staging and parking are expected to occur over a period of between five and six years. The owner of 9900 North Santa Monica Boulevard has granted Oasis West Realty authorization to utilize the property for parking and construction staging and parking.

Section 4. The Council of the City of Beverly Hills does hereby resolve as follows:

(a) The T Zone Parking Map is hereby amended, as shown in the attached Exhibit A which is incorporated herein by reference, to include the property at 9900 North Santa Monica Boulevard, also known as assessor's parcel number 4328-001-023, as a site on which parking and construction staging may occur.

(b) This amendment to the T-Zone Parking Map shall sunset, and automatically cease to be of any force or effect at the conclusion of the sixth year after its adoption, unless the City Council approves a further amendment to extend that time. Nothing herein shall be construed as a limitation on the City Council's authority to amend the T Zone Parking Map during the six-year period applicable to this amendment, including amendments to add or remove property, including the subject property, from the Map.

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 Council of this City.

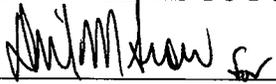
Adopted:

LILI BOSSE
Mayor of the City of Beverly Hills,
California

ATTEST:

BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:



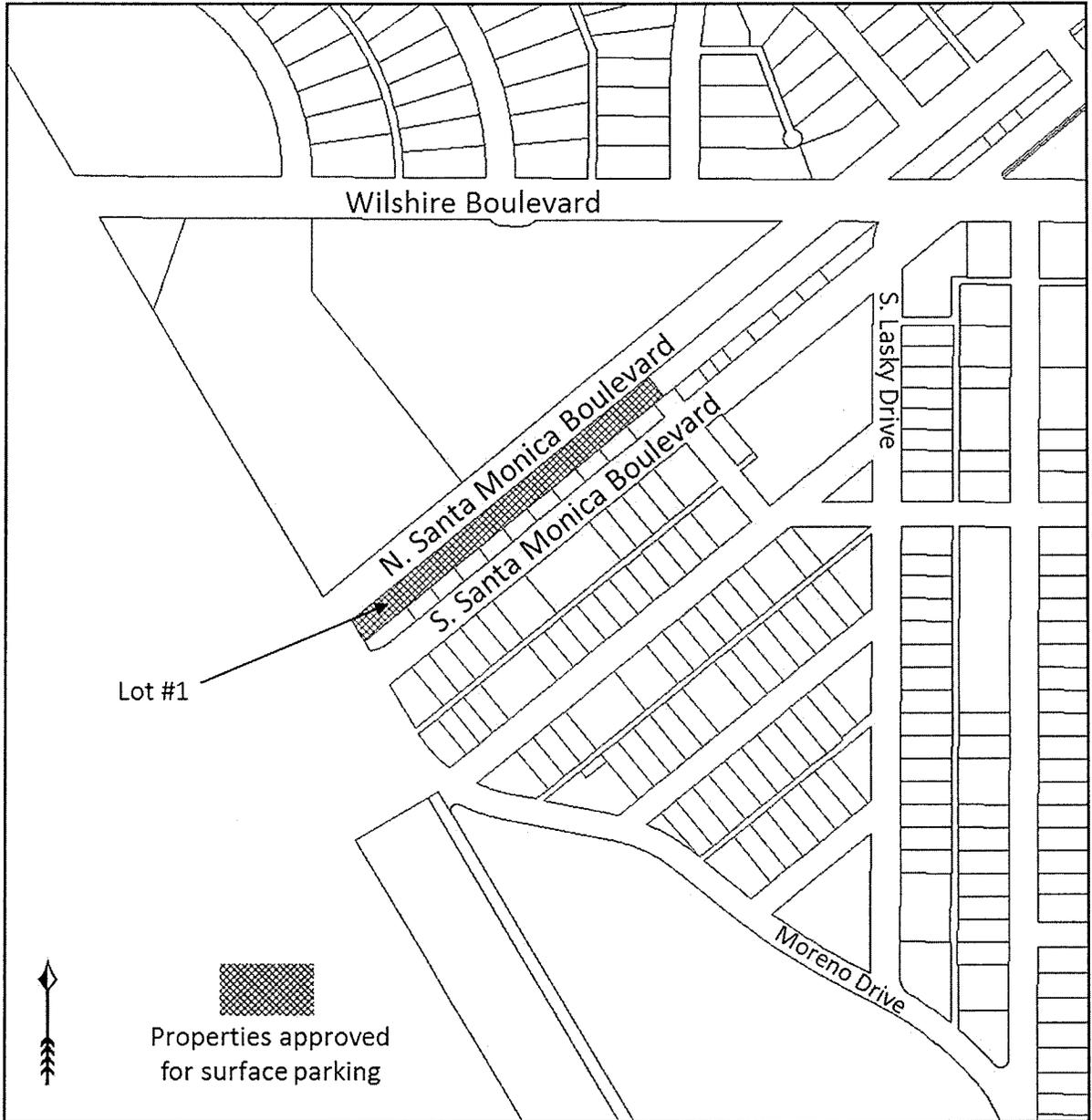
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:



SUSAN HEALY KEENE, AICP
Director of Community Development

T-ZONE PARKING MAP



Adopted: January 6, 2015

ATTACHMENT 3
ORDINANCE No. 97-O-2274

ORDINANCE NO. 97-0-2274

AN ORDINANCE OF THE CITY OF BEVERLY HILLS
AMENDING THE T ZONE REGULATIONS TO ALLOW
PARKING ON CERTAIN PROPERTIES IN THE T ZONE
AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY
ORDAINS AS FOLLOWS:

Section 1. Section 10-3.2302 of Article 23 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code regarding uses permitted in the T Zone is hereby amended to read as follows:

"Sec. 10-3.2302. Uses permitted.

No building, structure, improvement, or premises shall be used, and no building, structure, or improvement shall be erected, constructed, altered, enlarged, or maintained on any lot or parcel of land in Zone T-1 or Zone T-2 except for the following purposes:

- (a) Railway transportation; and
- (b) Stations, depots, or other structures necessary or convenient for railway passengers, freight, or other strictly railroad or railway business in conjunction with railroad service conducted in such zones.

Additionally, surface parking shall be a permitted use on those properties designated for parking on the "T Zone Parking Map" approved by the City Council and on file in the Department of Planning and Community Development. For the purposes of this Section, surface parking includes, without limitation, vehicular access to adjacent properties, and staging for construction, film production and similar purposes."

Section 2. The T Zone Parking Map, attached as Exhibit A, is hereby approved by the City Council and shall be maintained on file in the Department of Planning and Community Development. This Map may be amended by resolution of the City Council.

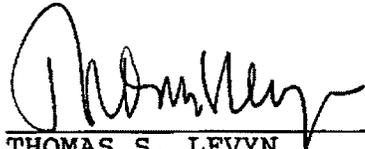
Section 3. Based on the initial study, the negative declaration, the comments received thereon, and the record before the City Council, the City Council hereby finds that the negative declaration prepared for this ordinance represents the independent judgment of the City and that there is no substantial evidence that the approval of the Project may have any significant environmental impact. The documents and other material which constitute the record on which this decision is based are located in the Department of Planning and Community

Development and are in the custody of the Director of Planning and Community Development.

Section 4. The City Clerk shall cause this ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code, shall certify to the adoption of this ordinance, and shall cause this ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 5. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: January 7, 1997



THOMAS S. LEVYN
Mayor of the City of
Beverly Hills, California

ATTEST:

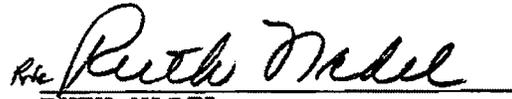
 (SEAL)

FRANCES M. MALNECK
City Clerk

APPROVED AS TO FORM:


GREGORY W. STEPANICICH
City Attorney

APPROVED AS TO CONTENT:


MARK SCOTT
City Manager
RUTH NADEL
Director of Planning and
Community Development

