

Attachment 2

Planning Commission Resolution

RESOLUTION NO. 1742

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF BEVERLY HILLS
RECOMMENDING ADOPTION OF AN ORDINANCE
OF THE CITY OF BEVERLY HILLS AMENDING
BEVERLY HILLS MUNICIPAL CODE SECTION 10-3-
3301 TO EXPAND THE IN LIEU PARKING
PROGRAM.

WHEREAS, the Planning Commission has considered the proposed amendment to the City of Beverly Hills Municipal Code, as set forth and attached hereto as Exhibit A and more fully described below (the "Amendment"); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on February 12, 2015, at which time it received oral and documentary evidence relative to the proposed Amendment; and

WHEREAS, the Planning Commission finds that the proposed Amendment is required for the public health, safety, and general welfare, and that such Amendment is consistent with the general objectives, principles, and standards of the General Plan;

NOW, THEREFORE, the Planning Commission of the City of Beverly Hills does resolve as follows:

Section 1. The Amendments have 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 (hereafter the "Guidelines"). The Planning Commission finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations because the Amendments represent minor alterations in land use limitations and do not result in any changes in land use or density. Further, the new in lieu parking district areas have average slopes of not more than 20%.

Section 2. As proposed, the Amendments to the Beverly Hills Municipal Code in Exhibit A would expand the in lieu parking districts in the City of Beverly Hills to additional commercial areas, including South Beverly Drive north of Olympic Boulevard and south of Wilshire Boulevard, South Robertson Boulevard north of Whitworth Drive and south of Wilshire Boulevard, South Santa Monica Boulevard west of Wilshire Boulevard and east of Moreno Drive, along Wilshire Boulevard west of San Vicente Boulevard and east of Crescent Drive, and along Olympic Boulevard west of Robertson Boulevard and east of South Rexford Drive.

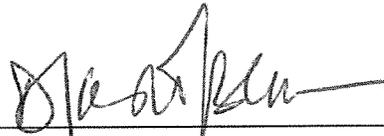
Section 3. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "LU 9.2 – Mitigation of Existing Commercial Residential Conflicts" calls for the development of consolidated parking facilities to serve commercial areas deficient in parking, or commercial areas which have no alley access to the rear and would require numerous curb cuts if parking were provided on individual parcels. The expansion of the in lieu parking program would contribute funds for the creation of consolidated parking facilities and would reduce the number of curb cuts along several commercial corridors in the city. General Plan Policy LU 11.4 "Parking in Pedestrian-Oriented Districts" calls for minimizing driveways in pedestrian oriented commercial districts to avoid interruptions in the continuity of the pedestrian shopping experience. Additionally, General Plan

Policy CIR 4.10 "Parking Strategies" states that the City should examine a variety of parking strategies to promote economic development including the extension of the In-Lieu Fee Program to commercial districts throughout the City.

Section 4. The Planning Commission does hereby recommend to the City Council the adoption of an ordinance approving and enacting the proposed Amendments substantially as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 5. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: February 12, 2015



Alan Robert Block
Acting Chair of the Planning Commission of
the City of Beverly Hills, California

Attest:



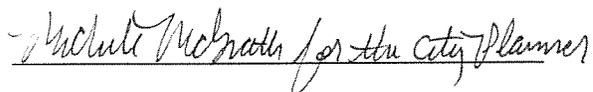
Michele McGrath
Secretary

Approved as to form:



David M. Snow
Assistant City Attorney

Approved as to content:



City Planner

EXHIBIT A

AN ORDINANCE OF THE CITY OF BEVERLY HILLS
AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO
EXPAND THE IN-LIEU PARKING PROGRAM

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

Section 1. On _____, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. _____, recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to expand the in-lieu parking program by creating new in lieu parking district areas (collectively, the “Amendments”). On _____, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance, inclusive of the Beverly Hills In-Lieu Parking District Map set forth as Exhibit A to this Ordinance.

Section 2. This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations because the Amendments represent minor alterations in land use limitations and do not result in any changes in land use or density. Further, the new in lieu parking district areas have average slopes of not more than 20%.

Section 3. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Policy “LU 9.2 – Mitigation of Existing

Commercial Residential Conflicts” calls for the development of consolidated parking facilities to serve commercial areas deficient in parking, or commercial areas which have no alley access to the rear and would require numerous curb cuts if parking were provided in individual parcels. The expansion of the in lieu parking program would contribute funds for the creation of consolidated parking facilities and would reduce the number of curb cuts along several commercial corridors in the city. Additionally, General Plan Policy LU 11.4 “Parking in Pedestrian-Oriented Districts” calls for minimizing driveways in pedestrian oriented commercial districts to avoid interruptions in the continuity of the pedestrian shopping experience.

Section 4. The City Council hereby amends Section 10-3-3301 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Article 33 of Chapter 3 of Title 10 remaining in effect without amendment:

“10-3-3301: IN LIEU PARKING DISTRICTS:

A. This article establishes in lieu parking districts that include any commercially zoned property located in the following areas:

1. The area bounded by the centerlines of the following streets: Wilshire Boulevard, Santa Monica Boulevard north roadway, and Crescent Drive,
2. The area consisting of properties that front on, or have a street side lot line adjacent to South Beverly Drive north of Olympic Boulevard and south of Wilshire Boulevard, including the properties facing Olympic Boulevard between South Beverly Drive and El Camino Drive and the properties facing Olympic Boulevard between South Beverly Drive and Reeves Drive,

3. The area consisting of the properties that front on, or have a street side lot line adjacent to South Robertson Boulevard north of Whitworth Drive and south of Wilshire Boulevard,
4. The area consisting of the properties that front on South Santa Monica Boulevard west of Wilshire Boulevard and east of Moreno Drive,
5. The area consisting of the properties that front on, or have a street side lot line adjacent to Wilshire Boulevard west of San Vicente Boulevard and east of Crescent Drive, and
6. The area consisting of the properties that front on, or have a street side lot line adjacent to Olympic Boulevard west of Robertson Boulevard and east of South Rexford Drive, including the three commercial lots on each side of Doheny Drive that are north of the intersection of Doheny Drive and Olympic Boulevard, and the two commercial lots on each side of Doheny Drive that are south of the intersection of Doheny Drive and Olympic Boulevard.

B. Those properties which are zoned for commercial use and which comply with all the requirements of this article may participate in the respective in lieu parking district and be permitted to satisfy all or part of the requirements for parking spaces by the payment to the city of an in lieu fee.”

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 6. Publication. 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 his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 7. Effective Date. 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:

Effective:

LILI BOSSE
Mayor of the City of
Beverly Hills, California

ATTEST:

(SEAL)
BYRON POPE
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

LAURENCE S. WIENER
City Attorney

MAHDI ALUZRI
Interim City Manager

SUSAN HEALY KEENE
Director of Community Development

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

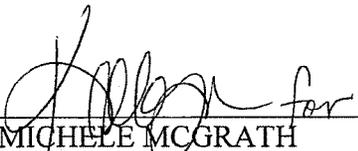
I, MICHELE MCGRATH, Secretary of the Planning Commission and Principal Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 1742 duly passed, approved and adopted by the Planning Commission of said City at a meeting of said Commission on February 12, 2015, and thereafter duly signed by the Secretary of the Planning Commission, as indicated; and that the Planning Commission of the City consists of four (4) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES: Commissioner Shooshani, Vice Chair Block.

NOES: Commissioner Corman.

ABSTAIN: None.

ABSENT: Chair Fisher.



MICHELE MCGRATH
Secretary of the Planning Commission /
Principal Planner
City of Beverly Hills, California