



STAFF REPORT

Meeting Date: October 6, 2015
To: Honorable Mayor & City Council
From: Ryan Gohlich, Assistant Director/City Planner
Subject: Request by Councilmember Krasne to Discuss Proposed Changes to Municipal Code Provisions Regulating the Beverly Hills Women's Club Operations
Attachments: Beverly Hills Municipal Code Section language pertaining to the Women's Club

INTRODUCTION

At the request of Councilmember Krasne this report summarizes the current regulations in the Beverly Hills Municipal Code regarding operation of the Beverly Hills Women's Club. Councilmember Krasne has requested that staff present information about the Women's Club and that the Council discuss changing the Club's operational regulations, particularly pertaining to prohibitions on use of the club for non-Women's Club events during the months of July and August.

DISCUSSION

The Beverly Hills Women's Club is located at 1700 Chevy Chase Drive in a single-family neighborhood. According to their website, the club was established in 1916. In 1955, due to complaints regarding noise and traffic from events held at the club, Ordinance 907 was adopted by the City Council. This ordinance established regulations under which the Beverly Hills Women's Club is required to operate. Currently, the Beverly Hills Women's club is regulated under Beverly Hills Municipal Code Section 10-3-507. This section of the code includes the following provisions regulating usage of the club:

- Commercial Uses Prohibited:
 - The use of the premises for commercial purposes is prohibited. A use is considered to be commercial if the rental fee charged is substantially greater than the cost for janitorial services, public utilities, normal wear and tear and the policing and supervising of such use.

- Frequency and Time of Meetings and Events
 - Women's Club meetings: any meeting of the Women's Club or any of its divisions shall adjourn not later than 11:30 P.M. of the same day and shall disperse promptly thereafter.
 - Meetings other than those of the Women's Club: not more than one evening meeting per week shall be held other than the meetings of the women's club, and any such evening meeting shall adjourn at 9:45 P.M. of the same day and shall disperse promptly thereafter. **No such evening meeting shall be held during the months of July and August.**
 - All other meetings: other than the 1 meeting per week and other than the meetings of the Women's Club, all other meetings shall adjourn not later than 7:00 P.M. of the same day and disperse promptly thereafter.
- Traffic Officer:
 - A traffic officer shall be provided at the expense of the Club during the period beginning 1/2 hour before and until 1/2 hour after any meeting of more than 150 persons during the day or evening.
- Meals And Liquor:
 - No restaurant, tearoom, or beauty parlor shall be conducted upon the premises or any part thereof, and no intoxicating liquor shall be dispersed, served, kept, or permitted upon the premises or any part thereof.

It is staff understanding that the Women's Club is interested in modifying the regulations that pertain to the prohibition on meetings other than those of the Women's Club held in July and August in order to generate additional revenue for the Club. It should be noted that if the Women's Club wishes to charge rental fees to groups for the use of the property, the fees must not be substantially greater than "the cost for janitorial services, public utilities, normal wear and tear and the policing and supervising of such use" (Beverly Hills Municipal Code 10-3-507). Accordingly, multiple changes to the Municipal Code may be required to achieve the Club's goals.

FISCAL IMPACT

There are no fiscal implications related to discussing changes to the operations of the Beverly Hills Women's Club. Should Council wish to proceed with modifications to the Municipal Code, staff would return at a future meeting to discuss Council priorities and fiscal impacts.

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RECOMMENDATION

It is recommended that the City Council provide direction to staff as appropriate pertaining to modification of Municipal Code provisions regulating the Beverly Hills Women's Club.

Susan Healy Keene, AICP

Approved By

A handwritten signature in black ink, appearing to read 'SHK', is written over the 'Approved By' text.

Attachment 1

Beverly Hills Municipal Code Section
language pertaining to the Women's
Club

The Beverly Hills Women's Club is located in the R-1.X zone. The following code section regulates the use of properties located in that zone. Section 10-3-507 (on the next page) specifically addresses the Beverly Hills Women's Club.

One-Family Residential Zone (R-1.X)

10-3-501: Uses And Buildings Permitted

10-3-502: Conditionally Permitted Uses

10-3-503: Large Family Daycare Homes

10-3-503.5: Second Units

10-3-504: Effect On Other Ordinances And Resolutions

10-3-505: Exceptions; Churches

10-3-506: Exceptions; Beverly Hills Hotel

10-3-507: Exceptions; Beverly Hills Women's Club

10-3-508: Businesses Prohibited

10-3-501: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A single-family transient use of a "single-family residence" or "second unit", as defined in section 10-3-100 of this chapter, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited. (Ord. 14-O-2654, eff. 3-21-2014)

10-3-502: CONDITIONALLY PERMITTED USES:

The following uses shall be permitted in the R-1.X zone only if authorized by a conditional use permit issued pursuant to the provisions of article 38 of this chapter:

Museums.

Public educational institutions.

Public utility uses, except as provided in section 10-3-2754 of this chapter. (Ord. 91-O-2133, eff. 12-5-1991; amd. Ord. 94-O-2212, eff. 9-9-1994)

10-3-503: LARGE FAMILY DAYCARE HOMES:

Large family daycare homes shall be permitted in zone R-1.X pursuant to the large family daycare home use permit procedure provided in article 4 of this chapter. (Ord. 91-O-2133, eff. 12-5-1991)

10-3-503.5: SECOND UNITS:

Second units shall be permitted in zone R-1.X provided the criteria set forth in article 4 of this chapter are satisfied or a second unit use permit is issued pursuant to the procedure provided in said article 4. (Ord. 97-O-2285, eff. 12-5-1997; amd. Ord. 03-O-2427, eff. 9-26-2003)

10-3-504: EFFECT ON OTHER ORDINANCES AND RESOLUTIONS:

The provisions of this article shall not repeal, supersede, or affect the provisions of any ordinance or resolution of the city, including the other sections of this chapter, except insofar as the provisions of such other ordinances or resolutions may tend to permit other than private single, one-family residences or dwellings in zone R-1.X and the other property specifically described in this article, but as to the property in zone R-1.X and as to the specific properties described, the provisions relating to zone R-1.X shall supersede any conflicting provision of any other ordinance or resolution. (1962 Code § 10-212; amd. Ord. 91-O-2133, eff. 12-5-1991)

10-3-505: EXCEPTIONS; CHURCHES:

Lots 4, 5, and 6, block 1, tract 6217, and lots 1, 2, and 3, block 51, tract Beverly Hills, shall be used for private one-family residences only unless used for church purposes. (1962 Code § 10-209; amd. Ord. 91-O-2133, eff. 12-5-1991)

10-3-506: EXCEPTIONS; BEVERLY HILLS HOTEL:

Lots 1 through 12, inclusive, and the southeasterly 72.88 feet of lot 13 measured from the northeasterly lot line of lot 13, and lot 21, block 75, tract Beverly Hills, shall be used for private one-family residences or dwellings unless used for hotel purposes consistent with the Beverly Hills hotel specific plan and article 15.5 of this chapter. (1962 Code § 10-210; amd. Ord. 84-O-1925, eff. 5-3-1984; Ord. 91-O-2133, eff. 12-5-1991; Ord. 92-O-2151, eff. 10-9-1992)

10-3-507: EXCEPTIONS; BEVERLY HILLS WOMEN'S CLUB:

No building, structure, or improvement, other than a single one-family residence and appurtenant structures, shall be erected, constructed, established, maintained, altered, or enlarged upon lots 18, 19, or 20, or any combination thereof, of tract 6980, being the site of the Beverly Hills Women's Clubhouse, except a clubhouse used and occupied by and for the Beverly Hills Women's Club or a women's club of similar kind and type, and then only in accordance with the following provisions, conditions, and restrictions:

A. Size And Location Of Structures: Any building, structure, or improvement on all, either, or any combination of said lots shall be of a size and type conforming generally in style and appearance, size, and arrangement with single-family residence structures in the vicinity, shall not exceed two (2) stories or twenty six feet (26') in overall height, whichever shall be the lesser, and shall be set back from Chevy Chase Drive and from the common property line between lot 20 and lot 21 of tract 6980 in accordance with the respective setbacks established by the laws of the city. (The laws now in effect provide for a front setback of 25 feet from Chevy Chase Drive and a setback of 10 feet from the common property line between lots 20 and 21.)

B. Parking: Provisions for the surface parking of automobiles may be made upon any portion of the premises unoccupied by the structure of the women's club provided the regular setback from Chevy Chase Drive and from Benedict Canyon Drive is maintained in accordance with established setbacks and controlling laws. Any parking space shall be paved, and the paved area shall be not less than twenty five feet (25') from Chevy Chase Drive but may extend to the existing wall between lots 20 and 21. If the existing building is replaced or is substantially remodeled or enlarged, adequate automobile parking space shall be provided in accordance with the provisions of this code in effect at that time for places of public assembly. A wall six feet (6') high shall separate the space for automobile parking and the front setback area, and all setback areas shall be properly planted and maintained similar to residential setback areas in the vicinity.

C. Commercial Uses: The use of the premises or any portion thereof for commercial purposes, as that term is generally defined, shall be deemed to be a use for other than club purposes and hereby is prohibited. The lease or rental of any building, structure, or improvement, or any part thereof, or of any of the lots or combination thereof, to any person, or group of persons, or use by any, shall be deemed to be a use other than for club purposes unless the activities engaged in by such lessee or user are ethical, social, educational, or cultural, and similar to and of the character of activities of the women's club. If the rental charged is substantially greater than the cost to the women's club of janitor service, public utilities, normal wear and tear,

and the policing and supervising of such use, it shall be deemed to be an indication that the use is for financial profit and not solely for ethical, social, educational, and cultural purposes similar in character to use by the Beverly Hills Women's Club by and for the members, and therefore commercial in character.

D. Meetings: Not more than one evening meeting per week shall be held other than the meetings of the women's club or one of its various divisions, and any such evening meeting, other than the meetings of the women's club or one of its various divisions, shall adjourn at nine forty five o'clock (9:45) P.M. of the same day and shall disperse promptly thereafter; provided, however, that no such evening meeting shall be held during the months of July and August. Any meeting of the women's club or any of its divisions shall adjourn not later than eleven thirty o'clock (11:30) P.M. of the same day and shall disperse promptly thereafter.

All other meetings (other than the 1 meeting per week and other than the meetings of the women's club or 1 of its various divisions) shall adjourn not later than seven o'clock (7:00) P.M. of the same day and disperse promptly thereafter.

E. Traffic Officer: A traffic officer shall be provided at the expense of the club during the period beginning one-half ($\frac{1}{2}$) hour before and until one-half ($\frac{1}{2}$) hour after any meeting of more than one hundred fifty (150) persons during the day or evening. Any additional traffic control deemed necessary by the chief of police shall be at the expense of the city.

F. Meals And Liquor: No restaurant, tearoom, or beauty parlor shall be conducted upon the premises or any part thereof, and no intoxicating liquor shall be dispersed, served, kept, or permitted upon the premises or any part thereof.

G. Uses: Nothing contained in this section shall prevent the use of the club premises, building, structure, or improvements for ethical, social, educational, cultural, and similar enterprises and purposes sponsored or approved by the women's club and subject to the provisions of this section. If the property or any part thereof ceases to be used by and for a women's club, the premises shall be used and zoned in accordance with the zoning of all immediately surrounding property: zone R-1, single-residential. (1962 Code § 10-206; amd. Ord. 91-O-2133, eff. 12-5-1991)

10-3-508: BUSINESSES PROHIBITED:

Except as provided in article 43 of this chapter, no business shall be conducted or maintained in any building or upon any lot or premises, or upon any portion of either thereof, in zone R-1.X. All property and buildings in zone R-1.X hereby are limited to strictly private one-family residential uses except as otherwise provided in this article. (Ord. 01-O-2383, eff. 11-2-2001)