

Item No. D-1B

**Resolution Amending the Beverly Hills General Plan to
Accommodate Mixed Use Development at the Height
and Density Proposed for the Real Property Located at
8600 Wilshire Boulevard**

RESOLUTION NO. 07-R-

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS GENERAL PLAN TO ACCOMMODATE MIXED USE DEVELOPMENT AT THE HEIGHT AND DENSITY PROPOSED FOR THE REAL PROPERTY LOCATED AT 8600 WILSHIRE BOULEVARD

The Council of the City of Beverly Hills hereby resolves as follows:

Section 1. California Government Code Section 65358 provides the authority for the City Council to amend the City's General Plan. Subsection (b) of Section 65358 limits the number of general plan amendments that can be made to a single mandatory element of a general plan to a maximum of four in any calendar year. The City Council hereby considers and approves an amendment to the Land Use Element of the General Plan consisting of changes to the land use designation, maximum floor area ratio and maximum building height for the property site described more fully below.

Section 2. The land use map of the Beverly Hills General Plan is hereby amended by redesignating that certain real property generally located at 8600 Wilshire Boulevard, consisting of four individual lots known as Lots 687, 688, and 689 of Tract 4988, Map Book 54, Pages 98 and 99 from commercial to Mixed Use #2, and Lot 686 of Tract 4988, Map Book 54, Pages 98 and 99 (collectively, the "8600 Wilshire Property") from single-family residential to Mixed Use #2, with a maximum floor area ratio of 2.0 to 1.0, and a maximum height of 61 feet, as shown on the map attached hereto as Exhibit A and incorporated herein by this reference.

Section 3. The project proposed for the 8600 Wilshire Property, including the General Plan Amendment, has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Section 2100 *et seq.*, the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*) and City's Local CEPA Guidelines (collectively, "CEPA"). An Environmental Impact Report was prepared and the City Council has certified the Final Environmental Impact Report ("FEIR"), made appropriate environmental findings, and adopted a Mitigation Monitoring and Reporting Program for the project, as fully set forth in Resolution No. 07-R-_____, adopted by the City Council on November 13, 2007. That Resolution is incorporated herein by reference, and made a part hereof as if fully set forth herein. Further, the mitigation measures set forth therein are hereby made applicable to the general plan amendment for the 8600 Wilshire property.

Section 4. 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 the City.

Adopted:

JIMMY DELSHAD
Mayor of the City of Beverly Hills, California

ATTEST:

BYRON POPE
City Clerk

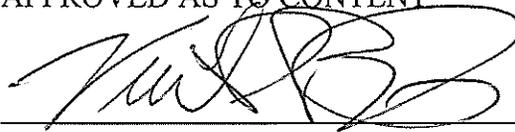
(SEAL)

APPROVED AS TO FORM:



ROXANNE DIAZ
Chief Assistant City Attorney

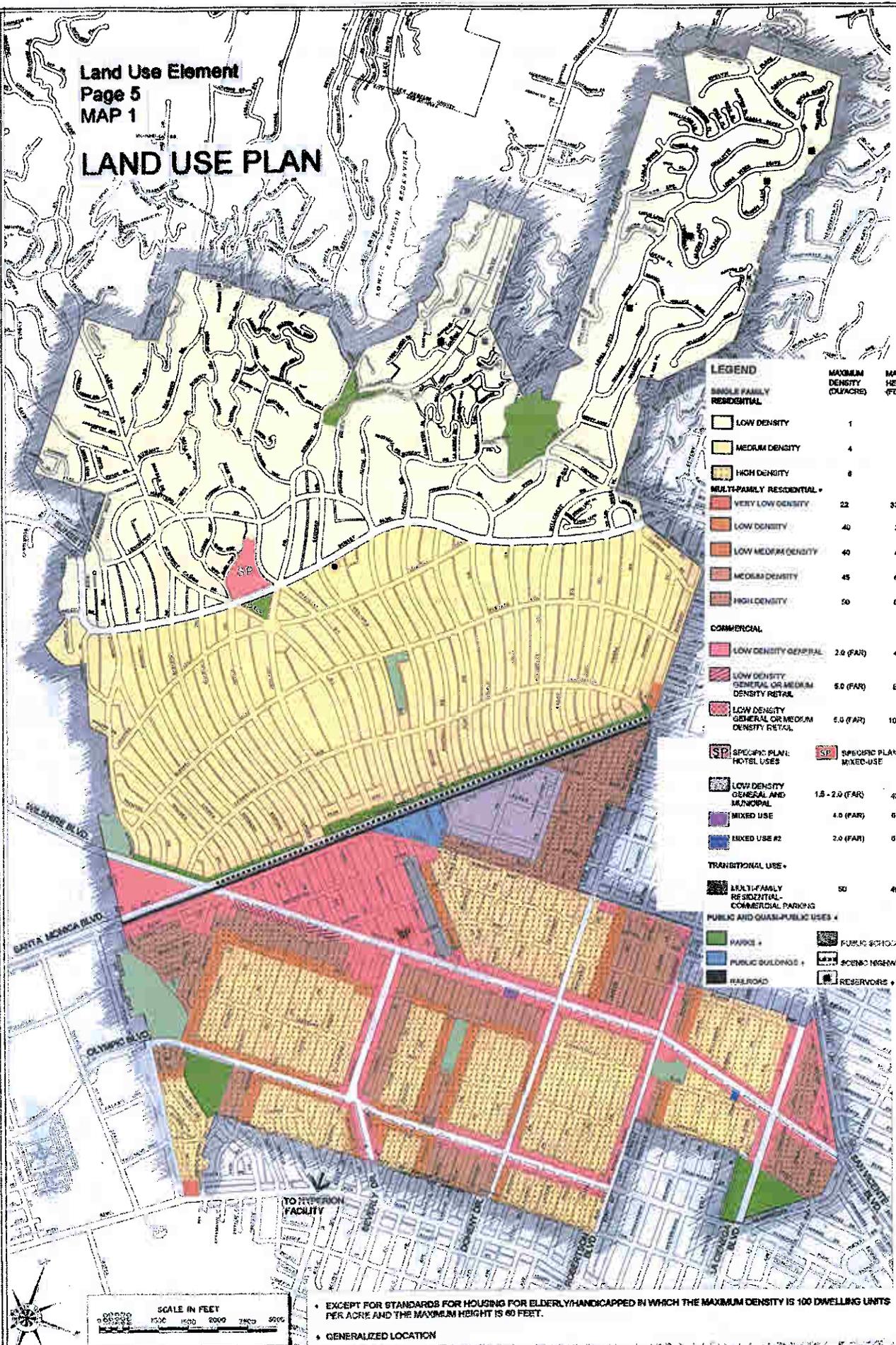
APPROVED AS TO CONTENT



VINCENT P. BERTONI, AICP
Director of Community Development

EXHIBIT A
REVISED LAND USE MAP

LAND USE PLAN



LEGEND		MAXIMUM DENSITY (DWARCS)	MAXIMUM HEIGHT (FEET)
SINGLE FAMILY RESIDENTIAL			
[White Box]	LOW DENSITY	1	
[Light Yellow Box]	MEDIUM DENSITY	4	
[Yellow Box]	HIGH DENSITY	8	
MULTI-FAMILY RESIDENTIAL			
[Red Box]	VERY LOW DENSITY	22	33-45
[Orange Box]	LOW DENSITY	40	30
[Light Orange Box]	LOW MEDIUM DENSITY	40	40
[Light Brown Box]	MEDIUM DENSITY	45	60
[Dark Brown Box]	HIGH DENSITY	50	80
COMMERCIAL			
[Pink Box]	LOW DENSITY GENERAL	2.0 (FAR)	45
[Light Pink Box]	LOW DENSITY GENERAL OR MEDIUM DENSITY RETAIL	5.0 (FAR)	65
[Dark Pink Box]	LOW DENSITY GENERAL OR MEDIUM DENSITY RETAIL	5.0 (FAR)	100
[SP Symbol]	SPECIFIC PLAN: HOTEL USES		
[SP Symbol]	SPECIFIC PLAN: MIXED-USE		
[Light Purple Box]	LOW DENSITY GENERAL AND MUNICIPAL	1.5 - 2.0 (FAR)	45
[Purple Box]	MIXED USE	4.0 (FAR)	65
[Dark Purple Box]	MIXED USE #2	2.0 (FAR)	51
TRANSITIONAL USE			
[Dark Purple Box]	MULTI-FAMILY RESIDENTIAL-COMMERCIAL-PARKING	50	40
PUBLIC AND QUASI-PUBLIC USES			
[Green Box]	PARKS		
[Blue Box]	PUBLIC BUILDINGS		
[Black Box]	RAILROAD		
[Black Box]	PUBLIC SCHOOLS		
[Black Box]	SCENIC OVERSEAS		
[Black Box]	RESERVOIRS		



- 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