

Attachment 6

Planning Commission Staff Reports and Minutes

**Planning Commission
Staff Report
of
August 22, 2007**



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning Commission
Meeting of August 22, 2007**

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner
Larry Sakurai, Principal Planner

THROUGH: Vincent P. Bertoni, AICP,
Community Development Director

SUBJECT: Draft Environmental Impact Report for a
Proposed Condominium/Hotel
"Beverly Hilton Revitalization Project"
9876 Wilshire Boulevard



Project Site

EXECUTIVE SUMMARY

The project applicant, Oasis West Realty LLC, proposes to redevelop and reconfigure the property through the addition of 50 guestrooms to the Beverly Hilton hotel as well as new hotel support, retail and office facilities, a conference center, and outdoor landscaped areas; a new five-star 120-room Waldorf Astoria Hotel; and 120 condominium units. The Wilshire Tower and its 352 guestrooms would remain.

In accordance with the CEQA Guidelines, an initial study was prepared for this proposal and it was determined that an EIR is the appropriate level of analysis for this project as it may have a significant effect on the environment. A Draft Environmental Impact Report (DEIR) was released for public review on August 7, 2007. The period for public comment on the DEIR will run for a minimum of 45 days (at least until September 21, 2007).

The following format is suggested for the August 22nd meeting:

- Staff will provide an overview of the project
- The City's environmental consultant for the project, Impact Sciences Inc. will present the DEIR.
- The project applicant's representative will make a presentation.
- The public will comment on the DEIR and the project.
- The Planning Commission will be given an opportunity to provide comments and ask questions about the DEIR and the project.

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- At the conclusion of the meeting, staff will request direction as to additional information needed by the Commission so that staff can prepare a comprehensive response to these questions and present it to the Commission (anticipated for September 27, 2007.)

Tentative hearing dates for the project are included at the end of this report. The next scheduled Planning Commission hearing on the project would be September 10, 2007. During this hearing the applicant will make a presentation and be available to answer questions.

PROJECT DESCRIPTION AND AREA CHARACTERISTICS

GENERAL INFORMATION	
Applicant/Project Owner	Oasis West Realty, LLC
Current Zoning District	C-3 (commercial – three stories/45-foot height)
Site Area/Number of Parcels	390,733 square feet/ 3 parcels
Permit Streamlining Act Deadline	Project application involves legislative acts so project decision is outside PSA deadlines

Location

The project site occupies the eastern end of the 17-acre “Robinsons-May/Beverly Hilton Triangle”, considered the western gateway to Beverly Hills because of its location at the Beverly Hills-Los Angeles city boundary. Comprising three separate parcels, the site totals 9 acres and is currently developed with The Beverly Hilton and ancillary facilities including an executive conference center, hotel administrative offices, professional offices, a five-story parking structure with one subterranean level, retail uses, hotel restaurants, and the former Trader Vic’s Restaurant.



Land uses immediately north of the project site and across Wilshire Boulevard include single-family residences and Beverly Gardens Park. El Rodeo School, a Beverly Hills Unified School District elementary school, is located on the north side of Wilshire

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Boulevard to the west. Santa Monica Boulevard and a railroad right-of-way border the project site to the south. Land uses south of Santa Monica Boulevard include an automotive repair shop, retail shops, office buildings, a medical clinic, and private surface parking. The project site's western boundary extends to the centerline of Merv Griffin Way. The proposed 9900 Wilshire Boulevard project (site of the former Robinsons-May department store) is located west of Merv Griffin Way.

Construction of the proposed project would involve several construction phases including site preparation (mobilization) and demolition of existing buildings, hardscape, and landscaping; excavation and grading for subterranean parking and building footings; and construction of new buildings, hardscape, and landscaping. Demolition and construction is anticipated to occur over an approximately four-year (50-month) period, with project buildout expected by year 2012.

Project Description

The Beverly Hilton would remain operational during the phased construction. The existing Wilshire Tower would be retained with only minor upgrades and renovations, including hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained unchanged.

The following existing buildings and features on the hotel property would be demolished and/or removed by the proposed redevelopment:

- Palm/Oasis Court (181 guestrooms);
- Cabana/Lanai Rooms (36 guestrooms);
- Pool Terrace and Pool;
- Hotel Entry Drive, Valet/Lobby Entrance, and Parking Garage Ramps;
- One-story Wilshire Boulevard "plinth" containing the Hotel Conference Center, Hotel Support Space, Hotel Offices, and Professional Offices, as well as retail uses and a portion of the Lobby Bar and Lobby area;
- Parking Structure; and
- The former Trader Vic's Restaurant and adjacent surface parking lot.

The following new components would be constructed as a part of the proposed project:

- Two new buildings containing a total of 90 condominium units (Residences A and B) located adjacent to Merv Griffin Way. Residence A would contain 42 units and 48 units would be located in Residence B. Both buildings would include balconies, rooftop terraces, and swimming pools. Residents

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would have full access to all Beverly Hilton hotel amenities and services. Residence A would be 10 stories, or 112 feet, closest to Wilshire Boulevard and 13 stories, or 150 feet stepping away from Wilshire Boulevard. Residence B would be 13 stories or 150 feet in height.

- A new building occupied by the Waldorf Astoria Hotel, a new restaurant, and 30 condominium units. The hotel would occupy the building's first nine floors and would contain 120 guestrooms, a ground-floor lobby, a restaurant and bar, and ancillary uses (i.e., a spa/fitness facility, meeting rooms, hotel retail, hotel offices, and hotel support). The restaurant would be located at the northeastern end of the Waldorf Astoria Hotel building at the intersection of Wilshire and Santa Monica Boulevards. The condominium units would be located above the hotel guestrooms. The Waldorf Astoria Hotel building is designed to step down in height adjacent to Wilshire Boulevard and the intersection of Wilshire and Santa Monica Boulevards. The building's restaurant would be two stories, or less than 45 feet tall, at the intersection of Wilshire and Santa Monica Boulevards. Building height would increase to 11 stories, or approximately 120 feet, at a farther distance from the intersection and would ultimately be 14 stories, or approximately 150 feet tall, at its western end, as measured from the highest point on the sidewalk adjoining the project site.
- New hotel wing containing a total of 50 Beverly Hilton rooms. The new hotel rooms would be located at the northern edge of the project site along Wilshire Boulevard to the east of the Wilshire Tower, and would be housed in a wing constructed above the relocated ground-floor executive conference center and Wilshire lobby, bar, retail establishments, and hotel administrative offices proposed for this location. The new wing would be three stories and 45 feet tall as measured from the highest point on the sidewalk adjoining the project site.
- New hotel retail and hotel office space (no net increase in square footage).
- New hotel conference center (no net increase in square footage). The proposed program calls for the demolition of the existing, approximately 21,000-square-foot business conference center and a new executive conference center, comparable in size, is proposed for the northern edge of the project site along Wilshire Boulevard, north of the Wilshire Tower. The conference center would occupy the ground floor level, with new Beverly Hilton hotel rooms occupying the two floors above the conference center's eastern end. The conference center would contain a mix of meeting rooms, public space, and support facilities for meetings and conferences.
- Reconstructed pool, pool deck, and cabanas;
- Two subterranean parking structures are proposed as part of the revitalization plan. A four-level subterranean parking structure and a three-level subterranean parking structure are proposed and would provide a total

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of 1,422 parking spaces, for a net increase of 604 spaces. The larger, four-level subterranean structure (1,264) would be centrally located to serve hotel guests, staff, and residents of the Residence A and B buildings, and would be accessed via the hotel driveway and motor court off Merv Griffin Way and two private driveways adjacent to each condominium building. A second three-level subterranean structure (211 spaces) at the eastern end of the project site would serve residents of the Waldorf Astoria Hotel building. A 3.6 percent reduction has been applied to the spaces planned for the site to allocate for columns and ventilation shafts impacting stall accessibility; after this reduction, a total of 1,422 spaces are provided.



- Landscaping and other open space throughout the project site.
- The project would incorporate environmentally sensitive and sustainable design features such that the project would potentially qualify for the LEED certification from the U.S. Green Building Council.
- A Specific Plan is proposed for the project:

The Specific Plan contains policies, standards and guidelines for development of the site. The Specific Plan would supersede other development regulations and standards set forth in the Zoning Ordinance

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for the Specific Plan Area. For development standards not established as part of the Specific Plan, the standards in the Zoning Ordinance would apply.

Elements in the Specific Plan include general land use concepts for the area, descriptions of the land uses, building placement, traffic circulation and utilities as well the development standards and guidelines for the area, including permitted uses, parking, building height, sign standards and architecture and design.

Chapter 5.0 (Implementation and Administration) establishes the process for amendments and changes to the Specific Plan. A formal amendment to the Specific Plan shall be required for (a) proposed modifications that would substantially alter the distribution, location, extent or density of the uses and buildings permitted in the Specific Plan, including (i) any increase in the total number of hotel guest rooms or residential units, of the overall floor area of the residential or hotel uses, or (ii) any increase in the total capacity of functions rooms or areas or (b) a material increase in the maximum height of the buildings.

Modifications to the Specific Plan that do not substantially alter the distribution, location, extent or density of the uses and buildings permitted in the Specific Plan can be approved by the Director as part of an Administrative Modification. An Administrative Modification would be processed utilizing the same process as utilized for Minor Accommodations. In addition, Chapter 5 lists the items that would not require a formal amendment or an Administrative Modification. These include items such as the relocation of ancillary uses, minor variations between the conceptual plans and the final construction drawings, changes in the number and location of the hotel parking spaces provided the total number of spaces meets the requirements set forth in the Specific Plan and changes to the location of the commercial uses in the two hotels as long as the changes don't increase parking demand.

- Proposed Circulation Improvements:

Eight access points to the project site would be provided. Three driveways would be located on Merv Griffin Way, four driveways would be located on Santa Monica Boulevard, and one driveway would be located on Wilshire Boulevard. The operation and purpose of each driveway is as follows:

- The main project driveway will be located along Merv Griffin Way. This driveway would serve as the primary hotel entrance and primary access to the underground parking structure. This driveway would operate as full access with all movements permitted.

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- The Residence A and B condominium buildings would each have full-access driveways along Merv Griffin Way. These driveways would be located to the north and south of the main driveway. The driveways would provide dedicated access to curbside drop-off and pick-up locations as well as underground parking for these buildings.
- The Residence B building in the southwest corner of the site would have a driveway on Santa Monica Boulevard. This driveway would provide access to a loading and delivery area and to the building's underground parking.
- Two service driveways on Santa Monica Boulevard would provide delivery vehicle access to the service area on the southern side of The Beverly Hilton Hotel. These service driveways would not be used by hotel guests or condominium residents.
- The Waldorf Astoria Hotel would be accessed by a driveway on Santa Monica Boulevard. This driveway would operate as right-in/right-out with permitted left-turns in from Santa Monica Boulevard.
- A driveway on Wilshire Boulevard would provide access to The Waldorf Astoria Hotel. This driveway would operate as right-in/right-out only.

Concurrent with the redevelopment of the site, the project applicant has proposed to make several improvements along portions of Merv Griffin Way, Wilshire Boulevard, and Santa Monica Boulevard along the project frontage. The project would either be constructing or contributing its "fair share" to several improvements at various locations within the study area including:

- Reconstruction of the intersection at Wilshire Boulevard and Merv Griffin Way to provide a northbound left-turn, through, and right-turn lane;
- Signalization of the intersection at Santa Monica Boulevard and Merv Griffin Way;
- Sole responsibility for reconstructing of the Wilshire Boulevard eastbound approach of the Santa Monica Boulevard/Wilshire Boulevard intersection to provide two left-turn lanes, three through lanes, and a right-turn only lane; and
- Addition of a third lane along Santa Monica Boulevard along the frontage of the Hilton property.

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Project Data Summary

Land Uses	Existing	To Be Removed	Proposed New	New Total	Net Difference
Project Totals					
Hotel Guestrooms	569	217	170	522	(47)
Condo Units	-	-	120	120	120
Ancillary Uses					
Hotel Retail (s.f.)	12,810	11,642	11,642	12,810	-
Hotel Restaurant (s.f.)	20,523	12,270	12,270	20,523	-
Hotel Office (s.f.)	7,145	7,145	7,145	7,145	-
Non-Hotel Office (s.f.)	13,030	13,030	-	-	(13,030)
Hotel Support (s.f.)	138,184	47,387	45,583	136,380	(1,804)
Total Square Feet on Site	543,537	204,349	631,432	970,620	427,083
Overall FAR	1.4:1	-	-	2.5:1	
Total Parking Spaces	818	818	1,422	1,422	604

s.f. = square feet

^a Includes the Executive Conference Center

Proposed Building Heights

Existing/Proposed Building	Stories	Maximum Building Height
Wilshire Tower Building (existing)	8	95 feet (no change)
Residence A & B Buildings (prop.)	10-13	112-150 feet
Waldorf Astoria Building (prop.)	2-14	45-150 feet
New Beverly Hilton Hotel Room Building (prop.)	3	45 feet

¹ In accordance with height limitations per Beverly Hills Municipal Code, all building heights are measured from the single highest point at the natural ground level at the perimeter of a building or from the highest point of the public sidewalk adjoining the lot or parcel upon which the building or structure is to be erected. The northwest corner of the site, at Wilshire Boulevard and Merv Griffin Way, represents the highest elevation and the eastern corner of the site, at the intersection of Wilshire and Santa Monica Boulevards, the lowest elevation.

PROJECT ENTITLEMENTS

The following is a list of reviews and approvals that the Planning Commission will undertake (recommendation to the City Council) and consider for the proposed project:

- Environmental considerations, including the adequacy of the Draft EIR and findings contained therein;
- General Plan Amendment to change the land use designation for the entire project site from "Low Density General Commercial" to "Specific Plan" on the Land Use Map in the Land Use Element of the General Plan;
- Zone Change to change the zoning designation for the entire project site from "C3" to the "Beverly Hilton Specific Plan" zone;

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- Adoption of the "Beverly Hilton Specific Plan" to establish land uses and development, design, and operational standards for the project and the project site;
- Vesting Tentative Tract Map;
- Development Agreement to address, among other things, project fiscal impacts and development impact fees. And
- The final design of the project would require approval from the City's Architectural Commission.

ENVIRONMENTAL ASSESSMENT

The purpose of the EIR is to inform the Planning Commission on the implications of the project on its environment and provide guidance on how the project's impacts can be addressed. As such, the feedback sought from the Commission is whether the Draft EIR satisfies that function or how the Draft EIR might better achieve that function.

The Draft EIR analyzed the environmental impacts associated with implementation of the project. The summary of the DEIR's findings related to impacts is attached as Exhibit A. These impacts are divided into three categories: 1) significant and unavoidable; 2) less than significant with mitigation; and 3) less than significant, and discussed below

Significant Unavoidable Environmental Impacts

Six significant, unavoidable impacts were identified in the Draft EIR as noted below. Of these six impacts, three would only occur during the project construction period. The Draft EIR concludes that project implementation would result in significant and unavoidable environmental impacts with respect to the following:

1. **Aesthetics and Views** – Project implementation would result in significant and unavoidable project impacts and contributions to cumulatively significant aesthetic impacts because of inconsistency with Land Use Element Objectives 3, Areas of Transitional Conflict, and 4, Scale of the City, and with Land Use development criteria addressing compatibility of commercial and residential land uses. The project would also have significant and unavoidable impacts on valued views of the hotel from the intersection of Wilshire and Santa Monica Boulevard and on panoramic west-facing views from the hotel's Wilshire Tower guestrooms. Considered together with the adjacent 9900 Wilshire project, the project would also contribute to cumulatively significant impacts on panoramic views from the hotel's Wilshire Tower guestrooms.

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2. **Air Quality** – During project construction, NO_x, PM₁₀, and PM_{2.5} emissions would exceed SCAQMD established significance thresholds and result in significant unavoidable impacts would result, even after incorporation of mitigation.
3. **Cultural Resources** – Demolition of portions of The Beverly Hilton, including the Wilshire Edge building, pedestrian entry area, pool, and former Trader Vic's restaurant, and the introduction of four new buildings to the project site, would result in significant and unavoidable impacts to an historic resource, as defined in Section 15064.5 of the *CEQA Guidelines*, even after incorporation of mitigation. Demolition of portions of The Beverly Hilton, considered together with demolition of the Robinsons-May building, would contribute to cumulatively significant impacts on cultural resources.
4. **Land Use and Planning** – The project would result in significant and unavoidable project-level and cumulative impacts related to inconsistency with General Plan Land Use Element Objectives 3, Areas of Transitional Conflict, and 4, Scale of the City, and with Land Use Element development criteria recommending compatibility between commercial and residential areas. The project would also result in significant and unavoidable project-level and cumulative impacts related to inconsistency with goals related to landmark preservation in the General Plan Conservation Element. No feasible mitigation exists to reduce these impacts to less than significant levels.
5. **Noise** – Project construction outside the hours specified in the City's noise ordinance would result in significant and unavoidable project-level and cumulative off-site noise impacts, even after incorporation of mitigation.
6. **Groundborne Vibration** – Project construction would result in ground vibrations that exceed the Federal Railway Administration (FRA) groundborne vibration threshold, resulting in project-level and cumulative significant and unavoidable impacts at off-site sensitive receptors, even after incorporation of mitigation.

Less than Significant Environmental Impacts

Other than the six impacts identified above, the DEIR found that the remaining topics of known concern (potential impact areas) were less than significant either with or without mitigation. Attachment A includes a brief discussion of each of these issue areas and mitigation measures.

One environmental impact area that is typically of interest to the public is traffic impacts. Since the DEIR found that traffic impacts could be mitigated to a less than significant level, staff is providing a more detailed discussion on traffic and parking impacts.

Traffic and Parking

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Traffic and parking issues were extensively studied in the Draft EIR. The developer provided a traffic study with the application; however, the EIR consultant's traffic subconsultant conducted independent counts, verified all methodologies uses, and added new independent data. In addition to the assessment of area street systems, transit facilities and historical collision data, base operating conditions were used for the nearby intersections.

Project Trip Generation

Data on trip generation was generated through locally collected data as well as the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition.

Condominium Land Uses

Data was gathered for peak hour periods from nearby condominium projects rather than national trip generation data because luxury condominiums have demonstrated different traffic patterns because they are likely to be used as second homes, and because there are numerous similar luxury condominiums nearby on Wilshire Boulevard to provide a comparable analysis.

Hotel Land Uses

Data from the existing Beverly Hilton was used to project trip generation for the proposed new Beverly Hilton Hotel and The Waldorf Astoria Hotel guestrooms. Counts were collected in February 2007 on a Thursday, Friday, and Saturday. On Thursday and Friday, hotel occupancy was over 90 percent. On Saturday, the hotel occupancy was 70 percent. The traffic engineer conducted counts at all hotel driveways including parking lot entrances and exits and all service driveways.

Retail and Restaurant Land Uses

For the restaurant land use, counts were conducted at several comparable restaurants in the City of Beverly Hills: Spagos, Mastro's, and Lawry's. These area-specific counts were determined to be appropriate since the proposed restaurant is likely to be a destination restaurant and attract patrons from outside the hotel as well as hotel guests.

The project trip generation rates are provided in the following *Project Trip Generation Rates* table. These rates were used to determine the number of expected weekday daily, AM, midday, and PM peak-hour trips, as well as the Saturday daily and peak-hour trips to be generated by the proposed project.

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Project Trip Generation Rates

Land Use	Trip Rates				
	Daily ^a	AM	Midday	PM	Saturday
Condominiums ¹	3.55	0.28	0.33	0.33	0.29
Hotel ²	7.89	0.41	0.49	0.57	0.26
Restaurant ³	48.72	0.33	5.69	4.18	3.44

Special Events

Special events held at the existing Beverly Hilton Hotel and their effects on the surrounding transportation system were included in the traffic study. The Beverly Hilton Hotel currently hosts a number of events on a yearly basis, which range in size from small 5- to 10-person breakfast meetings to very large events like the Golden Globes. Given that some existing Beverly Hilton facilities, including ballrooms and meeting rooms, would remain in operation as part of the proposed project, it is assumed similar events would continue to take place following project buildout.

Net Increase of Trips

The project trip generation totals incorporate credit given for existing uses on site to be demolished as part of the project, which is partially responsible for the reduction in trips expected to be generated in the future. Providing credit for an existing use on site is a common practice in the traffic engineering field and is often applied in traffic studies. The traffic engineer and the City and determined that it would be appropriate to credit the site for the existing traffic associated with The Beverly Hilton Hotel as the Hotel is currently in operation.

Using the project trip generation rates discussed above and deduction of trips generated for all existing uses, the DEIR found that development of the proposed project is expected to generate a net increase of approximately 649 weekday daily trips, including net increases of 16 trips during the AM peak hour, 84 trips during the midday peak hour, and 57 trips during the PM peak hour. On Saturday, the project is expected to generate a net increase of approximately 65 trips during the midday peak hour. While Volume to Capacity (V/C) ratio for several of the intersections is incrementally worse as a result of the proposed project during the AM peak hour, but there is no change in LOS. The maximum increase in V/C ratio is 0.004, which occurs at the intersection of N. Santa Monica Boulevard and Beverly Drive during the midday peak hour. Therefore, impacts associated with project traffic would be less than significant for all signalized study intersections.

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The traffic counts used in the traffic analysis were obtained in December 2006 and January/February 2007. At several intersections, the most recent traffic counts differ and are lower than those taken for the William Morris project EIR. The William Morris project is one of the other projects currently under environmental review by the City. This variance is to be expected as traffic counts can vary on a daily basis for a variety of reasons. Nevertheless, in order to provide readers of this EIR with an additional and more conservative analysis, a supplement to this EIR will be circulated that will add the traffic projected to be generated by this project to the existing volumes at certain intersections as measured by the traffic counts taken for the William Morris EIR. This additional analysis will be performed for those intersections where the existing volumes measured for the William Morris EIR are higher than the volumes measured for this EIR. Thus, for each intersection, the highest measured volumes of existing traffic will be used. A preliminary traffic analysis indicates this will not change the significance of any impacts and that traffic impacts will remain less than significant.

Parking Requirement

A total of 1,422 parking spaces are proposed for the project. In total, 818 of these spaces are existing spaces and would be replaced as part of the project for use by The Beverly Hilton Hotel and Waldorf Astoria Hotel. An additional 604 spaces would be constructed and provided for the residential and restaurant land uses. As shown in the tables below, the project's residential and restaurant parking requirement would be 569 spaces and the demand is estimated to be 456 spaces.

It was assumed that the parking demand for the hotel component of the project would stay the same because there will be no net increase in the ancillary uses to the hotel and a net reduction of hotel guestrooms. Additional parking requirement was determined for the restaurant and residential component only. The City Code requires that the project provide 569 spaces for the restaurant and residential land uses, as shown in the table below.

**Table 4.11-12
 Municipal Code Parking Requirements**

Land Use	Size	Code Requirement	Required Spaces
Residential			
Two Bedroom	21 units	2.5 spaces/unit	53 spaces
Three Bedroom	93 units	3 spaces/unit	279 spaces
Four Bedroom	6 units	3 spaces/unit	18 spaces
Visitors	--	0.25 spaces/unit	30 spaces
Residential Sub-Total	252 units		380 spaces
Restaurant			
Dining Area	8.0 KSF	1 space/45 square feet	178 spaces
Back-of-house	4.0 KSF	1 space/350 square feet	11 spaces
Restaurant sub-Total	12.0 KSF		189 spaces
Total Incremental Parking Requirement			569 spaces

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Credit for existing parking at Trader Vic's	- 55 spaces
Net parking spaces	514 spaces
Total Incremental Parking Provided	604 spaces

Source: Fehr & Peers, 2007; City of Beverly Hills Municipal Code Section 10-3-2730.
 Notes: KSF = thousand square feet.

Estimated Parking Demand

The likely parking demand for the residential and restaurant land uses was estimated based on empirical data collected at several projects within the study area, as shown in the *Parking Demand Estimates* table below. From these parking counts, the following was determined:

- The average parking demand for a residential condominium project is approximately two spaces per unit, based on counts taken at several of the residential projects where trip generation counts were also collected.
- Parking demand for the restaurant was estimated based on data collected at several similar restaurants where trip generation counts were taken. This data was obtained by contacting each restaurant and asking how many cars were parked in the valet lot on the most recent Friday and Saturday nights, since only valet parking is allowed. From these restaurants, it was determined that the demand for valet parking is approximately 18 spaces/1,000 square feet.

Table 4.11-13
Parking Demand Estimates

Land Use	Size	Demand	Spaces Required
Residential	120 units	2 spaces/unit	240 spaces
Restaurant	12.0 KSF	18 spaces/1,000 square feet	216 spaces
Total Incremental Demand			456 spaces
Credit for existing parking at Trader Vic's			-55 spaces
Net Demand			401 spaces
Total Incremental Parking Provided			604 spaces

Source: Fehr & Peers, 2007.
 Notes: KSF = thousand square feet.

Project Alternatives

The California Environmental Quality Act requires Environmental Impact Reports to evaluate alternatives to the project being assessed by the report. The primary goal of evaluating alternatives is to explore whether there is another way to achieve the objectives of the project which might be better for the environment. The Draft EIR evaluated four alternatives:

- The **“No Project”** alternative, which assumes that the project would not be implemented and the project site would remain in its current condition;
- The **“Code-Compliant Office/Retail Alternative”** alternative would retain the existing land use and zoning designations for the project site with the existing General Plan and Zoning designations of Low Density General Commercial and Commercial (C-3);
- The **“Reduced Density”** Alternative would reduce the principal components of the proposed project by 35 percent;
- The **“Modified Residential Building Height”** Alternative. This alternative would be identical to the project except that the height of the Residence A building would be reduced by 3 stories and the height of the Residence B Building would be increased 3 stories.
- The **“Preservation Alternative”** would retain the Wilshire Boulevard frontage of the hotel, also known as the Wilshire Edge and adaptively reused in conjunction with future hotel operations. The Wilshire Edge extends from the intersection of Wilshire Boulevard and Santa Monica Boulevard on the east to Merv Griffin Way on the west. It presently houses the former Trader Vic’s Restaurant, hotel support and office space, the Wilshire Boulevard hotel entrance/drop-off area, and the Executive Conference Center. As a result of the preservation of the Wilshire Edge, the new hotel on Santa Monica Boulevard would be relocated to the southwest and Residence A would be moved to the south.

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Development Characteristics	Proposed Project	No Project Alternative	Code Compliant Alternative	Reduced Density Alternative	Modified Height Alternative	Preservation Alternative
<i>Stories/Height (feet)</i>	New Hotel: 2-14/45-150 New B.H. Rooms: 3/45 Res. A: 10/112 Res B: 13/150	B.H. Hotel: 8/95	New Hotel 3/45 Commercial 3/45	New Hotel: 9/ 96 Res. A: 9/106 Res. B: 10/ 115	New Hotel: 2-14/45-150 New B.H. Rooms: 3/45 Res. A: 10/112 Res. B 16/184	New Hotel: 14/150 Res. A: 10/112 Res B: 13/150
<i>Number of Units</i>	New Hotel: 30 Res. A/B: 90	-0-	-0-	New Hotel: 21 Res. A/B: 64	New Hotel: 30 Res. A/B: 90	New Hotel: 30 Res. A/B: 84
<i>Square Footage^a</i>	B.H. Hotel: 543,537 New Hotel: 202,063 Res. A/B: 225,020	B.H. Hotel: 543,537	B.H. Hotel: 404,901 New Hotel: 83,846 Commercial: 153,200	New Hotel: 503,931 Res. A/B: 306,645	B.H. Hotel: 543,537 New Hotel: 202,063 Res. A/B: 225,020	B.H. Hotel: 404,901 New Hotel and Res. A/B: 556,390
<i>FAR</i>	2.5:1	1.4:1	1.65:1	2.1:1	2.5:1	2.45:1
<i>Total Square Footage</i>	970,620 s.f.	543,537 s.f.	641,947 s.f.	810,576 s.f.	970,620 s.f.	961,294 s.f.
<i>Parking</i>	1,422	818	1,314	995	1,422	1,050

Environmentally Superior Alternative

The **Historic Preservation Alternative^b**, would result in fewer significant environmental impacts than the proposed project, including particular project impacts related to aesthetics, historic resources, and land use. From an environmental perspective, this alternative is superior to the proposed project since it reduces the level of impacts associated with the proposed project; however, while impacts associated with this project alternative are less than those associated with the proposed project, this alternative does not entirely avoid any of the significant and unavoidable impacts associated with the proposed project. Additionally, while this project alternative does achieve the basic objectives of the proposed project, because fewer Beverly Hilton hotel rooms, non-Beverly Hilton hotel rooms, and residences would be provided under this alternative, not all project objectives would be achieved to the same extent as under the proposed project.

FINAL ENVIRONMENTAL IMPACT REPORT (EIR)

At the end of the 45-day comment period, the City's EIR consultant, Impact Sciences, Inc., will prepare a written response to substantive comments received on environmental issues. The written response, which must be a good faith and reasoned analysis, will describe the disposition of significant environmental issues raised. The

^a Square footage of hotels includes ancillary uses and restaurant.

^b Where the "No Project" alternative would be the "environmentally-superior" alternative, CEQA then requires another environmentally-superior alternative to be identified.

**Staff Report
Beverly Hilton Revitalization Project
For the Planning Commission Meeting of August 22, 2007**

Response to Comments along with the DEIR will then become the Draft Final EIR and will be brought back to the Planning Commission for further action (recommendation to City Council).

PUBLIC NOTICE

Notice of the proposed project and public hearing was mailed on August 7, 2007 to all property owners and residential tenants within a 300-foot radius of the property, and all owners of single-family zoned properties within 500 feet from the exterior boundaries of the property, if any including the interested residents. The radius notice was also expanded to include approximately 1400 addresses since the 500-foot radius provided a very limited number of residences due to the large size of the project site. The notice of completion of the draft EIR and notice of this hearing was published in the *Beverly Hills Courier* on Friday, August 10, 2007 and in the *Beverly Hills Weekly* on Thursday August 16, 2007.

RECOMMENDATION

The August 22, 2007 meeting is the first of a series of Planning Commission and City Council meetings on the project. It is recommended that the public hearing be continued to allow time for the public to continue reviewing the Draft EIR, staff to prepare responses to questions and comments from the Commission and public, the EIR consultant to begin preparing responses to public comments, and to allow time for the applicant to consider any remarks and suggestions made at the hearing.

Tentative Planning Commission Review Schedule

August 7, 2007	Draft EIR released
Planning Commission Meeting #1: (August 22, 2007)	Introduction of Project and DEIR Commission raises questions and staff follows up in writing at September 27 th meeting
Planning Commission Meeting #2 (September 10, 2007)	Applicant makes presentation Commission asks additional questions and staff follows up in writing at September 27 th meeting
September 21, 2007	45-day EIR comment period ends
Planning Commission Meeting #3: (September 27, 2007)	Staff presents responses and verifies key issues

**Staff Report
Beverly Hilton Revitalization Project
For the Planning Commission Meeting of August 22, 2007**

**Planning Commission Meeting #4: Discuss issues/provide staff with further direction
(October 2007)**

**Planning Commission Meeting #5: Planning Commission follow-up
(October 2007)**

**Planning Commission Meeting: #6: Adopt resolutions with recommendation to City
(November 2007) Council**

DONNA JEREX

LARRY SAKURAI

Attachments:

- Attachment A - Summary Table of Project Impacts and Mitigation Measures (from DEIR)**
- Attachment B - Project Applications**
- Attachment C - Public Notice**
- Attachment D - Draft Specific Plan**
- Attachment E - Project Plans**
- Attachment F - Draft EIR (Provided to Planning Commissioners on August 8, 2007)**

**Planning Commission
Staff Report
of
September 10, 2007**



**STAFF REPORT
CITY OF BEVERLY HILLS**

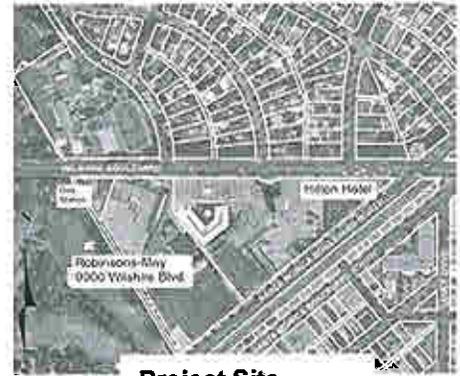
**For the Planning Commission
Meeting of September 10, 2007**

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner
Larry Sakurai, Principal Planner

THROUGH: Vincent P. Bertoni, AICP,
Director of Community Development

SUBJECT: The Beverly Hilton Revitalization Plan
9876 Wilshire Boulevard



Project Site

EXECUTIVE SUMMARY

The purpose of this meeting is to receive a presentation on the Beverly Hilton Revitalization Plan from the project applicants and to continue to receive testimony on the project and on the adequacy of the DEIR prepared for the project.

MEETING FORMAT

- Staff summaries project
- Applicant presents project
- Receive public testimony on DEIR and project (public hearing remains open)
- Applicant rebuttal
- Planning Commission asks questions of applicant
- Planning Commission reviews and verifies list of questions and project alternatives from August 22, 2007 meeting
- Planning Commission continues public hearing to date certain (suggested date September 27, 2007)

PROJECT DESCRIPTION AND AREA CHARACTERISTICS

GENERAL INFORMATION	
Applicant/Project Owner	Oasis West Realty, LLC
Current Zoning District	C-3 (commercial – three stories/45-foot height)
Site Area/Number of Parcels	390,733 square feet/ 3 parcels/Approx. 9 acres
Permit Streamlining Act Deadline	Project application involves legislative acts so project decision is outside PSA deadlines

Location

The project site occupies the eastern end of the 17-acre “Robinsons-May/Beverly Hilton Triangle”, considered the western gateway to Beverly Hills because of its location at the Beverly Hills-Los Angeles city boundary. Comprising three separate parcels, the site totals 9 acres and is currently developed with The Beverly Hilton and ancillary facilities including an executive conference center, hotel administrative offices, professional offices, a five-story parking structure with one subterranean level, retail uses, hotel restaurants, and the former Trader Vic’s Restaurant.



Land uses immediately north of the project site and across Wilshire Boulevard include single-family residences and Beverly Gardens Park. El Rodeo School, a Beverly Hills Unified School District elementary school, is located on the north side of Wilshire Boulevard to the west. Santa Monica Boulevard and a railroad right-of-way border the project site to the south. Land uses south of Santa Monica Boulevard include an automotive repair shop, retail shops, office buildings, a medical clinic, and private surface parking. The project site’s western boundary extends to the centerline of Merv Griffin Way. The proposed 9900 Wilshire Boulevard project (site of the former Robinsons-May department store) is located west of Merv Griffin Way.

Construction of the proposed project would involve several construction phases including site preparation (mobilization) and demolition of existing buildings, hardscape, and landscaping; excavation and grading for subterranean parking and building footings; and construction of new buildings, hardscape, and landscaping. Demolition and construction is anticipated to occur over an approximately four-year (50-month) period, with project buildout expected by year 2012.

Project Description

The Beverly Hilton would remain operational during the phased construction. The existing Wilshire Tower would be retained with only minor upgrades and renovations, including hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained unchanged.

The following existing buildings and features on the hotel property would be demolished and/or removed by the proposed redevelopment:

- Palm/Oasis Court (181 guestrooms);
- Cabana/Lanai Rooms (36 guestrooms);
- Pool Terrace and Pool;

and hotel support). The restaurant would be located at the northeastern end of the Waldorf Astoria Hotel building at the intersection of Wilshire and Santa Monica Boulevards. The condominium units would be located above the hotel guestrooms. The Waldorf Astoria Hotel building is designed to step down in height adjacent to Wilshire Boulevard and the intersection of Wilshire and Santa Monica Boulevards. The building's restaurant would be two stories, or less than 45 feet tall, at the intersection of Wilshire and Santa Monica Boulevards. Building height would increase to 11 stories, or approximately 120 feet, at a farther distance from the intersection and would ultimately be 14 stories, or approximately 150 feet tall, at its western end, as measured from the highest point on the sidewalk adjoining the project site.

- A new hotel wing containing a total of 50 Beverly Hilton rooms. The new hotel rooms would be located at the northern edge of the project site along Wilshire Boulevard to the east of the Wilshire Tower, and would be housed in a wing constructed above the relocated ground-floor executive conference center and Wilshire lobby, bar, retail establishments, and hotel administrative offices proposed for this location. The new wing would be three stories and 45 feet tall as measured from the highest point on the sidewalk adjoining the project site.
- A new hotel retail and hotel office space (no net increase in square footage).
- A new hotel conference center (no net increase in square footage). The proposed program calls for the demolition of the existing, approximately 21,000-square-foot business conference center and a new executive conference center, comparable in size, is proposed for the northern edge of the project site along Wilshire Boulevard, north of the Wilshire Tower. The conference center would occupy the ground floor level, with new Beverly Hilton hotel rooms occupying the two floors above the conference center's eastern end. The conference center would contain a mix of meeting rooms, public space, and support facilities for meetings and conferences.
- Reconstructed pool, pool deck, and cabanas;
- Two subterranean parking structures are proposed as part of the revitalization plan. A four-level subterranean parking structure and a three-level subterranean parking structure are proposed and would provide a total of 1,422 parking spaces, for a net increase of 604 spaces.
 - i. The larger, four-level subterranean structure (1,264) would be centrally located to serve hotel guests, staff, and residents of the Residence A and B buildings, and would be accessed via the hotel driveway and motor court off Merv Griffin Way and two private driveways adjacent to each condominium building.
 - ii. A second three-level subterranean structure (211 spaces) at the eastern end of the project site would serve residents of the Waldorf Astoria Hotel building. A 3.6 percent reduction has been applied to the spaces planned for the site to allocate for columns and ventilation shafts impacting stall accessibility; after this reduction, a total of 1,422 spaces are provided.
- Landscaping and other open space throughout the project site.

- The project would be required to incorporate environmentally sensitive and sustainable design features such that the project would potentially qualify for the LEED certification from the U.S. Green Building Council.
- A Specific Plan is also proposed for the project. The Specific Plan contains policies, standards and guidelines for development of the site. The Specific Plan would supersede other development regulations and standards set forth in the Zoning Ordinance for the Specific Plan Area. For development standards not established as part of the Specific Plan, the standards in the Zoning Ordinance would apply.

Elements in the Specific Plan include general land use concepts for the area, descriptions of the land uses, building placement, traffic circulation and utilities as well the development standards and guidelines for the area, including permitted uses, parking, building height, sign standards and architecture and design.

Chapter 5.0 (Implementation and Administration) establishes the process for amendments and changes to the Specific Plan. A formal amendment to the Specific Plan shall be required for (a) proposed modifications that would substantially alter the distribution, location, extent or density of the uses and buildings permitted in the Specific Plan, including (i) any increase in the total number of hotel guest rooms or residential units, of the overall floor area of the residential or hotel uses, or (ii) any increase in the total capacity of functions rooms or areas or (b) a material increase in the maximum height of the buildings.

Modifications to the Specific Plan that do not substantially alter the distribution, location, extent or density of the uses and buildings permitted in the Specific Plan can be approved by the Director as part of an Administrative Modification. An Administrative Modification would be processed utilizing the same process as utilized for Minor Accommodations. In addition, Chapter 5 lists the items that would not require a formal amendment or an Administrative Modification. These include items such as the relocation of ancillary uses, minor variations between the conceptual plans and the final construction drawings, changes in the number and location of the hotel parking spaces provided the total number of spaces meets the requirements set forth in the Specific Plan and changes to the location of the commercial uses in the two hotels as long as the changes don't increase parking demand.

- Proposed Circulation Improvements:

Eight access points to the project site would be provided. Three driveways would be located on Merv Griffin Way, four driveways would be located on Santa Monica Boulevard, and one driveway would be located on Wilshire Boulevard. The operation and purpose of each driveway is as follows:

- The main project driveway will be located along Merv Griffin Way. This driveway would serve as the primary hotel entrance and primary access to the underground parking structure. This driveway would operate as full access with all movements permitted.

- The Residence A and B condominium buildings would each have full-access driveways along Merv Griffin Way. These driveways would be located to the north and south of the main driveway. The driveways would provide dedicated access to curbside drop-off and pick-up locations as well as underground parking for these buildings.
- The Residence B building in the southwest corner of the site would have a driveway on Santa Monica Boulevard. This driveway would provide access to a loading and delivery area and to the building's underground parking.
- Two service driveways on Santa Monica Boulevard would provide delivery vehicle access to the service area on the southern side of The Beverly Hilton Hotel. These service driveways would not be used by hotel guests or condominium residents.
- The Waldorf Astoria Hotel would be accessed by a driveway on Santa Monica Boulevard. This driveway would operate as right-in/right-out with permitted left-turns in from Santa Monica Boulevard.
- A driveway on Wilshire Boulevard would provide access to The Waldorf Astoria Hotel. This driveway would operate as right-in/right-out only.

Concurrent with the redevelopment of the site, the project applicant has proposed to make several improvements along portions of Merv Griffin Way, Wilshire Boulevard, and Santa Monica Boulevard along the project frontage. The project would either be constructing or contributing its "fair share" to several improvements at various locations within the study area including:

- Reconstruction of the intersection at Wilshire Boulevard and Merv Griffin Way to provide a northbound left-turn, through, and right-turn lane;
- Signalization of the intersection at Santa Monica Boulevard and Merv Griffin Way;
- Sole responsibility for reconstructing of the Wilshire Boulevard eastbound approach of the Santa Monica Boulevard/Wilshire Boulevard intersection to provide two left-turn lanes, three through lanes, and a right-turn only lane; and
- Addition of a third lane along Santa Monica Boulevard along the frontage of the Hilton property.

(Please see next page)

Project Data Summary

Land Uses	Existing	To Be Removed	Proposed New	New Total	Net Difference
Project Totals					
Hotel Guestrooms	569	217	170	522	(47)
Condo Units	-	-	120	120	120
Ancillary Uses					
Hotel Retail (s.f.)	12,810	11,642	11,642	12,810	-
Hotel Restaurant (s.f.)	20,523	12,270	12,270	20,523	-
Hotel Office (s.f.)	7,145	7,145	7,145	7,145	-
Non-Hotel Office (s.f.)	13,030	13,030	-	-	(13,030)
Hotel Support (s.f.)	138,184	47,387	45,583	136,380	(1,804)
Total Square Feet on Site	543,537	204,349	631,432	970,620	427,083
Overall FAR	1.4:1	-	-	2.5:1	
Total Parking Spaces	818	818	1,422	1,422	604

s.f. = square feet

^a Includes the Executive Conference Center

Proposed Building Heights

Existing/Proposed Building	Stories	Maximum Building Height
Wilshire Tower Building (existing)	8	95 feet (no change)
Residence A & B Buildings (prop.)	10-13	112-150 feet
Waldorf Astoria Building (prop.)	2-14	45-150 feet
New Beverly Hilton Hotel Room Building (prop.)	3	45 feet

¹ In accordance with height limitations per Beverly Hills Municipal Code, all building heights are measured from the single highest point at the natural ground level at the perimeter of a building or from the highest point of the public sidewalk adjoining the lot or parcel upon which the building or structure is to be erected. The northwest corner of the site, at Wilshire Boulevard and Merv Griffin Way, represents the highest elevation and the eastern corner of the site, at the intersection of Wilshire and Santa Monica Boulevards, the lowest elevation.

PROJECT ENTITLEMENTS

The following is a list of reviews and approvals that the Planning Commission will undertake (recommendation to the City Council) and consider for the proposed project:

- Environmental considerations, including the adequacy of the DEIR and findings contained therein
- General Plan Amendment to change the land use designation for the entire project site from "Low Density General Commercial" to "Specific Plan" on the Land Use Map in the Land Use Element of the General Plan
- Zone Change to change the zoning designation for the entire project site from "C3" to the "Beverly Hilton Specific Plan" zone

Staff Report
The Beverly Hilton Revitalization Plan
For the Planning Commission Meeting of September 10, 2007

- Adoption of the "Beverly Hilton Specific Plan" to establish land uses and development, design, and operational standards for the project and the project site
- Vesting Tentative Tract Map
- Development Agreement to address, among other things, project fiscal impacts and development impact fees
- The final design of the project would require approval from the City's Architectural Commission

AUGUST 22, 2007 PLANNING COMMISSION HEARING

Requests for Further Information

The Planning Commission held a public hearing on the proposed project and the DEIR on August 22, 2007. During this meeting, staff and the City's environmental consultant for the project made a detailed presentation to the Commission on the project and the DEIR. At the conclusion of the presentation and public testimony, the Planning Commission requested further information on the project and related DEIR. A list of questions and requests for additional information is included as Attachment A. Staff requests that the Planning Commission confirm that the items in Attachment A correctly represent the information requested by the Commission at the August 22nd hearing.

Project Alternatives

At the August hearing, the Planning Commission requested new project alternatives as part of their review of the DEIR. Staff is seeking confirmation from the Planning Commission on the work that will be completed to accommodate this request. The purpose of providing Alternatives in a DEIR is to determine whether other alternatives, that meet the project objectives, would reduce the level of significant environmental impacts. The DEIR evaluated the following alternatives:

- (1) No Project Alternative
- (2) Code-Compliant Office/Retail Alternative
- (3) Reduced Density Alternative
- (4) Modified Residential Building Height Alternative
- (5) Preservation Alternative

Staff felt that any new analysis should focus on the Alternatives that would give the Commission the most meaningful information to assist in their decision making. Staff is recommending that additional analysis including visual simulations be completed on the following alternatives:

- (1) Existing Alternative 2 – Code Compliant
- (2) A new Alternative 6 that modifies Alternative 4 as follows:
 - All buildings set back a minimum of 50 feet from proposed sidewalk on Wilshire Boulevard.

Staff Report
The Beverly Hilton Revitalization Plan
For the Planning Commission Meeting of September 10, 2007

- Residential Building A to be a maximum of seven (7) stories and the driveway moved to the north side of the building.
- Residential Building B would be increased in height to 17 stories.
- Proposed new hotel rooms on Wilshire Boulevard would be eliminated.
- The Waldorf Astoria would be modified to 1) eliminate the two (2) story portion on the corner of Wilshire and Santa Monica Boulevards, 2) reduce the 11-story portion of the building to four (4) stories and the 14-story portion to seven (7) stories. Locate the Waldorf building a minimum of 100 feet west of new sidewalk at Santa Monica and Wilshire Boulevards.

(3) A new Alternative 7 that provides an additional level of public parking (no visual simulations needed)

In addition to the new Alternative 6, the Planning Commission had requested the following three alternatives: (1) no high rise buildings located on Wilshire Boulevard with increased height allowed for Residential Building B located on Merv Griffin Way and Santa Monica Boulevard, (2) increased setback for Residential Building A along with a reduced height and density and an increase in height on Residential Building B, a lower height and mass for the Waldorf Astoria and a larger setback for the new hotel rooms proposed on Wilshire Boulevard, and (3) a reduction in height beyond the existing Reduced Density Alternative which allowed the following heights: Waldorf Astoria -14 stories/150 feet, Residence A -10 stories and 112 feet and Residential Building B -13 stories and 150 feet. Staff believes the different aspects or concepts of these alternatives are incorporated in the new Alternative 6 which increases setbacks along Wilshire Boulevard, lowers the height of Residential Building A while allowing an increase in height of Residential Building B and increases the setbacks and reduces the height of the Waldorf Astoria.

For the remainder of the existing alternatives (Alt 3, 4 and 5) no additional analysis would be performed. For the first two alternatives noted above, visual simulations would be provided from across the street on Wilshire and in three locations in the residential neighborhood to the north. The visual simulations would be completed only with cumulative views (showing the proposed 9900 Wilshire project).

Visual Simulations

The Commission had also requested other methods for viewing the project including a panoramic view, a fly-thru and drive by (progressive) view. As discussed in the presentation by VisionScape Imagery at the September 5th hearing on the 9900 Wilshire project, an animation of the project will be prepared that would start with a fly over on the project site that would provide the viewer with an idea of the location of the buildings and then the animation would show the project driving east and west on both Wilshire and Santa Monica Boulevards, driving south on Whittier Drive, and north and south on Merv Griffin Way. The animation could be paused at any point. Information on the animation and the time and cost to prepare an animation was provided to the Planning Commission at their September 5th hearing.

The new alternatives and associated visual simulations will add additional time and cost to the completion of the DEIR. Staff will have information on the time and cost of the additional work effort for the Commission at their September 10th hearing. Since the new alternatives are new

Staff Report
The Beverly Hilton Revitalization Plan
For the Planning Commission Meeting of September 10, 2007

information that was not in the original DEIR, the new alternatives along with the additional traffic analysis will need to be recirculated for 45 days once the analysis is complete.

General Plan Topic Committees

The Planning Commission discussed adding an Alternative that would represent the recommendations from the General Plan Update Topic Committees. Three (Community Standards, Community Character and Residential-Commercial Interface) committees discussed the project site. The notes from each committee are included as Attachment C. Since each committee reviewed the site without the benefit of the comments from the other committees, no consensus was reached. The comments only provide general direction from each individual committee.

In summary, the comments included the following:

- Allow additional height along west and south side of property
- Upgrade south side of parcel
- The project should be of garden quality
- Buildings should not exceed height of existing Hilton Tower
- Quality architecture & landscaping should be incorporated.

Since these comments are consistent with the existing Alternative 3, staff believes an additional alternative would not be needed.

PUBLIC NOTICE

Notice of the proposed project and public hearing was mailed on August 29, 2007 to all property owners and residential tenants within a 300-foot radius of the property, and all owners of single-family zoned properties within 500 feet from the exterior boundaries of the property, as well as interested parties. The radius notice was expanded to include approximately 1400 addresses extending to the following approximate street boundaries: Beverly Hills City Limit and Los Angeles Country Club to the west; Sunset Boulevard and Roxbury Drive to the north; Spalding Drive to the east; and the Beverly Hills High School property to the south. Interested parties who contacted the City were also included on the notice list. The notice of completion of the DEIR and notice of this hearing was published in the *Beverly Hills Courier* on Friday, August 30, 2007.

RECOMMENDATION

The September 10, 2007 meeting is the second of a series of Planning Commission and City Council meetings on the project. It is recommended that the public hearing be continued to allow time for the public to continue reviewing the DEIR, staff to prepare responses to questions and comments from the Commission and public, the EIR consultant to begin preparing responses to public comments, and to allow time for the applicant to consider any remarks and suggestions made at the hearing.

Staff Report
The Beverly Hilton Revitalization Plan
For the Planning Commission Meeting of September 10, 2007

At the next meeting (September 27, 2007) responses to questions raised by the Commission at the previous hearings will be provided except visual simulations and issues pertaining to recirculation of the DEIR.

DONNA JEREX

LARRY SAKURAI

Attachments:

Attachment A - Planning Commission Questions
Attachment B - Public Notice
Attachment C –General Plan Topic Committee Excepts

**Planning Commission
Staff Report
of
October 3, 2007**



STAFF REPORT
CITY OF BEVERLY HILLS

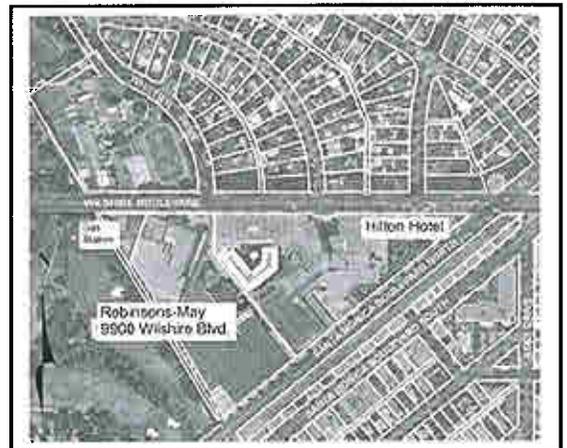
**For the Planning Commission
Meeting of October 3, 2007**

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner
Larry Sakurai, Principal Planner

THROUGH: Vincent P. Bertoni, AICP
Community Development Director

SUBJECT: Proposed Condominium/Hotel
"Beverly Hilton Revitalization Project"
at 9876 Wilshire Boulevard



Project Site

EXECUTIVE SUMMARY

The purpose of this meeting is to: (1) review answers to questions asked by the Planning Commission during the August 22 and September 10, 2007 hearings; (2) receive a presentation from the applicant; and (3) continue to receive testimony on the project and on the adequacy of the Draft Environmental Impact Report (DEIR) prepared for the project.

At this point in time, responses have been prepared to most of the issues raised by the Planning Commission and are included as Attachment B to the report. However, there are a few outstanding issues that are still being addressed. Specifically these are:

- New visual simulations for the project
- Additional traffic studies
- Revised alternatives

These issues will be addressed at the next hearing on the project (November 1, 2007 is the suggested hearing date).

SUGGESTED MEETING FORMAT

- Staff makes brief presentation
- Applicant makes presentation
- Planning Commission receives public testimony on DEIR and project (public hearing remains open)

- Planning Commission discusses answers to questions asked at August 22 and September 10, 2007 hearings and provides direction to staff
- Planning Commission continues public hearing to date certain (suggested date: November 1, 2007).

PROJECT LOCATION AND DESCRIPTION

The project site occupies the eastern end of the 17-acre "Robinsons-May/Beverly Hilton Triangle", considered the western gateway to Beverly Hills because of its location at the Beverly Hills-Los Angeles city boundary. Comprising three separate parcels, the site totals 9 acres and is currently developed with The Beverly Hilton and ancillary facilities including an executive conference center, hotel administrative offices, professional offices, a five-story parking structure with one subterranean level, retail uses, hotel restaurants, and the former Trader Vic's Restaurant.

The project applicant, Oasis West Realty LLC, proposes redevelop and reconfigure the property through the addition of 50 guestrooms to the Beverly Hilton hotel as well as new hotel support, retail and office facilities, a conference center, and outdoor landscaped areas; a new five-star 120-room Waldorf Astoria Hotel; and 120 condominium units.

The existing Wilshire Tower and its 352 guestrooms would be retained with only minor upgrades and renovations, including hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained unchanged.

The following existing buildings and features on the hotel property would be demolished and/or removed by the proposed redevelopment:

- Palm/Oasis Court
- Cabana/Lanai Rooms
- Pool Terrace and Pool
- Hotel Entry Drive, Valet/Lobby Entrance, and Parking Garage Ramps
- One-story Wilshire Boulevard "plinth" containing the Hotel Conference Center, Hotel Support Space, Hotel Offices, and Professional Offices, as well as retail uses and a portion of the Lobby Bar and Lobby area
- Parking Structure, and
- The former Trader Vic's Restaurant and adjacent surface parking lot.

The following new components would be constructed as a part of the proposed project:

- Two new buildings containing a total of 90 condominium units (Residences A and B) located adjacent to Merv Griffin Way. Residence A would contain 42 units and 48 units would be located in Residence B. Both buildings would include balconies, rooftop terraces, and swimming pools. Residents would have full access to all

Beverly Hilton hotel amenities and services. Residence A would be 10 stories, or 112 feet, closest to Wilshire Boulevard and 13 stories, or 150 feet stepping away from Wilshire Boulevard. Residence B would be 13 stories or 150 feet in height.

- A new building occupied by the Waldorf Astoria Hotel, a new restaurant, and 30 condominium units. The hotel would occupy the building's first nine floors and would contain 120 guestrooms, a ground-floor lobby, a restaurant and bar, and ancillary uses (i.e., a spa/fitness facility, meeting rooms, hotel retail, hotel offices, and hotel support). The restaurant would be located at the northeastern end of the Waldorf Astoria Hotel building at the intersection of Wilshire and Santa Monica Boulevards. The condominium units would be located above the hotel guestrooms. The Waldorf Astoria Hotel building is designed to step down in height adjacent to Wilshire Boulevard and the intersection of Wilshire and Santa Monica Boulevards. The building's restaurant would be two stories, or less than 45 feet tall, at the intersection of Wilshire and Santa Monica Boulevards. Building height would increase to 11 stories, or approximately 120 feet, at a farther distance from the intersection and would ultimately be 14 stories, or approximately 150 feet tall, at its western end, as measured from the highest point on the sidewalk adjoining the project site.
- New hotel wing containing a total of 50 Beverly Hilton rooms. The new hotel rooms would be located at the northern edge of the project site along Wilshire Boulevard to the east of the Wilshire Tower, and would be housed in a wing constructed above the relocated ground-floor executive conference center and Wilshire lobby, bar, retail establishments, and hotel administrative offices proposed for this location. The new wing would be three stories and 45 feet tall as measured from the highest point on the sidewalk adjoining the project site.
- New hotel retail and hotel office space (no net increase in square footage).
- New hotel conference center (no net increase in square footage). The proposed program calls for the demolition of the existing, approximately 21,000-square-foot business conference center and a new executive conference center, comparable in size, is proposed for the northern edge of the project site along Wilshire Boulevard, north of the Wilshire Tower. The conference center would occupy the ground floor level, with new Beverly Hilton hotel rooms occupying the two floors above the conference center's eastern end. The conference center would contain a mix of meeting rooms, public space, and support facilities for meetings and conferences.
- Reconstructed pool, pool deck, and cabanas;
- Two subterranean parking structures are proposed as part of the revitalization plan. A four-level subterranean parking structure and a three-level subterranean parking structure are proposed and would provide a total of 1,422 parking spaces, for a net increase of 604 spaces. The larger, four-level subterranean structure (1,264) would be centrally located to serve hotel guests, staff, and residents of the Residence A and B buildings, and would be accessed via the hotel driveway and motor court off Merv Griffin Way and two private driveways adjacent to each condominium building. A second three-level subterranean structure (211 spaces) at the eastern end of the project site would serve residents of the Waldorf Astoria Hotel building. A 3.6 percent reduction has been applied to the spaces planned for the site to allocate for columns and ventilation shafts impacting stall accessibility; after this reduction, a total of 1,422 spaces are provided.

DISCUSSION

The Planning Commission held public hearings on the proposed project and the DEIR on August 22, 2007 and September 10, 2007. These hearings were held during the 45-day comment period for the DEIR, which was to end on September 21, 2007. In the interest of accommodating the Beverly Hills Unified School District, the comment period was extended to Friday, September 28th. Staff felt this extension was uniquely warranted due to the fact that these two large projects are in very close proximity to a school. Therefore, staff felt that ample time should be provided to properly assess any potential impacts related to the school, schoolchildren and employees of the school.

The EIR consultant, Impact Sciences, Incorporated, is in the process of preparing responses to each of the comments received during the comment period.

In addition, as noted in the August 22nd staff report, the traffic section of the DEIR will be recirculated since the existing traffic counts used in the traffic analysis differed and were lower than those taken for the William Morris project EIR. The William Morris project is one of the other projects currently under environmental review by the City. While this variation is to be expected as traffic counts can vary on a daily basis for a variety of reasons, staff decided to recirculate the traffic section in the DEIR using the existing volumes at certain intersections as measured by the traffic counts taken for the William Morris EIR. This will provide readers of the DEIR with an additional and more conservative analysis. This additional analysis will be performed for those intersections where the existing volumes measured for the William Morris EIR are higher than the volumes measured for the 9900 Wilshire EIR. Thus, for each intersection, the highest measured volumes of existing traffic will be used. A preliminary traffic analysis indicates this will not change the significance of any impacts and that traffic impacts will remain less than significant. This recirculation period will begin mid-October and end mid-November.

The Final EIR, which will consist of responses to all the comments received during both circulation periods along with the DEIR, is expected to return to the Planning Commission for consideration by December 2007.

In response to the comments received at the last two hearings (August 22nd and September 10th), the applicant has requested an opportunity to present further information regarding (1) the line of sight from the project at 120 feet and 155 feet into the residential neighborhood to the north, (2) photos taken from the residential neighborhood to the north looking south towards the Beverly Hilton site, (3) photos taken from Wilshire and Santa Monica Boulevards looking towards the Wilshire Tower, (4) information on the percentage of landscape provided and what is visible to the public, (5) further information on a parking Demand Study showing 100% occupancy on the hotel, and (6) information on why the mix of 120 hotel rooms and 30 condominium units is proposed as part of the Waldorf-Astoria.

The photos referenced in the first three items above were not provided by the applicant in time to be attached as Attachment F, G, and H. These will be delivered to the Commissioners on Monday October 1, 2007.

The applicant will explain each of the photos as part of its presentation. Information on the landscaping is included in Attachment B. The parking demand study was still being revised prior

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For the Planning Commission Meeting of October 3, 2007

to the release of this staff report. The applicants have indicated they will try to submit the study to staff prior to the October 3rd hearing. If the report is not available until the night of the hearing, the Commission will have an opportunity at their next hearing on the project to ask questions about the study.

At the September 10th meeting, the Planning Commission requested an alternative that increased the number of hotel rooms in the Waldorf-Astoria to 150 rooms with a corresponding reduction in the number of condominium units. In order to keep all the other components of the project the same such as setbacks and building heights, staff developed an alternative that will be evaluated which consists of the following components in the Waldorf-Astoria building:

- Floors 3 – 9 are hotel floors and contain 150 hotel rooms.
- Floors 10 – 14 are residential and contain 23 residential units

During both the August 22nd and the September 10th public hearings, the Planning Commission asked for further information on several project and DEIR issue areas. The environmental consultant, Impact Sciences, Incorporated, with the assistance of staff and the applicant, has prepared responses to these questions and comments. These responses are included as Attachment B. Some of the questions were identical to the 9900 Wilshire project questions and have been supplemented based on further comments from the Planning Commission at the September 24th hearing on the 9900 Wilshire project. Staff is still researching some of the questions as noted in the attachment. In addition, the applicant has produced two documents that address the questions asked by the Commission at these two hearings. These documents are included as Attachment G and H.

There were also several questions about the sources of traffic data and its application. Responses to these questions are included as Attachment C. This attachment is provided once again (unchanged) with this staff report since this attachment included data on both the 9900 Wilshire and The Beverly Hilton Revitalization Plan projects. Due to the need for additional analysis some of the items requested by the Commission, such as additional traffic studies, visual simulations and revised project alternatives, will not be ready until the next Commission hearing on the project (November 1st). The questions that will be answered at the November 1st hearing are noted in the attachment.

The Planning Commission had also asked staff to research a question raised by a member of the public regarding any covenants that exist on the property regarding the amount of development allowed. Staff has received copies of the Title Report and is currently researching information in City files and information submitted by the applicant. Once the research has been completed, staff will provide this information to the Planning Commission.

Staff recommends that the Commission discuss the answers provided in Attachment B by issue area and advise staff if additional information is needed. One of the goals of this hearing and the November 1st hearing will be to identify the key issue areas in which further information is needed before the Commission is ready to make a recommendation to the City Council on the project.

In addition to discussing the remaining questions, staff anticipates that the November 1st hearing will also focus on the requested entitlements which include the Beverly Hilton Specific Plan, Vesting Tentative Tract Map and the General Plan and Zoning Amendments. The Architectural

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Commission will be conducting a preliminary review of the project plans at the soonest available meeting so information from the Architectural Commission will also be available.

RECOMMENDATION

The October 3, 2007 meeting is the third of a series of Planning Commission and City Council meetings on the project. It is recommended that the public hearing be continued to November 1, 2007 to allow time for staff to finalize responses to questions and comments from the Commission and the EIR consultant time to prepare responses to comments on the DEIR.

DONNA JEREX

LARRY SAKURAI

Attachments:

Attachment A: New Comment Letters on the EIR
Attachment B: Planning Commission Questions and Responses
(Prepared by Impact Sciences Inc.)
Attachment C: Fehr & Peers Trip Generation Documentation
Attachment D: August 22, 2007 Transcript Excerpts
(Prepared by Applicant)
Attachment E: September 10, 2007 Transcript Excerpts
(Prepared by applicant)

The following attachments will be delivered on Monday, October 1, 2007:

Attachment F: Photos from the Beverly Hilton site to the North
Attachment G: Photos from the North to the Beverly Hilton site
Attachment H: Photos from Wilshire and Santa Monica Boulevard

**Planning Commission
Staff Report
of
November 1, 2007**



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning Commission
Meeting of November 1, 2007**

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner
Larry Sakurai, Principal Planner

THROUGH: Vincent P. Bertoni, AICP 
Community Development Director

SUBJECT: Proposed Condominium/Hotel
"Beverly Hilton Revitalization Project"
at 9876 Wilshire Boulevard



Project Site

EXECUTIVE SUMMARY

The purpose of this meeting is to review the responses to requests from the Planning Commission during the August 22, September 5, and October 3, 2007 hearings and to receive comments on the recirculated Draft Environmental Impact Report (DEIR). The responses consist of a presentation of the following items: 1) new project alternatives, 2) visual simulations and a fly-over animation and still photos of the proposed project, and 3) answers to outstanding Planning Commission questions including traffic on Merv Griffin Way, and traffic impacts to El Rodeo School. The public hearing remains open so the Planning Commission will continue to receive testimony on the project and the recirculated DEIR.

SUGGESTED MEETING FORMAT

- Staff makes brief presentation
- City's environmental consultant team makes presentations
- Applicant makes presentation
- Planning Commission receives public testimony on project and recirculated DEIR (public hearing remains open)
- Planning Commission asks questions and provides direction to staff
- Planning Commission continues public hearing to date certain
(Suggested Date: November 8, 2007)

PROJECT LOCATION AND DESCRIPTION

The project site occupies the eastern end of the 17-acre "Robinsons-May/Beverly Hilton Triangle" which is considered the western gateway to Beverly Hills because of its location at the Beverly Hills-Los Angeles city boundary. Comprising three separate parcels, the site totals 9 acres and is currently developed with The Beverly Hilton and ancillary facilities including an executive conference center, hotel administrative offices, professional offices, a five-story parking structure with one subterranean level, retail uses, hotel restaurants, and the former Trader Vic's Restaurant.

The project applicant, Oasis West Realty LLC, proposes to redevelop and reconfigure the property through the addition of 50 guestrooms to the Beverly Hilton hotel as well as new hotel support, retail and office facilities, a conference center, outdoor landscaped areas, a new five-star 120-room Waldorf Astoria Hotel, and 120 condominium units.

The existing Wilshire Tower and its 352 guestrooms would be retained and with upgrades and renovations, including hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained.

The following existing buildings and features on the hotel property would be demolished and/or removed by the proposed redevelopment:

- Palm/Oasis Court;
- Cabana/Lanai Rooms;
- Pool Terrace and Pool;
- Hotel Entry Drive, Valet/Lobby Entrance, and Parking Garage Ramps;
- One-story Wilshire Boulevard "plinth" containing the Hotel Conference Center, Hotel Support Space, Hotel Offices, and Professional Offices, as well as retail uses and a portion of the Lobby Bar and Lobby area;
- Parking Structure; and
- The former Trader Vic's Restaurant, adjacent offices and the surface parking lot.

The following new components would be constructed as a part of the proposed project:

- Two new buildings containing a total of 90 condominium units (Residences A and B) located adjacent to Merv Griffin Way. Residence A would contain 42 units and 48 units would be located in Residence B. Both buildings would include balconies, rooftop terraces, and swimming pools. Residents would have full access to all Beverly Hilton hotel amenities and services. Residence A (North Building) would be 10 stories/112 feet, at the point closest to Wilshire Boulevard and 13 stories/150 feet stepping away from Wilshire boulevard. Residence B (South Building) would be 13 stories/150 feet in height.
- A new building occupied by the Waldorf Astoria Hotel, a new restaurant, and 30 condominium units. The hotel would occupy the building's first nine floors and would contain 120 guestrooms, a ground-floor lobby, a restaurant and bar, and ancillary uses

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(i.e., a spa/fitness facility, meeting rooms, hotel retail, hotel offices, and hotel support). The restaurant would be located at the northeastern end of the Waldorf Astoria Hotel building at the intersection of Wilshire and Santa Monica Boulevards. The condominium units would be located above the hotel guestrooms. The Waldorf Astoria Hotel building is designed to step down in height adjacent to Wilshire Boulevard and the intersection of Wilshire and Santa Monica Boulevards. The building's restaurant would be two stories and less than 45 feet tall at the intersection of Wilshire and Santa Monica Boulevards. Building height would increase to 11 stories, or approximately 120 feet, at a farther distance from the intersection and would ultimately be 14 stories, or approximately 150 feet tall, at its western end, as measured from the highest point on the sidewalk adjoining the project site.

- New hotel wing containing a total of 50 Beverly Hilton rooms. The new hotel rooms would be located at the northern edge of the project site along Wilshire Boulevard to the east of the Wilshire Tower, and would be housed in a wing constructed above the relocated ground-floor executive conference center and Wilshire lobby, bar, retail establishments, and hotel administrative offices proposed for this location. The new wing would be three stories and 45 feet tall as measured from the highest point on the sidewalk adjoining the project site.
- New hotel retail and hotel office space (no net increase in square footage).
- New hotel conference center (no net increase in square footage). The proposed program calls for the demolition of the existing, approximately 21,000-square-foot business conference center and a new executive conference center, comparable in size, is proposed for the northern edge of the project site along Wilshire Boulevard, north of the Wilshire Tower. The conference center would occupy the ground floor level, with new Beverly Hilton Hotel rooms occupying the two floors above the conference center's eastern end. The conference center would contain a mix of meeting rooms, public space, and support facilities for meetings and conferences.
- Reconstructed pool, pool deck, and cabanas.
- Two subterranean parking structures are proposed as part of the revitalization plan. A four-level subterranean parking structure and a three-level subterranean parking structure are proposed and would provide a total of 1,422 parking spaces, for a net increase of 604 spaces. The larger, four-level subterranean structure (1,264) would be centrally located to serve hotel guests, staff, and residents of the Residence A and B buildings, and would be accessed via the hotel driveway and motor court off Merv Griffin Way and two private driveways adjacent to each condominium building. A second three-level subterranean structure (211 spaces) at the eastern end of the project site would serve residents of the Waldorf Astoria Hotel building. A 3.6 percent reduction has been applied to the spaces planned for the site to allocate for columns and ventilation shafts impacting stall accessibility; after this reduction, a total of 1,422 spaces are provided.

DISCUSSION

Draft Environmental Impact Report

The Planning Commission held public hearings on the proposed project and the DEIR on August 22, September 10, and October 3, 2007. During these hearings the Planning Commission asked

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questions about the project and the DEIR and the public was given an opportunity to provide comments about the project and DEIR. While the public hearing remains open, the public comment period for the DEIR ended on September 28, 2007. However, as noted in the October 3rd staff report, the existing traffic counts used in the traffic analysis for the DEIR differed and were lower than those taken for the William Morris project EIR. In order to provide readers of the DEIR with an additional and more conservative analysis, certain sections (traffic, noise and air quality) of the DEIR were revised and recirculated. The recirculated document is included as Attachment F. The additional traffic analysis was performed only for those intersections where the existing volumes measured for the William Morris EIR were higher than the volumes measured for the 9900 Wilshire EIR. Thus, for each intersection, the highest measured volumes of existing traffic were used. As discussed in the attached recirculated document, this did not change the significance of any impacts. Traffic impacts, in particular, remain less than significant. One of the purposes of this hearing is to receive comments on the recirculated document. Since the comment period for the original DEIR has ended, staff is requesting that comments only focus on the recirculated sections (traffic, noise and air quality) of the DEIR. The comment period for the recirculated document ends on November 15, 2007.

The EIR consultant, Impact Sciences, Incorporated, is in the process of preparing responses to each of the comments received during the first comment period and will also respond to any comment received on the recirculated DEIR. The Final EIR which will consist of responses to all the comments received during both circulation periods along with the DEIR is expected to return to the Planning Commission for consideration by the end of the year.

Outstanding Planning Commission Questions and Comments

At the October 3rd hearing, responses to questions and comments received from the Planning Commission at the August 22nd and September 10th hearings were provided to the Commission. Several items that required additional analysis (project alternatives, traffic and visual simulations) were to be presented at this hearing. In addition, during the discussion on October 3rd, several additional questions came up and answers to those questions have been included in the attached responses. The responses to the remaining outstanding questions are included as Attachment A. In addition, there were several traffic related questions and these responses are included in both Attachment A and Attachment B.

Two traffic questions that Fehr and Peers have addressed include a discussion on the impact of improvements to Merv Griffin Way on through traffic to Whittier Drive and the impact of traffic on El Rodeo School.

The applicant has requested an opportunity to speak at the hearing to present information on the Five Star Rating System for hotels. In addition, the applicant has submitted the following items which are included in Attachment A: potential limousine staging exhibit, potential outdoor event areas, and a Waldorf-Astoria and Peninsula Entry Comparison. Also submitted by the applicant and included as Attachment C is a response matrix from the October 3rd hearing and as Attachment D, information on the AAA Diamond Rating System and Wind Impact Analysis prepared by Donald Ballanti.

There are three items that staff is currently working on that will be presented to the Planning Commission at the next hearing on the project. These include staff's analysis of the parking requirements for the project based on the Zoning Code, information about any existing covenant or

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other restrictions on the property and information regarding heights of the various buildings in the City that were included in the applicant's packet at the last hearing. This information will include a confirmation of the building heights, whether the building heights included mechanical equipment, the year the buildings were built and the year the City's 45 foot height limit was adopted.

Project Alternatives

During both the August 22nd and the September 10th public hearings, the Planning Commission asked staff to study several additional or modified project alternatives. The additional analysis included visual simulations (Attachment F) and shade and shadow analysis (Attachment G). A detailed discussion of each of these alternatives is included as Attachment E.

The Planning Commission should be aware that when considering whether to approve a project, the Commission is not limited to choosing either the exact project submitted by the applicant or one of the project alternatives in the EIR. When significant environmental impacts are identified in an EIR, CEQA requires the EIR to identify alternatives to the project that reduce or eliminate those significant environmental impacts. If the Planning Commission recommended approval of a project, they could recommend that a project be modified by combining any element (land use, height, setback, parking, etc.) of the proposed project or any of the project alternatives. The key is to make sure the EIR has analyzed the range of impacts of the various project elements. For example, if the EIR analyzed the maximum and minimum height of a building, the Commission could recommend approval of a building at any height between the maximum and minimum height analyzed in the EIR.

The revised alternatives, for which the Commission requested further study, are summarized in the table below. Briefly, these include:

- **Alternative 2**, which is code compliant and has no residential units and all the buildings at 3 stories and 45 feet tall
- **Alternative 3**, which is the existing reduced density alternative; Alternative 6 which reduced the building heights and eliminated the condominium units in the Waldorf-Astoria; and
- **Alternative 7**, which provides an additional level of public parking.

The Commission also asked staff to add an alternative that added thirty hotel rooms to the Waldorf-Astoria for a total of 150 rooms in the hotel. In order to keep all the other components of the project the same such as setbacks and building heights, staff developed an alternative that consisted of the following components in the Waldorf-Astoria building:

- Floors 3 – 9 are hotel floors and contain 150 hotel rooms
- Floors 10 – 14 are residential and contain 23 residential units

However, since all aspects of this alternative are identical to the proposed project and the only required analysis was parking and traffic impacts due to an increase in hotel rooms and a decrease in condominium units, staff decided to study this as a modification to the project as opposed to a CEQA project alternative. Parking and traffic impacts are outlined in Attachment A.

A summary of the alternatives is provided on the following chart.

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	Alternative # 2 Code Compliant Alternative	Alternative #3 Reduced Density Alternative	Alternative #6 Modified Height Alternative	Alternative #7 Additional Parking Level (Variation on the Project)
Stories/Height (feet)	New Hotel 3/45 Commercial 3/45	New Hotel: 9/ 96 Res. A: 9/106 Res. B: 10/ 115	New Hotel: 4 stories @ 47'-6" to 7 stories @ 73'-6") Res. A: 7/84 Res. B 16/184	New Hotel: 2-14/45- 150 New B.H. Rooms: 3/45 Res. A: 10-13/112- 150 Res B: 13/150
Number of Units	--0-	New Hotel: 21 Res. A/B: 64	Res. A/B: 84	New Hotel: 30 Res. A/B: 90
Number of Hotel Rooms	Existing B.H.: 352 New B.H. Rooms: 50 New Hotel: 81	Existing B.H.: 352 New B.H. Rooms: 35 New Hotel: 81	Existing B.H.: 352 New Hotel: 98	Existing B.H.: 352 New B.H. Rooms: 50 Waldorf: 120
Square Footage^a	B.H. Hotel: 404,901 New Hotel: 83,846 Commercial: 153,200	New Hotel: 503,931 Res. A/B: 306,645	B.H. Hotel: 363,361 New Hotel: 87,885	B.H. Hotel: 404,899 New Hotel: 202,063
FAR	1.65:1	2.4:1	2.02:1	2.5:1
Total Square Footage	641,947 s.f.	810,576 s.f.	788,079 s.f.	970,620 s.f.
Parking	1,314	995	1,091	1786

^a Square footage of hotels includes ancillary uses and restaurant.

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Visual Simulations

In addition to the producing visual simulations for the proposed alternatives, VisionScape Imagery has produced visual simulations of the project along with the adjacent 9900 Wilshire project. These new visual simulations include three locations in the neighborhood to the north and a visual simulation directly across the street on the north side of Wilshire Boulevard. The visual simulations are included as Attachment D. At the hearing, VisionScape Imagery will also present an animation of the project and the adjacent Beverly Hilton Revitalization project which will include a fly-over animation and still photos of the project from Wilshire and Santa Monica Boulevards and Merv Griffin Way.

Summary and Next Steps

Staff recommends that the Commission discuss the items provided to the Commission at tonight's hearing including the answers provided in Attachments A and B and advise staff if additional information is needed. One of the goals of this hearing is to confirm that the Planning Commission has all the information they need to move forward in their analysis of the project. The hearing on December 3rd will focus on the details of the revised project and the requested entitlements which include the Beverly Hilton Specific Plan, General Plan Amendment, Zoning Amendment, Development Agreement and Vesting Tentative Tract Map. Since the project application includes a Vesting Tentative Tract Map, for which the Planning Commission is the final decision making body, the Planning Commission would need to certify the Final EIR prior to making a decision on the Vesting Tentative Tract Map. The City Council would be the final decision making body on the other requests including the Specific Plan, General Plan and Zoning Amendments and Development Agreement. However, the applicant has indicated that they may wish to place the Vesting Tentative Tract Map on hold in order to ensure that two decision making bodies (the Planning Commission and the City Council) do not have to act separately on the entitlements.

Decisions that will need to be considered by the Planning Commission during their deliberations at the next hearing include whether to recommend approval of a General Plan and Zoning Code Amendment that would 1) change the land use from the existing C-3 commercial use to residential use, and 2) allow additional building height and building intensity (FAR). If the Commission decides to recommend approval of the project or some modified version of the project, the next step would be to focus in more detail on the project including building setbacks, heights, open space, parking, design, etc. As indicated earlier, the Final EIR will not be ready until December so the main objective of the next hearing is to provide an opportunity for the Commission to discuss the project details with a goal towards making a decision on the project at the December hearing. Given the goal of making a decision on the project at the December hearing, staff is requesting that the Commission provide direction on any aspect of the project where the Commission feels additional information would be helpful to meet that goal.

In keeping with this schedule, future hearing dates and action items are proposed as follows:

November 8, 2007 1:30 p.m.	Joint hearing with The Beverly Hilton Revitalization Plan team to consider crossover issues such as traffic, street improvements and design compatibility.
November 29, 2007 7:00 p.m.	Planning Commission discusses proposed General Plan Amendment and Zone Change, details of the proposed project (development standards, land uses, etc.) and provides preliminary direction to staff on elements of project.
December 11, 2007 7:00 p.m.	Planning Commission discusses remaining project approvals including Development Agreement, Specific Plan, and Final EIR.
December 20, 2007 7:00 p.m.	Adopt Resolutions formalizing Planning Commission recommendations to City Council.
January 2008	Begin City Council hearings on Project.

RECOMMENDATION

The November 1, 2007 meeting is the fourth of a series of Planning Commission and City Council meetings on the project. It is recommended that the Planning Commission provide direction to staff on any areas where additional information is needed and the public hearing be continued to November 8, 2007 to continue discussion on the proposed project.

DONNA JEREX

LARRY SAKURAI

Attachments:

- Attachment A - Final Planning Commission Questions and Responses
- Attachment B - Fehr & Peers Traffic Responses (Traffic and Special Events)
- Attachment C - October 3, 2007 Matrix Prepared by Applicant
- Attachment D1 - AAA Diamond Rating System
- Attachment D2 - Donald Ballanti Wind Impact Analysis
- Attachment E - Project Alternatives
- Attachment F - Visual Simulations
- Attachment G - Shade and Shadow Analysis
- Attachment H - Recirculated EIR (Traffic, Noise and Air Quality)

**Planning Commission
Staff Report
of
November 8, 2007**



STAFF REPORT
CITY OF BEVERLY HILLS

For the Planning Commission
Meeting of November 8, 2007

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner *DJ*

THROUGH: Vincent P. Bertoni, AICP,
Director of Community Development *B*

SUBJECT: Joint Meeting for:

Proposed Condominium and Retail Project
"9900 Wilshire Project"
at 9900 Wilshire Boulevard and

Proposed Condominium/Hotel
"Beverly Hilton Revitalization Plan Project"
at 9876 Wilshire Boulevard

EXECUTIVE SUMMARY

The purpose of this meeting is to discuss crossover issues for the 9900 Wilshire and Beverly Hilton Revitalization projects. These issues include traffic and circulation, aesthetics (visual character and shade and shadow) and combined environmental impact issues Please clarify "combined environmental issue areas."

Note: Staff Report attachments will be delivered on Tuesday November 6, 2007.

SUGGESTED MEETING FORMAT

- Staff makes brief presentation
- City's environmental consultant team make presentation
- Applicants make presentations
- Planning Commission asks questions and provides direction to staff
- Planning Commission receives public testimony on both projects (public hearing remains open)
- Planning Commission continues public hearing to date certain (suggested dates: November 28, 2007 (9900 Wilshire) and December 12 or 13, 2007 (The Beverly Hilton))

PROJECT DESCRIPTION/LOCATION

Both projects are located on the 17-acre "Robinsons-May/Beverly Hilton Triangle" which is considered the western gateway to Beverly Hills because of its location at the Beverly Hills-Los Angeles city boundary. The site is bound by the Los Angeles Country Club on the west, Wilshire Boulevard to the north and Santa Monica Boulevard to the south. The eastern boundary of the site consists of the intersection of Wilshire and Santa Monica Boulevards. Merv Griffin Way separates the two projects with the 9900 Wilshire project located east of Merv Griffin Way and the Beverly Hilton Revitalization project located west of Merv Griffin Way.

The project applicant for the 9900 Wilshire project, Project Lotus, LLC, proposes to demolish the existing 228,000 square foot Robinsons-May department store building and associated parking structure and replace the structures with 252 condominium units, a one-story commercial building which would consist of approximately 15,656 square feet of retail space, 2,400 square feet of restaurant dining space, and 1,800 square feet of "back-of-house" restaurant space, for a total of 19,856 square feet of retail and restaurant space, as well as 600 square feet of outdoor dining space and a landscaped entry garden.

The project applicant for the Beverly Hilton Revitalization Plan, Oasis West Realty LLC, proposes to redevelop and reconfigure the property through the addition of 50 guestrooms to the Beverly Hilton hotel as well as new hotel support, retail and office facilities, a conference center, outdoor landscaped areas, a new five-star 120-room Waldorf Astoria Hotel, and 120 condominium units.

The existing Wilshire Tower and its 352 guestrooms would be retained and with upgrades and renovations, including hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained.

DISCUSSION

The Planning Commission held public hearings on the 9900 Wilshire project and the Draft Environmental Impact Report (DEIR) on August 20, September 5, September 24, and October 29, 2007. For the Beverly Hilton Revitalization Plan DEIR the Planning Commission held public hearings on August 22, September 10, October 3, and November 1, 2007.

The main purpose of this hearing is to provide the Planning Commission with an opportunity to discuss issues related to both projects. The hearing will be organized in a workshop format. To assist the Planning Commission in their discussion, Impact Sciences (the EIR consultant) has developed several graphics and other documents that address the cumulative project issues. Given the short turnaround time between this hearing and those held last week (October November 1, 2007), these items will be distributed on Tuesday, November 6th. Please note that none of these documents will contain new information. All of the information will be items that were provided to the Commission at previous hearings; however, the information will be consolidated to allow the Commission the ability to see the information side by side. Since existing information will be utilized, some of the documents will still contain information for which the Commission has requested modifications or further information. Any previous requests for changes/additions will be addressed and provided to the Planning Commission at the next hearing for each individual project.

Items to be provided to the Planning Commission under separate cover on November 6 include:

1. Joint access and circulation plan that will show how access and circulation for the two projects will function.
2. Joint roadway improvements plan that will show all the planned roadway improvements on Wilshire Boulevard, Santa Monica Boulevard and Merv Griffin Way.
3. Joint site plan merging the colored site plans for both projects. This will conceptually illustrate how Merv Griffin Way would be designed including sidewalks and adjacent landscaping for both projects. The intent is to provide the Commission with an understanding of how the streetscape design of two projects will be coordinated.
4. Still renderings from the animation presented to the Planning Commission at the 9900 Wilshire and Beverly Hilton hearings. These stills are intended to provide the Commission with a comprehensive view of what the project will look like from surrounding streets.
5. Cumulative visual simulations from the package provided by VisionScape Imagery on October 29 showing the 9900 Wilshire project Alternative 5A with the Beverly Hilton project as proposed.
6. Shade and Shadow exhibits showing the combined impact of 9900 Wilshire project Alternative 5A with the Beverly Hilton project as proposed side-by-side during the various times of the day and during summer and winter.
7. List of all the alternatives for both projects with a brief description of each alternative.
8. A document that summarizes the cumulative discussion in the Draft EIR for each environmental impact area with the focus on only the two projects as proposed (no other related projects) and for the 9900 Wilshire project Alternative 5A in combination with the Beverly Hilton project as proposed.

The large scale models for both projects will be set up at the meeting.

As stated previously, the purpose of the hearing will be to discuss the issues related to both projects. Staff is requesting that the Planning Commission provide direction to staff on any areas where additional information is needed.

NEXT STEPS

Anticipated next steps are outlined in the following chart. Please note the dates have changed slightly to allow for fewer meetings at the end of the year.

November 28, 2007 @ 7:00 p.m. (9900 Wilshire)	Planning Commission discusses proposed General Plan Amendment and Zone Change, details of the proposed project (development standards, land uses, etc.) and provides preliminary direction to staff on elements of project.
December 12 or 13, 2007 @ 7:00 p.m. (The Beverly Hilton)	
December and January 2008 (Specific Dates to be Determined)	Planning Commission discusses remaining project approvals including Development Agreement, Specific Plan, and Final EIR.
January 2008	Adopt Resolutions formalizing Planning Commission recommendations to City Council.
February 2008	Begin City Council hearings on Project.

RECOMMENDATION

The November 8, 2007 meeting is the fifth of a series of Planning Commission and City Council meetings on both projects. It is recommended that the Planning Commission provide direction as follows:

1. Any issues requiring additional information needed.
2. Specific comments/clarifications regarding the visual simulations requested at the October 29, 2007 hearing (Attachment A).
3. Continue the 9900 Wilshire public hearing to November 28, 2007.
4. Continue The Beverly Hilton Revitalization Plan public hearing to December 12 or 13, 2007.

DONNA JEREX

Attachments (to be delivered Tuesday November 6, 2007):

- Attachment A – List of Visual Simulation Requests from Commission (for confirmation)
- Attachment B - Joint Access and Circulation Plan Exhibit
- Attachment C - Joint Roadway Improvements Plan Exhibit
- Attachment D – Joint Colored Site Plan Exhibit
- Attachment E – List of Alternatives for each project
- Attachment F – Cumulative Impacts Summary
- Attachment G – Cumulative Visual Simulations
- Attachment H – Stills from Animation
- Attachment I - Cumulative Shade and Shadow Impacts Exhibits

**Planning Commission
Staff Report
of
December 13, 2007**



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning Commission
Meeting of December 13, 2007**

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner
Larry Sakurai, Principal Planner

THROUGH: Vincent P. Bertoni, AICP
Community Development Director

SUBJECT: Proposed Condominium/Hotel
"Beverly Hilton Revitalization Project"
at 9876 Wilshire Boulevard



Project Site

EXECUTIVE SUMMARY

The purpose of this meeting is to review the responses to requests from the Planning Commission from previous hearings and to receive feedback from the Planning Commission on the details of the proposed project. The public hearing remains open so the Planning Commission will continue to receive testimony on the project. The comment period for the Draft Environmental Impact Report (DEIR) is closed.

SUGGESTED MEETING FORMAT

- Staff makes presentation
- City's traffic consultant makes presentation
- Applicant makes presentation
- Planning Commission receives public testimony on project (public hearing remains open)
- Planning Commission provides direction to staff
- Planning Commission continues public hearing to date certain
(Suggested Date: January 24, 2007)

PROJECT LOCATION AND DESCRIPTION

The project site occupies the eastern end of the 17-acre "Robinsons-May/Beverly Hilton Triangle" which is considered the western gateway to Beverly Hills because of its location at the Beverly Hills-Los Angeles city boundary. Comprising three separate parcels, the site totals 9 acres and is currently developed with The Beverly Hilton and ancillary facilities including an

executive conference center, hotel administrative offices, professional offices, a five-story parking structure with one subterranean level, retail uses, hotel restaurants, and the former Trader Vic's Restaurant space.

The project applicant, Oasis West Realty LLC, proposes to redevelop and reconfigure the property through the addition of 50 guestrooms to the Beverly Hilton hotel as well as new hotel support, retail and office facilities, a conference center, outdoor landscaped areas, a new five-star 120-room Waldorf Astoria Hotel, and 120 condominium units.

The existing Wilshire Tower and its 352 guestrooms would be retained, upgraded and renovated to include the hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained.

The following existing buildings and features on the hotel property would be demolished and/or removed by the proposed redevelopment:

- Palm/Oasis Court;
- Cabana/Lanai Rooms;
- Pool Terrace and Pool;
- Hotel Entry Drive, Valet/Lobby Entrance, and Parking Garage Ramps;
- One-story Wilshire Boulevard "plinth" containing the Hotel Conference Center, Hotel Support Space, Hotel Offices, Professional Offices, Retail Uses and a portion of the Lobby Bar and Lobby area;
- Parking Structure; and
- The former Trader Vic's Restaurant space, adjacent offices and the surface parking lot.

The following new components would be constructed as a part of the proposed project:

- Two new buildings containing a total of 90 condominium units (Residences A and B) located adjacent to Merv Griffin Way. Residence A would contain 42 units and 48 units would be located in Residence B. Both buildings would include balconies, rooftop terraces, and swimming pools. Residents would have full access to all Beverly Hilton Hotel amenities and services. Residence A (North Building) would be 10 stories/112 feet at the point closest to Wilshire Boulevard and 13 stories/150 feet stepping away from Wilshire Boulevard. Residence B (South Building) would be 13 stories/150 feet in height.
- A new building occupied by the Waldorf Astoria Hotel, a new restaurant, and 30 condominium units. The hotel would occupy the building's first nine floors and would contain 120 guestrooms, a ground-floor lobby, a restaurant and bar, and ancillary uses (i.e., a spa/fitness facility, meeting rooms, hotel retail, hotel offices, and hotel support). The restaurant would be located at the northeastern end of the Waldorf Astoria Hotel building at the intersection of Wilshire and Santa Monica Boulevards.

The condominium units would be located above the hotel guestrooms. The Waldorf Astoria Hotel building is designed to step down in height adjacent to Wilshire Boulevard and the intersection of Wilshire and Santa Monica Boulevards. The building's restaurant would be two stories and less than 45 feet tall at the intersection of Wilshire and Santa Monica Boulevards. Building height would increase to 11 stories, or approximately 120 feet, at a farther distance from the intersection and would ultimately be 14 stories, or approximately 150 feet tall, at its western end, as measured from the highest point on the sidewalk adjoining the project site.

- New hotel wing containing a total of 50 Beverly Hilton rooms. The new hotel rooms would be located at the northern edge of the project site along Wilshire Boulevard to the east of the Wilshire Tower, and would be housed in a wing constructed above the relocated ground-floor executive conference center and Wilshire lobby, bar, retail establishments, and hotel administrative offices proposed for this location. The new wing would be three stories and 45 feet tall as measured from the highest point on the sidewalk adjoining the project site.
- New hotel retail and hotel office space (no net increase in square footage).
- New hotel conference center (no net increase in square footage). The proposed program calls for the demolition of the existing, approximately 21,000-square-foot business conference center and a new executive conference center, comparable in size, is proposed for the northern edge of the project site along Wilshire Boulevard, north of the Wilshire Tower. The conference center would occupy the ground floor level, with new Beverly Hilton Hotel rooms occupying the two floors above the conference center's eastern end. The conference center would contain a mix of meeting rooms, public space, and support facilities for meetings and conferences.
- Reconstructed pool, pool deck, and cabanas.
- Two subterranean parking structures are proposed as part of the revitalization plan. A four-level subterranean parking structure and a three-level subterranean parking structure are proposed that would provide a total of 1,422 parking spaces, for a net increase of 604 spaces. The larger, four-level subterranean structure (1,264) would be centrally located to serve hotel guests, staff, and residents of the Residence A and B buildings, and would be accessed via the hotel driveway and motor court off Merv Griffin Way and two private driveways adjacent to each condominium building. A second three-level subterranean structure (211 spaces) at the eastern end of the project site would serve residents of the Waldorf Astoria Hotel building. A 3.6 percent reduction has been applied to the spaces planned for the site to allocate for columns and ventilation shafts impacting stall accessibility; after this reduction, a total of 1,422 spaces are provided.

DISCUSSION

The Planning Commission held public hearings on the proposed project and the DEIR on August 22, September 10, October 3, November 1 and November 8, 2007. The EIR consultant, Impact Sciences, Incorporated, is in the process of preparing responses to each of the DEIR comments received during the comment period. The Final EIR, which will consist of

responses to all the comments received during the comment periods along with the DEIR, is expected to return to the Planning Commission for consideration in January 2007.

Outstanding Planning Commission Questions and Comments

While staff has addressed most the Planning Commission requests for additional information, there are still a few items that remain outstanding and there were additional questions from the November 1 and November 8, 2007 hearings. Responses to those questions are included under Attachment H from the applicant which addresses the following list of items. The applicant will present this information at the December 13, 2007 hearing.

1. Waldorf-Astoria Queuing Analysis
2. Event/Meeting Space Program and Capacities
3. Wilshire and Santa Monica Streetscape Plans with setback dimensions and Metro bus staging
4. Luxury Hotel Market Information
5. Luxury Hotel Financing and Economics Information
6. Waldorf=Astoria Floor Plans (identifying meeting spaces, spa, and other uses)
7. Massing Models of Alternatives 3, 4 and 6
8. Limousine Staging Plan

Other outstanding questions include:

Traffic: The items that Fehr and Peers have addressed include a discussion luxury hotel counts and special events (Attachment A). The information on special events includes a discussion on traffic, queuing and parking. Further information concerning parking for special events will be presented to the Commission the night of the hearing as the parking counts for special events were being conducted as the staff report was being completed.

Parking: Based on a prior Planning Commission request, staff has prepared an analysis (Attachment B) of code-required parking for the project. The current site is parked with 818 spaces. The proposed project would add 604 new spaces, for a total of 1,422 spaces.

When a Specific Plan or specialized zoning district is created (such as in the case at hand), a full analysis is completed with regard to environmental impacts including parking demand vs. code-required parking, traffic, and circulation issues is performed. Final conclusions for parking requirements are based on a combination of these issues with the end goal that the project does not create significant environmental impacts.

Based on staff's analysis, if the proposed project was built today on a vacant site, the total parking requirement to meet today's code requirements would be 3,429 spaces (see Chart under Attachment B – Parking Calculated by Zoning Code Standards, as Applied to New Structures).

Staff's independent analysis of what the appropriate number of required spaces should be for the project under the proposed Specific Plan was based on interpretations of "credits" for the

existing legally non-conforming on-site uses as well as a need to meet full Code requirements for new structures/uses. In determining the number of parking spaces that should be required under the Specific Plan, consideration was also given to the demand studies prepared by the City's independent traffic consultant to ensure that the site would not be under-parked. The Code allows certain credits for retail, restaurant and other uses that are appurtenant to the business of the hotel itself. Other interpretations were made by staff that were not considered "credits" but rather a reasonable interpretation of zoning code requirements. For example, the total square footage of the meeting rooms, the retail space, and the restaurant spaces is not changing. However, these uses would be rebuilt and upgraded in new locations, i.e., some of the meeting space would be devoted to The Beverly Hilton, while other meeting space would be moved to the Waldorf Astoria. (Note: meeting and assembly space has the highest parking requirement of all the uses on site at the rate of 1 space per 28 s.f. of floor area.) In the case of meeting rooms, retail and support uses, staff reasons that moving these areas from one place to another on the site would not generate additional trips. However, with regard to the restaurant space being divided between the hotels, the code requirements were applied to two separate, new restaurants. The Chart under Attachment B entitled "Parking Calculated by Zoning Code Standards, as Applied to Non-Conforming Structures" provides a full analysis of staff's methodology by citing code sections and baseline conditions, and how the melding of these two resulted in the final recommended number of parking spaces, which is 1181.

Noise: At the last hearing on the project, the Planning Commission had questions concerning possible noise impacts from special events that would be held in the proposed outdoor spaces. Impact Sciences will be providing an analysis of noise impacts after they receive information from the applicant on the number of people that would be using the spaces. While the applicant has provided this information as part of Attachment H, it was not provided in time for Impact Sciences to complete the analysis for this staff report. Staff will bring back information regarding noise impacts at the next hearing including possible project conditions that would prohibit the outdoor spaces from being rented separately from the interior spaces.

KEY ISSUES

The previous Planning Commission hearings have focused on the DEIR and Planning Commission questions and comments. As noted above, a portion of this hearing will also focus on questions from the Commission. While there are still a few outstanding questions or requests for additional information, the majority of these items have been addressed. Any remaining requests for information will be provided to the Planning Commission at the next hearing in January. At this point, staff is requesting that the Commission focus on the project details and provide preliminary feedback to staff on the various project elements.

To assist the Commission in its discussion regarding the key questions, staff has organized the staff report first by **buildings** and then by **areas common to all buildings** such as parking and landscaping. Once consensus has been reached on building heights and setbacks, this will help determine the project density (FAR).

As outlined in the key issues, staff is requesting feedback (preliminary consensus) from the Commission on each of the following items.

General Plan Amendment

1. Does the Planning Commission support a General Plan Amendment and Zoning Code Amendment to 1) change the land use from the existing C-3 commercial use which prohibits residential uses to a Specific Plan that would allow residential use, and 2) allow additional building height and building intensity (FAR)?

Before the Commission discusses the details of the project, one of the first items that should be considered is whether to recommend approval of a General Plan and Zoning Code Amendment that would 1) change the land use from the existing C-3 commercial use to a Specific Plan allowing a mix of commercial and residential uses, and 2) allow additional building height (existing height limit is 4 stories and 45 feet) and building intensity (FAR). The City's General Plan proposes that "residential areas remain similar in character to those which now exist" and the "permitted intensity of commercial area development remain as it now exists". The General Plan does acknowledge that there are locations where additional density may be considered. The Plan also emphasizes the importance of "resolving transitional conflicts which occur between abrupt changes in land use or intensity or use". The Planning Commission will need to decide whether the location of the proposed project is suited for higher densities and can adequately address any transitional conflicts. Depending on the decision made on these "underlying" requests, the Commission could either move the project forward to the City Council with a recommendation for denial or approval. If the Commission decides to recommend approval of the General Plan and Zone Code Amendment, the next step would be to focus in more detail on the project including building setbacks, heights, open space, parking, design, etc.

Residence A Building

- **Proposed Height** 10 stories/112 feet, at the point closest to Wilshire Boulevard and 13 stories/150 feet stepping away from Wilshire Boulevard.
 - **Proposed Setback 10 stories (Wilshire Blvd.)** - 29.9 ft. to property line
42.8 ft. to curb
 - **Proposed Setback 11-13 stories (Wilshire Blvd.)** - 95.3 ft. to property line
108.3 ft. to curb
 - **Proposed Setback (Merv Griffin Way)** - 64.5 ft. to property line (center of street)
34.4 ft. to curb
1. What should be the height of the Residence A building?
 2. Should the height of the Residence A building be stepped back from Wilshire Boulevard and if so, at what height and distance?
 3. What should be the setback of the Residence A building from Wilshire Boulevard?
 4. What should be the setback of the Residence A building from Merv Griffin Way?
 5. Is the floor area of the Residence A building acceptable (relates to massing)?

Based on prior Planning Commission feedback on the original submittal, the applicant revised the building to provide a stepped design with lower building elements adjacent to Wilshire Boulevard and the residential neighborhood to the north. Past discussions by the Commission have indicated a desire to reduce the height of the building in order to minimize the impacts (visual, privacy, and shade and shadow) on El Rodeo School and the residential neighborhood to the north. In addition, the Planning Commission has discussed the impact of allowing additional height on the overall scale of the City since the existing height limit is 3 stories and 45 feet.

The Planning Commission has also discussed making the setbacks of the buildings along Wilshire Boulevard consistent with the existing Wilshire Tower setbacks. As noted in Attachment D, the northern "arm" of the existing Wilshire Tower sits at an angle to Wilshire Boulevard, with the northeast corner of the arm closer to the property line and Wilshire Boulevard and the northwest corner of the arm slightly to the south. The northeast, or closest, corner of the tower is set back 47.2 feet from the existing property line and 62.1 feet from the Wilshire curb line. The northwest, or more distant, corner is set back 65.5 feet from the existing property line and 80.2 feet from the existing Wilshire curb line.

Attachment C is an exhibit that shows the setbacks of all the buildings proposed on the site and Attachment E shows the heights as measured from the datum point and from adjacent grade.

Residence B Building

- **Proposed Height** -13 stories/150 feet in height
- **Proposed Setback (Santa Monica Blvd.)** - 19.5 ft. from property line
35.8 ft. from curb
- **Proposed Setback (Merv Griffin Way)** - 32.1 ft. to property line (center line of street)
12.0 ft. from curb

1. What should be the height of the Residence B building?
2. What should be the setback from the property line of the Residence B building from Santa Monica Boulevard?
3. What should be the setback from the property line of the Residence B building from Merv Griffin Way?

New Hotel Rooms at Beverly Hilton

- **Proposed Height** - 3 stories/45 feet in height
- **Proposed Setback eastern end (hotel rooms)** - 11 ft. to property line
14.2 ft. to curb
- **Proposed setback at western end (hotel & conference facilities)** - 12.0 ft. to property line
24.7 ft. to curb

1. What should be the maximum height of the building that will house the new hotel rooms?
2. What should be the setback from Wilshire Boulevard?

The 50 new hotel rooms would be located at the northern edge of the project site along Wilshire Boulevard to the east of the Wilshire Tower, and would be housed in a wing constructed above the relocated ground-floor executive conference center and Wilshire lobby, bar, retail establishments, and hotel administrative offices proposed for this location. The proposed height is consistent with the current code requirements.

Waldorf-Astoria Hotel and New Restaurant

New Restaurant

- **Proposed Height** – 2 stories, less than 45 feet tall
- **Proposed Setback** (Wilshire Blvd.) – 10.5 ft. from property line and curb
 (Santa Monica Blvd.) - 0 ft. from property line
 (Santa Monica Blvd.) - 10.2 ft. from curb

Waldorf-Astoria/Condominiums

- **Proposed Height** - 11 stories, or approximately 120 feet, at a farther distance from the intersection and 14 stories, or approximately 150 feet tall, at its western end
- **Proposed Setback at 11 stories (Wilshire Blvd.) -** 33.7 ft. from property line
 33.7 ft. from curb
- **Proposed Setback at 14 stories (Wilshire Blvd.) -** 67.5 ft. from property line
 67.5 ft. from curb
- **Proposed Setback at 11 stories -** 6.5 ft. from property line
 (Santa Monica Blvd.) 10.2 ft.-16.7 ft. from curb
- **Proposed Setback at 14 stories -** 6.5 ft. from property line
 (Santa Monica Blvd.) 19.2 ft. from curb

1. What should be the maximum height of the Waldorf-Astoria?
2. What should be the setback from the property line of the new restaurant from Santa Monica Boulevard?
3. What should be the setback from Wilshire Boulevard and Santa Monica Boulevard for the Waldorf-Astoria?

As indicated above, during previous hearings, the Commission has indicated a desire to minimize the impacts (visual, privacy, and shade and shadow) from any building proposed on Wilshire Boulevard on El Rodeo School and the residential neighborhood to the north.

Landscaping

1. Is there adequate landscaping provided for the project?
2. Are there areas where additional landscaping should be provided?

The Planning Commission has discussed open space and landscaping at previous meetings with open space used to describe areas not covered by above ground buildings. Attachment F includes a detailed breakdown of the open space distribution and Attachment G includes a site plan that shows how much of the landscaping will be visible from the surrounding streets and sidewalks. These items were provided to the Planning Commission at previous hearings.

Parking and Circulation

1. Is adequate parking and loading provided for the parking?
2. Is the circulation plan satisfactory?

A detailed discussion on parking has been provided at previous Planning Commission hearings and further detail related to Code required parking is provided in the *Outstanding Planning Commission Questions and Comments* section of the staff report.

Architecture

The project applicants will present this project, along with the applicants for the 9900 Wilshire project, to the Architectural Commission at a Special Meeting on December 17, 2007. These comments will be brought back to the Planning Commission for consideration in the final project recommendation to the City Council to provide a coordinated message from both Commissions. However, staff still feels it is appropriate to ascertain the Planning Commission's general observations and concerns to allow the applicant sufficient lead time to address them.

1. Does the Planning Commission have any comments on the proposed architecture?
2. Does the Planning Commission have any comments on the architectural elements that "front" on Santa Monica Boulevard, Wilshire Boulevard or Merv Griffin Way.

The Planning Commission has not previously discussed the proposed architecture or architectural details of the project.

Next Steps

Staff recommends that the Commission discuss the details of the project as outlined in the staff report and provide staff with preliminary feedback (consensus) on each of the items. This will help staff finalize the Specific Plan and text for the General Plan Amendment which will be brought back to the Commission at the next hearing. The next hearing on January 24th will focus on the 9900 Wilshire Specific Plan, General Plan Amendment, Zoning Amendment, and

Staff Report
Beverly Hilton Revitalization Project
For the Planning Commission Meeting of December 13, 2007

Development Agreement. At least one additional meeting will be needed to review the Final EIR and take action on the project.

RECOMMENDATION

The December 13, 2007 meeting is the sixth of a series of Planning Commission and City Council meetings on the project. It is recommended that the Planning Commission provide direction to staff on any areas where additional information is needed and the public hearing be continued to January 24, 2007 to continue discussion on the proposed project.

DONNA JEREX

LARRY SAKURAI

Attachments:

- Attachment A: Fehr & Peers Traffic Responses (Luxury Hotels and Special Events)
- Attachment B: Code Parking Requirements (City Staff)
- Attachment C: Building Setbacks
- Attachment D: Wilshire Tower Setbacks
- Attachment E: Building Height Summary
- Attachment F: Landscape Area Calculation
- Attachment G: Building Footprint vs. Visible Open Space Calculation
- Attachment H: Applicant's Booklet dated December 6, 2007 (Cover letter from Latham & Watkins)

**Planning Commission
Staff Report
of
January 31, 2008**



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning Commission
Meeting of January 31, 2008**

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner
Larry Sakurai, Principal Planner

THROUGH: Vincent P. Bertoni, AICP
Community Development Director

Jonathan Lait, AICP
City Planner

SUBJECT: Proposed Condominium/Hotel
"Beverly Hilton Revitalization Project"
at 9876 Wilshire Boulevard



Project Site

EXECUTIVE SUMMARY

The purpose of this meeting is to review the revised project submitted by the applicant, the Draft Specific Plan and the proposed General Plan Amendments. The public hearing remains open so the Planning Commission will continue to receive testimony on the project. The comment period for the Draft Environmental Impact Report (DEIR) is closed.

SUGGESTED MEETING FORMAT

- Staff makes presentation
- Applicant makes presentation
- Planning Commission receives public testimony on project (public hearing remains open)
- Planning Commission provides direction to staff
- Planning Commission continues public hearing to date certain
(Suggested Date: February 21, 2008)

PROJECT LOCATION AND DESCRIPTION

The project site occupies the eastern end of the 17-acre "Robinsons-May/Beverly Hilton Triangle" which is considered the western gateway to Beverly Hills because of its location at the Beverly Hills-Los Angeles city boundary. Comprising three separate parcels, the site totals 9 acres and is currently developed with The Beverly Hilton and ancillary facilities including an executive conference center, hotel administrative offices, professional offices, a five-story parking structure with one subterranean level, retail uses, hotel restaurants, and the former Trader Vic's Restaurant.

The project applicant for the Beverly Hilton Revitalization project, Oasis West Realty LLC, originally proposed to redevelop and reconfigure the property through the addition of 50 guestrooms to the Beverly Hilton hotel as well as new hotel support, retail and office facilities, a conference center, outdoor landscaped areas, a new five-star 120-room Waldorf Astoria Hotel, and 120 condominium units. The developer has since been working on a number of changes based on Planning Commission direction over the past few months. A summary of the most recent revisions is provided later in this report.

The existing Wilshire Tower and its 352 guestrooms would be retained and with upgrades and renovations, including hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained.

DISCUSSION

The Planning Commission held public hearings on the proposed project and the DEIR on August 22, September 10, October 3, November 1, November 8 and December 13, 2007. The EIR consultant, Impact Sciences, Incorporated, is in the process of preparing responses to each of the DEIR comments received during the comment period. The Final EIR, which will consist of responses to all the comments received during the comment periods along with the DEIR, is expected to return to the Planning Commission for consideration in February 2008.

At the last hearing on December 13, 2007, the Planning Commission discussed the project in detail and provided feedback to the applicant on areas where there were still outstanding concerns relative to height, setbacks and access to the Waldorf Astoria Hotel. At the hearing, an Ad Hoc Committee consisting of Chair Furie and Vice Chair Reims was formed to work with the applicant on the requested project modifications. The Ad Hoc Committee met twice with the applicant to provide feedback and direction. In response to the meetings with the Ad Hoc Committee, the applicant has revised the plans as shown in Attachment A.

As outlined in Attachment A (see chart entitled "The Beverly Hilton Revitalization Plan – Planning Commission Hearing January 23, 2008), the following table provides a brief summary of the major changes to the proposed original project. The applicant will make a detailed presentation on the proposed changes to the Planning Commission at the hearing. This revision results in the removal of removal of 50,000 square feet and 22 residential units.

(Please see next page)

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	Floors	Height (From Adjacent Grade)	Height (From Datum)	Units/ Rooms	Setback (From Property Line)	Original Project Floors and Units/Rooms
Res A	9 / 11 floors	104 / 132 feet	102 / 128 feet	36 units	54.9 feet from Wilshire 94 feet from MGW	10 / 13 floors 42 units
Res B	17 floors	194 – 207 feet	189 feet	64 units	19.5 feet from SM 17 feet from MGW	13 floors 48 units
W=A	2 / 14 floors (12 floors for Hotel and 2 floors for Condos)	38 / 166 feet	21 / 152 feet	125 – 140 rooms 8 units	30 – 64.9 feet from Wilshire 83.3 – 165.3 feet from Intersection	2 / 11 / 14 floors 120 rooms 30 units
Conf. Ctr.	2 floors	42 feet	33 feet	0 rooms	30 – 45 feet from Wilshire	3 floors 50 rooms
Cabana Rooms	3 floors	31 feet	13 feet	30 – 45 rooms	17 feet from SM	1 floor

Draft Specific Plan

The proposed “Beverly Hilton Specific Plan” will establish land uses and development, design, and operational standards for the project and the project site. The draft specific plan is included as Attachment B. Staff has had an opportunity to review the Specific Plan presented by the applicant and made numerous changes to the document to ensure consistency with other Specific Plans in the City. However, staff has not reviewed the final changes made by the applicant.

While staff is seeking comments on the contents of the entire Specific Plan, the Planning Commission should review Chapters 4, 5, and 6 in particular as these chapters include development standards and guidelines (Chapter 4) and implementation and administration provisions (Chapter 5) and operational standards for permitted uses (Chapter 6).

Chapter 4 includes a list of uses that would be permitted on the site as well as requirements for parking, building height, outdoor living spaces, signage, and green building standards. Chapter 5 includes provisions for administering the Specific Plan and includes the process and reviewing authority for amendments and modifications to the Plan. Chapter 6 includes items such as use of the proposed recreational facilities and the spa and fitness center, standards for the outdoor dining and provisions to allow after-hours construction.

Draft General Plan Amendment (Land Use and Housing)

As part of the project, the applicant is proposing to amend the General Plan to change the land use designation for the entire project site from "Low Density General Commercial" to "Specific Plan". In addition, the applicant is proposing to change the zoning designation for the entire project site from "C3" to the "Beverly Hilton Specific Plan" zone. The Housing Element also will require an amendment to address the need for additional height and to allow a mix of residential and commercial uses on the site. The following modifications are proposed by staff to address these two issues:

The text of Program 4.3 of Objective 4.3 of the Housing Element of the General Plan, as that Program is set forth in Section 1.3 (Summary of Housing Program) and Section 3 (Statement of Goals, Objectives and Policies Relative to Maintenance, Preservation, Improvement and Development of Housing for the Next Five Years) of the Housing Element is hereby amended to read as follows:

"Program 4.3 Develop standards for mixed residential-commercial ~~structures~~ **developments**, with and without low income housing components, including additional height, in areas currently zoned for commercial use and consider appropriateness of various areas, such as:

-South side of Wilshire Blvd., east of Beverly Dr. (Between Stanley Dr. and LeDoux Rd., extend to north side of Charleville Blvd.)

-Eastern area of Business Triangle.

-South side of Burton Way (commercially zoned parcels).

-Olympic Boulevard (commercially zoned parcels).

-La Cienega Boulevard north of Wilshire Boulevard.

-City-owned property where some or all of the residential units would be for lower income households.

-East side of South Beverly Drive.

-9876 Wilshire Boulevard (The Beverly Hilton site)."

Architectural Commission Comments

The Architectural Commission reviewed this project together with the 9900 Wilshire project at a special meeting on December 17, 2007. Commissioner comments varied, but were generally positive. Some specific concerns were as follows:

- Feedback on moving parking underground and providing additional garden areas was positive.

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- One Commissioner had a concern with the jacaranda trees proposed for Wilshire. Although it was acknowledged they are meant to be compatible with trees on the north side of Wilshire, they create a mess when they drop their leaves.
- Reuse of the existing tower was supported.
- There should be some relationship developed at the entry to The Beverly Hilton Hotel to link both projects together visually.
- Merv Griffin Way landscaping should show better – the two sides should participate together more on the landscaping on either side of this street.
- The Hilton project did not seem to be that well-developed. One commissioner stated that there was not an obvious connection in the style of the buildings (i.e., how does the architecture of the site relate to the existing Hilton tower?)
- A suggestion was made for the Waldorf to have its own standalone design and that all three new buildings did not need to look the same.
- The Waldorf Hotel should be substantially lowered so that it doesn't block the view of the existing hotel tower.

Farmers' Market Outreach

On December 16, 2007, staff provided a booth at the City's Farmers' Market with information on the 9900 Wilshire and Hilton projects. Over 100 members of the public stopped by to learn about the proposals and provide feedback. Reviews were mixed on both projects. Many people were in complete support of the projects and felt they were well-designed and desirable developments for the City. Others were completely opposed to any further development and cited traffic issues; a sense of general overdevelopment in the City; that more parking was needed; that the project would create negative impacts for El Rodeo School; that the current infrastructure could not support more development; and that existing height limits should not be changed

Next Steps

Staff recommends that the Commission discuss the proposed changes to the project, the Draft Specific Plan, and the Draft General Plan Amendments and provide feedback to staff. The next hearing, which is suggested to be held on February 21, 2007, will include review of the Development Agreement and Final EIR (Response to Comments on the Draft EIR). It is also anticipated that staff will provide all the final documents and draft Resolutions for Planning Commission consideration and action.

RECOMMENDATION

The January 31, 2008 meeting is the seventh of a series of Planning Commission and City Council meetings on the project. It is recommended that the Planning Commission provide direction on the proposed project revisions and the Draft Specific Plan and the public hearing be continued to February 21, 2008 to continue discussion on the proposed project.

Attachments:

- Attachment A – Booklet from Applicant Dated January 31, 2008
- Attachment B - Draft Specific Plan

**Planning Commission
Staff Report
of
February 7, 2008**



STAFF REPORT
CITY OF BEVERLY HILLS

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(Suggested Date: February 14, 2008)

PROJECT LOCATION AND DESCRIPTION

The project site occupies the eastern end of the 17-acre "Robinsons-May/Beverly Hilton Triangle" which is considered the western gateway to Beverly Hills because of its location at the Beverly Hills-Los Angeles city boundary. Comprising three separate parcels, the site totals 9 acres and is currently developed with The Beverly Hilton and ancillary facilities including an executive conference center, hotel administrative offices, professional offices, a five-story

parking structure with one subterranean level, retail uses, hotel restaurants, and the former Trader Vic's Restaurant.

The project applicant for the Beverly Hilton Revitalization project, Oasis West Realty LLC, originally proposed to redevelop and reconfigure the property through the addition of 50 guestrooms to the Beverly Hilton hotel as well as new hotel support, retail and office facilities, a conference center, outdoor landscaped areas, a new five-star 120-room Waldorf=Astoria Hotel, and 120 condominium units. The developer has since been working on a number of changes based on Planning Commission direction over the past few months. A summary of the most recent revisions is provided later in this report.

The existing Wilshire Tower and its 352 guestrooms would be retained and with upgrades and renovations, including hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained.

BACKGROUND

The Planning Commission held public hearings on the proposed project and the DEIR on August 22, 2007, September 10, 2007, October 3, 2007, November 1, 2007, November 8, 2007, December 13, 2007, and January 31, 2008. The EIR consultant, Impact Sciences, Incorporated, is in the process of preparing responses to each of the DEIR comments received during the public comment period. The Final EIR, which will consist of responses to all the comments received during the public comment period along with the DEIR, is expected to return to the Planning Commission for consideration in February 2008.

At the last hearing on January 31st, the Planning Commission reviewed revised plans that had been modified by the applicant in response to feedback received from the Ad Hoc Committee of Chair Furie and Vice Chair Reims. The Commission discussed the proposed changes and requested that additional changes be made to the project and that additional information be presented to the Commission prior to the Commission providing staff with direction on the project.

The following table provides a brief summary of the major changes to the proposed original project.

(Please see next page)

Staff Report
 Beverly Hilton Revitalization Project
 For the Planning Commission Meeting of February 7, 2008

	Floors	Height (From Adjacent Grade)	Height (From Datum)	Units/ Rooms	Setback (From Property Line)	Original Project Floors and Units/Rooms
Res A	9 floors	106 feet	104 feet	32 units	54.9 feet from Wilshire 94 feet from MGW	10 / 13 floors 42 units
Res B	18 floors	205-218 feet	200 feet	68 units	19.5 feet from SM 17 feet from MGW	13 floors 48 units
W=A	2 / 14 floors (12 floors for Hotel and 2 floors for Condos)	38 / 166 feet	21 / 152 feet	140 rooms 8 units	30 – 64.9 feet from Wilshire 83.3 – 165.3 feet from Intersection	2 / 11 / 14 floors 120 rooms 30 units
Conf. Ctr.	2 floors	42 feet	33 feet	0 rooms	30 – 45 feet from Wilshire	3 floors 50 rooms
Cabana Rooms	3 floors	31 feet	13 feet	30 rooms	17 feet from SM	1 floor

DISCUSSION

Additional Information

The Planning Commission requested that the following information be provided, prior to the Commission making a decision on the project. Given the short period of time that staff and the applicant has to gather the information between the January 31st and February 7th meeting, some of the information requested will be presented at the Planning Commission meeting on February 7th:

1. Housing – The Commission requested information regarding the City’s obligation to provide for housing under state law. Every city and county in California is required to plan for the production of new housing units in general plans and zoning ordinances. Each local Council of Governments determines the number of units that each jurisdiction must provide. This requirement includes a total number of housing units and within this total number, a certain amount that must be set aside for affordable housing. These requirements are known as the Regional Housing Needs Assessment (RHNA). The City’s current RHNA cycle is from January 1, 2006 to June 30, 2014 and during that period of time, the City is expected to provide for the following amount of housing:

Staff Report
Beverly Hilton Revitalization Project
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Very Low Income:	111 units
Low Income:	71 units
Moderate Income:	77 units
<u>Above Moderate Income:</u>	<u>178 units</u>
 Total:	 437 units

Any general plan amendment and zone change that the City approves within this time period would count towards satisfying this requirement. Therefore, the proposed residential portion of the Hilton Revitalization could be used to satisfy the City's obligation to provide 178 above moderate income housing units. In addition, the Commission requested that staff provide information regarding other housing development that the City has approved that could also be used to satisfy this requirement. Since the beginning of the planning period (January 1, 2006), the City has approved general plan amendments and zone changes that would produce 66 additional Above Moderate Income housing units and two Moderate Income housing units. Therefore, the City needs to provide the zoning for an additional 112 Above Moderate Income housing units in the planning period. The City may get credit for areas zoned multiple family in the City that are developed with housing that is below the maximum density, however, that number is difficult to calculate at this time and the state will scrutinize these areas very carefully. A full analysis of this potential will be provided as part of the Housing Element in the General Plan update that is currently being prepared.

2. Transient Occupancy Tax (TOT) for the Waldorf=Astoria – The Planning Commission requested information regarding the amount of Transient Occupancy Tax (TOT) that would be generated by the proposed Waldorf=Astoria hotel. The applicant has presented information regarding the anticipated TOT which is included as Attachment A. Community Development staff has not had an opportunity to review this information with the Finance Division and will provide a verbal update to the Commission on February 7th.
3. Intersection Improvements at Wilshire Boulevard and Santa Monica Boulevard – The Commission requested information regarding the types of improvements that could be made to the intersection of Wilshire Blvd. and Santa Monica Blvd. and how the proposed Hilton Revitalization project would impact the City's ability to construct any potential improvements. The City studied potential improvements to this intersection as part of the Gateway Land Use Study, which analyzed potential land uses for the properties zoned T-1 (Transportation Zone) located between Santa Monica Blvd. (North Roadway) and Santa Monica Blvd. (South Roadway) that are under private ownership. The study analyzed five concepts for the intersection: At-grade Widening, Pedestrian Grade-separation, Santa Monica Boulevard Grade Separation, Grade Separate Eastbound Left Turns and Southbound Right Turns, and Minimal Widening. As part of the Gateway Study, the City Council narrowed the options that they would like to have explored further to the following concepts: At Grade Widening, Santa Monica Grade Separation, and Minimal Widening. None of these concepts would require dedication from land owned by the Beverly Hilton, although one of the scenarios (Santa Monica under Wilshire) would require modifications to the City's right-of-way in front of the Hilton's property along Santa Monica Boulevard. The full report and the analysis of the intersection improvements are included as Attachment B.

4. Visual Simulations – The Commission requested to review the visual simulations that were previously submitted to the Commission, which provide views of the proposed development as seen from Santa Monica Boulevard in front of the 9900 Wilshire Boulevard site as well as from Merv Griffin Way. These views will be provided to the Commission on February 7th. In addition, the Commission requested visual simulations of the newly redesigned Waldorf=Astoria (with variations at 10, 12, and 14 stories) as viewed from ground level on the opposite side of Wilshire Boulevard and visual simulations of the cabana/pool area and screen wall by the service yard as viewed from Santa Monica Boulevard. The applicant will present these simulations on February 7th.
5. Open Space Site Plans – The Commission requested that site plans be provided that clearly distinguish between ground level; landscaped open space; driveways and parking areas; rooftop landscaped areas; and rooftop areas that could be used for outdoor functions. The applicant will provide this plan on February 7th.

Draft Specific Plan

The proposed “Beverly Hilton Specific Plan” will establish land uses and development, design, and operational standards for the project and the project site. The draft specific plan was presented to the Planning Commission at its meeting on January 31st. The Commission did not discuss the plan in detail and requested that an Ad Hoc Committee of Vice Chair Reims and Commissioner Marks review the Draft Specific Plan prior to the February 7th meeting and provide the full Commission with a verbal presentation on their recommendations for changes to the draft specific plan. It should be noted that the applicant observed the comments that the Planning Commission made regarding the draft specific plan for the 9900 Wilshire Blvd. Project on January 24th and has revised the draft specific plan that was presented to the Commission for its January 31st meeting in an attempt to address anticipated comments from the Commission. The applicant has submitted a redlined version of the revised specific plan which is included as Attachment C. Staff has not had an opportunity to review these new changes, however, staff and the Ad Hoc Committee will review these changes prior to the February 7th Commission meeting.

While staff is seeking comments on the contents of the entire Specific Plan, the Planning Commission should review Chapters 4, 5, and 6 in particular as these chapters include development standards and guidelines (Chapter 4), implementation and administration provisions (Chapter 5) and operational standards for permitted uses (Chapter 6).

Chapter 4 includes a list of uses that would be permitted on the site as well as requirements for parking, building height, outdoor living spaces, signage, and green building standards. Chapter 5 includes provisions for administering the Specific Plan and includes the process and reviewing authority for amendments and modifications to the Plan. Chapter 6 includes items such as use of the proposed recreational facilities and the spa and fitness center, standards for the outdoor dining and provisions to allow after-hours construction.

Draft General Plan Amendment (Land Use and Housing)

As part of the project, the applicant is proposing to amend the General Plan to change the land use designation for the entire project site from “Low Density General Commercial” to “Specific

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Beverly Hilton Revitalization Project
For the Planning Commission Meeting of February 7, 2008

Plan". In addition, the applicant is proposing to change the zoning designation for the entire project site from "C3" to the "Beverly Hilton Specific Plan" zone. The Housing Element also will require an amendment to address the need for additional height and to allow a mix of residential and commercial uses on the site. At the January 31st meeting, a majority of the Planning Commission agreed that mixed use was an appropriate use of this site; therefore, the following modifications to the General Plan would be the appropriate General Plan Amendment for the project:

The text of Program 4.3 of Objective 4.3 of the Housing Element of the General Plan, as that Program is set forth in Section 1.3 (Summary of Housing Program) and Section 3 (Statement of Goals, Objectives and Policies Relative to Maintenance, Preservation, Improvement and Development of Housing for the Next Five Years) of the Housing Element is hereby amended to read as follows:

"Program 4.3 Develop standards for mixed residential-commercial ~~structures~~ **developments**, with and without low income housing components, including additional height, in areas currently zoned for commercial use and consider appropriateness of various areas, such as:

-South side of Wilshire Boulevard, east of Beverly Dr. (Between Stanley Dr. and LeDoux Rd., extend to north side of Charleville Boulevard)

-Eastern area of Business Triangle.

-South side of Burton Way (commercially zoned parcels).

-Olympic Boulevard (commercially zoned parcels).

-La Cienega Boulevard north of Wilshire Boulevard.

-City-owned property where some or all of the residential units would be for lower income households.

-East side of South Beverly Drive.

-9876 Wilshire Boulevard (The Beverly Hilton site)."

Proposed Project

The following is a discussion of the remaining project issues and staff's recommendations. At the meeting on February 7th, staff will be requesting direction from the Planning Commission on these issues so that staff can prepare resolutions on the project for the Commission's approval.

1. Issue: Height of the Waldorf=Astoria

Discussion: The applicant has provided renderings of three scenarios for the height of the Waldorf=Astoria at 10 stories, 12 stories, and 14 stories and has requested a height of 14 stories. The proposed hotel is located at a visually prominent intersection at Santa Monica Blvd. and Wilshire Blvd. as well as being located near single-family residences to

the north of Wilshire Blvd. Although there are many variables, in the current market conditions, five-star luxury hotels generally need a minimum of 120 rooms and need a visually interesting location. The proposed location presents a challenge to provide the building height necessary to accommodate the number of rooms necessary while being sensitive to the neighborhood to the North.

Recommendation: Staff recommends that the Planning Commission direct the applicant to modify the project to allow for a maximum of 12 stories for the Waldorf=Astoria building.

2. Issue: Ingress/Egress for Waldorf=Astoria

Discussion: The applicant has moved the ingress and egress for the Waldorf=Astoria to the west and provided additional landscaping between the driveway and Wilshire Blvd. The Commission has requested that the applicant study utilizing the driveway as ingress only. Staff has reviewed the request and believes that ingress only will create additional traffic impacts by encouraging cut through traffic through the parking garage (and unsafe conditions), would result in additional congestion on Merv Griffin Way, and would encourage trips from the hotel to Century City instead of the City's business district.

Recommendation: Staff recommends that the Planning Commission accept the applicant's proposed ingress and egress for the Waldorf=Astoria.

3. Issue: Conference Center

Discussion: The applicant has revised their plans of the Conference Center to be no higher than 2 stories/42 feet, to be set back 45 feet and 30 feet from Wilshire Blvd., and has removed the guest rooms. This new configuration will provide additional landscaping along Wilshire Blvd. and create more of a garden feeling.

Recommendation: Staff recommends that the Planning Commission accept the applicant's revisions to the Conference Center.

4. Issue: Setback of Existing Wilshire Boulevard Buildings

Discussion: The applicant proposes to demolish a portion of the existing buildings located along Wilshire Boulevard, which are currently used for conference rooms and offices, and to retain the portion of the building which currently includes the lobby bar and wine store. The Planning Commission has requested that the applicant increase the setback for the portion of the building that the applicant plans on retaining to provide a setback of 30 feet, consistent with the proposed new Conference Center to the east. This would involve removing 17 feet of a building that the applicant plans on retaining.

Recommendation: Staff recommends that the Planning Commission direct the applicant to provide the additional setback (30 feet total) if the applicant proposes to remodel 50 percent or more of the lobby bar and wine store.

5. Issue: Residential Building A

Discussion: The Planning Commission Ad Hoc Committee has requested that this building be studied at a height no higher than 9 stories and the applicant has requested 10 stories/ 116 feet. This building is located to the south of a single-family neighborhood and elementary school and the height of the building should be sensitive to these uses.

Recommendation: Staff recommends that the Planning Commission direct the applicant to limit the building height to 9 stories/106 feet.

6. Issue: Residential Building B

Discussion: The applicant has requested that this building be 18 stories/218 feet in height and the Planning Commission Ad Hoc Committee has indicated that they would support studying this option. This building is not located near single family residences and is located on Santa Monica Blvd. near Century City and additional height could be accommodated at this location without major impacts.

Recommendation: Staff recommends that the Planning Commission accept the applicant's proposal of 18 stories/218 feet in height.

7. Issue: Cabana Rooms

Discussion: The applicant has revised the plans and added cabana rooms around the swimming pool to replace the guest rooms removed above the Conference Center. These rooms would be 3 stories/31 feet in height and would be located in the general location of existing hotel rooms. The new rooms and configurations are low scale and fit in with the overall design of the building and are in keeping with the garden quality of the City.

Recommendation: Staff recommends that the Planning Commission accept the applicant's proposal for the cabana rooms.

8. Issue: Loading Area

Discussion: The Planning Commission has requested that the applicant study consolidating the two loading area curb cuts to one in order to reduce potential traffic conflicts on Santa Monica Boulevard. Staff has reviewed this scenario and determined that in order for the loading area to function properly, the existing building would need to be significantly modified. If the building is not modified, then it would be preferable to maintain the two curb cuts. In addition, the Planning Commission expressed concerns about the aesthetics of the loading area as seen from Santa Monica Boulevard. Additional architectural treatment and landscaping could be provided to enhance this area.

Recommendation: Staff recommends that the Planning Commission accept the applicant's design of two curb cuts for the loading area on Santa Monica Boulevard and direct the applicant to redesign the loading area to enhance the architecture and landscaping to further screen this area from public view.

9. Issue: Parking

Discussion: The applicant has proposed to provide 1,422 parking spaces for the existing and proposed uses. The City's parking requirements do not directly address a development as proposed by the Beverly Hilton, which presents several scenarios on the amount of parking that would need to be required to meet Code. The parking requirements in the various scenarios range from 818 required parking spaces to 3,429 required parking spaces. However, the scenario that requires the maximum number of parking spaces does not take into consideration the number of uses on the site that would have off-set peak demand and does not take into consideration the potential for off-site parking. An analysis from Fehr and Peers is included as Attachment D. Since the applicant is preparing a specific plan, the City could adopt an alternative standard.

Recommendation: Staff recommends that the Planning Commission accept the applicant's proposed parking and include funds as part of the Public Benefits Contribution of the development agreement that could be used to secure off-site parking.

Next Steps

Staff recommends that the Commission discuss the proposed changes to the project, the Draft Specific Plan, and the Draft General Plan Amendments and provide direction to staff. The next hearing, which is suggested to be held on February 14, 2008, will include review of the Draft Development Agreement. After the Planning Commission has provided direction to staff on the revisions to the project, the Draft Specific Plan, Draft General Plan Amendments, and Draft Development Agreement, then staff will schedule a Planning Commission hearing for the Commission to review the Final EIR and adopt the resolutions for final Commission action.

RECOMMENDATION

The February 7, 2008 meeting is the seventh of a series of Planning Commission meetings on the project. Staff recommends that the Planning Commission provide direction on the proposed project revisions, Draft Specific Plan, and Draft General Plan Amendments and continue the public hearing to February 14, 2008 to discuss the Draft Development Agreement.

Attachments:

- Attachment A - Fiscal and Economic Impact Analysis submitted by the Beverly Hilton
- Attachment B - Memorandum describing proposals for improvements to the intersection of Santa Monica Boulevard and Wilshire Boulevard
- Attachment C - Revised Specific Plan submitted by the Beverly Hilton (January 31, 2008)
- Attachment D - Parking Memo, Fehr and Peers (December 17, 2007)

**Planning Commission
Staff Report
of
February 14, 2008**



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning Commission
Meeting of February 14, 2008**

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner *DJ*
Larry Sakurai, Principal Planner

THROUGH: Vincent P. Bertoni, AICP *B*
Community Development Director

Jonathan Lait, AICP
City Planner



SUBJECT: Development Agreement, Zone Text Amendment, General Plan Amendment and Tentative Tract Map in conjunction with the project known as the "**Beverly Hilton Revitalization Plan**," which includes new hotel rooms/amenities, a new restaurant, new residences, subterranean parking and off-site improvements for the property located at **9876 Wilshire Boulevard** in the C-3 Commercial Zone.

Staff has recommended that this item be continued to February 20, 2008 at 7:00 p.m. in City Council Chambers (First Floor, Room 180) at City Hall, 455 North Rexford Drive, Beverly Hills, California 90210.

**Planning Commission
Staff Report
of
February 20, 2008**



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning Commission
Meeting of February 20, 2008**

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner
Larry Sakurai, Principal Planner

THROUGH: Vincent P. Bertoni, AICP
Community Development Director

Jonathan Lait, AICP
City Planner

SUBJECT: Proposed Condominium/Hotel
“**Beverly Hilton Revitalization Project**”
at 9876 Wilshire Boulevard



Project Site

EXECUTIVE SUMMARY

The purpose of this meeting is to review the revised project submitted by the applicant, and to provide staff with direction regarding the Draft Specific Plan and the Draft Development Agreement. The public hearing remains open so the Planning Commission will continue to receive testimony on the project. The comment period for the Draft Environmental Impact Report (DEIR) is closed.

SUGGESTED MEETING FORMAT

- Staff makes presentation
- Applicant makes presentation
- Planning Commission receives public testimony on project (public hearing remains open)
- Planning Commission provides direction to staff on the project, the Draft Specific Plan and Development Agreement
- Planning Commission continues item to February 28, 2008 for adoption of Planning Commission Resolutions

PROJECT LOCATION AND DESCRIPTION

The project site occupies the eastern end of the 17-acre “Robinsons-May/Beverly Hilton Triangle” which is considered the western gateway to Beverly Hills because of its location at the Beverly Hills-Los Angeles city boundary. Comprising three separate parcels, the site totals 9 acres and is currently developed with The Beverly Hilton and ancillary facilities including an executive conference center, hotel administrative offices, professional offices, a five-story

parking structure with one subterranean level, retail uses, hotel restaurants, and the former Trader Vic's Restaurant.

The project applicant for the Beverly Hilton Revitalization project, Oasis West Realty LLC, originally proposed to redevelop and reconfigure the property through the addition of 50 guestrooms to the Beverly Hilton hotel as well as new hotel support, retail and office facilities, a conference center, outdoor landscaped areas, a new five-star 120-room Waldorf Astoria Hotel, and 120 condominium units. As noted below, the project has now been revised based on Planning Commission direction.

The existing Wilshire Tower and its 352 guestrooms would be retained and with upgrades and renovations, including hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained.

BACKGROUND

The Planning Commission held public hearings on the proposed project on August 22, 2007, September 10, 2007, October 3, 2007, November 1, 2007, November 8, 2007, December 13, 2007, January 31, 2008, February 7, 2008 and February 14, 2008. The EIR consultant, Impact Sciences, Incorporated, is in the process of preparing responses to each of the DEIR comments received during the public comment period. The Final EIR, which will consist of responses to all the comments received during the public comment periods along with the DEIR, will return to the Planning Commission for consideration on February 28, 2008.

Preliminary discussions on the hearing schedule for the project anticipated that the Planning Commission would discuss the Draft Development Agreement at their February 14th meeting. Notices were placed in the newspaper advertising this hearing date. At the Planning Commission's February 7th public hearing the Commission decided to continue the hearing until February 20th. In compliance with the newspaper notice, the Planning Commission held a brief meeting on February 14th but since the previous hearing had been continued to February 20th, the Commission could not discuss the details of the project. The Planning Commission did agree to appoint an Ad Hoc Committee to meet with the Hilton representatives to discuss issues related to the project. The results of the Ad Hoc meeting will be presented to the Commission at the February 20th hearing since the meeting is scheduled to occur after the distribution of the staff report.

DISCUSSION

Revised Project

At the February 7th hearing, the applicant presented a number of changes to the Planning Commission based on Planning Commission direction over the past few months. The Planning Commission discussed the proposed changes and requested that additional changes be made to the project including the elimination of Residence A building and lowering the height of Residence B to 16 stories. As shown on the attached plans (Attachment E), the applicant has revised the project to reflect these changes. The project has also been revised to provide 1,733 (instead of 1,422) striped spaces and the maximized valet operations which will bring the total number of parking spaces available to 2,183 as requested by the Planning Commission. The

Staff Report
Beverly Hilton Revitalization Project
For the Planning Commission Meeting of February 20, 2008

1,733 parking spaces will be provided by building out the entire 4th level of the parking structure.

At a previous Planning Commission hearing, the Commissioner had requested a rendering of Residence B at 13 feet in height. It was not possible for the rendering to be completed in time for the packet but the applicant will present the rendering at the hearing.

The following table provides a brief summary of the major changes to the proposed original project.

(See next page)

	Floors	Height (From Adjacent Grade)	Height (From Datum)	Units/ Rooms	Setback (From Property Line)	Original Project Floors and Units/Rooms
Res A	Eliminated					10 / 13 floors 42 units
Res B	16 floors	194 feet	189 feet	60 units	19.5 feet from SM 17 feet from MGW	13 floors 48 units
W=A	2 / 14 floors (12 floors for Hotel and 2 floors for Condos)	38 / 166 feet	21 / 152 feet	140 rooms 8 units	30 – 64.9 feet from Wilshire 83.3 – 165.3 feet from Intersection	2 / 11 / 14 floors 120 rooms 30 units
Conf. Ctr.	2 floors	42 feet	33 feet	0 rooms	30 – 45 feet from Wilshire	3 floors 50 rooms
Cabana Rooms	3 floors	31 feet	13 feet	30 rooms	17 feet from SM	1 floor

Wilshire Boulevard Improvements

The City Traffic Engineer has meet with staff regarding the width of lanes in Wilshire Boulevard adjacent to the project. He is recommending that the width of some of the lanes be modified as described below due to safety considerations. For east bound Wilshire Boulevard at Santa Monica Boulevard, the inside left turn lane should be a minimum of 11 feet (it's currently proposed at 9 feet), the other left turn lane should be a minimum of 10 feet (it's currently proposed at 9 feet). The center line in the street should match the existing center line and not encroach into the westbound lane as presently shown on the attached circulation plan (Attachment A). This would mean that 4 additional feet would be needed from Hilton for a linear length of approximately 400 feet which would maintain a minimum 10 feet wide sidewalk to ensure the handicapped access behind the Metro stop.

The current design with the two 9 foot wide left turn lanes and the encroachment into westbound traffic lane was a design from Montage project mitigation that was done prior to the Hilton's application. Due to the substandard width of the turn lanes and encroachment into the existing

west bound traffic lane, the City halted the Montage implementation until the Hilton Revitalization project was considered since the room needed for the correct lane configuration would be available from the Hilton project. The State and the American Association of State Highway and Transportation Officials (AASHTO) has established a minimum lane width of 11 feet, 10 feet is considered acceptable and 9 feet is considerable substandard on a major arterial. A twelve foot wide lane is the standard design for a major arterial. The widths recommended by the City Traffic Engineer are especially important since there is no protective median between west and east bound traffic. With 9 feet of width, there would be insufficient room for an eastbound vehicle to safely turn left with cars located so close in both the west bound lane (in which vehicles are traveling at a high rate of speed) and the adjacent east bound left turn lane which also has a substandard width of 9 feet.

For east bound Wilshire Boulevard at Carmelita Avenue the circulation plan indicates one 9 feet wide left turn lane and three through lanes (two of which were 10 feet wide and the one closest to the curb was 18 feet wide). With the recent project changes, the same number of lanes exists but the lane closest to the curb has been reduced from 18 feet to 11 feet. The City Traffic Engineer has indicated that with the 4 foot setback the City could bring the 9 feet turn lane to a minimum standard of 10 feet.

For east bound Wilshire Boulevard at Trenton Drive, the overall dimension from the center line to the curb line has been reduced from 37 feet to 35 feet. For this section, the City Traffic Engineer would prefer 36 feet from the center line which would accommodate half of a turn lane = 5 feet+10+10+11= 36 feet wide. As noted, in Attachment A, the 36 feet starts at the center line of the street so the width of the left turn lane would actually be 10 feet. If the applicant started the 4 foot setback requirement from their driveway, the City would be able to fix this part of the street as well.

The City Traffic Engineer will be in attendance at the hearing to discuss the recommended lane configurations. Staff is currently working with the applicant to determine what impact these changes would have on the project. Staff's goal is to minimize the loss of landscaping and there may be options to do this by reducing the width of the sidewalk at several locations. Staff will have options for the Planning Commission to consider at the hearing.

Draft Specific Plan

The proposed "Beverly Hilton Specific Plan" will establish land uses and development, design, and operational standards for the project and the project site. A draft specific plan was presented to the Planning Commission at its meeting on February 7th but the Commission did not discuss the plan. As noted in the February 7th staff report, the applicant observed the comments that the Planning Commission made regarding the draft specific plan for the 9900 Wilshire Boulevard Project on January 24th and revised the draft specific plan in an attempt to address anticipated comments from the Commission. The redlined version of the revised specific plan prepared by the applicant is included as Attachment B. Staff has not had an opportunity to review these changes but will be prepared to summarize the changes at the Planning Commission hearing.

Staff Report
Beverly Hilton Revitalization Project
For the Planning Commission Meeting of February 20, 2008

Draft Development Agreement

The Draft Development Agreement for the project is included as Attachment C. The Development Agreement follows a format similar to the 9900 Wilshire agreement but has been modified to address the unique differences between the projects. There are still provisions in the agreement that need to be addressed. These are currently being negotiated and staff will provide information about these provisions once they are finalized.

Next Steps

Staff recommends that the Commission discuss the proposed changes to the project, the Draft Specific Plan, and the Draft Development Agreement and provide direction to staff. Staff is requesting direction from the Planning Commission on these issues so that staff can prepare resolutions and draft conditions of approval on the project for the Commission's consideration on February 28th. The Final EIR will also be available for consideration at the February 28th hearing.

RECOMMENDATION

Staff recommends that the Planning Commission provide direction on the project revisions, Draft Specific Plan, and Draft Development Agreement and direct staff to return with resolutions and draft conditions of approval for final Commission action on February 28, 2008.

Attachments:

Attachment A - Circulation Plan
Attachment B - Redline of Draft Specific Plan
Attachment C - Draft Development Agreement
Attachment D - Project Plans

**Planning Commission
Staff Report
of
February 28, 2008**



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning Commission
Meeting of February 28, 2008**

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner
Larry Sakurai, Principal Planner

THROUGH: Vincent P. Bertoni, AICP
Community Development Director

Jonathan Lait, AICP
City Planner

SUBJECT: Proposed Condominium/Hotel
"Beverly Hilton Revitalization Project"
at 9876 Wilshire Boulevard



Project Site

This report supplements the Staff Report issued on Friday February 22, 2008

Supplemental Report

The purpose of this report is to provide the Commission with: a) the remaining attachment that was noted to be delivered separately from the staff report issued and delivered to the Commission on Friday February 22, 2008 (Attachment G – Project Plans), and b) attachments that have been modified since the packets were delivered (Attachments A, B and C). The remaining attachments were previously provided (Attachments D, E, F), however we have attached them to this report so that they can all be easily referred to in one package.

Attachments:

- Attachment A:- Redline of Draft Specific Plan (**Revised 2/25/08 and Specific Plan Figures added**)
- Attachment B : Proposed Conditions of Approval (**Revised 2/25/08**)
- Attachment C : Resolution Recommending Certification of the EIR (**Mitigation Monitoring Program Added**)
- Attachment D : Resolution Recommending Approval of General Plan and Zoning Amendment (**No changes – provided FYI**)
- Attachment E : Resolution Recommending Approval of the Specific Plan with Conditions (**No changes – provided FYI**)
- Attachment F: Resolution Recommending Approval of the Development Agreement (**No changes – provided FYI**)
- Attachment G: Project Plans (**Not provided previously**)



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning Commission
Meeting of February 28, 2008**

TO: The Planning Commission

FROM: Donna Jerex, Senior Planner
Larry Sakurai, Principal Planner

THROUGH: Vincent P. Bertoni, AICP
Community Development Director

Jonathan Lait, AICP
City Planner

SUBJECT: Proposed Condominium/Hotel
“**Beverly Hilton Revitalization Project**”
at 9876 Wilshire Boulevard



Project Site

EXECUTIVE SUMMARY

The purpose of this meeting is to review and approve the resolutions recommending that the City Council certify the Final Environmental Impact Report and approve the Mitigation Monitoring and Reporting Program, the General Plan and Zoning Amendment, the Beverly Hilton Specific Plan, and the Development Agreement for the Beverly Hilton Revitalization project.

SUGGESTED MEETING FORMAT

- Staff makes presentation
- Planning Commission reviews draft resolutions to insure they reflect previous direction of the Planning Commission
- Planning Commission adopts resolutions

PROJECT LOCATION AND DESCRIPTION

The project site occupies the eastern end of the 17-acre “Robinsons-May/Beverly Hilton Triangle” which is considered the western gateway to Beverly Hills because of its location at the Beverly Hills-Los Angeles city boundary. Comprising three separate parcels, the site totals 9 acres and is currently developed with The Beverly Hilton and ancillary facilities including an executive conference center, hotel administrative offices, professional offices, a five-story parking structure with one subterranean level, retail uses, hotel restaurants, and the former Trader Vic’s Restaurant.

The project applicant for the Beverly Hilton Revitalization project, Oasis West Realty LLC, originally proposed to redevelop and reconfigure the property through the addition of 50

guestrooms to the Beverly Hilton hotel as well as new hotel support, retail and office facilities, a conference center, outdoor landscaped areas, a new five-star 120-room Waldorf Astoria Hotel, and 120 condominium units. As noted below, the project has now been revised based on Planning Commission direction.

The existing Wilshire Tower and its 352 guestrooms would be retained and with upgrades and renovations, including hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained.

BACKGROUND

The Planning Commission held public hearings on the proposed project on August 22, 2007, September 10, 2007, October 3, 2007, November 1, 2007, November 8, 2007, December 13, 2007, January 31, 2008, February 7, 2008, February 14, 2008 and February 20, 2008. At the last hearing, the Planning Commission directed staff to bring back Resolutions for final action.

Based on feedback during previous hearings, the applicant had revised the plans for the January 31st hearing to include a 14 story Waldorf Astoria, a 9 to 11 story Residence A building, a 17 story Residence B building, a 2 story conference center and a 3 story cabana/pool area.

Based on this submittal, staff had recommended for the February 7th hearing that the Planning Commission approve the following major project components:

- 1) Waldorf-Astoria - 12 stories
- 2) Residential A building - 9 stories
- 3) Residence B building -18 stories
- 4) Conference Center - 2 stories
- 5) Cabana/Pool Area - 3 stories

At the February 7th hearing, the Planning Commission discussed the project and the majority of the Commission agreed to consider the applicant's proposal for the conference center, cabana rooms and Waldorf Astoria but requested that additional changes be made to the project including the elimination of Residence A building and lowering the height of Residence B to 16 stories.

DISCUSSION

At the Planning Commission's last hearing on the project (February 21st), the applicant submitted a project that included the elimination of the Residence A building, a 14 story Waldorf Astoria and a 16 story Residence B building, however; after further discussion about the potential impacts of the proposed project, the Planning Commission directed the applicant to lower the Waldorf Astoria to 12 stories and Residence B to 13 stories. The applicant has submitted revised plans (Attachment G) that reflects these changes. The project has now been revised consistent with Planning Commission direction and staff has prepared resolutions approving the project as submitted. The following table summarizes the current proposal:

Staff Report
 Beverly Hilton Revitalization Project
 For the Planning Commission Meeting of February 28, 2008

	Floors	Height (From Adjacent Grade)	Height (From Datum)	Units/ Rooms	Setback (From Property Line)	Original Project Floors and Units/Rooms
Res A	Eliminated					10 / 13 floors 42 units
Res B	13 floors	173 feet	155 feet	48 units	19.5 feet from Santa Monica Boulevard 17 feet from Merv Griffin Way	13 floors 48 units
W=A	2 / 12 floors	38 / 150 feet	21 / 136 feet	140 rooms	30 – 64.9 feet from Wilshire Boulevard 83.3 – 165.3 feet from Intersection	2 / 11 / 14 floors 120 rooms 30 units
Conf. Ctr.	2 floors	42 feet	33 feet	0 rooms	30 – 45 feet from Wilshire Boulevard	3 floors 50 rooms
Cabana Rooms	3 floors	31 feet	13 feet	30 rooms	17 feet from Santa Monica Boulevard	1 floor

Attached to the staff report are the Resolutions recommending that the City Council certify the Final Environmental Impact Report (Attachment C), approve the General Plan and Zoning Amendment (Attachment D), approve the Beverly Hilton Specific Plan (Attachment D) and approve the Development Agreement (Attachment F). Attached to the Resolutions are the Final Beverly Hilton Specific Plan, Development Agreement and Mitigation Monitoring and Reporting Program. The Final EIR (Attachment H) and final project plans (Attachment G) are included as separate attachments. While a clean copy of the Draft Specific Plan is attached to the Resolution approving the Specific Plan, staff has also provided a redline version (Attachment A) that shows the changes made from the last hearing.

RECOMMENDATION

The purpose of this meeting is to review and approve the following Resolutions:

- 1) Resolution of the Planning Commission of the City of Beverly Hills recommending that the City Council certify the Environmental Impact Report for revitalization of the existing Beverly Hilton Hotel to allow a New Luxury Hotel, a New Luxury Condominium Building, Gardens, And Modifications To The Existing Beverly Hilton Hotel which result in a decrease in the total number of hotel rooms; make environmental findings pursuant to the California

Environmental Quality Act; adopt a Statement Of Overriding Considerations; and adopt a Mitigation Monitoring and Reporting Program;

- 2) Resolution of the Planning Commission of the City Of Beverly Hills recommending that the City Council amend the Land Use Element of the Beverly Hills General Plan to establish the Beverly Hilton Specific Plan designation, add the Beverly Hilton Specific Plan zoning to City of Beverly Hills Municipal Code, and apply the Beverly Hilton Specific Plan zoning in conjunction with the proposal for revitalization of the existing Beverly Hilton Hotel to allow a New Luxury Hotel, a New Luxury Condominium Building, Gardens, and Modifications to the existing Beverly Hilton Hotel which result in a decrease in the total number of hotel rooms;
- 3) Resolution of the Planning Commission of the City Of Beverly Hills recommending that the City Council adopt the Beverly Hilton Specific Plan for revitalization of the existing Beverly Hilton Hotel to allow a New Luxury Hotel, a New Luxury Condominium Building, Gardens, and Modifications to the existing Beverly Hilton Hotel which result in a decrease in the total number of hotel rooms;
- 4) Resolution of the Planning Commission of the City Of Beverly Hills recommending that the City Council approve a Development Agreement between the City Of Beverly Hills and Oasis West Realty, LLC, for revitalization of the existing Beverly Hilton Hotel to allow a New Luxury Hotel, a New Luxury Condominium Building, Gardens, and Modifications to the existing Beverly Hilton Hotel which result in a decrease in the total number of hotel rooms.

Attachments:

- Attachment A:- Redline of Draft Specific Plan
- Attachment B : Proposed Conditions of Approval
- Attachment C : Resolution Recommending Certification of the EIR
- Attachment D : Resolution Recommending Approval of General Plan and Zoning Amendment
- Attachment E : Resolution Recommending Approval of the Specific Plan with Conditions
- Attachment F: Resolution Recommending Approval of the Development Agreement
- Attachment G: Project Plans
- Attachment H: Final EIR

NOTE: Attachments C through G will be distributed under separate cover.

**PLANNING COMMISSION
MINUTES OF**

August 22, 2007

**CITY OF BEVERLY HILLS
PLANNING COMMISSION SPECIAL MEETING
City Council Chambers**

**August 22, 2007
6:00 p.m.**

MINUTES

OPEN MEETING

The meeting was called to order at 6:10 p.m.

ROLL CALL

Commissioners Present: Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie

Commissioners Absent: None

Staff Present: V. Bertoni, L. Sakurai, D. Jerex, B. Lay, (Department of Community Development); D. Snow (City Attorney's Office); J. Parker-Bozylinski (Consultant)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ed Brown.

COMMUNICATIONS FROM THE AUDIENCE

None.

PLANNING COMMISSION BOARD OF ZONING ADJUSTMENTS/PLANNING AGENCY PUBLIC HEARINGS

1. Draft Environmental Impact Report for a Proposed Condominium/Hotel "Beverly Hilton Revitalization Project"
9876 Wilshire Boulevard

Community Development Director Bertoni noted another meeting on September 10 shall be held wherein the applicant will make a comprehensive presentation, followed by a meeting on September 27 wherein responses to the Commission questions will be given. He reviewed the various ways for the public to review and comment on the EIR and the schedule, noting the last day for public comment is September 21.

The staff report was summarized by Senior Planner Jerex and made a part of the permanent record.

Consultant Ann Doehne with Impact Sciences Inc. reviewed the EIR Impacts and alternatives.

Consultant Chris Gray with Fehr & Peers reviewed the traffic study and simulation.

Beny Alagem, representing the applicant, reviewed the hotel's history and the vision of Conrad Hilton. Revitalization is needed and they have endeavored to include public input in their project. He noted the plan to dedicate additional lanes to improve traffic flow and discussed competition from new hotels.

Matthew Hart, President and Chief Operations Officer of the Hilton, applicant, noted Blackstone shall acquire the chain and discussed bringing new luxury Waldorf Astoria hotels to premiere cities. He noted the project will ensure the Beverly Hilton, the largest hotel in Beverly Hills, is competitive into the future.

Bob Siegel, Gwathmey, Siegel & Associates Architects, for the applicant, stated changes to the project have resulted from interaction with the community. The goal is to convert the project to a pedestrian-friendly area with increased gardens, abundant services, and parking below grade. He discussed LEED certification, increased garden and open space, improved water flow, and road widening. Mr. Siegel noted the desire to continue the legacy of the iconic building while allowing the Hilton to compete and excel.

Corinne Verdery, Senior Vice President of Oasis West, for the applicant, stated there are over 60 supporters in the audience.

Gunther Schiff, a resident, expressed concern with the hotel advertising. He expressed the opinion that two hotels are not necessary and inquired how the condos help the hotel with regard to viability. He also expressed the opinion that high rise condos are inconsistent with the desires of the community, and doubts the public will use the open space.

Dr. Nanaz Pirnia, resident, stated she is involved with the Beverly Hills Chamber of Commerce, Beverly Hills Rotary Club, Maple Counseling Center, and is the Iranian-American Parents Association President and Founder, expressed support for the greening of the City and the addition of open space.

Robert Mirvis, a resident, expressed opposition to the size of homes being built in the City today, the projects, the traffic, parking, and stated the standard of living is declining. He is opposed to this project's size and traffic.

Joyce Saleh, a resident, stated the project will bring revitalization, beauty, improved traffic flow, open space, and gardens to the City..

Robbie Anderson, a resident, stated when residents purchased their homes, they expected the height restriction of 45 feet to remain. He suggested grouping the buildings on the southwest portion of the property, toward Santa Monica and Merv Griffin Way, not on Santa Monica and Wilshire to reduce the impact on the open air space.

Larry Larson, a resident, stated if this entire project were built today, it would require 3,773 spaces per City Code; and he expressed concern with parking spillover and cumulative effects of traffic. He encouraged the City to challenge the traffic generation numbers and the 70% hotel occupancy numbers.

Frank Morse, a resident and owner of a commercial building approximately 50 yards from the project, expressed concern regarding City representation at architectural award ceremonies for particular projects. He is concerned with cumulative effects and views, and stated Little Santa Monica has no parking in his area. He suggested referendum or litigation.

Mark Saleh, resident, stated the presentation answered his questions and the project extends open spaces.

Ruth Low, resident, stated she is also representing a neighbor on Trenton Drive. She stated they do not believe a 14-story building enhances the City's image. She discussed the 1960's Council actions regarding the site.

Ruth Kraft, a resident, stated Trenton Drive is filled with cars coming from the Hilton and the DEIR does not discuss spillover traffic. The existing grass at the Hilton is not shown. She prefers Alternative 3 with buildings not to exceed 45 feet. She cannot get onto Wilshire in the morning and has to go to Whitter Boulevard.

Darian Bojeaux, resident, expressed concern with the neutrality of the presentation by staff. She stated air space should be considered and the traffic models should have a graph of how traffic is now and how it would be if project were built. She added that flat drawings are misleading.

Sander Habalow, stated he is an investment banker, Secretary of the Wilshire Theatre, and Treasurer of the Maple Counseling Center. He noted people coming from around the world have no place to live in the area, and the Hilton has addressed the traffic in a thoughtful way.

Steven Weinglass, a resident, expressed concern with precedent and cumulative effects. He stated he likes the project and the additional traffic lanes and improvements, but is concerned they are not enough to compensate for increased traffic and density and would like more creative solutions to traffic.

Thomas White, a resident and Chairman of the Municipal League of Beverly Hills, questioned the adequacy of the public notice. Mr. White noted the City's 3-story height limit and 2.0 density. He expressed concern with cumulative effects on quality of life, traffic, spot zoning, and requested an independent needs assessment.

Ed Brown, a resident, stated he is neither for nor against this project. He urged the Commission to get the General Plan done and submit it to the City Council. He is opposed to the light on Santa Monica as it will impact the residential area.

Ilonna Sherman, stated the City needs the money this project will generate for schools and the quality of life of the citizenry.

Tom Korey, resident, expressed support for the proposed project.

Assistant City Attorney Snow summarized written comments, all in favor of the project, from: Bill Elliott, Ilona Sherman, Gloria Keuger, Diana Feinberg, Farhad Zomorodi, Millicent Schuber, Barbara Peterson, and Joyce Saleh.

The following persons did not appear when called: Nadia Nourian, Dr. Ira Pouratian, Calvin Sweet, and Farhad Zomorodi.

Questions/Concerns from the Commission:

Community Development Director Bertoni suggested questions be taken by topic area. He stated the question on the notice is taken seriously and the City Attorney has determined the notice was adequate. He reviewed the schedule of future meetings on the proposed project.

Project Description

No questions

Aesthetics and Visual Character

Commissioner Marks inquired how much of the 14% additional open space is visible from public streets. Is there a measurement of open air space? What percentage of air space will be covered? Staff responded; Director Bertoni noted staff can return with that answer (volume of buildings). Commissioner Marks inquired how much of the 45% open space will be in shade and shadow. Director Bertoni responded that is in the report, but they can add it to the power point at next meeting. Staff will also respond to her question regarding wind tunnel effect between building A and the hotel by returning with a measurement via computer modeling.

Vice Chair Reims requested a fly-through view be created to get a better idea of the height and how much open space will be visible by the public. How much of the public open space will be used for outdoor events?

Commissioner Bosse requested a perspective of the impact on open air space. She would like a simulation of the northeast corner directly across from Building A which is on Wilshire/Merv Griffin Way for height, mass, and scale purposes; also one on the north side of Wilshire looking directly at the Waldorf to see entire height when approaching the structure; and one simulation of Alternative 3.

Commissioner Cole inquired whether the rooftop greenery is included in the calculation of open space. Staff responded, no. She would like a view showing exactly where the increased open space will occur. She would like more visual enhancements such as the view approaching the Wilshire/Santa Monica intersection to see impact of the Waldorf Astoria with the vis-à-vis the current structures, and from Wilshire eastbound in a progressive approach.

Commissioner Marks stated she would like a view standing at the Peninsula Hotel, from the residential area there. Is there a different standard regarding shade and shadow when dealing with a school? Staff responded how it was reviewed, but they could prepare a more comprehensive response paragraph. Commissioner Marks requested it include a description of why staff came to its conclusion.

Chair Furie requested an explanation regarding visual character (significant unavoidable impacts). Were conclusions reached based on CEQA Guidelines or Objectives 3 and 4 of the Land Use Element of the General Plan? Assistant City Attorney Snow responded noting he can also return with a more detailed answer. Chair Furie inquired whether there is an independent impact under CEQA and a separate impact under City Land Use Objectives 3 and 4 for the visual character. Assistant City Attorney responded that he would come back with more detail.

Chair Furie inquired how many feet the Wilshire tower is set back from Wilshire at most easterly and westerly points and clarify whether from the current or future curb. The Consultant responded. Chair Furie inquired which of proposed buildings were determined to have a significant impact. The Consultant responded. Chair Furie inquired whether CEQA or Land Use Objectives were used. The Consultant responded. Regarding views from the Hilton from Wilshire/Santa Monica - what creates the significant unavoidable impacts and what would be required to reduce them to less than significant. The Consultant responded. Chair Furie inquired if the building did not block the 'Y' building of the Hilton, it may not be under the cultural historic resource significant impact. The Consultant will return with more research.

Chair Furie inquired how the playground area at El Rodeo School (southeast corner of outdoor recreation area) is used, and by how many, during the hours of

7:30 a.m. -10:00 (and a smaller portion until 9:00 a.m.); also, whether the number of users would change any conclusions. The Consultant responded. Chair Furie inquired whether temperature would be affected. The Consultant noted it depends on the time of year and will get back to the Commission.

Air Quality

Commissioner Marks inquired regarding levels of particulate matter related to cumulative projects in the area. Director Bertoni noted a description on how the air quality analysis was done in conjunction with 9900 Wilshire can be provided. Commissioner Marks asked that it include a further description on how it particularly impacts the school. The Consultant responded that it includes different standards for children at the at-risk population and for an area within one-quarter mile of a school, etc. Commissioner Marks inquired at what point does the project need to be scaled down or utilize abatement. The Consultant responded.

Vice Chair Reims inquired how far out the air quality degradation occurs. The Consultant responded. Vice Chair Reims inquired whether the City should limit construction to summer hours due to the school. The Consultant noted their air quality scientist could provide a more detailed answer.

Commissioner Bosse inquired whether air quality could be periodically measured. The Consultant indicated that is possible and is an option.

Commissioner Cole stated an explanation of the risk might put people's concerns at rest and the monitoring would also serve that purpose. She inquired whether staggering construction would help. The Consultant stated coordinating with the 9900 Wilshire project construction is a mitigation in the Construction Management Plan. Commissioner Cole stated she is referring to particular activities that generate these emissions. The Consultant will look into it and respond back.

Traffic

Commissioner Marks inquired how curb cuts work related to traffic and do they impact traffic. The Consultant stated they may take another look at that including the role of each driveway and what the volumes might be. Commissioner Marks asked that 9900 Wilshire be included in that response. She inquired regarding the light on Santa Monica, resulting in more cars on that street, where will the traffic go. The Consultant responded they may look at that in more depth after further analysis. Commissioner Marks inquired what will happen to traffic with and without the project in 10 years and inquired about Level of Service F. The Consultant discussed the traffic study event description which approached trip calculations in various ways. Commissioner Marks inquired regarding how events are studied, and what happens before and after on residential streets.

The Consultant responded. Commissioner Marks inquired whether February is different than Summer or Christmas regarding trip counts. The Consultant responded that they will make a more detailed presentation. When there were large events, why wasn't a worst case scenario used. She would like a wider range in terms of occupancy, etc.

Vice Chair Reims noted the need to evaluate the improvements to Merv Griffin Way and the effect it may have on Whittier and El Rodeo. Regarding the new restaurant at the Waldorf, the EIR indicates the entire project mid-day peak would generate 16 new trips. Elsewhere it indicates 189 spaces are required and compares it to Spago Restaurant. The Consultant responded; however, Vice Chair Reims requested that be re-evaluated. She asked, when looking at the new roadway was queuing capacity analyzed, and was there any opportunity of any event of any size in the Waldorf? The Consultant will review in more detail.

Commissioner Bosse inquired regarding trip generation credit for existing use, was the generation of additional traffic for an improved project factored in? The Consultant responded, no. Commissioner Bosse inquired whether the traffic numbers were based on the assumption of use as second homes? The Consultant responded. Commissioner Bosse inquired whether numbers could be generated assuming these are not second homes. The Consultant responded the numbers they used were thought to be representative of what might be used at this site. Commissioner Bosse stated it would be helpful to find out and also to get numbers for the hours of 2-4:00pm. The Consultant stated their intent to do so when school is in session.

Commissioner Cole commented that with 2 additional driveways on Merv Griffin Way, the signal at Santa Monica will help, but requested reassurance regarding congestion from 9900 visitors and residents, access to those docks, plus new residences, and the primary entry to Hilton. The Consultant responded. Commissioner Cole inquired regarding coordination with turns coming in on Wilshire. The Consultant responded that can be looked into. Commissioner Cole inquired regarding trip generation that was half of the national rate for condos. The Consultant responded discussing ITE high rise condos rate. (Tape 4 Side A)

Commissioner Cole referred to some untitled, undated data provided which referenced peak AM and PM trip generation counts. The Consultant will check and ensure everything is included in the appendices; they collected mid-day data separately. Commissioner Cole requested a supplemental report showing when the Consultant's trip numbers were taken, by whom, and the actual counts at each location. Community Development Director Bertoni responded. The Consultant will present additional data on how the projects studied were selected and the process. Commissioner Cole noted 85% of residential units are 3 or 4

bedrooms; how does the data compare with what may be a predominance of studios or 1 bedroom units?

Chair Furie requested the Consultant look at ITE 220 or 230 - regular condo or apartment standard and compare and contrast with the data already provided. With respect to the six condominium projects used in the study, is the sample size large enough to be significantly accurate, and if not, have the other numbers for worst case scenario been shown. What is minimum distance from Wilshire on Merv Griffin to locate a driveway for Residence A as opposed to its current location. Analyze if thresholds are tripped if it is determined that a traffic light at Santa Monica and Merv Griffin Way is not desired.

Parking

Commissioner Marks asked if the project is being remodeled beyond 50%? Commissioner Marks inquired regarding spillover parking. She would like more detail on whether parking is adequate, including existing parking spaces vs. additional – are compact vs. regular size stalls being considered. Community Development Director Bertoni stated these will be brought back on September 27, 2007.

Vice Chair Reims inquired regarding the sufficiency of analysis, and did not understand what code parking would be for this entire project. She noted overflow parking at Robinsons May will no longer be there. Regarding a new five star hotel which requires certain amenities and level of service, and a new destination restaurant, how can existing parking be sufficient? Will open space be used for events and would there be parking impacts? Condos with multiple bedrooms are very different than studios or 1 bedroom units. If there was a party at the Waldorf-Astoria with 50-70 people, that could take the bulk of their parking. Please add a parking table showing code parking vs. existing vs. proposed for all these uses. Was an analysis done on whether the new conference center will create higher usage; why do it if no higher usage ensues? Is there the possibility the Waldorf may be used for weddings? That would affect parking and traffic; will the new lane just be a queing lane. She stated she understood 604 new parking spaces - of that 380 are for condos, leaving 224 - 189 of those are for new destination restaurant leaving 35 new spaces for a new 5 star hotel, limos, and she is concerned with that.

Commissioner Bosse inquired regarding parking. The Consultant stated the hotel currently has 818 spaces - 55 are for Trader Vic's; the hotel will have 1,422 spaces - 818 are existing; Trader Vic's is going away so they gave a credit of 55.

Commissioner Cole inquired regarding parking required under Code. Parking need is estimated to be less than what the Code requires. She also questioned the average parking demand for a residential condo estimated at 2 spaces per unit. The Consultant responded regarding parking counts and will return with

information on how those type of units compare; they will return regarding code requirement parking answers. They also talked with restaurant representatives.

Chair Furie inquired regarding additional modifications, they will need to be analyzed for circulation and impacts.

Cultural Resources

Commissioner Marks requested information regarding the Iconic building, is it quantifiable, and at what point would an historic impact occur when changes are made to the existing development. If surrounded by three towers, is it still a landmark? The Consultant responded. Commissioner Marks inquired whether a threshold has ever been determined for a City regarding sufficient water supply. The Consultant responded. Assistant City Attorney Snow noted this issue has been before the courts, although for significantly more units; this project is below the type of threshold that would require a separate analysis. Commissioner Marks inquired regarding cumulative projects effect. Staff noted information on the Urban Water Management Plan can be brought back on September 27th.

Commissioner Marks inquired whether gray water use was ever used as mitigation. The Consultant stated water conservation measures can be attached, if a significant impact is found. Commissioner Marks inquired whether any study has been done that existing infrastructure can handle water main needs for the fire suppression needs for a building this high. The Consultant responded.

Commissioner Cole asked whether Wilshire Blvd is 100 feet wide consistently through the Wilshire corridor, particularly where samples were taken. The Consultant responded it is at this and the 9900 project, the rest staff will get (for the sample areas/addresses in the report).

Chair Furie inquired, regarding cultural historical resources/views, if the Waldorf and new rooms on the Wilshire edge did not exist what effect would that have on the significant unavoidable impacts? The Consultant noted it would reduce the impact, possibly to less than significant. Chair Furie inquired whether Wilshire/Santa Monica intersection is the most westerly boundary of the Scenic Highway, and how was it determined there was no impact. The Consultant responded.

Commissioner Marks inquired whether there was a new way of calculating FAR for this project. Staff indicated no.

Alternatives

Commissioner Marks inquired regarding reduced density, how was 30% reduction arrived at; and why would the Waldorf not be viable if the height were lowered? The Consultant responded. Commissioner Marks requested the

General Plan Committee and Planning Commission recommendations be made an alternative as well.

Commissioner Bosse inquired regarding five star hotel requirements. The Consultant responded.

Commissioner Cole inquired regarding Alternative 2, what would the reduction in garden space be compared to the existing amount. The Consultant could return with a comparison. Regarding Alternative 3, why were residential towers in excess of Wilshire Tower. The Consultant responded and will return after discussing with staff.

Community Development Director Bertoni noted the General Plan Topic Committees had discussed master planning for this area including height, density, use, etc.

Commissioner Marks stated a preference for an alternative with nothing high rise on Wilshire, but have this on the southwest portion at the corner of Merv Griffin and Santa Monica and be 9 stories high.

Vice Chair Reims suggested placing the height on Santa Monica and some of Merv Griffin - away from Wilshire/Santa Monica intersection. For the future, we should come up with initial alternatives that meet historic City objectives. She stated they might have come up with a specific plan for these sites if they were further along with the general plan.

Commissioner Bosse stated her concern with the significant effect on visual character of an important landmark intersection. Building A – too much height and massing is too close to a residential area. It should be set further back from Wilshire with reduced height and density. Building B – that is where height should be considered at Santa Monica/Merv Griffin. Waldorf building – at a most important intersection/landmark, she would like an alternative bringing height and mass down so as not to lose the sense of openness and garden quality. The new rooms on Wilshire – step back and add modulation.

Commissioner Cole is concerned with all the height, and all the new towers and activity of the residential towers. She would prefer the residential to be four stories although that might affect viability. The Waldorf drastically changes the streetscape. The Alternative of reduced density would reduce height and she would like the residential buildings reduced even further. She would like the option of additional alternatives after the next meeting where better views will be provided.

Chair Furie asked with regard to the Beverly Hilton Specific Plan, staff to look into a review process, such as the planned development review, to ensure a comprehensive method for regulating in future. Additional visual simulations:

provide all viewsheds identified in the EIR and a modification to Alternative 4: all buildings should be set back a minimum of 50 feet from proposed sidewalk on the Wilshire side of property. Residence A building to be 7 stories with the building shifted to south and locating the driveway for that building on north side of project. Residence B building increase to 17 stories. New luxury rooms on Wilshire to be eliminated. The Waldorf Astoria: 2 story portion eliminated, 11 stories reduced to 4 stories, the 14 stories reduced to 7 stories, building to be a minimum 100 feet west of new sidewalk at corner of Wilshire and Santa Monica. Provide visual simulation for this from all viewsheds. Review impacts for a full level of parking on level 4. Director Bertoni will review in relation to General Plan Topic Committee recommendations.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

COMMUNICATIONS FROM THE PLANNING COMMISSION

None.

THE MEETING WAS ADJOURNED AT 10:33 PM.

PASSED AND APPROVED THIS 27th DAY OF SEPTEMBER, 2007.



Noah Furie, Chair

Submitted by Vince Bertoni, Secretary

DRAFT
PLANNING COMMISSION
MINUTES OF
September 10, 2007

DRAFT

DRAFT

**CITY OF BEVERLY HILLS
PLANNING COMMISSION SPECIAL MEETING
City Council Chambers**

**SEPTEMBER 10, 2007
7:00 P.M.**

MINUTES

OPEN MEETING

Note for the record: the meeting was noticed for 6:00 p.m. but posted for 7:00 p.m. The meeting will commence at 7:00 p.m.; however, written comments will be accepted from those unable to stay.

ROLL CALL

The meeting was called to order at 7:00 p.m.

Commissioners Present: L. Bosse, N. Cole, S. Marks, Vice Chair Reims,
and Chair Furie

Commissioners Absent: None.

Staff Present: V. Bertoni, B. Lay, L. Sakauri, D. Jerex,
L. Goor (Department of Community Development)
D. Snow (City Attorney's Office)
J. Parker-Bozylinski (Consultant)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Ukelson; Chair Furie held a moment of silence in remembrance of September 11, 2001.

COMMUNICATIONS FROM THE AUDIENCE

None.

COMMUNICATIONS FROM THE COMMISSION

None.

OLD BUSINESS

**PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS /
PLANNING AGENCY PUBLIC HEARINGS**

**1. Proposed Condominium and Hotel Project
The Beverly Hilton Revitalization Plan
9876 Wilshire Boulevard**

The purpose of the meeting is to receive a presentation on the Beverly Hilton Revitalization Plan from the project applicants and to continue to receive testimony on the project and on the adequacy of the DEIR prepared for the project.

Public comment was heard first due to a time conflict between the posted and mailed notices; a detailed presentation from the applicant team followed, then questions from the Commission were taken.

Speakers:

Corinne Verdery, Oasis West for the Beverly Hilton, pro, had supporters in the audience stand.

Fred Hayman, for the Beverly Hilton, pro, stated he began his career at the Waldorf Astoria; the project will bring revenue and good publicity to the City.

Vicki Menise, Chien Restaurant Owner/Operator, pro, noted the developer's interest in working with the community and responding to concerns.

Murray Pepper, a resident, pro, stated Gwathmey Seigel is a world renowned architect; the project shall create revenue for the City and be a place for seniors as their homes turnover.

John Carroll, resident, pro controlled growth, stated the Waldorf is a world class hotel attracting a high caliber of visitor, and will increase City revenue.

Lya Cordova Latta, a resident, pro improved traffic flow, increased revenue and benefits to the City.

Elliot Finkel, City Treasurer, pro economics of hotel and the significant revenue it will bring to the City.

Mr. Kasikei read letter from his brother, Ali Kasikei, Montage Beverly Hills Managing Director, pro enhancements to the visual and commercial integrity of the City; the Waldorf Astoria will raise the bar for the hospitality industry.

Donna Garber, former Mayor, pro project and expressed disappointment that the Four Seasons was built in another City.

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Daniel Simons, a resident, pro project.

Calvin Sweet, a resident, pro, stated as a developer since 1948 he notes the exceptional advantages of the project which is the best use of the property; there is improved traffic flow, and increased City revenue.

Dr. Ira Pouratian, provided letter, pro increased revenue and concurred with the previous speakers.

Roger Baerstock, a resident, pro, stated the developers have been very accommodating.

Mrs. Eric Schuber, a resident, pro gardens, improved traffic flow, and the prestige of the Waldorf Astoria.

Shari Ardalan, District Multicultural Commission Co-President, and resident, pro, stated the project will improve traffic flow and increase City revenue.

Natasha Alexandrovna, representing Lintermans Hair Salon, pro the architecture, sculpture gardens, and revitalization.

Rose Sherman, a resident, pro, stated the project is a beautiful visual addition to the gateway of the City.

Bill Devore, a resident, pro, stated his clients would prefer to stay in Beverly Hills; the project will attract international business travelers and their families, and the increased City revenue will be significant.

Toraj Amidi, a resident, pro, stated the icon building is in need revitalization, and the public park and gardens and will be a cultural resource.

Ilona Sherman, pro, expressed the opinion that there will not be a decline in property values.

Alan Gallant, a resident, pro, stated this is the best City he has ever lived in and this project will be an asset to Beverly Hills.

Letters and comment papers read into the record by Assistant City Attorney Snow from: Marcie Elias, a resident, pro enhancements and revenue; Jim Jahant, Brooks Brothers, pro Waldorf Astoria; Margaret McEntee Swaine, a resident, pro renovation; Franny Rennie, a resident, pro noting the manner the developer has responded to safety and security concerns of El Rodeo School; Radha Arora, Beverly Wilshire Hotel General Manager, pro keeping the City competitive and increasing revenues; and Marc Saleh, pro higher

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density residential accompanied by open green space for better water and energy utilization and improved quality of life.

Herb Reston, pro, Former Member of General Plan Study Group – Circulation & Traffic Committee, noted with more people coming to the area, this project helps to address traffic issues.

Jeff Mirkin, President Budget Rent-A-Car Southern California, pro increased revenue, revitalization, improved traffic flow, and five-star hotel business.

A letter from Richard S. Ziman was read by Murray Fischer, pro revitalization; he urged the City not to allow the many benefits of this project to go to another city.

A letter from Hamid Gabbay, a resident and Design Review Commission Member was read by Murray Fischer, pro the 5 star destination hotel and the world class architecture.

A letter from Warren Ackerman, a resident and member of the business community, was read by Murray Fischer, pro revitalization, increased revenue, and prestige of the Waldorf.

Bradley Gibbons, a resident, pro revitalization and revenue from the school's point of view.

Jeffrey Best, a resident, pro, noted how hotel guests drive local business.

Dr. K. Sobhe, Iranian-American Parents Association, pro the revitalization; stated the only negative would be to lose this project to Century City.

Shila Shah, a resident, pro improvements, beautification and amenities at the gateway to the City.

Danny Davis, a resident, con, stated he welcomes renovation, but is opposed to the height, loss of privacy, safety, blockage of sky, and increase in traffic. He reported traffic problems in attempting to exit his driveway every morning and requested the Commission consider cul-de sacs, gates, one-way streets, extra lanes, or Do Not Enter signs (Trenton & Carmelita). He indicated they may consider referendum, recall or litigation.

Ruth Low, a resident, con, stated the prestige of Beverly Hills is not due to high rises. She stated in the 1960's the Commission would not allow the Beverly Hilton to put additional rooms along Wilshire due to a covenant from the first buyers that should still hold today.

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Steven Weinglass, a resident, is in favor of revitalization and revenue, but is opposed to the height. In his backyard, he can hear conversations and music from people in the Park Towers. Also, who will pay for infrastructure?

Al Pernia, pro, area businessman, stated there is good distance between building and homes, and the main hotel is already there. Traffic problems on Trenton are already existing and will not change. The project will increase parking capacity and revenues.

Lisa Detanna, past President of the Beverly Hills Chamber of Commerce, a resident and works in Beverly Hills, pro, stated studies show hotels are one of the lowest density business projects in terms of traffic; the Waldorf Astoria in New York is majestic and she would like to see it in Beverly Hills.

Holly Claman Freedman, was not available to speak, but a speaker stated she was representing 10 or 12 families on South Robbins, all con as their area is residential, not commercial.

Matthew Finerman, M.D., con, requested this be considered in concert with surrounding projects. The Beverly Hills North HOA and the Municipal League had near unanimous opposition to the scope of this project which is greater than the former binding contract allows. He is concerned with property values, privacy, truck and tower construction noise, and parking.

George Roland, M.D., a resident, con height and traffic; would prefer 8 stories. He reviewed 4-11-69 under Transportation - Existing Condition vs. Future Traffic Conditions. He asked that potential devaluation of nearby residences be taken into consideration.

Todd Johnson, Lawrey's General Manager, pro, stated luxury hotels create more business in Beverly Hills, pro traffic flow improvements and cultural amenities.

Marty Geimer, pro, stated the plan is well thought out, they will be good neighbors and bring increased revenue to the City. He expressed the opinion shade and shadow and privacy will not be a problem.

A letter from Farhad Zomorodi, was read by Assistant City Attorney Snow, indicating he is a resident and a Traffic Engineer, pro traffic improvements, increased revenue, and revitalization of the gateway.

Thea Gabor, con, expressed support for revitalization but is not at this height or size. She expressed concern that the open space is being misrepresented and requested it be held until the City has an updated General Plan and determines the City cost for police, fire, etc.

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Marie France, real estate agent, speaking as a resident, pro project, urged the Commission not to let this go to another city.

Sander Habalow, investment banker, boardmember of various philanthropic organizations, former aide to the Secretary Transportation/Housing and Urban Development, pro revitalization of the gateway and increased revenue, noting other cities would like to get this project.

A letter was read from Max Salter, Former Mayor and a resident, pro revitalization of the gateway and additional open space.

Jeff Okyle, a resident, pro, stated he is a parking consultant, but has no financial interest in this project and there is more than enough parking for everyday and special events; the reconfiguration of the entry ramps enable faster ingress and egress and improved traffic flow.

Gerrie Wormser, a resident, con, stated speeding on Roxbury is dangerous. Regarding Wilshire, it took her an hour to get from Beverly Glen to Roxbury and she does not see how this will improve traffic flow. She is in favor of revitalization, but not more condos and hotels.

Joe Safier, a resident, pro, expressed support for revitalization, and stated the developer is sensitive to the needs of the residents.

Graydon Brittan, a resident and works in Beverly Hills, pro revitalization, renewed City amenities, parks and gardens, increased revenue, and stated the Hilton will be better able to compete.

Assistant City Attorney Snow read a statement into the record from Carmen and Anthony De La Torre, pro. He also noted letters of support were received from: Joanne Kozberg; Maynard Brittan, President and General Manager of the Roxbury Management Company; Michael Hirschfeld; and Bruce Schulman of Mercedes Benz of Beverly Hills.

The following did not appear when called, cards indicate pro: Mark O'Krenit, Charles Aidikoff, Brad Black, and Taraneh Hariri.

The Commission recessed at 8:56 p.m. and reconvened at 9:05 p.m.

Planner Jerex provided an overview of the project and schedule to date.

The applicants provided a presentation. The applicant team included:

Benny Alagem, Oasis West Realty Chairman, CEO.

Bob Siegel, Gwathmey Siegel Architects.

Charles Gwathmey, Gwathmey Siegel Architects.

Corinne Verdery, Oasis West, introduced a video from Peter Walker Landscape Architects.

Bruce Baltin, Senior Vice President of PKF Consulting.

George Mihlsten, Land Use Attorney with Latham & Watkins.

Ted Kahan, President of Oasis West Realty.

Adam Greenspan, partner with Peter Walker, responded to questions.

Alberto Lima of Gensler, Executive Architects, responded to questions.

Chris Grey of Fehr & Peers, responded to questions.

Additional Public Comments:

Murray Fischer, a zoning and land use attorney in Beverly Hills, pro, stated he provided information for Oasis West Realty, and discussed specifics, notably parking in projects within surrounding cities.

The Commissioners received responses from the applicants to the following questions:

Questions from Commissioner Marks

Regarding the parking demand model, are you assuming all restaurant seats are being used, and did you account for those standing in the bar area? You assumed 85% occupancy, but there was a statement that the average would be 80%? Is there a consultant to discuss how many luxury condos are needed? Did you look at office space? If you reduce the height to 8 floors, how many condos would that eliminate? How many rooms are there at the Waldorf in New York? How many condos are there in the Waldorf at this project? Do all the buildings benefit from Beverly Hilton services? How many floors do the 30 occupy? Will potential shade from the 9900 Wilshire project affect the landscaping? So what we see is what we will get in terms of landscape plants and color? Was a pedestrian bridge considered to bring pedestrians to the other side of Santa Monica? The additional lane on Merv Griffin is not the entire length? The PR indicates you are reducing 47 hotel rooms, but then we hear adding hotel rooms is a fiscal benefit – why? If there were no height issues, what would the right number of rooms for the Waldorf be? Do you have to have a condo component at Waldorf? Is there a service area on Santa Monica? Can you

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put the service area and loading dock for the ballroom underground? Do you need all that space for that?

Questions from Vice Chair Reims

Are the two parking structures connected? Each condo at the Waldorf has a minimum of 2 spaces? And 144 spaces set aside at all times for the restaurant? Is there any event space in Waldorf? Will there be weddings, etc.? Will there be rooftop uses? What is the capacity of roof? The applicant will return with this answer. Is there any outdoor space? The applicant will return with occupancy of the terrace over the restaurant. Can the two adjacent meeting rooms be combined and what is the occupancy? The applicant will return with the occupancy numbers. Was the possibility of major events happening simultaneously considered? After revitalization, would you expect the spaces to be rented out more often? Are there any figures on how many spaces were used in the past with overflow parking at Robinsons? What is the queing capacity for the entrance at the Waldorf? Is limo staging accounted for?

Questions from Commissioner Bosse

Regarding the height, please clarify the height of the buildings of the new proposed project. If Residences A and B and the Waldorf were made equal to the 95 foot height of the Wilshire tower, how many stories would they be and what would you lose? What and where are the taller buildings in Beverly Hills? Did you ever consider placing the Waldorf where Residence B is on Merv Griffin? Clarify the 85% vs. 100% (occupancy) related to parking. The applicant indicated they will provide those numbers to staff. Is there a difference in price point depending on who services the condos?

Questions from Commissioner Cole

Regarding the Waldorf, do I understand correctly that you need 120 condos to support 120 hotel rooms? What if all buildings were 9 stories? She noted a rendering that shows looking down into neighborhood. The applicant indicated Chris Joseph & Associates, EIR Consultants were hired to study aesthetics and views and there are over 120 locations studied; they can put together a board and package of photos for staff to provide to the Commission. Are there any views from the rooftop further east? The applicant indicated they have taken panoramic pictures from the rooftop, and they can provide those at a later date. Do you have any formal data on whether there would be devaluation of residential properties? Concern was expressed regarding views into formerly private backyards. Were any photos taken from 150 foot height? The applicant indicated they will attempt to prepare a simulation from the 150 foot height level looking down into the community. Some contend that there is existing parking inadequacy and

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they expressed concern that will continue. Can large event parking be handled on-site?

Questions from Commissioner Marks

Is there a 500 block of Trenton and are there slides? The Consultant will provide all photos taken Is there a covenant preventing additional height along Wilshire? The applicant indicated that there is not, and they will provide staff with copy of title policy.

Vice Chair Reims inquired, notwithstanding how the City measures height, what is the actual height of all the buildings from their immediately adjacent grade?

Questions from Chair Furie

Has the parking demand study been provided to staff? (It will be within the next couple of days.) If you build out each parking structure by one more level, how many additional spaces will you have? Regarding a covenant, I'm aware of some for parking and other issues, please include copies of all those recorded documents when you submit you information to the City Attorney. What is the plan for the new outdoor space above existing conference/ballrooms? Can you have weddings there? Would you have any issue with a restriction to only passive use? (No.)

Commissioner Cole requested the applicant walk the Commission through the anticipated open spaces. Chair Furie requested the applicants bring something back showing the old open space and the new (47%) open space.

The Commissioners received responses from staff to the following questions:

Questions from Commissioner Marks

Regarding the hotel portion 45 feet from Wilshire, is that per code in terms of setback? In this and the 9900 project, there is such increase in use on Merv Griffin which was a private street, at what point does the City, as a concept, say we need an extra lane on Merv Griffin Way? Staff indicated there may be a lengthy response that can be heard at the next meeting.

Community Development Director Bertoni inquired whether the Commission had any questions or modifications to Attachment A, the August 22nd questions.

Comments from Commissioner Marks

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Regarding Aesthetics, Shade and Shadow - how much of this current project will create shade on 9900 open space? When will we look at these projects concurrently? Regarding Aesthetics, Viewshed – will there be a viewshed impact from 9900 regardless of the Hilton? Regarding the Wind Tunnel Effect, I was referring not just to Building A, but all buildings.

Comments from Commissioner Cole

Regarding 22., Shared Driveways related to traffic counts – are the consultants aware of a defect in their data related to a shared driveway that may have impaired their traffic count accuracy and should be disclosed immediately? Also read into the record for 22. and 35. and others for trip generation data: Provide source date and data of all trip generation data used or referenced. Provide copies of counts from all local sources. Identify what was provided by the applicant or other sources. Identify any factors to determine comparability of units in terms of size and luxury to the proposed project. Provide information about standardized ITE categories for trip generation as compared to local condo data used. Identify and describe criteria used to determine ITE rates that should apply. What criteria does ITE set forth for apartments compared to high rise condos. What qualifies as high rise for ITE purposes? What data or type of trip generation counts are used to determine traffic impacts on neighborhood streets rather than major streets? The Consultant indicated they will revisit sites to ensure they are correct (referring to whether driveways are shared).

Comments from Chair Furie

Please provide analysis based on ITE high and low rise condos. The Consultant noted this should be complete by tomorrow, comparing against the empirical data.

Alternatives

Commissioner Marks requested another alternative increasing the hotel rooms to 150 (increasing them by 30) and decreasing the condos (by 30).

Commissioner Cole requested Alternative 3 be added back.

Commissioner Bosse requested that the height and bulk be calculated for Alternative 6.

The hearing was continued to October 3, 2007, at 7:00 p.m. The public hearing remains open.

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**COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY
DEVELOPMENT**

None.

ADJOURNMENT

The meeting was adjourned at 11:55 p.m.

PASSED AND APPROVED THIS XX DAY OF XX, 2008.

Noah D. Furie, Chair

Submitted by Jonathan Lait, Secretary

DRAFT
PLANNING COMMISSION
MINUTES OF
October 3, 2007

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**CITY OF BEVERLY HILLS
PLANNING COMMISSION SPECIAL MEETING
City Council Chambers**

**OCTOBER 3, 2007
7:00 P.M.**

MINUTES

OPEN MEETING

ROLL CALL

The meeting was called to order at 7:00 p.m.

Commissioners Present: L. Bosse, N. Cole, Vice Chair Reims,
and Chair Furie

Commissioners Absent: S. Marks

Staff Present: V. Bertoni, L. Sakauri, D. Jerex, L. Goor
(Department of Community Development)
D. Snow (City Attorney's Office)
J. Parker-Bozylinski (Consultant)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Murray Fischer.

COMMUNICATIONS FROM THE AUDIENCE

None.

COMMUNICATIONS FROM THE COMMISSION

None.

OLD BUSINESS

**PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS /
PLANNING AGENCY PUBLIC HEARINGS**

1. Proposed Condominium/Hotel Project
"Beverly Hilton Revitalization Project"
At 9876 Wilshire Boulevard

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The purpose of the meeting was to review answers to questions asked by the Planning Commission during the August 22, and September 10, 2007 hearings; receive a presentation from the applicants; and continue to receive testimony on the project and on the adequacy of the Draft Environmental Impact Report (DEIR) prepared for the project. The Commission heard presentations by Planner Jerex and the applicant team as follows:

Corinne Verdery, Oasis West Realty Group, for the applicant, pro, provided a detailed presentation and discussed height, views into and from the project, landscaping, open space, parking, and the Waldorf Astoria design; she responded to questions put forth at prior meetings. Ms. Verdery noted revisions include reorienting buildings, eliminating height along Wilshire and increasing setbacks to address landscaping and to include traffic improvements.

George Mihilsten, Latham & Watkins, for the applicant, pro, reviewed the Parking Demand Study and noted work in consultation with Walker Parking Consultants, Standard Parking, Psomas, Overland Traffic Consultants, Choate Parking Consultants, and the Beverly Hilton. He reviewed parking for the restaurant at the Waldorf, events, meetings, and for employees. He responded to questions from prior meetings regarding queing capacity, the parking structure, building capacity, and noted they have provided the City Attorney with title documents showing there are no covenant restrictions on the property.

Ted Kahan, President of Oasis West, for the applicant, pro, noted work with the Hilton Corporation, Gwathmy Siegel Architects, Gensler Architects, PKF Consulting, Hotel Asset Value Enhancement, and other experts. He discussed the requirements to bring the Waldorf Astoria to the site, and the need for the condominium element. five-star rating requirements.

Corinne Verdery corrected a misstatement from the last meeting noting there are three, not two meeting rooms of approximately 1500 square feet each. The Parking Demand Study has been submitted. She submitted letters in favor from attendees as noted by Assistant City Attorney Snow.

Speakers:

Bruce Shulman, Mercedes Benz of Beverly Hills General Manager, pro revitalization, particularly at this gateway. He expressed support for the increased revenue the City will receive.

Danny Davis, a resident, con, inquired how it was determined that two separate EIRs are sufficient for two significant adjacent projects. He has no problem with the aesthetics of the Hilton project, but is concerned with the

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combined impacts of air pollution, sewage, noise, traffic, and views and would prefer eight stories. He proposed the City acquire Merv Griffin Way and widen both it and Whittier.

Darian Bojeaux, a resident, con, stated her preference for the small Beverly Hills sign at the City's gateway. She does not want large, very visible additional towers. Ms. Bojeaux stated the parking presentation was unclear and did not address traffic. She suggested converting the existing Hilton to a Waldorf without increasing density.

Ruth Kraft, a resident, con, expressed concern with water usage and traffic impacts on residents. She stated the Hilton always parked cars at Robinson's and believes the parking is not sufficient.

Matthew Finerman, M.D., a resident, con, expressed concern with water use, and as an ear, nose, and throat doctor and an allergist, is concerned with air pollution effects on children. He is a member of the Beverly Hills North HOA and the Beverly Hills Municipal League, but is speaking only on his own behalf this evening, and stated 3,433 parking spaces are required per Code.

Lisa Sockolov, a resident and a realtor, pro, stated she is in favor of condos with the five-star hotel shared amenities. This will enhance property values and increase revenue to the City.

Ilona Sherman, a resident, pro, stated that in the past, it was well-known that a large hotel would be at this property and property values have skyrocketed.

Steven Weinglass, a resident, con, requested the project follow Code. He is concerned with the magnitude, height, noise, parking, and condos' increased use of services. He suggested interested parties visit the neighborhood surrounding the Park Towers on Doheny to determine effects on residents.

Thomas White, a resident and Chairman of the Municipal League of Beverly Hills, con, requested the Planning Commission protect residents from excessive height and development stating this project is out of proportion to the Code. He stated reductions are only for the appearance of compromise and are brought forward with far too much density and height to begin with.

Marie France, a resident, pro increased revenue for the City and is in favor of the architecture.

Betty Harris did not speak when called.

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Assistant City Attorney Snow read the names of those who have submitted letters (in support): Larry Field, Samuel Levy, Philip Gershater, Mike Franks, Margaret Swaine, Marcie Elias, Joyce Saleh, Rhoda Sherman, William DeVore, Dr. Ira Pouratain, Shirley Zaragoza, Charles Aidikoff, Calvin Sweet, Nathasha Alexandrovna, Jeffrey Best, and Patricia Sweeny.

A written comment from Sean O'Donnell, pro, was read by Assistant City Attorney Snow indicating his support of revitalization, smart growth, the sensible way traffic is addressed including donated land, and the economic contribution of the Hilton to the City's revenue base.

Community Development Director Bertoni responded to the question of analyzing the cumulative impacts of the two projects.

The Commission recessed at 8:25 p.m. and reconvened at 8:35 p.m.

It was noted Attachment C to the staff report was the incorrect version of the Fehr & Peers Trip Generation document; the correct version was placed on the dais and is the same as submitted for the 9900 Wilshire project.

Questions from the Commission:

The Commission received responses to the questions below. Respondents included staff, applicants, Chris Grey of Fehr & Peers, and George Preston; also available to answer questions was Anne Doehne of Impact Sciences.

Commissioner Bosse

Are the building heights in the slide primarily in the commercial area of Beverly Hills? The Comerica Building and some others are adjacent to Beverly Gardens but has a buffer – Santa Monica Boulevard. (Yes.)

Chair Furie

As currently configured, how many hotel rooms and condos do you currently have planned for each floor of the Waldorf?

Commissioner Bosse

Is the restaurant primarily for hotel guests? Are you not intending or marketing for others to use it? Many luxury hotel restaurants are used for meetings, power breakfasts, etc. wouldn't that be your target? Regarding the need for a 5-star hotel and cache of Waldorf, many being built are 4-star, how do we justify that? (Waldorf Astoria Collection vs. Waldorf Astoria hotels were discussed). Does the 5-star rating process require some time? How do you get to the number of rooms required for a 5-star hotel?

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Is the goal not just to build a Waldorf, but a 5-star Waldorf? (Yes.) How does a 5-star hotel sharing services with a 4-star hotel work? So the 5-star doesn't need the banquet facilities, restaurant etc. absolutely contained?

Commissioner Cole

What criteria does the Waldorf or Hilton have for this Waldorf - does it require condos for approval? (No.) 120 rooms can be accommodated on 9 floors or less, 8 floors or less, but definitely 9 stories would accommodate 120 hotel rooms? (Yes, if the applicant was willing to build that). How many hotel rooms per floor? What is the objective criteria to obtain a 5-star rating? What about in terms of height, size, rooms, etc. (The applicant could supply sample criteria, objective and subjective, used in the 5-star rating process.) Please provide that with a focus on this Waldorf.

Chair Furie

So there is not a set number of units, but around 100, it is the amenities that relate to the 5-star rating, except for the criteria that Waldorf has? Please return with more detail of what is currently proposed related to gray water.

Aesthetics

Commissioner Bosse

Regarding Question 16., if someone is getting married at the Waldorf but using facilities at Hilton, how will that work? Will the ballroom upgrade to be more of a 5-star in terms of banquet facilities and quality of service?

Commissioner Cole

Are there rooftop terraces on the residential buildings such as Residence A?

Public Services

Commissioner Cole

I would like to make sure inquiry is made to the people who actually do the financial planning for fire and police departments. The response was that the need for additional staff had not been identified. (This project would not create the need for it; it is not that the study was not done.)

Traffic

Vice Chair Reims

She would like discussion in the future of: 1. The NTA letter regarding this project mentioning heavy bus volumes using large portion of the capacity of the curb lane, and the curb lane needs to accommodate significant bus volumes as part of traffic calculations in the EIR which do not appear to be fully reflected.

2. What effect does this information have on the new dedicated right lane, which would be the curb lane? How would that fold in? Regarding the adjacency of the new Waldorf driveway to the intersection at the corner of Wilshire and Santa Monica – there was comparison with the motor court at the Peninsula where there is queuing out onto Santa Monica Boulevard frequently during an event. Limos do not wait for guests on site at the Peninsula; they wait on the surrounding streets. That does not exist here because of the nearness of this particular intersection – please explore that more fully. Also at other hotels at that level, V.I.P. cars park in the motor courts on a continuing basis, but the Waldorf may not have that flexibility, so how would you address that need? With regard to left turn into the Waldorf driveway off Santa Monica, the answer to the question involving that says the signalized intersection will create some gaps in oncoming traffic which would allow vehicles to turn. The gaps are iffy during peak hours. Has that been assessed for safety and potential queuing on Santa Monica if the gap isn't large enough?

With regard to discussion of CEQA requirements as far as traffic analysis, the answer provided CEQA doesn't require analysis of worst case scenario, weekday traffic counts were taken at average 90% occupancy with several small events. Large daytime events 300-500 people arriving one per car, while not extreme as Golden Globes, are typical mid-week events. Was that analyzed including the parking issues that might arise? Trip generation figures mentioned for the restaurant proposed in the Waldorf, which until tonight, has always been referred to as destination restaurant, the figures were taken based on counts at 3 existing restaurants, with low lunch numbers. I was told this was re-looked at, but 2 of 3 are not open for lunch. It should be looked at again. (Page 4-11.24 of Hilton EIR, those not open for lunch were not included. They would like to take another look at how the Peninsula motorcourt operates. They would like to do a presentation on the special event issue. Also, they have always considered the restaurant a destination restaurant)

Regarding traffic and parking studies that were done not only for the parking demand study but also traffic counts, there are new uses, including at the Hilton, and outdoor space use, what are the rooftop uses at the Waldorf? New uses are not part of the parking demand study.

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If someone was having an event at Waldorf but using ballroom at the Hilton how would you avoid confusion of cars arriving at the Waldorf; I don't think the driveway could handle that.

Commissioner Bosse

How does the length of Merv Griffin Way impact the capacity of the roadway? I would like traffic counts from 2:00 p.m. to 4:00 p.m. related to El Rodeo. (That study is in process.) Question 18. regarding parking for condo owners having parties – are 30 guest spaces enough? (They will provide a better visual simulation regarding the bus driveway and the Waldorf driveway.)

If someone had a wedding at the Waldorf, would it really take place at the Hilton?

Chair Furie

Would you accept a condition that when you make these arrangements, that would be made clear? I would be comfortable with agreement that wouldn't be use of the outside area use independent of indoor event use. Please provide a limo staging plan.

Commissioner Bosse

Will the events always be at the Hilton?

Commissioner Cole

Regarding the driveway at Waldorf, I don't see information regarding the curb cut for access drop off for emergency vehicles immediately west of the driveway from Wilshire. I have questions on the impact on the additional lane that is supposed to relieve traffic since drop-off could end up possibly blocking the lane for those trying to gain ingress to the Waldorf. (The drop-off area has been increased and the applicant will return with a graphic.)

Vice Chair Reims

Is there no net change in the square footage of the three meeting rooms at the Hilton? Are the three meeting rooms at the Waldorf are new? (There is no net new meeting space, the Waldorf meeting space was taken from the Hilton.)

Regarding new outdoor space used in conjunction with moving into a banquet room, does this mean it would not be possible to have an outside

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luncheon? (The applicant will return to better delineate the outdoor areas in terms of usage.)

Chair Furie stated he would like a peer review/analysis of the parking demand study received today. Regarding the data on alternative trip generation calculations, we have empirical study of 6 buildings and now have the ITE land use codes – the most impactable is code 220. Applying that standard, does the project create any significant and unavoidable impacts? (No.)

Commissioner Cole

Will you get the additional material that we discussed about the sample? (Yes.)

Miscellaneous

Would the applicant provide the City Attorney's Office with a CLTA chain of title guarantee from 1950 to present of all recorded documents affecting the site to ensure there isn't an alleged covenant.

Alternatives

Chair Furie

The following will be at our next meeting: visual simulations requested at the first meeting which will give us more information to analyze which alternatives and which project modifications we would be looking for.

Commissioner Cole

The Commission's ultimate consideration depends on those alternatives being finalized along with their respective visual simulations.

At Chair Furie's request, Community Development Director Bertoni distinguished between alternatives for CEQA and modifications to projects for entitlements in the City's approval process.

Commissioner Cole

Regarding Alternative 8, I was looking for elements of visual differences, but Commissioner Marks had suggested considering 150 rooms at the Waldorf and reducing or eliminating the condos. Now there are 150 rooms plus condos. She discussed height and relevance to CEQA.

Action

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The item was continued to a Special Meeting November 1, 2007, at 7:00 p.m. The public hearing remains open.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

PASSED AND APPROVED THIS XX DAY OF XX, 2008.

Noah D. Furie, Chair

Submitted by Jonathan Lait, Secretary

DRAFT
PLANNING COMMISSION
MINUTES OF
November 1, 2007

DRAFT

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**CITY OF BEVERLY HILLS
PLANNING COMMISSION SPECIAL MEETING
City Council Chambers**

**NOVEMBER 1, 2007
7:00 P.M.**

MINUTES

OPEN MEETING

ROLL CALL

The meeting was called to order at 7:07 p.m.

Commissioners Present: L. Bosse, N. Cole, S. Marks, Vice Chair Reims,
and Chair Furie

Commissioners Absent: None.

Staff Present: V. Bertoni, L. Sakauri, D. Jerex, L. Goor
(Department of Community Development)
D. Snow (City Attorney's Office)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Marks.

COMMUNICATIONS FROM THE AUDIENCE

None.

OLD BUSINESS

**PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING
AGENCY PUBLIC HEARINGS**

1. Proposed Condominium/Hotel "Beverly Hilton Revitalization Project"
At 9876 Wilshire Boulevard

The purpose of this meeting was to receive comments of the recirculated Draft Environmental Impact Report and review responses to requests from the Planning Commission during the August 22, September 5, and October 3, 2007 hearings. The Public Hearing remains open.

The Commission heard presentations by staff and the City's Environmental Consultant Team as follows. Senior Planner Jerex provided a brief status of the project. Anne Doehne, of Impact Sciences, gave a presentation on recirculated of sections of the DEIR and summarized newly evaluated Alternatives 6 and 7. For the record, she noted an error in Attachment E Trip Generation – the statement, 'Trip generation under Alternative 7 would be the same as that under the project.' Should be modified to indicate with the addition of 311 parking spaces, there would be between 100-200 new parking trips per peak hour. Joe Font of VisionScape Imagery showed a massing model animation presentation.

Commission Questions

Vice Chair Reims asked that wherever there are driveways, landscaping, and sidewalks planned, they be in the simulations.

Commissioner Marks would like simulations with and without landscaping.

Chair Furie assumes setbacks are based on the proposed plan. (Yes.) And the comments from the last meeting - incorporate those into the record.

Commissioner Cole asked that they include the comments from the last meeting (notably regarding the neighborhood views).

The Applicants spoke as follows:

Corinne Verdery, Oasis Realty, pro, introduced Mr. Wooden.

Ernest Wooden, Hilton Hotels Corp., for the applicant, pro. Stated the Waldorf-Astoria is the best-known hotel in the world; the Waldorf-Astoria Collection consists of 4-star and other best-in-class international hotels. He discussed branding. The Waldorf-Astoria Hotels are 5-star hotels competing at the highest level of the luxury hotel industry. Generally, 5-star means the very best, to the hotel industry it refers to a set of building standards and levels of service, although the issue has been muddled. They plan to both meet the physical requirements for a 5-star rating and use their operational expertise to ensure the Waldorf competes with the world's finest hotels and is a showcase for international visitors.

Commission Questions

Commissioner Bosse inquired whether they are using the AAA Diamond or the Mobile 5-star? (Both are considered, and they expect to receive 5-star/diamond ratings from both; however, they do not limit it to the domestic rating systems. As a global company they consider service throughout the world.) Explain the Waldorf New York rating. (Mr. Wooden provided a brief explanation noting costs to obtain ratings, and whether they pencil-out with room rates and discussed

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different ratings within that hotel. He is unaware of any 5-star hotels being built in the U.S. without a condominium component.) Will this Waldorf be 5-star in its entirety? (Yes.) Meeting facilities – how would you maintain 5-stars when the Beverly Hilton is 3-star. (He discussed the Beverly Hilton meeting facilities/ international ballroom.) The banquet facilities at the Hilton are not 5-star. (Those very special facilities will be more than adequate for the Waldorf's small meeting space.)

Commissioner Marks inquired what impact does a 4-star or 5-star have on transient occupancy tax? What is the difference in room rates? (Depends on market; it is driven by demand.) What effect will that have on our other hotels? Can you fill your hotel and can we fill our other hotels? (Mr. Woodson responded noting internal feasibility studies.) Are we doing our own study? (Staff responded.) Is there a big difference between a 4- and a 5-star rates? (Depends on the market.) Assuming this gets 4-stars, do you see an impact on the Beverly Hilton? (No.) The Waldorf making a concession for this great location was mentioned, if you could have your optimal number of rooms, what would that be and why? (200 is the sweet spot for rooms; it relates to financial returns while maintaining a boutique-feel.) Discuss branding in relation to other chains receiving ratings. (Mr. Woodson responded.) Does view have an impact on room rates, how much? (Yes, he provided further explanation.) Does a shaded pool matter and what is realistic? (Yes, not so much in rating, but for customers, as much sun as possible.)

Vice Chair Reims asked if the symbiotic relationship between the Waldorf and the Hilton facilities were severed could they survive separately? (Yes, they could both survive. They would have to have an outside laundry service, etc.; but he does not imagine that will happen.)

Commissioner Cole stated regarding the 120 proposed condos, Beverly Hills has a brand also and it is not high rise towers, but to avoid overwhelming mass. She stated she has a problem with the mass of 3 large towers, most of which are condos not servicing the hotel improvements. (Response deferred to other team members.). Could each survive financially if separated from the 120 condos? (The way developers make 5-star hotels in today's market is to have another income producing component to pencil-out). How many condos do you need? (It is driven by the project's financial matrix; they believe it is sized right.)

Chair Furie inquired whether Mr. Wooden is aware of any 5-star or diamond hotels that have less than 100 rooms? (Not in the United States, we have one in Saudi Arabia with 50 rooms, but are not sure if number of rooms is a criteria for 5-star or diamond ratings.) Using your pro forma, what did you utilize as your average room rate and occupancy rate? (Response deferred to financial team). Are you projecting \$1 million per room cost for the 5-star? (Yes, that is not unusual.) For them to stand alone, you would need a \$1,000/night room rate? (Rule of thumb.) Within the rule of thumb, does it use an assumption for

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occupancy rate? (Generally 70%.) Not this specific project, but based on the rule of thumb, could a hotel make it without having to subsidize carrying costs with ancillary... (Generally, there are many other variables.) What is the capitalization rate? (Defer to financial team.) So the number of condos is driven based on what room rates will be to determine equilibrium. (Generally speaking.)

Commissioner Marks asked if the condos are not physically in the hotel, could you not get financing? (You can get financing; having condos as part of the project allows you to accept a lower average room rate.) Condos don't have to be in the hotel, just part of project? (Mr. Wooden responded.) Do condos have to be on top floor? Do you get a better rate if rooms are above condos? More economically beneficial if rooms above condos? (Mr. Wooden responded.)

Vice Chair Reims inquired how essential in terms of level of luxury, is the spa, etc. (Extremely.) Is there a rule of thumb per rooms, how big the spa and gym have to be? (Yes) Are part of your revenue calculations based on the amenities being used by locals? (Yes.) Is there 24 hour room service? (Yes.) There is only one kitchen and it is associated with the restaurant, do you need second kitchen? (No.) Room rates as a reflection of views - are they also related to what level you are on? (Perhaps, it is based on the project, we generally go by views not floor level.) This is one of the highest traffic and bus stop impact intersections in Los Angeles, noise is an issue. (Defer to other team members, they did look at sound insulation.)

Commissioner Marks asked how much of an impact would there be if the hotel was moved down on Santa Monica to the entrance of Merv Griffin? She noted they referred to concessions for the site. (We were not interested in another placement; we want that intersection).

Speakers:

Paula Kent Meehan, a resident and business owner in the City, pro, stated this is a gateway and she is in favor of the Waldorf-Astoria, the gardens and financial benefits to the City.

Joy Shefter, con, indicated the recirculated DEIR was not easily accessible on the website. She stated this is not revitalization, but expansion and change in the way they do business with a residential aspect. Her view of blue sky will be a view of cement, windows, and towers which go beyond the existing general plan. Please include Trenton, Linden, Carmelita and Walden in the traffic study as frequently used as short-cuts. She disagreed with the conclusions regarding effects on roadways during events. Ms. Shefter inquired whether traffic figures provided by the applicant were verified and discussed traffic collision rates and shuttles.

Milt Schefter, a resident, con, thanked the Commission for the questions they asked this evening. He stated this project is supposed to be for the benefit of the

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City but does not represent the desires of the neighborhood. The statement that revenue to the City will increase does not take into account additional support costs to the City. The City already has high-end hotels; will guests come from other area hotels? This is spot zoning trying to get around the current General Plan. It will not revitalize the neighborhood, but will impact traffic and schools.

Dr. Matthew Finerman, a resident, con, he noted past litigation against the Hilton with agreement reached between citizens and Hilton regarding what is currently there. They do not approve of an additional variance, increased height and traffic. It is 2,000 parking spaces under what would be required for a new project and a shuttle will not work. Beverly Hills Homeowners North Association projects \$11.5-12.3 million revenue increase which is not significantly more than the \$10 million projected if there is no additional construction. He is concerned with the quality of life in the City, traffic, service impacts.

Darian Bojeaux, a resident, con, stated residents have been receiving calls from a research group which is misrepresenting themselves as doing research for the City Council. They ask 15 questions which are propaganda in favor of this and the Robinson's May projects. They say nothing about the height or density, but claim it will improve traffic and increase revenue. Regarding the Recirculated DEIR, there should be links to EIRS and amendments on the website as well as confirmed meeting times. She expressed opposition to the height and thanked the Chair for letting citizens finish their comments.

Dan Walsh, Beverly Hills Chamber of Commerce CEO, which is in favor of the project DEIR as well as the 9900 project, stated there is clear information regarding occupancy and rates as well as increased revenue to the City. The demand curve is very strong. The City derives income from Beverly Hills image and 5-star hotels amplify that. The applicant has made many changes and concessions and will serve the City and its residents.

Assistant City Attorney Snow summarized a letter and packet of information submitted from Betty Harris, including a section on hydrology and an analysis from a groundwater expert; and a letter on hydrology from Glen Brown.

Dr. Menashi Cohen, a resident, Ph.D. in Civil Engineering, Emeritus Civil Engineering Professor, and Commercial Developer, expressed concern with Page 4.2-33 figures based on information provided by the applicant as well as URDEMIS 2002 model default values; were those numbers reviewed? Was simultaneous construction considered? He would like more traffic count intersections studied with 1 mile concentric circles. He inquired what nitrous oxide mitigation would be. Regarding noise, land use and planning, hydrology and water quality – there is only one paragraph on population increase. He recommended a Task Force hire experts to evaluate the scientific data.

Letters in support were submitted by Corine Verdery from: Murray Pepper, Maynard Brittan of Roxbury Management Company, Ruth Segal, Allan Gallant, CPA; Margaux Segal; Donald Harvey; Houman Mahboubi of BRC Advisory; Leah Barshap; Brian and Suzanne Cleaver of The Continental Travel Shop; Will Knopf; Natasha Alexandrovna, Marketing Director of La Coupe Lintermans; Margaret Swaine; Marcie Elias; Joyce Saleh; and Margaret Nester.

The Commission recessed at 9:03 p.m. and reconvened at 9:15 p.m.

Ilona Sherman, a resident, discussed traffic impacts north of Wilshire and stated no street in the City is immune from spillover traffic and suggested restrictions on parking as needed. People from around the world visit the City and there will always be a demand for 5-star hotels. Regarding air pollution, she noted the number of cars parked in driveways. The illustrious reputation and demand in Beverly Hills will not change.

QUESTIONS FROM THE COMMISSION

Aesthetics

Chair Furie stated the simulations and fly-through, it is difficult to fully appreciate the aesthetics of all the alternatives. He asked that the applicant, at the meeting following the November 8th meeting, provide for each alternative, non-detailed models and the ability to place them within the model there to fully understand the relationship between the 3-4 components to this and how they relate to the existing towers. The Commission concurred. Stepbacks and height to scale should be included along with any modifications the applicant would like us to see. (The applicant representative noted they can create a new model with the immediately surrounding area.)

Traffic

Commissioner Bosse inquired regarding the outdoor space for events – the Wisteria Terrace could have 450-1,200 people, the Waldorf Roof Garden 325-650, the Subtropical Garden 250-500 - has parking for that been planned? (George Muhlstein provided response and noted areas used in conjunction with events at the hotel, not independent events.) How many meeting or banquet rooms does the Hilton and Waldorf have; include their capacity. (Mr. Muhlstein noted will return with those figures.) Are there any figures on parking capacity or traffic impacts related to the spa? (Small/serving guests.) At this or a future meeting, walk us through for an understanding of how the valet and parking at Waldorf will work and queing of limos on Wilshire and Merv Griffin Way. (Mr. Muhlstein reviewed.) Will there be entrance off Santa Monica? (Yes.) Do you think there will be a traffic impact in the locations you are proposing (related to limo parking)? Is the staging area for limos? (Mr. Muhlstein responded.)

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Commissioner Marks inquired for a car eastbound on Santa Monica turning left into Waldorf, what happens when there is an event? Is there a left turn lane pocket? (Mr. Mihalstein responded.) How many cars will it hold before they hit Merv Griffin Way? (The applicants will return with that information; it is pretty long, past the service area; will return with stacking information. The Waldorf is not a major event space.) If there is a cocktail reception at the Waldorf, then attendees walk to the ballroom at the Beverly Hilton, will they probably park at the Waldorf? (Regarding events that are associated with the Beverly Hilton, we will ask attendees to park at the Beverly Hilton). Please return with worst case scenario to put that to rest. Are there two curb cuts into the loading area? (Yes.) When analysis of both projects for traffic flow occurs, can you close off one curb cut closest to entrance to the Waldorf on the easterly portion? (The difficulty closing the easterly entrance to the service yard would make it difficult for trucks to turn around; they will get response and a graphic back.) There is a pocket next to the driveway at the loading area, could that be used for parking? (Will return with a graphic.)

You cannot finance the Waldorf without condos within it as opposed to having condos on the project? (Mr. Mihalstein responded and added that they will return with financial information at the next meeting.) In terms of the response to traffic that Wilshire might have to be closed for construction... (We do not expect closure of any lanes on Wilshire; however, there may be limited utility work on Wilshire i.e., construction of 1 or 2 hours or evening part of a lane, temporary at best if at all.) What about Merv Griffin Way? (No.) Daytime events at Hilton with 300-500 people, you indicated nighttime events were estimated to have approximately 100 more cars [Page 10?]. Can you not mix in evening events when considering daytime peak our events when you return. (O.k.)

Vice Chair Reims asked for a future meeting, the square footage and location of the spa, gym, and potential beauty shop and if they are open to the public, the EIR does not assess that, only as an ancillary use. We would need to determine whether traffic and parking assessment are needed. We need a detailed step-by-step simulation or graphic presentation of all the lane configurations proposed on Wilshire, what they will function as, incorporating the partial information from Metro, from Merv Griffin Way to the Santa Monica/ Wilshire intersection including all cut-out and driveway measurements and lane designations. (We have a graphic, but you want more detail?) What is the purpose of increasing size of the cut-out at the entrance. We would like all the detail included. (Staff noted a large board has been prepared by Jerry Overland will be available at the next meeting; the applicants will bring their full engineering drawing at the next meeting.)

Figure 2, Limo Staging, and Figure 4, Valet Queing, would that be the same lane? (Theoretically, it is where limos might stage.) We would like answers based on reasonable use it will be put to. If this is the valet entrance and access lane, theoretically, then it theoretically won't be limo staging. Figure 4 valet arrival from Wilshire, what about if turned left off Santa Monica into valet lane

would I go into broken line retrieval lane? [Page 9.] (The applicant went over the route and responded, yes.) Where is employee parking entrance? (In structure off Beverly Hilton side regular entrance.) What is the capacity of a small event at your hotel? What roof level is the outdoor space? (Ground level is restaurant one story with high ceilings, meeting space above, outdoor space above, 3 meeting rooms will return with capacity.) If there was an event on the roof of 300-400 people, how long would it take them to walk to the Beverly Hilton banquet room and where would they enter? (There is elevator to the roof and a grand staircase to the second level; they would travel across the entry plaza; we have not analyzed how long it would take.) Did the schematic refer to two bus lanes or two bus places? (Places.) When you get the final rooftop figure, we had question on parking impacts from new outdoor spaces which this would be. It says parking is adequate because there will be no new uses, so I don't think it was ever assessed. (They may have failed to include this drawing in the packet, it shows current outdoor space. We don't anticipate a greater capacity of people, in terms of event space, we'd like more events, but overall capacity - event areas are all tied into indoor ballroom events.) I've never seen an event on the roof. (Will get those numbers for you.) At a recent Hilton event that was not large, when arriving we queued onto Wilshire; Merv Griffin Way was filled and stopped. Attachment B, Page 1 [Page 10 of Comments] says even with maximum capacity event at Hilton only 100 additional cars would be there. That is not so. Attachment B, Page 2, Figure 1, the study started at 3:00 p.m. and the luncheon period should be studied.

(Chris Grey of Fehr & Peers, who prepared Attachment B, noted they have some figures from a large daytime event and midday data; he reviewed the figures and how they arrived at those numbers noting the 100 refers to 'per hour' on all comparable driveways as relates to the question of whether other intersections analysis was needed. He provided further response regarding the report.)

The statement in Table 1, No evidence to suggest that the hotel would have larger or more special events. They hope to have more, how would that factor in [considering the renovation]? (We were referring to the issue that the size of space is not getting any larger; but we'll take a look at that, we have gotten some recent shoulder event information. Parking demand will be relatively the same it is determined by how big the events are.) What about more overlapping events? (We'll discuss that with the Hilton.) So you would base it on information from the applicant, and what about growing their business? (Traffic experts are not necessarily in the position to tell you whether there will be more or less or what type of special events there will be. If they were enlarging the meeting space, that would be different.) Have you seen the existing outdoor space at the Palm Court? (We sent to the Hilton during the Golden Globes and other events and have seen its use.) Wouldn't brand new rooftop space factor in as it is such a different product? (Mr. Grey responded, that is something they need to get a better understanding of and it is very new.) Will there be no food service such as for a luncheon at the Waldorf rooftop? (There is not a kitchen there; I'm not

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saying there would never be foot up there, but events would be associated with a meeting room or ballroom use.) V.I.P. visits with security and lane closures, where would you stage that for the Waldorf? That is one more problem posed by the intersection. (That is worked out with the Police Department.) Regarding restaurant lunchtime use, did you compare square footage studied in your report with this one? (Yes.)

Commissioner Cole stated regarding no event parking spillover into the neighborhood, residents have observed this. What about people avoiding the 'pay or delay' but not as a matter of availability on site? (Mr. Grey, noted 'no spillover' does not apply during the Golden Globes. They can conduct additional field work during midday and evening events.) This may be something the hotel can't control. Parking Demand, Attachment A, Page 10 parking adequate for new uses on site based on code compliance and parking demand determined by counts at similar projects in Beverly Hills and Los Angeles. Are those the selected condos on Wilshire corridor? (Yes, and reviewed other items studied.) Regarding the condo data, she expressed concerned what time of day they were done. 8:00 or 9:00 a.m. to 6:00 p.m.) Many people may have already left for work. (Mr. Chris discussed the contingency factor also added and reviewed figures we also looked at the City parking code compliance.) 120 condos 3-4 bedrooms plus a den. 30 spaces for guests may need more comment and inquiry regarding private events. (Ease of parking sharing noted barring any restrictions was noted, they can check the policies and procedures with the applicant.) Attachment B, Page 1, what is size of dinner events? (100 to over 1,000) Are you familiar with typical pre-dinner events? (Mr. Grey responded.)

Chair Furie inquired regarding the intent to build the Waldorf first, what time period as relates to construction traffic, is contemplated. (Mr. George Muhlstein noted they submitted a detailed construction program to staff and staff can make that available to the Commission.) There has been concern with both projects being constructed at the same time. If we determine that due to air quality, it would not be preferable to have the Waldorf, the A & B buildings, and 9900 built at the same time, it is helpful to hear it is already in your plan not to do it at the same time. Possible staging discussed to the extent overlays of turn movements in the site plans for each alternative to see how they work together be provided. If it is possible, include the lane widths and cutout measurements as well.

Regarding the revised DEIR trip counts for the condos using the most severe ITE Code 220 for apartments, are there significant impacts? (No.) Intersections analyzed - go through how you determined to use those intersections and the completeness of your study. (Chris Grey reviewed.) Regarding visual analysis of residential street spillover as convenience or economic decision; did you analyze what percentage were related to the hotel? Indirect observations compared no events to days with events and did not find spillover (barring the Golden Globes). It would be helpful to follow and see where people going for a daytime and evening event as if it gets to a certain point, the City may wish to

begin a City-initiated preferential parking zone for residents to see if it could solve an already existing problem. (We would be happy to do that.) If staff could provide current restrictions if any on adjacent residential streets. (O.k.) The Commission concurred.

Vice Chair Reims inquired regarding no new uses, no new traffic impact – does relocation of traffic impact that? (Where traffic is coming in is very important. The project is spread out throughout the site; from external intersections perspective, where on the site does not matter as much as queuing, access, and driveway operations.) Have you observed Peninsula operations? (Yes, they were parking cars around their motor court. Not so much design, but operation is the issue.) How do you get around the level of service where certain patrons want their cars left there? (Safety is more important, that would have to be revisited, we don't want people queuing onto Wilshire or Santa Monica Boulevard; valet efficiency also matters.) Is the difference in location of streets on perimeter makes it less impactful at the Peninsula that it would be at the Santa Monica/Wilshire intersection? (Yes.) Where would moving vans park? (several areas, a cut-out on Merv Griffin Way and a loading area off Santa Monica ; for small delivery trucks/vans it is likely they will park as close as possible, there are circular driveways at the residences, and loading areas are adequate. Where is large loading area? (Back side of Hilton.) (The applicant added that for the Waldorf they would use the service area off Santa Monica into underground parking to service elevators through subterranean parking lot.) Where would that happen during construction? (The applicant responded.)

Commissioner Cole inquired regarding potential impacts to residential streets, what number of trips would need to occur on Whittier to reach significant impact levels? (600 daily trips as an example; the projects net new daily trips is 649 so almost all those trips would have to be assigned to Whittier to trigger that.)

Miscellaneous

Chair Furie asked for information on the contemplated average room rate. (Mr. Muhlstein will put together an economic analysis.) With respect to the relocated outdoor space above the second floor of the Waldorf, will that space be used in the evenings or on the weekends during the day? (They have not gotten to that level of programming. They will return with more expectations at the next meeting.) Have we studied with respect to the EIR, any noise generated from the outdoor use of that outside patio, especially in the evening? (The new spaces show in the graphic, no.) Can we supplement the noise portion with a study for that and the other outdoor space close to Wilshire? (Yes.)

Commissioner Cole asked the applicant to return with further response regarding Question 24, economic feasibility substituting (not adding) 30 hotel rooms for the condos at the Waldorf and the number of floors that may decrease.

Commissioner Marks would like to know at what point are there any impacts in the hotel from noise from the outside and at what floor would that subside? She wants a City- provided report on the economic feasibility of addition another 3-, 4- or 5-star hotel and the impact of that. Can we get that information and have it reviewed by our hotel consultant? (Staff noted the City does not have someone on retainer that does that but will investigate and determine what is feasible.) Address comments of public who could not access the DEIR on the website. (Staff noted the DEIR is on the website and is always available. The City is preparing a comprehensive update the website as some items are difficult to access.) Chair Furie inquired whether a PDF be E-mailed. (Staff noted cd's are available.)

The item was continued, on an open hearing basis, to a Joint Issues Meeting November 8, 2007 at 1:30 p.m. to discuss this project along with the 9900 Wilshire Project.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Community Development Director Bertoni discussed the December schedule.

COMMUNICATIONS FROM THE COMMISSION

None.

ADJOURNMENT

The meeting was adjourned at 11:03 p.m.

PASSED AND APPROVED THIS XX DAY OF XX, 2008.

Noah D. Furie, Chair

Submitted by Jonathan Lait, Secretary

DRAFT
PLANNING COMMISSION
MINUTES OF
November 8, 2007

DRAFT

DRAFT

**CITY OF BEVERLY HILLS
PLANNING COMMISSION MEETING
City Council Chambers /
Commission Meeting Room A**

**November 8, 2007
1:30 p.m.**

MINUTES

OPEN MEETING

The meeting was called to order at 1:30 p.m.

ROLL CALL

Commissioners Present: L. Bosse, N. Cole, S. Marks, Vice Chair Reims, and Chair Furie.

Commissioners Absent: None.

Staff Present: V. Bertoni, R. Balderas, L. Sakurai, D. Jerex, D. Reyes, G. Millican, and J. Stevens (Department of Community Development); D. Snow (City Attorney's Office).

PLEDGE OF ALLEGIANCE

The pledge was led by Michael Palladino of Richard Meier & Partners Architects LLP.

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE

The Chair noted that Item 4 on the agenda would be taken out of order.

- 4. Letter of October 25, 2007, to the Planning Commission regarding 1014 Laurel Way.**

Ms. Levin-Cutler expressed safety concerns related to gated properties in the hillside area. She especially noted that a gate is being placed at 1014 Laurel Way and the construction truck traffic that is using the street. She

requested the Commission study formulating an ordinance to ensure that cars waiting for gates to open are waiting off the street and said the ordinance should apply city-wide.

The Commission requested information be brought back at a future study session regarding an Ordinance to require that gates on driveways be set back to provide off-street stacking of vehicles waiting for the gate to open.

Community Development Director Bertoni noted this issue would come back to the Planning Commission as a study session item and the Commission would then have a public hearing in the evening and if the Commission supported it, it would be taken forward to the City Council recommending that language be added to the Code to ensure that any time a gate is placed in the hillside area there will be enough stacking area for cars to be off the street.

COMMUNICATIONS FROM THE COMMISSION

NEW BUSINESS

None.

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

1. 340 South Rexford Drive
Time Extension for Tentative Parcel Map (No. 062853) to allow construction of a new three-unit condominium project located at 340 South Rexford Drive.

Associate Planner Millican provided a staff report and it was made a part of the record. Responding to a question from the Commission she stated that neither conditions nor regulations had changed that would prevent making the necessary findings for the proposed project.

The public hearing was closed,

ACTION:

Moved by Commissioner Marks and seconded by Commissioner Bosse.

That the resolution approving a time extension for Tentative Parcel Map No. 062853 to allow construction of a new three-unit condominium project be adopted.

AYES: Commissioners Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie.

NOES: None.

ABSENT: None.

CARRIED.

The Chair noted that decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office and an Appeal Fee would be required.

OLD BUSINESS

2. 9900 Wilshire Boulevard

Proposed Condominium and Retail Project at 9900 Wilshire Boulevard.

and

9876 Wilshire Boulevard

Proposed Condominium/Hotel "Beverly Hilton Revitalization Project" at 9876 Wilshire Boulevard.

Discussion about crossover issues for the 9900 Wilshire and Beverly Hilton Revitalization projects. These issues include traffic and circulation, aesthetics (visual character and shade and shadow) and combined environmental impact issues.

The Chair noted the public hearing on these projects is open.

Senior Planner Jerex noted the public hearing will remain open tonight and reviewed the suggested meeting format.

Anne Doehne, Impact Sciences, noted she was present to answer any questions on the information provided in the Commission packet. She also noted that each applicant had provided a detailed construction plan and she summarized the phases of those plans, describing construction overlap. She stated the construction would take a total of 50 months, barring any unforeseen delays or difficulties. Ms. Doehne explained the EIR had evaluated worst-case impact scenario, assuming simultaneous construction and stated that the applicants would be required to coordinate construction and it would be overseen by the City. Ms. Doehne stated that additional analysis was made on the shade impacts on the Los

Angeles Country Club and that information was part of the Commission packet.

Responding to questions from the Commission, Ms. Doehne stated the Hilton Pool would be shaded starting at 2 pm. She said she could not provide an estimate of construction time based on delays because she was not aware of all the potential delays that could affect construction. She responded that construction outside of business hours was investigated as a possible mitigation measure to shorten the construction phase.

Bijan Vaziri, City Traffic Engineer, expressed concerns for traffic safety which were discussed with the traffic consultants Fehr and Peers, which included the proposed deceleration lane on Wilshire. He stated that there is not much room on Wilshire to take off anything, the lanes at that point are already only 10 feet wide.

Responding to a question regarding left turns from Wilshire, Mr. Vaziri noted a median would be necessary to prevent left turns into the residences. He added it would not be a raised median but by delineation, to prohibit people from making a left.

The Commission requested an analysis of construction trucks being limited to only use of Santa Monica instead of eastbound on Wilshire and then back down Santa Monica to the West. And, a definitive answer on whether a deceleration lane will or will not work.

It was noted that traffic improvements had been designed which would include widening the street so that buses would be out of the through traffic lanes and the bus lane was 130 feet long. The bus stops would also be moved further back from the intersection.

Michael Paladino, of Michael Myers, described the landscape designs and how they would be coordinated between the two projects. He noted that both would be orientated perpendicular to Merv Griffin Way, and the landscape around the perimeter on Wilshire is conceptualized as a landscape that is more residential in nature with canopy trees that can create some screening to the neighborhoods to the north.

The Commission requested models on Alternatives 3, 4, and 6.

Community Development Director Bertoni read a letter from Debra Zucker into the record. The letter expressed concerns for traffic congestion and air quality related to the proposed construction.

No action was taken on these projects. The 9900 Wilshire project was continued to at or after 7:00 p.m. on November 28, 2007, and the 9876 Wilshire Boulevard project was continued to at or after 7:00 p.m. on December 13, 2007. The public hearings remain open.

The following were heard beginning at 7:10 p.m.

NEW BUSINESS

COMMUNICATIONS FROM THE AUDIENCE

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

3. 355 South Rexford Drive

Consideration of a Development Plan Review and Tentative Parcel Map (PM 62801) for the conversion of an existing four-unit apartment building to a three-unit condominium building located at 353-355½ South Rexford Drive.

Vice Chair Reims disclosed that Mr. Gabbay is her architect but that it would not influence her decision.

Senior Planner Reyes summarized the staff report and it was made a part of the record. He noted this is the first application to come before the Commission under the new Condominium Ordinance and stated that no comments had been received to date.

Plan Review Manager Lee explained how the City's building code would apply to the proposed project and responded to a question from the Commission that a new house of similar size would have an electrical load analysis to determine how many amps would be required.

Hammid Gabbay, the architect, stated that with few exceptions, this project is being treated as a brand new project. The electrical uses will be upgraded as determined by an electrical engineer for the anticipated load. He noted that is usually 100 amps per unit.

The public hearing was closed.

ACTION:

Moved by Commissioner Bosse and seconded by Commissioner Marks.

That the resolution conditionally approving conversion of an existing four-unit apartment building to a three-unit condominium building,

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Development Plan Review and Tentative Parcel Map No. 62801 for the property located at 353-355½ South Rexford Drive be adopted.

AYES: Commissioners Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie.

NOES: None.

ABSENT: None.

CARRIED.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

THE MEETING WAS ADJOURNED AT 8:20 PM

PASSED AND APPROVED THIS XX DAY OF XX, 2008.

Noah D. Furie, Chair

Submitted by Jonathan Lait, Secretary

DRAFT
PLANNING COMMISSION
MINUTES OF
December 13, 2007

DRAFT

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**CITY OF BEVERLY HILLS
PLANNING COMMISSION SPECIAL MEETING
City Council Chambers**

**December 13, 2007
7:00 p.m.**

MINUTES

OPEN MEETING

ROLL CALL AT 7:10 PM

Commissioners Present: L. Bosse, N. Cole, S. Marks, Vice Chair Reims, and Chair Furie.

Commissioners Absent: None.

Staff Present: V. Bertoni, L. Sakurai, D. Jerex, and J. Stevens (Department of Community Development); R. Diaz (City Attorney's Office).

PLEDGE OF ALLEGIANCE

Led by Donna Jerex

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE

None.

COMMUNICATIONS FROM THE COMMISSION

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

**3. Proposed Condominium/Hotel
"Beverly Hilton Revitalization Project
9876 Wilshire Boulevard**

The purpose of this meeting is to review the responses to requests from the Planning Commission from previous hearings and to receive feedback from the Planning Commission on the details of the proposed project. The public hearing remains open.

(Continued from the meeting on November 8, 2007.)

Senior Planner Jerex explained the suggested meeting format and noted the hearing would be continued to 1/31/2008 with the hearing to remain open.

Public Speakers

Maria Elena Arozco, representing LA County workers and Hilton employees (LA County Federation of Labor); spoke about the partnership with the Beverly Hilton Hotel. She stated many of the employees have worked decades, as much as forty years for this hotel. The workforce has grown under the current management from 400 to over 700. Ms. Arozco noted the revitalization plan will insure that a vital hotel remains open for many years to come and how important it is to the employees that depend on the hotel because it will create long-term stability and jobs, as well as income for the City of Beverly Hills. She urged the City to approve the revitalization project.

Tom Bluementhal, resident, owner of Gearys and president of the Rodeo Drive Committee, which represents 70 merchants and property owners on Rodeo, stated. The Committee unanimously voted to support the plans to revitalize the Beverly Hilton Hotel. He stated the positive impacts outweigh any possible negative impacts. On behalf of the RDC respectfully urge your support of this project.

Dan Walsh, Chamber of Commerce CEO stated so much is good about this project, the city wins, the residents win, the workers win, business wins. The Chamber is resolved to support the Beverly Hilton Revitalization project. He noted that for over 50 years the Beverly Hilton has been a landmark in the City. It attracts notable events such as the Golden Globes. It generates 20% of the City's TOT revenue and that is about \$6 million dollars to the City's general fund, and urged the Commission to approve the project.

Farshid Shooshani Public Works Commissioner, stated he was present as a private individual to express his support for the project; however, we have a deficit of sewer, water systems, all of the studies for the past couple of months show that the infrastructure is old and needs replaced. My question is who is going to pay for this new infrastructure that must be replaced? This is a large project which will put a burden on our infrastructure. If approved, the City should be sure this project pays its share for its usage of the sewer and water systems.

Steven Weinglass, resident, stated it is not a matter of supporting or not supporting, we need that corner to look great. He questioned employee parking, and that more business in and out would result in more traffic, and expressed concern that the applicant pay their share of the cost to improve the infrastructure. He stated that overdevelopment starts in one spot and asked why the top four

floors have to be condos in all of the buildings. He stated this will set a precedent for the Wilshire corridor.

George Nelson, for the applicant, provided a brief presentation of revised plan and then rebut to the public comments.

Community Development Director Bertoni clarified that the speakers didn't get to hear the presentation, so after the applicant's presentation, the speakers will have an opportunity to speak.

Chair Furie noted no one has come or left since the meeting began and anyone who would like to speak after the presentation should just come up and speak and then fill out a speaker slip.

Ted Come, Oasis West Realty, owners of BH Hotel, presented revised plans. He stated the hotel is committed to listen to the community, in the same spirit of responsiveness to the Commissioner's comments over the last five hearings. He stated that all would agree the Beverly Hilton must remain in a vibrant position in the hospitality market and noted competition in the hotel industry is intensifying. Other destinations around the country and the world are emerging as a competition to our City as a destination. With the strength of location and a 5-star Waldorf Astoria Hotel and condominiums we can compete effectively with the other hotels.

Carrine Verdury, stated she was present respond to Commissions questions and comments. It is important to note that the changes made have been significant. Reduced 80 condos, increased traffic lanes, made a commitment to bring a new 5 star hotel (WA) to Beverly Hills. Balance the needs of the property with the feasibility of the project, addressing the Commissioner's concerns, include a graphic presentation of the revisions made to setbacks and height to conform to 9900 Wilshire project. Ms. Verdury noted changes demonstrate commitment to compromise to arrive at the best possible project and address the comments of the Commission and the Community.

Jerry Overland Jerod, traffic consultant, explained the access and circulation plan for Waldorf Astoria Hotel and the changes made to increase service time and to limit any queuing or street impacts. A third lane was added, increasing the queuing from 10 to 13 cars. He also explained the staffing that is planned for the valet service which includes greeter, door opener, runner and expediter.

George Milstan, summed up responses to the Commission's questions, highlighting important issues such as outdoor / indoor event spaces and the willingness to make commitments to the spaces during this process; he noted the existing event and meeting spaces are indoors and no new event/meeting spaces are planned. The spaces shown on the plans are largely replacements. He reviewed the proposed meeting spaces and explained which areas would be removed, what would remain, and what would be new.

Responding to questions from the Commission, Mr. Milstan stated that if the Waldorf Astoria were to be built as all hotel rooms, without condos, he did not believe the project would be able to secure financing. He noted the Jacaranda trees currently range from 20 to 43 feet in height, with most at the 20-25 foot level. The replacement trees would be 15-20 feet high when planted.

Joseph Heldl, a resident, stated he was very much in favor of redevelopment of the Beverly Hilton but had concerns about parking and traffic congestion. He asked the Commission to consider parking carefully, especially the limousine staging areas. He noted that Carmelita is used as a staging area several times a year; with more activities, another hotel and additional ballrooms that will get worse.

Marie France stated she had no further comments.

Mr. Milstan rebutted speakers' comments stating the EIR requires a significant build of water mains etc. and the applicant would pay for their fair share of use. He noted the parking demand study demonstrates the proposed parking is more than sufficient. He concurred that parking is a critical issue and the applicant is willing to work with Commission and staff. He added the new lanes on Wilshire and Santa Monica Boulevards would mitigate traffic impacts.

Christopher Gray of Fehr and Peers, traffic consultant, responded to questions from the Commission regarding neighborhood spillover parking where event attendees park nearby and walk to the Hilton. He reviewed data collected by conducting field observations at the Beverly Hilton during special events and noted there is very little evidence it is occurring and if it is, it is at a very low level. Regarding the unwillingness of people to pay for parking, he agreed that may be true but the number is very, very small; he also noted that there has been no parking at the Robinsons May site since January 2007 when the site was fenced and that parking counts were done when people could not park at Robinsons May.

Principal Planner Sakurai explained the calculations used to arrive at parking numbers for the proposed project and added that based on the demand studies that have been provided by the traffic consultants the proposed improvements, structures, and renovations on this site do not trigger the requirement to park the entire project to our current code standard. He noted the applicable section used is to park the site to code based on the new requirements for new structures and use non-conforming parking requirements for the existing structures. He stated It is staff's opinion that when applying what is being removed and using original analyses, the amount of parking being added, and factoring in the non-conforming space, that this project as to the number of spaces, meets our code.

Mr. Sakurai stated that the parking requirement is tied back to code requirements, the number doesn't vary with popularity or more use of an area. It is based on square footage and the numbers approved equal the numbers applied. He added

for the meeting space it would be the current size, not the previous space that was used to apply the number of required parking spaces.

The Planning Commission provided direction on what information they would like brought back for further study, which included the following:

C-3 Uses

Reims: Keep C-3; additional height and intensity is ok.

Bosse: Good place for Residential with Commercial; additional height and intensity is ok.

Cole: Ok with residential if world class architecture; additional height and intensity ok if transitions properly.

Marks: Keep C-3, ok; additional height and intensity depends on if it is commercial or residential.

Furie: Ok with residential with affordable \$\$; additional height and intensity.

North Building

Reims: Added height is ok, stepped back Alt 5B 90' setback at 180'. Doesn't like outside stairway on western building.

Bosse: Agrees with Reims.

Cole: Setbacks and lower height; would like to see overall height limited to 9 or 10 stories.

Marks: Agrees with setback, agrees with stairway; would like to see height reduced to 8 stories.

Furie: Alt 5B ok, ok with Reims' suggestions.

South Building

Reims: Ok with 180' (5A ?)

Bosse: Ok with 180' (5A ?)

Cole: Concerns that project will look lopsided; 180' is too high; 10 story maximum (or 125').

Marks: If there was more open space, would be ok with height; 8 story maximum.

Furie: Ok 5A Alternative for So. Building.

Distance between Buildings

Marks: Ok 5A Alternative (40'-6); 60' is ok.

Reims: Ok 5A; 60' (40-60') is ok.

Bosse: Ok 5A; 60' (40-60') is ok

Cole: Ok 5A

Furie Ok 5A

Loft Buildings

Reims: Loft buildings should be eliminated.

Bosse: Eliminate loft buildings.

Cole: Eliminate loft buildings.

Marks: Eliminate loft buildings (which can justify extra height)

Furie: Eliminate loft buildings.

Commercial Space

Marks: Fine with commercial; would support more commercial.

Bosse: Ok with proposed; open to more retail, would need ample parking and not trip CEQA.

Cole: Ok with 28' of new Spa.

Furie: Ok with 28' of new Spa.

Landscaping

Cole: Coordinate landscaping.

Bosse: Merv Griffin should be coordinated.

Reims: Project should be "floating" in green.

Marks: Would like to see dense landscaping.

Parking & Loading

Not at this point yet.

Architecture

Reims: More thought into commercial building.

Bosse: Santa Monica Boulevard should be made more appealing. Would like to understand 5B.

Furie: Stairwell issue.

Residence Bldg. A

Reims: Ok, between 95' and Hilton

Marks: Lower Height to existing Hilton (8 story portion); setbacks?

Cole: Lacking overall policy and vision; Residential is secondary to overall vision of hotel; Height of existing hotel.

Bosse: Need to look at entire site; Commercial Standards General Plan Topic Committee recommendation; and need to consider years of noise & traffic; a lower height than Hilton.

Furie: 89' in northern portion; 10 stories, 108' on Southern.

Residence Bldg. B

Cole: Keep height of Hilton; There should be step back, but is less significant.

Bosse: Ok with proposed height.

Reims: Ok to study proposed height.

Marks: Uncomfortable with height for condos, below hotel site, 6 floors.

Furie: 165' from adjacent grade.

50 Hilton Rooms

Cole: Lower height, maximum setback.

Bosse: Supporting applicant's proposal.

Reims: Could support applicant proposal on its own, but in its entirety: overwhelming development.

Marks: 3 stories, 45'; would like visual of overlay.

Furie: Setback 30' from property line; Purpose of moving process forward 2 stories 33', then up to 3 stories, 45'.

Waldorf-Astoria

Reims: Waldorf: much lower; Driveways need to be moved.

Marks: Hotel use is good for the corner; New building could be iconic; Buses are a problem; Height - 1 floor of condos, rest hotel; more hotel rooms.

Cole: Is this the view we want for the next century? Problematic location; Needs more setback; 9 floors or less; 2 stories - 7 stories - 9 stories.

Bosse: Concerned with location; Wilshire/Santa Monica is an "F" intersection; Driveway ingress/egress; Belongs at Residence B.

Fuire: Reconsider Wilshire Blvd. location; Remove curb cut on Wilshire; Move building to abut meeting rooms; Waldorf in 3 sections, 5 stories; 7 stories; 9 stories 103'

Parking

Need to see parking with 76 additional spaces
Adequate access.

The Chair noted the public hearing remains open.

Consideration of this item was continued to 7 pm on January 31, 2008, by order of the Chair.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

ADJOURNMENT

The meeting was adjourned at 11:05 pm.

DRAFT
PLANNING COMMISSION
MINUTES OF

January 31, 2008

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**CITY OF BEVERLY HILLS
PLANNING COMMISSION SPECIAL MEETING
City Council Chambers
Commission Meeting Room A**

**JANUARY 31, 2008
3:00 p.m.**

MINUTES

OPEN MEETING

ROLL CALL AT 3:00 PM

Commissioners Present: L. Bosse, N. Cole, S. Marks, Vice Chair Reims, and Chair Furie.

Commissioners Absent: None.

Staff Present: V. Bertoni, L. Sakurai, and J. Stevens (Department of Community Development); J. Parker Bozylinski (Consultant); C. Gray (Fehr & Peers); and D. Snow (City Attorney's Office).

BUS TOUR at 3:05 PM

The Planning Commission visited the Los Angeles Country Club, 10101 Wilshire Boulevard.

Assistant City Attorney Snow stated that the Commission had taken a bus tour of the site on the agenda to see the layout and conditions at the site and gather information but that no discussion was held nor any conclusions made.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE

None.

The following were heard beginning at 7:10 p.m.

OLD BUSINESS

COMMUNICATIONS FROM THE AUDIENCE

None.

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

1. Proposed Condominium/Hotel "BEVERLY HILTON REVITALIZATION PROJECT" at 9876 Wilshire Boulevard

The purpose of this meeting is to review the revised project submitted by the applicant, the Draft Specific Plan and the proposed General Plan Amendments. The public hearing remains open so the Planning Commission will continue to receive testimony on the project. The comment period for the Draft Environment Impact Report (DEIR) is closed.

Consultant Bozylinski described the suggested meeting format and noted that this project would be continued, if necessary. She presented the staff report and it was made a part of the record. She explained the project revisions and the requested change to the City's Specific Plan.

Carrine Verdery, representing the applicant, provided detail of the changes made to the project to incorporate requests made by the Commission: Additional landscaping at the pedestrian entrance to the Beverly Hilton; the drive for Residence A relocated to the west edge of the property; the Beverly Hilton Pool area and Residence B would be 30 rooms and 3-stories around the pool; Residence A revised to 9 stories, and noted the applicant would like to request 10 stories; and reviewed the elevation changes.

Peter Walker, Landscape Architect of the applicant described the garden in front of the first tower and the separation from the proposed Waldorf Astoria; he noted additional trees and a garden of some depth was added with the deeper driveway; and described the landscape plan along Santa Monica and Wilshire.

The applicant's traffic engineer, Jerry Overland, described the curbline and how it had changed in the new plan, moving buses out of the through lane so the bus stopping to load/unload passengers wouldn't have any impact on traffic; improvements to the overall function of the intersection by adding capacity through a separate left turn lane. He added that the capacity of the right turn lane is larger than demand.

There was no public comment.

A majority of the Commission concurred that Mixed Use would be appropriate at this site.

The Commission requested information on new housing numbers as required by state law (RENA); how the TOT will be affected by the proposed project; a rendering of the cabana rooms as currently proposed; investigate one driveway instead of two for the loading area and additional screening; a matrix of where

the parking needs came from and a total showing all of the outdoor rooftop space that would exist in the project as currently proposed.

The Chair noted that the goal at the next meeting would be to provide specific direction on all elements proposed for the site.

Consideration of this project was continued to February 7, 2008 at or after 1:30 p.m. by order of the Chair. The public hearing remains open.

INFORMATION ITEMS

PLANNING COMMISSION MEETING SCHEDULE

None.

BEVERLY HILTON REVITALIZATION AD HOC COMMITTEE REPORT

Project address: 9876 Wilshire Boulevard

PROPOSED CONDOMINIUM AND RETAIL PROJECT AD HOC COMMITTEE REPORT

Project address: 9900 Wilshire Boulevard

Assistant City Attorney Snow stated for the record that no Ad Hoc Committee Reports were given.

COMMUNICATIONS FROM THE COMMISSION

None.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

THE MEETING ADJOURNED AT 10:05 PM.

PASSED AND APPROVED THIS XX DAY OF XX, 2008.

Noah D. Furie, Chair

Submitted by Jonathan Lait, Secretary

DRAFT
PLANNING COMMISSION
MINUTES OF

February 7, 2008

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**CITY OF BEVERLY HILLS
PLANNING COMMISSION SPECIAL MEETING
City Council Chambers
Commission Meeting Room A**

**FEBRUARY 7, 2008
2:30PM**

MINUTES

OPEN MEETING

Chair Furie called the meeting to order at 1:40 p.m.

ROLL CALL

Commissioners Present: S. Marks, L. Bosse, N. Cole, Vice Chair Reims, and Chair Furie

Commissioners Absent: None

Staff Present: V. Bertoni, J. Lait, L. Sakurai, D. Jerex, L. Goor (Department of Community Development); D. Snow (City Attorney's Office); S. Miller (Finance); and J. Parker-Bozylinski (Consultant).

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Chief Financial Officer Scott Miller.

COMMUNICATIONS FROM THE AUDIENCE

None.

COMMUNICATIONS FROM THE COMMISSION

The Chair noted this item would be moved to the end of the Agenda.

**PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING
AGENCY PUBLIC HEARINGS**

**1. Proposed Condominium/Hotel "BEVERLY HILTON REVITALIZATION
PROJECT" at 9876 Wilshire Boulevard**

The purpose of this meeting is to review the revised project submitted by the applicant, the Draft Specific Plan and the proposed General Plan Amendments. The public hearing remains open so the Planning Commission will continue to receive testimony on the project. The comment period for the Draft Environment Impact Report (DEIR) is closed.

The report was presented by: Planner Jerex who noted the Resolution would return on February 28, 2008; Scott Miller, City of Beverly Hills CFO who discussed Transient Occupancy Tax for the Waldorf Astoria and revenue - various fees including long-term sustainability fees, property tax, grants, and taxes in comparing the proposed project with a code compliant project; and Chris Gray of Fehr & Peers, Traffic Consultant who discussed intersection improvements for Wilshire and Santa Monica Boulevards which could be installed in the future, notably Concept 3A.

CFO Miller responded to questions regarding: residential condominium portion fees, a comparison of this project vs. a commercial project of same size, percentage of City services used by commercial projects (currently under study), revenue/EMS fees for various size projects, initial sales vs. average annual income for resales, market downturn in relation to EMS fees, potential tenants, turnover rate.

Chris Gray of Fehr & Peers responded to questions regarding: additional lane along Wilshire created via donation used to accommodate the metro, grade separation vs. the partial grade separation and would it bring traffic to LOS E, did 5 year old study consider anything else on the Hilton site, is there conflict with hotel loading, would there ever be an intersection improvement, potential over/under in the future, projected left turns (Waldorf), T-zone underpass vs. left turn issue, would entitlement preclude the City from choosing either Concept 3 or 3A if approving the Hilton, and street widths.

Planner Jerex reviewed responses to Commission requests and issues in relation to RHNA numbers, various visual simulations and variations at 10, 12, and 14 stories, open space site plans, Waldorf Astoria Height recommendations, ingress/egress for Waldorf Astoria (and setbacks), conference center/setbacks and stories/heights, Residence A North height, Residence B South height, Cabana Rooms, loading area, and parking.

The Applicant Team spoke as follows:

Corinne Verdery, representing the applicant, reviewed changes to their site plan related to the Waldorf Astoria setbacks on Santa Monica, and the Beverly Hilton lobby, and discussed conference center height, views from the community, loading dock, driveways, cabana room, screening, landscaping, and various drawings regarding roads, driveways, and rooftops. She noted an error on the conference center which should read 41 foot setback.

A Commissioner requested the Buildings Driveways and Streets views include the pool but not the rooftop landscaping.

George Milhstein, Latham Watkins, discussed the project which is critically integrated. He reviewed significant revenue that the City will receive, including sales and property tax into the future. Dr. Stuart Gabriel, UCLA Anderson School of Business/Real Estate Institute, provided his point of view via a letter (which was submitted for the record) from which Mr. Milhstein quoted, including substantially improved land use solutions, economically underutilized site should be generating substantially more TOT, and the residential component necessity.

Gunther Schiff, a resident, questions regarding revenue vs. costs and impacts.

Myra Lurie, Beverly Hills Board of Education for the Unified School District, and School Board Vice President Nooshin Meshkaty, discussed collaborative creative solutions to the impacts of these projects and look forward to further conversations with the developers. Noted work with staff that has occurred and a November 15th letter delineating various impacts to students and staff during construction including traffic, air quality, safety, shade and shadow, noise and vibration, and suggested mitigation such as: HPVAC system/HEPA filter, screening via landscaping, alternative recreation on bad days, alternative construction on test days, we had protocols on safety with regard to construction workers, security cameras, ensure overflow parking will not affect the school, difficulty of turning left onto Wilshire; they would like to work directly with the developer or set aside funds to secure those types of mitigations. She responded to Commission questions.

George Milhstein, resident, noted they have and will continue to meet with the school representative to address their issues.

Community Development Director Bertoni, noted meetings with School District staff and commented on developer fees for the construction of new school facilities, but not for other items. Under CEQA, the EIR has identified potential impacts and potential mitigation measures regarding the school and those are being worked on. Anything above that could be part of the Development Agreement. The Commission discussed this further and Assistant City Attorney Snow responded to related questions.

Ms. Verdery responded to Commission questions regarding: where meeting room space is (copies of that drawing were requested), outdoor event space, loading and capacity, and existing outdoor dining space. A Reciprocal Access Agreement was noted. Ms. Verdery responded to questions regarding the heights and number of rooms at 10, 12, and 14 stories, circulation within the project, and structural columns on Wilshire. Mr. Milhstein responded regarding condo vs. residence numbers with regard to financial feasibility.

R. Lynch, Consulting Engineer, responded to questions regarding the loading dock width.

The Commission recessed at 5:15 p.m.

The following were heard beginning at 7:09 p.m. All Commissioners were present.

Speakers:

Dr. Matthew Finerman, a resident, discussed a public health issue citing asthma incidents at El Rodeo School and requested mitigation for air quality issues that might impact the children.

Joe Hirt, a resident, expressed concern with construction pollution related to a project on Crescent; soil moisture evaluations, soot on his car, his wife's three lung surgeries and stated their double encasement windows did not help their situation.

Community Development Director Bertoni noted staff's position on the issue summary and commented on the project, noting the tourist value to the City in relation to providing hotel rooms and increasing Transit Occupancy Tax. He noted issues such as traffic and height, but stated the project makes sense from a land use standpoint and discussed the need for the condominium component.

Each Commissioner stated their overall view of the project and provided suggestions.

After discussion, Chair Furie noted the following majority positions:

- The Waldorf - 14 stories
- Ingress - Acceptable
- Conference Center - Set back acceptable
- Residence A - Remove Building A
- Residence B - A maximum height of 16 stories
- Cabana - Would look at additional use there
- Loading Area - with proviso City Traffic Engineer looks at the driveway
- Parking - At 2183 spaces

The Public Hearing was continued to February 20, 2008 at 7:00 p.m.

COMMUNICATIONS FROM THE AUDIENCE

None.

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

2. PROPOSED CONDOMINIUM AND RETAIL PROJECT "9900 WILSHIRE PROJECT"

The purpose of this meeting is for the Planning Commission to review proposed changes to the project, the draft Conditions of Approval, redlines of the Draft Specific Plan and Draft Development Agreement and provide direction to staff. The public hearing remains open so the Planning Commission will continue to receive testimony on the project. The comment period for the Draft Environmental Impact Report (DEIR) is closed and staff is no longer responding to written or oral comments on the DEIR.

The staff report was presented by Planner Jerex and made a part of the record. She reviewed the meeting schedule and noted the next hearing date would be February 21, 2008. The revised site plan was reviewed with the loft building removed, restaurant relocation, and pocket park.

The Applicant Team spoke as follows:

Michael Palladino, noted resubmittal of design 5A which has undergone changes and refinements, a summary of which is in the staff report. The applicant has submitted complete technical drawings and backup data today. Two outstanding issues remain - the LACC tour balloons marking building height and adjusted perspectives thereof, and continuation of the public garden - linking them by extending the path to north end of site. He reviewed site changes including residential buildings on Merv Griffin Way, extension of landscaping along Merv Griffin Way with terracing and water features, the restaurant moved northwest creating a pocket garden and outdoor seating area, coordination of trees, offsetting the building to improve the Wilshire entrance, additional setbacks on Wilshire, other setbacks, and offsetting the eliminated lofts.

Mark Armbruster, representing Los Angeles Country Club (LACC), noted Commission comments during the previous Hilton hearing. He discussed the walled effect of the project and its impact on the Club. He commented on additional setbacks which would not affect FAR, especially with the removal of the lofts.

Barclay Perry, representing LACC members who would like the building moved back, stated no progress has been made and expressed concern that the project will impact their grass and the golf ball liability issue has not been resolved.

Mike McRoskey, LACC Board of Directors, noted the height and mass of the Wachovia building compared to this project. The Architect and building are outstanding, but the issue is the height and where the building stands. He inquired whether the EIR shade and shadow section compared the original 145 foot height and the current proposed increased height.

Staff responded the additional shade and shadow information was reviewed and Alternative 5 did not trigger significant impacts.

Myra Lurie, Beverly Hills School District, reiterated the various impacts on El Rodeo and pedestrian traffic to the High School. Any documents should clearly document issues in our letter of November 15th the most significant of which are construction, air quality including nitrous oxide and dust, security, protocols vetting construction workers, truck traffic routes in conflict with drop off/pick up times, noise and vibration notably days for standardized testing, generally May, Constitution Test, and finals. Mitigations could include indoor/outdoor air quality mitigations, screening, cameras or other monitoring technology. They look forward to working with the applicant.

It was noted Developer fees are not meant to mitigate impacts, but to address additional citizens who will be using the school.

Allan Alexander, representing the applicant, noted their desire to continue working with the School; they have had two meetings with the Superintendent and their attorney related to the above issues. Regarding LACC shade and shadow issue, no significant impacts were found from the EIR Consultant. He discussed the view from LACC and what the project will look like coming from the east and west.

Chris Candy, Candy & Candy, thanked the Commission for their hard work related to this LEED Gold Rated, traffic neutral, project and its high percentage of open space.

Assistant City Attorney Snow reviewed the redlined Development Agreement. The Commissioners requested additional changes.

Planner Jerex reviewed the Draft Conditions of Approval; the Commissioners made numerous changes.

The Mitigation Monitoring Plan was discussed and a few changes were made.

The Draft General Plan Amendment was reviewed by Consultant Parker-Bozylinski.

Ms. Parker-Bozylinski reviewed the Redlined Specific Plan. The Commissioners made changes.

Commissioner Cole expressed concern with the height, Commissioner Marks concurred.

Chair Furie closed the Public Hearing.

ACTION:

Moved by Chair Furie and seconded by Commissioner Bosse.

That Resolutions recommending the City Council adopt resolutions approving the draft Conditions of Approval, the Draft General Plan Amendment, the Draft Specific Plan, the Draft Development Agreement, and Final EIR for the proposed Condominium and Retail Project ("9900 Wilshire Project) be prepared for consideration at the meeting on February 21, 2008.

AYES: Commissioner Bosse, Vice Chair Reims, and Chair Furie.

NOES: Commissioners Cole and Marks.

ABSENT: None.

CARRIED.

3. INFORMATION ITEMS

PLANNING COMMISSION MEETING SCHEDULE

Oral Report

BEVERLY HILTON REVITALIZATION AD HOC COMMITTEE REPORT

Project address: 9876 Wilshire Boulevard

Oral Report

BEVERLY HILTON REVITALIZATION SPECIFIC PLAN AD HOC COMMITTEE REPORT

Oral Report

PROPOSED CONDOMINIUM AND RETAIL PROJECT AD HOC COMMITTEE REPORT

Project address: 9900 Wilshire Boulevard

Oral Report

PROPOSED CONDOMINIUM AND RETAIL PROJECT SPECIFIC PLAN AD HOC COMMITTEE REPORT

Oral Report

Assistant City Attorney Snow noted the Ad Hoc Committees had served their purpose and could be disbanded. The Chair so ordered.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

COMMUNICATIONS FROM THE CITY PLANNER

None.

ADJOURNMENT

The meeting was adjourned at 12:37 a.m.

PASSED AND APPROVED THIS XX DAY OF XX, 2008.

Noah D. Furie, Chair

Submitted by Jonathan Lait, Secretary

DRAFT
PLANNING COMMISSION
MINUTES OF

February 14, 2008

DRAFT

DRAFT

**CITY OF BEVERLY HILLS
PLANNING COMMISSION SPECIAL MEETING
City Council Chambers
Commission Meeting Room A**

**FEBRUARY 14, 2008
1:30 p.m.**

MINUTES

OPEN MEETING

ROLL CALL AT 1:45 PM

Commissioners Present: L. Bosse, N. Cole, S. Marks (arrived at 3:45pm, Vice Chair Reims, and Chair Furie.

Commissioners Absent: None.

Staff Present: V. Bertoni, R. Balderas, R. Gohlich, and D. Mohan (Department of Community Development); D. Snow (City Attorney's Office).

BUS TOUR at 2:10 PM

Assemble at the 450 North Crescent Drive entrance to City Hall. *(The bus tour will include projects listed on the agenda.)* The Planning Commission will visit: 910 Oxford Way.

Assistant City Attorney Snow stated that the Commission had taken a bus tour of the projects on the agenda to see the layout and conditions at the project sites and gather information but that no discussion was held nor any conclusions made.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE

None.

COMMUNICATIONS FROM THE COMMISSION

None.

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

Taken out of order:

**2. BEVERLY HILTON REVITALIZATION PLAN
9876 Wilshire Boulevard**

Development Agreement, Zone Text Amendment, General Plan Amendment and Tentative Tract Map in conjunction with the project known as the "**Beverly Hilton Revitalization Plan**," which includes new hotel rooms/amenities, a new restaurant, new residences, subterranean parking and off-site improvements for the property located at **9876 Wilshire Boulevard** in the C-3 Commercial Zone.

Staff recommends that this item be continued to February 20, 2008, at 7:00pm in City Council Chambers (First Floor, Room 180) at City Hall.

The Chair appointed an Ad Hoc Committee consisting of Commissioner Marks and Vice Chair Reims to modify and fine tune the Specific Plan and Development Agreement.

ACTION:

Moved by Commissioner Cole and seconded by Commissioner Bosse.

That consideration of this item be continued to at or after 7:00 p.m. on February 20, 2008.

AYES: Commissioners Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie.

NOES: None.

ABSENT: None.

CARRIED.

Return to order.

**1. 910 OXFORD WAY
Hillside R-1 Permit and Second Unit Use Permit**

An application for a Hillside R-1 Permit to allow: construction of a new single-family home which will exceed 15,000 square feet of cumulative development; land form alteration which would result in the export of more than 3,000 cubic yards of earth; fencing in the front and street side yard to exceed 3 feet in height

within ten feet of the property line, and allow portions that are not open to public view; and an accessory structure which exceeds 14 feet in height to be located within the side yard setback; and,

An application for a Second Unit Use Permit to allow the construction of an approximate 1,000 square foot Second Unit which would contain separate living facilities from the main residence, in conjunction with a proposed new, two-story single-family residence located at 910 Oxford Way.

Associate Planner Gohlich summarized the staff report and it was made a part of the record. He noted the export of dirt would be in excess of 3,000 cubic yards. Responding to questions from the Commission, he explained where on the property the proposed accessory structure would be placed. He noted that if the Commission approves the application, a condition is recommended by staff that the fencing be located 10 feet from the property line and that the solid portion not begin until it reaches the driveway on Glen Way, which would screen the pool and back yard of the subject area.

May Sung, architect for the applicant, stated that the existing residence is closer to Glen Way and Oxford Way than what is proposed. The footprint is also smaller on the proposed home than the existing.

Marty Esterline, expediter for the applicant, noted the 6-foot high wall is proposed for privacy and security, due to the grade and elevation of the subject property. She noted that existing walls across Glen Way and Oxford are in excess of four feet and solid already; she added there are walls on Carol Way that are taller than 11 feet.

Jerry Williams, landscape architect for the applicant, responded to questions from the Commission, stating they would be preserving the existing trees and if not possible they would be replaced with mature trees. He also stated they would be landscaping both sides of the property fencing.

Ian Forrest, lawyer for the neighbor at 904 Oxford Way, expressed concerns with building massing, the height of the guest house as it relates to privacy; and mitigation of construction-related impacts. He provided a copy of a letter, prepared on behalf of his client. The letter was made a part of the permanent record.

Barbara Sadoff, neighbor at 908 Glen Way, stated she was opposed to the project due to concerns for building massing and privacy impacts, and stated that she was opposed to a solid wall along Glen Way.

Nancy Krasne, neighbor at 917 Oxford Way, expressed concern for the size of the proposed home and accessory structure; concern that the property might later be split and sold as two lots; a desire to ensure parking per code for the

property; privacy concerns; and stated she was opposed to the proposed solid wall.

Consideration of this item was continued to the meeting on March 13, 2008, at or after 1:30 pm, by order of the Chair. The public hearing remains open.

INFORMATION ITEMS

3. REVISION TO THE STYLE CATALOGUE

Update on Revision to the Style Catalogue, Expansion of Design Review to Hillside and Trousdale, Transfer of PC Reviews to DRC, and Proposed Changes to R-1 Zoning Code.

Information only.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

THE MEETING WAS ADJOURNED AT 5:00 PM.

PASSED AND APPROVED THIS XX DAY OF XX, 2008.

Noah D. Furie, Chair

Submitted by Jonathan Lait, Secretary

DRAFT
PLANNING COMMISSION
MINUTES OF

February 20, 2008

DRAFT

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**CITY OF BEVERLY HILLS
Planning Commission
Special Meeting**

**Beverly Hilton Revitalization Project
February 20, 2008
7:00 p.m.
City Council Chambers**

MINUTES

ROLL CALL

Chair Furie called the meeting to order at 7:25 p.m.

Present: Commissioners Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie.

Staff Present: V. Bertoni, L. Sakurai, L. Goor (Planning Department); B. Vaziri (Traffic);
D. Snow (City Attorney's Office); J. Parker-Bozylinski (Consultant)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Allen Alexander.

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE

None.

COMMUNICATIONS FROM THE COMMISSION

None.

Taken out of order:

NEW BUSINESS

**3. Beverly Hilton Revitalization Ad Hoc Committee Report Project
Address: 9876 Wilshire Boulevard**

Community Development Director Bertoni noted the Committee, including Vice Chair Reims and Commissioner Marks, had met and discussed outstanding issues, namely height, as well as Residence A.

4. Ad Hoc Committee Report
Project Address: 9900 Wilshire Boulevard

None.

Return to order.

PLANNING COMMISSION/BOARD OF ZONING ADJUSTMENTS/PLANNING
AGENCY PUBLIC HEARINGS

1. Proposed Condominium/Hotel “Beverly Hilton Revitalization Project”
9876 Wilshire Boulevard

Consultant Bozylinski provided a presentation including the Site Plan, Waldorf-Astoria, Residence B, Cabana Rooms, Conference Center, Wilshire Boulevard Widening, Draft Specific Plan, and Draft Development Agreement.

Commissioner Bosse inquired regarding street and sidewalk widths and how much landscaping existed before it was altered in various areas.

Traffic Engineer Vaziri responded to questions.

Commissioner Cole inquired regarding the original north/south driveway on Wilshire compared with the present design with regard to lane widths.

Chair Furie inquired whether the widths are safe, Traffic Engineer Vaziri responded affirmatively.

Speaker Cards submitted for questions only: Corinne Verdery, and George Mhlsten for the applicant.

Vice Chair Reims commented on lanes that were previously planned for 9 feet, and the original purpose of the median. Potential for an over/under-pass at Wilshire/Santa Monica in the future was discussed, as was future growth.

Commissioner Bosse inquired regarding removal of the median with regard to safety.

Commissioner Cole inquired whether a 5-foot sidewalk is safe; Traffic Engineer Vaziri responded that is standard.

Commissioner Cole inquired regarding what was discussed at the Ad Hoc Committee Meeting. George Mhlsten responded regarding Residence A, and Corinne Verdery responded to questions regarding landscaping around Residence A.

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Commissioner Cole commented on the inclusion of driveway and loading space in the open space calculation.

Commissioner Bosse inquired whether the residences are of the type that are rented out with hotel amenities included. The applicant responded no.

Chair Furie inquired regarding public open space surrounding the A building.

Commissioner Reims commented on whether there would be a security fence as it is public open space.

Regarding height, Commissioner Bosse commented on economic benefit for the City and applicant.

Commissioner Cole suggested a decision needs to be made regarding Residence A before deciding.

The Planning Commission recessed at 8:43 p.m. and reconvened at 8:55 p.m.

Commissioner Cole commented on the proximity of the Waldorf to the residential neighborhood. Their concern was height, not Residence A. She suggested the Waldorf be 10 stories, all rooms. 13 stories for Residence B, and will defer to the Commission regarding Residence A.

Chair Furie suggested a 12 story hotel room only Waldorf, 9 story residence A which includes at 20% reduction in footprint increasing the setback 37 feet; and 16 story Residence B.

Commissioner Bosse commented on the gateway aspect, and proximity to a residential neighborhood and a school. She suggested removal of Residence A, that the Waldorf be all hotel rooms at 12 stories and Building B be 16 stories.

Commissioner Marks commented on the gateway aspect, housing requirements, suggested removal of Residence A, that the Waldorf be 12 stories all hotel rooms, and Residence B be 13 stories or 18 with a smaller footprint.

Vice Chair Reims commented on the needs, realities, and aspects of this gateway site. She suggested Residence A be removed, the Waldorf be 12 stories, and Residence B be 13 stories.

There was consensus for the removal of Building A, that Residence B be 13 stories, and the Waldorf be 12 stories, hotel rooms only.

Commissioner Bosse noted her comment was 16 or less for Residence B.

Chair Furie closed the Public Hearing.

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ACTION:

Moved by Commissioner Bosse and seconded by Commissioner Marks.

That Residence A be eliminated, the Waldorf be 12 stories of hotel rooms only, and Residence B be 13 stories.

AYES: Commissioners Bosse and Marks, and Vice Chair Reims.

NOES: Commissioner Cole and Chair Furie.

ABSENT: None.

CARRIED.

Chair Furie explained his reasons for dissenting for the record: he is supportive of 16 stories for Residence B, and that Residence A be 9 stories with a 20% reduction in mass and resulting setback.

Commissioner Cole explained her reasons for dissenting: she supports the Waldorf at up to 12 stories for hotel only, Residence B at no more than 13 stories, and if it can work with no Residence A that is acceptable/she would support a reduced footprint for A and B.

Vice Chair Reims commented on her position, noting with removal of Residence A, she was willing to discuss further height on the Waldorf.

Commissioner Marks left the dais at 9:40 p.m.

Commissioner Bosse commented if Residence A is eliminated, she would support 16 stories for Residence B.

The changes reflected in the revised project were discussed.

Chair Furie requested language to reflect 1,733 as the minimum parking and incorporate 450 drive aisle spaces into the Specific Plan.

Consultant Parker-Bozylinski reviewed changes to the Specific Plan and further suggestions. The Commissioners made numerous changes to the Specific Plan and Draft Development Agreement.

ACTION:

Moved by Chair Furie and seconded by Commissioner Bosse.

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That resolutions recommending that the City Council adopt resolutions to: Amend the General Plan, adopt the Specific Plan, Change the Zoning Code, and adopt a resolution approving the EIR, and approve the Development Agreement be prepared for consideration at the meeting on February 28, 2008.

AYES: Commissioners Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie.

NOES: None.

ABSENT: None.

CARRIED.

INFORMATION ITEMS

2. Planning Commission Meeting Schedule

Not reviewed

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

ADJOURNMENT

The meeting was adjourned at 11:00 p.m.

PASSED AND APPROVED THIS XX DAY OF XX, 2008.

Noah D. Furie, Chair

Submitted by Jonathan Lait, Secretary

DRAFT
PLANNING COMMISSION
MINUTES OF

February 28, 2008

DRAFT

DRAFT

**CITY OF BEVERLY HILLS
PLANNING COMMISSION SPECIAL MEETING
City Council Chambers
Commission Meeting Room A**

**February 28, 2008
2:00 p.m.**

MINUTES

OPEN MEETING

The Chair called the meeting to order at 2:10 p.m.

ROLL CALL

Commissioners Present: L. Bosse, N. Cole, S. Marks, Vice Chair Reims, and Chair Furie.

Commissioners Absent: None.

Staff Present: V. Bertoni, J. Lait, R. Balderas, L. Sakurai, M. McGrath, and J. Stevens (Department of Community Development); D. Snow (City Attorney's Office); and Consultant J. Parker-Bozylinski.

BUS TOUR 3:00 PM

Assemble at the 450 North Crescent Drive entrance to City Hall. *(The bus tour will include projects listed on the agenda.)* The Planning Commission will visit: 618 Sierra Drive.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Marks.

APPROVAL OF AGENDA

The Chair noted that Item 1 would be taken before the bus tour.

COMMUNICATIONS FROM THE AUDIENCE

None.

COMMUNICATIONS FROM THE COMMISSION

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

**1. R-1 Items:
Transfer of Certain Planning Commission Reviews to Design Review Commission**

The staff report was summarized by Senior Planner McGrath and made a part of the permanent record.

Design Review Commission Chair Weiss stated that the Design Review Commission would be able to consider a new residence in its entirety, the proportion of it and the proportion to the streetscape if the garage were added to their purview.

The consensus of the Commission was that the staff recommendation for proposed transfers to the Design Review Commission, with the exception of tree removal permits and driveways which slope down below the adjacent grade of the public right-of-way, be forwarded to the City Council for approval.

Action:

Moved by Commissioner Furie and seconded by Commissioner Marks.

That a resolution recommending that the City Council adopt these changes be prepared and brought back to the Commission for consideration.

AYES: Commissioners Bosse, Cole, Marks, Vice Chair Reims and Chair Furie.

NOES: None.

ABSENT: None.

ABSTAIN: None.

CARRIED.

The following were heard beginning at 7:15 p.m.

NEW BUSINESS

COMMUNICATIONS FROM THE AUDIENCE

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS

Taken out of order:

**3. 618 Sierra Drive
Central R-1 Permit**

A request for a Central R-1 Permit and Second-Unit Use Permit to allow a two-story detached Accessory structure to be constructed to a height of 21-feet at four-feet to the side and rear yard property lines and to be used as a second dwelling unit on the property located at **618 North Sierra Drive**.

Associate Planner Noonan summarized the staff report and it was made a part of the record. He noted that no comment letters had been received, although a few phone calls with questions were and that one neighbor was present.

J. Beller, architect for the applicant, stated he was present to answer any questions.

G. Oblath, neighbor at 620 Sierra Drive, thanked the Winesteins for the design of the residence and stated he had no objection to the project but was concerned that when the existing garage is demolished the fence, which is unstable, might collapse. He also expressed a desire that the existing ficus trees be retained along the north façade.

The public hearing was closed.

The Commission concurred that a condition requiring a landscaping screen if the existing ficus are impacted should be included; and in terms of privacy, a condition that windows be opaque.

ACTION:

Moved by Commissioner Marks and seconded by Commissioner Bosse.

That the amended resolution conditionally approving a Central R-1 Permit and Second-Unit Use Permit be adopted.

AYES: Commissioners Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie.

NOES: None.

ABSENT: None.

CARRIED.

Return to order.

**2. 309-325 South Elm Drive
Development Plan Review Permit, Tentative Tract Map No. 69145,
Density Bonus permit and R-4 Permit.**

Development Plan Review Permit and Tentative Tract Map No. 69145 for a four story, 45 foot high, 30-unit condominium development with a Density Bonus permit for providing three lower income housing units and an R-4 Permit for additional front yard paving for a property located at 309-325 South Elm Drive (PL 0745544). The Public Hearing is open.

Associate Planner Alkire provided a summary of the staff report and it was made a part of the record. He noted that the revised project is a 30-unit project consisting of two four-story buildings that are not connected. The previously proposed bridge has been removed. Mr. Alkire noted the density bonus and waiver requested by the applicant. He stated that comment letters had been received which expressed privacy concerns.

Assistant City Attorney Snow clarified that the provisions of state law do allow the Commission to deny or reject specifically requested incentives, but the City is required to provide an incentive.

Murray Fischer, attorney for the applicant, stated the request for waiver was removed. He also described how the requested fourth floor had been set back to provide additional privacy, noting that from the proposed fourth floor the view would be less intrusive than from the windows on the code-complaint third floor.

Tamara Seff, a neighbor, noted that other neighbors were not able to attend the meeting and expressed opposition to the proposed project.

Dick Seff, a resident, expressed opposition due to privacy concerns.

Randy Seff, a resident, expressed concern for privacy, impacts to property value, and the proposed height of the project.

Mitch Waldow, on behalf of Beverly Hills South Homeowners Association, stated they were opposed to the proposed height.

Joe Hirt, a resident, stated opposition to limiting the low income to police and fire or teachers, because he did not think they would qualify. He also asked about a proposed landscaping plan.

Ken Goldman, a resident, stated opposition to the proposed height.

Phillip Scheid, a resident, read a letter from Terry Scheid expressing concerns regarding financial impacts on surrounding property values into the record.

Chris Lankenmann, a resident, expressed concern for the elderly neighbors in adjacent area having such a large building right behind them. He urged the Commission to approve a code-compliant building.

David Fidler, a resident, stated concerns for financial impacts, privacy, and questioned whether the shadow would affect his enjoyment of his home and yard.

Azita Mahgerefteh, a resident, stated she was opposed to the proposed project due to possible adverse impacts.

The Commission requested additional information from staff regarding the density bonus, line of sight/privacy issues and that the shade and shadow study be validated.

Murray Fischer confirmed with his client that it would not be a problem to continue the case to March 13, and that they would work with staff and discuss incentives regarding this particular project, as long as any additional studies did not result in additional costs to the applicant. He also stated that a decision would be needed at the next meeting.

Consideration of this project was continued to at or after 1:30 on March 13, 2008, by order of the Chair.

4. Proposed Condominium / Hotel "Beverly Hilton Revitalization Project" at 9876 Wilshire Boulevard

The purpose of this meeting is to review and approve the Resolutions recommending that the City Council certify the Final Environmental Impact Report and approve the Mitigation Monitoring and Reporting Program, the General Plan and Zoning Amendment, the Beverly Wilshire Specific Plan, and the Development Agreement for the Beverly Hilton Revitalization project.

Chair Furie noted the public hearing on this matter is closed.

Consultant Bozylinski summarized the staff report and it was made a part of the record. She described the modifications requested to the Specific Plan and the mitigation/monitoring program.

The Chair asked if there were any public comments on the resolutions being considered and there were none.

The Commission concurred on minor changes to clean up language or correct typographical errors in the resolutions.

ACTION:

Moved by Commissioner Bosse and seconded by Commissioner Marks.

That the amended resolution of the Planning Commission of the City of Beverly Hills recommending that the City Council certify the Environmental Impact Report for revitalization of the existing Beverly Hilton Hotel to allow a new luxury Hotel, a new luxury condominium building, gardens and modifications to the existing Beverly Hilton Hotel which result in a decrease in the total number of hotel rooms; make environmental findings pursuant to the California Environmental Quality Act; adopt a Statement of Overriding Considerations; and adopt a Mitigation Monitoring and Reporting Program be adopted.

AYES: Commissioners Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie.

NOES: None.

ABSENT: None.

CARRIED.

ACTION:

Moved by Commissioner Reims and seconded by Commissioner Bosse.

That the amended resolution of the Planning Commission of the City of Beverly Hills recommending that the City Council amend the Land Use Element of the Beverly Hills General Plan to establish the Beverly Hilton Specific Plan designation, add the Beverly Hilton Specific Plan zoning to City of Beverly Hills Municipal Code, and apply the Beverly Hilton Specific Plan zoning in conjunction with the proposal for revitalization of the existing Beverly Hilton Hotel to allow a new luxury hotel, a new luxury condominium building, gardens, and modifications to the existing Beverly Hilton Hotel which result in a decrease in the total number of hotel rooms be adopted.

AYES: Commissioners Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie.

NOES: None.

ABSENT: None.

CARRIED.

ACTION:

Moved by Commissioner Marks and seconded by Commissioner Bosse.

That the amended resolution of the Planning Commission of the City of Beverly Hills recommending that the City Council adopt the Beverly Hilton Specific Plan for revitalization of the existing Beverly Hilton Hotel to allow a new luxury hotel, a new luxury condominium building, gardens and modifications to the existing Beverly Hilton Hotel which result in a decrease in the total number of hotel rooms be adopted.

AYES: Commissioners Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie.

NOES: None.

ABSENT: None.

CARRIED.

ACTION:

Moved by Commissioner Marks and seconded by Commissioner Cole.

That the amended resolution of the Planning Commission of the City of Beverly Hills recommending that the City Council approve a Development Agreement between the City of Beverly Hills and Oasis West Realty, LLC, for revitalization of the existing Beverly Hilton Hotel to allow a new luxury hotel, a new luxury condominium building, gardens and modifications to the existing Beverly Hilton Hotel which result in a decrease in the total number of hotel rooms be adopted.

AYES: Commissioners Bosse, Cole, Marks, Vice Chair Reims, and Chair Furie.

NOES: None.

ABSENT: None.

CARRIED.

INFORMATION ITEMS

5. PLANNING COMMISSION MEETING SCHEDULE

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

ADJOURNMENT

The meeting was adjourned at 1:45 a.m.

PASSED AND APPROVED THIS XX DAY OF XX, 2008.

Noah D. Furie, Chair

Submitted by Jonathan Lait, Secretary