



AGENDA REPORT

Meeting Date: April 8, 2008

Item Number: C-1

To: Honorable Mayor & City Council

From: Vincent P. Bertoni, AICP Director of Community Development
Joyce Parker-Bozylinski, AICP, Consulting Planner

Subject: Consideration of Planning Commission's recommendation for approval of a General Plan Amendment, Zone Text Amendment, Zone Change, Specific Plan, Development Agreement and Environmental Impact Report for a Proposed Mixed use Project at 9876 Wilshire Boulevard(The Beverly Hilton Revitalization Project)

Attachments:

1. Council Questions/Answers (to be provided prior to the meeting)
2. March 25, 2008 City Council Staff Report
3. March 27, 2008 City Council Staff Report
4. April 1, 2008 City Council Staff Report
5. Correspondence
6. Proposed Residence A Building: Aesthetic Impacts Memo
7. Proposed Residence A Building: Light and Glare Memo

RECOMMENDATION

Staff recommends that the City Council:

1. Receive presentations from staff.
2. Receive a presentation from the applicant.
3. Take public testimony on the project and close the public hearing.
4. Ask any additional questions of staff.
5. Ask any additional question of the applicant.
6. Deliberate on the project.
7. Provide direction to staff on the proposed project and direct staff to bring back draft Resolutions and Ordinances at the next meeting.
8. Continue the meeting until April 21, 2008.

DISCUSSION

The City Council held public hearings on March 25th and March 27th to hear presentations on the project and receive public testimony. On April 1st, the City Council received additional presentations from staff, the Planning Commission Chair, and the applicant and received additional public testimony. At the conclusion of the public testimony the City Council asked questions of staff and the applicant and directed staff to bring back answers to the questions raised.

There were four variations of the project that have been presented to the City Council: Applicant's Original Project, Planning Commission Recommended Project, Applicant Revised Project and Staff Recommended Project. These different variations are described in detail in the attached City Council staff reports. At the conclusion of the April 1st hearing, it was determined that the Ad Hoc Committee consisting of Mayor Brucker and Councilmember Briskman would meet with the applicant to discuss potential revisions to the project and the Development Agreement. The Ad Hoc Committee met with the applicant on April 4th and April 7th and will report on the results of the meeting at the hearing.

The purpose of this hearing is to answer any further questions the City Council may have and for the Council to provide direction to staff on the project so that staff can prepare draft Resolutions and Ordinances for City Council consideration. Attachment 1 to the staff report contains answers to all of the City Council questions received to date. Attachment 1 will be provided under separate cover prior to the City Council hearing.

In addition, based on discussions regarding the aesthetic impact of adding Residence A back into the project, two memorandums (Attachments 6 and 7) were prepared that discuss impacts to Visual Character, View, and Light and Glare.

At the April 1 hearing there was a discussion on whether the back yards of the homes north of Wilshire Boulevard would be visible from the Waldorf=Astoria at 12 and 14 stories in height. To clarify this issue, staff will be presenting photos the project taken from the roof of the existing Hilton Tower at the 155 foot elevation. Scott Miller, the City's Chief Financial Officer, will also be providing additional information on the financial aspects of the project prior to the Council meeting.

Staff is recommending the City Council to provide direction to staff on the project so that staff can prepare draft Resolutions and Ordinances for City Council consideration for the April 21st hearing. If the City Council needs additional time to deliberate on the project, April 15th has been reserved as a potential hearing date.

Meeting Date: April 8, 2008

Meeting Schedule

April 15 Council Deliberation and Direction (If Needed)
April 21 Adopt Resolutions and 1st Reading of Ordinance
April 29 2nd Reading of Ordinances.

Vincent P. Bertoni, AICP
Director of Community Development



Approved By

Attachment 1

Council Questions/Answers

(The document will be provided at a later date)

Attachment 2

March 25, 2008 City Council Staff Report



AGENDA REPORT

Meeting Date: March 25, 2008

Item Number:

To: Honorable Mayor & City Council

From: Vincent P. Bertoni, AICP, Director of Community Development
Rita Naziri, Senior Planner
Joyce Parker-Bozylinski, AICP, Planning Consultant

Subject: Consideration of Planning Commission's recommendation for approval of a General Plan Amendment, Zone Text Amendment, Zone Change, Specific Plan, Development Agreement and Environmental Impact Report for a Proposed Mixed use Project at 9876 Wilshire Boulevard (The Beverly Hilton Revitalization Project)

Attachments:

1. Planning Commission Environmental Impact Report Resolution with Attachments (Findings of Fact, Statement of Overriding Considerations and Mitigation Measures)
2. Planning Commission General Plan and Zoning Amendment Resolution
3. Planning Commission Specific Plan Resolution with Attachments (Conditions of Approval and Beverly Hilton Specific Plan)
4. Planning Commission Development Agreement Resolution with Attachment (Development Agreement)
5. Correspondence
6. Planning Commission Staff Reports and Minutes
7. Final Environmental Impact Report
8. Project Plans
9. Applicant's Submittal Packet

RECOMMENDATION

Staff recommends that the City Council:

1. Receive presentations from staff and the applicant.
2. Take public testimony and consider the Planning Commission recommendations for the project.
3. Provide direction to staff on the proposed project and continue the hearing until March 27, 2008 to receive any additional public comments.

INTRODUCTION

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 8.97 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 restaurant, and the former Trader Vic's Restaurant.

Under the proposed project, as recommended by the Planning Commission, the project site would be redeveloped and reconfigured through the addition of 30 poolside 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 140-room Waldorf Astoria Hotel, and a separate 60-unit condominium building.

The existing Wilshire Tower and its 352 guestrooms would be retained 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 proposed project as recommended by the Planning Commission is described in further detail in the staff report under Planning Commission Recommendation and is shown in Attachment 8 – Project Plans. Attachment 9 which is the Applicant's Submittal Packet includes revised plans that were submitted by the applicant prior to the City Council hearing. These plans propose changes to the project as recommended by the Planning Commission. A detailed description of these changes can be found under the heading Applicant's Revised Project.

DISCUSSION

Project History

Over the course of seven months, the Planning Commission held ten hearings to consider the project. Early in the hearing process, as the Planning Commission listened to the testimony of the applicant and the public, the Commission provided its guidance on how the project needed to address its concerns and those of the community. After staff had reviewed the project as modified through the hearing process and made its recommendations to the Planning Commission, the Planning Commission further considered the project and made its independent recommendation which included the elimination of Residence A building.

The staff report is organized as outlined below:

1. Original Submittal
2. Staff Recommendation (Based upon original submittal)
3. Revised Project
4. Planning Commission Recommendation
5. Applicant's Revised Project
6. Staff Recommendation (Based upon most recent submittal)
7. Requested Entitlements
 - a) General Plan and Zoning Text Amendment

- b) Specific Plan
- c) Development Agreement
- 8. Environmental Impact Report

Original Submittal

The original project submitted by the applicant consisted of a 10/13 story condominium building with 42 units (Residence A building), a 13-story condominium building with 48 units (Residence B building), a 11/14 story Waldorf=Astoria with 120 hotel rooms and 30 condominium units with a 2-story element including a restaurant, a 3-story Beverly Hilton conference center with 50 hotel rooms and a one story cabana pool area.

Staff's Original Recommendation

During the Planning Commission review of the project staff made several recommendations on the various project components. One of the main discussion items was the appropriate height of the proposed buildings. Staff recommended that the Planning Commission recommend approval the following building heights to the City Council:

Waldorf=Astoria	12 stories
Conference Center	2 stories
Residence A Building	9 stories
Residence B Building	18 stories
Cabana Rooms	3 stories

Revised Project

During the Planning Commission review, the project was revised several times with the final applicant submittal consisting of a 9-story Residence A building with 32 units, a 18-story Residence B building with 68 units, a 14-story Waldorf=Astoria with 140 rooms and 8 condominium units with a 2-story element including a restaurant, a 2-story Beverly Hilton conference center with no hotel rooms and a 3-story cabana pool areas with 30 hotel rooms.

Planning Commission Recommendation

The Planning Commission resolutions recommending approval of the project are included as Attachments 1 through 4. The Commission recommended approval of the project on a 5-0 vote. The Planning Commission approval was contingent upon the removal of Residence A and the Waldorf=Astoria building height remaining at 12-stories or lower.

During the review of the project, the Planning Commission recommended several changes to the project as submitted by the applicant. These included, among other items:

1. Elimination of Residence A building (32 units) which results in an increase of ground level landscaping of approximately 24,600 square feet.
2. Increase of the setback of the Waldorf=Astoria from the Wilshire Boulevard from 10.5 feet to 30 feet for the restaurant and from 33.7 feet to 64.9 feet for the hotel. The 12 story portion of hotel was moved 121.7 feet further west

- (83.2 feet to 165.3 feet) of the Wilshire and Santa Monica Boulevard intersection.
3. Redesign of the Waldorf=Astoria driveway entrance to move the driveway further from the Wilshire and Santa Monica Boulevard intersection. The driveway entrance was moved from approximately 346 feet to 575 feet (229 feet further west).
 4. Increase of the amount of ground level landscaping on the project to a total of 2.7 acres (120,700 square feet).
 5. Added additional parking by building out the 4th level of the parking structure for the full footprint of the site. This increased the amount of parking spaces from the original proposal of 1,422 to 1,733. And required valet parking spaces to increase the amount of available parking spaces to 2,183 spaces.

Under the proposed project, as recommended by the Planning Commission, the project site would be redeveloped and reconfigured through the addition of 30 poolside 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 140-room Waldorf Astoria Hotel, and a separate 16-story 60-unit condominium building. Portions of the existing Beverly Hilton Hotel would be demolished, including the Palm/Oasis Court (a decrease of 181 hotel rooms); Cabana/Lanai Rooms (a decrease of 36 hotel rooms); pool terrace and pool; hotel entry drive and valet entrance; Wilshire Boulevard "Edge" building containing the conference center, hotel support space, hotel and professional offices, and retail uses; a portion of the lobby and lobby bar; the former Trader Vic's Restaurant and adjacent surface parking lot; the parking structure; and existing landscaping. The proposed project would result in a net reduction of 47 rooms.

The existing Wilshire Tower and its 352 guestrooms would be retained 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.

Proposed building heights, setbacks and number of hotel rooms and condominium units are shown on the following table:

(SEE NEXT PAGE)

Project as Recommended by the Planning Commission					
	Units/ Rooms	Floors	Height (From Adjacent Grade)	Height (From Datum)	Setback (From Property Line)
Residence B	60 units	16 floors	194/207 feet	189 feet	19.5 feet from SM 17 feet from MGW
Waldorf=Astoria with Restaurant	140 rooms	2 / 12 floors	38 / 150 feet	21 / 136 feet	30 – 64.9 feet from Wilshire 83.2 – 165.3 feet from Intersection
Hilton Conf. Ctr. Located on Wilshire Boulevard	0 rooms	2 floors	38 feet	29 feet	30 – 45 feet from Wilshire
Hilton Cabana Rooms Located on Santa Monica Boulevard	30 rooms	3 floors	31 - 32 feet	14 feet	17 feet from SM

Parking would be provided in two, three, and four level subterranean parking structures connected by an underground vehicle access tunnel. One subterranean structure would be centrally located to serve Beverly Hilton hotel guests, staff, and residents of the Residence B building, and would be accessed via the hotel driveway and motor court off Merv Griffin Way and private driveway adjacent to the condominium building. A second subterranean structure at the eastern end of the project site would serve the Waldorf Astoria Hotel building. A total of 1,733 marked parking spaces would be provided with the capacity for 2,183 vehicles utilizing valet parking.

Several circulation improvements are proposed as part of the project. These include the following improvements:

- Wilshire Boulevard improvements would widen the street to provide a new right-turn only lane at Santa Monica Boulevard, improve the curb radius at this location, and a reconstructed traffic signal.
- The curb line would be setback to accommodate a new southbound lane along Santa Monica Boulevard
- Contributing a "fair-share" towards the cost of realigning Merv Griffin Way and providing a northbound left-turn, through, and right-turn lane at the intersection of Wilshire Boulevard and Merv Griffin Way.
- Contributing a "fair share" towards the cost of signaling the intersection of Santa Monica Boulevard and Merv Griffin Way.

Applicant's Revised Project

The applicant has submitted plans for City Council consideration that propose the following changes to the project as recommended by the Planning Commission:

- Waldorf=Astoria would be increased to 14 stories with 170 hotel rooms and no condominiums. Restaurant would remain at 2 stories.
- Thirty (30) proposed hotel rooms at the Beverly Hilton Cabana Poolside area would be eliminated and replaced with 10 condominium units. The height of the building would remain at 3 stories.
- Residence B building would remain at 16 stories and 60 units.
- Residence A building would be added back into the project at 9 stories and 40 units with an increased setback from Wilshire Boulevard. The increased setback would be accommodated by reducing the size (length) of the building. The building would increase in width by 10 feet which would reduce the Merv Griffin Way setback from the original proposed location. In addition, the driveway would be moved from the west side of the building to the south side of the building. These changes are proposed to accommodate more landscaping.
- Fourth level of the subterranean garage would be redesigned and lifts would be provided. The same number of parking spaces (2,183) could be accommodated but there would be 1,523 marked spaces and 210 spaces on lifts (1,733) and 450 valet parking spaces.

The applicant intends to orally review the various exhibits with the City Council at the meeting. A summary of the project as submitted by the applicant are provided in the following table:

(SEE NEXT PAGE)

Project as Revised by the Applicant					
	Units/ Rooms	Floors	Height (From Adjacent Grade)	Height (From Datum)	Setback (From Property Line)
Residence A	40 units	9 floors	110-112 feet	108 feet	84.9
Residence B	60 units	16 floors	194 - 207 feet	189 feet	19.5 feet from SM 17 feet from MGW
Waldorf=Astoria with Restaurant	170 rooms	14 floors with 2 story restaurant	166 feet 38 feet	152 feet 21 feet	30 – 64.9 feet from Wilshire 83.2 – 165.3 feet from Intersection
Hilton Conf. Ctr. Located on Wilshire Boulevard	0 rooms	2 floors	38 feet	29 feet	30 – 41 feet from Wilshire
Hilton Cabana Poolside Located on Santa Monica Boulevard	10 units	3 floors	31 - 32 feet	14 feet	17 feet from SM

Staff Recommendation

Staff recommends the City Council approve the applicant's revised proposal with the following changes:

- Residence A 8 stories
Reduce footprint and rotate the building to be parallel with the Hilton driveway entrance
- Waldorf=Astoria 12 stories
140 hotel rooms
- Cabana Poolside 3 stories
30 hotel rooms

Staff recommends that the height of Residence A building be reduced to below the height of the existing Hilton Tower, which is 95 feet to the roof for the datum point and 105 feet to roof from the adjacent grade. Staff also recommends that the Waldorf=Astoria remain at 12 stories as recommended by the Planning Commission. These changes will improve the view corridor along Wilshire Boulevard, preserve the view of the Hilton Tower and minimize view impacts to the residential single family homes to the north. In addition, reducing the footprint of the Residence A building and

rotating it to be parallel to the Hilton's main driveway will provide more visible open space at the corner and along Merv Griffin Way consistent with the design of the 9900 Wilshire project which was one of the goals of the Planning Commission when they recommended eliminating Residence A. In order to maintain the same number of hotel rooms, staff is recommending that the hotel rooms planned in the cabana/poolside area remain as part of the project.

RECOMMENDATION SUMMARY TABLE			
	Planning Commission Recommendation	Applicant Submittal	Staff Recommendation
Residence A	Eliminated	9 stories 40 units	8 stories Reduce footprint & rotate building
Residence B	16 stories 60 units	16 stories 60 units	16 stories 60 units
Waldorf=Astoria	12 stories 140 hotel rooms	14 stories 170 hotel rooms	12 stories 140 hotel rooms
Conference Center	2 stories No hotel rooms	2 stories No hotel rooms	2 stories No hotel rooms
Cabana/Poolside	3 stories 30 hotel rooms	3 stories 10 units	3 stories 30 hotel rooms

The remainder of the staff report discusses the project entitlements.

Requested Entitlements

General Plan and Zoning Amendment

As part of the project, the applicant is proposing a General Plan Amendment that would change the land use designation for the entire project site from "Low Density General Commercial" to "Beverly Hilton Specific Plan" and to make the following text changes (shown in underline and strikeout format) to the Housing Element.

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 would be 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:

Meeting Date: March 25, 2008

-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)."

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 floor area ratio (FAR) allowed under the C3 zone is 2 to 1 and the project as recommended by the Planning Commission would have an FAR of 2.16 to 1.

Beverly Hilton Specific Plan

The proposed Beverly Hilton Specific Plan would establish land uses and development, design, and operational standards for the project and the project site. The draft specific plan is included as Exhibit A in Attachment 3.

Chapter 1 of the Specific Plan provides information on the purpose and intent and goals and objectives of the Specific Plan. Chapters 2 and 3 provide the planning context and various components of the Plan. Chapter 4 includes a list of uses that would be permitted on the site as well as requirements for parking, building height, outdoor lighting, 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 standards for the outdoor dining facilities, outdoor living areas and recreational facilities.

Attached to the Specific Plan (Exhibit A in Attachment 3) are the proposed conditions of approval for the project. The mitigation measures from the EIR will also be conditions of approval but they are included with Attachment 1 (EIR Resolution).

Development Agreement

The proposed Development Agreement is intended to provide benefits to both the City and the applicant. The Agreement vests the project entitlements for a five year period and if a Vesting Tentative Tract Map is approved by the City, the term would be extended until the expiration of the vesting tentative map or approval and recordation of a final subdivision map for the project. The Agreement provides the City with infrastructure fees and additional fees that could not otherwise be required of the development.

The Development Agreement (Exhibit A of Attachment 4) for the project would require the developer to make a "public benefit contribution" to the City of \$10,000,000. This contribution would address the project's impact on the City's infrastructure (streets, utilities, lights) and affordable housing. The Planning Commission recommended that a portion of the Public Benefit Contribution be placed in an affordable housing fund. The amount to be placed in the fund would be calculated by multiplying \$261,733 by ten percent (10%) of the number of dwelling units (60). This would result in \$1,570,398 being placed in an affordable housing fund. The Commission also recommended that a 10% (\$1,000,000) of the Public Benefit Contribution be used solely for the purpose of implementing improvements to address congestion at the intersection of Santa Monica Boulevard and Wilshire Boulevard.

In addition, an Environmental Mitigation and Sustainability Fee would be required. The fee would be paid concurrent with each sales transaction. The amount of the EMS Fee would be \$4.50 for each \$1,000 of the sales price of the property. The EMS Fee would be paid from the escrow account set up for the sale. The fee would be paid upon the initial sale of the unit and for each subsequent sale of the unit by the current owner.

The Development Agreement requires an easement for future bus turn outs, an easement for a future subway portal, access for the City shuttle and the provision of a significant gateway feature which could consist of public art or significant architectural feature such as fountains along with a payment of \$500,000 into a fund established by the City for public art.

Environmental Impact Report (EIR)

The purpose of preparing an EIR for a project is to provide the City and the public in general with detailed information about the effects the proposed project is likely to have on the environment and to list ways in which the significant effects might be minimized. An EIR must also identify and analyze alternatives to the proposed project.

A Draft EIR was prepared and circulated on August 8, 2007 for a 52-day comment period. Copies of the Draft EIR and the Appendices were provided to the City Council at that time and are not included as attachments to the staff report. Copies of these documents are available upon request. At the end of the comment period, a Final EIR which consists of Response to Comments and Changes to the Draft EIR was prepared and is included as Attachment 7.

Significant and Unavoidable Environmental Impacts

Six significant, unavoidable impacts were identified in the Environmental Impact Report. Of these six, three impacts related to air quality, noise and ground vibration would only occur during the project construction. The six significant, unavoidable impacts are, as summarized as follows:

- Aesthetics and Views – Implementation of the project and the project in combination with the 9900 Wilshire project would create impacts related to consistency with Land Use Element objectives that are significant and unavoidable. Project implementation would also adversely affect views of the Beverly Hilton from the intersection of Wilshire and Santa Monica Boulevards.
- Air Quality – During project construction, oxides of nitrogen (NO₃) emissions would exceed SCAQMD established significance thresholds such that significant

unavoidable impacts would result, even after incorporation of mitigation. The Localized Significance Threshold (LST) analysis shows that maximum 24-hour PM₁₀ and PM_{2.5} concentrations would exceed the threshold of significance at the nearest residential and sensitive receptors to the project site during construction.

- 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.
- Land Use and Planning – Implementation of the project and the project in combination with the 9900 Wilshire project would result in inconsistencies or conflicts with the goals related to landmark preservation in the General Plan Conservation Element and objectives related to transitional conflict and scale in the Land Use Element.
- Noise – For construction activities performed outside the hours specified within the City's noise ordinance, the project would result in significant project-level and cumulative noise impacts.
- Groundborne Vibration – Due to the proximity of sensitive receptors, ground vibrations from project construction would exceed the Federal Railway Administration (FRA) groundborne vibration threshold such that significant unavoidable impacts would result.

Environmental Impacts Less than Significant

The EIR found that the following areas were less than significant either with or without mitigation: Aesthetics (Light and Glare, Shade and Shadow), Air Quality (Criteria Pollutants – Operations, Localized Carbon Monoxide Emissions – Operations, Consistency with SCAG/AQMP Population Projections, Odors and Hazardous Materials), Cultural Resources (Street Lights, Archaeological Resources, and Paleontological Resources), Geology and Soils, Hazardous and Hazardous Materials, Hydrology and Water Quality, Noise (Other than Construction), Population and Housing, Public Services, Transportation, Traffic, Parking and Circulation, and Utilities and Service Systems.

A list of the Mitigation Measures for the project is included as Exhibit C to Attachment 1 (Planning Commission EIR Resolution). As a point of information, some of the Mitigation Measures in the Final EIR were changed by the Planning Commission and while these changes were incorporated into the Mitigation Monitoring and Reporting Program in Exhibit C, they have not been changed in the Final EIR which had already been printed. An appendix will be added to the Final EIR which discusses these changes.

Findings of Fact and Statement of Overriding Considerations

The California Environmental Quality Act ("CEQA") and the State CEQA Guidelines provide that no public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects of the environment unless the agency makes one or more of the following findings (Findings of Fact):

1. Changes or alterations have been required in, or incorporated into the project that avoid or substantially lessen the significant environmental effects as identified in the EIR
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency, not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

Findings of Fact for the project are provided as Exhibit A to Attachment 1.

As noted in number 3 above, CEQA also requires the decision-making agency to balance the economic, legal, social, technological or other benefits of a project against its unavoidable environmental risks when determining whether to approve a project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered acceptable. CEQA requires the agency to provide written findings supporting the specific reasons for considering a project acceptable when significant impacts are unavoidable. Such reasons must be based on substantial evidence in the EIR or elsewhere in the administrative record. A Statement of Overriding Considerations has been prepared for the proposed project and is included as Exhibit B to Attachment 1.

Meeting Schedule

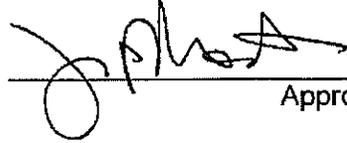
March 25	Staff Presentation Applicant Presentation Public Comments
March 27	Public Comments
April 1	Council Questions
April 8	Council Deliberation
April 15	Council Deliberation and Direction
April 22	Adopt Resolutions and 1 st Reading of Ordinance
April 29	2 nd Reading of Ordinances

FISCAL IMPACT

See discussion under "Development Agreement" above which addresses the potential fiscal impacts to the City resulting from a change from commercial to residential uses at the project site.

Meeting Date: March 25, 2008

Vincent P. Bertoni, AICP
Director of Community Development

 For V.P.B.

Approved By

Attachment 3

March 27, 2008 City Council Staff Report



AGENDA REPORT

Meeting Date: March 27, 2008
Item Number:
To: Honorable Mayor & City Council
From: Vincent P. Bertoni, AICP, Director of Community Development
Michele McGrath, Senior Planner
Joyce Parker-Bozylinski, AICP, Planning Consultant
Subject: Consideration of Planning Commission's recommendation for approval of a General Plan Amendment, Zone Text Amendment, Zone Change, Specific Plan, Development Agreement and Environmental Impact Report for a Proposed Mixed use Project at 9876 Wilshire Boulevard (The Beverly Hilton Revitalization Project)

RECOMMENDATION

Staff recommends that the City Council continue receiving public comment and continue the meeting to April 1, 2008.

SUMMARY

The City Council held an initial public hearing on this project on March 25, 2008 at which presentations were made by City staff, the Planning Commission Chair and the project applicant and public testimony was heard. The purpose of this meeting is to take any additional public testimony. Staff, consultants and the applicant's team will be prepared to answer questions at the April 1, 2008 City Council meeting.

The City Council is in receipt of the agenda report and attachments for this project as provided at the March 25, 2008 City Council meeting.

Vincent P. Bertoni, AICP
Director of Community Development


Approved By

Attachment 4

April 1, 2008 City Council Staff Report



AGENDA REPORT

Meeting Date: April 1, 2008

Item Number: D-1

To: Honorable Mayor & City Council

From: Vincent P. Bertoni, AICP, Director of Community Development
Michele McGrath, Senior Planner
Joyce Parker-Bozylinski, AICP, Planning Consultant

Subject: Consideration of Planning Commission's recommendation for approval of a General Plan Amendment, Zone Text Amendment, Zone Change, Specific Plan, Development Agreement and Environmental Impact Report for a Proposed Mixed use Project at 9876 Wilshire Boulevard (The Beverly Hilton Revitalization Project)

Attachments:

1. Site Plans:
 - Planning Commission Recommended Project
 - Applicant's Revised Project
 - Staff Recommended Project
2. Project Tables
3. City Council Staff Reports

RECOMMENDATION

Staff recommends that the City Council:

1. Receive presentations from staff and the applicant;
2. Take public testimony;
3. Ask questions of staff, applicant and Planning Commission Chair;
4. Continue the meeting to April 8, 2008.

INTRODUCTION

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 8.97 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 restaurant, and the former Trader Vic's Restaurant.

There are four different versions of the project that have been presented to the City Council: Applicant's Original, Planning Commission Recommended, Applicant Revised and Staff Recommended. In response to a City Council request at the March 25, 2008 City Council meeting, the Staff Recommended project will be more fully described and compared to the Planning Commission Recommended project and the Hilton revised project. Color tables with square footage information about each version of the project are attached.

DISCUSSION

Over the course of seven months, the Planning Commission held ten hearings to consider the Hilton Original project. After staff had reviewed the project as modified through the hearing process and made its recommendations to the Planning Commission, the Planning Commission further considered the project and made its independent recommendation which included the elimination of the Residence A condominium building. The applicant presented a revised project to the City Council at its March 25, 2008 meeting. Staff reviewed the applicant's revised plans and made a recommendation to the City Council. These four versions of the project are reviewed below.

Applicant's Original Project

The original project submitted by the applicant consisted of:

- 13-story condominium building with 42 units (Residence A building);
- 13-story condominium building with 48 units (Residence B building);
- 14-story Waldorf=Astoria with 120 hotel rooms and 30 condominium units that included a 2-story element with a restaurant;
- 3-story Beverly Hilton conference center with 50 hotel rooms and a one-story cabana pool area.
- Total square footage = 970,620 SF

During the Planning Commission review, the project was revised several times with the final applicant submittal consisting of a 9-story Residence A building with 32 units, a 18-story Residence B building with 68 units, a 14-story Waldorf=Astoria with 140 rooms and 8 condominium units with a 2-story element including a restaurant, a 2-story Beverly Hilton conference center with no hotel rooms and a 3-story cabana pool areas with 30 hotel rooms.

Planning Commission Recommended Project

The Planning Commission recommended approval of the project on a 5-0 vote. The Planning Commission approval was contingent upon the removal of Residence A and the Waldorf=Astoria building height remaining at 12-stories or lower.

During the review of the project, the Planning Commission recommended several changes to the project as submitted by the applicant. These included, among other items:

- Elimination of Residence A building (32 units) which results in an increase of ground level landscaping of approximately 24,600 square feet.

Meeting Date: April 1, 2008

- Increase of the setback of the Waldorf=Astoria from the Wilshire Boulevard from 10.5 feet to 30 feet for the restaurant and from 33.7 feet to 64.9 feet for the hotel. The 12 story portion of hotel was moved 121.7 feet further west (83.2 feet to 165.3 feet) of the Wilshire and Santa Monica Boulevard intersection.
- Redesign of the Waldorf=Astoria driveway entrance to move the driveway further from the Wilshire and Santa Monica Boulevard intersection. The driveway entrance was moved from approximately 346 feet to 575 feet (229 feet further west).
- Increase of the amount of ground level landscaping on the project to a total of 2.7 acres (120,700 square feet).
- Added additional parking by building out the 4th level of the parking structure for the full footprint of the site. This increased the amount of parking spaces from the original proposal of 1,422 to 1,733. And required valet parking spaces to increase the amount of available parking spaces to 2,183 spaces.

Under the project recommended by the Planning Commission, the project site would be redeveloped and reconfigured through the addition of 30 poolside 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 140-room Waldorf Astoria Hotel, and a separate 16-story 60-unit condominium building. Portions of the existing Beverly Hilton Hotel would be demolished, including the Palm/Oasis Court (a decrease of 181 hotel rooms); Cabana/Lanai Rooms (a decrease of 36 hotel rooms); pool terrace and pool; hotel entry drive and valet entrance; Wilshire Boulevard "Edge" building containing the conference center, hotel support space, hotel and professional offices, and retail uses; a portion of the lobby and lobby bar; the former Trader Vic's Restaurant and adjacent surface parking lot; the parking structure; and existing landscaping. The proposed project would result in a net reduction of 47 rooms.

The existing Wilshire Tower and its 352 guestrooms would be retained 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.

Proposed building heights, setbacks and number of hotel rooms and condominium units are shown on the following table:

(SEE NEXT PAGE)

Planning Commission Recommended Project					
	Units/ Rooms	Floors	Height (From Adjacent Grade)	Height (From Datum)	Setback (From Property Line)
Residence B	60 units	16 floors	194/207 feet	189 feet	19.5 feet from SM 17 feet from MGW
Waldorf=Astoria with Restaurant	140 rooms	2 / 12 floors	38 / 150 feet	21 / 136 feet	30 – 64.9 feet from Wilshire 83.2 – 165.3 feet from Intersection
Hilton Conf. Ctr. Located on Wilshire Boulevard	0 rooms	2 floors	38 feet	29 feet	30 – 45 feet from Wilshire
Hilton Cabana Rooms Located on Santa Monica Boulevard	30 rooms	3 floors	31 - 32 feet	14 feet	17 feet from SM
Total Square Footage for this Project = 842,625 SF					

Parking would be provided in two, three, and four level subterranean parking structures connected by an underground vehicle access tunnel. One subterranean structure would be centrally located to serve Beverly Hilton hotel guests, staff, and residents of the Residence B building, and would be accessed via the hotel driveway and motor court off Merv Griffin Way and private driveway adjacent to the condominium building. A second subterranean structure at the eastern end of the project site would serve the Waldorf Astoria Hotel building. A total of 1,733 marked parking spaces would be provided with the capacity for 2,183 vehicles utilizing valet parking.

Several circulation improvements are proposed as part of the project. These include the following:

- The curb line would be setback to accommodate a new southbound lane along Santa Monica Boulevard
- Contributing a "fair-share" towards the cost of realigning Merv Griffin Way and providing a northbound left-turn, through, and right-turn lane at the intersection of Wilshire Boulevard and Merv Griffin Way.
- Contributing a "fair share" towards the cost of signaling the intersection of Santa Monica Boulevard and Merv Griffin Way.

Applicant's Revised Project

The applicant submitted plans for City Council consideration at the March 25, 2008 meeting that propose the following changes to the project as recommended by the Planning Commission:

- Waldorf=Astoria would be increased to 14 stories with 170 hotel rooms and no condominiums. Restaurant would remain at 2 stories.
- Thirty (30) proposed hotel rooms at the Beverly Hilton Cabana Poolside area would be eliminated and replaced with 10 condominium units. The height of the building would remain at 3 stories.
- Residence B building would remain at 16 stories and 60 units.
- Residence A building would be added back into the project at 9 stories and 40 units with an increased setback from Wilshire Boulevard. The increased setback would be accommodated by reducing the size (length) of the building. The building would increase in width by 10 feet which would reduce the Merv Griffin Way setback from the original proposed location. In addition, the driveway would be moved from the west side of the building to the south side of the building. These changes are proposed to accommodate more landscaping.
- Fourth level of the subterranean garage would be redesigned and lifts would be provided. The same number of parking spaces (2,183) could be accommodated but there would be 1,523 marked spaces and 210 spaces on lifts (1,733) and 450 valet parking spaces.

At the March 25, 2008 meeting, staff provided two tables with detailed breakdowns of the square footage figures for the Planning Commission Recommended project and the Applicant's Revised project. The table for the Planning Commission Recommended project is correct but the table for the Applicant's Revised project inadvertently included the square footage for the 30 Hilton poolside hotel rooms that the applicant had eliminated. This square footage was included in addition to the square footage for 30 additional hotel rooms at the Waldorf=Astoria and ten residential condominiums poolside at the Hilton. That table has now been corrected and the tables for all four versions of the project are provided as an attachment to this report. should be accurate except for the Staff Recommended project. That table may have a slight discrepancy in the hotel square footage figures as noted. Staff will provide an updated version of that table before or at the April 1st City Council meeting.

(SEE NEXT PAGE)

Project as Revised by the Applicant					
	Units/ Rooms	Floors	Height (From Adjacent Grade)	Height (From Datum)	Setback (From Property Line)
Residence A	40 units	9 floors	110-112 feet	108 feet	84.9
Residence B	60 units	16 floors	194 - 207 feet	189 feet	19.5 feet from SM 17 feet from MGW
Waldorf=Astoria with Restaurant	170 rooms	14 floors with 2 story restauran t	166 feet 38 feet	152 feet 21 feet	30 – 64.9 feet from Wilshire 83.2 – 165.3 feet from Intersection
Hilton Conf. Ctr. Located on Wilshire Boulevard	0 rooms	2 floors	38 feet	29 feet	30 – 41 feet from Wilshire
Hilton Cabana Poolside Located on Santa Monica Boulevard	10 units	3 floors	31 - 32 feet	14 feet	17 feet from SM
Total Square Footage for this project = 990,817 SF					

Staff Recommended Project

Staff recommends the City Council approve the applicant's revised proposal with the following changes:

- Residence A 8 stories
Reduce footprint and rotate the building to be parallel with the Hilton driveway entrance
- Waldorf=Astoria 12 stories
140 hotel rooms
- Cabana Poolside 3 stories
30 hotel rooms

Project as Recommended by Staff					
	Units/ Rooms	Floors	Height (From Adjacent Grade)	Height (From Datum)	Setback (From Property Line)
Residence A	28 units (estimate)	8 floors	95 feet	105 feet	32' setback at Merv Griffin Way; 104' minimum setback from Wilshire Blvd.
Residence B	60 units	16 floors	194/207 feet	189 feet	19.5 feet from SM 17 feet from MGW
Waldorf=Astoria with Restaurant	140 rooms	2 / 12 floors	38 / 150 feet	21 / 136 feet	30 – 64.9 feet from Wilshire 83.2 – 165.3 feet from Intersection
Hilton Conf. Ctr. Located on Wilshire Boulevard	0 rooms	2 floors	38 feet	29 feet	30 – 45 feet from Wilshire
Hilton Cabana Rooms Located on Santa Monica Boulevard	30 rooms	3 floors	31 - 32 feet	14 feet	17 feet from SM
Total Square Footage for this project = 964,267 SF					

This Staff Recommended version of the project is the same as the Planning Commission Recommended version except the Residence A building has been introduced back into the project but with a reduced height of eight floors and reduced building footprint. Staff recommends the height of Residence A building should be reduced so that it is below the height of the existing Hilton Tower, which is 95 feet to the roof for the datum point and 105 feet to roof from the adjacent grade. Staff also recommends that the Waldorf=Astoria remain at 12 stories as recommended by the Planning Commission. In addition, reducing the footprint of the Residence A building and rotating it to be parallel to the Hilton's main driveway will provide more visible open space at the corner and along Merv Griffin Way consistent with the design of the 9900 Wilshire project which was one of the goals of the Planning Commission when it recommended eliminating Residence A. In order to maintain the same number of hotel rooms, staff is recommending that the hotel rooms planned in the cabana/poolside area remain as part of the project.

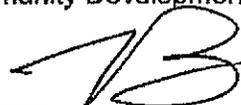
RECOMMENDATION SUMMARY TABLE			
	Planning Commission Recommendation	Applicant Submittal	Staff Recommendation
Residence A	Eliminated	9 stories 40 units	8 stories Reduce footprint & rotate building
Residence B	16 stories 60 units	16 stories 60 units	16 stories 60 units
Waldorf=Astoria	12 stories 140 hotel rooms	14 stories 170 hotel rooms	12 stories 140 hotel rooms
Conference Center	2 stories No hotel rooms	2 stories No hotel rooms	2 stories No hotel rooms
Cabana/Poolside	3 stories 30 hotel rooms	3 stories 10 units	3 stories 30 hotel rooms

Attached are three conceptual site plans showing the location of the Residence A building in the Planning Commission Recommended project, the Applicant's Revised project and Staff's Recommended project. The site plan for Staff's Recommended project illustrates how the relocation of the building provides an opportunity to create a large open space at the corner of Wilshire Boulevard and Merv Griffin Way that mirrors the open space proposed across Merv Griffin Way adjacent to the proposed buildings at 9900 Wilshire Boulevard. The relocation also preserves and enhances the view corridor between Residence A and the Hilton Tower.

Meeting Schedule

- March 25 Staff Presentation
 Applicant Presentation
 Public Comments
- March 27 Public Comments
- April 1 Council Questions
- April 8 Council Deliberation
- April 15 Council Deliberation and Direction
- April 22 Adopt Resolutions and 1st Reading of Ordinance
- April 29 2nd Reading of Ordinances.

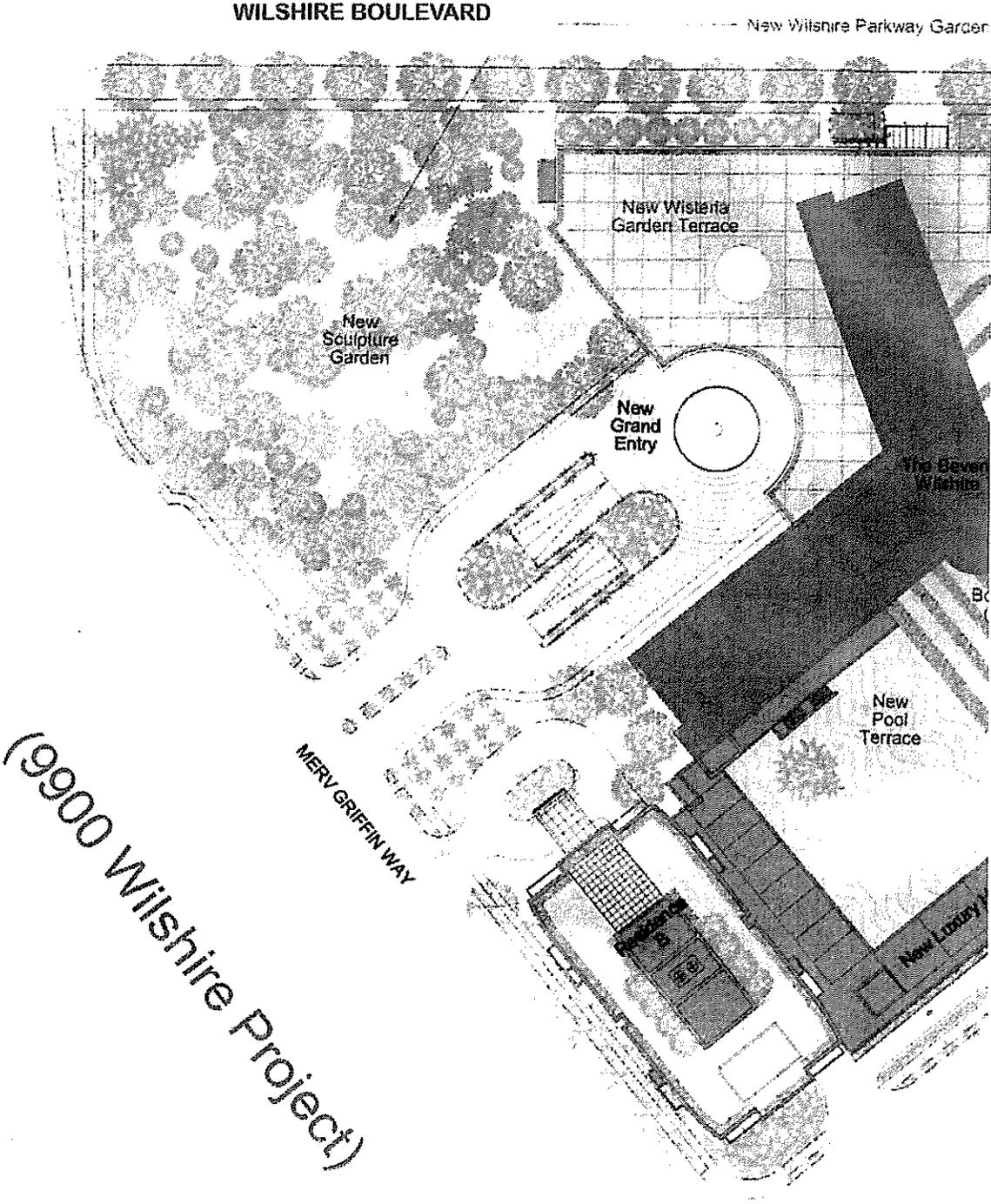
Vincent P. Bertoni, AICP
Director of Community Development



Approved By

PLANNING COMMISSION RECOMMENDED PROJECT

Beverly Hilton Revitalization Project

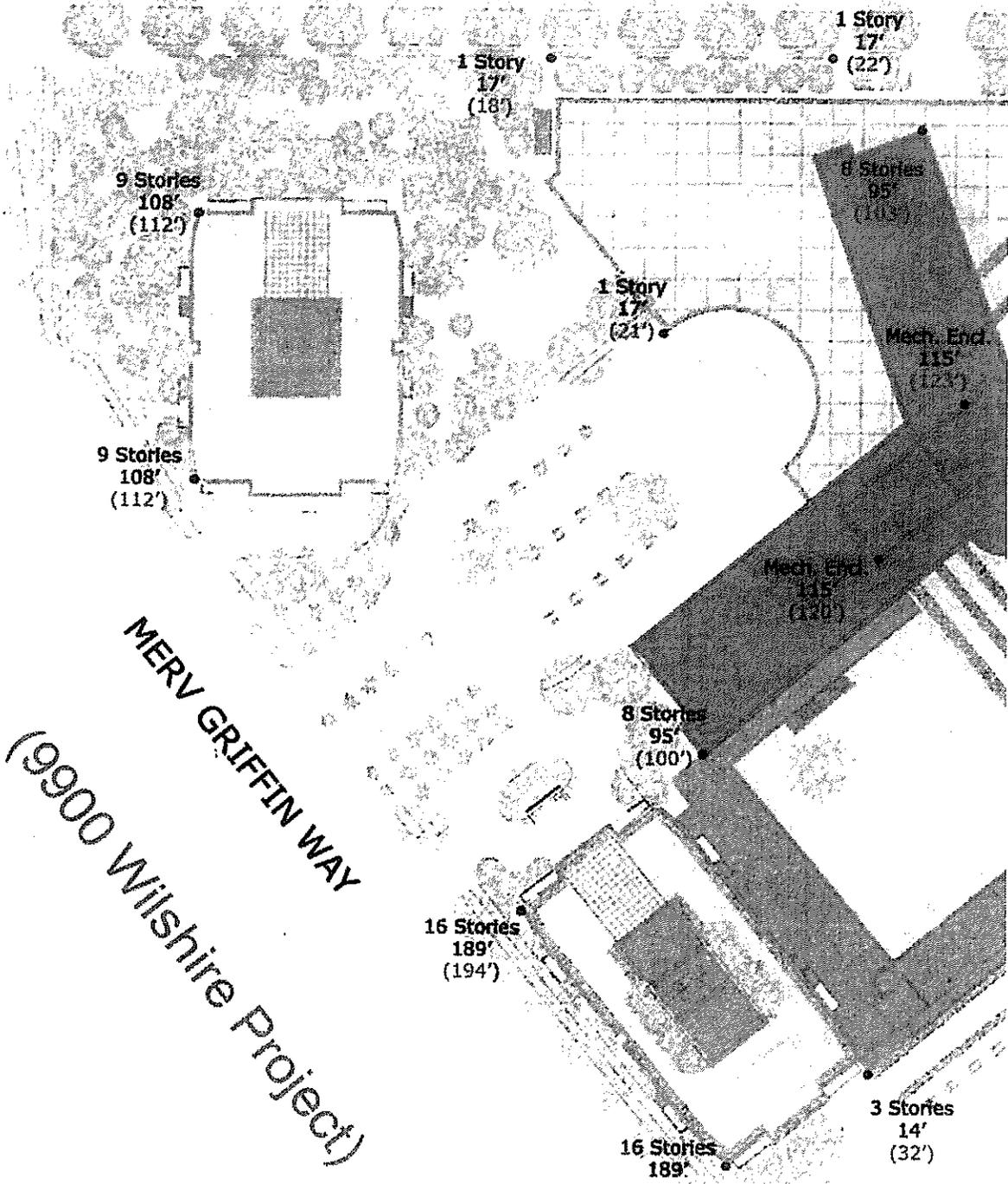


APPLICANT'S REVISED PROJECT

Beverly Hilton Revitalization Project

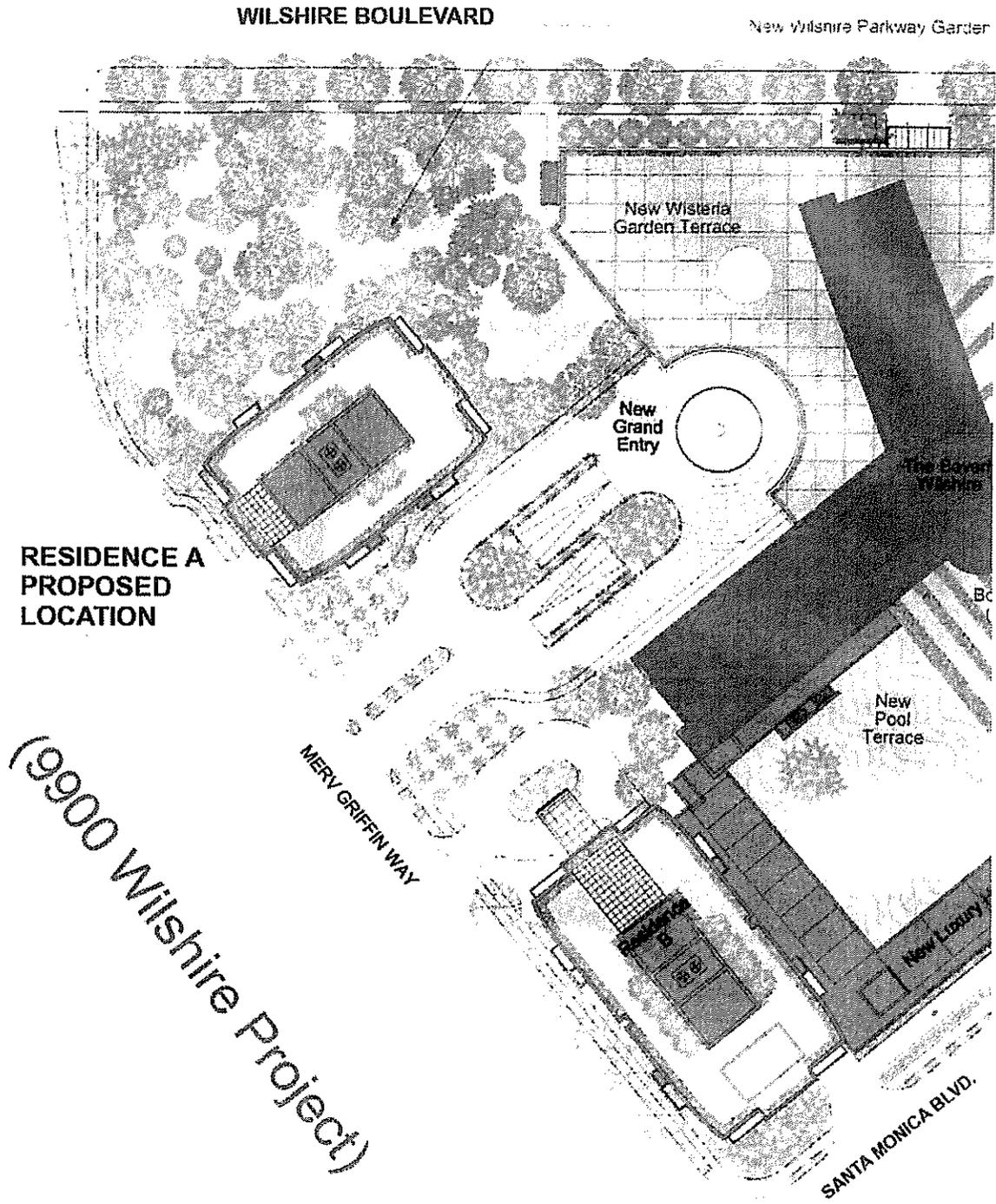
285'
Project Datum

WILSHIRE



STAFF RECOMMENDED PROJECT

Beverly Hilton Revitalization Project



Project Tables

ZONING (Original Project Jan-18-2007)

ADDRESS:
9876 WILSHIRE BOULEVARD
BEVERLY HILLS, CALIFORNIA

CURRENT ZONING:
C-3

PROPOSED ZONING:
C-3 WITH SPECIFIC PLAN MODIFICATIONS.
DRAFT SPECIFIC PLAN HAS BEEN SUBMITTED TO THE CITY AND IS SUBJECT TO REVISION.

PROPOSED PROJECT:

	EXISTING	DEMO.	NEW	TOTAL	NET NEW
SITEWIDE SUMMARY					
MEETING ROOMS	37,409	21,315	21,315	37,409	0
BALLROOMS	31,451	0	0	31,451	0
HOTEL RETAIL	12,810	11,642	11,642	12,810	0
HOTEL RESTAURANT	20,523	12,270	12,270	20,523	0
HOTEL ROOMS	282,965	91,560	95,412	286,937	3,852
HOTEL OFFICE	7,145	7,145	7,145	7,145	0
NON-HOTEL OFFICE	13,030	13,030	0	0	(13,030)
HOTEL SUPPORT	138,184	47,387	45,583	136,380	(1,804)
RESIDENCE UNITS	0	0	438,065	438,065	438,065
TOTAL FLOOR AREA	543,537	204,349	631,432	970,620	427,083

THE BEVERLY HILTON	MEETING ROOMS	37,409	21,315	14,848	30,942	(6,467)
	BALLROOMS	31,451	0	0	31,451	0
	HOTEL RETAIL	12,810	11,642	9,642	10,810	(2,000)
	HOTEL RESTAURANT	20,523	12,270	2,610	10,863	(9,660)
	HOTEL ROOMS	282,965	91,560	24,568	215,993	(66,992)
	HOTEL OFFICE	7,145	7,145	5,995	5,995	(1,150)
	NON-HOTEL OFFICE	13,030	13,030	0	0	(13,030)
	HOTEL SUPPORT	138,184	47,387	8,050	98,847	(39,337)
WALDORF=ASTORIA (SITE A)	HOTEL RESTAURANT			9,660	9,660	9,660
	30 RESIDENCE UNITS			74,409	74,409	74,409
	120 HOTEL ROOMS			70,844	70,844	70,844
	MEETING ROOMS			6,467	6,467	6,467
	HOTEL OFFICE			1,150	1,150	1,150
	HOTEL RETAIL			2,000	2,000	2,000
	HOTEL SUPPORT			37,533	37,533	37,533
NEW LUXURY RESIDENCES A (SITE B)	42 RESIDENCE UNITS			173,273	173,273	173,273
NEW LUXURY RESIDENCES B (SITE C)	48 RESIDENCE UNITS			190,383	190,383	190,383
	TOTAL FLOOR AREA	543,537	204,349	631,432	970,620	427,083

	EXISTING	DEMO	NEW	NET NEW	TOTAL
TOTAL HOTEL ROOMS	569	217	170	(47)	522
WALDORF=ASTORIA (RESIDENCE UNITS)	-	-	30	30	30
TOTAL RESIDENCE UNITS	-	-	90	90	90
TOTAL PARKING SPACES	818	818	1,422	604	1,422

	EXISTING	PROPOSED
TOTAL SITE AREA	389,426 SF	389,426 SF
TOTAL FLOOR AREA	543,537 SF	970,620 SF
FAR	1.40	2.49
LOT COVERAGE	67%	53%

8.94 AC x 43,580 = 389,426 SF

ZONING (Commission Approved Plan Mar-14-2008)

ADDRESS:
9876 WILSHIRE BOULEVARD
BEVERLY HILLS, CALIFORNIA

CURRENT ZONING:
C-3

PROPOSED ZONING:
C-3 WITH SPECIFIC PLAN MODIFICATIONS.
DRAFT SPECIFIC PLAN HAS BEEN SUBMITTED TO THE CITY AND IS SUBJECT TO REVISION.

PROPOSED PROJECT:

	EXISTING	DEMO.	NEW	TOTAL	NET NEW
SITEWIDE SUMMARY					
MEETING ROOMS	37,409	21,315	21,315	37,409	0
BALLROOMS	31,451	0	0	31,451	0
HOTEL RETAIL	12,810	11,642	11,642	12,810	0
HOTEL RESTAURANT	20,523	12,270	12,270	20,523	0
HOTEL ROOMS	282,985	91,560	157,650	349,275	56,290
HOTEL OFFICE	7,145	7,145	7,145	7,145	0
NON-HOTEL OFFICE	13,030	13,030	0	0	(13,030)
HOTEL SUPPORT	138,184	47,387	45,583	136,380	(1,804)
RESIDENCE UNITS	0	0	247,632	247,632	247,632
TOTAL FLOOR AREA	543,537	204,349	503,437	842,625	299,088

	EXISTING	DEMO.	NEW	TOTAL	NET NEW
THE BEVERLY HILTON					
MEETING ROOMS	37,409	21,315	14,848	30,942	(6,467)
BALLROOMS	31,451	0	0	31,451	0
HOTEL RETAIL	12,810	11,642	9,642	10,810	(2,000)
HOTEL RESTAURANT	20,523	12,270	2,610	10,863	(9,660)
HOTEL ROOMS	282,985	91,560	31,350	222,775	(60,210)
HOTEL OFFICE	7,145	7,145	5,995	5,995	(1,150)
NON-HOTEL OFFICE	13,030	13,030	0	0	(13,030)
HOTEL SUPPORT	138,184	47,387	8,050	98,847	(39,337)
NEW EAST LUXURY HOTEL (SITE A)					
HOTEL RESTAURANT			9,660	9,660	9,660
140 HOTEL ROOMS			126,500	126,500	126,500
MEETING ROOMS			6,467	6,467	6,467
HOTEL OFFICE			1,150	1,150	1,150
HOTEL RETAIL			2,000	2,000	2,000
HOTEL SUPPORT			37,533	37,533	37,533
NEW LUXURY RESIDENCES (SITE C)					
60 RESIDENCE UNITS			247,632	247,632	247,632
TOTAL FLOOR AREA	543,537	204,349	503,437	842,625	299,088

	EXISTING	DEMO	NEW	NET NEW	TOTAL
TOTAL HOTEL ROOMS	569	217	170	(47)	522
RESIDENCES UNITS	-	-	60	60	60

	EXISTING	PROPOSED
TOTAL SITE AREA	389,426 SF	389,426 SF
TOTAL FLOOR AREA	543,537 SF	842,625 SF
FAR	1.40	2.16
LOT COVERAGE	67%	44.1%

$$8.94 \text{ AC} \times 43,560 = 389,426 \text{ SF}$$

ZONING (Revised Project-corrected)

ADDRESS:
9876 WILSHIRE BOULEVARD
BEVERLY HILLS, CALIFORNIA

CURRENT ZONING:
C-3

PROPOSED ZONING:
C-3 WITH SPECIFIC PLAN MODIFICATIONS.
DRAFT SPECIFIC PLAN HAS BEEN SUBMITTED TO THE CITY AND IS SUBJECT TO REVISION.

PROPOSED PROJECT:

	EXISTING	DEMO.	NEW	TOTAL	NET NEW
SITEWIDE SUMMARY					
MEETING ROOMS	37,409	21,315	21,315	37,409	0
BALLROOMS	31,451	0	0	31,451	0
HOTEL RETAIL	12,810	11,642	11,642	12,810	0
HOTEL RESTAURANT	20,523	12,270	12,270	20,523	0
HOTEL ROOMS	282,985	91,560	151,800	343,225	60,240
HOTEL OFFICE	7,145	7,145	7,145	7,145	0
NON-HOTEL OFFICE	13,030	13,030	0	0	(13,030)
HOTEL SUPPORT	138,184	47,387	45,583	138,380	(1,804)
RESIDENCE UNITS	0	0	401,874	401,874	401,874
TOTAL FLOOR AREA	543,537	204,349	651,629	990,817	447,280

THE BEVERLY HILTON	MEETING ROOMS	37,409	21,315	14,848	50,842	(6,467)
	BALLROOMS	31,451	0	0	31,451	0
	HOTEL RETAIL	12,810	11,642	9,642	10,810	(2,000)
	HOTEL RESTAURANT	20,523	12,270	2,610	10,863	(9,660)
	HOTEL ROOMS	282,985	91,560	0	191,425	(91,560)
	HOTEL OFFICE	7,145	7,145	5,995	5,995	(1,150)
	NON-HOTEL OFFICE	13,030	13,030	0	0	(13,030)
	HOTEL SUPPORT	138,184	47,387	8,050	98,847	(39,337)
NEW EAST LUXURY HOTEL (SITE A)	HOTEL RESTAURANT			9,660	9,660	9,660
	170 HOTEL ROOMS			151,800	151,800	151,800
	MEETING ROOMS			6,467	6,467	6,467
	HOTEL OFFICE			1,150	1,150	1,150
	HOTEL RETAIL			2,000	2,000	2,000
	HOTEL SUPPORT			37,533	37,533	37,533
NEW LUXURY RESIDENCES A (SITE B)	40 RESIDENCE UNITS			137,142	137,142	137,142
NEW LUXURY RESIDENCES B (SITE C)	60 RESIDENCE UNITS			247,632	247,632	247,632
NEW LUX. POOLSIDE RESIDENCES (SITE C)	10 RESIDENCE UNITS			17,100	17,100	17,100
	TOTAL FLOOR AREA	543,537	204,349	651,629	990,817	447,280

	EXISTING	DEMO	NEW	NET NEW	TOTAL
TOTAL HOTEL ROOMS	569	217	170	(47)	522
TOTAL RESIDENCE UNITS	-	-	110	110	110

	EXISTING	PROPOSED
TOTAL SITE AREA	389,426 SF	389,426 SF
TOTAL FLOOR AREA	543,537 SF	990,817 SF
FAR	1.40	2.54
LOT COVERAGE	67%	46.7%

$$8.94 \text{ AC} \times 43,560 = 389,426 \text{ SF}$$

Staff Recommended Project

ZONING

ADDRESS:
9876 WILSHIRE BOULEVARD
BEVERLY HILLS, CALIFORNIA

CURRENT ZONING:
C-3

PROPOSED ZONING:
C-3 WITH SPECIFIC PLAN MODIFICATIONS.
DRAFT SPECIFIC PLAN HAS BEEN SUBMITTED TO THE CITY AND IS SUBJECT TO REVISION.

PROPOSED PROJECT:

		EXISTING	DEMO.	NEW	TOTAL	NET NEW
SITEWIDE SUMMARY	MEETING ROOMS	37,409	21,315	21,315	37,409	0
	BALLROOMS	31,451	0	0	31,451	0
	HOTEL RETAIL	12,810	11,642	11,642	12,810	0
	HOTEL RESTAURANT	20,523	12,270	12,270	20,523	0
	HOTEL ROOMS	282,985	91,560	157,860	349,275	66,290
	HOTEL OFFICE	7,145	7,145	7,145	7,145	0
	NON-HOTEL OFFICE	13,030	13,030	0	0	(13,030)
	HOTEL SUPPORT	138,184	47,387	45,583	136,380	(1,804)
	RESIDENCE UNITS	0	0	358,224	358,224	358,224
	TOTAL FLOOR AREA	543,537	204,349	614,029	953,217	409,680

THE BEVERLY HILTON	MEETING ROOMS	37,409	21,315	14,848	30,942	(6,467)
	BALLROOMS	31,451	0	0	31,451	0
	HOTEL RETAIL	12,810	11,642	9,642	10,810	(2,000)
	HOTEL RESTAURANT	20,523	12,270	2,610	10,863	(9,660)
	HOTEL ROOMS	282,985	91,560	31,350	222,775	(60,210)
	HOTEL OFFICE	7,145	7,145	5,995	5,995	(1,150)
	NON-HOTEL OFFICE	13,030	13,030	0	0	(13,030)
	HOTEL SUPPORT	138,184	47,387	8,050	98,847	(39,337)
NEW EAST LUXURY HOTEL (SITE A)	HOTEL RESTAURANT			9,660	9,660	9,660
	140 HOTEL ROOMS			126,500	126,500	126,500
	MEETING ROOMS			6,467	6,467	6,467
	HOTEL OFFICE			1,150	1,150	1,150
	HOTEL RETAIL			2,000	2,000	2,000
	HOTEL SUPPORT			37,533	37,533	37,533
NEW LUXURY RESIDENCE A (8 fl)	28 RESIDENCE UNITS (est.)			110,592	110,592	110,592
NEW LUXURY RESIDENCE B (16 fl)	60 RESIDENCE UNITS			247,632	247,632	247,632
	TOTAL FLOOR AREA	543,537	204,349	614,029	953,217	409,680

	EXISTING	DEMO	NEW	NET NEW	TOTAL
TOTAL HOTEL ROOMS	569	217	170	(47)	522
RESIDENCES UNITS	-	-	88	88	88

	EXISTING	PROPOSED
TOTAL SITE AREA	389,426 SF	389,426 SF
TOTAL FLOOR AREA	543,537 SF	953,217 SF
FAR	1.40	2.44
LOT COVERAGE	67%	Slightly less than 44.1%

(8.94 AC X 43,560 SF/AC = 389,426 SF)

Attachment 5

Correspondence

Laura Adler
9950 Durant Dr #406
Beverly Hills, CA 90212

March 25, 2008

Honorable Mayor Barry Brucker and Council Members,
455 N. Rexford Dr. 3rd Floor
Beverly Hills, CA 90210

Dear Honorable Mayor Brucker and Councilmembers:

I am writing to you to show my support for The Beverly Hilton revitalization project. This project is going to help the community of Beverly Hills in many ways, one of which is increasing the tax revenue for our city. This is important so that we have the extra funds needed for valuable services such as our school and fire departments.

The Beverly Hilton has also taken into account the neighbors concerns about traffic, parking, air quality and land use. They have weighed all of their options with every one of these issues and provided solutions that have pleased their neighbors. I especially like the new addition of gardens and open spaces, it will add a new element of beauty to our city and environment. With this in mind, The Beverly Hilton will incorporate state of the art environmentally clean buildings to help reduce their impact on the environment.

I hope you do the same and choose to support The Beverly Hilton in their new project.

Sincerely,



Laura Adler

*Porta Via Restaurant
424 N Canon Drive
Beverly Hills, CA 90210*

April 3, 2008

Honorable Mayor Barry Brucker and Councilmembers,
455 N Rexford Dr, 3rd Floor
Beverly Hills, CA 90210

Dear Honorable Mayor Brucker and Councilmembers,

As a neighborhood American/Italian bistro located in the heart and center of Beverly Hills, Porta Via Restaurant is both a business establishment and a community entity that is inextricably linked to the commercial interests of the city. These interests will be best served by supporting the Beverly Hilton Revitalization Project. It should be noted that less than 10% of the City of Beverly Hills is commercial and that the taxes collected from these businesses and properties account for approximately 70% of our City's General Fund. The Revitalization of the Beverly Hilton will add over \$12 million to the city of Beverly Hills to fund essential services and help keep our city on the map as a wonderful place to live and do business. The Hilton is one of the largest generators of revenue for the City of Beverly Hills and the project will only bolster this trend. I urge you to support the plan.

The Waldorf-Astoria is one of the finest and most luxurious hotels in the country. The fact that the Waldorf-Astoria would like to bring its first West Coast Waldorf to Beverly Hills just goes to show you what type of town we live in. The hotel is a prestigious and perfect match for the City and will undoubtedly be an asset to our community in countless ways.

Sincerely,



Porta Via Restaurant
Peter Garland, Owner

*Peter Garland
304 S. Roxbury Dr.
Beverly Hills, CA 90212*

April 1, 2008

Honorable Mayor Barry Brucker and Councilmembers
455 N. Rexford Dr. 3rd Floor
Beverly Hills, CA 90210

Dear Honorable Mayor Brucker and Council Members,

I wanted to write you this letter to show my support for The Beverly Hilton restoration plan. This plan will do remarkable things for the city of Beverly Hills and I think that it is imperative that the community supports it.

The Beverly Hilton did the community an honor by taking careful consideration of its neighbor's needs and concerns. They have been highly responsive to the voices within the community and have thus earned our support and trust. I think that the addition of gardens and green spaces will be valuable in continuing to make Beverly Hills a beautiful place to live and visit. The Beverly Hilton is a world class historical hotel and we need to bring it into the modern age and update it, while keeping it beautiful.

I hope you join me in supporting this project.

Sincerely,


Peter Garland

*Nina Jahabin
207 S. Doheny Dr
Beverly Hills, CA 90211*

March 19, 2008

Honorable Mayor Barry Brucker and Councilmembers,
455 N Rexford Dr, 3rd Floor
Beverly Hills, CA 90210

Dear Honorable Mayor Brucker and Councilmembers,

The Waldorf-Astoria is one of the finest and most luxurious hotels in the country. The fact that the Waldorf-Astoria would like to bring its first West Coast Waldorf to Beverly Hills just goes to show you what type of town we live in. The hotel is a prestigious and perfect match for the City and will undoubtedly be an asset to our community in countless ways.

It's also important to remember that less than 10% of the City of Beverly Hills is commercial and that the taxes collected from these businesses and properties account for approximately 70% of our City's General Fund. The Revitalization of the Beverly Hilton will add over \$12 million to the Beverly Hills General Fund. This added revenue will help fund essential city services. The Hilton is one of the largest generators of revenue for the City of Beverly Hills and the project will continue this tradition. I urge you to support the plan.

Yes I support this plan.

Sincerely,

Nina Jahabin



Rachel Eshaghpour
440 N Oakhurst Dr #201
Beverly Hills, CA 90210

March 25, 2008

Honorable Mayor Barry Brucker and Councilmembers
455 N. Rexford Dr. 3rd Floor
Beverly Hills, CA 90210

Dear Honorable Mayor Brucker and Council Members,

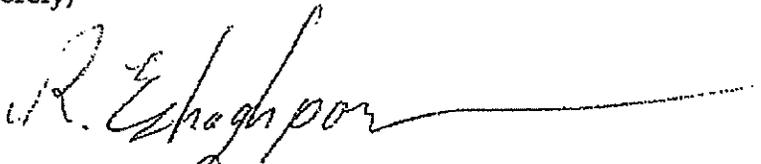
I am writing to express my full support of the Beverly Hilton Revitalization plan.

I applaud the Hilton for their effort to ease traffic flow in the Beverly Hills area. The Beverly Hilton has been a good neighbor to the city in the past and will provide millions of dollars in new tax revenue to the city in the future.

The Beverly Hilton did the community an honor by taking careful consideration of its neighbor's needs and concerns. They have been highly responsive to the voices within the community and have thus earned our support and trust. I think that the addition of gardens and green spaces will be valuable in continuing to make Beverly Hills a beautiful place to live and visit. The Beverly Hilton is a world class historical hotel and we need to bring it into the modern age and update it, while keeping it beautiful.

I hope you join me in supporting this project.

Sincerely,



Rachel Eshaghpour

Kathy Barrett
264 S. La Cienega Blvd
Beverly Hills, CA 90211

March 24, 2008

Honorable Mayor Barry Bruckner and Councilmembers,
455 N Rexford Dr, 3rd Floor
Beverly Hills, CA 90210

Dear Honorable Mayor Bruckner and Councilmembers,

I am in favor of the Revitalization plans by the Beverly Hilton. I look forward to seeing the improved buildings and gardens throughout the property. The Beverly Hilton is a significant part of the City's history and generates millions of dollars in tax revenue for public works. They have proposed solutions to the traffic issues on Santa Monica and Wilshire Boulevards and will continue to be a positive member of our community. Please support the plan.

Thank you,



Kathy Barrett

Ms. Barbara Berg
401 S. Camden Dr. Apt 2
Beverly Hills, CA 90212

March 24, 2008

Honorable Mayor Barry Brucker and Councilmembers,
455 N. Rexford Dr., 3rd floor
Beverly Hills CA 90210

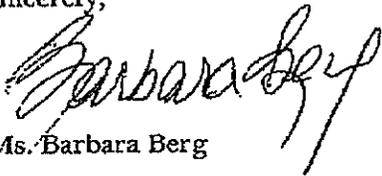
Dear Honorable Mayor Brucker and Councilmembers,

I am writing to you in order to express my excitement over the revitalization of The Beverly Hilton. This has been a long standing trademark to Beverly Hills herself, and it is with great pleasure that I support the plan to give her a face lift.

The Beverly Hilton has shown great concern for the welfare of the community, and for that I am greatly appreciative. I think that it is important that we have a neighbor who supports the community, which is why I am showing my support for the revitalization plan. The Beverly Hilton is looking at the problem of traffic and is addressing it by adding two new lanes on Wilshire and one on Santa Monica Boulevard, which I think is great.

Thank you for taking the time to read my letter, I hope you find that you support the revitalization of The Beverly Hilton. It is going to be a real asset to the Beverly Hills community.

Sincerely,



Ms. Barbara Berg

*Richard Lorenzana
217 S. Hamilton Dr
Beverly Hills, CA 90211*

March 28, 2008

Dear Mayor Barry Brucker and Councilmembers,

As a Beverly Hills resident I am strongly in favor of the Beverly Hilton revitalization project. It is my understanding that this matter will be brought before you in the near future and I urge you to support the plan.

The Revitalization of the Beverly Hilton will keep a good neighbor in the area and add a Waldorf-Astoria to Beverly Hills which will undoubtedly bring necessary revenue and tourists to the City. I look forward to seeing the gardens and improvements to the buildings when the plan is completed.

The new Waldorf Astoria and updates to the existing buildings is exactly the kind of responsible growth we need in the area. The traffic mitigation plan is sensible and the proposed "green" buildings will have a low impact on the environment.

Please join me in supporting the revitalization of the Beverly Hilton.

Best,



Richard Lorenzana

Arleen Grace
9910 1/2 Durant Dr
Beverly Hills, CA 90212

March 27, 2008

Honorable Mayor Barry Brucker and Councilmembers
455 N Rexford Dr, 3rd Floor
Beverly Hills, CA 90210

Dear Mayor Brucker and Councilmembers:

I am writing to express my support for the planned improvements for the Beverly Hilton. The Hilton will responsibly build a Waldorf-Astoria on the hotel property with consideration to the environment and its neighbors. They have worked with the community to ensure that traffic concerns are addressed. I am pleased that they will add new lanes at Wilshire and Santa Monica Boulevards, which are often congested.

The project will keep important revenue in Beverly Hills – if the plan is rejected the proposed project will most likely move to Century City, meaning the tax revenue will go to the City of Los Angeles and we will get the impacts. The Hilton is an important part of the City and I hope that you will see the benefits of this plan.

Sincerely,



Arleen Grace

Markus Bender
9601 Wilshire Blvd #1203
Beverly Hills, CA 90210

March 24, 2008

Honorable Mayor Barry Brucker and Councilmembers,
455 N. Rexford Dr., 3rd floor
Beverly Hills CA 90210

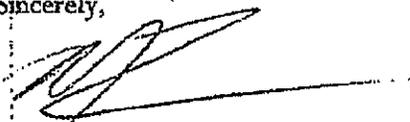
Dear Honorable Mayor Brucker and Councilmembers,

I am writing to you in order to express my excitement over the revitalization of The Beverly Hilton. This has been a long standing trademark to Beverly Hills herself, and it is with great pleasure that I support the plan to give her a face lift.

The Beverly Hilton has shown great concern for the welfare of the community, and for that I am greatly appreciative. I think that it is important that we have a neighbor who supports the community, which is why I am showing my support for the revitalization plan. The Beverly Hilton is looking at the problem of traffic and is addressing it by adding two new lanes on Wilshire and one on Santa Monica Boulevard, which I think is great.

Thank you for taking the time to read my letter, I hope you find that you support the revitalization of The Beverly Hilton. It is going to be a real asset to the Beverly Hills community.

Sincerely,



Markus Bender

*Bill Berk
1171 Laurel Way
Beverly Hills, CA 90210*

March 23, 2008

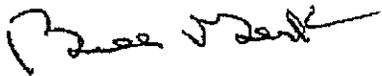
Dear Honorable Mayor Brucker and Councilmembers,

I am in favor of the Revitalization plans by the Beverly Hilton. I look forward to seeing the improved buildings and gardens throughout the property. The Beverly Hilton is a significant part of the City's history and generates millions of dollars in tax revenue for public works. They have proposed solutions to the traffic issues on Santa Monica and Wilshire Boulevards and will continue to be a positive member of our community.

It is an honor that we will have such a prestigious and world renowned company to be part of our beautiful city. I support the huge new green space on the property and think the art garden will be beautiful. I understand that the plan calls for replacing existing concrete structures with a new luxury building.

I have been a long time resident and I hope that like me you will see the extraordinary benefits of this project.

Sincerely,



Bill Berk

Lois Goldhar
406 N Oakhurst Dr #102
Beverly Hills, CA 90210

March 27, 2008

Honorable Mayor Barry Brucker and Councilmembers
455 N Rexford Dr, 3rd Floor
Beverly Hills, CA 90210

Dear Honorable Mayor Brucker and Councilmembers:

I am writing this letter to show my support for The Beverly Hilton restoration project. This project is going to do remarkable things for the city of Beverly Hills and I think that it is imperative that the community supports it.

The Beverly Hilton did the community an honor by taking careful consideration of its neighbor's needs and concerns. They have been highly responsive to the voices within the community and have thus earned our support and trust. I think that the addition of gardens and green spaces will be valuable in continuing to make Beverly Hills a beautiful place to live and visit. The Beverly Hilton is a world class historical hotel and we need to bring it into the modern age and update it, while keeping it beautiful.

The Revitalization of the Beverly Hilton will keep a good neighbor in the area and add a Waldorf-Astoria to Beverly Hills which will undoubtedly bring necessary revenue and tourists to the City. I look forward to seeing the gardens and improvements to the buildings when the plan is completed.

Please support the plan.

Sincerely,


Lois Goldhar

310-278-3381

Leith Eaton
9248 Charleville Blvd
Beverly Hills, CA 90212

March 27, 2008

Honorable Mayor Barry Brucker and Councilmembers
455 N Rexford Dr, 3rd Floor
Beverly Hills, CA 90210

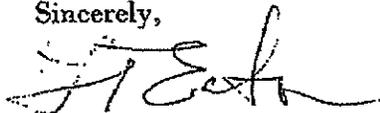
Dear Honorable Mayor Brucker and Councilmembers:

I am writing in support of the Revitalization of the Beverly Hilton. We are delighted to see that this important hotel will have a new look. The original hotel tower is an important icon in our city but is in desperate need of a face-lift. The Beverly Hilton Revitalization Plan improves the original hotel tower, creates gardens and brings back its grand entrance.

The project is good for the community overall. They will add new lanes to help ease traffic constraints in the city. I am excited to see a Waldorf- Astoria in Beverly Hills and especially look forward to see the revitalized Beverly Hilton.

I would love to be in attendance at the City Council hearing on March 25, but I am unable to attend. I urge you to support the plan and see the positive effect the Beverly Hilton Revitalization will have on the City of Beverly Hills.

Sincerely,



Leith Eaton

Sydell Dublin
225 N Crescent Dr #227
Beverly Hills, CA 90210

March 25, 2008

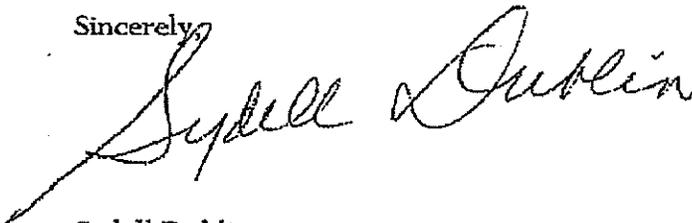
Dear Honorable Mayor Brucker and Councilmembers,

I am in favor of the revitalization plans for the Beverly Hills Hilton Waldorf Astoria Plan. The project is good for the community overall. They will add new lanes to help ease traffic constraints in the city. I am excited to see a Waldorf- Astoria in Beverly Hills and especially look forward to see the revitalized Beverly Hilton.

It is an honor that we will have such a prestigious and world renowned company to be part of our beautiful city. I support the huge new green space on the property and think the art garden will be beautiful. I understand that the plan calls for replacing existing concrete structures with a new luxury building.

I have been a long time resident and I hope that like me you will see the extraordinary benefits of this project.

Sincerely,

A handwritten signature in cursive script that reads "Sydell Dublin". The signature is written in dark ink and is positioned below the word "Sincerely,".

Sydell Dublin

*Fereshteh Kohanim
875 Comstock Apt 2A
Los Angeles, CA 90024*

March 23, 2008

Dear Mayor Barry Brucker and Councilmembers,

As a Beverly Hills resident I am strongly in favor of the Beverly Hilton revitalization project. It is my understanding that this matter will be brought before you in the near future and I urge you to support the plan.

The Revitalization of the Beverly Hilton will keep a good neighbor in the area and add a Waldorf-Astoria to Beverly Hills which will undoubtedly bring necessary revenue and tourists to the City. I look forward to seeing the gardens and improvements to the buildings when the plan is completed.

The new Waldorf Astoria and updates to the existing buildings is exactly the kind of responsible growth we need in the area. The traffic mitigation plan is sensible and the proposed "green" buildings will have a low impact on the environment.

Please join me in supporting the revitalization of the Beverly Hilton.

Best,



Fereshteh Kohanim

March 25, 2007

Honorable Barry Brucker and Members of the City Council
City of Beverly Hills
455 N. Rexford Drive, 3rd Floor
Beverly Hills, CA 90210

Email: mayorandcitycouncil@beverlyhills.org

Dear Mayor Brucker and Councilmembers:

The City of Beverly Hills has a special opportunity right now to improve a major property, provide significant traffic improvements that will help reduce congestion at Wilshire and Santa Monica, and bring increased tax revenues to the city.

Those of us who live in Beverly Hills recognize the need to do something to the corner of Wilshire and Santa Monica. The owners of The Beverly Hilton Hotel desire to upgrade the hotel and the property to its highest and best use. In these tough economic times, it must stay competitive to survive. The entire Plan is well conceived. Please give it your approval.

Sincerely,

Chris Bonbright
712 N. Arden Drive
Beverly Hills, CA 90210

**Robert Weisman
108 N. Maple Drive
Beverly Hills, CA 90210
310 -550-1786**

**Honorable Barry Brucker and Members of the City Council
City of Beverly Hills
455 N. Rexford Drive, 3rd Floor
Beverly Hills, CA 90210**

Email: mayorandcitycouncil@beverlyhills.org

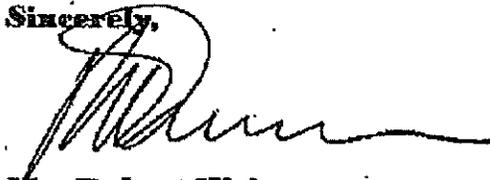
Dear Mayor Brucker and Councilmembers:

I'm all for The Beverly Hilton Revitalization Plan and urge you to support it.

We can't stop progress. This Plan is needed now because of its multitude of benefits for our City. Probably the most important of those is the hefty increase in tax revenues for Beverly Hills. We should be grateful that we have this great opportunity in the midst of serious economic concerns across our country.

Please give this solid project your approval.

Sincerely,



Mr. Robert Weisman

Attachment 6

Proposed Residence A Building: Aesthetic Impacts Memo



IMPACT SCIENCES INC

MEMORANDUM

234 East Colorado Boulevard, Suite 205
Pasadena, California 91101
Telephone (626) 564-1500 • FAX (626) 564-1501

Offices in Southern California, Bay Area and Sacramento Valley

TO: Vince Bertoni, Director of Community Development, City of Beverly Hills
FROM: Anne Doehne, Impact Sciences, Inc.
DATE: April 3, 2008
SUBJECT: Proposed Residence A Building: Aesthetic Impacts

Views

AES-1: Would the project substantially obstruct, interrupt, or diminish a valued focal or panoramic view?

Under the originally proposed Beverly Hilton Revitalization Plan Project, Residence A would have a maximum height of 150 feet and 13 stories and would be set back approximately 30 feet from Wilshire Boulevard. The Draft EIR determined that Residence A would partially obstruct views from west-facing guestrooms in the Wilshire Tower. The Wilshire Tower contains 114 such guestrooms, or approximately 32 percent of the Tower's 352 guestrooms, that could be affected by the Residence A building.

This view obstruction would only affect the hotel itself, specifically hotel guests. However, views and vistas from guestrooms, also defined in the Draft EIR's historical resources technical report as the ability to "see and be seen", are considered a character-defining feature of Wilshire Tower, a historical resource under CEQA. Because of the historical importance of views from Wilshire Tower, Residence A was determined to have a significant and unavoidable impact on views from west-facing Tower guestrooms.

The Planning Commission recommended the elimination of the Residence A Building for City Council approval. In response, the project applicant resubmitted site plans which reinstated the Residence A Building at 9 stories with a height of 110 to 112 feet from adjacent grade, or 108 feet from the datum point. The setback from Wilshire Boulevard was increased to 84.9 feet. Staff recommended that the Residence A Building be reduced to 8 stories and to a height not to exceed that of the Wilshire Tower, which is 105 feet from adjacent grade and 95 feet from the datum point. Staff also recommended the setback from Wilshire

Boulevard be increased to 104 feet and that the building orientation be rotated and sited parallel to the Hilton's main driveway and perpendicular to Merv Griffin Way.

To determine the height at which Residence A obstructs west-facing views from Wilshire Tower guestrooms to a level of significance, the heights of the existing buildings immediately to the west were considered. The existing Palm/Oasis Court building, which is visible from the Wilshire Tower guestrooms and was built in 1966, has a height of 4 stories, or 50 feet above the reference datum. The existing Robinsons-May department store building, which is also visible from west-facing Wilshire Tower guestrooms, is 75 feet tall to the top of the mechanical penthouse and 60 feet tall to the main roofline (at this location, the heights from the nearby reference datum are essentially the same as the heights from adjacent grade). Assuming 12 feet per story, the height of the Robinsons-May building is equivalent to six stories. This building is prominent within west-facing views from several Wilshire Tower guestrooms, and has been since its construction contemporaneous with the Tower.

Accordingly, a four-story Residence A would be comparable in height to the existing Palm Court Oasis building on the Hilton property. It would not block views substantially more than the Palm Court Oasis does presently from west-facing Wilshire Tower guestrooms Wilshire Tower, and would therefore have a less than significant impact on views. A six-story, 75-foot Residence A would be comparable in height to the existing Robinsons-May building on the 9900 Wilshire property to the west, and while Residence A would be sited 100 feet closer to Wilshire Tower the Robinsons-May building, would not substantially block views not already blocked by Robinsons-May.

Staff recommends that Residence A have a height of 8 stories and a height not to exceed that of the Wilshire Tower, which is 105 feet from adjacent grade and 95 feet from the datum point to the main roofline. This exceeds the height of Robinsons-May building by two stories and 20 to 30 feet. The applicant currently proposes a height of 9 stories, or 112 feet above adjacent grade and 108 feet above the reference datum. This exceeds the height of the Robinsons-May building by three stories or 33 to 48 feet. In contrast, the original project proposed a maximum height of 13 stories or 150 feet above the reference datum, which exceeds the height of the Robinsons-May building by 7 stories or 75 to 90 feet. Therefore, both the applicant's revised project and the staff-recommended project substantially reduce the originally proposed height of Residence A. Additionally, Residence A would exceed the height of the Robinsons-May building by only 2 stories under the staff-recommended project and by 3 stories under the applicant's revised project. Under the staff recommendation, residence A would still result in a significant impact on west-facing views from the Wilshire Tower guestrooms.

Visual Character & Quality

AES-2: Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

The Public Draft EIR found that the project's aesthetic impacts would be significant due to conflicts with **General Plan Land Use Element Objective 3, Areas of Transitional Conflict, and Objective 4, Scale of the City**, as well as **Land Use Element Commercial Development Criteria** that recommends new development complement the scale and character of adjacent residential areas. This finding was based in part on the original proposed height, mass and setback of the Residence A Building. However, both the applicant's revised project and the staff-recommended project substantially reduce the proposed height of Residence A, as discussed above, and increase the setback from Wilshire Boulevard.

Under the applicant's revised project, the Residence A setback is increased by 54.9 feet, and under the staff-recommended project, the setback is increased by 74 feet. Both allow for a greater area of landscaped open space at the northwestern corner of the project site, which would be visible from Wilshire Boulevard and Merv Griffin Way, and both would be compatible with the existing Wilshire Tower. These setbacks would complement the landscaped open space across Merv Griffin Way on the adjacent 9900 Wilshire Boulevard site and Beverly Gardens Park north of Wilshire Boulevard.

Under staff's recommended project, the proposed rotation of Residence A would increase the area of visible, landscaped open space at the corner of Wilshire Boulevard and Merv Griffin Way.

A number of revisions have been made to Residence A in the applicant's revised proposal, including an increased setback from Wilshire, a reduction in the building's footprint, relocation of the driveway to south of the building, and increased landscaped open space on the corner of Merv Griffin Way and Wilshire Boulevard. Moreover, a General Plan Amendment is proposed that would revise the Housing Element to designate the Hilton site as appropriate for greater building height. For these reasons, Residence A is considered consistent with applicable Land Use Objectives and Development Criteria and impacts on the visual character or quality of the site and surroundings are considered less than significant.

Under the staff-recommended project, Residence A would be reduced to 8 stories and a height not to exceed Wilshire Tower, which is 105 feet from adjacent grade and 95 feet above the reference datum. Staff also recommended the setback from Wilshire Boulevard be increased to 104 feet, considerably more

than the Wilshire Tower setback from Wilshire Boulevard, and the building would be rotated and sited parallel to the Hilton's main driveway and perpendicular to Merv Griffin Way. Rotation of Residence A nearly 90 degrees away from Wilshire Boulevard, as proposed, would increase visible landscaped open space at the corner of Wilshire Boulevard and Merv Griffin Way and complement proposed landscaping on the 9900 Wilshire project site and north of Wilshire in Beverly Gardens Park. Moreover, as under the applicant's revised project, a General Plan Amendment is recommended that would revise the Housing Element to designate the Hilton site as appropriate for greater building height. For these reasons, staff's recommendation for Residence A is considered consistent with applicable Land Use Objectives and Development Criteria and impacts on the visual character or quality of the site and surroundings are considered less than significant.

Impact Summary Table

Environmental Issue Area	Original Project	Planning Commission Approved Project	Applicant's Revised Project	Staff Recommended Project
Residence A Height (stories/ft above datum)	10-13 stories/ 112-150 feet	Residence A Eliminated	9 stories/ 108 feet	8 stories/ 95 feet
Visual Character and Quality	Significant	No Impact	Less than Significant	Less than Significant
Views	Significant	No Impact	Significant	Significant

Attachment 7

Proposed Residence A Building: Light and Glare Memo



IMPACT SCIENCES INC

MEMORANDUM

234 East Colorado Boulevard, Suite 205
Pasadena, California 91101
Telephone (626) 564-1500 • FAX (626) 564-1501

Offices in Southern California, Bay Area and Sacramento Valley

TO: Vince Bertoni, Director of Community Development, City of Beverly Hills
FROM: Anne Doehne, Impact Sciences, Inc.
DATE: April 3, 2008
SUBJECT: Proposed Residence A Building

Light and Glare Significance Threshold

LG-1 Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Section 5-6-1101 of the Municipal Code contains the following regulations governing residential lighting:

- **Excessive Lighting Prohibited:** It shall be unlawful for any person, except governmental agencies, to install, use, or maintain any lighting which creates an intensity of light on residential property which is greater than 1 foot-candle above ambient light level; and provided further, all permissive lighting shall be arranged to focus on the property from which it originates, and shall not directly reflect upon any adjacent residential property.

Original Project

Light Impacts. As originally proposed and evaluated in the Draft EIR, Residence A was proposed to have a maximum height of 150 feet and 13 stories, would be set back approximately 30 feet from Wilshire Boulevard, and would be aligned in a north-south direction. The Public Draft EIR determined that the project, including Residence A, would increase ambient nighttime light levels on the project site and that illuminated buildings and outdoor areas would be visible from some off-site vantages on Wilshire Boulevard and the residential neighborhood north of Wilshire Boulevard. However, the EIR found that project light sources would not raise ambient light levels on those properties by more than 1 foot-candle and therefore would comply with Municipal Code regulations governing residential lighting.

The Draft EIR determined that the potential still existed for unshielded or misdirected light sources to

adversely affect nighttime views. With implementation of mitigation measure MM-LG-1, which states that project light sources shall be shielded, directed downward when intended to illuminate surfaces and focused on the project site, Residence A's potential for off-site light spillover onto Wilshire Boulevard and adjacent properties would be reduced to a less than significant level.

Glare Impacts. The Draft EIR determined that since building materials proposed for project buildings, including Residence A, would be low-reflectivity and intended to minimize glare, project-related glare impacts would be less than significant.

Staff-Recommended Project

Light Impacts. The Planning Commission ultimately recommended the elimination of Residence A. The applicant subsequently submitted a revised project for City Council consideration that reinstated Residence A at 9 stories with a height of 110 to 112 feet from adjacent grade, or 108 feet above the reference datum. The setback from Wilshire Boulevard was increased to 84.9 feet.

In response to the applicant's revised proposal to City Council, Community Development staff recommended that Residence A be reduced to 8 stories and a height not to exceed Wilshire Tower, which is 105 feet from adjacent grade and 95 feet above the reference datum. Staff also recommended the setback from Wilshire Boulevard be increased to 104 feet and that the building be rotated and sited parallel to the Hilton's main driveway and perpendicular to Merv Griffin Way.

Under staff's recommendation, Residence A would be rotated nearly 90 degrees away from Wilshire Boulevard to increase visible landscaped open space at the corner of Wilshire Boulevard and Merv Griffin Way and complement proposed landscaping on the 9900 Wilshire project site and north of Wilshire in Beverly Gardens Park. This rotation would expose the building's longer axis to vantage points on and north of Wilshire Boulevard (i.e., with the longer building facade facing Wilshire).

Under this scenario, Residence A is likely to be more visible from Wilshire Boulevard and residences to the north during the daytime and when illuminated at night, compared to the north-south building orientation evaluated in the Draft EIR and the applicant's revised project.

However, several project features would help screen the building's visibility from points north and preclude light spillover to off-site properties. The setback of Residence A from Wilshire Boulevard was 30

feet under the project evaluated in the Draft EIR. Under staff's recommendation, the proposed building rotation and increased setback of 104 feet from Wilshire Boulevard would lengthen the distance between sensitive receptors to the north and illumination associated with Residence A. Consequently, the potential for light spillover onto residences north of Wilshire Boulevard would be reduced by the building's increased setback from Wilshire Boulevard in combination with the width of Wilshire Boulevard (100 feet) followed by the width of Beverly Gardens Park (77 feet) across Wilshire Boulevard. The total distance between Residence A and the nearest residence would be approximately 281 feet.

Additionally, the proposed Residence A rotation and increased setback would accommodate a greater continuous area for landscaped open space at the northwestern corner of the project site. The landscaping plan, which proposes street trees, ornamental plantings and gardens, and large canopy trees along Wilshire Boulevard, would partially screen Residence A and any associated illumination, especially from street level. This effect would be enhanced by the slight drop in grade from Wilshire Boulevard down to the proposed location of Residence A. Since the slope of the site would place Residence A at a slightly lower elevation relative to Wilshire Boulevard, the illuminated lower floor of Residence A would be somewhat shielded from off-site views.

Finally, the proposed reduction in Residence A height eliminates between one and four lighted upper floors compared to the original 10 to 13-floor building and one floor compared to the applicant's revised 9-floor building, both of which would have rendered the upper stories of Residence A more visible along and north of Wilshire.

As under the original project and the applicant's revised project, Residence A's sources of illumination would not increase ambient light levels on residential properties by more than 1 foot-candle, and therefore, the project would comply with Municipal Code regulations governing residential lighting.

As with the original project and applicant's revised project, however, the potential still exists under staff's recommendation for unshielded or misdirected Building A light sources to adversely affect nighttime views from the north. Residence A would therefore remain subject to mitigation measure MM-LG-1, which states that project light sources shall be shielded, directed downward when intended to illuminate surfaces and focused on the project site. With this mitigation measure, lighting impacts associated with Residence A under the staff recommendation would be reduced to less than significant.

Glare impacts. Residence A would continue to utilize low-reflectivity building materials intended to

minimize glare, as stated in the EIR, and glare impacts would remain comparable to those identified in the Draft EIR, or slightly reduced because of the increased setback from Wilshire.

Summary: Staff-Recommended Project Light and Glare Impacts

Light and glare impacts due to the proposed rotation of Residence A would remain less than significant from a CEQA analysis standpoint. This finding is based on compliance with Section 5-6-1101 of the Municipal Code, the abundance of landscaping fronting Residence A, increased setback distance, reduced building height, incorporation of mitigation that reduces the potential for light spillover, and planned use of low-reflectivity building materials.

However, it is acknowledged that the community's perception of Residence A from north of the project site is distinct from findings of the CEQA impact analysis. Even with implementation of the design features and mitigation measure described above, and notwithstanding that light and glare impacts are considered less than significant under the staff recommendation, Residence A may still be more visible from off-site vantages to the north, when illuminated at night, than under the original project or applicant's proposal.