



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning
Commission Meeting of
February 11, 2010**

TO: Planning Commission

FROM: Georgana Millican, Associate Planner

SUBJECT: Project Preview for the Lexus Expansion Project
Located At 9230 Wilshire Boulevard

Project Preview

The Applicant, Mitchell Dawson, has requested that a Project Preview discussion be held regarding the new Lexus dealership proposed at 9230 Wilshire Boulevard. The Applicant seeks Commission feedback regarding two aspects of the project: 1) proposed alley vacation; and 2) the proposed zone change of the existing R-4 parcel located at the rear of the project site.

On January 21, 2010, the Applicant indicated that they wished to revise the project that is currently being reviewed by staff for the purposes of preparing an Environmental Impact Report.

Although no revised plans have been prepared to date, staff understands that the project will now include one level of below grade parking and four stories above grade for a height of 55 feet as opposed to the original project, which was five stories and did not have any subterranean parking. According to the Applicant, the utilization of the R-4 lot remains the same and the southernmost portion (20 feet) of this lot will either be a new alley or a landscaped buffer area. The Applicant has indicated that no cul-de-sac is proposed at this time.

The number of service bays remains similar and the Applicant will be discussing changes with regard to loading, ramps and parking numbers.

Based on the revisions to the project description, staff has advised the Applicant that preparation of the EIR cannot be completed until the following are submitted:

Staff Report
9230 Wilshire Boulevard
February 11, 2010

1. Revised plans
2. Written project description
3. Preliminary Geology Report - needed because of proposed excavation.



Georgana Millican
Associate Planner