



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning
Commission Meeting of
March 25, 2010**

TO: Planning Commission

FROM: Georgana Millican, Associate Planner

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

Project Preview

On November 19, 2009 the Applicants for the proposed Lexus project located at 9230 Wilshire Boulevard, presented a project preview before the Planning Commission for input on their proposal. The Commission commented on the proposed alley vacation, use of the R-4 lot and subterranean parking level(s) to the building.

On January 21, 2010, the Applicant indicated to staff that they wished to revise the project that was being reviewed by staff for the purposes of preparing an Environmental Impact Report. The Applicants requested an additional project preview be held with the Planning Commission to seek feedback on 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.

The Applicant presented the project preview to the Planning Commission on February 11, 2010. The Applicant is requesting an additional project preview before the Planning Commission prior to further development of the plans. It should be noted that the plans have not been reviewed for compliance with the Code or City policies as of the date of this staff report. The revised plans respond to the Commission's comments as follows:

Commission's Comments	Applicant's Response
<p><u>R4 lot</u></p> <p>The Planning Commission discussed the portion of the project on the R-4 lot in context to permitted land uses and height standards for the zone. Commercial parking was identified as the only code compliant use for commercial purposes.</p>	<p><u>R4 lot</u></p> <p>The revised plans show parking spaces or access ramps and part of a space identified as a loading space in the portion of the building that is located on the R-4 lot. All of the service bays are located outside of the area of the R-4 lot.</p> <p>The height of the building on the R-4 lot portion of the building remains the same of the rest of the building (55 feet plus 36 inch parapet).</p>
<p><u>Alley Dedication</u></p> <p>The Commission discussed the proposed alley vacation in the context to the dealership operations under one roof, efficiencies in design, as a buffer to adjacent residential uses and its need to understand traffic related impacts associated with any vacation.</p>	<p><u>Alley Dedication</u></p> <p>Revised plans indicate vacation of the alley.</p>
<p><u>Noise</u></p> <p>Commission sought to better understand how the dealership operations may generate noise and how that might impact nearby residents.</p>	<p><u>Noise</u></p> <p>Applicant has submitted a Noise Emission Study letter from Hooshang Khosrovani, Ph.D., P.E. (attached). Staff has not reviewed nor has a peer review of the study been conducted.</p>
<p><u>Loading Zone</u></p> <p>The Commission noted that the proposed loading zone configuration may not be optimal for a dealership uses and could result in loading activity on Maple Drive, potentially impacting nearby residents.</p>	<p><u>Loading Zone</u></p> <p>Loading zone on the revised plans has been moved inside the building with access through the existing east/west alley through the building and exiting onto Maple Drive. The loading space shown is 12' x 35' rather than the two loading spaces on the previous project (10' x 25' and 12' x 35'). No information has been</p>

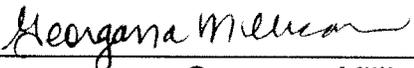
	submitted from the Applicant as to whether this loading zone will actually work for the operation.
<u>20' Buffer Zone</u> The Commission commented that the plans indicated a buffer zone between the project and adjacent multi-family property as varying between four (4') and twenty feet (20').	<u>20' Buffer Zone</u> A full 20 foot landscaped buffer zone has been included on the revised plans.

A comparison of the previous plans and the revised plans is shown below:

Comparison of Previous and Revised Project Plans*		
	Previous Plans	Revised Plans
Height/Number of Stories	65 feet, 4 inches Five Stories (Roof Top Parking)	55 feet Four Stories (Roof Top Parking) plus One Subterranean Level
Square Footage/FAR	162,040 square feet	169,802 square feet (per Applicant)
Number of Service Bays	73	73
Number of Parking Spaces	225 (includes tandem spaces)	213 (includes tandem spaces)
Buffer Zone	Ranges from 4'4" to 20 feet	20 feet along entire length

* The plans submitted by the Applicant included in the packet are conceptual and have not been reviewed for zoning compliance.

1. Revised plans
2. Noise Emission Study letter from Hooshang Khosrovani, Ph.D., P.E.


 Georgana Millican
 Associate Planner



March 10, 2010

Jim Falk Lexus
9230 Wilshire Blvd.
Beverly Hills, CA 90212

Attention: Mr. Jim Falk

Subject: **Noise Emission Study from New Service Facility**
Jim Falk Lexus
Acoustical Analysis Report
V. A. Project No. 4623-001

Dear Mr. Falk:

We visited the site of your proposed service facility located on Wilshire Boulevard in Beverly Hills. We have also reviewed in detail the schematic drawings for the new structure and plans for office spaces and also service and repair areas.

In the proposed plan all service areas will be located within the structure. There will be no windows or any other kind of openings on the south elevation of the structure facing Maple Towers, the closest residential area to the south property line of the site. The wall on the south elevation of the structure will be constructed from eight inch thick grouted concrete masonry units.

At present the access to the service areas is from an alleyway through a 10'x12' roll up door. There are also a number of windows on the south wall of the structure that is generally in open position for providing natural ventilation to the service area.

The general ambient noise levels in this area are controlled by auto traffic on Wilshire Blvd. and Maple Drive. However the area between the present facility and north elevation of the Maple Towers is additionally impacted by noise produced within the existing service area. Since the roll up door and the windows are always left in open position, any produced noise and sound is emitted to outdoors unabated. These sounds are generally intermittent; however they are audible and impact the residential structure.

We also performed noise measurement within the existing service areas also at various locations out outside the facility at the next door residential structure to document the existing conditions. The interior noise measurements were performed at a number of locations on the service floor area during operations of various equipment including impact wrenches, jacks, vacuum cleaner etc. The exterior measurements were performed in the alleyway near the Maple Towers structure and also on Maple Drive. The measurements were performed with a sound levels meter and results were recorded for analysis.

The proposed concrete masonry wall on the south elevation of the proposed structure affords a Sound Transmission Class (STC) value of 56. The measured noise levels within the service facility were about 78 dBA which will be reduced to about 16 dBA at the outdoors locations. This level is below the threshold of audibility and therefore will have no impact whatsoever at the residential location. The measured ambient noise level in the alleyway was about 55 dBA. The proposed structure will provide additional shielding from



Veneklasen Associates

Wilshire Blvd. and Maple traffic which will result in lower ambient noise levels at the north elevation facade of Maple Towers structure.

Based on the results of our review, noise measurements and analysis we have concluded that the proposed structure will completely eliminate the noise emission from the service area to outdoor areas. Furthermore the proposed structure will provide additional shielding which will reduce the existing ambient noise levels at the north elevation of the Maple Towers structure.

If you have any questions regarding this report please do not hesitate to call me.

Sincerely,

Veneklasen Associates, Inc.

Hooshang Khosrovani, Ph.D., P.E.
Associate Principal

C:\jmk\dktexas\BHdlis106001