



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Planning Commission
Meeting of June 24, 2010**

TO: Planning Commission

FROM: Ryan Gohlich,
Associate Planner

THROUGH: Jonathan Lait, AICP,
City Planner

SUBJECT: Project preview for the construction of a new 44-unit condominium building located at 125 South Camden Drive.

OVERVIEW

The subject project is currently under review by the Planning Division and an Environmental Impact Report is being prepared in order to analyze the potential environmental impacts associated with the project. Pursuant to a request from the project applicant, this project preview is intended to provide the Commission with an overview of the project, and give the Commission an opportunity to provide preliminary feedback and comments if appropriate. A project description is provided below, and the applicant will give a presentation at the meeting to provide the Commission with additional information.

PROJECT DESCRIPTION

The proposed project would involve the construction of a six-story, 44-unit residential building located at 125 South Camden Drive, between South Camden and Peck Drives. The net floor area of the proposed building would be 118,840 square feet and the gross floor area of the building would be 134,841 square feet. The structure would have a floor to area ratio (FAR) of 2.77 to 1. The project would include two levels of subterranean parking to provide 127 parking spaces. Approximately 16,220 square feet of communal and private open space would be provided in the form of courtyards and terraces. The maximum height of the project would be 66 feet. Vehicular access to the site would be taken from South Camden Drive.

The project would include a zoning ordinance amendment to create a Multiple Residential Planned Development Overlay Zone (MR-PD), which would allow the building to be constructed to 66 feet in height, as current zoning restricts building

heights to 45 feet on the four southern parcels and 55 feet on the other two parcels. The proposed new zoning designations would also allow the building length to exceed the 175-foot maximum requirement under the current zoning (proposed building length is approximately 242 feet). Additionally, an amendment to the Streets Master Plan is required in order to make permanent a temporary alley vacation through the property. This alley vacation would allow for the construction of one condominium project, rather than two smaller projects.

PROJECT SETTING

The project site is currently occupied by a paved surface parking lot. The intended use of the existing on-site parking lot is parking for patrons of the Saks Fifth Avenue retail stores located northwest of the project site on Wilshire Boulevard. Vehicular ingress and egress to the parking lot is provided from South Peck Drive.

The project site is bounded by the five and a half-story Barneys New York retail store to the north; a public alley to the south, with two-story multi-family residential development immediately south of the alley. South Peck Drive is a two-lane street flanked with one- to four-story residential development south of the site and commercial development near its northern terminus at Wilshire Boulevard. South Camden Drive is a two-lane street. Multi-family residential development is also situated to the west and east of the site.

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