



## City of Beverly Hills Planning Commission

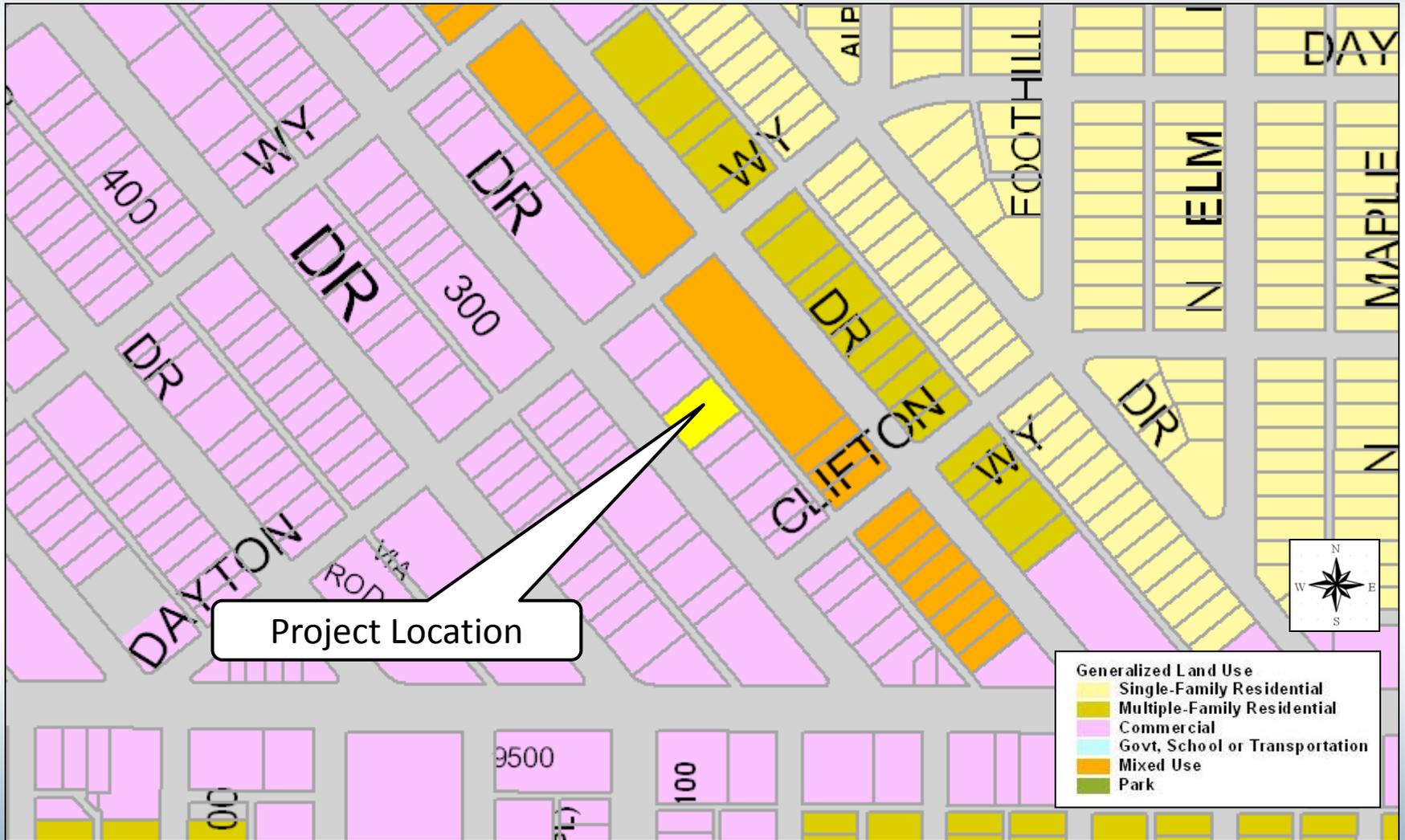
**246 North Canon Drive  
Mastro's Steakhouse**

# **Request to Participate in the City's In-Lieu Parking Program**

Cindy Gordon, Assistant Planner



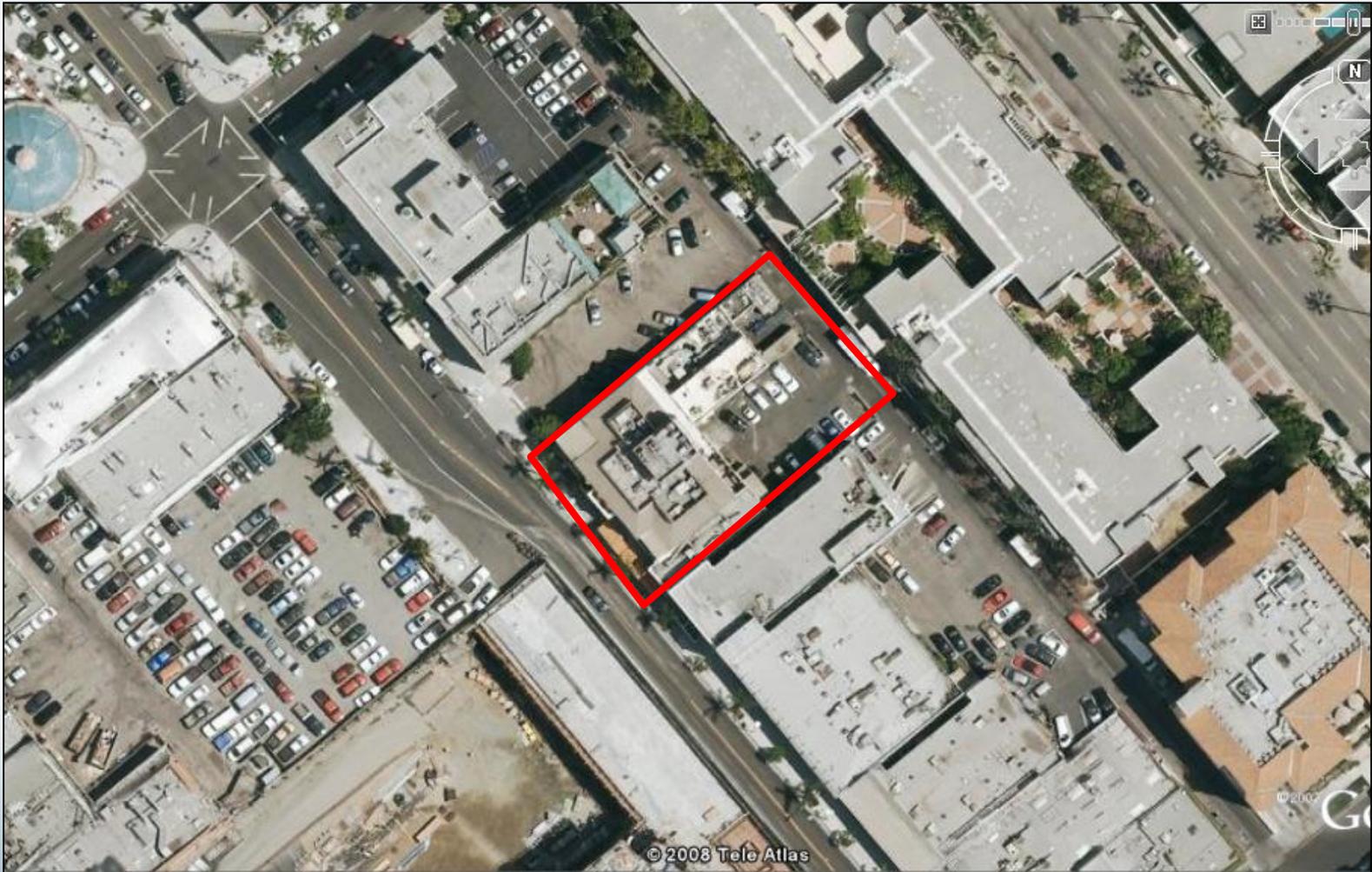
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**Site Location**



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**Existing Site Configuration**



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## **Request for Participation in the City's In-Lieu Parking Program:**

- Request to expand existing restaurant facilities within the building's third floor, which will require 32 additional parking spaces.
- 95 parking spaces are currently provided for the buildings existing uses.

## **Existing Parking:**

- 19 on-site parking spaces
- 76 off-site covenanted parking spaces (201 N. Crescent Drive)
- Previous in-lieu parking approvals have expired over time



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## Existing and Proposed 3<sup>rd</sup> Floor Square Footage and Parking Requirements

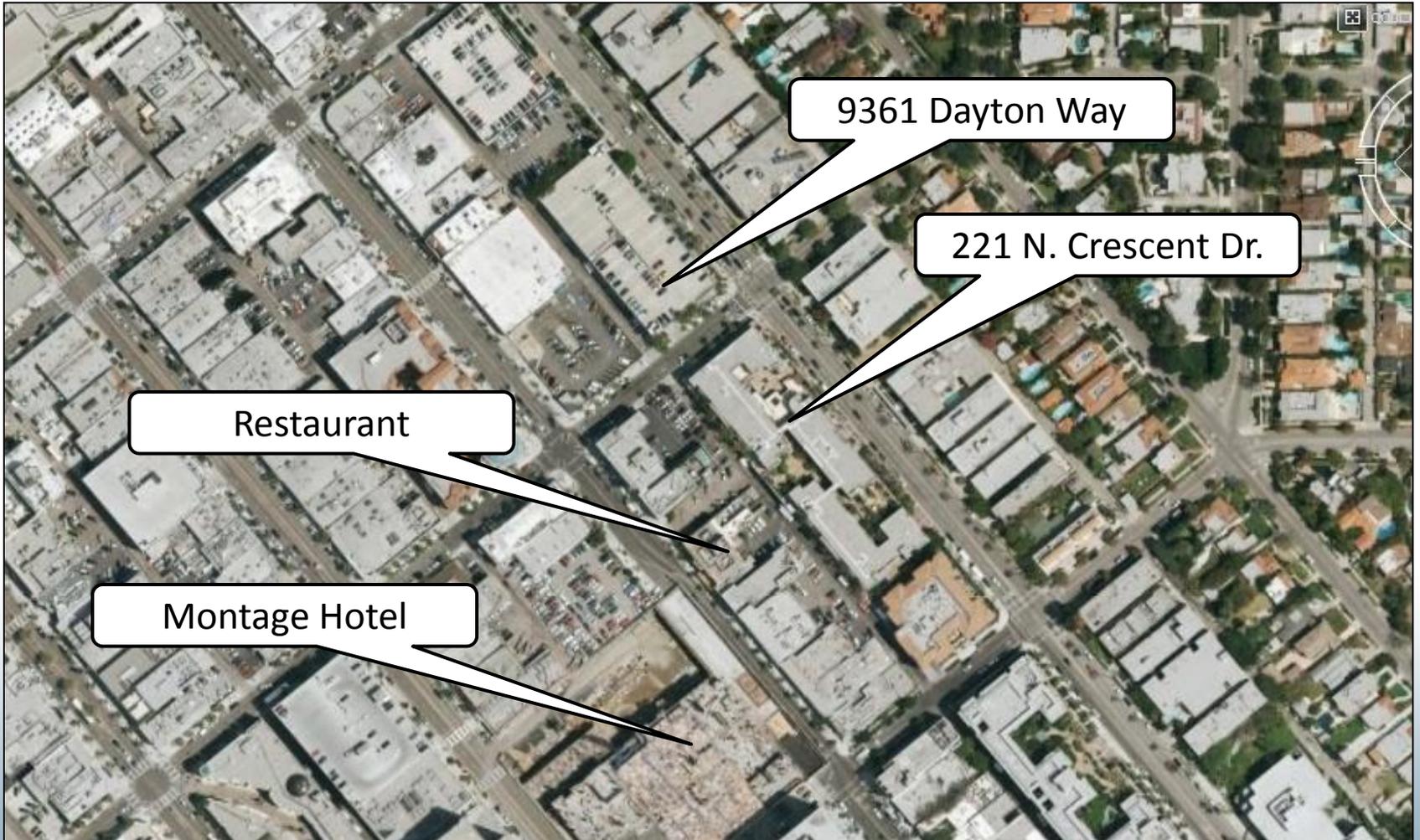
	Use	Square Footage	Parking Required
Existing	General Office	5,219	15 Spaces Provided
Proposed	<ul style="list-style-type: none"><li>•Dining</li><li>•Ancillary Uses</li></ul>	<ul style="list-style-type: none"><li>•Dining: 1,630</li><li>•Ancillary Uses: 3,589</li></ul>	<ul style="list-style-type: none"><li>Total: 47 Spaces</li><li>•Dining: 36.2</li><li>•Ancillary Uses: 10.2</li></ul>

**Total required parking for the 3<sup>rd</sup> floor with restaurant expansion is 47 spaces. Required in-lieu parking spaces is 32 (47 minus 15 existing).**



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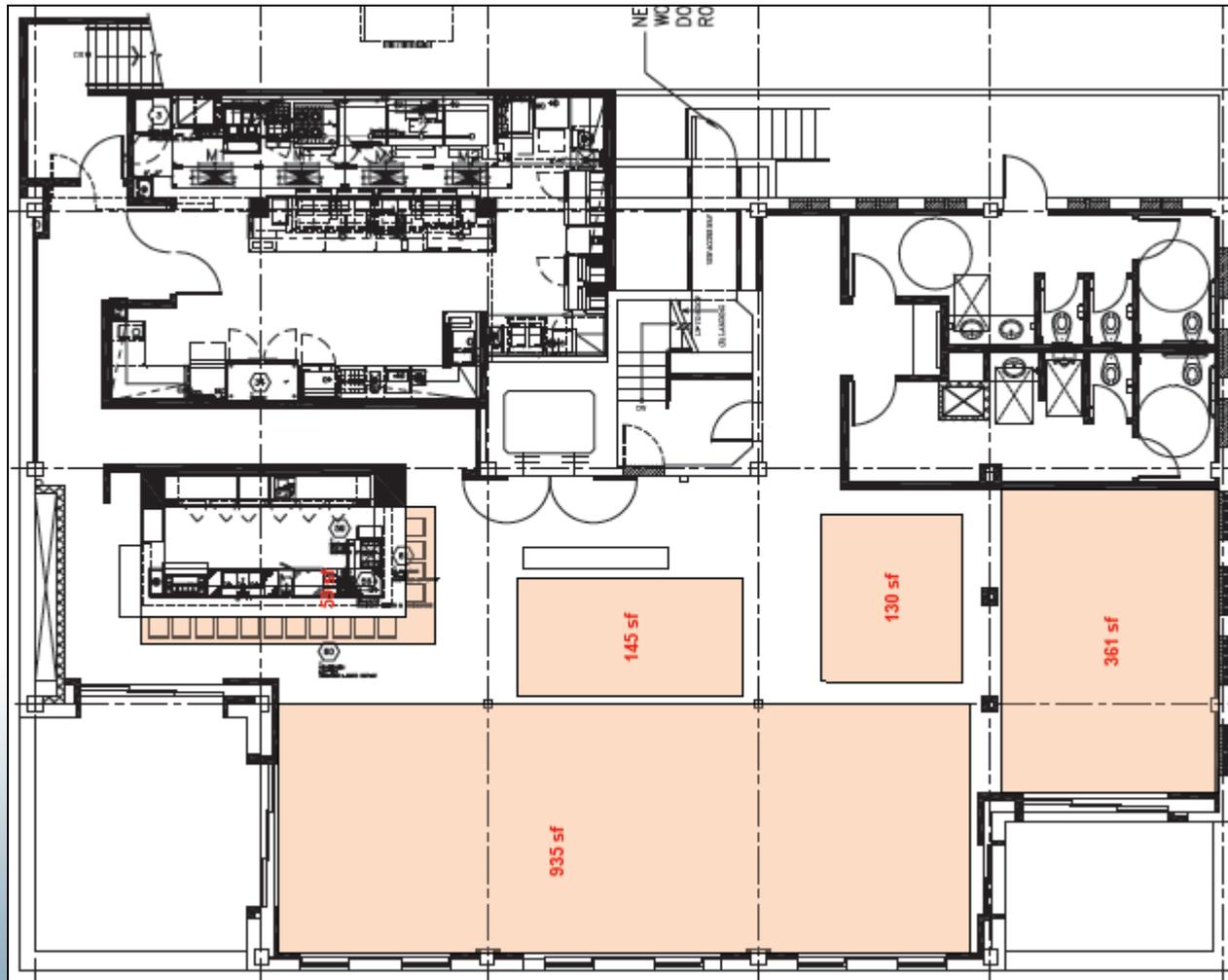
## Restaurant and Parking Structure Locations





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## Proposed Third Floor Dining and Bar Areas





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## **In-Lieu Parking – Findings:**

1. Participation in the in-lieu parking district, as approved, will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area;
2. Participation in the in-lieu parking district, as approved, will not create any significantly adverse traffic safety impacts, pedestrian-vehicle conflicts, or parking impacts; and
3. Participation in the in-lieu parking district will not be detrimental to the public health, safety and welfare.



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## **Recommendation**

Staff recommends that the Planning Commission approve the request to participate in the in-lieu parking program, subject to the conditions of approval contained in the staff report and Draft Planning Commission Resolution.