



Planning Commission Report

Meeting Date: December 10, 2015

Subject: **9460 Olympic Boulevard (76 Gas Station)**
Conditional Use Permit & Extended Hours Permit

Request for a Conditional Use Permit to convert existing vehicle service bays to a convenience store retail use, and an Extended Hours Permit to allow 24-hour operation of the convenience store located in the existing commercial building at 9460 Olympic Boulevard.

PROJECT APPLICANT: Morris Pouldar, JTRP Oil LLC

Recommendation: That the Planning Commission:

1. Conduct a public hearing and receive testimony on the Project; and
2. Adopt the attached resolution conditionally approving a Conditional Use Permit and Extended Hours permit to allow the expansion of the convenience store use.

REPORT SUMMARY

A request for a Conditional Use Permit (CUP) to allow operation of a convenience store use and an Extended Hours Permit on the property located at 9460 Olympic Boulevard. The proposed project involves converting the existing vehicle service bays to a convenience store use, expanding the existing convenience store by approximately 2,340 square feet. The proposal would result in no changes to the existing building's setbacks and height, and the proposal would include enough on-site parking to meet the City's code requirements for the proposed retail use. A Conditional Use Permit is required for convenience store uses pursuant to Beverly Hills Municipal Code (BHMC) § 10-3-3800.1. In addition to the Conditional Use Permit, the request includes an Extended Hours Permit, which is necessary for expanding the size of the convenience store use and maintaining operating hours 24 hours a day in a commercial-residential transition area, pursuant to BHMC § 10-3-1958.

This report details the physical context of the project and its vicinity; outlines the findings that need to be made in order to grant the CUP; and analyzes the proposed use of the property. Based on the analysis contained in this report, the proposed project is not expected to result in any significantly adverse impacts and the recommendation is for approval of the project.

Attachment(s):

- A. Required Findings
- B. Draft Resolution
- C. Public Notice
- D. Traffic Study
- E. Architectural Plans

Report Author and Contact Information:

Alek Miller
(310) 285-1196
amiller@beverlyhills.org

BACKGROUND

File Date	6/18/2015
Application Complete	10/20/2015
Subdivision Deadline	N/A
CEQA Determination	Class 1 categorical exemption for operational changes within an existing commercial facility and additions to existing structures provided that the additions will not result in an increase of more than 10,000 square feet.
Permit Streamlining Act	Take action on project within 60 days of CEQA determination
Applicant(s)	Jian Kerendian, JK Designs
Owner(s)	Morris Pouldar
Representative(s)	Jian Kerendian
Prior PC Action	None
Prior Council Action	None
CC/PC Liaison	None
CHC Review	None

PROPERTY AND NEIGHBORHOOD SETTING

Property Information

Address	9460 Olympic Boulevard
Assessor’s Parcel No.	4332-009-038
Zoning District	C-3T-2
General Plan	General Commercial – Low Density
Existing Land Use(s)	Gas Station and Vehicle Service Center (Commercial)
Lot Dimensions & Area	Approx. 150 ft. by 107 ft. Area approx. 16,125 sq. ft.
Year Built	Original service station constructed in 1953, rebuilt in 1986
Historic Resource	Not applicable
Protected Trees/Grove	None
Transitional Use Ordinance	Applies – Extended Hours Permit would exempt the business from some requirements of Transitional Use Ordinance.

Adjacent Zoning and Land Uses

North (across Olympic)	C-3T-2 – Commercial
East (across Beverwil)	C-3T-2 – Commercial
South (across alley)	R-1.7X – Single-Family Residential
West (directly adjacent)	C-3T-2 – Commercial

Circulation and Parking

Adjacent Street(s)	Olympic Boulevard, South Beverly Drive, and South Beverwil Drive
Traffic Volume	Average Daily Trips on Olympic Boulevard: Approx. 19,800 EB and 18,200 WB (approx. 38,000 total) Average Daily Trips on Beverly Drive: 8,700 SB and 10,600 NB (approx. 19,300 total)
Adjacent Alleys	15’ rear alley (would need to be widened if improvements reach 50% of

Parkways & Sidewalks building replacement cost)
Olympic Boulevard – 15’ parkway and sidewalk
Beverly Drive – 20’ parkway and sidewalk
Beverwil Drive – 20’ parkway and sidewalk

Neighborhood Character

The project site is located on the south side of Olympic Boulevard between South El Camino Drive and South Beverwil Drive. The project site is immediately bordered by single-family residential (R-1.7X zone) to the south and commercial uses (C-3T-2 zone) on all three other sides. Across Olympic Boulevard to the north is Pavilions grocery store and its parking garage. To the east on Olympic Boulevard, across South Beverwil Drive and Beverly Drive, there is a three-story commercial office building, along with one- and two-story commercial properties to the north on Beverly Drive. Directly west of the subject property, there is a three-story commercial office building. To the south, the project site is bordered by one- and two-story single-family homes on both Beverwil Drive and South El Camino Drive. Olympic Boulevard is a wide and busy travel corridor with relatively high traffic volumes compared to the adjacent residential streets.

The existing convenience store and service center are one story (22 feet) in height and occupy approximately 2,900 square feet of land. The gas station and appurtenant uses are generally of a smaller scale than nearby commercial development, such as the Pavilions grocery store to the north and the 3-story commercial office building to the west of the subject property. The proposed project would affect on-site operations of the building, and would include alterations of the façade of the building, which would require architectural review if the Conditional Use Permit is approved.



Project site aerial view looking north



Project Site Viewed from Beverwil Drive



Project Site Viewed from Olympic Boulevard

PROJECT DESCRIPTION

The proposed project consists of expanding the convenience store use into the existing portion of the building which is currently used for vehicle maintenance and repairs. As proposed, the business would retain the existing service pumps and canopy as they are, and would include façade improvements to the portion of the building that contains four existing service bays. The proposed floor plan is included in Attachment C. According to the business owner, revenue for the vehicle service area has declined and the business would be more viable with a larger amount of floor area devoted to retail. The existing hours of operation for the vehicle service station are 8 AM to 6 PM Monday through Friday. The project also involves restriping the parking lot in order to designate a required loading area and to meet the parking requirements of the zoning code.

The existing commercial building was constructed in 1986 and has a total floor area of approximately 2,890 square feet. Parking for the subject property is provided in surface parking spaces located along the perimeter of the property on the north and south sides. Customers would be expected to access the

convenience store while parked at the existing gas pumps, parked in the parking spaces on site, or from the existing sidewalk along Olympic Boulevard or Beverwil Drive.

Required Entitlements. As proposed, the project requires the following entitlement in order to be established:

- **Conditional Use Permit:** Pursuant to BHMC §10-3-3800.1, convenience stores are conditionally permitted uses in the C-3T-2 zone. This business was in operation prior to the ordinance requiring CUPs for these uses; the permit is required to expand the use.
- **Extended Hours Permit:** Pursuant to BHMC §10-3-1958, an extended hours permit is required for businesses receiving customers between the hours of 10 PM and 7 AM on weekdays (Monday – Friday) and between 10 PM and 9 AM on weekends (Saturday and Sunday) in the commercial-residential transition zone (within 170 feet of single-family residential zones). The existing convenience store currently operates 24 hours a day; the Extended Hours permit is necessary for the expansion of the convenience store space to be operated at those hours.

GENERAL PLAN¹ POLICIES

The General Plan includes numerous goals and policies intended to help guide development in the City. Some policies relevant to the Planning Commission's review of the project include:

- **Policy LU 5.8 Encroachment of Incompatible Land Uses.** Protect residential neighborhoods from the encroachment of incompatible nonresidential uses and disruptive traffic, to the extent possible. Zoning and architectural review should assure that compatibility issues are fully addressed when nonresidential development is proposed near or within residential areas.
- **Policy LU 15.1 Economic Vitality and Business Revenue.** Sustain a vigorous economy by supporting businesses that contribute revenue, quality services, and high-paying jobs.
- **Policy LU 16.3 Equitable Distribution of Uses and Amenities.** Strive to ensure that services and neighborhood amenities are distributed equitably throughout the city.
- **Goal ES 3 Enhanced Commercial Corridors.** Enhanced corridors that expand and nurture development opportunities outside of the Business Triangle, such as along South Beverly Drive and Robertson, Olympic, South Santa Monica, and the eastern portion of Wilshire Boulevard.

ENVIRONMENTAL ASSESSMENT

The Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act [Public Resources Code Sections 21000, et seq. (CEQA)], the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.) and the City's Local CEQA Guidelines. The projects which involve operational changes within an existing commercial facility and additions to existing structures of fewer than 10,000 square feet are categorically exempt from CEQA

¹ Available online at <http://www.beverlyhills.org/business/constructionlanduse/generalplan/generalplandocument/>

pursuant to Section 15301 (Class 1) of the State CEQA Guidelines. Therefore, this project has been determined to be exempt from further environmental review.

PUBLIC OUTREACH AND NOTIFICATION

Type of Notice	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	N/A	11/30/2015	11/30/2015	10 Days
Newspaper Notice	10 Days	11/30/2015	11/26/2015	14 Days
Mailed Notice (Owners & Occupants - 500' Radius plus block-face)	10 Days	11/30/2015	11/30/2015	10 Days
Property Posting	10 Days	11/30/2015	11/30/2015	10 Days
Agenda on Website	N/A	N/A	12/3/2015	6 Days

Public Comment

As of the writing of this report, staff has not received any comments regarding this project.

ANALYSIS²

Project approval, conditional approval, or denial is based upon specific findings for each discretionary application requested by the applicant. The specific findings that must be made in order to approve the project are provided as Attachment A to this report, and may be used to guide the Planning Commission’s deliberation of the subject project.

In reviewing the requested entitlement, the Commission may wish to consider the following information as it relates to the project and required findings:

Zoning Code Compliance

The project site has operated as a fuel service station prior to establishment of CUP regulations requiring a CUP for convenience stores. The applicant is requesting a CUP to allow the expansion of the existing convenience store.

- **Store Floor Area:** The existing 76 gas station building is approximately 2,890 square feet in area including 550 square feet of convenience store space. The proposed project includes converting 2,340 square feet of vehicle service bays and appurtenant office uses into convenience store space. This is within the allowable floor area for the site.
- **Hours of Operation:** The existing convenience store is open twenty-four (24) hours a day, seven (7) days a week. The convenience store would keep the same operating hours with approval of the requested Extended Hours permit.
- **Parking and Loading:** Parking for the existing 76 Gas Station is located in a surface parking lot, with spaces located to the east and west of the gas pumps. Based on the total number of

² The information provided in this section is based on analysis prepared by the report author prior to the public hearing. The Planning Commission in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to make alternate findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

parking spaces on site, all existing and proposed uses would comply with the City's parking requirements. Currently, there is no designated loading zone on the project site. The restriping of the parking lot would provide a designated area for loading near the Beverwil driveway, which would bring it into conformance with zoning code requirements.

Expanded Convenience Store Use. The Municipal Code allows convenience stores to be located in commercial zones with the approval of a Conditional Use Permit. The existing business is considered to be legally nonconforming in this regard, and because the proposal would substantially increase the size of the convenience store use, it requires Planning Commission approval of a CUP. The convenience store currently sells general food, drink, toiletries, alcohol and tobacco. The proposed project would continue to sell all of these items. The expansion would include an increase in the number of refrigerators and freezers, and would provide more space for food preparation and a small kitchen. Further, the expansion of the convenience store is occurring in conjunction with the elimination of the vehicle service use, which is generally considered to be a potentially more impactful use to nearby residents in terms of noise and fumes.

There is not a high concentration of convenience stores in this neighborhood, with the nearest convenience store located approximately 0.4 miles away on Pico Boulevard in the City of Los Angeles. The nearest convenience store in the City of Beverly Hills is located approximately 0.9 miles away at Olympic and Robertson Boulevard.

Parking and Circulation. The building envelope would remain substantially the same as it exists today with modifications to the façade. The existing property has parking provided at a rate of one space per 350 square feet of building floor area, which is consistent with current code for commercial uses, and it would retain nine (9) required parking spaces for the proposed use, in addition to the area devoted to fueling at the gas pumps. In order to improve pedestrian safety on-site, the project proposes a new painted walkway connecting the parking spaces closest to Beverwil Drive to the easternmost convenience store entrance. Additionally, staff recommends a condition requiring signage to prohibit left turns onto Olympic Boulevard (westbound) from the project site in order to prevent unsafe exits from the site.

Trip Generation. An analysis of the trip generation of the existing conditions used both guidance from the Institute of Traffic Engineers' (ITE) trip generation estimates and the existing driveway counts to conclude that the project's impact on trip generation would be less than significant. A consultant conducted counts of vehicles entering and exiting the property's two driveways during typical peak morning and evening hours on a Thursday and Friday in September. The counts were conducted between 7:30 AM and 9:30 AM and 4:30 PM and 6:30 PM. A conservative estimate anticipates an additional 8 trips per hour to the project site in the morning peak hour period and 12-16 additional trips in the afternoon peak hour period. This increase in trips does not meet the City's threshold for significance on Olympic Boulevard. Additional details are provided in Attachment D.

Extended Hours. The business currently operates 24 hours per day, 7 days per week; the proposal includes retaining those operating hours after expanding the size of the convenience store. The following information may be relevant for the Commission's consideration of the Extended Hours request:

Empirical Crime Information. Staff reached out to the City of Beverly Hills Police Department and requested crime information specifically related to the subject convenience store. Over the past two years there have been twelve (12) calls for service to the subject property. Of those calls for service, none of those occurred during any period covered by an Extended Hours request (between 10 PM and 9 AM).

Neighborhood Compatibility. The proposal would expand the amount of floor area devoted to retail sales and would replace vehicle service bays. As proposed, the replacement of the vehicle service use could be considered a benefit to the neighborhood, as the retail space could provide more neighborhood-serving goods and replace a potentially noisy use. The proposed façade improvements will be an aesthetic improvement over the existing garage. Although the subject property is located adjacent to residential uses to the south of the site, negative impacts to the residential uses are not anticipated for the following reasons:

- The existing gas station currently has activity on the site during extended hours and the expansion of the convenience store would not necessarily attract a substantial amount of patrons during late night hours;
- Parking for the property is closest to Olympic Boulevard, which is the furthest side of the lot from the nearest residential use; the convenience store building serves as a buffer between the parking area, gas pumps, and Olympic Boulevard and the nearest residential properties.

Additionally, to further mitigate any potential impacts to the residential uses located across the alley, staff has proposed a condition that reserves the City’s jurisdiction related to noise, traffic, or loading issues should any unanticipated impacts arise. Based on this analysis and the recommended conditions, staff concludes that the Convenience Store Conditional Use and Extended Hours requests would be a compatible and beneficial addition to the neighborhood in place of the existing vehicle service bays.

NEXT STEPS

It is recommended that the Planning Commission conduct the public hearing and adopt a resolution conditionally approving the Conditional Use Permit and Extended Hours Permit.

Alternatively, the Planning Commission may consider the following actions:

1. Approve the project with modified findings or conditions of approval.
2. Deny the project, or portions of the project, based on specific findings.
3. Direct staff or applicant as appropriate and continue the hearing to a date (un)certain, consistent with permit processing timelines.

Report Reviewed By:



Ryan Gohlich, AICP, Assistant Director of Community Development/ City Planner

ATTACHMENT A
REQUIRED FINDINGS

ATTACHMENT A REQUIRED FINDINGS

REQUIRED FINDINGS

Convenience Store Conditional Use Permit

The city shall not approve a conditional use permit for a convenience store unless it makes all of the following findings:

- A. The proposed use will contribute to and enhance the character of the neighborhood and location, and will promote harmonious development in the area, and will contribute positively to the branding and image of the city;
- B. The proposed use will have adequate buffering between the use and residential areas, schools, parks, and locations where children gather, and will not adversely interfere with the use and enjoyment of residential properties in the vicinity of the proposed development;
- C. The proposed use will not result in detrimental impacts to existing or anticipated residential or commercial development in the vicinity of the project with regard to traffic levels, traffic safety, pedestrian-vehicle conflicts, pedestrian safety hazards, parking demand, parking design, and loading or manner of operation;
- D. The proposed use will not create excessive noise, unpleasant odors, noxious fumes, excessive lighting, increased litter, or substantial interference with neighboring properties or uses due to the activities associated with the proposed use or its hours of operation;
- E. The proposed use will not create an overconcentration of convenience stores in the vicinity. (Ord. 12-O-2625, eff. 8-3-2012)

REQUIRED FINDINGS FOR EXTENDED HOURS PERMIT

The planning commission shall grant an extended hours permit if it finds that the extended hours operation will not substantially disrupt the peace and quiet of the adjacent neighborhood as a result of any of the following:

- A. The accumulation of garbage, litter, or other waste, both on and off of the subject site;
- B. Noise created by the extended hours operation or by employees or visitors entering or exiting the extended hours operation;
- C. Light and glare;
- D. Odors and noxious fumes;
- E. Pedestrian queuing;
- F. Crime or peril to personal safety and security;
- G. Use of residential streets for parking which is likely to cause activity associated with the subject extended hours operation to intrude substantially into a residential area;
- H. Effects on traffic volumes and congestion on local residential streets; and
- I. Cumulative impacts relating to the existing concentration of extended hours operations in the vicinity of the proposed extended hours operation.

ATTACHMENT B
DRAFT RESOLUTION

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF BEVERLY HILLS CONDITIONALLY
APPROVING A CONVENIENCE STORE
CONDITIONAL USE PERMIT AND AN EXTENDED
HOURS PERMIT FOR THE PROPERTY LOCATED AT
9460 OLYMPIC BOULEVARD (76 GAS STATION).

The Planning Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Jian Kerendian, agent on behalf of JTRP OIL, LLC, (collectively the “Applicant”) has submitted an application for a Convenience Store Conditional Use Permit and an Extended Hours Permit for the business located at 9460 Olympic Boulevard (76 Gas Station) (the “Project”).

Section 2. The project site is located in the southern area of the City, on the south side of the 9400 block of Olympic Boulevard between El Camino Drive and Beverwil Drive within a commercial zone (C-3T-2 Zone). To the south of the subject property are single-family homes, with retail and office uses to the north, east, and west. The project site was developed with a service station in 1953 and was rebuilt in 1986 to include four (4) vehicle service bays, ten (10) gasoline pumps, and an eighteen-foot (18’) high canopy, all of which currently remain on the site. The existing building contains four vehicle service bays and a convenience store at the rear of the property. Gas pump islands are located at the front and center of the property sheltered by a freestanding canopy decorated by a terra cotta mansard roof. Access to the service station is provided by two driveways on Olympic Boulevard and one on

Beverwil Drive. The site is currently developed with a 2,890-square-foot commercial building, including the convenience store and the accompanying vehicle service center, as well as ten gas pumps and canopy, all of which were built in 1986. The proposed project involves conversion of the existing vehicle service bays to a convenience store use, resulting in a 2,340 square foot increase to the existing, 550 square foot convenience store. The change of use would result in a total of 2,890 square feet of convenience store area within the footprint of the existing building. The project would involve interior improvements and changes to the north façade of the building, such as replacing the roll-up garage doors with windows. The convenience store currently operates 24 hours a day and the project includes a request for an Extended Hours permit in order to expand the 24-hour operation of the convenience store.

Section 3. The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the City’s Local CEQA Guidelines (hereafter the “Guidelines”). The project qualifies for a categorical exemption pursuant to Section 15301 (Class 1) of the Guidelines for minor alterations and additions to an existing commercial building not exceeding 10,000 square feet, and the Planning Commission finds the project to be exempt from further review under the provisions of CEQA.

Section 4. Notice of the Project and public hearing was posted on the property and mailed on November 30, 2015 to all property owners and residential occupants within a 500-foot radius plus block-face of the property. Notice of the Project and public hearing

was also published in two newspapers of local circulation, the *Beverly Hills Weekly* on November 26, 2015 and the *Beverly Hills Courier* on November 27, 2015. On December 10, 2015, the Planning Commission considered the application at a duly noticed public meeting. Evidence, both written and oral, was presented at said meeting.

Section 5. In reviewing the request for a Convenience Store Conditional Use Permit, the Planning Commission considered whether it could make the following findings:

1. The proposed use will contribute to and enhance the character of the neighborhood and location, and will promote harmonious development in the area, and will contribute positively to the branding and image of the city;
2. The proposed use will have adequate buffering between the use and residential areas, schools, parks, and locations where children gather, and will not adversely interfere with the use and enjoyment of residential properties in the vicinity of the proposed development;
3. The proposed use will not result in detrimental impacts to existing or anticipated residential or commercial development in the vicinity of the project with regard to traffic levels, traffic safety, pedestrian-vehicle conflicts, pedestrian safety hazards, parking demand, parking design, and loading or manner of operation;
4. The proposed use will not create excessive noise, unpleasant odors, noxious fumes, excessive lighting, increased litter, or substantial

interference with neighboring properties or uses due to the activities associated with the proposed use or its hours of operation;

5. The proposed use will not create an overconcentration of convenience stores in the vicinity.

Section 6. Based on the foregoing, the Planning Commission hereby finds and determines as follows with respect to the Convenience Store Conditional Use Permit:

1. The proposed conversion from vehicle service bays to retail space will result in a more retail-oriented façade, contributing to the commercial character of Olympic Boulevard while replacing a vehicle repair use with additional neighborhood-serving retail. The proposed conversion from vehicle service bays to retail space will improve the streetscape by renewing the façade of the building and through expanding retail amenities to the neighborhood, enhance the character of the neighborhood, and promote harmonious development in the area, and will contribute positively to the branding and image of the city;
2. The subject business is oriented facing toward Olympic Boulevard, away from residential uses to the south, and the nearest park or school (Beverly Vista School) is located 0.7 miles away. Additionally, the proposed expansion of the retail use will replace the existing vehicle service bays, which generally generate more noise than the proposed convenience store use. This will result in a reduction of daytime noise experienced by neighboring residents. There is also a required wall and landscaped area

at the rear of the property between the gas station and the residences to the south. For these reasons, the proposed use will have adequate buffering between the use and residential areas, schools, parks, and locations where children gather, and will not adversely interfere with the use and enjoyment of residential properties in the vicinity of the proposed development;

3. A traffic analysis found that the proposed project would increase trips generated by the property, but not by a substantial amount and not to a point that would exceed the City's thresholds for traffic impacts on a commercial corridor. Further, the proposed restriping of the parking lot and creation of a designated loading area will provide the code-required number of off-street parking spaces, improve circulation on-site and will improve pedestrian safety in the surface parking lot. Therefore, the proposed use will not result in detrimental impacts to existing or anticipated residential or commercial development in the vicinity of the project with regard to traffic levels, traffic safety, pedestrian-vehicle conflicts, pedestrian safety hazards, parking demand, parking design, and loading or manner of operation;
4. The convenience store has been in operation since 1986 and is considered appurtenant to the service station which has been in operation since 1953. The proposed use will be operated in the same manner as the convenience store on the property is currently. By replacing a vehicle repair use, there will be a reduction in the noise, odors, and fumes that are associated with

vehicle repair. As conditioned, the convenience store use will be required to meet all City standards for disposal of trash, debris, and litter. The proposed project will not create excessive noise, unpleasant odors, noxious fumes, excessive lighting, increased litter, or substantial interference with neighboring properties or uses due to the activities associated with the proposed use or its hours of operation;

5. The nearest convenience store in the City of Beverly Hills to the subject property is approximately 1.2 miles away at 427 North Crescent Drive. The next nearest convenience store in the City of Beverly Hills is approximately 1.5 miles away at 9988 Wilshire Boulevard. Additionally, there are two convenience stores approximately 1.5 miles away in the City of Los Angeles (a 76 gas station and a 7-11, both at the intersection of Robertson Boulevard and Airdrome). The Project is the only convenience store at the intersection of Olympic Boulevard, Beverly Drive, and Beverwil Drive and there are no other convenience stores that are visible from the subject property. The proposed use will not create an overconcentration of convenience stores in the vicinity.

Section 7. In reviewing the request for an Extended Hours Permit, the Planning Commission considered whether the Project would result in the following:

1. The accumulation of garbage, litter, or other waste, both on and off of the subject site;
2. Noise created by the extended hours operation or by employees or visitors entering or exiting the extended hours operation;

3. Light and glare;
4. Odors and noxious fumes;
5. Pedestrian queuing;
6. Crime or peril to personal safety and security;
7. Use of residential streets for parking which is likely to cause activity associated with the subject extended hours operation to intrude substantially into a residential area;
8. Effects on traffic volumes and congestion on local residential streets; and
9. Cumulative impacts relating to the existing concentration of extended hours operations in the vicinity of the proposed extended hours operation.

Section 8. Based on the foregoing, the Planning Commission hereby finds and determines as follows with respect to the Extended Hours Permit:

1. The request for extended hours is related primarily to interior operations. Collection of garbage, litter, and other waste will be carried out by the staff during regular operation of the convenience store. The operating hours would be accommodated by existing resources and staff, and the proposal is not anticipated to result in the accumulation of garbage, litter, or other waste.

2. The subject property is surrounded by commercial development to the north, east, and west. Residential development is located across the alley to the south of the project site. Extended hours operations will take place toward the front of the site, fronting Olympic Boulevard, with the existing building and the 20-foot

rear alley providing a buffer between the commercial and residential uses. Furthermore, the existing gas station and convenience store currently operate 24 hours per day with no recent complaints and the expansion of the convenience store use is not anticipated to create additional noise. The extended hours operation will not result in adverse impacts to surrounding properties.

3. Although there will be more light coming from the subject property during night hours because a larger portion of the building will have light spilling out due to the expansion of the convenience store, the light will be oriented toward Olympic Boulevard and thus would not result in substantially greater light and glare impacts to the residential properties to the south. The subject property is located on a commercial street, and all operations generating light would occur along Olympic Boulevard, away from the residential uses located south of the subject property.

4. The proposed extended hours would not result in any added odors or noxious fumes beyond what would otherwise exist from the operation of the convenience store and gas station. There would be a reduction in the odors and fumes associated with the subject property due to the closure of the vehicle service bays. Therefore, allowing the expanded convenience store to operate at the existing 24-hours a day hours of operation is not anticipated to create any adverse impacts related odors and noxious fumes.

5. The proposed convenience store would function generally in the same manner as it currently does, with patrons making short trips for gas and convenience store items, and is not anticipated to result in pedestrian queuing.

Therefore, no adverse impacts related to pedestrian queuing are anticipated to occur as a result of the project.

6. The requested Extended Hours Permit is primarily related to interior operations of the existing commercial building. Patrons typically drive onto the subject property, purchase gasoline at the pump or retail items in the convenience store, and leave the property. Furthermore, there have been no calls for police services at the subject property during the Extended Hours period over the past two years and it is not anticipated that the expansion of the convenience store use during these hours would result in added crime or peril to personal safety and security.

7. The proposed use will provide sufficient parking on-site with ten (10) parking spaces at the gas pumps and nine (9) standard surface parking spaces, which will generally prevent patrons from parking on residential streets. Additionally, the adjacent residential streets have preferential parking districts, which would also prevent patrons from parking on those streets. For these reasons, the extended hours is not anticipated to result in parking intrusion into the residential areas.

8. Business operations during extended hours would primarily generate vehicle trips on commercial streets. Furthermore, traffic volumes after 10:00 PM are typically low, and the City's streets can accommodate the expansion of the use during the extended hours period without impacts on traffic volumes and congestion on local residential streets. Therefore, the project will not result in negative effects on traffic volumes or congestion on local residential streets.

9. The location of the subject property is on Olympic Boulevard near Beverly Drive. Both streets are commercial streets primarily comprised of retail, office, and restaurant uses that generally do not operate beyond 10:00 PM. Therefore, the proposed project would not result in a concentration of extended hours operations within the vicinity of the subject property.

Section 9. Based on the foregoing, the Planning Commission hereby grants the requested Convenience Store Conditional Use Permit and Extended Hours Permit subject to the following conditions:

1. Deliveries shall be limited to 8:30 a.m. to 4:00 p.m., Monday to Friday, and 9:00 a.m. to 3:00 p.m. on Saturday.

2. Except as otherwise required by the Health Code, the applicant shall be prohibited from depositing trash in the alley dumpsters after 11:00 p.m. Glass shall not be deposited past 10:00 p.m.

3. Employees shall be prohibited from congregating and smoking on the property at all times.

4. Landscaping shall be maintained at the rear of the property and the east side of the property along Beverwil Drive.

5. During Extended Hours, the Project shall comply with all operational restrictions set forth in BHMC §10-3-1956, or its successor statute, for businesses located in a commercial-residential transition zone.

6. The City expressly reserves jurisdiction relative to traffic, parking, noise, and loading issues. In the event that the Director of Community Development determines that operation of the use at this site is having unanticipated traffic, parking, noise, and/or loading impacts, the Director of Community Development shall require the Applicant to pay for a traffic, parking, noise, and/or loading study. After reviewing the traffic, parking, noise, and/or loading study, if, in the opinion of the Director of Community Development, the traffic, parking, noise, and/or loading issues merit review by the Planning Commission, the Director of Community Development shall schedule a hearing before the Planning Commission in accordance with the provisions of Title 10 of the Beverly Hills Municipal Code. The Planning Commission shall conduct a noticed public hearing regarding the traffic, parking, noise, and/or loading issues and may impose additional conditions as necessary to mitigate any unanticipated traffic, parking, noise, and/or loading impacts caused by the proposed Project, and the Applicant shall forthwith comply with any additional conditions at its sole expense.

7. APPEAL. Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office. Decisions involving subdivision maps must be appealed within ten (10) days of the Planning Commission Action. An appeal fee is required.

8. RECORDATION. This Resolution shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void and of no further effect**. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60 day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the Project.

9. EXPIRATION. The exercise of rights granted in this Resolution shall be commenced within three (3) years after the adoption of such resolution.

10. VIOLATION OF CONDITIONS: A violation of any of these conditions of approval may result in termination of the entitlements granted herein.

11. This approval is for those plans submitted to the Planning Commission on December 10, 2015, a copy of which shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.

12. Project Plans are subject to compliance with all applicable zoning regulations, except as may be expressly modified herein. Project plans shall be subject to a complete Code Compliance review when building plans are submitted for plan check. Compliance with all applicable Municipal Code and General Plan Policies is required prior to the issuance of a building permit.

13. The Project shall operate at all times in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.

14. The Project shall operate at all times in compliance with Municipal requirements for Noise Regulation.

15. The Applicant shall provide for all utility facilities, including electrical transformers required for service to the proposed structure(s), to be installed on the subject site. No such installations will be allowed in any City right-of-way.

16. The Applicant shall obtain the appropriate permits from the Civil Engineering Department for the placement of construction canopies, fences, etc., and construction of any improvements in the public

right-of-way, and for use of the public right-of-way for staging and/or hauling certain equipment and materials related to the Project.

17. The Applicant shall remove and reconstruct any existing improvements in the public right-of-way damaged during construction operations performed under any permits issued by the City.

18. Any renovation to the façade of the building shall be subject to architectural review.

Section 10. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

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Adopted: December 10, 2015

Alan Robert Block
Chair of the Planning Commission of the
City of Beverly Hills, California

Attest:

Ryan Gohlich, AICP
Secretary

Approved as to form:

Approved as to content:

David M. Snow
Interim City Attorney

Ryan Gohlich, AICP
Assistant Director of Community
Development/ City Planner

ATTACHMENT C

Public Notice

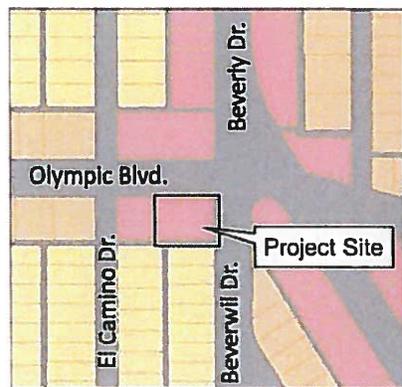


NOTICE OF PUBLIC HEARING

DATE: December 10, 2015

TIME: 1:30 PM, or as soon thereafter as the matter may be heard

LOCATION: Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210



The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, December 10, 2015, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider:

A request for a **Conditional Use Permit and Extended Hours Permit** to allow renovations to the existing gas station located at 9460 Olympic Boulevard, between South Beverwil Drive and South El Camino Drive. The proposed project involves converting all four existing vehicle service bays into additional convenience store space. The proposed conversion would increase the floor area of the existing convenience store from 550 square feet to 2,890 square feet. The proposal would not result in any changes to the existing building setbacks and height, and would include sufficient on-site parking to meet the City's requirements for the proposed retail space.

The gas pumps on-site and the convenience store portion of the gas station currently operate 24 hours a day. Expansion of the size of the convenience store area operating 24 hours a day requires an Extended Hours Permit, which would also be considered as part of this request.

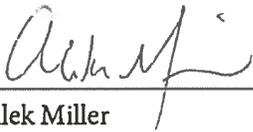
This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a Class 1 Categorical Exemption for operational changes within an existing commercial facility and additions to existing structures provided that the additions will not result in an increase of more than 10,000 square feet, and the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

Any interested person may attend the meeting and be heard or present written comments to the Commission. Any comments submitted will be considered as part of the public record.

According to Government Code Section 65009, if you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions or comments regarding this project, please contact **Alek Miller, Assistant Planner** in the Planning Division at (310) 285-1196, or by email at amiller@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Alek Miller', written over a horizontal line.

Alek Miller
Assistant Planner

Mailed: November 30, 2015

ATTACHMENT D

TRAFFIC STUDY

**9460 OLYMPIC BOULEVARD
76 GAS STATION CONVENIENCE
MARKET CIRCULATION STUDY
BEVERLY HILLS - CALIFORNIA**

Prepared for:

JTRP OIL LLC

Beverly Hills, California

Prepared on:

November 8, 2015



COCO TRAFFIC PLANNERS, INC.



COCO TRAFFIC PLANNERS, INC.

TRAFFIC • DESIGN • PARKING • MODELING • URBAN PLANNING
10835 Santa Monica Blvd., Suite 202 • Los Angeles, California 90025 • Ph/Fax: (310) 470-4870 • E-mail: info@cocotraffic.com

November 8, 2015

Morris Pouldar
JTRP Oil LLC
9460 W Olympic Boulevard
Beverly Hills, California 90212-4236

**Subject: 9460 WEST OLYMPIC BOULEVARD 76 GAS STATION CONVENIENCE
MARKET CIRCULATION STUDY, BEVERLY HILLS - CALIFORNIA**

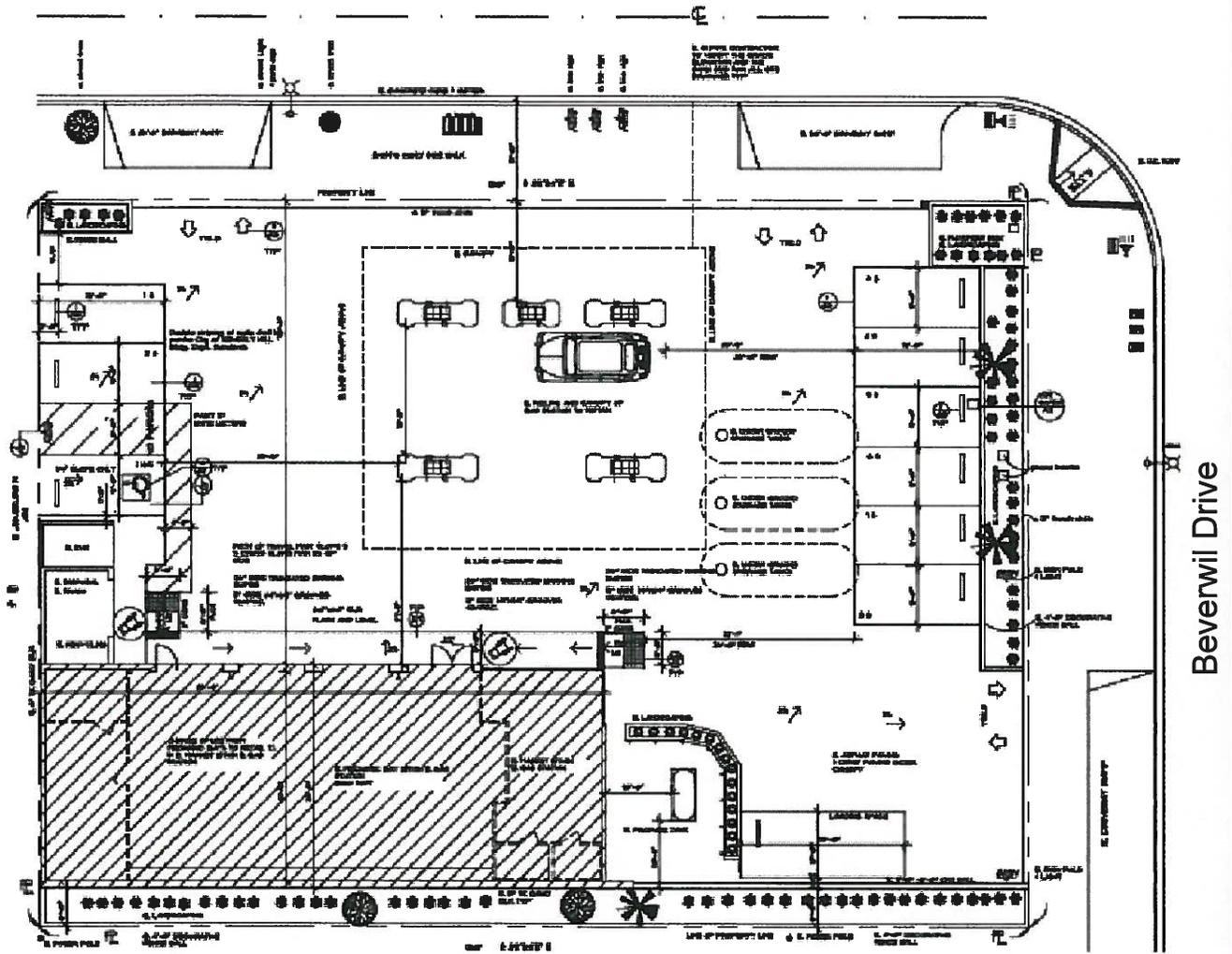
Dear Mr. Pouldar,

As authorized, we have conducted a comprehensive evaluation of the traffic generation potential associated with your proposed commercial development project located at the south west corner of the intersection of Olympic Boulevard and Beverwil Drive, in the City of Beverly Hills, California. The subject project consists of remodeling the existing 76 Gas Station, in order to provide a larger convenience market, by eliminating the on-site mechanic shop. Specifically, at the present time the gas station consists of ten fueling stations, a 558 square feet (sf) convenience market, and a 2,332 sf mechanic shop. The site is supported by a 12 stall surface parking facility, with two additional stalls located by the mechanic shop, for a total of 14 stalls.

The proposed remodeling will eliminate the mechanic shop, to provide a 2,890 sf convenience market. Therefore, the remodeling will not create any new commercial space. The remodeled gas station will be supported by a nine stall parking facility, and a loading space. Access to the site will be provided by the same three driveways currently serving the project, two on Olympic Boulevard, and one on Beverwil Drive respectively. Figure 1 shows the site plan, its relationship to the adjacent street system.

The City of Beverly Hills has requested an analysis of the traffic generation potential of the remodeled gas station, versus the existing one. The general scope of work of the analysis was determined through discussions with Mr. Bijan Vaziri, Sr. Transportation Engineer of the City of Beverly Hills. In order to address the City's concerns, it was agreed to conduct a traffic generation survey of the existing gas station during the morning and the evening peak periods of a weekday, and a Friday. The findings and conclusions of our analysis are presented in this letter-report with the necessary supporting data.

Olympic Boulevard



NO SCALE



COCO TRAFFIC PLANNERS, INC.

TRAFFIC AND TRANSPORTATION ENGINEERING AND CONSULTING
10835 SANTA MONICA BLVD., STE 202, LOS ANGELES CA 90025

**PROPOSED
SITE PLAN**

**9460 West Olympic Boulevard 76 Gas Station Convenience
Market Circulation Study - Beverly Hills**

Field investigations were made by our personnel to ascertain the existing on-site parking operations, supply and internal circulation, as well as the vehicular access to the site. Surveys of the traffic generated by the site were conducted at our direction on Thursday, and Friday September 17 and 18, 2015. On both days the surveys were conducted between 7:30 and 9:30 AM, and 4:30 and 6:30 PM, which coincide with the typical morning and evening commuter peak periods for this area of Beverly Hills. Observations of the site's vehicular movements were reported every 15 minutes. The inbound and outbound movements from the site were tallied at the same time thus, providing data about the site's traffic generation.

Table 1 shows the results of the traffic generation survey conducted on Thursday, September 17, 2015. Similarly, Table 2 shows the results of the Friday, September 18, 2015. A comparison of the two tables shows that Friday is the busier day consequently, the Friday data was used in our analysis, as a worse case scenario. As reported in Table 2, the morning peak hour traffic generation at the facility occurred at 8:00 AM, with 72 movements, 36 inbound, and 36 outbound. The evening peak hour occurred at 4:45 PM, with 106 movements, 53 inbound, and 53 outbound. Figure 2 shows the above traffic volumes by driveway, and by direction under existing (2015) conditions.

Studies by the Institute of Transportation Engineers (ITE), Caltrans, ourselves and others have identified generalized factors which relate traffic characteristics with quantity and type of development. These traffic generation factors are useful in estimating the total future characteristics of a project yet to be developed. Judgment is required on the part of the analyst to select the appropriate factors which best match the type of developments contemplated.

In order to make projections for the site's future traffic, the site's existing and future plans were evaluated with ITE traffic generation factors from the 9th Edition of the Trip Generation Manual. The data used is associated with "Gas Station w/Convenience Market" (land use #945), "Automobile Care Center" (#941), and Specialty Retail Center (#814). Basically, the survey data combines the Gas Station w/Convenience Market, and the Automobile Care Center. The future site traffic is obtained by replacing the Automobile Care Center traffic with the traffic associated with the Specialty Retail Center being added. The subject traffic generation factors are provided for the daily, and the morning and evening peak periods. The AM and PM peak hours relate to a one-hour period within the 7:30 to 9:30 AM and the 4:30 to 6:30 PM periods respectively.

It should be noted that a service station attracts a large number of "pass-by trips". These are trips which a development attracts from the existing on-street traffic stream



TABLE 1

PROJECT TRAFFIC GENERATION SURVEYS

Thursday, September 17, 2015

76 Gas Station Convenience Market Circulation Study - Beverly Hills

Time Period Starting @	Olympic Boulevard		Beverwil Drive		Total Inbound		Olympic Boulevard		Beverwil Drive		Total Outbound	
	EB Right (in)	WB Left (in)	NB Left (in)	SB Right (in)	15 min Volumes	hourly Volumes	NB Left (out)	NB Right (out)	EB Left (out)	EB Right (out)	15 min Volumes	hourly Volumes
07:30	0	0	1	1	2	16	0	0	0	2	2	16
07:45	2	0	0	1	3	22	0	2	0	0	2	21
08:00	1	0	1	3	5	25	0	3	1	0	4	24
08:15	3	1	2	0	6	27 *	2	2	2	2	8	27 *
08:30	5	0	1	2	8	25	0	4	2	1	7	23
08:45	6	0	0	0	6	17	1	1	1	2	5	16
09:00	2	0	1	4	7	11	0	1	2	4	7	11
09:15	3	0	1	0	4	4	1	1	0	2	4	4
Total Volumes	22	1	7	11	41	41	4	14	8	13	39	39

Site AM Peak Hour Volumes

Pk Hour Volumes	15	1	4	5	8	27	3	10	6	5	8	27
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Time Period Starting @	Olympic Boulevard		Beverwil Drive		Total Inbound		Olympic Boulevard		Beverwil Drive		Total Outbound	
	EB Right (in)	WB Left (in)	NB Left (in)	SB Right (in)	15 min Volumes	hourly Volumes	NB Left (out)	NB Right (out)	EB Left (out)	EB Right (out)	15 min Volumes	hourly Volumes
04:30	2	0	2	3	7	33	0	2	1	3	6	31
04:45	1	0	2	1	4	35	1	2	1	1	5	36
05:00	3	0	2	3	8	40	0	3	3	2	8	40
05:15	6	0	3	5	14	41 *	0	4	5	3	12	41 *
05:30	4	0	2	3	9	40	0	4	4	3	11	40
05:45	4	0	3	2	9	31	0	5	2	2	9	29
06:00	5	0	2	2	9	22	0	6	2	1	9	20
06:15	5	0	4	4	13	13	1	4	3	3	11	11
Total Volumes	30	0	20	23	73	73	2	30	21	18	71	71

Site PM Peak Hour Volumes

Pk Hour Volumes	19	0	10	12	14	41	0	19	13	9	12	41
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* Indicates the occurrence of a peak volume.

TABLE 2

PROJECT TRAFFIC GENERATION SURVEYS

Friday, September 18, 2015

76 Gas Station Convenience Market Circulation Study - Beverly Hills

Time Period Starting @	Olympic Boulevard		Beverwil Drive		Total Inbound		Olympic Boulevard		Beverwil Drive		Total Outbound	
	EB Right (in)	WB Left (in)	NB Left (in)	SB Right (in)	15 min Volumes	hourly Volumes	NB Left (out)	NB Right (out)	EB Left (out)	EB Right (out)	15 min Volumes	hourly Volumes
07:30	2	0	0	2	4	27	0	2	0	2	4	27
07:45	4	0	0	1	5	35	1	1	1	2	5	33
08:00	3	0	3	4	10	36 *	0	4	2	4	10	36 *
08:15	3	0	4	1	8	34	0	5	1	2	8	34
08:30	6	0	3	3	12	35	1	4	4	1	10	33
08:45	3	0	2	1	6	23	1	4	1	2	8	23
09:00	4	0	3	1	8	17	0	3	3	2	8	15
09:15	5	0	1	3	9	9	0	2	2	3	7	7
Total Volumes	30	0	16	16	62	62	3	25	14	18	60	60

Site AM Peak Hour Volumes

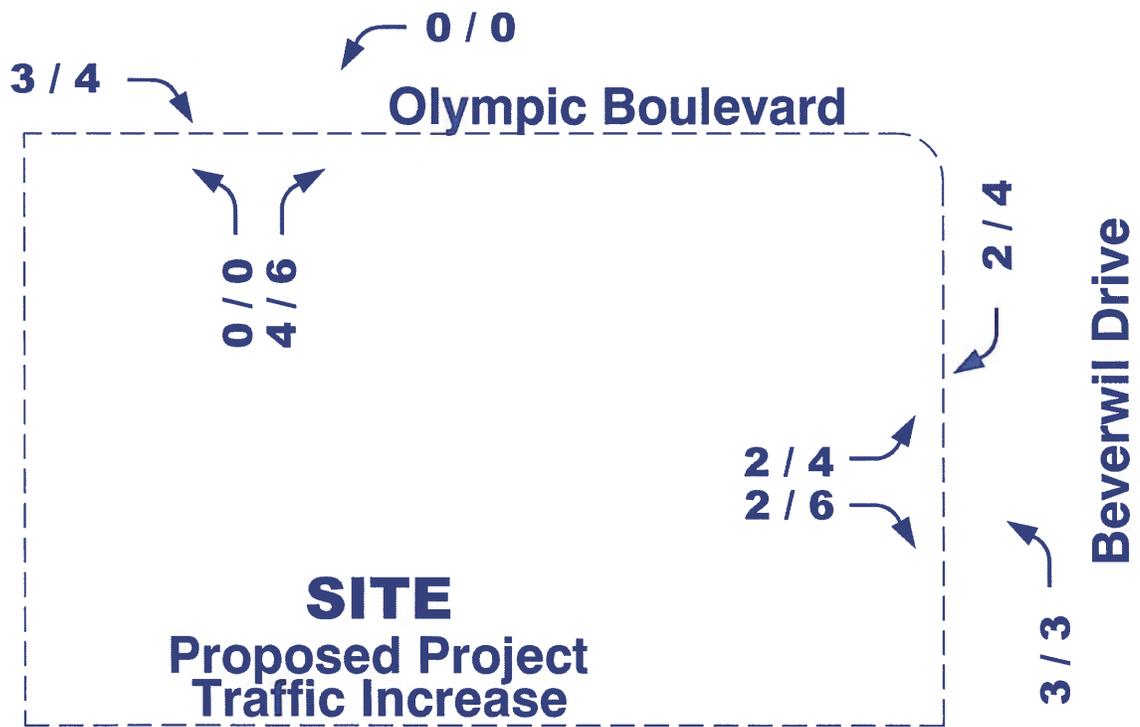
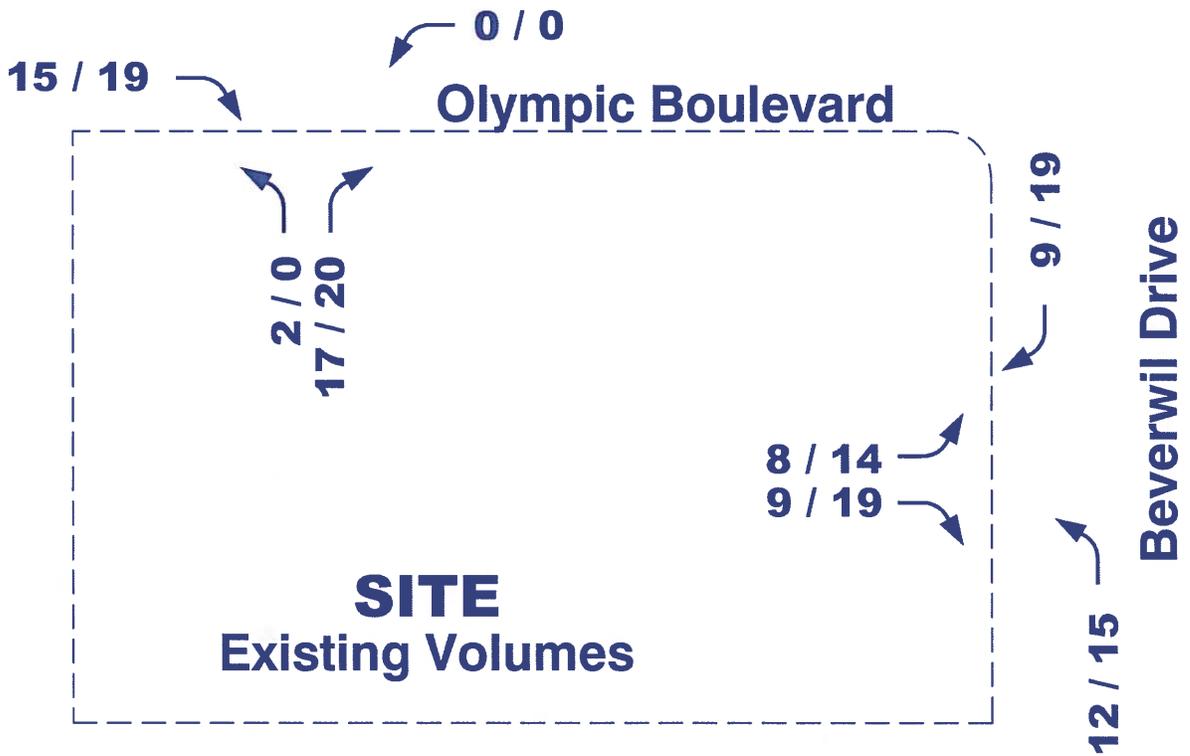
Pk Hour Volumes	15	0	12	9	12	36	2	17	8	9	10	36
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Time Period Starting @	Olympic Boulevard		Beverwil Drive		Total Inbound		Olympic Boulevard		Beverwil Drive		Total Outbound	
	EB Right (in)	WB Left (in)	NB Left (in)	SB Right (in)	15 min Volumes	hourly Volumes	NB Left (out)	NB Right (out)	EB Left (out)	EB Right (out)	15 min Volumes	hourly Volumes
04:30	5	0	2	2	9	49	0	4	1	4	9	49
04:45	6	0	3	4	13	53 *	0	6	3	4	13	53 *
05:00	4	0	4	6	14	53 *	0	4	3	6	13	52
05:15	5	0	4	4	13	50	0	5	5	4	14	51
05:30	4	0	4	5	13	51	0	5	3	5	13	50
05:45	7	0	2	4	13	38	0	6	4	2	12	37
06:00	5	0	3	3	11	25	0	5	4	3	12	25
06:15	6	0	3	5	14	14	0	6	3	4	13	13
Total Volumes	42	0	25	33	100	100	0	41	26	32	99	99

Site PM Peak Hour Volumes

Pk Hour Volumes	19	0	15	19	14	53	0	20	14	19	14	53
------------------------	----	---	----	----	----	----	---	----	----	----	----	----

* Indicates the occurrence of a peak volume.



NO SCALE

LEGEND

XX / XX = AM/PM Peak Hour Volumes



COCO TRAFFIC PLANNERS, INC.

TRAFFIC AND TRANSPORTATION ENGINEERING AND CONSULTING
10835 SANTA MONICA BLVD., STE 202, LOS ANGELES CA 90025

SITE TRAFFIC VOLUMES

**9460 West Olympic Boulevard 76 Gas Station Convenience
Market Circulation Study - Beverly Hills**

passing by the facility on adjacent streets. These trips do not have that facility as their final destination and the vehicles making them would be in the traffic stream regardless of the facility. The analysis of this concept is necessary to evaluate the amount of traffic that a commercial project will actually add to existing traffic as opposed to the total traffic generated by the development. The City of Beverly Hills allows a 25 percent credit in the traffic generated by gas stations. Our study did not consider pass-by trips in order to evaluate actual traffic conditions at the project driveways.

Table 3 shows in detail the generation factors used for analysis purposes along with the related volumes associated with the subject development. The existing gas station with mechanic shop was found (see Table 2) to generate a total of 72 vehicle trips (36 inbound and 36 outbound) during the AM commuter peak hour. During the PM peak hour, the traffic generation was found to be 106 vehicle trips (53 inbound and 53 outbound).

ITE data was used to evaluate the traffic generation of the Automobile Care Center, which was estimated at a total of 6 vehicle trips (4 inbound and 2 outbound) during the AM peak hour. During the PM peak hour, the traffic generation was estimated at 8 vehicle trips (4 inbound and 4 outbound). The difference between the survey volumes (which include the mechanic shop) and the ITE based traffic volumes yields the net traffic associated with the existing gas station. This was estimated at a total of 66 vehicle trips (32 inbound and 34 outbound) during the AM peak hour, and 98 vehicle trips (49 inbound and 49 outbound) during the PM peak hour.

The traffic generation of the proposed gas station also is reported in Table 3. The remodeled gas station, with the expanded convenience store, will generate a total of about 82 vehicle trips (40 inbound and 42 outbound) during the AM commuter peak hour, and about 126 vehicle trips (61 inbound and 65 outbound) during the PM peak hour. The traffic increase associated with the proposed remodeling is reported in Table 3. As indicated, the proposed project will increase the site traffic by 16 vehicle trips (8 inbound and 8 outbound) during the AM commuter peak hour, about one vehicle every four minutes. During the PM peak hour the traffic increase will be 28 vehicle trips (12 inbound and 16 outbound), or about one vehicle every two minutes.

It should be noted that no data is available for the AM peak hour of the "Specialty Retail Center", and only a limited quantity of traffic usually is associated with this land use during the morning peak hour. At the request of Mr. Vaziri, the AM peak was identified with the higher, and available, "AM Peak Hour of Generator". This was done in order to evaluate the proposed project under a worse case scenario.



TABLE 3

**PROJECT TRAFFIC GENERATION
76 Gas Station Convenience Market Circulation Study - Beverly Hills**

LAND USE	SIZE UNIT (1)	LAND USE CODE	AVERAGE DAILY TRAFFIC		AM PEAK HOUR				PM PEAK HOUR			
			(2)	(3)	TE Rate (2)		Trip Ends (3)		TE Rate (2)		Trip Ends (3)	
			TE Rate	Trip Ends	In	Out	In	Out	In	Out	In	Out
Site Existing Project (per Traffic Survey or ITE)												
Gas Station w/Convenience Market (4)	10 F. Pos.	945	N/A	N/A	3.60	3.60	36	36	5.30	5.30	53	53
Automobile Care Center (ITE)	2.332 KGLA	941	N/A	N/A	1.91	1.03	(4)	(2)	1.72	1.72	(4)	(4)
Existing Gas Station Actual Traffic Generation			N/A		AM Peak Hour = 66		32	34	PM Peak Hour = 98		49	49
Site Proposed Project (per Traffic Survey or ITE)												
Gas Station w/Convenience Market (4)	10 F. Pos.	945	N/A	N/A	3.20	3.40	32	34	4.90	4.90	49	49
Specialty Retail Center (ITE) (5)	2.332 KGLA	814	N/A	N/A	3.28	3.56	8	8	5.11	6.50	12	16
Proposed Project Traffic Generation			N/A		AM Peak Hour = 82		40	42	PM Peak Hour = 126		61	65
Future Site Traffic Addition			N/A		AM Total = 16		8	8	PM Total = 28		12	16

Note: Traffic Generation factors per Institute of Transportation Engineers (ITE) Traffic Generation Manual 9th Edition.

- 1) F. Pos. = Fueling Position; KGLA = 1,000 Gross Leasable Area.
- 2) TE Rate is the average number of Trip Ends generated per "SIZE" Unit (i.e. KGLA).
- 3) Trip End is a one-way vehicle movement entering or leaving the traffic generator.
- 4) Traffic Generation factors per Traffic Surveys.
- 5) The Traffic Generation factors used for the AM peak hour relate to the "Peak Hour of Generator."

**9460 West Olympic Boulevard 76 Gas Station Convenience
Market Circulation Study - Beverly Hills**

The proposed project traffic increase also is shown in Figure 2. The volumes are allocated to the inbound and outbound movements by driveway, and by direction, based upon the traffic distribution found by our surveys. As indicated in Figure 2, the maximum increase in traffic will be experienced both at the Olympic and Beverwil driveways, where the outbound right turn movements will add six vehicle trips during the PM peak hour respectively, or one turn every ten minutes.

These volumes are negligible, and cannot determine any significant impact. Area traffic will not be adversely affected by the minor increase in traffic volumes generated by the proposed project. Motorists using the surrounding street system will not experience noticeable changes in traffic operations due to the traffic associated with the proposed remodeling project. Consequently, no mitigation measures were proposed, as none was required.

* * * * *

Please call me if you have any questions with regard to our study. It has been a pleasure to serve you on this most interesting project.

Very truly yours,
COCO TRAFFIC PLANNERS, INC.



Antonio S. Coco

Dr. Antonio S. Coco, P.E.
President

ASC/bl
#2K15055CS



ATTACHMENT E
ARCHITECTURAL PLANS
(PROVIDED AS SEPARATE ATTACHMENT)