



Planning Commission Report

Meeting Date: May 12, 2016

Subject: **1700 Chevy Chase Drive (Beverly Hills Women's Club), Zone Text Amendment**
Consider a draft Ordinance amending Beverly Hills Municipal Code regulations pertaining to the Beverly Hills Women's Club

Project Applicant: City Initiated Project

Recommendation: Consider a draft Ordinance amending Beverly Hills Municipal Code regulations pertaining to the Beverly Hills Women's Club

REPORT SUMMARY

At the October 6, 2015 City Council Study Session the City Council discussed an item brought forth at the request of Vice-Mayor Krasne regarding proposed changes to the operations of the Beverly Hills Women's Club, particularly pertaining to the prohibition on use of the Club for non-Women's Club events during the months of July and August. Operational regulations for the Women's Club are located in Beverly Hills Municipal Code §10-3-507 (existing code language is provided in Attachment A). At the conclusion of the discussion, the City Council directed staff to work with the Beverly Hills Women's Club to identify the requested changes to operation, and present the necessary code amendments to the Planning Commission for consideration. This report summarizes the current regulations contained in the Beverly Hills Municipal Code regarding operation of the Beverly Hills Women's Club and the proposed changes that are included in the attached draft Ordinance.

BACKGROUND

The Women's Club and Neighborhood

The Beverly Hills Women's Club is located at 1700 Chevy Chase Drive at the corner of Chevy Chase Drive and Benedict Canyon Drive in a single-family neighborhood. The site's single-family residential zoning designation is R-1X. The Club, which was established in 1916, moved into the building at 1700 Chevy Chase Drive after it was completed in 1925. The building in which the Club is located is local landmark #3 and listed on the National Register of Historic Places. The Club building was designed by Los Angeles based architectural firm Gable and Wyant. The Women's Club is located on an approximately 34,500 square-foot site and includes a parking lot on the western portion of the property that is striped for approximately 27 spaces. Vehicle access to the site is via an alley that runs along the rear of the property between Chevy Chase Drive and North Roxbury Drive. The parking lot is shielded from the street by hedges. The properties surrounding the Club are primarily two-story single family residences. There are no residential parking permit zones in the vicinity of the Club. There is no stopping allowed on Benedict Canyon Drive between the hours of 6 AM to 7 PM.

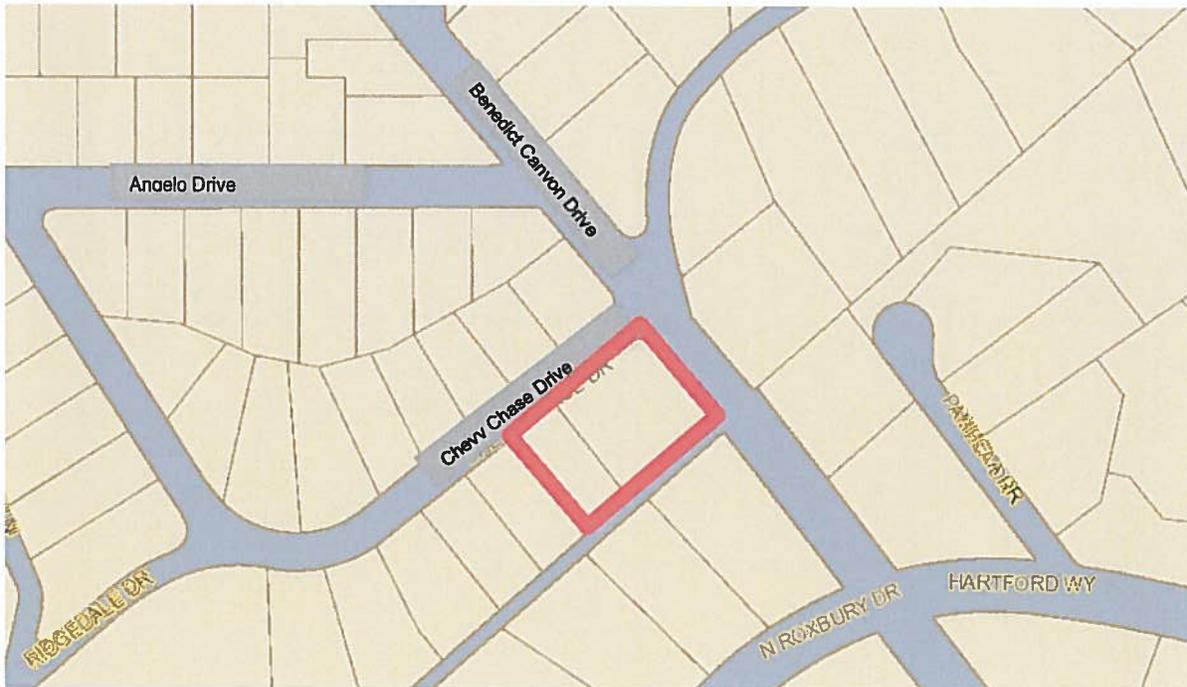
Attachment(s):

- A. Existing Code Language pertaining to the Women's Club
- B. Correspondence Received from the Public
- C. Resolution and Draft Ordinance

Report Author and Contact Information:
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View of Women's Club from intersection of Benedict Canyon and Chevy Chase Drive looking south.



Location of Women's Club (highlighted in red)



Beverly Hills Women's Club neighborhood

Currently the Women's Club has around 300 members and holds a variety of events throughout the year. These events include Women's Club sponsored events such as French classes, book clubs and other cultural events. The Women's Club also occasionally hosts evening events that usually begin at 6:30 PM and end at approximately 8:45 PM. The Women's Club also rents out their facility for events such as weddings, bar mitzvah and bat mitzvah celebrations, and birthday parties. These events are generally held on Saturdays and begin in the afternoon and run into the evening hours. The maximum number of guests that can be accommodated in the ballroom is 150 people. The property also includes outdoor areas that can be used during events.

In 1955, Ordinance 907 was adopted by the City Council. This ordinance codified regulations (Beverly Hills Municipal Code §10-3-507) under which the Beverly Hills Women's Club is required to operate. This section of the Municipal Code includes the following provisions regulating usage of the club:



- Commercial Uses Prohibited:
 - The use of the premises for commercial purposes is prohibited. A use is considered to be commercial if the rental fee charged is substantially greater than the cost for janitorial services, public utilities, normal wear and tear and the policing and supervising of such use.
- Frequency and Time of Meetings and Events
 - Women's Club meetings: any meeting of the Women's Club or any of its divisions shall adjourn not later than 11:30 P.M. of the same day and shall disperse promptly thereafter.
 - Meetings other than those of the Women's Club: not more than one evening meeting per week shall be held other than the meetings of the women's club, and any such evening meeting shall adjourn at 9:45 P.M. of the same day and shall disperse promptly thereafter. **No such evening meeting shall be held during the months of July and August.**
 - All other meetings: other than the one meeting per week and other than the meetings of the Women's Club, all other meetings shall adjourn not later than 7:00 P.M. of the same day and disperse promptly thereafter.
- Traffic Officer:
 - A traffic officer shall be provided at the expense of the Club during the period beginning 1/2 hour before and until 1/2 hour after any meeting of more than 150 persons during the day or evening.
- Meals And Liquor:
 - No restaurant, tearoom, or beauty parlor shall be conducted upon the premises or any part thereof, and no intoxicating liquor shall be dispersed, served, kept, or permitted upon the premises or any part thereof.

DISCUSSION

The members of the Women's Club are interested in modifying several of the existing regulations included in the Municipal Code. Club members would like to rent the facility to outside groups during July and August, and charge a rental fee that is high enough to collect money to make improvements to the Club building. Since the October, 2015 City Council Study Session, staff has worked with the Women's Club to define the Beverly Hills Municipal Code changes that the club would like to request. The following table illustrates the current regulations and the proposed changes included in the attached draft ordinance.



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Women's Club Ordinance

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Current Regulation	Proposed Change
<p>Commercial Uses: The use of the premises or any portion thereof for commercial purposes, as that term is generally defined, shall be deemed to be a use for other than club purposes and hereby is prohibited.</p> <p>If the rental charged is substantially greater than the cost to the Women's Club of janitor service, public utilities, normal wear and tear, and the policing and supervising of such use, it shall be deemed to be an indication that the use is for financial profit and not solely for ethical, social, educational, and cultural purposes similar in character to use by the Beverly Hills Women's Club by and for the members, and therefore commercial in character.</p>	<p>The Women's Club requests a change to this portion of the code to allow the Women's Club to charge a rental rate that is higher than the cost to the club of janitor service, public utilities, normal wear and tear, and the policing and supervision of the use. The club would like to charge rent to outside groups that would cover upgrades and maintenance that are necessary for the restoration of the historic structure in which they are located.</p>
<p>Evening meetings: Not more than one evening meeting per week shall be held other than the meetings of the women's club or one of its various divisions, and any such evening meeting, other than the meetings of the women's club or one of its various divisions, shall adjourn at nine forty five o'clock (9:45) P.M. of the same day and shall disperse promptly thereafter; provided, however, that no such evening meeting shall be held during the months of July and August. Any meeting of the women's club or any of its divisions shall adjourn not later than eleven thirty o'clock (11:30) P.M. of the same day and shall disperse promptly thereafter.</p>	<p>The Women's Club would like to extend the 9:45 PM required adjournment of the outside meetings/events (max of one per week) to 10:45 PM.</p> <p>The Women's Club would like to remove the prohibition against evening meetings/events being held during the months of July and August.</p>
<p>Other meetings: All other meetings (other than the 1 meeting per week and other than the meetings of the women's club or 1 of its various divisions) shall adjourn not later than seven o'clock (7:00) P.M. of the same day and disperse promptly thereafter.</p>	<p>No Changes Proposed</p>
<p>Traffic Officer: A traffic officer shall be provided at the expense of the club during the period beginning one-half ($\frac{1}{2}$) hour before and until one-half ($\frac{1}{2}$) hour after any meeting of more than one hundred fifty (150) persons during the day or evening. Any additional traffic control deemed necessary by the chief of police shall be at the expense of the city.</p>	<p>No Changes Proposed</p>
<p>Meals And Liquor: No restaurant, tearoom, or beauty parlor shall be conducted upon the premises or any part thereof, and no intoxicating liquor shall be dispersed, served, kept, or permitted upon the premises or any part thereof.</p>	<p>The Women's Club would like to make changes to this section to allow liquor at events held at the club.</p>



<p>Uses: Nothing contained in this section shall prevent the use of the club premises, building, structure, or improvements for ethical, social, educational, cultural, and similar enterprises and purposes sponsored or approved by the women's club and subject to the provisions of this section. If the property or any part thereof ceases to be used by and for a women's club, the premises shall be used and zoned in accordance with the zoning of all immediately surrounding property: zone R-1, single-residential.</p>	<p>No Changes Proposed</p>
<p>Events: all uses of the building are currently called "meetings" in the code language, although many uses of the site in current parlance would be commonly thought of as "events."</p>	<p>Language is proposed in the code language to include the word "events" to better describe the activities occurring at the site.</p>

ANALYSIS

The Planning Commission may wish to consider the following analysis during discussion on the changes requested by the Beverly Hills Women's Club.

Operational Changes Requested

Allowing Evening Rentals in July and August and Adjusting the Required Ending Time for Evening Rental Events

The proposed code language would remove the current restrictions on evening rentals of the club by outside groups in July and August. Under the proposed Ordinance, the club would be allowed to rent to outside groups during the evening in July and August subject to the same regulations that govern events during other months of the year. The restrictions on events include a limit of one evening rental event by an outside group per week and restrictions on the hours during which the events could be held.

The proposed code language also reflects the desire of the Women's Club to adjust the required ending time for evening rental events held at the club year-round from 9:45 PM to 10:45 PM. The proposed code language does not change the required ending time for events held by the Women's Club, which are required to end by 11:30 PM.

Removing the restriction on rental evening events during July and August would allow the Women's Club to have a maximum of approximately eight more rental events per year than they are currently allowed to have (assuming that the Club books one evening rental event per week). Removing the restriction would allow the Club to rent to outside groups more times per year and thus collect more rental fees; however, allowing additional events could increase the likelihood of traffic, parking, noise, and trash related issues in the neighborhood. Further, allowing evening rental events to run until 10:45 PM instead of 9:45 PM could make the Club more attractive as a rental venue; however, allowing the change in closing time for evening rental events could also increase the likelihood of noise impacts to the surrounding single-family neighborhood. While the Club is not located in a transition zone, it is located in a single-family residential area. The Commission may wish to consider that the City has restrictions for other commercial uses located near residential uses in designated transition zones in the City that allow



operation of businesses until 10:00 PM. The proposed changes in the draft Ordinance do not regulate the number of people allowed at events held at the Club, which is currently not regulated in the Beverly Hills Municipal Code.

If the Planning Commission supports the request to remove restrictions on evening rentals in July and August and/or the request to change the ending time of evening rentals to 10:45 PM, the Commission could consider imposing restrictions on evening rentals to mitigate anticipated issues related to noise, traffic, parking, and trash, etc. Such restrictions could include limiting the number of evening rental events that can run until 10:45 PM, imposing regulations that require traffic and/or parking control for such events, regulating the number of people at such events, imposing regulations that require cleanup of the site after each evening rental, or restricting the use of the outdoor area of the property after a certain time during the evening, among others.

Allowing Alcohol at Events

Currently alcohol is prohibited at the Beverly Hills Women's Club. Members of the Women's Club have requested that the Planning Commission consider removing this restriction. The proposed draft Ordinance does not include any restrictions on alcohol at the Women's Club. Removing this restriction could make the Club a more attractive rental venue, and would allow more flexibility for Club and rental events at the property. If the Club becomes a more attractive rental venue, this could mean that it is rented out more times per year, which could impact the single-family neighborhood in which it is located. Further, allowing alcohol at the Club could increase the likelihood of noise and nuisance incidents related to events held at the club, which could negatively impact the neighborhood.

If the Planning Commission supports the request to remove restrictions on alcohol at the club, the Commission may wish to impose conditions to attempt to mitigate potential issues that arise from the removal of this restriction. Restrictions that the Commission may wish to consider are limits on the number of events at which alcohol can be served, time limits for events at which alcohol may be served, limiting the serving of alcohol to events held by the Women's Club only (as opposed to outside rental events), or limiting the type of alcohol that may be served at the Club (for example allowing beer and wine only).

Adjusting the Restriction on Fees Charged for Events

Currently, the Women's Club is limited in the amount that it may charge an outside group for rental of the Club facilities to "the cost to the Women's Club of janitor service, public utilities, normal wear and tear, and the policing and supervising of such use" (BHMC 10-3-507). The draft Ordinance includes language that allows the Women's Club to charge a rental fee that could generate revenue for the maintenance and enhancement of the historic structure, in addition to the cost of janitor service, public utilities, normal wear and tear and the policing and supervising of the use. Allowing the Women's Club to collect fees for the maintenance and enhancement of the historic structure could benefit the Club and the community by providing funds to ensure that a local and National landmark is properly maintained.



Code Enforcement History

In 2005 the City of Beverly Hills received complaints that cocktails were being advertised for an event held at the Beverly Hills Women's Club. The City subsequently sent the Women's Club a notice of violation. In 2006, the City sent the Beverly Hills Women's Club a notice of violation due to complaints by a nearby property owner that the club was holding large events that were causing traffic and parking issues in the neighborhood. In 2007 the City sent the Club a notice of violation due to the fact that religious services were being held on the site. After receiving the notice of violation, the Women's Club discontinued the religious services held at the site. In 2013 a code enforcement case was opened due to a complaint that gas powered blowers were being used at the site and a property maintenance related code enforcement case was opened in 2015 related to dead palm fronds in a tree on the property.

PUBLIC NOTICE

The proposed changes were noticed in accordance with State law and the City's Public Notice Guidelines. This included newspaper notices that ran in the Beverly Hills Courier and Beverly Hills Weekly, and mailed notices to owners and occupants of properties that are within 500 feet plus block-face in the Central Area of the City and 500 feet in the Hillside area of the City. Two posted notices were also displayed on the site per the City's Public Notice Guidelines.

At the time this report was published, staff has received several emails and calls from members of the public in opposition of the project. Copies of the correspondence are included in Attachment B. Comments generally relate to the following issues:

- Lack of parking for events at the Club
- Presence of trash in the neighborhood from events held at the Club
- Noise impacts of events held at the Club
- Protecting the quality of the adjacent residential neighborhood
- General opposition to rental of the Club for events

GENERAL PLAN CONSISTENCY

Amending the regulations on events held by the Beverly Hills Women's Club is consistent with the goals and policies of the General Plan including:

- Land Use Goal 13 – Public and Quasi-Public Uses Supporting Residential Needs. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement the City's neighborhoods, centers, and corridors.
- Land Use Policy 13.1 – Adequate Community-Supporting Uses. Seek to ensure that adequate public and private community-supporting facilities and services are located throughout the City.
- Land Use Policy 13.5 - Expansion of Existing Community Facilities. Consider opportunities for the expansion of existing, and the development of new, parklands, recreational facilities, schools, lifelong learning, cultural, and other public and quasi-public facilities, provided that such improvements are cohesively integrated with, are complementary to, and are compatible with, existing development and adjoining land uses.
- Land Use Policy 16.1 - Breadth of Community-Serving Uses. Accommodate a diversity



of uses and facilities that provide culture, education, health, religious and social well-being, such as libraries, museums, arts exhibition and performance venues, parks and recreation centers, and community meeting rooms.

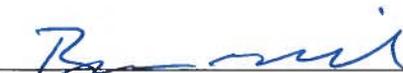
ENVIRONMENTAL REVIEW

The Ordinance has been assessed 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"). Upon review, the project appears to qualify for exemption from CEQA. The Planning Commission could find that adoption and implementation of the Ordinance is eligible for a class 5 categorical exemption because it consists of a minor alteration in land use limitations and could be found to not have a significant environmental impact. Additionally, the adoption and implementation of the Ordinance is eligible for a class 1 categorical exemption for minor operational changes to an existing facility and could be found to not have a significant impact. Accordingly, the Planning Commission could determine that the Ordinance will not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15301 and 15305 of Title 14 of the California Code of Regulations.

RECOMMENDATION

Conduct a public hearing and consider the amendments to the Beverly Hills Municipal Code included in the attached draft Ordinance modifying regulations related to the Beverly Hills Women's Club.

Report Reviewed By:



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



Attachment A

Existing Code Language Pertaining to the Women's Club

The Beverly Hills Women's Club is located in the R-1.X zone. The following code section regulates the use of properties located in that zone. Section 10-3-507 (on the next page) specifically addresses the Beverly Hills Women's Club.

One-Family Residential Zone (R-1.X)

10-3-501: Uses And Buildings Permitted

10-3-502: Conditionally Permitted Uses

10-3-503: Large Family Daycare Homes

10-3-503.5: Second Units

10-3-504: Effect On Other Ordinances And Resolutions

10-3-505: Exceptions; Churches

10-3-506: Exceptions; Beverly Hills Hotel

10-3-507: Exceptions; Beverly Hills Women's Club

10-3-508: Businesses Prohibited

10-3-501: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A single-family transient use of a "single-family residence" or "second unit", as defined in section 10-3-100 of this chapter, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited. (Ord. 14-O-2654, eff. 3-21-2014)

10-3-502: CONDITIONALLY PERMITTED USES:

The following uses shall be permitted in the R-1.X zone only if authorized by a conditional use permit issued pursuant to the provisions of article 38 of this chapter:

Museums.

Public educational institutions.

Public utility uses, except as provided in section 10-3-2754 of this chapter. (Ord. 91-O-2133, eff. 12-5-1991; amd. Ord. 94-O-2212, eff. 9-9-1994)

10-3-503: LARGE FAMILY DAYCARE HOMES:

Large family daycare homes shall be permitted in zone R-1.X pursuant to the large family daycare home use permit procedure provided in article 4 of this chapter. (Ord. 91-O-2133, eff. 12-5-1991)

10-3-503.5: SECOND UNITS:

Second units shall be permitted in zone R-1.X provided the criteria set forth in article 4 of this chapter are satisfied or a second unit use permit is issued pursuant to the procedure provided in said article 4. (Ord. 97-O-2285, eff. 12-5-1997; amd. Ord. 03-O-2427, eff. 9-26-2003)

10-3-504: EFFECT ON OTHER ORDINANCES AND RESOLUTIONS:

The provisions of this article shall not repeal, supersede, or affect the provisions of any ordinance or resolution of the city, including the other sections of this chapter, except insofar as the provisions of such other ordinances or resolutions may tend to permit other than private single, one-family residences or dwellings in zone R-1.X and the other property specifically described in this article, but as to the property in zone R-1.X and as to the specific properties described, the provisions relating to zone R-1.X shall supersede any conflicting provision of any other ordinance or resolution. (1962 Code § 10-212; amd. Ord. 91-O-2133, eff. 12-5-1991)

10-3-505: EXCEPTIONS; CHURCHES:

Lots 4, 5, and 6, block 1, tract 6217, and lots 1, 2, and 3, block 51, tract Beverly Hills, shall be used for private one-family residences only unless used for church purposes. (1962 Code § 10-209; amd. Ord. 91-O-2133, eff. 12-5-1991)

10-3-506: EXCEPTIONS; BEVERLY HILLS HOTEL:

Lots 1 through 12, inclusive, and the southeasterly 72.88 feet of lot 13 measured from the northeasterly lot line of lot 13, and lot 21, block 75, tract Beverly Hills, shall be used for private one-family residences or dwellings unless used for hotel purposes consistent with the Beverly Hills hotel specific plan and article 15.5 of this chapter. (1962 Code § 10-210; amd. Ord. 84-O-1925, eff. 5-3-1984; Ord. 91-O-2133, eff. 12-5-1991; Ord. 92-O-2151, eff. 10-9-1992)

10-3-507: EXCEPTIONS; BEVERLY HILLS WOMEN'S CLUB:

No building, structure, or improvement, other than a single one-family residence and appurtenant structures, shall be erected, constructed, established, maintained, altered, or enlarged upon lots 18, 19, or 20, or any combination thereof, of tract 6980, being the site of the Beverly Hills Women's Clubhouse, except a clubhouse used and occupied by and for the Beverly Hills Women's Club or a women's club of similar kind and type, and then only in accordance with the following provisions, conditions, and restrictions:

A. Size And Location Of Structures: Any building, structure, or improvement on all, either, or any combination of said lots shall be of a size and type conforming generally in style and appearance, size, and arrangement with single-family residence structures in the vicinity, shall not exceed two (2) stories or twenty six feet (26') in overall height, whichever shall be the lesser, and shall be set back from Chevy Chase Drive and from the common property line between lot 20 and lot 21 of tract 6980 in accordance with the respective setbacks established by the laws of the city. (The laws now in effect provide for a front setback of 25 feet from Chevy Chase Drive and a setback of 10 feet from the common property line between lots 20 and 21.)

B. Parking: Provisions for the surface parking of automobiles may be made upon any portion of the premises unoccupied by the structure of the women's club provided the regular setback from Chevy Chase Drive and from Benedict Canyon Drive is maintained in accordance with established setbacks and controlling laws. Any parking space shall be paved, and the paved area shall be not less than twenty five feet (25') from Chevy Chase Drive but may extend to the existing wall between lots 20 and 21. If the existing building is replaced or is substantially remodeled or enlarged, adequate automobile parking space shall be provided in accordance with the provisions of this code in effect at that time for places of public assembly. A wall six feet (6') high shall separate the space for automobile parking and the front setback area, and all setback areas shall be properly planted and maintained similar to residential setback areas in the vicinity.

C. Commercial Uses: The use of the premises or any portion thereof for commercial purposes, as that term is generally defined, shall be deemed to be a use for other than club purposes and hereby is prohibited. The lease or rental of any building, structure, or improvement, or any part thereof, or of any of the lots or combination thereof, to any person, or group of persons, or use by any, shall be deemed to be a use other than for club purposes unless the activities engaged in by such lessee or user are ethical, social, educational, or cultural, and similar to and of the character of activities of the women's club. If the rental charged is substantially greater than the cost to the women's club of janitor service, public utilities, normal wear and tear,

and the policing and supervising of such use, it shall be deemed to be an indication that the use is for financial profit and not solely for ethical, social, educational, and cultural purposes similar in character to use by the Beverly Hills Women's Club by and for the members, and therefore commercial in character.

D. Meetings: Not more than one evening meeting per week shall be held other than the meetings of the women's club or one of its various divisions, and any such evening meeting, other than the meetings of the women's club or one of its various divisions, shall adjourn at nine forty five o'clock (9:45) P.M. of the same day and shall disperse promptly thereafter; provided, however, that no such evening meeting shall be held during the months of July and August. Any meeting of the women's club or any of its divisions shall adjourn not later than eleven thirty o'clock (11:30) P.M. of the same day and shall disperse promptly thereafter.

All other meetings (other than the 1 meeting per week and other than the meetings of the women's club or 1 of its various divisions) shall adjourn not later than seven o'clock (7:00) P.M. of the same day and disperse promptly thereafter.

E. Traffic Officer: A traffic officer shall be provided at the expense of the club during the period beginning one-half ($\frac{1}{2}$) hour before and until one-half ($\frac{1}{2}$) hour after any meeting of more than one hundred fifty (150) persons during the day or evening. Any additional traffic control deemed necessary by the chief of police shall be at the expense of the city.

F. Meals And Liquor: No restaurant, tearoom, or beauty parlor shall be conducted upon the premises or any part thereof, and no intoxicating liquor shall be dispersed, served, kept, or permitted upon the premises or any part thereof.

G. Uses: Nothing contained in this section shall prevent the use of the club premises, building, structure, or improvements for ethical, social, educational, cultural, and similar enterprises and purposes sponsored or approved by the women's club and subject to the provisions of this section. If the property or any part thereof ceases to be used by and for a women's club, the premises shall be used and zoned in accordance with the zoning of all immediately surrounding property: zone R-1, single-residential. (1962 Code § 10-206; amd. Ord. 91-O-2133, eff. 12-5-1991)

10-3-508: BUSINESSES PROHIBITED:

Except as provided in [article 43 of this chapter](#), no business shall be conducted or maintained in any building or upon any lot or premises, or upon any portion of either thereof, in zone R-1.X. All property and buildings in zone R-1.X hereby are limited to strictly private one-family residential uses except as otherwise provided in this article. (Ord. 01-O-2383, eff. 11-2-2001)



Attachment B

Correspondence Received from the Public

Timmi Tway

From: Nancy Clavin
Sent: Wednesday, May 04, 2016 1:16 PM
To: Timmi Tway
Subject: Re: Beverly Hills Women's Club hearing

Thank you for responding to my letter.. I appreciate that you will be forwarding it to the Planning Commission. Changing the character of this neighborhood would be terrible. I have lived in my home 36 years, and it's always been a wonderful, quiet, and safe neighborhood. I am hoping that it would remain as such.

Nancy Clavin

On Wed, May 4, 2016 at 1:11 PM, Timmi Tway <ttway@beverlyhills.org> wrote:

Thank you for your email. I will include your comments in the project file and forward them to the Planning Commission. Please feel free to give me a call if you have any questions,

Timothea Tway

From: Nancy Clavin
Sent: Wednesday, May 04, 2016 12:18 PM
To: Timmi Tway
Subject: Beverly Hills Women's Club hearing

Hello Timothea,

I live at 1018 Chevy Chase Drive, and was quite surprised to receive the notice that was sent to me regarding a hearing on May 12, 2016 to determine if there should be a change in zoning for the Women's Club's new activities. If you read the bylaws of the club, it clearly states that the club's purposes are for public or charitable purposes, to enhance community spirit of Beverly Hills, own property and lease property to other charitable organizations organized and opened exclusively for charitable purposes. The Municipal Code states under uses: Nothing contained in this section shall prevent the use of the club premises, building, structure, or improvements for ethical, social, educational, cultural, and similar enterprises and purposes sponsored or approved by the women's club and subject to provisions of this section. By approving the zone change that the club has proposed, it goes against their Mission Statement. This a a residential neighborhood and should be kept as such.

Nancy Clavin

Timmi Tway

From: Patsy Neu
Sent: Wednesday, May 04, 2016 1:29 PM
To: Timmi Tway
Subject: Ordinance Amendment

Dear Timothea,

I have just seen the sign posted at the Beverly Hills Women's Club: ZONE TEXT AMENDMENT. No one is going to stop and read the small print, it's too small. And what does this sign mean???

I have been talking to my neighbors on the west side of Roxbury Drive whose houses share the alley with the Women's Club. They were NOT notified by the city of Beverly Hills of the change of ordinance that directly impacts their properties. They are very upset.

The Mission Statement of the Beverly Hills Women's Club states: "The Beverly Hills Women's Club uses its historic venue to offer cultural, educational, social and philanthropic programs this enhancing community spirit."

The proposed changes to the ordinance turns a 501c (3) organization located in R-1.X into a commercial business, renting out for hire the facilities without oversight at a time when the club is supposedly closed. I have lived in my house at 1724 Chevy Chase Drive for 45 years, and except for last summer when the Club was closed for renovation, the Club remained open. Why after all these years is there a sea change in the Club to promote an ordinance that will NEGATIVELY impact my once quiet neighborhood?

1. The Club has parking space for only 20 cars. The Club holds approximately 150 people. Where are they going to park their cars. On both sides of my street? The overflow of cars now is on my street, I have had to go to the Club and ask to have cars removed from my driveway because it is frequently blocked. Because the street is narrow and curved, it's almost impossible to go into my driveway or to back out on the street. Also, the Club is on the corner of Benedict Canyon. When cars turn onto Chevy Chase from Benedict, there is tremendous traffic congestion. When the cars are blocked on each side of the street, it is IMPOSSIBLE for two way traffic to drive through street.

2. If there is a private event at the Club, there is always trash on the parkway by my house the next day. Even the parkway is extremely narrow. There is loud noise on the street in front of my house when people at the club come to get their cars. I can't even begin to imagine the noise, trash, and perhaps inappropriate behavior that would be generated by these parties.

3. I don't want strangers from outside the community coming into my quiet residential neighborhood where I have lived for 45 years. This is a great risk to my security.

This is just the beginning of my comments.

Thank you for all your patience,
Patsy Neu

Timmi Tway

From: stuart newmark
Sent: Wednesday, May 04, 2016 1:46 PM
To: Timmi Tway
Subject: Objection to change for Beverly Hills Women's Club

Dear Ms. Tway,

We are residents at 1029 Chevy Chase Drive and strenuously oppose expanding the proposed changes to rules governing the Beverly Hills Women's Club. Based on prior scheduling, we cannot attend the upcoming meeting to review the petition - so we are writing you instead.

This is a venue that sits amid a quiet residential neighborhood, and the proposed changes would meaningfully disrupt and change the characteristics of our home life. We understand that the petition is just for a short period in the summer - but even that is disruptive for our neighborhood.

The City of Beverly Hills has a stated commitment to protect the quality of life for its citizens, and we need your Committee to reinforce that core commitment.

Thank you,

Stuart and Sandra Newmark
1029 Chevy Chase Drive

Stuart Newmark

Timmi Tway

From: Patsy Neu
Sent: Thursday, May 05, 2016 12:53 PM
To: Timmi Tway
Subject: Change in City Ordinance

Dear Timmi,

I have just spent the last 3 hours taking pictures on Chevy Chase Drive and Angelo Drive monitoring the traffic and parking.

Beginning at 9:15 AM this morning cars started lining the curbs. These were valet, vendors, and help. Guests didn't begin to arrive until after 10:00 AM.

By noon not only did cars line both sides of Chevy Chase, but the cars were parked around the entire block of Angelo to the corner of Angelo and Benedict Canyon, and cars were parked up the hill on Ridgedale.

Traffic and street parking is bad enough when there is a day time event with normal activities at the club. What will happen at night when it's dark and drinking is going on and the club having extended hours?

Traffic was so bad that a Traffic Enforcement Officer was at the club writing tickets.

I will download pictures from my camera and print them up in time for the meeting.

Sincerely,
Patsy Neu



Attachment C

Resolution and Draft Ordinance

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING ADOPTION OF AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING BEVERLY HILLS MUNICIPAL CODE SECTION 10-3-507 PERTAINING TO THE BEVERLY HILLS WOMEN'S CLUB.

WHEREAS, the Planning Commission has considered the proposed amendments to the City of Beverly Hills Municipal Code, as set forth and attached hereto as Exhibit A and more fully described below (the "Amendment"); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on May 12, 2016, at which time it received oral and documentary evidence relative to the proposed Amendments; and

WHEREAS, the Planning Commission finds that the proposed Amendments are required for the public health, safety, and general welfare, and that such Amendments are consistent with the general objectives, principles, and standards of the General Plan;

NOW, THEREFORE, the Planning Commission of the City of Beverly Hills does resolve as follows:

Section 1. The Amendments have 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 Planning Commission finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations because the Amendments represent minor alterations in land use limitations and do not result in any changes in land use or density. Further the adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15301 of Title 14 of the California Code of Regulations because the Amendments represent minor operational changes to an existing facility.

Section 2. As proposed, the Amendments to the Beverly Hills Municipal Code in Exhibit A would modify the restrictions placed on the Beverly Hills Women's Club located at 1700 Chevy Chase Drive. The modifications would include removing the restriction on events held by outside groups in the months of July and August, modifying the restriction on the items that may be included in rental rate calculations for use of the Women's Club facility by outside groups, extending the hours during which outside events can be held, and removing the restriction on alcoholic beverages served at events held at the Beverly Hills Women's Club.

Section 3. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "Land Use Goal 13 Public and Quasi-Public Uses Supporting Residential Needs" Calls for governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement the City's neighborhoods, centers, and corridors. Land Use Policy 13.1 and Land Use Policy 13.5 call for adequate community-supporting uses located throughout the City and the appropriate expansion of existing community facilities in the City. General Plan Land Use

Policy 16.1 Breadth of Community-Serving Uses” calls for the accommodation of diverse facilities that provide culture, education, health, religious and social well-being in the City.

Section 4. The Planning Commission does hereby recommend to the City Council the adoption of an ordinance approving and enacting the proposed Amendments substantially as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 5. 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.

Adopted: May 12, 2016

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

Attest:

Ryan Gohlich
Secretary

Approved as to form:

David M. Snow
Assistant City Attorney

Approved as to content:

Ryan Gohlich
City Planner

EXHIBIT A

AN ORDINANCE OF THE CITY OF BEVERLY HILLS
AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO
MODIFY REGULATIONS PERTAINING TO THE BEVERLY
HILLS WOMEN'S CLUB

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS
FOLLOWS:

Section 1. On May 12, 2016, the Planning Commission held a duly noticed public hearing after which it adopted Planning Commission Resolution No._____, recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code pertaining to regulation of the Beverly Hills Women's Club (collectively, the "Amendments"). On _____, 2016, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

Section 2. This Ordinance and the Amendments were 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 City Council finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations because the Amendments represent minor alterations in land use limitations and do not result in any changes in intensity of land use or density. Further the adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15301 of Title 14 of the California Code of Regulations because the Amendments represent minor operational changes to an existing facility.

Section 3. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Policy “Land Use Goal 13 Public and Quasi-Public Uses Supporting Residential Needs” Calls for governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement the City’s neighborhoods, centers, and corridors. Land Use Policy 13.1 and Land Use Policy 13.5 call for adequate community-supporting uses located throughout the City and the appropriate expansion of existing community facilities in the City. General Plan Land Use Policy 16.1 Breadth of Community-Serving Uses” calls for the accommodation of diverse facilities that provide culture, education, health, religious and social well-being in the City.

Section 4. The City Council hereby amends Section 10-3-507 of Article 5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Article 5 of Chapter 3 of Title 10 remaining in effect without amendment:

“10-3-507: EXCEPTIONS; BEVERLY HILLS WOMEN’S CLUB:

No building, structure, or improvement, other than a single one-family residence and appurtenant structures, shall be erected, constructed, established, maintained, altered, or enlarged upon lots 18, 19, or 20, or any combination thereof, of tract 6980, being the site of the Beverly Hills Women's Clubhouse, except a clubhouse used and occupied by and for the Beverly Hills Women's Club or a women's club of similar kind and type, and then only in accordance with the following provisions, conditions, and restrictions:

A. Size And Location Of Structures: Any building, structure, or improvement on all, either, or any combination of said lots shall be of a size and type conforming generally in

style and appearance, size, and arrangement with single-family residence structures in the vicinity, shall not exceed two (2) stories or twenty six feet (26') in overall height, whichever shall be the lesser, and shall be set back from Chevy Chase Drive and from the common property line between lot 20 and lot 21 of tract 6980 in accordance with the respective setbacks established by the laws of the city. (The laws now in effect provide for a front setback of 25 feet from Chevy Chase Drive and a setback of 10 feet from the common property line between lots 20 and 21.)

B. Parking: Provisions for the surface parking of automobiles may be made upon any portion of the premises unoccupied by the structure of the women's club provided the regular setback from Chevy Chase Drive and from Benedict Canyon Drive is maintained in accordance with established setbacks and controlling laws. Any parking space shall be paved, and the paved area shall be not less than twenty five feet (25') from Chevy Chase Drive but may extend to the existing wall between lots 20 and 21. If the existing building is replaced or is substantially remodeled or enlarged, adequate automobile parking space shall be provided in accordance with the provisions of this code in effect at that time for places of public assembly. A wall six feet (6') high shall separate the space for automobile parking and the front setback area, and all setback areas shall be properly planted and maintained similar to residential setback areas in the vicinity.

C. Commercial Uses: The use of the premises or any portion thereof for commercial purposes, as that term is generally defined, shall be deemed to be a use for other than club purposes and hereby is prohibited. The lease or rental of any building, structure, or

improvement, or any part thereof, or of any of the lots or combination thereof, to any person, or group of persons, or use by any, shall be deemed to be a use other than for club purposes unless the activities engaged in by such lessee or user are ethical, social, educational, or cultural, and similar to and of the character of activities of the women's club. If the rental charged is substantially greater than the cost to the women's club of janitor service, public utilities, normal wear and tear, the policing and supervising of such use, and generating revenue for the maintenance and enhancement of the historic structure, it shall be deemed to be an indication that the use is for financial profit and not solely for ethical, social, educational, and cultural purposes similar in character to use by the Beverly Hills Women's Club by and for the members, and therefore commercial in character.

D. Meetings/Events: Not more than one evening meeting/event per week shall be held other than the meetings of the women's club or one of its various divisions, and any such evening meeting/event, other than the meetings of the women's club or one of its various divisions, shall adjourn at ten forty five o'clock (10:45) P.M. of the same day and shall disperse promptly thereafter. Any meeting of the women's club or any of its divisions shall adjourn not later than eleven thirty o'clock (11:30) P.M. of the same day and shall disperse promptly thereafter.

All other meetings/events (other than the 1 meeting/event per week and other than the meetings of the women's club or 1 of its various divisions) shall adjourn not later than seven o'clock (7:00) P.M. of the same day and disperse promptly thereafter.

E. Traffic Officer: A traffic officer shall be provided at the expense of the club during the period beginning one-half ($1/2$) hour before and until one-half ($1/2$) hour after any meeting/event of more than one hundred fifty (150) persons during the day or evening. Any additional traffic control deemed necessary by the chief of police shall be at the expense of the city.

F. Other Restrictions: No restaurant, tearoom, or beauty parlor shall be conducted upon the premises or any part thereof.

G. Uses: Nothing contained in this section shall prevent the use of the club premises, building, structure, or improvements for ethical, social, educational, cultural, and similar enterprises and purposes sponsored or approved by the women's club and subject to the provisions of this section. If the property or any part thereof ceases to be used by and for a women's club, the premises shall be used and zoned in accordance with the zoning of all immediately surrounding property: zone R-1, single-residential. (1962 Code § 10-206; amd. Ord. 91-O-2133, eff. 12-5-1991)

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 6. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 7. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted:
Effective:

JOHN A. MIRISCH
Mayor of the City of
Beverly Hills, California

ATTEST:

_____ (SEAL)

BYRON POPE
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

LAURENCE S. WIENER
City Attorney

MAHDI ALUZRI
City Manager

SUSAN HEALY KEENE
Director of Community Development