



# Planning Commission Report

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**Meeting Date:** March 8, 2012  
**Subject:** 9900 Santa Monica Boulevard, 9848 Wilshire Boulevard & 9817 Wilshire Boulevard- Gateway Project: Site visit and a follow-up discussion of development standards

**Continued from February 9, 2012**

PROJECT APPLICANT: Jeffrey Wilson, Maynard Brittan and Jeff Mirken

**Recommendation:** That the Planning Commission conduct a site visit, a follow-up discussion regarding development standards and provide direction on the proposed overlay zone standards

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## REPORT SUMMARY

This report provides an overview of the discussion that occurred at the February 9, 2012 Planning Commission meeting on the proposed overlay zone development standards.

## BACKGROUND

At the meeting of February 9, 2012, the Planning Commission reviewed the proposed overlay zone and continued the matter to March 8, 2012 to conduct a site visit and follow-up discussion. The purpose of the bus tour and discussion is to further consider setback requirement for Wilshire Boulevard.

## PROPOSED OVERLAY ZONE

The following development standards were discussed at the February 9, 2012 Planning Commission meeting:

### Development Standards

- **Permitted Uses:**
  - Office
  - Retail & restaurants
  - Galleries
  - Museums

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- Boutique Hotels
- Residential uses above ground floor (rental)
- Other permitted uses in C-3 Zone
  
- **Prohibited Uses**
  - All uses prohibited in C-3 Zone
  - Medical offices
  - Night clubs
  
- **Height/Story Restriction**
  - a. T-1 zone Properties: one-story, 18 feet in height.
  - b. Combined development of T-1 zoned and C-3 zoned properties: 45' high measured from the highest point of grade, with an exception that Parcel 2 may be permitted up to 60' in height with provision of a larger setback on Wilshire Boulevard and additional green space.
  
- **Floor Area Ratio(FAR)**
  - a. C-3 Zoned properties: 2.0:1 FAR (unchanged by overlay zone)
  - b. T-1 Zoned properties: 0.5:1 FAR
  - c. Combined development of C-3 and T-1 Zones: 1.5:1 to a maximum of 1.75:1 FAR for T-1 Zoned properties that are immediately adjacent to a C-3 Zone property and possibility of transferring the 0.5:1 FAR allowed on T-1 Zone property to a combined development.
  
- **Required Setbacks**
  - a. Santa Monica Boulevard North Roadway: Average 15' with a minimum of 10' measured from the curb.
  - b. Wilshire Boulevard Parcel 2: A minimum of 20' but may be required to provide 30' in exchange for a higher building (See "Height " above).
  - c. Wilshire Boulevard Parcel 3: A minimum of 20' but may be required to provide 30' with additional green space in exchange for lower parking requirements for a combined development (See "Required Parking " below).
  
- **Green Space**

Any setback located along Santa Monica Boulevard North Roadway shall be landscaped as authorized in a Planned Development Permit, consistent with the objectives contained within the Overlay Zone.
  
- **Modulation**

The proposed development shall include modulation as authorized in a Planned Development Permit, consistent with the objectives contained within the Overlay Zone.
  
- **Dedication**

Dedication required for roadway improvements shall be provided as identified in a Planned Development Permit, consistent with the objectives contained in the Overlay Zone.

- **Required Parking**

**Parcel 1 & Parcel 2:**

- a. C-3 zoned properties: One space per 350 square feet of floor area
- b. T-1 zoned properties development: One space per 200 sq.ft. of floor area
- c. Combined C-3 zoned properties and T-1 Zone development: One space per 250 sq.ft. floor area with the provision for additional parking to make up for parking deficiency in the area and in order to remove the on-street parking along South Santa Monica Boulevard and to widen the sidewalk to promote pedestrian activity in the area.

**Parcel 3:**

- a. C-3 Properties: One space per 350 square feet of floor area
- b. T-1 Zoned property development: One space per 200 square feet of floor area
- c. Combined development: One space per 350 square feet of floor area with the provision of additional green space (greater setback on Wilshire Boulevard).

It should be noted that hotels and restaurants have different parking requirements than 1:350 per square feet in the Beverly Hills Municipal Code.

- **Loading Facilities**

Loading facilities shall be provided as identified in a Planned Development permit, consistent with the objectives contained in the Overlay Zone.

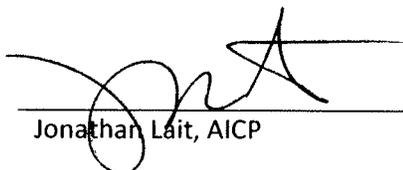
**Discussion**

Staff is requesting that the Planning Commission provide comments and confirm approaches for the overlay zone at the March 8, 2012 meeting. After receiving this direction, staff will return with a draft ordinance on March 22, 2012 and proceed with updating the FEIR. It is anticipated that an ordinance and Final EIR will be presented to the Planning Commission in May 2012.

**NEXT STEPS**

It is recommended that the Planning Commission receive the staff report, conduct a site visit, receive public testimony, discuss and provide direction on development standards in the proposed overlay zone and continue the matter to March 22, 2012.

**Report Reviewed By:**

  
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Jonathan Lait, AICP