

## **PROJECT DESCRIPTION AND AREA CHARACTERISTICS**

The project consists of utilizing the subject site as a construction parking and staging area for use in conjunction with construction of the Waldorf Astoria hotel project. The project site is currently vacant and is located on the south side of the 9900 block of North Santa Monica Boulevard, between South Moreno Drive and Charleville Boulevard. The property is located in a T-1 Zone and is included on the T-Zone Parking Map.

As proposed, the entire 1.28 acre parcel would be used for construction parking and staging purposes for a period of approximately six years throughout development of the Waldorf Astoria and the Beverly Hilton Specific Plan. The proposal includes the following:

- Parking spaces for 91 vehicles
- Installation of temporary office trailers for use by the construction team
- A short-term staging and mockup area
- Vehicular ingress and egress to the property via three existing curb cuts on North Santa Monica Boulevard
- Pedestrian access to the construction site via the signalized crosswalk at the intersection of Wilshire and North Santa Monica Boulevards
- Installation of new fencing and landscaping around the proposed parking/staging area
- Installation of a new parking surface within the parking/staging area

## **ENVIRONMENTAL ASSESSMENT**

The Amendment has been reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the City's Local CEQA guidelines. Pursuant to the State CEQA Guidelines Section 15305, minor alterations in land use limitations, the map amendment qualifies for a Class 5 Categorical Exemption, and is not anticipated to have a significant environmental impact. The Class 5 exemption is applicable because the proposed project consists of minor alterations in land use for the purpose of establishing a surface parking lot, and the subject property does not have an average slope exceeding 20%.

## **PUBLIC NOTICE AND COMMENTS**

A Notice of Pending Decision was mailed on February 18, 2015 to all property owners and residential occupants within five hundred feet (500') of the exterior boundaries of the project site plus block face. Staff received correspondence regarding potential noise or odor impacts to adjacent buildings resulting from the proposed project, and incorporated conditions to address these concerns.

## REQUIRED FINDINGS

### **Development Plan Review**

In accordance with Article 23.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code (BHMC), projects that consist of establishing a new parking lot in a location not previously used for parking purposes require a Development Plan Review. A Development Plan Review can be approved if the reviewing authority makes all of the following findings:

1. ***The proposed plan is consistent with the General Plan and any specific plans adopted for the area;***

The proposed plan maintains the intended use of the Transportation Overlay Zone, which allows temporary parking and construction staging uses. The configuration and access of the proposed parking areas does not disrupt traffic, and as conditioned, minimizes potential vehicle and pedestrian conflicts, while providing a nearby parking area to support ongoing construction. The distance of the site from the nearest residential uses, as well as landscaping and restrictions on hours of operation, will ensure that the functions and operations of the proposed project are compatible with the nearest residential uses and that there will not be unreasonable detrimental impacts on neighborhood safety, privacy, noise or quality of life. The proposed fences and landscaping along the perimeter of the site ensure that the parking and staging areas will be sufficiently shielded from the adjacent commercial uses. For these reasons, the proposed plan is consistent with the General Plan.

2. ***The proposed plan will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area;***

The proposed plan intends to temporarily utilize a vacant lot for construction parking, temporary office trailers, staging, and mock-ups. While it is contemplated that the subject site may be used in the future in conjunction with other properties in the City, this

approval only authorizes uses that will be in conjunction with ongoing development of the Beverly Hilton Specific Plan, and this approval is intended to expire after a maximum period of six years. Potential future uses will be required to be reviewed and approved by the Community Development Department, and the required findings will need to be made and conditions may be placed to avoid impacts. As conditioned, the proposed temporary parking and construction staging use will not have an adverse effect on adjacent commercial uses due to the limited amount of activity, location of access, and buffers provided by fencing and landscaping. Thus, the proposed plan will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area.

3. ***The nature, configuration, location, density, height, and manner of operation of any commercial development proposed by the plan will not significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property;***

The property is intended to be used for temporary office trailers as well as a parking, staging, and mock-up area for construction activities associated with construction on the 9876 Wilshire Boulevard site. No permanent development is proposed on the site, and the temporary office trailers will have a maximum height of 14'-2" which is compatible in scale with adjacent commercial developments. Operation of the site is limited to normal construction hours unless modified by a reviewing authority. Finally, the site is located approximately 250' away from the nearest residential area, and is separated by South Santa Monica and commercial properties to the south. Due to its configuration, location, density, height, and manner of operation, the proposed plan will not significantly or adversely interfere with the use and enjoyment of residential properties within the vicinity of the subject property.

4. ***The proposed plan will not create any significantly adverse traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards; and***

The project site is proposed to be used for temporary office trailers as well as a parking, staging, and mock-up area for construction activities associated with construction on the 9876 Wilshire Boulevard site across North Santa Monica Boulevard. Access to the site is provided via three curb cuts on North Santa Monica Boulevard, providing easy ingress and egress to vehicles traveling eastbound. To reduce potential pedestrian safety hazards for construction workers parking on the subject site and walking to the construction site, a condition of approval has been added to this approval that requires all personnel to

legally cross North Santa Monica Boulevard at the Wilshire Boulevard intersection and enter the jobsite at the designated entrance. As a result of these project characteristics, the proposed plan, as conditioned, will not create any significant adverse traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards.

5. ***The proposed plan will not be detrimental to the public health, safety or general welfare.*** The proposed plan does not create any new adverse traffic and pedestrian impacts due to the locations of access to the site and a condition of approval regarding pedestrian crossings across North Santa Monica Boulevard. The plan, as conditioned, is also not anticipated to result in an increase in noise impacts due to the type of vehicles and activities allowed on the site, the permitted hours of operation, and the distance of the site from residential areas. Thus, the proposed plan will not be detrimental to the public health, safety or general welfare.

#### **Conditions of Approval**

1. This is an approval of a Development Plan Review to allow establishment of a new parking lot that would be used for construction parking, staging, and temporary construction offices related to construction activities at the site of the Beverly Hilton Specific Plan. The parking lot shall be constructed and operated in substantial compliance with the plan set approved by the Planning Division on March 13, 2015.
2. The site shall be paved with asphaltic concrete not less than two inches (2") in thickness or Portland cement concrete not less than four inches (4") in thickness. The paved areas shall be graded so as to provide adequate drainage.
3. Unless otherwise reviewed and approved by the Director of Community Development or his/her designee, the site shall contain no more than 91 standard parking spaces. Tandem or lift parking shall not be used on the site at any time. All parking areas shall be striped and shall conform to the City of Beverly Hills parking dimension standards.
4. Parking of delivery and heavy construction vehicles as well as storage of heavy construction materials shall not be permitted on the site for any period longer than 48 hours. This condition shall not be construed to prohibit use of the site for project-related mockups.
5. Food trucks shall not be permitted on the site.

6. Vehicular access to the site shall only be provided from North Santa Monica Boulevard. Vehicular ingress and egress points shall be limited to the areas designated in the approved set of plans.
7. All personnel accessing the construction site located on 9876 Wilshire Boulevard from the subject site shall legally cross North Santa Monica Boulevard via the designated crosswalk at the Wilshire Boulevard intersection and enter the construction site via the designated entrance.
8. While it is contemplated that the subject site may be used in the future in conjunction with other properties in the City, for the purposes of this approval, the subject site shall only be used for construction parking, staging, and temporary construction office uses associated with construction occurring proximally on 9876 Wilshire Boulevard, otherwise known as the Beverly Hilton Specific Plan site. The subject site shall not be used for public parking, construction parking, construction staging, or any related use in association with any other site without obtaining prior approval from the Community Development Department. Furthermore, the site shall not be used in association with any property outside the boundaries of the City of Beverly Hills.
9. Use of the subject site shall be restricted to the hours permitted by the approved Construction Management Plan for the project at 9876 Wilshire Boulevard unless otherwise modified by the Director of Community Development or his/her designee.
10. Security cameras shall be installed on the subject site and monitored by live security personnel on a 24-hour basis.
11. Lighting shall be installed and maintained throughout the subject site to increase safety. Such lighting shall be arranged as to be directed onto the subject site and to reflect away from adjacent properties.
12. Signage shall be installed along the perimeter of the subject site clearly indicating that the site is only for construction related parking, and that public parking is not permitted. Such signage shall be subject to architectural review.

13. Landscaping and fencing shall be installed and maintained at all times in all areas shown on the plan set approved by the Planning Division on March 13, 2015. Prior to installation, the type, species, size, location, and quantity of such landscaping shall be subject to review and approval by the Director of Community Development or his/her designee.
14. Portable restroom facilities shall not be located near the adjacent properties fronting on South Santa Monica Boulevard. Such facilities shall only be located in the area on the subject property designated for jobsite trailers.
15. The approvals granted in this Development Plan Review shall expire within three (3) years of the date of approval. Prior to expiration, and upon request from the applicant and subject to the review and approval of the Director of Community Development or his/her designee, this Development Plan Review may be extended. The total period of these approvals, including all extensions, shall not exceed six (6) years from the date of the original approval.
16. The Director of Community Development reserves the power and right to impose additional conditions and/or restrictions upon this approval if the Director of Community Development or his/her designee determines that the site is being operated in a manner that causes a traffic, safety, noise, dust, light, or any other impact that interferes with the quiet enjoyment of nearby properties and that the existing conditions of approval are inadequate to halt the interference. The Director of Community Development or his/her designee shall have the authority to revoke this approval in the event of violations, impacts, interference with quiet enjoyment of nearby properties, or a combination thereof.
17. Minor Amendments to the plans shall be subject to approval by the Director of Community Development. Construction shall be in conformance with the plans approved herein or as modified by the Director of Community Development or his/her designee.