Beverly Hills City Council Liaison / Planning Commission Committee will conduct a Special Meeting, at the following time and place, and will address the agenda listed below:

CITY HALL
455 North Rexford Drive
Beverly Hills, CA 90210

TELEPHONIC VIDEO CONFERENCE MEETING

Beverly Hills Liaison Meeting
https://www.gotomeet.me/BHLiaison
No password needed
You can also dial in by phone:
United States (Toll Free): 1-866-899-4679 or United States: +1 646-749-3117
Access Code: 660-810-077

Monday, October 12, 2020
3:00 PM

Pursuant to Executive Order N-25-20 members of the Beverly Hills City Council and staff may participate in this meeting via a teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate in the teleconference/video conference through live webcast at www.beverlyhills.org/live and on BH Channel 10 on Spectrum Cable, and can participate in the teleconference/video conference by using the link above. Written comments may be emailed to commentPC@beverlyhills.org and will be read at the meeting.

AGENDA

1) Public Comment
   a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.

2) 317 North Beverly Drive
   a. Proposed new commercial building that incorporates a combination of mechanical parking lifts and in-lieu parking for the purposes of satisfying municipal code parking requirements.

3) 125-133 South Linden Drive
   a. Proposed new multi-family development project that proposes various design options that range from 8-13 stories in height in order to avoid an active seismic fault and adhere to affordable housing requirements.

4) Adjournment

George Chavez
City Manager
Posted: October 9, 2020

A DETAILED LIAISON AGENDA PACKET IS AVAILABLE FOR REVIEW AT WWW.BEVERLYHILLS.ORG

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1014 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services.
MEMORANDUM

CITY OF BEVERLY HILLS

TO: City Council and Planning Commission Liaison Committee

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

DATE: October 12, 2020

SUBJECT: 317 North Beverly Drive

The purpose of this memo is to provide a brief summary of an item proposed for discussion by the Liaisons, which involves a proposal to construct a new commercial building at 317 North Beverly Drive.

**Project Information.** The project applicant is contemplating development of a new commercial building on North Beverly Drive. The subject property is comprised of a single, 50'-wide lot. Due to the limited width of the project site the applicant has indicated that it is infeasible to construct a sufficient number of parking spaces on the subject property to satisfy the municipal code requirements. While the City does offer an in-lieu parking program, and the applicant has indicated that a portion of the parking requirement would be satisfied through in-lieu parking spaces, in-lieu parking is only available to retail, restaurant, and personal service type uses. The applicant has indicated that the market will not support three stories of uses that are eligible for in-lieu parking, and that a portion of the building must be parked via other means. In order to provide 10 on-site parking spaces and satisfy municipal code requirements the applicant is proposing the use of a mechanical vehicle lift/carousel accessed via the alley. The proposed vehicle lift/carousel does not meet the City’s current parking standards, which require fully accessible parking spaces. Accordingly, in order to proceed with the project as proposed either a code amendment or variance will be required.

**Liaison Comments/Direction.** A formal application for the proposed project has not been submitted at this time; however, due to the unique nature of the parking configuration and the need for a code amendment or variance, the applicant has requested that this matter be presented to the Liaisons for preliminary review and comments/questions. It is expected that the applicant will provide a brief presentation during the meeting.

**Next Steps.** Upon receiving comments from the Liaison Committee regarding the request, staff will work with the applicant to file the appropriate applications should the property owner choose to proceed.

Attachments: 1. Project Plans
SPECIAL PROJECTS
ARCHITECTS, INC
APRIL 27, 2020
317 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

LEGAL DESCRIPTION
LOT 15 IN BLOCK 7 OF BEVERLY IN THE CITY OF BEVERLY HILLS COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT DESCRIPTION & REQUESTED ENTITLEMENTS:
DEMOLISH THE EXISTING BUILDING AND CONSTRUCT A NEW THREE-STORY RETAIL AND OFFICE BUILDING (RETAIL ON LEVELS 1 & 2, AND OFFICE ON LEVEL 3.)

OWNER:
STERLING ORGANIZATION
11911 SAN VICENTE BOULEVARD, SUITE 350
LOS ANGELES, CA 90049

APPLICANT:
STERLING ORGANIZATION
11911 SAN VICENTE BOULEVARD, SUITE 350
LOS ANGELES, CA 90049
DHICKS@STERLINGORGANIZATION.COM

ARCHITECT:
NADEL SPECIAL PROJECTS, INC.
PATRICK WINTERS
1990 S. BUNDY DRIVE, SUITE 400
LOS ANGELES, CA 90025
PWINTERS@NADELARC.COM

PROJECT INFORMATION

<table>
<thead>
<tr>
<th>FAR AREA CALCULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA = 7,628 SF</td>
</tr>
<tr>
<td>MAX. FAR = 2</td>
</tr>
<tr>
<td>MAX FLOOR AREA ALLOWED = 15,256 SF</td>
</tr>
</tbody>
</table>

FLOOR AREA PROPOSED:
1ST FLOOR = 5,324 SF
2ND FLOOR = 5,412 SF
3RD FLOOR = 4,520 SF
TOTAL FLOOR AREA = 15,256 SF
FAR PROPOSED = 2.0

ZONING INFORMATION & CONFORMANCE:
APN #: 4343-015-014
LOT AREA: 7,628 SF
ZONE: C3

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<tr>
<th>BUILDING HEIGHT</th>
<th>ZONING ROOMS</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>45' MAX.</td>
<td>45'</td>
<td>45'</td>
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<tr>
<td>FAR</td>
<td>2.0 MAX.</td>
<td>2.0</td>
</tr>
<tr>
<td>FLOOR AREA</td>
<td>15,256 SF MAX.</td>
<td>15,256 SF</td>
</tr>
<tr>
<td>FRONT YARD SETBACK</td>
<td>NONE</td>
<td>NONE</td>
</tr>
<tr>
<td>SIDE YARD SETBACK</td>
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<td>NONE</td>
</tr>
<tr>
<td>REAR YARD SETBACK</td>
<td>NONE</td>
<td>10'</td>
</tr>
</tbody>
</table>

PARKING:
PARKING REQUIRED:
1ST FLOOR RETAIL = 4,318 / 350 = 12.34
2ND FLOOR RETAIL = 5,412 / 350 = 15.47
3RD FLOOR RETAIL = 4,520 / 350 = 12.91
TOTAL PARKING REQUIRED = 41

PARKING PROVIDED:
1 SURFACE ADA PARKING
10 CAROUSEL MECHANICAL PARKING
30 IN-LIEU PARKING
41 TOTAL PARKING PROVIDED

LOADING:
1 VAN DELIVERY LOADING SPACE PROVIDED

FAR AREA CALCULATION DIAGRAM - LEVEL 1
FAR AREA CALCULATION DIAGRAM - LEVEL 2
FAR AREA CALCULATION DIAGRAM - LEVEL 3

VICINITY PLAN
PROJECT SITE: 317 N. BEVERLY DR.
317 N. BEVERLY DRIVE

SOUTH ELEVATION

ADJACENT EXISTING BUILDING

METAL PANEL
CEMENT PLASTER
STOREFRONT SYSTEM

SMOOTH TROWEL PLASTER

TRANSFORMER BEYOND

CEMENT PLASTER
CEMENT PLASTER

49'-6" MAX. BLDG. HGT. TO TOP OF ROOF

43'-6"

ADJACENT EXISTING BUILDING

34'-6"

45'-0" MAX. BLDG. HGT. TO TOP OF ROOF

4'-0"

T.O. ROOF
+ 45'-0"

T.O. PARAPET
+ 47'-6"

3RD FLOOR
+ 31'-0"

2ND FLOOR
+ 15'-6"

1ST FLOOR
+ 0'-0"

SIDEWALK

ALLEY

SOUTH ELEVATION

ADJACENT EXISTING BUILDING

METAL PANEL
CEMENT PLASTER
STOREFRONT SYSTEM

SMOOTH TROWEL PLASTER

TRANSFORMER BEYOND

CEMENT PLASTER
CEMENT PLASTER

49'-6" MAX. BLDG. HGT. TO TOP OF ROOF

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ALLEY

SOUTH ELEVATION

ADJACENT EXISTING BUILDING

METAL PANEL
CEMENT PLASTER
STOREFRONT SYSTEM

SMOOTH TROWEL PLASTER

TRANSFORMER BEYOND

CEMENT PLASTER
CEMENT PLASTER

49'-6" MAX. BLDG. HGT. TO TOP OF ROOF

43'-6"
## Door Schedule

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<thead>
<tr>
<th>Door Number</th>
<th>Room Number</th>
<th>Room Name</th>
<th>Width</th>
<th>Height</th>
<th>Thickness</th>
<th>Type</th>
<th>Core Material (HC, HM, SC or MC)</th>
<th>Facing/Finish</th>
<th>Frame Material/Finish</th>
<th>Reference Detail</th>
<th>Head</th>
<th>Jamb</th>
<th>Jamb</th>
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<td><strong>Ground Floor</strong></td>
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<td>D101</td>
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<td>Lobby</td>
<td>3' - 0&quot;</td>
<td>10' - 4&quot;</td>
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<td>B</td>
<td>GL</td>
<td>GL</td>
<td>AL/PT</td>
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<tr>
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<td>---</td>
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<td>B</td>
<td>GL</td>
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<td>D103</td>
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<td>D104</td>
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<td>Lobby</td>
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<td>7' - 0&quot;</td>
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<td>D106</td>
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<td>Stair #1</td>
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<td>7' - 0&quot;</td>
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<td>HM</td>
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### WINDOW SCHEDULE

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<td>GROUND FLOOR</td>
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**COMMENTS**
317 N. BEVERLY DRIVE

REQUIRED FINDINGS

THE PROPOSED PLAN IS CONSISTENT WITH THE GENERAL PLAN AND ANY SPECIFIC PLANS ADOPTED FOR THE AREA.

THE PROPOSED PLAN WILL NOT ADVERSELY AFFECT EXISTING AND ANTICIPATED DEVELOPMENT IN THE VICINITY AND WILL PROMOTE HARMONIOUS DEVELOPMENT OF THE AREA.

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 NATURE, CONFIGURATION, LOCATION, DENSITY, HEIGHT AND MANNER OF OPERATION OF PROPOSED PLAN WILL NOT SIGNIFICANTLY AND ADVERSELY INTERFERE WITH THE USE AND ENJOYMENT OF RESIDENTIAL PROPERTIES IN THE VICINITY OF THE SUBJECT PROPERTY. (THERE’S NO RESIDENTIAL PROPERTIES IN THE VICINITY OF PROJECT SITE.

THE PROPOSED PLAN WILL NOT CREATE ANY SIGNIFICANTLY ADVERSE TRAFFIC IMPACTS, TRAFFIC SAFETY HAZARDS, PEDESTRIAN-VEHICLE CONFLICTS, OR PEDESTRIAN SAFETY HAZARDS.

THE PROPOSED PLAN WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR GENERAL WELFARE.

BHMC 10-3-3104 STANDARD OF REVIEW OF DEVELOPMENT PLAN REVIEW APPLICATION

A16

ARCHITECT: NADEL ARCHITECTS
1990 S. BUNDY DRIVE, SUITE 400
P: (310) 826-2100

PROJECT ADDRESS:
317 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

SCALE: N.T.S.

P: (310) 826-2100

ARCHITECTS, INC
317 N. BEVERLY DRIVE
# 16093

SPECIAL PROJECTS

APRIL 29, 2020

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TO: City Council and Planning Commission Liaison Committee

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

DATE: October 12, 2020

SUBJECT: 125-133 South Linden Drive
Proposed new multi-family development project that proposes various design options that range from 8-13 stories in height in order to avoid an active seismic fault and adhere to affordable housing requirements

The purpose of this memo is to provide a brief summary of an item proposed for discussion by the Liaisons, which involves a proposal to construct a new, multi-family residential development at 125-133 South Linden Drive.

Project Information. The project applicant is contemplating development of a new multi-family residential project. At this time the applicant has indicated that they have the ability to pursue either a three-lot development or a four-lot development depending on what most closely aligns with the City’s goals. However, preliminary geotechnical investigations of the property indicate that there is an active seismic fault though a portion of the property, which under state law, new construction must avoid. Accordingly, the applicant has indicated an intent to seek an additional number of stories on the project in order to offset the floor area lost as a result of the seismic fault, and in order to accommodate additional housing units permitted by state density bonus laws in conjunction with providing a certain percentage of affordable housing units. Additional details concerning the options being contemplated by the applicant are as follows:

Three-Lot Development. A potential three-lot development would be comprised of the lots at 125-129 South Linden Drive, and would provide for 32 residential units, inclusive of 3 affordable units. In order to avoid the seismic fault and still achieve an amount of floor area comparable to what would otherwise be allowed if the fault was not present, the applicant indicates that an 8-story building is required. However, the applicant has presented a 10-story design that they believe is architecturally superior to the 8-story project while not increasing the floor area beyond what would be provided in an 8-story design.

Four-Lot Development. A potential four-lot development would be comprised of the lots at 125-133 South Linden Drive, and would provide for 40 residential units, inclusive of 4 affordable units. In order to avoid the seismic fault and still achieve an amount of floor area comparable to what would otherwise be allowed if the fault was not present, the applicant indicates that a 10-story building is required. However, the applicant has presented a 13-story design that they believe is architecturally superior to the 10-story design.

Attachments: 1. Three-Lot Development Project Plans
2. Four-Lot Development Project Plans
project while not increasing the floor area beyond what would be provided in a 10-story design.

**Liaison Comments/Direction.** A formal application for the proposed project has not been submitted at this time; however, due to the unique nature of the seismic fault impacting development options, as well as the increased height and various configurations that may be pursued, the applicant has requested that this matter be presented to the Liaisons for preliminary review and comments/questions. It is expected that the applicant will provide a brief presentation during the meeting.

**Next Steps.** Upon receiving comments from the Liaison Committee regarding the request, staff will work with the applicant to file the appropriate applications should the property owner choose to proceed.
ATTACHMENT 1

THREE-LOT DEVELOPMENT PROJECT PLANS
NO FAULT LINE
(4 + 1), (5 + 1) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 79,420 SF
FLOOR AREA WITH MODULATION DEDUCTION: 78,154 SF

WITH FAULT LINE
(4 + 1), (8) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 79,420 SF
FLOOR AREA WITH MODULATION DEDUCTION: 74,568 SF

WITH FAULT LINE
(4 + 1), (10) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 79,420 SF
DESIGNED, TOTAL FLOOR AREA: 70,000 SF
NO FAULT LINE
(4 + 1), (5 + 1) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 79,420 SF
FLOOR AREA WITH MODULATION DEDUCTION: 78,154 SF

WITH FAULT LINE
(4 + 1), (8) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 79,420 SF
FLOOR AREA WITH MODULATION DEDUCTION: 74,568 SF

WITH FAULT LINE
(4 + 1), (10) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 79,420 SF
DESIGNED, TOTAL FLOOR AREA: 70,000 SF

3 LOTS
CONTRAST MASSING OVERLAY ON (4+1), (5+1) STOREY BUILDING VS. (4+1), (10) STOREY BUILDING

3 LOTS
NO FAULT LINE

WITH FAULT LINE

PROVIDED MODULATION:
6 (NO. OF STORIES) X 869.2 SF > 5,175 SF MIN. REQ.

PROVIDED MODULATION:
10 (NO. OF STORIES) X 534 SF = 5,340 SF > 5,175 SF MIN. REQ.
THANK YOU

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ATTACHMENT 2

FOUR-LOT DEVELOPMENT PROJECT PLANS
NO FAULT LINE
(4+1), (5+1) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 107,920 SF
FLOOR AREA WITH MODULATION DEDUCTION: 102,156 SF

WITH FAULT LINE
(4+1), (10) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 107,920 SF
FLOOR AREA WITH MODULATION DEDUCTION: 94,920 SF

WITH FAULT LINE
(4+1), (13) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 107,920 SF
DESIGNED, TOTAL FLOOR AREA: 107,900 SF
KEVIN TSAI
ARCHITECTURE
125-133 S LINDEN
Beverly Hills, CA 90212

August 20, 2020 6:33 PM

**NO FAULT LINE**
(4+1), (5+1) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 107,920 SF
FLOOR AREA WITH MODULATION DEDUCTION: 102,156 SF

**WITH FAULT LINE**
(4+1), (10) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 107,920 SF
FLOOR AREA WITH MODULATION DEDUCTION: 94,920 SF

**WITH FAULT LINE**
(4+1), (13) STOREY BUILDING
MAX. ALLOWABLE FLOOR AREA: 107,920 SF
DESIGNED, TOTAL FLOOR AREA: 107,900 SF
CONTRAST MASSING OVERLAY ON (4+1), (5+1) STOREY BUILDING VS. (4+1), (13) STOREY BUILDING

4 LOTS
41x large Stalls
THANK YOU

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