

IMPARTIAL ANALYSIS

This measure concerns the 8.97 acre parcel bounded by Wilshire Boulevard, Merv Griffin Way, and Santa Monica Boulevard. On the property today is The Beverly Hilton Hotel and under construction is the Waldorf Astoria Hotel.

In 2008, the City of Beverly Hills approved the “Beverly Hilton Specific Plan” (Original Plan). In addition to the existing hotel, the Original Plan authorizes two residential buildings, the Waldorf Astoria Hotel, conference facilities, accessory structures and landscaped open space.

In 2016, a petition was circulated and signed by the requisite number of voters to place an initiative on the ballot to amend that Original Plan. Among other changes, this amended plan (Initiative) would combine the two residential buildings into one building with additional height, and create a private garden generally open to the public.

RESIDENTIAL BUILDINGS. The Original Plan authorizes two residential buildings totaling 110 residential units. One is an 8 story building (101 feet) at the Merv Griffin/Wilshire corner. The second is an 18 story building (218 feet) at the Merv Griffin/Santa Monica corner.

The Initiative combines these two residential buildings into one 26 story (345 feet) tower at the Merv Griffin/Santa Monica corner. It also adds 10 “accessory staff rooms” to the 110 approved residential units. The accessory staff rooms will be no greater than 500 square feet each and will not have kitchen facilities.

OPEN SPACE. The Original Plan includes a Sculpture Garden and Subtropical Garden as open space at the Merv Griffin/Wilshire corner. These gardens occupy approximately 1.25 acres. The Initiative replaces these gardens and the 8 story building with no less than 1.7 acres of private garden generally open to the public, subject to reasonable restrictions determined by the property owner. Across the entire site, the total ground level open space increases from 3.28 acres in the Original Plan to 3.89 acres in the Initiative.

CONFERENCE/HOTEL FACILITIES. The Original Plan authorizes a two-story Conference Center (41 feet) along Wilshire Boulevard. The Initiative replaces that Center with a one story “Conference/Hotel Facilities Addition” (22 feet) that contains meeting rooms, a restaurant, and ancillary hotel uses. It moves the hotel pool for the Beverly Hilton to the roof of this addition. Pool amenities may be 18 feet above the roof for total height of 40 feet.

DESIGN REVIEW. The Original Plan requires the developer to obtain design approvals from the City’s Architectural Commission. The Initiative removes the Architectural Commission’s discretion and requires the Commission to approve any final designs that substantially conform to the Initiative.

WATER. To reduce the project’s water demands, the Original Plan requires all new buildings to be served by a “graywater system.” The Initiative requires collection of graywater from new buildings; but it only requires graywater to be used on gardens and landscaping.

A YES vote on the measure implements the Initiative.

A NO vote on the measure leaves the Original Plan in place.