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# Welcome

## **Informational Community Meeting on the Proposed Mixed Use Overlay Zone Regulations**

The presentation will begin at 6 PM.

Please mute your video/phone.

To submit questions use the GoToMeeting chat.  
Video/phone questions will also be taken after the presentation.



City of Beverly Hills  
Community Meeting  
October 8, 2020

# Mixed Use Overlay Zone

## **Welcome to the Informational Community Meeting**

- Introductions – City Staff
- Meeting Overview and Housekeeping
- Project Basics
- Overview of Mixed Use Overlay
- Overview of Density Bonus Law
- Question and Answer
  - Questions from chat
  - Video Questions
  - Phone Questions



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# Mixed Use Overlay Zone

## Welcome to the Informational Community Meeting

- Timothea Tway, Principal Planner
  - [ttway@beverlyhills.org](mailto:ttway@beverlyhills.org)
- Ryan Gohlich, Chloe Chen, Teresa Revis
  - will be monitoring the chat feature of this meeting for questions



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# Mixed Use Overlay Zone

## Welcome to the Informational Community Meeting

### Meeting Goals:

- Provide an overview of the proposed Mixed Use Overlay Zone – provide clarity
- Explain how the Overlay Zone could be used with State Density Bonus Law
- Answer/gather questions from the public
- **No decisions made at this meeting – informational only**



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# Mixed Use Overlay Zone

## Welcome to the Informational Community Meeting

- This meeting is being televised and recorded
- Link to recording: [www.beverlyhills.org/planningpolicy](http://www.beverlyhills.org/planningpolicy)
- **Please mute your videos and phones until asked to unmute**



# Mixed Use Overlay Zone

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## If You Have Questions

- To submit a question during the presentation use the GoToMeeting chat function, staff will gather questions
  - Questions can also be submitted to [commentpc@beverlyhills.org](mailto:commentpc@beverlyhills.org)
  - We will also take video/phone questions
  
  - Staff hosted meeting – not Planning Commission or City Council meeting
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# Mixed Use Overlay Zone

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## If You Have Comments

- Comments provided today will be verbally summarized for the City Council
- To submit comments directly to City Council:
  - Email [cityclerk@beverlyhills.org](mailto:cityclerk@beverlyhills.org)
  - Attend City Council virtual meeting on October 13, 2020

**For more information on participation at City Council meeting  
please visit [www.beverlyhills.org/planningpolicy](http://www.beverlyhills.org/planningpolicy)**

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# Mixed Use Discussion

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## Project Basics

A large, light blue speech bubble with a black outline, pointing towards the "Project Basics" header. It contains the text "Questions?" and "Please use the chat feature to ask questions."

Questions?

Please use the chat  
feature to ask  
questions.

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# Mixed Use Overlay Zone

## **What is the Mixed Use Overlay Zone Project?**

- City Council directed Planning Commission to create uniform standards for mixed use projects in certain commercial areas of the City.
- This project creates those standards, which will be included in the zoning code.
- These standards will let developers know what rules they must follow for mixed use buildings, and where these buildings can be constructed.



# Mixed Use Overlay Zone

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## **What is Mixed Use?**

- Buildings that contain both commercial and residential uses
    - Usually commercial on ground or lower floors with residential above
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# Mixed Use Overlay Zone

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## **What is an Overlay Zone?**

- A supplemental zone applied over an existing zone, to provide additional or special standards
    - In this case – a new building could use either underlying zone, or overlay zone regulations
-



# Mixed Use Overlay Zone

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## **What is Density?**

- Density refers to the number of residential units that can be constructed on a site. Usually density is calculated in units per acre, or allowed units per square feet of site area.
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# Mixed Use Overlay Zone

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## **What is Density Bonus Law?**

- State law that allows developer to receive a bonus in density as well as other incentives like additional height, lower parking requirements and other deviations from the rules in exchange for building affordable housing
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# Mixed Use Overlay Zone

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## **Why is there interest in creating this Overlay Zone?**

- Mixed use currently not allowed in the City
  - Several mixed use projects have been constructed in the past, with special zones created for those projects by City Council
  - Desire to create uniform rules for developers to follow
-



# Mixed Use Discussion

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## **Background:**

- Mixed use discussed in community at various times and during 2010 General Plan update process
  - October 2018: Council directs Planning Commission to Study creation of rules
  - December 2018: Planning Commission creates ad-hoc, ad-hoc met multiple times to discuss standards/ideas
  - July 2019: Planning Commission holds study session
  - May 2020: City Council/Planning Commission Liaison meeting
  - May 2020: Planning Commission Study Session
  - June 2020: Planning Commission Public Hearing – Draft regulations recommended for approval
-



# Mixed Use Discussion

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## **What Happens After Today?**

- October 13, 2020 City Council Public Hearing
    - Council considers Planning Commission recommendation
    - Public Comments considered
    - City Council decides how to move forward:
      - Approval/Denial
      - Send back to Planning Commission for more study
      - Request Staff to return to City Council for more discussion
-





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# Mixed Use Discussion

## Summary of Proposed Mixed Use Overlay Zone

Questions?

Please use the chat  
feature to ask  
questions.



# Mixed Use Discussion

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## **Context and Objectives**

- Opportunity for new housing and housing types
    - Smaller units – seniors/small families
    - Addressing regional housing needs & city housing needs
    - No displacement of existing residents for new units
  - Provide housing near high quality transit (bus and rail)
  - Facilitate vibrant neighborhoods and commercial corridors
  - Establish uniform standards for this type of construction
    - Certainty for neighbors and property owner
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# Mixed Use Discussion

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## **Summary of Draft Ordinance**

- Overlay zone – property owner can use underlying zoning (commercial only) or overlay (mixed use)
  - Any new development requires Planning Commission review and approval (Development Plan Review Permit)
  - Most of ground floor must be commercial
  - Number of units based on site area
  - Height based on maximum height for neighboring residential properties
-



# Mixed Use Discussion

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## **Regulations in Draft Ordinance**

- Proposed Areas
  - Height
  - Commercial Standards
  - Residential Standards
    - Unit Size
    - Parking
  - Conversion of existing buildings
  - Process for project review and approval
  - Affordable Housing
    - Inclusionary
    - Density Bonus
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# Mixed Use Discussion

## Proposed Area

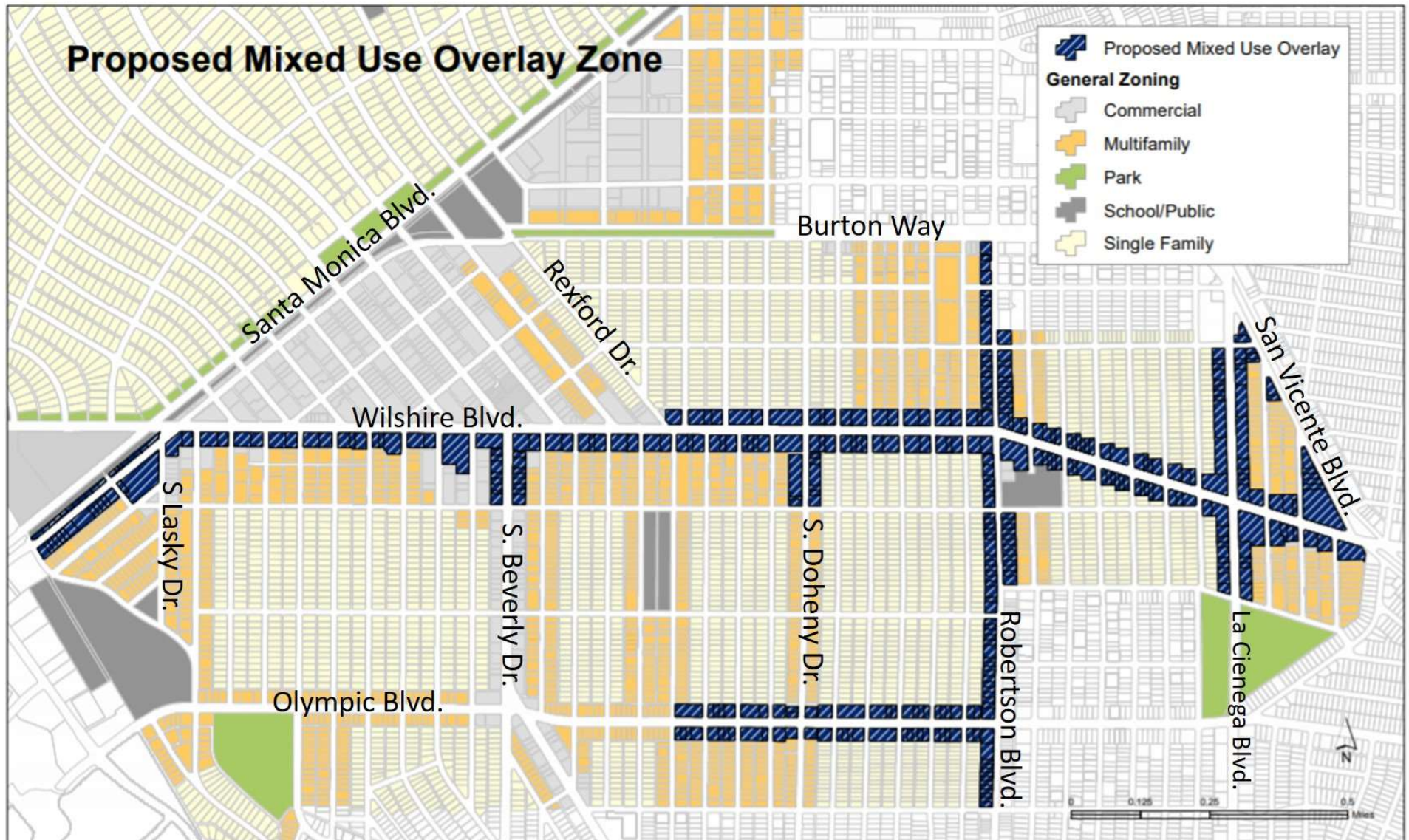
Questions?

Please use the chat  
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# Mixed Use Discussion

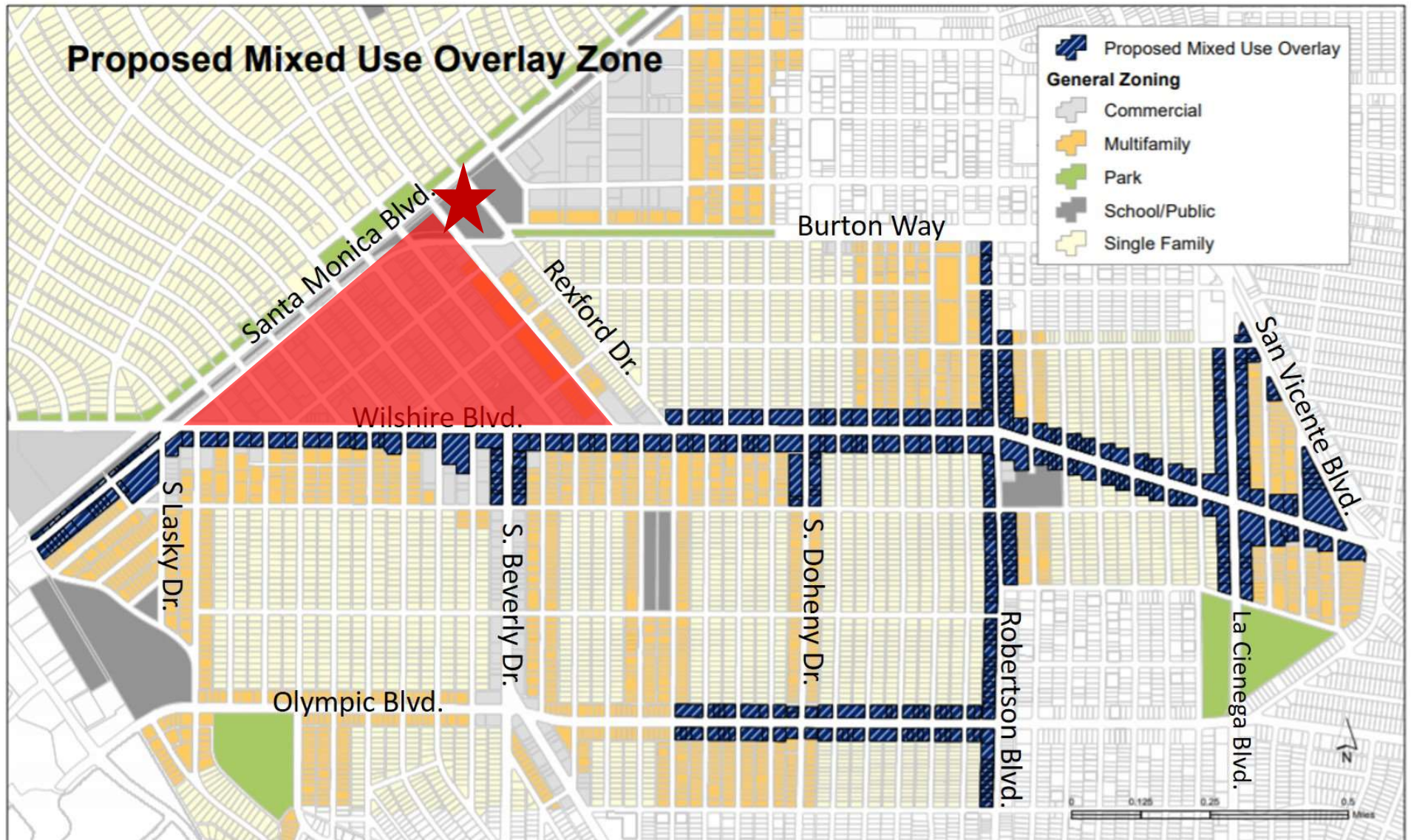






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# Mixed Use Discussion

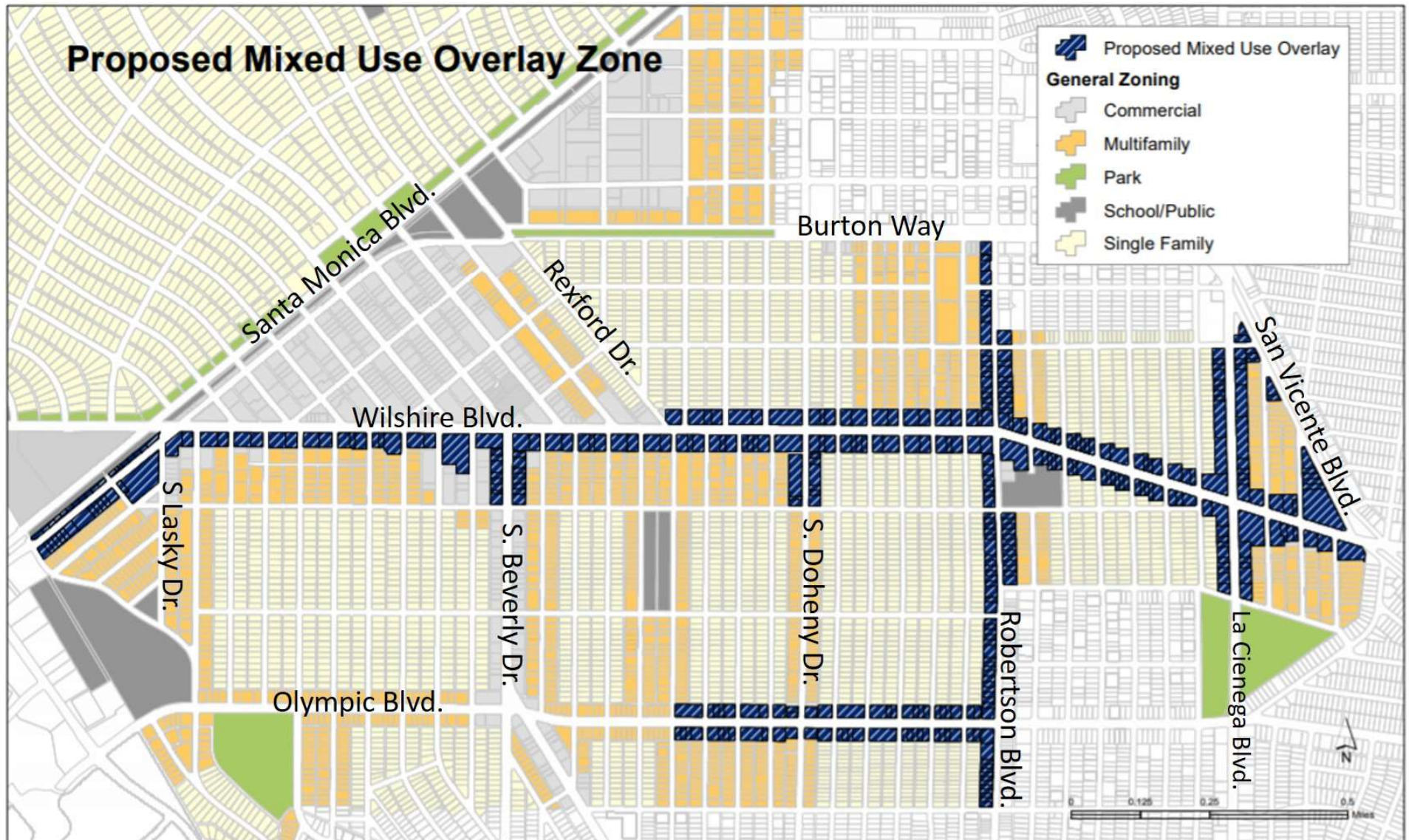






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# Mixed Use Discussion







# Mixed Use Discussion

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## Commercial properties fronting:

- **Wilshire Boulevard** between San Vicente Boulevard and Rexford Drive
  - **Southern side of Wilshire Boulevard** between Rexford Drive and South Santa Monica Boulevard
  - **La Cienega Boulevard** between the northern and southern borders of the City
  - **Robertson Boulevard** between the northern and southern borders of the City
  - **South Santa Monica Boulevard** located between Wilshire Boulevard and Moreno Drive
  - **Olympic Boulevard** from Rexford to the eastern City boundary
  - the 100 block of **South Beverly Drive**
  - The 100 block of **South Doheny Drive**
  - **San Vicente Boulevard** between the northern and southern borders of the City
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# Mixed Use Discussion

## Height

Questions?

Please use the chat  
feature to ask  
questions.



# Mixed Use Discussion

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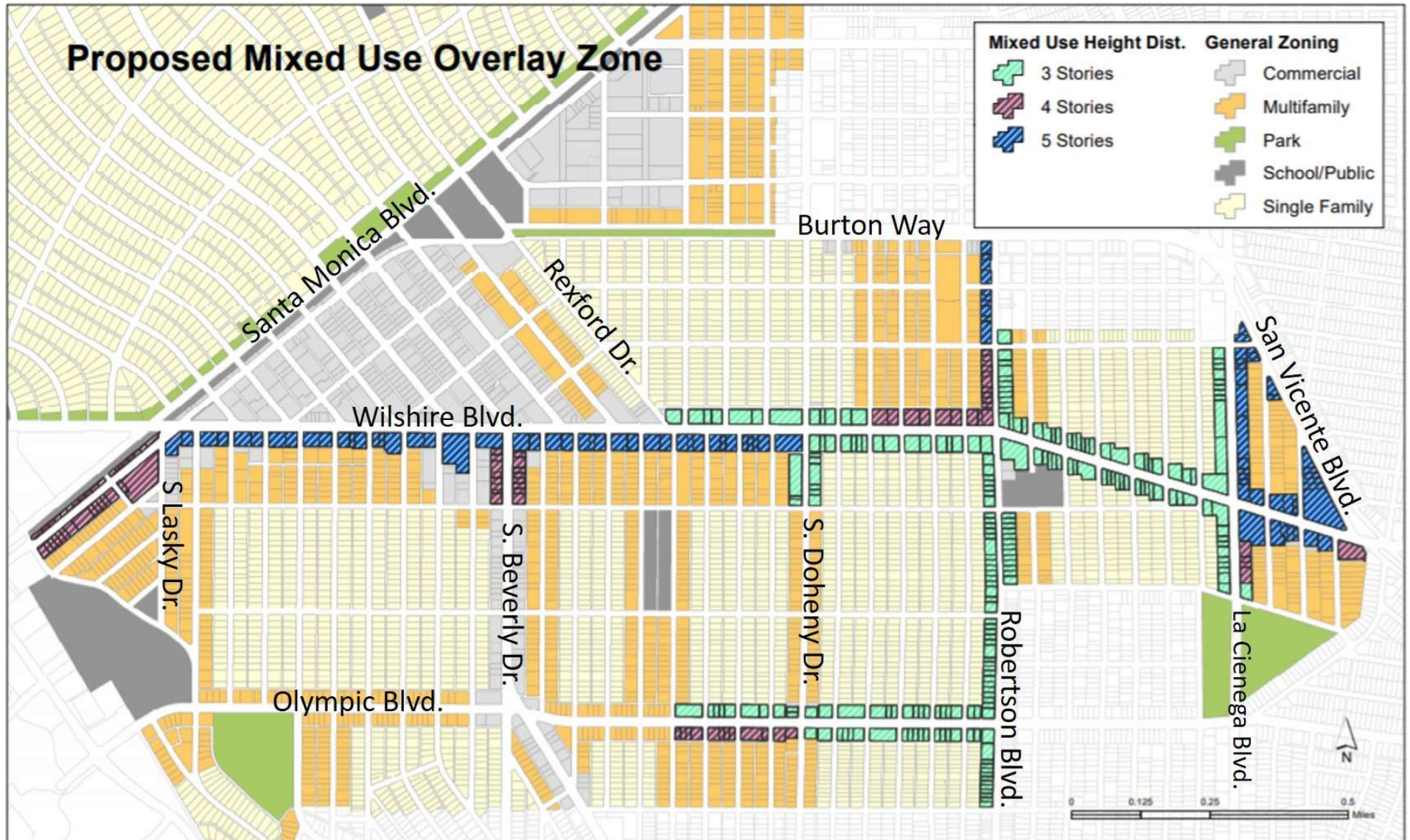
## Height

- Height varies based on adjacent zoning:
    - Adjacent to single family or 3 story multi-family = 3 stories/45 feet
    - Adjacent to 4 story multi-family = 4 stories/45 feet
    - Adjacent to 5 story multi-family or commercial = 5 stories/55 feet
  - Density Bonus
    - Developer could request deviation from height regulations if affordable units are provided
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# Mixed Use Discussion

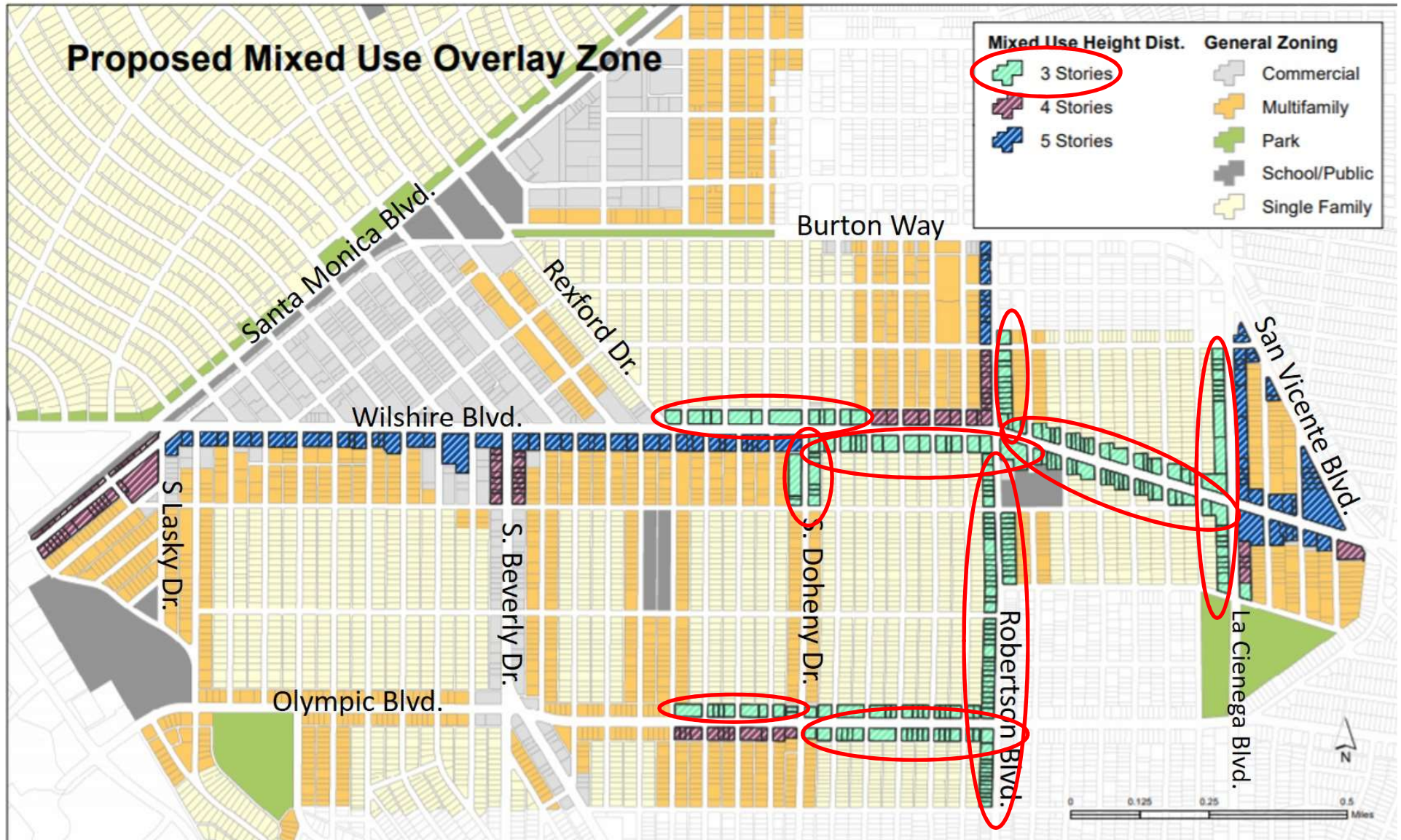






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# Mixed Use Discussion

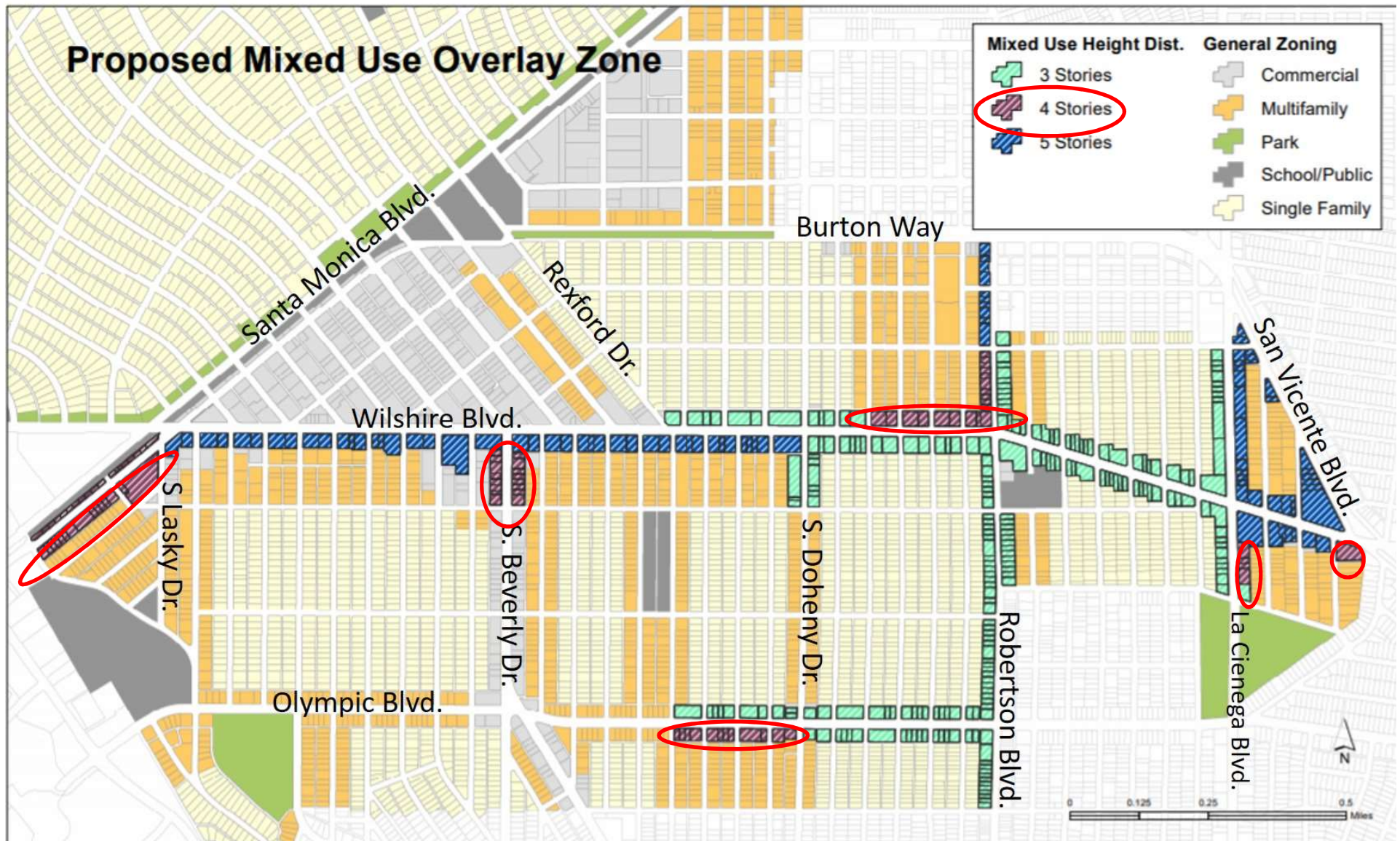






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# Mixed Use Discussion

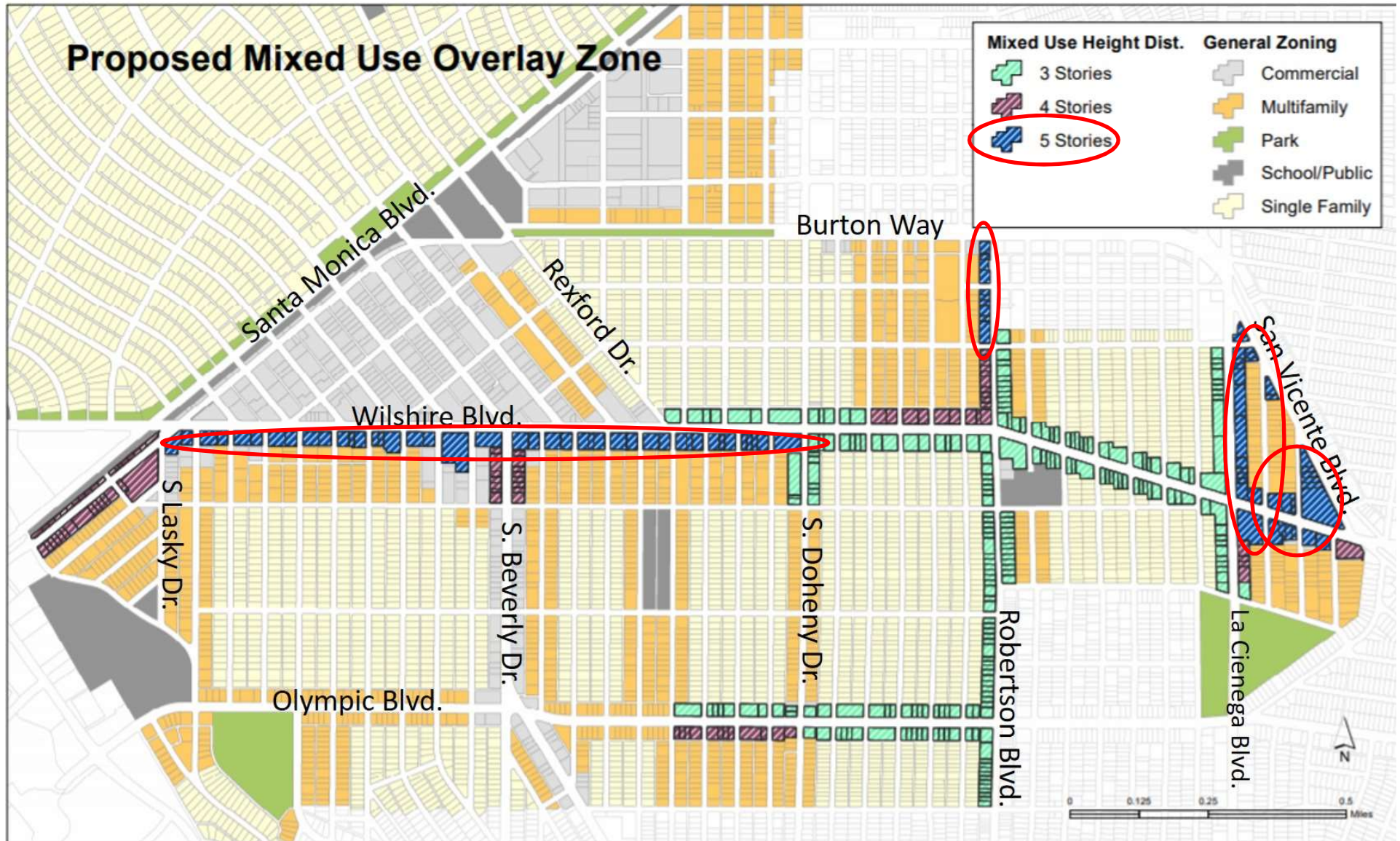






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# Mixed Use Discussion





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# Mixed Use Discussion

## **Commercial Standards**

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# Mixed Use Discussion

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## **Commercial Standards:**

- Allowed/Conditionally permitted uses same as C-3 Zone
  - No medical or entertainment uses (compatibility issues)
  - Developments would be governed by transitional operational standards that are already in place:
    - Setbacks
    - Screening
    - Operating hours
    - Hours for delivery
    - Noise
-



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# Mixed Use Discussion

## Residential Standards

Questions?

Please use the chat  
feature to ask  
questions.



# Mixed Use Discussion

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## **Residential Standards – Location**

- Residential uses not allowed in first 40 feet of first floor of building
    - limited lobby or residential uses on ground floor with Planning Commission review and approval
-



# Mixed Use Discussion

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## **Residential Standards – Density**

- One unit for every 550 square feet of site area (79 units/acre)
    - Higher density than other areas of the City
  - Development would still need to comply with development standards (setbacks, height, etc.)
  - To encourage smaller units, allow more housing near transit
  - Density bonus project could get more density depending on number of affordable units provided
-



# Mixed Use Discussion

## Residential Standards – Unit Size

- Smaller units than allowed in other parts of the City

Unit Size	Current Multifamily Requirements (sqft)	Proposed Mixed Use Overlay Overlay Requirement (sqft)
Studio	600	500
One bedroom	1,000	500
Two bedrooms	1,300	800
Three + bedrooms	1,500	800

- Proposing maximum 1,750 average unit size
  - Encourage a mix of unit sizes, not all big units



# Mixed Use Discussion

## Parking Standards

- Residential standards – same as current City Standards

Unit Size	Parking required
Studio	1 space
One bedroom	2 spaces
Two bedrooms	2.5 spaces
Three bedrooms	3 spaces
Four bedrooms	3 spaces
Guest parking	1 space per 4 units

- Planning Commission on June 19, 2020 originally considered lower parking requirements – decided to increase them to existing multi-family requirements



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# Mixed Use Discussion

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## **Parking Standards**

- Commercial standards – same as city standards
- Density bonus
  - Allows lower parking requirements than code standards



# Mixed Use Discussion

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## **Conversion of existing buildings**

- Can request to convert existing building into mixed use
  - Must comply with regulations, unless physically not feasible
    - Example – height
  - Requires same review (Planning Commission approval of Development Plan Review)
-





# Mixed Use Discussion

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## Affordable Housing

- Inclusionary Housing
    - Interim ordinance would apply – requires affordable units
    - Longer term regulations currently being studied
  - Density Bonus and Mixed-Use
    - Could be requested by property owners who wish to provide affordable housing
  - Standards proposed are meant to provide units that are more affordable than what is generally built in the city
-



# Mixed Use Discussion

## **Overlay Zone and Approval process for Mixed Use Projects**

- Property owner not required to build mixed-use, could use underlying commercial zoning
- All projects would require discretionary approval by Planning Commission
  - Noticed public hearing
  - Opportunity for public input
  - Conditions could be imposed for approval



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# Mixed Use Discussion

## Density Bonus

Questions?

Please use the chat  
feature to ask  
questions.



# Mixed Use Discussion

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## Density Bonus

- State program for projects with affordable housing units – City must allow developer to use program if requested
  - Allows developer to receive extra density, state defined parking requirements, and ask for waivers from other code standards (height, setbacks, unit size, etc.)
  - Would be applicable to mixed-use zone
  - Recent changes signed into law that will start in 2021
-



# Mixed Use Discussion

## Density Bonus

- Is currently applicable to all multi-family zones in the City
  - City has approved several density bonus projects
- Projects would still require review by the Planning Commission
  - New commercial and multi-family currently require review
  - Conditions may be imposed
- Two types
  - Standard
  - Special types defined by state



# Mixed Use Discussion

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## **More about standard density bonus projects**

- **Most** standard density bonus projects:
    - Would include between 5-40% affordable units to get up to 35% bonus in density
      - Maximum is 50% bonus in density next year
    - Would have lower parking requirements than standards
    - Developer could receive waivers from code standards
      - Could include:
        - Reduced setbacks
        - Unit size changes
        - Additional height – typically one story
-



# Mixed Use Discussion

## Special Density Bonus Projects

Project type
Provides at least 11% very low income or 20% lower income units and within ½ mile of transit
100% affordable rental
100% affordable rental for seniors
100% affordable rental for special needs/supportive housing



# Mixed Use Discussion

## Density Bonus and Parking

Standard Density Bonus Projects:

Unit Size	Standard Density Bonus
Studio and 1 bedroom	1 space
Two and Three bedroom	2 spaces
Four bedrooms	2.5 spaces
Guest parking	None required

- Changes next year - (2&3 bedroom = 1.5 spaces per bedroom)





# Mixed Use Discussion

## Density Bonus and Parking Special Density Bonus Projects

Special Density Bonus	Parking
Provides at least 11% very low income or 20% lower income units and within ½ mile of transit	0.5 spaces per bedroom
100% affordable rental w/in ½ mile of major transit stop	0.5 spaces per unit
100% affordable rental seniors with paratransit or near bus route	0.5 spaces per unit
100% affordable rental for special needs/supportive housing for lower income	0 spaces per unit

- Changes next year - 100% affordable for low income or low income for seniors - no parking if project is ½ mile major transit stop



# Mixed Use Discussion

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## **Density Bonus and Height**

### Standard Density Bonus Project:

- In the past – one additional story has been granted when requested

### Special Density Bonus Project:

- State law allows up to three additional stories in height for projects with 100% affordable units
  - City has not had requests to construct this type of project yet
-



# Mixed Use Discussion

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## **Density Bonus and Other Deviations from Code**

- Reduced setbacks
  - Unit size changes (smaller units)
  - Waiver of modulation requirements
  - Additional height (usually one story, can be up to three)
  - Other...
-



# Mixed Use Discussion

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## **Density Bonus and Mixed Use Summary**

- Developer could use Density Bonus in mixed use overlay zone
  - Developer can use Density Bonus in multi-family residential zone
  - Each Density Bonus request is unique, depends on what developer is providing (affordable units) and requesting (height, deviations, density)
  - Projects would still require Planning Commission review
-



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# Mixed Use Discussion

## Wrapping Up

Questions?

Please use the chat  
feature to ask  
questions.



# Mixed Use Discussion

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## What Happens Next?

- October 13, 2020 City Council Public Hearing
    - Council considers Planning Commission recommendation
    - Public Comments considered
    - City Council decides how to move forward:
      - Approval/Denial
      - Send back to Planning Commission for more study
      - Request Staff to return to City Council for more discussion
-



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# Mixed Use Discussion

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## Questions?

Please submit via the chat feature in GoToMeeting

Will then take video questions and phone questions

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# Mixed Use Discussion

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## **Thank You!**

The presentation has concluded.

Meeting room will remain open for additional questions.

If you join and would like to speak with staff or ask a question, please use the GoToMeeting chat feature, or unmute yourself to speak with staff.

To contact the planner: Timothea Tway – [ttway@beverlyhills.org](mailto:ttway@beverlyhills.org)

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