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
4th Floor Conference Room A
Beverly Hills, CA 90210

Thursday, March 10, 2016
10:00 AM

AGENDA

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

2) Proposed Restaurant at 248/250 N. Canon Drive

3) Proposed Rezoning of R-1 Properties at 128 and 130 S. Carson Road

4) Adjournment

Byron Pope, City Clerk

Posted: March 9, 2016

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Manager's Office at (310) 285-1014. Please notify the City Manager's Office at least twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility.
Neu Investment Corporation is the owner of 250 N. Canon Drive, a three-story office building, and the parking lot immediately adjacent to the South. The owners are desirous of building a new building on the parking lot to be occupied by the world-famous Chef, Alain Ducasse. Mr. Ducasse is the first Chef to own restaurants carrying three Michelin stars in three cities and is the one of only two chefs to hold twenty-three Michelin stars throughout his career.

The planned building, which will be code compliant and three stories at 45 feet in height, occupying approximately 14,250 square feet (a two-to-one floor ratio). In addition, there will be subterranean parking for 108 cars serviced with a state of the art automobile elevator.

The required parking spaces for the building, per the calculation and plans by Nadel Architects, as attached hereto are 108 cars.

As the construction of this structure will take away the existing 20 parking spaces servicing the building at 250 N. Canon Drive, we propose, per the Nelson/Nygard final report of June 2014 Beverly Hills In-Lieu Parking Study (pages 3-4 quoted herein), that the flip side of the joint use daytime/nighttime analysis would apply. The parking required for the restaurant would be surplus during the day thus obviating the requirement to replace the 20 deleted parking spaces for the office building.

We therefore request that the requirement for replacing 20 parking spaces be waived based on the below quoted study.

"This characteristic is partially addressed in the joint use clause of the parking code. Under this clause, the Planning commission may authorize the shared or joint use of off-street parking facilities. Up to fifty percent (50%) of the parking facilities of a use considered to be primarily a daytime use may be used to satisfy the parking facilities required by this article for a use considered to be primarily a nighttime use. The Planning Commission may also grant reduced parking in certain circumstances. While these accommodations address time-of-day difference in parking demand, they do not systematically reflect the trip reduction effects associated with mixed use development."

Bringing to Beverly Hills this world-famous Chef in the extraordinary architecture that will be built is feasible only if Neu Investment Corporation is allowed to build the building without the burdensome cost of in-lieu fees by use of joint use parking, and stacked parking.

Finally, Mr. Ducasse will be coming into Los Angeles at the beginning of March to make a final decision on where in the greater Los Angeles area he plans to put his new restaurant. We would appreciate having positive feedback from City Planning by March 1st, so that we may finalize an agreement with Mr. Ducasse, to bring his extraordinary restaurant to Canon Drive.

Please find attached the plans showing how the cars will be allocated per floor. It should be noted that each floor would have its own attendant to handle the traffic generated on that floor, in addition to the attendant's that will bring the cars to the elevators. Should the restaurant not succeed, there will remain sufficient parking on-site to handle the new office building and covenanted parking.
Hello Richard;

It was nice speaking to you earlier
Below the most up to date recap of Mr. Ducasse Michelin stars restaurant

Please let me know if there is anything else I can assist

- 3 Stars:
  - Alain Ducasse at Plaza Athenee
  - Alain Ducasse at the Dorchester
  - Alain Ducasse a l'Hotel de Paris

- 2 Stars:
  - Beige
  - Le Meurice

- 1 Star
  - Benoit
  - La Bastide de Moustier
  - Hostellerie de la Celle
  - Le Jule Vernes
  - Spoon

Total: 19

Have a great week-end

Best

Yannis Stanisière
Corporate F&B USA & Asia
Director of New Builds
PROPOSED RESTAURANT PROJECT SUMMARY

248 N. CANON DRIVE

PROJECT ADDRESS:
248 N. CANON DR.
BEVERLY HILLS, CA 90210

ZONING SUMMARY
ZONING:
BHC3
HEIGHT LIMIT:
45'
FAR:
2:1
APN:
4343-006-002
LEGAL DESCRIPTION:
BLK 12
FRONT SETBACK:
NONE
EXISTING LOT AREA:
7,125 S.F.
ALLOWABLE AREA:
14,250 S.F.

PROJECT AREA MATRIX

| FLOOR | DINING AND BAR AREA | OUTDOOR TERRACE AREA | CIRCULATION/
<table>
<thead>
<tr>
<th></th>
<th>(SQ FT)</th>
<th>(SQ FT)</th>
<th>KITCHEN, B.O.H., AND RESTROOM AREAS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>810</td>
<td>717</td>
<td>2,163</td>
</tr>
<tr>
<td>2</td>
<td>1,488</td>
<td></td>
<td>2,888</td>
</tr>
<tr>
<td>3</td>
<td>568</td>
<td>2,556</td>
<td>2,594</td>
</tr>
<tr>
<td>TOTAL</td>
<td>5,264</td>
<td>5,220</td>
<td>8,045</td>
</tr>
</tbody>
</table>

PARKING REQUIRED (BASED ON DINING AREA)

<table>
<thead>
<tr>
<th>AREA (SQ FT)</th>
<th>PARKING PROVIDED (QMT)</th>
<th>PARKING REQUIRED (QMT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>INDOOR, EXTR.</td>
<td>4,001</td>
<td>7.48</td>
</tr>
<tr>
<td>CIRC, KITCHEN, B.O.H., AND RESTROOMS</td>
<td>6,990</td>
<td>20</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11,991</td>
<td>27.48</td>
</tr>
</tbody>
</table>

*NOTE: BHC 3-2.2.750 STATES THAT 25% OF FACING SPACES FOR NON-DINING AND BAR FLOOR OR AREAS MAY APPLY TOWARDS PARKING FOR DINING AND BAR FLOOR AREAS
CAR ELEVATOR PARKING:
28 ON LIFTS
6 VALET D.P.
34 TOTAL PARKING SPACES PER FLOOR

34 X 3 FLRS = 102
248 N. CANON DRIVE

SECON D LEVEL PLAN
SCALE: 1/8"=1'-0"

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE ... OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.   COPYRIGHT:   NADEL ARCHITECTS, LLP.  ALL RIGHTS RESERVED.
RENDERING STANLEY DR/ WILSHIRE BLVD - REVISED VIEW
WITHOUT EXISTING STREET TREES