In Lieu Parking
Planning Review Application

Application Overview:
Before submitting a request for an In Lieu Parking Application, the Applicant should thoroughly review this application, as well as the Beverly Hills Municipal Code (BHMC), available online at www.beverlyhills.org/zoning. The Applicant should also consult with City staff that will be involved in reviewing and processing the application, primarily in the Community Development Department. Electronic copies of all Planning Review Applications are available on the City’s Planning Division webpage at www.beverlyhills.org/planningapplications.

Application Table of Contents:
There are six (6) parts to this application. Each section must be completed in its entirety, and all requirements must be met in order for this application to be accepted for filing.

- Section 1 – In-Lieu Parking District Map
- Section 2 – Property Information & Project Description
- Section 3 – Owner Authorization & Applicant Team Contact Information
- Section 4 – Supplemental Questions
- Section 5 – Public Notice Requirements
- Section 6 – Submittal Requirements & Checklist

Filing Fee:
See current Planning Department Fee Schedule here: www.beverlyhills.org/planningapplications or call Community Development at (310)-285-1141.

Staff Contact Information:
Please contact staff to schedule an appointment to submit an In Lieu Parking Application. If you have questions about this application, please call (310)-285-1141 and ask to be directed to Current Planning, or visit the following website for staff contact information:
www.beverlyhills.org/contactplanning.
Section 2 – Property Information & Project Description

A. Property Information

Project Address: _______________________________________________________________

Legal Description of Property: 1 ____________________________________________________

___________________________________________________________________________

Adjacent Streets: ______________________________________________________________

Lot Area: ______ (square feet) Assessor Parcel Number(s): _______________________

Existing Use: __________________________________________________________________

Existing Height: ______ Existing Floor Area: ______ (square feet) Existing FAR: ______

Existing Setbacks from Property Lines:

Front: _____________ Side(s): ____________, ____________ Rear: ________________

B. Project Information:

Proposed Use: ________________________________________________________________

Proposed Height: ______ Proposed Floor Area: ______ (square feet) Proposed FAR: ______

Proposed Demolition: Yes □ No □ If yes, describe: ________________________________

Proposed Setbacks from Property Lines:

Front: _____________ Side(s): ____________, ____________ Rear: ________________

C. Identify the site’s zoning designation (City Zoning Map: http://gis.beverlyhills.org/):

____________________

D. Describe the existing conditions of the subject site (i.e. existing structures, landscaping, and present use):

E. Were any existing structures on the property designed by a Master Architect or are any identified on any historic resource inventory, including the City of Beverly Hills Historic Resource Inventory? (see list of Local Master Architects here: www.beverlyhills.org/historicpreservation)

Yes □ No □ If yes, please list the architect(s): _______________________________________

Please contact the Historic Preservation Group at (310)-285-1141 for more information.

Have you spoken with the Historic Preservation staff? Yes □ No □

1 Legal Description Requirements:

The legal description must include the lot, block, and tract name/number of all contiguously owned parcels (even if the parcels are not a part of the proposed project), and should be based on a Title Report, Grant Deed, or survey from a licensed engineer.
F. Please indicate all type(s) of eligible use(s) involved in the request, pursuant to BHMC §10-3-3303:

| □ | A: General Retail Sales Commercial Activities: General retail sales commercial activities shall include the retail sale or rental from the premises, primarily for personal or household use, of goods and general hardware but exclude the sale or rental of motor vehicles. |
| □ | B: Convenience Sales and Service Commercial Activities: Convenience sales and service commercial activities shall include the retail sale, from the premises, of drugs and other frequently needed small personal convenience items, such as toiletries, tobacco, and magazines, as well as the provision of personal convenience services which are typically needed frequently or recurrently, such as barber and beauty care, and include shoe shining and laundry or dry cleaning pick up stations. |
| □ | C: Food Sales and Service Commercial Activities: Food sales and service commercial activities shall include the retail sale, from the premises, of food or beverages for home consumption, as well as the retail sale of prepared food or beverages for on premises consumption, but shall exclude auto oriented short order eating places and eating establishments that do not primarily provide full table service to their customers. |
| □ | D: Equipment Rental and Leasing Services: Equipment rental and leasing services shall include business equipment, medical equipment, sports equipment, photography equipment, and furniture but shall exclude vehicular, construction, and heavy duty equipment and sanitation units. |
| □ | E: Museum Uses: Museum uses owned and controlled by nonprofit, tax exempt entities. |
| □ | Non-specified Uses (BHMC §10-3-3305): Uses that are not excluded in BHMC §10-3-3304 (see definition below) may be approved by the Planning Commission if the use encourages retail trade and would generate additional retail sales either through the use itself or because it will attract and serve potential retail sales customers, and the use is compatible with and will not be detrimental to retail business in the in lieu parking district. Please write in the proposed non-specified use: |


 Exclude Uses pursuant to BHMC §10-3-3304: any use of property located within the in lieu parking district for commercial office use, including, but not limited to, legal, medical, dental, financial, consultative, real estate, insurance, and administrative office purposes or manufacturing, repairs, reservations, banking, savings and loans, travel agencies, financial services, communication services, research, wholesale sales, auto oriented short order eating places, eating establishments that do not primarily provide full table service to their customers, construction sales and service, and adult entertainment businesses.
**Combination of Eligible and Excluded Uses:**

The Planning Commission may approve a project that contains both eligible (including non-specified uses) and excluded uses if the Commission determines that:

- The entire ground floor of the structure will be utilized by an eligible use;
- The floor area of the structure for the eligible use exceeds that of the floor area in the structure dedicated to the excluded use;
- Eligibility for participation in the in lieu parking district is restricted only to the floor area of the structures dedicated to eligible uses;
- The excluded use of the structure is compatible with and will not be detrimental to retail business in the in lieu parking district; **AND**
- The application complies with all other requirements of Title 10, Chapter 3, Article 33 of the BHMC.

If the proposed project contains both eligible and excluded uses, please specify those uses here, as well as how the proposed project meets all of the above criteria:

_______________________________________________________________________________
_______________________________________________________________________________
_______________________________________________________________________________
_______________________________________________________________________________
_______________________________________________________________________________
_______________________________________________________________________________
_______________________________________________________________________________
_______________________________________________________________________________
Section 3 – Owner Authorization & Applicant Team Contact Information

A. Property Owner Information:

Name(s): 
Address: 
City: State & Zip Code: 
Phone: 
E-Mail: 

Ownership Information Requirements:
In order to verify that the property owner has given consent to file this application, the following documentation must be submitted at the time of filing.

- Grant Deed – This is required if the Los Angeles County Assessor’s Records do not match the current ownership as listed on the application. The deed information should match the property owner as listed above.
- Letter of Authorization – This is required if the property owner does not sign the application. The property owner may instead provide a signed and dated letter in lieu of their original signature on this form, which must authorize the signatory of this application. Please see Letter of Authorization Example attached to this application.
- Ownership Entity Documentation – This is required if the property is owned by an entity rather than an individual. Please provide the applicable required documentation for the type of ownership entity, as shown in the table below.

<table>
<thead>
<tr>
<th>Type of Property Owner</th>
<th>Required Ownership Documentation</th>
<th>Documents that May be Required (If Applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual</td>
<td>N/A</td>
<td>Grant Deed, Letter of Authorization</td>
</tr>
<tr>
<td>Limited Liability Company (LLC)</td>
<td>Operating Agreement or Articles of Organization</td>
<td>Grant Deed, Letter of Authorization</td>
</tr>
<tr>
<td>Corporation</td>
<td>Articles of Incorporation, Bylaws, and/or Meeting Minutes</td>
<td>Grant Deed, Letter of Authorization</td>
</tr>
<tr>
<td>Limited Partnership (LP)</td>
<td>Partnership Agreement</td>
<td>Grant Deed, Letter of Authorization</td>
</tr>
<tr>
<td>Trust</td>
<td>Trust Instrument</td>
<td>Grant Deed, Letter of Authorization</td>
</tr>
</tbody>
</table>
Property Owner Signature:

Choice of Law. This document shall be deemed to have been made in the State of California and shall be construed, and the rights and liabilities of the parties determined, in accordance with the laws of the State of California. I hereby certify under penalty of perjury under the laws of the State of California that I am the owner(s) of the subject property, or have been authorized to sign on behalf of the property owner, and consent to the filing of this application on the above-referenced property.

Executed on this __________ (Day) of __________________________ (Month) of 20______ (Year)

in __________________________ (City), __________________________ (State).

Dated:_______________________BY: ________________________________

(Signature)

________________________________(Title, Company)BY: ________________________________

(Printed Name)

Additional Owner Signature (if applicable):

Dated:_______________________BY: ________________________________

(Signature)

________________________________(Title, Company)BY: ________________________________

(Printed Name)

Please indicate the role of the signatory(ies) above:

Owner [ ] Applicant [ ] Agent/Representative [ ] Architect [ ]

If the owner did not sign above, is a Letter of Authorization provided*?

Yes [ ] No [ ]

*Please note that a Letter of Authorization is required when the property owner does not sign this application, but instead has another individual sign on their behalf. See Letter of Authorization Example at the end of this application for reference. Please also note that if this application will be heard by the Planning Commission or City Council, the property owner will be required to record a Covenant & Agreement to accept the conditions of approval, if applicable.
B. Applicant Information [Individual(s) or entity benefitting from the entitlement]

(Only provide if different from Property Owner)

Name(s): 
Address: 
City: State & Zip Code: 
Phone: Work □ Cell □ Home □ 
E-Mail: 

C. Representative Information [Individual acting on behalf of the Applicant]

Name(s): 
Company/Firm: 
Address: 
City: State & Zip Code: 
Phone: Work □ Cell □ Home □ 
E-Mail: 

D. Architect/Design Team Information [If applicable]

Name(s): Registered Architect? Yes □ No □ 
Company/Firm: 
Address: 
City: State & Zip Code: 
Phone: Work □ Cell □ Home □ 
E-Mail: 

E. Please indicate who will be the main point of contact for the project:

Owner □ Applicant □ Representative □ Architect □
Section 4 – Supplemental Questions

<table>
<thead>
<tr>
<th>Have you completed Concept Review for this project?</th>
<th>Yes ☐</th>
<th>No ☐</th>
</tr>
</thead>
</table>

If yes, please attach a copy of the concept review letter to this application.

Please also indicate whether the Applicant will be requesting an additional discretionary action in connection with the proposed project.

Are there any outstanding Code Enforcement citations on the property?  
Yes ☐  No ☐  If yes, please attach copies.

Are there any recorded easements or encumbrances on the property?  
Yes ☐  No ☐  If yes, please attach copies. Show easements on survey plan.

**Project Description:** Explain the overall scope of the project, including other project elements that are not part of the In Lieu Parking Request.

**Basis for Request:** Explain the reason for the application and why the request should be granted.
Section 5 – Public Notice Requirements

The public notice requirements for all planning applications are located in Article 2.5 of the Beverly Hills Municipal Code (BHMC) (§10-3-2.5). In addition, the public notification requirements for application submittal are explained in detail on [www.beverlyhills.org/publicnotice](http://www.beverlyhills.org/publicnotice).

*Please note that your application will not be accepted for submittal unless certain public notification requirements are met.*

Please contact the Planning Division with any questions regarding these requirements, and the required materials for an application submittal.

- Planning Division: (310) 285-1141; cdplanning@beverlyhills.org
Section 6 – Submittal Requirements & Checklist

Architectural Plans Required:

- A total of four (4) sets of architectural plans are required for initial submittal: two (2) sets at 11”x 17” size, and two (2) sets at either 12”x 18” or 18”x 24” size*. *Please note that full-size plan sets (24”x 36”) may be requested by the Planner for initial submittal.
  - All plan sets must be stapled, drawn to scale, and legible.
  - All plan sheets must include an architect title block, a graphic scale, the owner’s or authorized agent’s name, address, and telephone number, the project address, and a North Arrow.
  - The following plans in the checklist must be included in the architectural plan set. Inconsistency between drawings, renderings, materials, etc., will be considered an incomplete submittal. Only complete applications will be accepted for filing.

NOTE: You will be required to submit additional plans once the application is ready for review by the decision-making body. All plans must be printed to scale and be legible. If the proposed project requires multiple applications for separate requests, then the submittal requirements of this application may be combined, at the discretion of the Planner.

† Items marked below with this symbol may not be required for every project, at staff’s discretion. Please consult with City staff whether or not such requirement may be waived for application submittal. In order to request a waiver from any of the requirements listed below, please submit a written request specifying the requirement and the reason it is not applicable to the proposed project.

<table>
<thead>
<tr>
<th>ELECTRONIC DOCUMENTS:</th>
<th>Staff Verification</th>
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<tbody>
<tr>
<td>• Electronic files (pdf) of this completed application and all of the required submittal items outlined in this application shall be provided on a CD at the time the application is filed.</td>
<td>□</td>
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<table>
<thead>
<tr>
<th>TITLE PAGE:</th>
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<tbody>
<tr>
<td>• Date (note: this should be updated for each resubmittal)</td>
<td>□</td>
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<tr>
<td>• Project Address</td>
<td></td>
</tr>
<tr>
<td>• Legal Description</td>
<td></td>
</tr>
<tr>
<td>• Scope of Work</td>
<td></td>
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<tr>
<td>• List of Requested Entitlements</td>
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<tr>
<td>• Owner Information</td>
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<tr>
<td>• Applicant Information</td>
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<tr>
<td>• Architect Contact Information</td>
<td></td>
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<tr>
<td>• Agent Contact Information (if applicable)</td>
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<tr>
<td>• Zoning Conformance Table with Required/Allowed/Existing vs. Proposed Development Standards</td>
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<tr>
<th>SURVEY: †</th>
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<tbody>
<tr>
<td>• An ALTA Survey is recommended.</td>
<td>□</td>
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<tr>
<td>• Must be stamped and signed by a licensed surveyor or licensed civil engineer.</td>
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<tr>
<td>• Show all existing easements or other encumbrances, whether private or public, based on a review of a recent Title Report.</td>
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</table>
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- Note: If any improvements are proposed over an easement or other encumbrance, it is the responsibility of the Applicant to obtain the necessary approvals and/or modifications to said easement or encumbrance in order to allow improvements in such areas.
  - Show survey/boundary markers.
  - Show property lines, adjacent public right-of-way, and curb cuts.
  - Show utility infrastructure, including the adjacent public right-of-way.
  - Include Legal Description.
  - Show all existing fences/walls/gates. Include height dimension.
  - Show all existing structures.
  - Show existing paved area.
  - Show existing trees, with protected trees clearly marked. Include tree circumference (see §10-3-2900 and [www.beverlyhills.org/treeremoval](http://www.beverlyhills.org/treeremoval)).

### SITE PLAN:
- Show entire parcel (indicate square footage of property) and label all property lines.
- Label & dimension all existing and proposed structures, including perimeter walls/fences/hedges.
- Show all code-required and proposed setbacks. For additions, include the existing setbacks.
- Indicate location, size, and species of existing trees and vegetation (indicate which are to be removed).
- Indicate location of streets and sidewalks.
- Show location of any public or private easements, curb cuts, and any obstructions in the public right-of-way.
- Show paving square footage (when applicable).
- Show the location of all parking spaces (required parking spaces must be located outside the required front yard setback).
- Show anticipated dedications and/or improvements to the public right-of-way.
- Show the location of any ground-mounted mechanical equipment and required screening.

### FLOOR PLANS:
- Show fully dimensioned existing and proposed floor plans and label each room. Clearly label the proposed bedrooms or rooms that can reasonably be used as a bedroom (note: a room can be considered a bedroom even if it does not have a bathroom and/or closet).
- Show the location of all parking spaces.
- Include a floor area blocking study to demonstrate floor area calculations. The blocking study should be comprised of measurable blocks and clearly delineate between exempt and non-exempt areas. Please refer to BHMC §10-3-100 for areas that are exempt from floor area calculations (provided in the definition of floor area).
- Provide measurements for the depth of recessed windows and doors.
- Provide a window and door key which corresponds with the window and door schedule.
### ROOF PLAN: †
- Identify elevation points along roof pitches and slopes of pitches.
- Show the location of any roof-mounted mechanical equipment and required screening.
- Show existing and proposed gutters and downspouts.

### DEMOLITION PLAN: †
- Identify any areas proposed to be demolished within/on the existing structure.
- Please note that if the cost of the proposed project scope equals or exceeds 50% of the replacement cost of the building, the building shall conform to all current development standards of the BHMC.

### PARKING DEMAND ANALYSIS:
- Provide a parking demand analysis, prepared by traffic consultant, that includes the following information:
  - Executive summary
  - Project description and methodology
  - Project parking requirements (per requirements set forth in BHMC)
  - Parking supply and utilization survey of City-operated parking structures in the vicinity of the project site (within approximately 750')
    - Document available parking supply
    - Parking occupancy analysis must include two days of the week (Tuesday, Wednesday or Thursday and Saturday)
    - Parking occupancy analysis must include the lunch hour, morning peak periods, and evening peak periods. A full day review is recommended, using hourly “sweeps.”
  - Analysis of expected demand generated by the proposed use and how it would affect the supply of parking in the area
    - Demand generated should be derived from ITE, surveys of similar uses and locations, and other accepted sources.
  - For restaurants, information about the loading operations of the proposed use, including:
    - Diagram of loading area configuration
    - Hours of loading
    - Number of vendors and general day/time of deliveries
  - Figures (graphs of daily parking utilization), figures showing the location of the parking supply, and data tables
  - Conclusions

### LANDSCAPE PLAN/ELEVATION (may be subject to compliance with Beverly Hills Water Efficiency standards): †
- Indicate type, size, quantity, and location of existing and new plants. (Recommended Species List: [www.beverlyhills.org/recommendedtrees](http://www.beverlyhills.org/recommendedtrees)).
- Indicate if any protected tree species is proposed to be removed or relocated.
- Provide pictures of the plant species proposed.
- Label the location(s) of any proposed hardscape treatment and provide the area calculations of the hardscape (paving) located within the required front yard area.
- Provide a landscape lighting plan. If there is no lighting proposed, please indicate this on the plans and application.
- Provide cut sheets of any proposed landscape lighting fixtures.
- Provide an elevation that includes the proposed landscaping, to scale, at the time of planting.

### ELEVATIONS/RENDERINGS/SECTIONS: †
- Provide existing and proposed elevations from all direction (north, south, east, and west)
- Label existing portions of structures to remain and the proposed additions (when applicable). Show all sides of the residence.
- Indicate the height of all existing and proposed structures. Indicate how height is measured. Include datum points.
- Provide details of architectural features (callouts, cut sheets, photos).
- Provide dimensions of windows and doors in a window/door schedule.
- Show the location of exterior light fixtures to scale.
- Provide color renderings as viewed from adjacent public streets and alleys. Note that the rendering must accurately represent the project and must be consistent with the elevations and environs.
- Provide two north-south building sections and two east-west building sections. Show all property lines, code-required setbacks, and proposed setbacks on each section.

### HISTORIC PRESERVATION:
- Consultation with the City’s Urban Designer is required prior to project submittal in order to determine if the property/structure is considered to be a local/state/federal historic landmark, a property/structure that involved the work of a local master architect, or any property/structure identified on any of the City’s historic resources surveys.
- Historic Assessment Report (required only if the project involves the demolition of or modification to a local/state/federal historic landmark, a property/structure that involved the work of a local master architect, or any property/structure identified on any of the City’s historic resources surveys). †
- If the Urban Designer has determined that the property/structure is not considered a historic resource, documentation must be provided at the time of project submittal indicating that determination. Such determination must be current within six months.

### ENVIRONMENTAL DOCUMENTATION:
- Please consult with Planning staff to determine the environmental review required for submittal.
- Categorical exemption forms can be found here: [www.beverlyhills.org/planningapplications](http://www.beverlyhills.org/planningapplications).
<table>
<thead>
<tr>
<th>ADJACENT PROPERTIES: †</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Show structures on neighboring properties on the plot plan or on a separate plan and show distances to proposal.</td>
</tr>
<tr>
<td>- Include cross-sections through the site and adjacent properties to show the relationship of the proposal to the adjacent properties’ structures. Indicate heights and distances.</td>
</tr>
</tbody>
</table>
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Letter of Authorization Example

[OWNERSHIP ENTITY LETTERHEAD]

[ADDRESS]

Date: ______________________

City of Beverly Hills
Community Development Department
Planning Division
455 N. Rexford Drive
Beverly Hills, CA 90210

To Planning Division Staff:

This letter is to verify that ____________________________________________ (Name of Agent/Representative), ______________________, ______________________ (Company), (Title) is hereby authorized to sign and complete Planning Review Applications as required by the City of Beverly Hills Community Development Department, on behalf of the Owner, ____________________________________________ (Name of Owner), ______________________, ______________________ (Company), (Title) of the real property located at ____________________________________________, which is legally described as ____________________________________________, (Tract, Lot(s), Block(s)).

By signing this form, I hereby declare (choose one):

☐ I am the owner of record of the aforementioned real property.

☐ I have been empowered to sign on behalf of the ownership entity, ____________________________________________, (Entity Name), as the ______________________ (Title), as evidenced by the attached documents (attach applicable required ownership documentation as shown in the table on page 5 of this application).

By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Signature: ______________________ Print Name: ______________________
Title, Entity: ______________________

Planning Form: P-15
Version: January 2022