

ORDINANCE NO. 22-O- 2866

AN ORDINANCE OF THE CITY OF BEVERLY HILLS  
ADDING ARTICLE 16.6 TO CHAPTER 3 OF TITLE 10 TO THE  
CITY OF BEVERLY HILLS MUNICIPAL CODE AND  
APPLYING THE CHEVAL BLANC BEVERLY HILLS  
SPECIFIC PLAN ZONING TO THE PROPERTIES LOCATED  
AT 456 AND 468 NORTH RODEO DRIVE; 449, 451 AND 453  
NORTH BEVERLY DRIVE; AND 461 THROUGH 465 NORTH  
BEVERLY DRIVE

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY  
ORDAINS AS FOLLOWS:

Section 1. 468 N Rodeo Drive LLC, 456 N Rodeo Drive LLC, 461 N Beverly Drive LLC, and 449 N. Beverly Drive, LLC, limited liability companies (the property owners and collectively the “Applicant”), submitted applications for the Cheval Blanc Beverly Hills Specific Plan Project to allow for comprehensive redevelopment of the approximately 1.28-acre project site including the properties located at 456 and 468 North Rodeo Drive; 449, 451, and 453 North Beverly Drive; and 461 through 456 North Beverly Drive (as described in the legal description attached hereto as Exhibit A and incorporated herein by reference) (the “Project”). The Project proposes a luxury hotel, restaurant and ancillary uses, a private club, and retail uses, and includes requests for a General Plan amendment; zone text amendment; zone change; specific plan adoption; Master Plan of Streets, Alleys, and Highways amendment; vesting tentative parcel map; encroachment permits; and development agreement for the subject property.

Section 2. Legislative Findings. Due to special circumstances surrounding the properties at the Project Site, the City Council finds that the property is unique in size and location and therefore is appropriate for development of a multi-story luxury hotel building,

restaurant and ancillary uses, a private club, and retail uses. The Cheval Blanc Beverly Hills Specific Plan has been prepared for the subject property and creation of the Cheval Blanc Beverly Hills Specific Plan zoning designation and application of that zoning designation to the property is necessary and appropriate for adoption and implementation of the Cheval Blanc Beverly Hills Specific Plan.

Section 3. The Planning Commission considered the zone text amendment and zone change (the “Zoning Amendments”) set forth in this Ordinance at duly noticed public hearings on October 28, 2021 (to consider the scope of the environmental impact report to be prepared for the Project); February 10, 2022; February 24, 2022; March 24, 2022; and May 26, 2022. Evidence, both written and oral, was presented during the hearings. After considering the evidence, the Planning Commission found that the public interest, health, safety, morals, peace, comfort, convenience, or general welfare requires the reclassification of the property and, on June 13, 2022, adopted Resolution No. 1989 recommending that the City Council adopt an Ordinance amending the zoning map and text for the Project.

Section 4. The City Council considered this Ordinance a duly noticed public hearing on September 20, 2022, a continued public hearing on October 11, 2022 (at which time no substantive discussion was held), and a further continued public hearing on November 1, 2022. Evidence, both written and oral, was presented during the hearings.

Section 5. The Project, including the Zoning Amendments set forth in this Ordinance, has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the

City's Local CEQA Guidelines. An Environmental Impact Report was prepared and the City Council, by separate Resolution No. 22-R-13429, certified the Final Environmental Impact Report, made appropriate environmental findings, and adopted a Mitigation Monitoring and Reporting Program for the Project. Resolution No. 22-R-13429 is incorporated by reference, and made a part hereof as if fully set forth herein. The documents and other material that constitute the record on which this decision is based are located in the Department of Community Development and are in the custody of the Director of Community Development.

Section 6. The Zoning Amendments are consistent with the objectives, principles, and standards of the General Plan. The Zoning Amendments include changes to the zoning code text and zoning map consistent with the amendments in the General Plan Land Use Designation Map of the Land Use Element of the General Plan adopted pursuant to Resolution No. 22-R-13430, to ensure that the zoning is consistent with the proposed Cheval Blanc Beverly Hills Specific Plan General Plan land use designation. Furthermore, the Zoning Amendments are consistent with the objectives, principles, and standards of the General Plan as a part of the Project for the reasons set forth in the General Plan Consistency Analysis attached as Exhibit C, Section 2.4 of the Cheval Blanc Beverly Hills Specific Plan and Table 4.7-1 of the Final Environmental Impact Report, which are hereby incorporated by reference and made a part hereof as if fully set forth herein.

Section 7. The City Council hereby amends the Beverly Hills Municipal Code to add a new Article 16.6 regarding the Cheval Blanc Beverly Hills Specific Plan to Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“Article 16.6. Cheval Blanc Beverly Hills Specific Plan.**

**10-3-1661. Uses Permitted.**

No lot, premises, roadway, open space, building or portion thereof within the area of the Cheval Blanc Beverly Hills Specific Plan shall be erected, constructed, built, altered, enlarged, built upon, used or occupied except as authorized by and in conformance with the Cheval Blanc Beverly Hills Specific Plan.

**10-3-1662. Development Restrictions.**

Notwithstanding any other provisions of this chapter of this title, development in accordance with the Cheval Blanc Beverly Hills Specific Plan shall not be governed by any other regulations of this chapter of this title governing development, including, without limitation, those regulations governing development in commercial zones, unless otherwise provided in the Cheval Blanc Beverly Hills Specific Plan.

**10-3-1663. Conditions Ensuring Implementation of Cheval Blanc Beverly Hills Specific Plan.**

All development within the Cheval Blanc Beverly Hills Specific Plan shall be reviewed for compliance with the Cheval Blanc Beverly Hills Specific Plan.”

Section 8. The City Council hereby changes the zoning on that certain property commonly known as 456 and 468 North Rodeo Drive; 449, 451, and 453 North Beverly Drive; and 461 through 456 North Beverly Drive as shown in the attached Exhibit B, to the zoning designation of “Cheval Blanc Beverly Hills Specific Plan.”

Section 9. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government

Code, shall certify to the adoption of this Ordinance and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 10. Effective Date. This Ordinance shall go into effect and be in full force and effect when the Ordinance adopting the Development Agreement for the Cheval Blanc Beverly Hills Specific Plan Project takes effect, but no earlier than 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: November 15, 2022

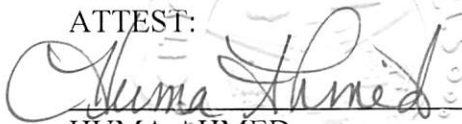
Effective: December 16, 2022



LILI BOSSE

Mayor of the City of Beverly Hills, California


ATTEST:



(SEAL)

HUMA AHMED  
City Clerk

APPROVED AS TO FORM:



LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:



GEORGE CHAVEZ  
City Manager



RYAN GOHLICH, AICP  
Director of Community Development

Exhibits:

- A. Legal Description
- B. City of Beverly Hills Zoning Map: Cheval Blanc Beverly Hills Specific Plan Designation
- C. General Plan Consistency Analysis

Exhibit A

Legal Descriptions of 456 and 468 North Rodeo Drive; 449, 451, and 453 North Beverly Drive; and 461 through 465 North Beverly Drive

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**449 N. Beverly**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEVERLY HILLS,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 21 IN BLOCK 2 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.

COMMONLY KNOWN AS 449 NORTH BEVERLY DRIVE, BEVERLY HILLS, CALIFORNIA, 90210.

APN: 4343-016-019

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**461 N. Beverly**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 22, 23 AND 24 IN BLOCK 2 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.

EXCEPT THAT PORTION OF LOT 24 IN BLOCK 2 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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 24; THENCE SOUTH 50° 29' 33" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 24, A DISTANCE OF 112.64 FEET; THENCE SOUTH 39° 30' 27" EAST 5.00 FEET; THENCE NORTH 52° 55' 57" EAST 105.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 8.84 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 24; THENCE NORTH 39° 31' 30" WEST, ALONG SAID NORTHEASTERLY LINE, 13.47 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS 461 NORTH BEVERLY DRIVE, BEVERLY HILLS, CALIFORNIA, 90210.

APN: 4343-016-023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**456 N. Rodeo**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEVERLY HILLS,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 3 IN BLOCK 2 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.

COMMONLY KNOWN AS 456 NORTH RODEO DRIVE, BEVERLY HILLS, CALIFORNIA, 90210.

APN: 4343-016-002

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**468 N. Rodeo**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEVERLY HILLS,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 IN BLOCK 2 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.

COMMONLY KNOWN AS 468 NORTH RODEO DRIVE, BEVERLY HILLS, CALIFORNIA, 90210.

APN: 4343-016-001

**ALLEY PARCEL 1:**

THAT PORTION OF THE SOUTHWESTERLY HALF OF THE ALLEY (20 FEET WIDE), IN BLOCK 2 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 11 PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHEASTERLY OF AND ADJACENT TO LOTS 1 AND 2 IN BLOCK 2 OF SAID BEVERLY, THAT WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS.

**ALLEY PARCEL 2:**

THAT PORTION OF THE SOUTHWESTERLY HALF OF THE ALLEY (20 FEET WIDE), IN BLOCK 2 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 11 PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHEASTERLY OF AND ADJACENT TO LOT 3 IN BLOCK 2 OF SAID BEVERLY, THAT WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOT.

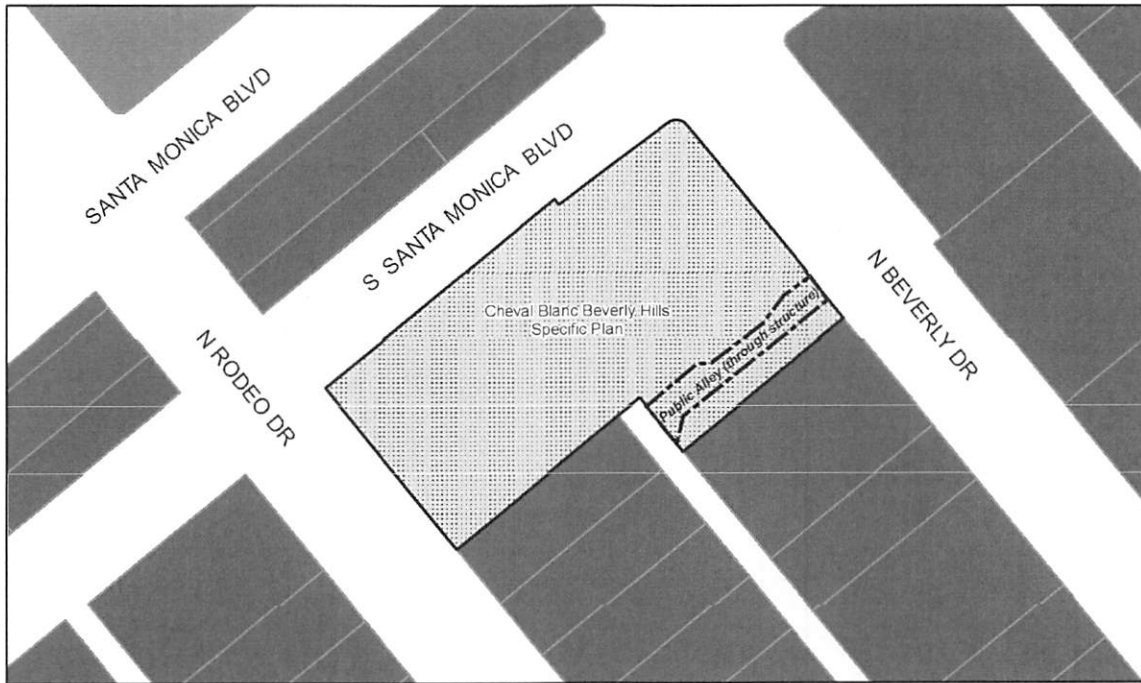
**ALLEY PARCEL 3:**





THAT PORTION OF THE NORTHEASTERLY HALF OF THE ALLEY (20 FEET WIDE), IN BLOCK 2 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 11 PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF AND ADJACENT TO LOTS 22, 23 AND 24 IN BLOCK 2 OF SAID BEVERLY, THAT WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS.

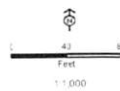
**Exhibit B**  
**City of Beverly Hills Zoning Map: Cheval Blanc Beverly Hills Specific Plan Designation**



Zoning Map - City of Beverly Hills



-  Cheval Blanc Beverly Hills Specific Plan
-  C-3 Commercial Zone
-  T-1 Transportation Zone
-  Parks, Reservoirs, Government (Unzoned)



This map is for informational purposes. The City of Beverly Hills makes no representations or warranties, either written or implied, as to the accuracy of the information or data furnished herein.

Map produced by City of Beverly Hills - IT - GIS  
455 N. Rexford Dr. Beverly Hills, CA 90210  
December 14, 2021

**EXHIBIT C**  
**GENERAL PLAN CONSISTENCY ANALYSIS**

## General Plan Consistency Analysis

The Cheval Blanc Beverly Hills Specific Plan Project proposes comprehensive redevelopment of the approximately 1.28-acre Project site and includes the properties addressed 456 and 468 North Rodeo Drive; 449, 451 and 453 North Beverly Drive; and 461 through 465 North Beverly Drive. The proposed Specific Plan could include up to 220,950 SF in floor area and up to 115 hotel guest rooms in a single multiple use building that includes a hotel with private dining areas and other appurtenant uses, restaurants open to the public, a private club, and retail uses. A portion of the existing public alley bisecting the Project Site would be relocated to the southern portion of the Project Site. The proposed Specific Plan identifies a total floor area ratio (FAR) maximum of 4.2:1 and an above ground maximum of 3.91:1. The submitted Conceptual Plan includes 212,034 SF of floor area and 109 hotel rooms. The total FAR calculation for the submitted conceptual plan is 4.03:1, with an above ground FAR of 3.75:1.

The City of Beverly Hills City Council finds the requested General Plan Amendment, Specific Plan, Zone Text Amendment, Zoning Map Amendment, Master Plan of Streets, Alleys, and Highways Amendment, Vesting Tentative Parcel Map, and Encroachment Permits consistent with the City of Beverly Hills General Plan based upon the analysis provided below, the General Plan consistency analysis provided in Table 4.7-1 of the Cheval Blanc Beverly Hills Specific Plan Project Final Environmental Impact Report (SCH document # 2020110223), and the 'Relationship to the General Plan' discussion contained in Section 2.4 of the Cheval Blanc Beverly Hills Specific Plan, both of which are incorporated herein by reference.

### GOALS AND POLICIES:

- **LU 2 Community Character and Quality.** A built environment that is distinguished by its high level of site planning, architecture, landscape design, and sensitivity to its natural setting and history.
- **LU 2.1 City Places: Neighborhoods, Districts and Corridors.** Maintain and enhance the character, distribution, built form, scale, and aesthetic qualities of the City's distinctive residential neighborhoods, business districts, corridors, and open spaces.
- **LU 2.4 Architectural and Site Design.** Require that new construction and renovation of existing buildings and properties exhibit a high level of excellence in site planning, architectural design, building materials, use of sustainable design and construction practices, landscaping, and amenities that contribute to the City's distinctive image and complement existing development.
- **LU 11.2 Site Planning and Architectural Design.** Require that commercial and office properties and buildings are planned and designed to exhibit a high level of site and architectural design quality and excellence.

*The project exhibits a high level of excellence in site planning and unique architecture that is responsive and complementary to its Business Triangle location. The Project's varied building heights and massing respond to directly adjacent existing physical development surrounding the Project site. Retail frontages and lower building heights are located on the Rodeo Drive portion of the building. Taller portions of the building are located on Beverly Drive with a height consistent with the existing commercial structure directly to the east. The building incorporates façade modulation and articulation on all elevations including varied window sizing to provide visual interest. The Project incorporates features such as a widened sidewalk and a pedestrian plaza with art to improve the streetscape and promote pedestrian activity along the Project's three street frontages.*

- LU 9.1 Uses for Diverse Customers.** Accommodate retail, office, entertainment, dining, hotel, and visitor-serving uses that support the needs of local residents, attract customers from the region, and provide a quality experience for national and international tourists.

*The retail component of the Project is designed as a continuation of the Rodeo Drive pedestrian oriented commercial corridor and the ground floor publicly accessible restaurant interfaces with the street at the corner of Beverly Drive and South Santa Monica Boulevard. The street facing orientation of both the retail spaces and ground floor restaurant are complementary to the established pedestrian oriented retail environment that exists within the Business Triangle and is attractive to local and regional visitors. The high quality hotel and appurtenant amenities, including spa use, are hospitality uses centrally located in the City that will provide a quality experience for national and international tourists.*
- LU 9.3 Anchor Locations.** It is also recommended that certain anchor locations be set aside to permit development of a higher intensity type of development which is not otherwise provided in the community. These areas should be located so as to be accessible from the City's major shopping areas and close to the City's major streets. These anchor locations should include those large parcels that are located at the gateways to the City, such as the site at 9850, 9876, 9900, and 9988 Wilshire Boulevard where additional building height is appropriate. A variety of land uses such as commercial, hotel, residential, and mixed use should be considered for the gateway locations. A change of use from commercial to residential, hotel or mixed use should be allowed only if such change provides an adequate transition to adjacent single family neighborhoods.
- LU 9.4 Anchor Location Design Criteria (as revised).** The anchor location should encourage unified development oriented towards and along Wilshire Boulevard and at the intersection of North Rodeo Drive and South Santa Monica Boulevard planned to complement the scale and character of adjacent residential areas. In addition, development of the anchor locations should incorporate measures to enhance streets, sidewalks, and roadways in order to encourage pedestrian circulation between these areas and the Business Triangle.

*Consistent with these two anchor location General Plan Land Use Element policies, the Project is a unified multiple use (hotel, retail, and club uses) building with a higher intensity of development (both density and height) at an anchor location (the northern end of the City's luxury retail shopping street within the City's Business Triangle). The hotel/retail/club Project would demark the entry to the northern end of the Rodeo Drive luxury retail corridor and would mirror existing anchor development at the southern end of Rodeo Drive: the existing taller hotel (Beverly Wilshire Hotel) and adjacent unified retail development (Two Rodeo). The Project incorporates measures to encourage pedestrian circulation in the Business Triangle, including a widened sidewalk on South Santa Monica Boulevard, uniform landscaping and enhanced sidewalk paving material in the public right-of-way surrounding the Project, and a publicly accessible pedestrian plaza at the corner of Rodeo Drive and South Santa Monica Boulevard.*
- LU 11.3 Retail Street Frontages.** Require that development and street frontages in districts containing retail uses be designed and developed to promote pedestrian activity including (a) location and orientation of the building to the sidewalk; (b) transparency of and direct access to the ground floor elevation from the sidewalk; (c) articulation of street-facing elevations to promote interest and sense of quality; (d) inclusion of uses and public spaces that extend interior functions to the sidewalk such as cafes and plazas; and (e) use of pedestrian-oriented signage and lighting.

*Both the 150 linear feet of Rodeo Drive retail frontage and approximately 200 linear feet of South Santa Monica Boulevard and Beverly Drive ground floor restaurant frontage are consistent with*

*the specific characteristics listed in General Plan Land Use Policy LU 11.3. Both the retail and ground floor restaurant spaces are designed to: a) maintain the commercial streetwall that exists in the City's Business Triangle; b) provide ample pedestrian level fenestration between the commercial spaces and public sidewalk and have direct pedestrian entrances from Rodeo Drive and Beverly Drive respectively; c) include upper story articulation along all street-facing sides of the building and provide a 20' by 35' building inset on Rodeo Drive for a publicly accessible pedestrian plaza; d) provide the plaza at the corner of Rodeo Drive and South Santa Monica Boulevard as a public space and include large building openings on South Santa Monica Boulevard and Beverly Drive to provide connection between the interior dining areas of the ground floor restaurant with the adjacent public sidewalks; and e) include distinct ground level retail spaces with retail signage consistent with the pedestrian oriented retail signage pattern found within the Business Triangle.*

- **LU 11.5 Retail Streetscapes.** Maintain and, where deficient, improve street trees, plantings, furniture, signage, public art, and other amenities that promote pedestrian activity.
- **CIR 7 Pedestrians.** A safe and comfortable pedestrian environment that results in walking as a desirable travel choice, particularly for short trips, within the City.  
*The Project includes improvements to beautify the public right-of-way that surrounds the Project site and thus promote pedestrian activity and create a safer and more comfortable pedestrian environment that is integrated into the City's walkable Business Triangle. These improvements include: a) replacement street trees around the new building that are planted at a spacing consistent with the current street tree configuration located in the immediate vicinity and are tree species consistent with those planted within the Business Triangle; b) additional 3' wide landscaped areas in the public right-of-way that will be maintained by the Project operator; and c) widened sidewalks on South Santa Monica Boulevard as well as a publicly accessible pedestrian plaza that will include art.*
- **LU 14.4 New Construction of Private Buildings.** Require that new and substantially renovated buildings be designed and constructed in accordance with the City's sustainability programs such as the City's Green Building Ordinance or comparable criteria to reduce energy, water, and natural resource consumption, minimize construction wastes, use recycled materials, and avoid the use of toxics and hazardous materials.  
*The Project's new building is required to meet the City of Beverly Hills Green Building Code and CALGreen as well as be designed to meet a minimum rating of 'Gold' under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. LEED-consistent features are identified in Section 4.9 of the Project's Specific Plan and require the Project to be designed in a manner to reduce energy, water and natural resource consumption when compared with standard construction techniques, as well as require minimizing construction waste, and reduce the use of toxic and hazardous materials.*
- **LU 15.2 Priority Businesses.** Retain and build upon the key business sectors contributing to the City's identity, economy, and revenue for resident services, such as entertainment-related Class-A offices, high end retail and fashion, restaurant, hotel, technology, and supporting uses.
- **ES 1.4 Retain Existing Industries.** Consistent with future economic sustainability plans, encourage existing industries such as luxury retail, tourism, hoteling, finance, entertainment and media businesses and services to remain and expand within the City.



*The luxury retail businesses located on Rodeo Drive are closely identified with commercial identity of the City of Beverly Hills. The Project is an anchor development at the north end of Rodeo Drive that includes luxury retail and high end hotel uses. This development expands both luxury retail and luxury hotel offerings located in the City and builds upon the City's identity as an international destination for high end retail, hotels, and services.*

- **LU 16.4 Public Places.** Provide plazas, open spaces, and other outdoor improvements that are accessible to and used for public gatherings and activities, either through capital improvement or as a development requirement.
- **OS 8.5 Urban Parks.** Encourage and allow opportunities for new development to provide small plazas, pocket parks, civic spaces, and other gathering places that are available to the public to help meet recreational demands.

*The Project is a new development that includes a publicly accessible plaza directly accessible from the sidewalks surrounding the building. The plaza will provide an additional public space along Rodeo Drive that will add interest to the pedestrian environment on this highly visited street.*

- **CIR 4.1 Parking Provisions.** Ensure that adequate parking is provided for existing and future uses while considering shared parking opportunities. Travel Demand Management (TDM) plans, and availability of alternative modes of travel, based on the site's proximity to transit.  
*A parking demand analysis that quantified the shared parking opportunities of the multiple use Project was completed. The parking requirements of the Specific Plan will ensure that the number of parking spaces provided by the Project is adequate to meet parking needs for the included uses, including any additional parking needs for special events at the Project site. In addition, a portion of the parking for the retail component of the Project is provided offsite through participation in the in lieu parking program. Thus this portion of the retail parking is provided through the use of public parking structures that are shared with other uses located within the City's Business Triangle. The Specific Plan also requires that TDM measures, such as providing transit passes to employees and guests and on-site bicycle facilities, are incorporated. The Project is located in close proximity to existing (North Santa Monica Boulevard rapid bus line) and future (Wilshire Boulevard Westside subway extension) transit.*
- **CIR 8.5 Bikeway Amenities.** Require that new development projects (e.g. employment centers, educational institutions, and commercial centers) provide bicycle racks, personal lockers, showers, and other bicycle support facilities.  
*The Specific Plan requires the Project to include secure bicycle parking spaces within the building, at-grade bicycle parking spaces for short-term visitors, and provide charging facilities for e-bicycles. The Project includes lockers and showers for use by employees who commute by bicycle.*
- **CIR 11.2c (portion of Role of Alleys).** In commercial areas, however, there is the additional concern for alley relocation and/or closure, which may be desirable in conjunction with specific development proposals. As important as they are, the existence of the alleys should not preclude consideration of proposals which would alter them if satisfactory alternate services would be provided. In certain instances, development proposal which would utilize the alley may provide a type or quality of development or access which better serves the City's objectives and as such, should be considered. Such development proposals might include alley closure which would permit unified development across an entire block or permit safer street access, or use the alley as part of a landscaped pedestrian plaza or mall, or relocation of an alley of a more functional

arrangement of structures or possible consideration of the space above or below the alley for parking purposes.

*The Project is an anchor development located at the north end of the City's Business Triangle that spans four existing parcels between Rodeo Drive and Beverly Drive. The relocation of the alley is required in order to consolidate the site and allow the unified development of a single building across an entire block. The alley relocation thus helps facilitate a project that serves the City's objective of a high quality multiple use anchor commercial development at a key location within the City's Business Triangle.*