

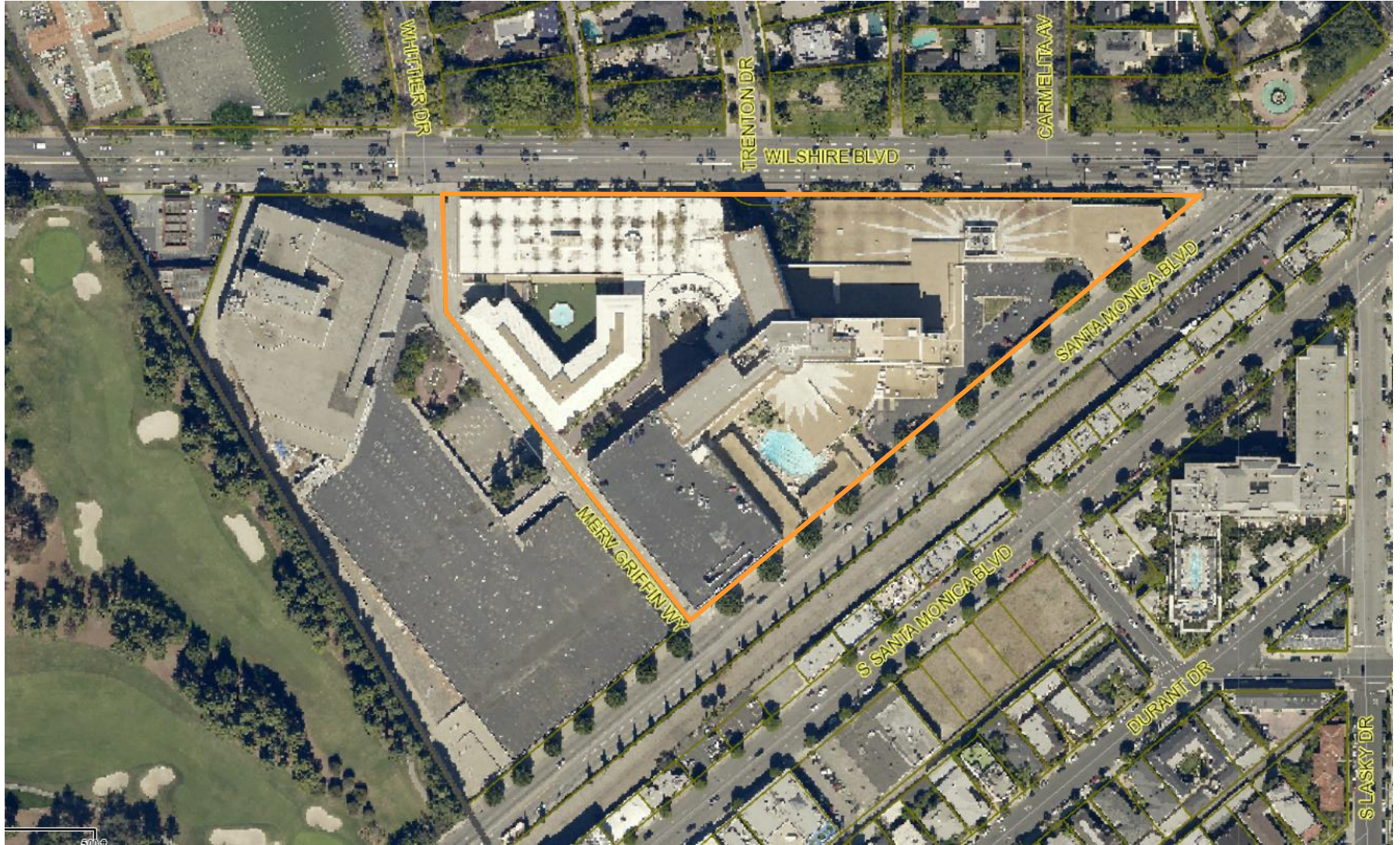


Beverly Hills Garden and Open Space Initiative (Measure HH)

Susan Healy Keene, AICP, Director of Community Development

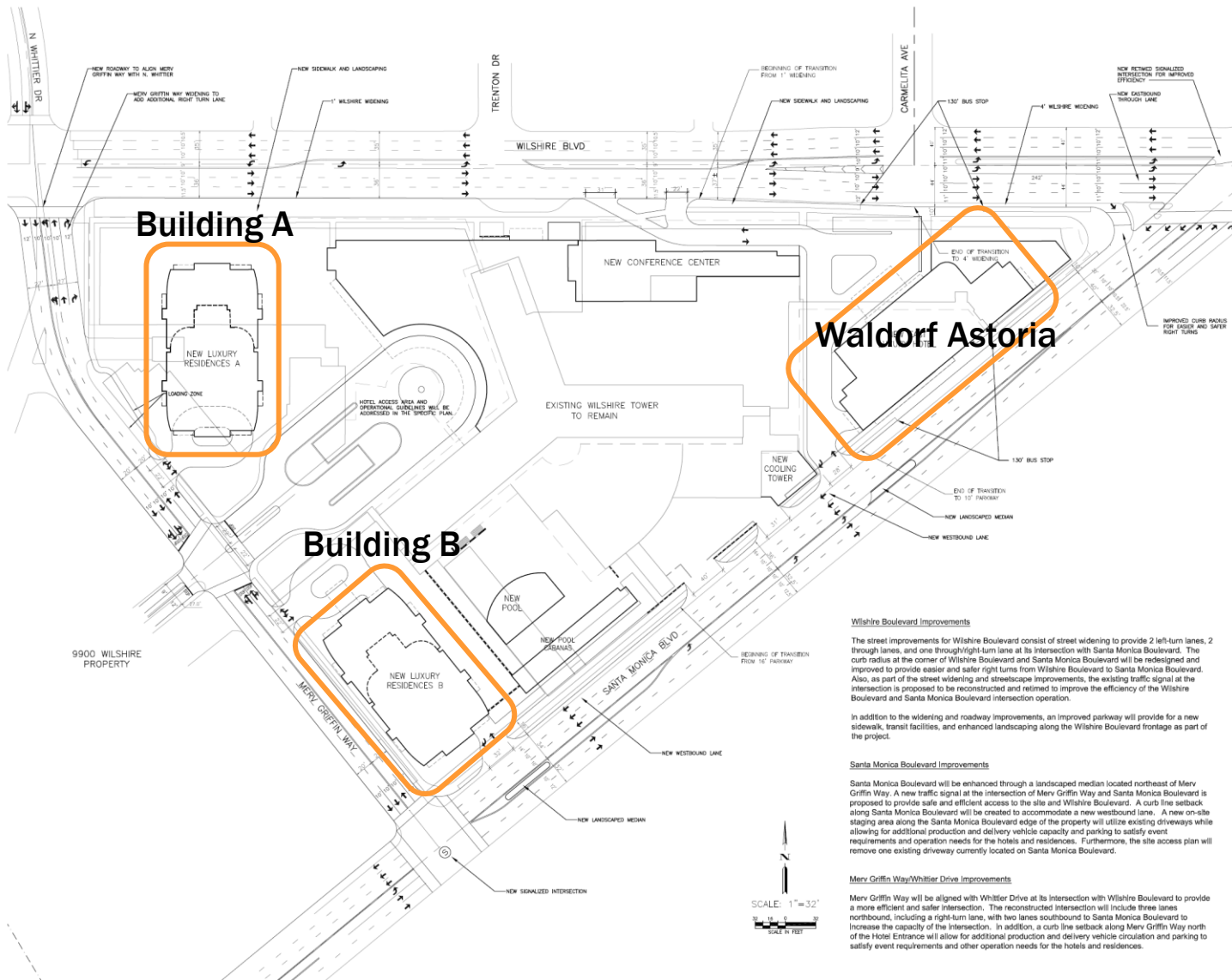


Setting





Approved Project



Wilshire Boulevard Improvements

The street improvements for Wilshire Boulevard consist of street widening to provide 2 left-turn lanes, 2 through lanes, and one through/right-turn lane at its intersection with Santa Monica Boulevard. The curb radius at the corner of Wilshire Boulevard and Santa Monica Boulevard will be redesigned and improved to provide easter and safer right turn lanes from Wilshire Boulevard to Santa Monica Boulevard. Also, as part of the street widening and streetscape improvements, the existing traffic signal at the intersection is proposed to be reconstructed and retimed to improve the efficiency of the Wilshire Boulevard and Santa Monica Boulevard intersection operation.

In addition to the widening and roadway improvements, an improved parkway will provide for a new sidewalk, transit facilities, and enhanced landscaping along the Wilshire Boulevard frontage as part of the project.

Santa Monica Boulevard Improvements

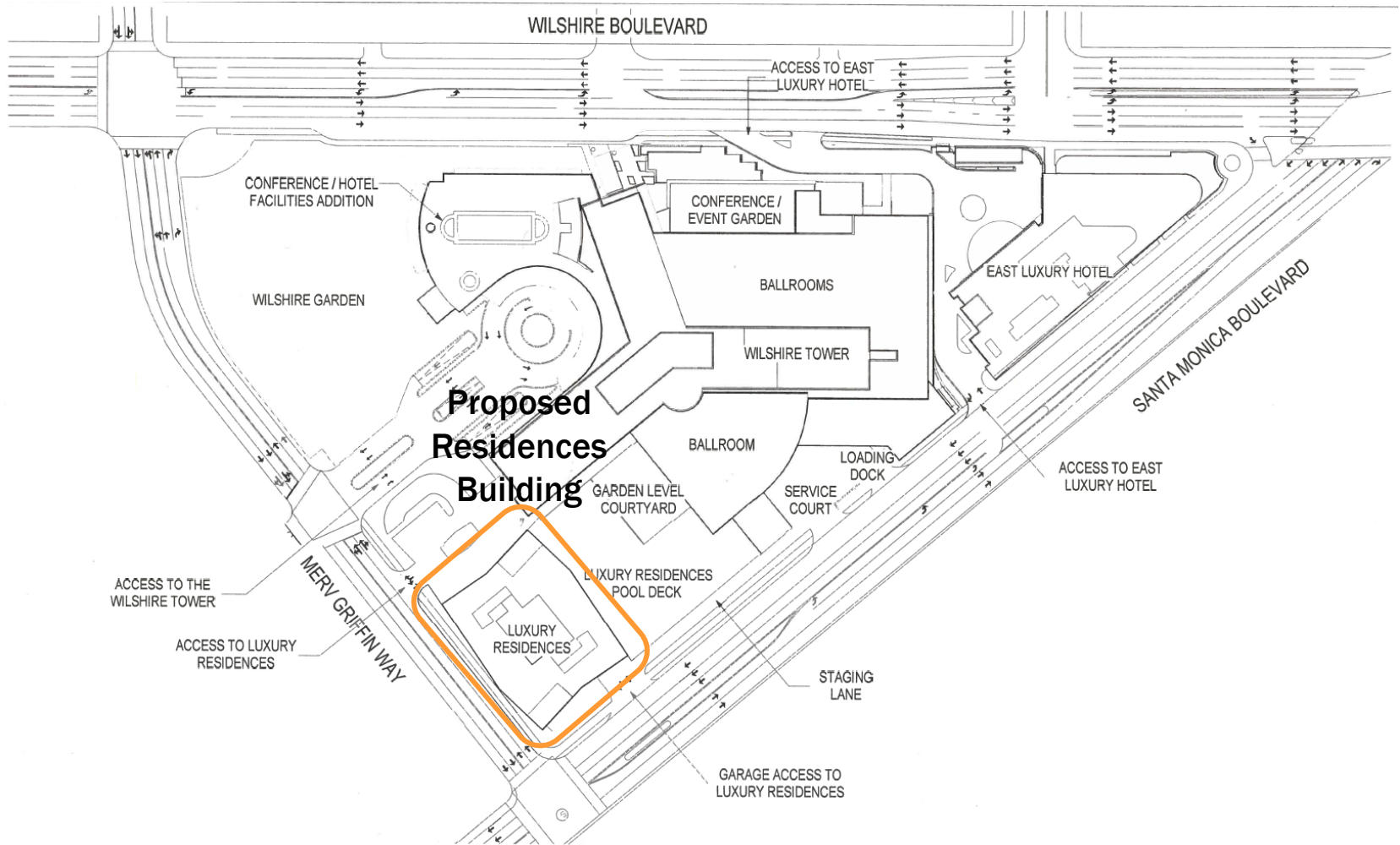
Santa Monica Boulevard will be enhanced through a landscaped median located northeast of Merv Griffin Way. A new traffic signal at the intersection of Merv Griffin Way and Santa Monica Boulevard is proposed to provide safe and efficient access to the site and Wilshire Boulevard. A curb line setback along Santa Monica Boulevard will be created to accommodate a new westbound lane. A new on-site staging area along the Santa Monica Boulevard edge of the property will utilize existing driveways while allowing for additional production and delivery vehicle capacity and parking to satisfy event requirements and operation needs for the hotels and residences. Furthermore, the site access plan will remove one existing driveway currently located on Santa Monica Boulevard.

Merv Griffin Way/Whittier Drive Improvements

Merv Griffin Way will be aligned with Whittier Drive at its intersection with Wilshire Boulevard to provide a more efficient and safer intersection. The reconstructed intersection will include three lanes northbound, including a right-turn lane, with two lanes southbound to Santa Monica Boulevard to increase the capacity of the intersection. In addition, a curb line setback along Merv Griffin Way north of the Hotel Entrance will allow for additional production and delivery vehicle circulation and parking to satisfy event requirements and other operation needs for the hotels and residences.



Measure HH Project





- **On June 21, 2016 City Council requested preparation of a report pursuant to California Election Code section 9212**
- **A 9212 Report is an independent analysis of the potential impacts of the ballot initiative**



Initiative's Key Components

- **Remove an 8-story condominium building located on Wilshire Blvd. at Merv Griffin Way**
- **Modify approval for a 218', 18-story condominium building on Santa Monica Blvd. at Merv Griffin Way to a 345', 26-story condominium building with an additional 30' allowed above roof level.**
- **Increase size of gardens/pedestrian areas from 3.28 acres to 3.89 acres.**
- **Identify 1.7 acres of open space located along Wilshire Blvd at Merv Griffin Way as publicly accessible (subject to property owner restrictions)**



- **The City Council previously directed preparation of a 9212 Report and identified topics for inclusion in the analysis**
- **The City retained three consultants to prepare the report:**
 - **Rincon Consultants prepared a planning analysis;**
 - **Fehr and Peers prepared a traffic impact analysis; and**
 - **Keyser Marston Associates prepared a financial impact analysis.**



Specific Plan and Measure HH Comparison

| | Approved Specific Plan | Measure HH | Proposed Change |
|-------------------------------|-------------------------------|-------------------------|---------------------------------------|
| Total Floor Area | 973,565 square feet | 973,565 square feet | No change |
| Residential Floor Area | 371,453 square feet | 371,453 square feet | No change |
| Residential Units | 110 | 110 plus 10 staff rooms | Staff rooms are a new added component |



Specific Plan and Measure HH Comparison

| | Approved Specific Plan | Measure HH | Proposed Change |
|-----------------------------------|---|---|---|
| Building Siting | Two residential buildings | One residential building | Reduction of one building |
| Parking Spaces | 1,572 striped, 331 aisle, 280 by mechanical lifts | 1,572 striped, 331 aisle, 280 by mechanical lifts | No change |
| Santa Monica Blvd. Setback | 35' from Santa Monica Blvd. face of curb | 20' from property line along Santa Monica Blvd. | No physical change, different reference point for measurement |



Specific Plan and Measure HH Comparison

| | Approved Specific Plan | Measure HH | Proposed Change |
|------------------------|--|--|---|
| Building Height | <p>Bldg. A: 8 stories, 101' (+25' rooftop structures)</p> <p>Bldg. B: 18 stories, 218' (+25' rooftop structures)</p> | <p>Residences Building: 26 stories, 345' (+30' rooftop structures, allows habitable space)</p> <p>375' overall</p> | <p>+127' of indoor habitable space</p> <p>+5' maximum rooftop accessory structure height</p> |
| Open Space | <p>142,779 square feet (3.28 acres)</p> <p>No specific open space identified as open to the general public.</p> | <p>169,415 square feet (3.89 acres)</p> | <p>+26,636 square feet (0.61 acres)</p> <p>1.7 acres to be private garden generally accessible to the public.</p> |



Specific Plan and Measure HH Comparison

| | Approved Specific Plan | Measure HH | Proposed Change |
|--|---|---------------------|--|
| Meeting Rooms, Conference Rooms and Ballrooms | 68,860 square feet | 68,860 square feet | No change |
| Outdoor Event Space | 3 venues | 4 venues | +1 venue, but occupancies remain the same |
| Graywater Use | Use for landscaping interior non-potable uses | Use for landscaping | No longer required for interior non-potable uses |



The impact report provides three overall categories of analysis:

- **Planning**
- **Transportation**
- **Financial**



City's Environmental Consultant, Rincon Consultants, Inc., prepared a technical analysis of the following:

- **General Plan/Specific Plan/Zoning Consistency**
- **Aesthetics**
- **Shade/Shadow**
- **Open Space Areas**
- **Police Service**
- **Fire Department Service**
- **Water/Sewer Utilities**
- **Entitlement Process**



City's Traffic Consultant, Fehr & Peers, prepared a technical analysis of the following:

- **Trip Generation and Distribution**
- **Intersection and Residential Roadway Segment Impacts**
- **Construction Conditions**



City's financial consultant, Keyser Marston Associates, Inc. (KMA), prepared a technical analysis of the following:

- **Value Enhancement to the Property Owner**
- **Fiscal Impact to the City**



Additional Information

**For additional information on the City's independent analysis,
visit:**

www.beverlyhills.org/measureHH