

This Chapter describes the existing and projected land uses, population and demographics within the City of Beverly Hills. This Chapter includes the following sections:

- Land Use and Urban Form
- Demographics and Housing

2.1 LAND USE

This section presents information regarding existing and planned land uses in the City of Beverly Hills, and compares the existing land use to the General Plan Land Use Plan. Information is derived from a field survey of the City, discussions with City staff, the Southern California Association of Governments (SCAG) Aerial Land Use Data (2000), GIS data provided by the City, the 1998/99 Land Use Survey, including data prepared by the City's Planning Department, and review of pertinent City documents including the adopted General Plan and zoning code. Appendix A contains a complete description of the SCAG Aerial Land Use data.

■ Existing Conditions

Existing Land Uses

The City of Beverly Hills contains approximately 3,648 acres, or 5.7 gross square miles. The following discussion pertains to the existing land uses in the City which are classified into the following five general categories:

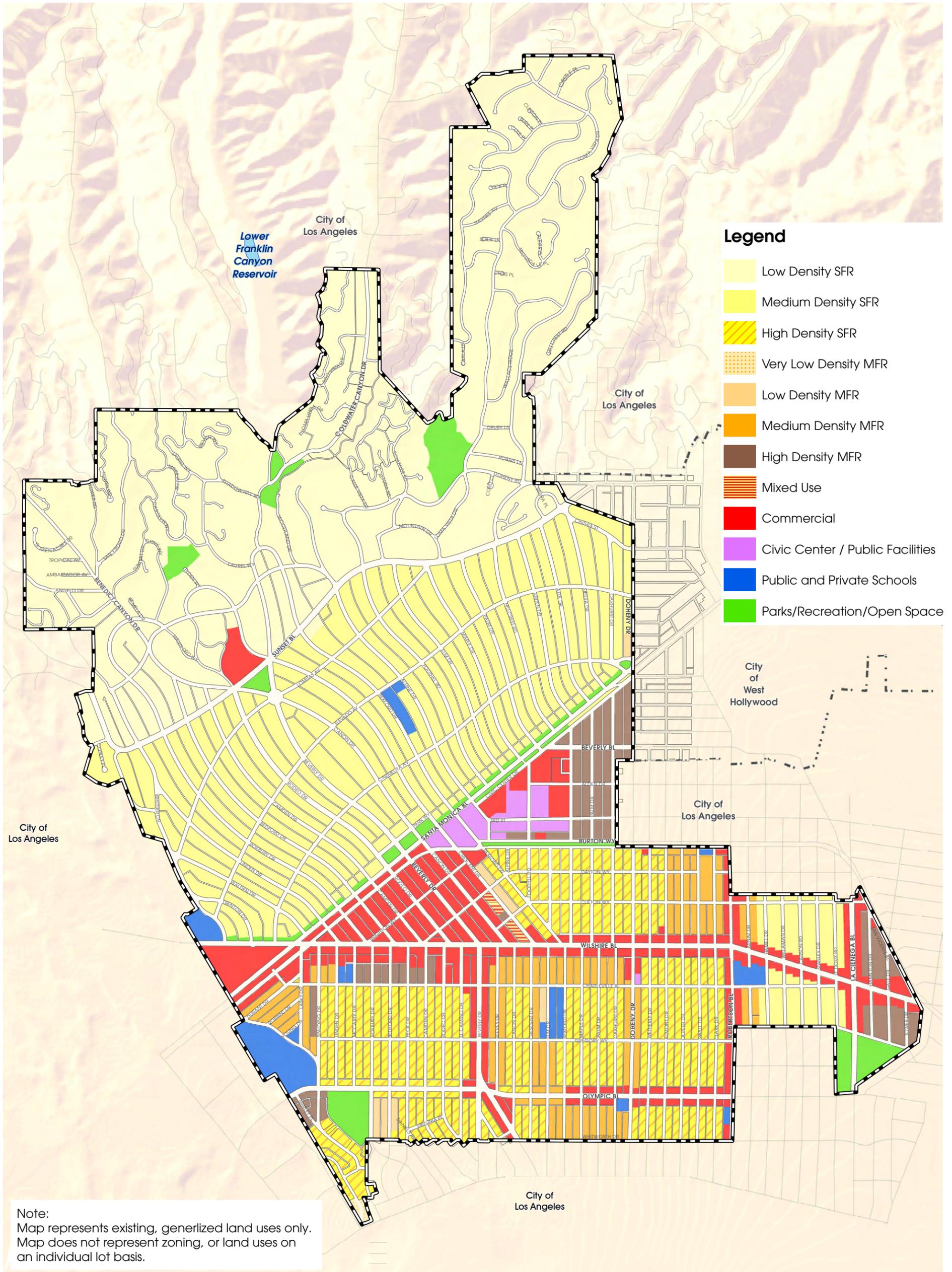
- *Residential*—Residential uses include a mix of single-family and multiple-family housing developed at varying densities.
- *Commercial*—this category includes uses that offer goods for sale to the public (retail), service uses (restaurants, dry cleaners, shoe repair, etc.) professional offices (accountants, architects, attorneys, etc.), and entertainment cultural uses (theaters, museums). Commercial land uses include those that serve local needs, such as restaurants, neighborhood markets and dry cleaners, and those that serve community or regional needs, such as entertainment complexes, auto dealers, and furniture stores. Visitor-serving uses, such as hotels, are also included in this category. Existing commercial development in the City is unique in that several of these areas serve both local and regional needs. This is the case in the business triangle area of the City as well in many of the City's restaurants and retail areas.
- *Mixed Use*—This category includes multiple uses generally commercial and/or office with a residential component located in the same structure or on the same parcel.
- *Civic Center/Public Facilities*—Government buildings, libraries, and other public institutions are found in this category. Uses in this category support the civic, cultural needs of residents.
- *Schools (public and private)*—The K–12 schools that are part of the Beverly Hills Unified School District facilities and private schools are included in this category.

- *Parks/Recreation/Open Space*—This category encompasses public and private recreational facilities and local and regional parks.

Existing land uses are listed below in Table 2.1-1 and illustrated in Figure 2.1-1.

Table 2.1-1 Existing Land Uses		
<i>Land Use</i>	<i>Acres</i>	<i>Percent of City</i>
Residential		
Low-Density SF	1,068.2	38.3
Medium-Density SF	731.8	26.2
High-Density SF	347.5	12.4
Very Low-Density MF	1.8	0.1
Low-Density MF	12.9	0.5
Medium-Density MF	123.6	4.4
High-Density MF	82.7	3.0
<i>Subtotal Residential</i>	<i>2,368.6</i>	<i>84.9</i>
Mixed Use		
Mixed Use	3.3	0.1
<i>Subtotal Mixed Use</i>	<i>3.3</i>	<i>0.1</i>
Commercial		
Commercial	248.8	8.9
<i>Subtotal Commercial</i>	<i>248.8</i>	<i>8.9</i>
Civic Center/Public Facilities		
Civic Center/Public Facilities	28.5	1.0
<i>Subtotal Civic Center/Public Facilities</i>	<i>28.5</i>	<i>1.0</i>
Public Schools		
Public Schools	53.5	1.9
<i>Subtotal Schools</i>	<i>53.5</i>	<i>1.9</i>
Parks/Recreation/Open Space		
Parks/Recreation/Open Space	88.5	3.2
<i>Subtotal Parks/Recreation/Open Space</i>	<i>88.5</i>	<i>3.2</i>
Total	2,791.21	100

SOURCE: SCAG Existing Land Use Data 2000
 Net acreage does not include streets and alleys.



Note:
Map represents existing, generalized land uses only.
Map does not represent zoning, or land uses on an individual lot basis.

Source: SCAG & EIP Associates GIS Program, August 2005

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Figure 2.1-1

Residential

As shown in Figure 2.1-1 and Table 2.1-1, residential development is the predominant existing land use within Beverly Hills, comprising 2,367 acres, or 85 percent of the total acreage. The City's residential areas encompass 15,982 housing units consisting of 1,847 condominiums (11.6 percent), 5,723 single-family units (35.8 percent), and 8,412 apartment units (52.6 percent).¹ Residential uses are generally configured as neighborhoods located throughout the City. The portion of the City located north of Santa Monica Boulevard is almost exclusively large lot, single-family residential, except for two public elementary schools, a major hotel and neighborhood parks. The area to the south contains high-density single-family residential and the City's multi-family residential areas, supported by public schools and parks. This southern portion of the City contains a variety of housing types and densities, with the highest densities located adjacent to key commercial corridors and activity centers. The character and urban form of the City's various residential land use designations as presented in the Existing Land Use Map are described below.

Single-Family Residential

The majority of the City's land area is allotted to single-family residential uses, accounting for 76.9 percent of the City's total land area, and 90.7 percent of all residential land uses. Single-family residential units consist of detached homes, generally characterized as one unit per parcel. As shown in Figure 2.1-1, single-family development is the predominant land use in the northern half of the City, north of Santa Monica Boulevard, with the denser, smaller single-family lots located in the southern half of the City, congregated among multi-family land uses and the City's commercial areas. The three subcategories that fall under the category of single-family residential are described in detail below.

Single-Family Residential (Low-Density)

Neighborhoods containing low-density, single-family detached residential uses exist almost exclusively in the portion of the City north of Sunset Boulevard. This area is characterized by a street system that conforms to the hillside topography. It is the lowest



density residential in the City and homes in this area are typically characterized by large estates on lots of approximately one acre (43,560 square feet [sf]). This characterization is consistent with the General Plan Land Use Element which designates an overall density of one unit per acre within this land use designation, as shown in Figure 2.1-2.

The hills and canyons in this area are the predominant determinate of the development pattern, as most lots

¹ Beverly Hills, City of. 2005. Personal communication with Audrey Arlington. Housing Data, 31 December, 2004.

and houses have been configured to take advantage of the views and terrain, while assuring maximum privacy. Many streets have no sidewalks. Many of these residences have been developed for privacy and exclusivity. Homes are gated and landscaped to prevent visibility from the street. For many residences in this area, the only visible feature from the street is the driveway or gated entry.

Low-density, single-family residential land area totals approximately 1,068.2 acres and accounts for the greatest portion of residential uses (approximately 45.1 percent), and 38.3 percent of the City's total land area. As all the single-family residential land uses contain detached units, a distinction is made by the densities and lot sizes in each area. In this area, the minimum lot size is one acre for a density of one dwelling unit per acre.

Single-Family Residential (Medium-Density)

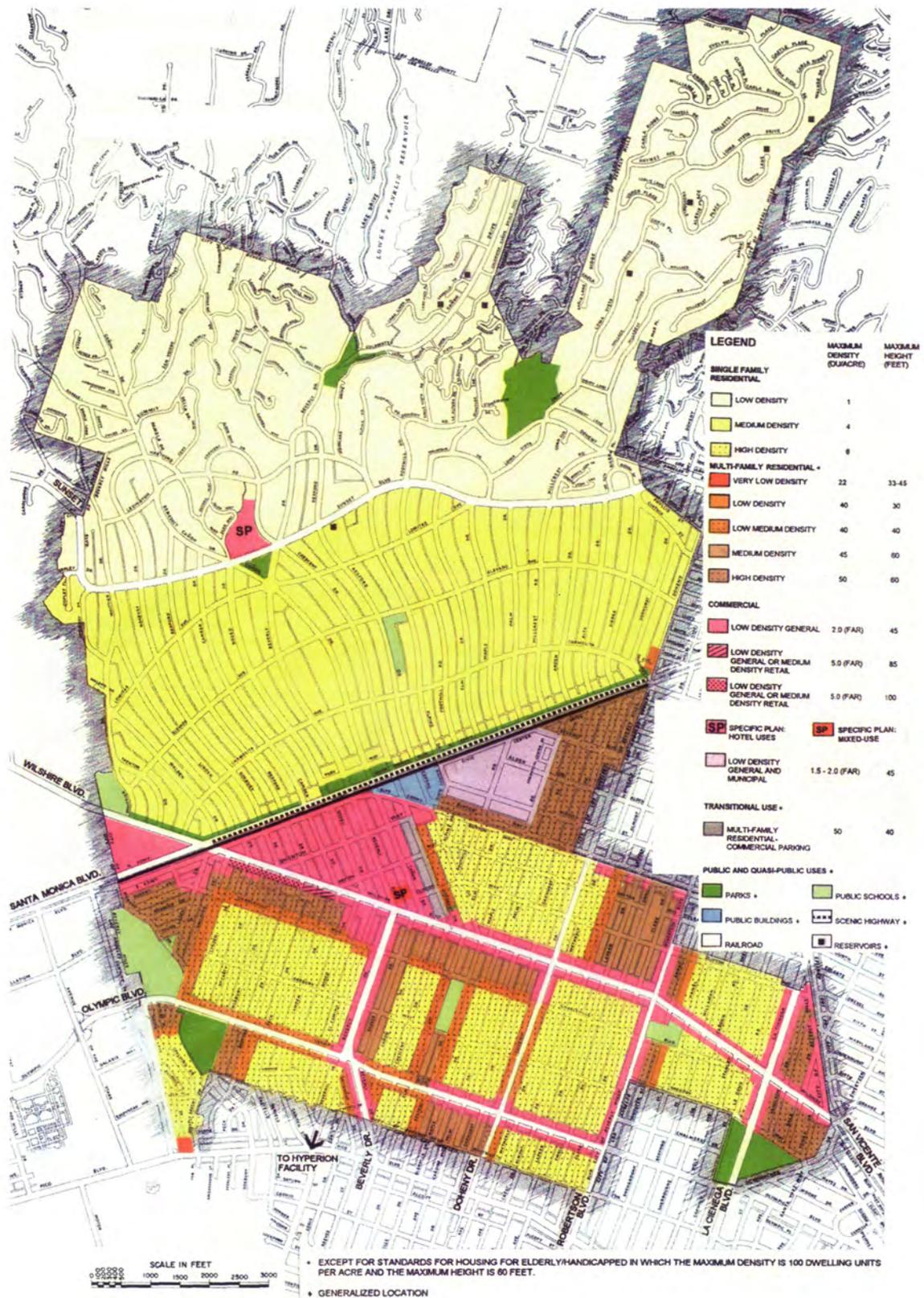
Neighborhoods containing medium-density, single-family residential land uses exist almost exclusively in the central portion of the City, between Sunset and Santa Monica Boulevards, consistent with the General Plan. Residential development in this area is typically characterized by a curvilinear street pattern with medium to large residences on lots of approximately 13,000 sf. Because many residences in this area are comparable in size to residences in the area north of Sunset Boulevard on larger lots, the homes are more closely spaced. This pattern of development and the presence of sidewalks create more of a pedestrian-friendly environment than the area to the north. Similar to the low-density single-family residential area described above, homes in this area are also landscaped for privacy, but many remain visible from the street.



The total land area within this designation is 731.8 acres, or approximately 26.2 percent of the City's land area. The density for this residential designation is more than three times higher than the lowest density, with a minimum lot size of 13,000 sf or 3.4 dwelling units per acre. The General Plan Land Use Element prescribes an overall density of four units per acre for this land use designation.

Single-Family Residential (High-Density)

Neighborhoods containing high-density, single-family residential uses are located throughout the southern portion of the City, south of Santa Monica Boulevard. These areas are characterized by moderately sized one-story residences located on grid-patterned streets on lots of approximately 7,500 sf, although increasingly, larger two-story homes are being constructed. Areas of the City with this residential designation are, in many cases, located adjacent to multi-family development of varying densities. The shallow



Source: Beverly Hills General Plan, Land Use Element, Transmittal No. 8

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Figure 2.1-2

setbacks and tree-lined streets that characterize these areas create a smooth transition between the single-family residential and adjacent multi-family residential development.

The total land area within this designation is approximately 347.5 acres, or 12.4 percent of the City's land area. In these areas, the minimum lot size is 7,500 sf, or a density of 5.8 dwelling units per acre. This is consistent with the General Plan Land Use Element which allows single-family detached units with an overall density of six units per acre.



Multiple-Family Residential

Multi-family residential development consists of structures with more than one attached dwelling unit, including apartment and condominium developments. Figure 2.1-1



illustrates that these areas are concentrated in the areas south of Santa Monica Boulevard, although a small area is located on the west side of North Doheny Drive north of Santa Monica Boulevard. These areas vary in allowable density, per the Beverly Hills Zoning Code, from 25.6 to 48.4 dwelling units per acre, determined by applying a combination of standards to the specific site. The General Plan Land Use Element specifies a density range from 22 units per acre in the very low-density multi-family areas, to 50 units per acre in the high-density multi-family areas.

Table 2.1-2 contains maximum density and height requirements for the multi-family residential development in the City, according to the Land Use Element.

Table 2.1-2 Multi-Family Residential Density and Height Maximum Requirements

<i>Land Use Designation</i>	<i>Maximum Density (du/acre)</i>	<i>Maximum Height (feet)</i>
Very Low Density	22	33–45
Low Density	40	30
Low Medium Density	40	40
Medium Density	45	60
High Density	50	60

SOURCE: Beverly Hills Land Use Element, Map 1, Land Use Plan. Prepared by the Department of Planning and Community Development, current through Transmittal No. 8.

In general, multi-family residential areas are located throughout the southern portion of the City as well as along and adjacent to major traffic corridors, such as Olympic

Boulevard. The four subcategories that fall under the category of multi-family residential account for a total of 7.9 percent of the City’s total land area. Generally, the highest density multi-family residential development is located adjacent to commercial areas. These areas provide a transition to areas containing lower densities. It is, therefore, typical to find the lowest multi-family density adjacent to the highest single-family density in order to provide this transition.

In order to protect the character of the single-family residential zones, however, the City implements stricter density standards on multi-family residential properties within 170 feet of single-family lots. Allowable densities are also a function of lot width, street width and a required ratio of land area per unit (which varies depending on the number of lots comprising the site).

Multi-Family Residential (Very Low-Density)

This category contains the lowest density of multi-family uses in the City. The only area in the City containing this land use designation is comprised of two lots located in the southernmost tip of the City on Hillgreen Drive, south of Olympic Boulevard and west of Roxbury Drive. This area totals 1.8 acres, or approximately 0.1 percent of the City’s land area.

Multi-Family Residential (Low-Density)

Low-density, multi-family residential land uses have a density almost double the density of the very-low multi-family density category, according to the table depicted above. Neighborhoods containing this land use are located in three small areas of the City as illustrated in Figure 2.1-1. One area is north of Wilshire Boulevard, on the east side of Crescent Drive between Dayton Way and the alley south of South Santa Monica Boulevard; the second area is south of Wilshire Boulevard, on the west side of Elm Drive between Charleville Boulevard and Gregory Way; and the third area is south of Olympic Boulevard, on the east side of Roxbury Drive and on both sides of Bedford Drive, between Whitworth Drive and the alley south of Olympic Boulevard.



Aside from the neighborhood located north of Wilshire Boulevard, which is adjacent to commercial land uses, these neighborhoods are located among other multiple-family residences. The low-density multi-family residential land area totals approximately 12.9 acres, or 0.5 percent of the City’s land area.

Multi-Family Density Residential (Medium-Density)

This category allows a slightly higher density (45 dwelling units/acre) than multi-family low-density residential but has a greater maximum allowable height, at 60 feet. Neighborhoods containing multiple-family, medium density land uses are located throughout the portion of the City located south of Santa Monica Boulevard. Specifically,

these land uses are located adjacent to the commercial frontage along Wilshire Boulevard, throughout the eastern portion of the City, and on the western border of the City. Although this category has a greater maximum allowable height than the category described above, many residential structures in this area are similar to the low-density category and are generally two- to three-stories in height. The land area within this designation totals 123.6 acres, or approximately 4.4 percent of the City's land area.



Multi-Family Residential (High-Density)

This category contains the highest allowable density of multi-family uses in the City (50 dwelling units per acre), and has the same maximum height requirements as multi-family medium density, at 60 feet according to the Land Use Element. Neighborhoods containing high-density land uses are located in several portions of the City south of Santa Monica Boulevard. Similar to multi-family medium-density residential, these land uses are located south of the commercial frontage along Wilshire Boulevard, at the eastern end of the City, in the area bounded by Beverly Boulevard, Santa Monica Boulevard, Burton Way and the eastern city limits, and on the western border of the City. The total land area within this designation is approximately 82.7 acres, or 3.0 percent of the City's total land area.

Non-Residential

The following section presents the non-residential land uses in the City. These uses, which consist of mixed use, commercial, civic center/public facilities, public schools, and parks/recreation/open space, make up 15.1 percent of the City's total land area. Table 2.1-3 breaks down the various types of non-residential land uses within the City and presents their corresponding area as a percentage of total non-residential land area.

<i>Land Use</i>	<i>Built Area (square feet)</i>	<i>Percent of total Non-Residential Area</i>
Apparel / Merchandise	593,615	2.2%
Art Galleries / Antiques	121,761	0.5%
Auction Houses	20,181	0.1%
Auto Dealer / Supplies	256,699	1.0%
Beauty Salons	228,754	0.9%
Department Stores	777,838	2.9%
Drugstore	83,511	0.3%
Eating & Drinking	495,294	1.9%

Table 2.1-3 (continued) Existing Non-Residential Land Uses: Citywide		
<i>Land Use</i>	<i>Built Area (square feet)</i>	<i>Percent of total Non-Residential Area</i>
Financial / Real Estate Institutions	599,228	2.3%
Fitness Centers	43,208	0.2%
Food	65,279	0.2%
Home Furnishings / Appliances	63,816	0.2%
Hotel / Motel	1,861,605	7.0%
Industrial	120,082	0.5%
Institutional (private)	394,051	1.5%
Institutional (public)	342,158	1.3%
Jewelry	69,506	0.3%
Liquor	27,666	0.1%
Live Theater	30,991	0.1%
Medical Office	1,269,780	4.8%
Movie Theater	24,098	0.1%
Office	10,289,999	38.8%
Other Retail	545,984	2.1%
Parking Facilities: Private	6,425,918	24.2%
Parking Facilities: Public (municipal)	1,057,350	4.0%
Service Uses	192,081	0.7%
Vacant Lots	43,789	0.2%
Vacant Non-Residential built area	321,667	1.2%
Vehicle Service Station / Repair	51,452	0.2%
Unknown Ground Floor Uses	111,736	0.4%
Total	26,529,097	100%

SOURCE: Beverly Hills Planning Community Department from Building inventory data as of June 10, 2002

Note 1: Does not include (1) structures on "S" zoned sites (public schools); (2) structures in public parks (excepting public parking structure and Herrick Library on South La Cienega Boulevard).

Note 2: Parking area for structures was not counted with the primary use, but rather as "Parking Facilities: Private." Area that was inaccessible to survey workers was assumed to be "Office" use; consequently, the area attributed to "Office" use is probably overstated, and that attributed to "Medical Office" or other uses is probably understated.

Note 3: "Hotel" use regardless of zoning, is included. Parking associated with "Hotel" use is counted as "Parking Facilities: Private". In some cases, restaurant, retail and other uses located within hotel was counted as "Eating & Drinking" or other uses.

Note 4: Summary prepared from Site Survey Land Use Category Report ran from the Beverly Hills Information Tracking System (BHITS) on 05/15/2002.

Note 5: As noted above in Note 2, the area attributed to "Office" includes those areas for each building that were inaccessible to survey workers. The difference in area between the area for each site per the original building permit or plans and the area as calculated from field survey is indicated as either a negative or positive balance in the total "Office" area. Where the report indicates a negative balance, which means that the area from field survey is higher than the area on office record, it was adjusted by changing the balance to positive. And where the report indicates a positive balance, it was adjusted by changing the balance to a negative value.

Commercial

Beverly Hills is located in the center of the extremely competitive Los Angeles business market and is known as a prestigious location for business operations. The City's upscale commercial areas and high-quality residential areas sustain and enhance the image and quality of life for which the City is known. These commercial establishments offer a wide range of goods, personal services, entertainment, dining, professional services, and related uses. These businesses serve residents, regional shoppers, tourists, and the City's large daytime work force within multi-tenant centers, in the "Business Triangle," or on individual or consolidated lots along major transportation corridors, such as Olympic Boulevard, La Cienega Boulevard, Robertson Boulevard, and Wilshire Boulevard. The City also contains high-end shopping areas, such as along the south side of Wilshire Boulevard adjacent to the Business Triangle, and Rodeo Drive. Local-serving commercial uses in the City include shoe repair shops, pharmacies, supermarkets, small theaters, bookstores, and small restaurants. Regional-serving uses in the City include medical offices, many featuring surgi-centers, and entertainment industry-related firms such as talent agencies, corporate headquarters, auto sales, stockbrokers, financial institutions, and hotels.



Within the City, there are a total of 248.8 acres of commercial/office uses. Commercial uses comprise approximately 8.9 percent of Beverly Hills' land area. Figure 2.1-1 illustrates the location of commercial and office development in the City of Beverly Hills. Distinct commercial/office districts in the City include the Business Triangle, the old Industrial Area, and commercial corridors such as Wilshire Boulevard, Olympic Boulevard, South Beverly Drive, La Cienega Boulevard, and Robertson Boulevard. The existing commercial areas conform to the corresponding areas of the General Plan commercial designations. Following is a description of the development along the major commercial corridors.

Wilshire Boulevard

Wilshire Boulevard is a major traffic corridor bisecting the City and has distinctly different characters in different segments.

Between Western City Limits and Beverly Drive

Between the western city limit abutting the Los Angeles Country Club and Santa Monica Boulevard, Wilshire Boulevard is developed with a major department store and an eight-story hotel. The area between Santa Monica Boulevard and Beverly Drive is located on the southern edge of the western part of the Business Triangle. The buildings on the south section of Wilshire Boulevard are taller and denser than those to the east and

consist of major “high-rise” commercial buildings and department stores. This area transitions to residential zones south of the south side of Wilshire Boulevard. Office uses predominate on the north side of the street, even at the ground-floor level. Development in this area is consistent with the General Plan which designates this area as an overlay zone, permitting higher and more dense development for high fashion, large scale department stores.



Between Beverly Drive and Doheny Drive

This area is not as densely developed as the segment of Wilshire Boulevard located between Santa Monica Boulevard and Beverly Drive, but has the most completely developed office character on Wilshire Boulevard. The area also contains automobile dealerships. Alleys separate the Wilshire commercial development from the single family residential development located to the north, and from multi-family residential to the south.

Between Doheny Drive and Robertson Boulevard

An increasing variety of commercial land uses is present in this area, and increasing numbers of under-developed lots. For example, between Beverly and Doheny Drives, commercial development on Wilshire Boulevard is separated by alleys from the single-family residential to the north, and the multi-family residential areas to the south. This area is characterized by older commercial and office buildings. It includes local-serving retail businesses and two small older movie theaters.

Robertson Boulevard to La Cienega Boulevard

Many of the commercial uses in this area are characterized by varying degrees of vitality and obsolescence and generally do not reflect the typical character of the City’s commercial land uses. This area has the greatest number of under-developed or vacant parcels. The commercial lots immediately abut single-family residential areas on the north and south without benefit of an alley. East of Robertson Boulevard, Wilshire Boulevard intersects the north/south streets at an oblique angle, resulting in a mix of very deep and relatively shallow commercial lots in the same blocks. An elementary school abuts the commercial property on Wilshire on the south side between Robertson Boulevard and Hamel Drive.

La Cienega Boulevard to San Vicente Boulevard (eastern City Limit)

Wilshire continues at an oblique angle to the north/south streets with no alley separating the multi-family residential areas to the north and south. There is considerable variety of uses here, including high-rise office development, a live theater, and small commercial

buildings. At the eastern gateway to the City at San Vicente, a high-rise office building on the north faces an older, one-story mini-mall on the south side.

South Beverly Drive

The area around and encompassing South Beverly Drive consists of village-like, small-scale, neighborhood-oriented development. It has mostly local-serving businesses, smaller-scale buildings, and restaurants with outdoor dining. The area closer to Wilshire Boulevard contains commercial businesses that promote pedestrian activity. There is less pedestrian activity at the adjacent commercial uses to the south.

Robertson Boulevard

Commercial uses along Robertson Boulevard are primarily small-scale retail and local-serving businesses that are mostly one-story in height and have limited parking. This popular strip of retail and restaurant businesses is partially located in the City of Los Angeles on the east side, south of Gregory Way. Some medical office buildings are located on North Robertson Boulevard, north of Wilshire Boulevard.

La Cienega Boulevard

This major north/south corridor is characterized primarily by Restaurant Row and other commercial businesses. Small-scale commercial buildings, mid-scale medical office buildings, two high-rise office buildings at Wilshire Boulevard and La Cienega Park are all located in this area. Lots in this area are shallow in depth, contain no alley, and abut residential neighborhoods.

The Business Triangle

The Business Triangle is the City's main business district. It is pedestrian-oriented and contains many offices, high-end retail, commercial, medical, and financial establishments in buildings featuring a considerable mix of scale and height. The western portion of the Business Triangle in particular features many medical offices. Several City-owned parking structures facilitate the pedestrian activity in this area of town. Additional height and density is allowed for key corner "anchor locations" such as Little Santa Monica, Wilshire Boulevard, and north/south streets in the area. This area, and the old Industrial Area (described below), are the two locations where commercial development occurs in a district configuration and is not adjacent to residential neighborhoods. The area has recently undergone a program of upgrades including widened sidewalks, pedestrian amenities, street trees, and mid-block signalized pedestrian crossings.

Olympic Boulevard

Olympic Boulevard is a high-traffic corridor with a variety of uses including local-serving businesses; low-scale buildings with ground-floor retail; office buildings near Beverly Drive; institutional and religious uses; mini-malls (the most in the City); auto dealerships; a grocery store, two major City parks; and multi-family residences west of Rexford Drive.

This area is unique to the City in that multi-family buildings on Olympic Boulevard face a high-traffic street.

The Industrial Area

The Industrial Area, its name reflecting its original land use function, is predominantly characterized by corporate campus and entertainment industry headquarters; City/government uses and properties, and auto-oriented retail uses. Civic Center Drive includes low-rise buildings as well as new and renovated architectural structures. Industrial uses such as the Southern California Edison electrical substation, City water treatment plant, and City vehicle maintenance facility are located on Foothill Road and Third Street, respectively. There is considerable, new modern commercial headquarter-type development, as well as older existing facilities such as the power plant and City maintenance yards. The Superior Court building and a luxury hotel are nearby to the south on Burton Way.

Mixed Use

Residential uses are not permitted in commercial zones pursuant to the current zoning code, although the policy for assessing the potential for mixed residential-commercial uses in commercial areas of the City is embodied in the current General Plan. There appears to be additional development interest in both converting office buildings to residential use, and in new construction. A few current development proposals involve mixed residential commercial projects on Wilshire Boulevard and these are being reviewed on a case-by-case basis, each requiring a General Plan amendment and zone change for approval. The conversion of one office building on Wilshire Boulevard to residential use with a small amount of commercial space has been approved.



There is a small area zoned for multiple-family residential-commercial parking (RMCP) where mixed use development is permitted. This area is located on North Crescent Drive between Wilshire Boulevard and north of Brighton Way, which consists of local serving commercial, public parking, office, a grocery store, and multi-family residential uses serving low income seniors, market rate assisted living elderly units, and a newly developed market rate apartment development. Non-conforming uses include two small hotels. This area is located between low-density, multiple-family residential properties across North Crescent Drive to the east, and the eastern edge of the commercial Business Triangle on the west.

Civic Center/Public Facilities

Civic Center/Public Facilities includes governmental uses located in and around the City's municipal facilities. The Civic Center area is bounded by North Santa Monica Boulevard to the north, Civic Center Drive to the east, South Santa Monica Boulevard to the south, and Crescent Drive to the west and contains the departments and offices that promote the well-being and interests of the people living in, working in, and visiting the City. Specifically, these facilities include the city hall, police department, library, fire department headquarters, courthouse, and public parking. The other area with this land use designation is located to the east of the Civic Center area, in the Industrial Area of the City. This land use designation consists of 28.5 acres and accounts for one percent of the City's total land area.

The land uses within the Civic Center/Public Facilities area is consistent with the General Plan designated land uses for this area. The Land Use Element designates the same area as Low Density General and Municipal, and Public Buildings, for the development of government buildings and public institutions. These areas, combined with educational facilities, discussed below, form the physical and social "infrastructure" of the community.

Schools

Public Schools include the educational facilities of the Beverly Hills Unified School District (BHUSD). This land use designation consists of 53.5 acres and accounts for 1.9 percent of the City's land area. The schools within the BHUSD include four elementary schools, one high school and one adult school located throughout the City, south of Sunset Boulevard. In addition to public schools, there are a number of private schools located in the City. The City's schools are discussed in detail in Section 4.1 (Schools) of this TBR.

Parks/Recreation/Open Space Uses

Within the City there is a total of 88.5 acres of such uses, which comprise approximately 3.2 percent of the City's land area. As discussed in detail in Section 4.2 (Parks and Recreation) of this TBR, the City has 76.7 acres designated as neighborhood- or mini-parks. These areas conform to the General Plan, which designates the same areas as open space for public use.

Areas Susceptible to Change and Approved Projects

The following areas are identified by the City as being susceptible to change during the planning horizon through the year 2030 either because of recently approved projects not yet constructed or due to development interest.

202–240 North Beverly Drive/203–241 North Canon Drive—Montage Hotel and Beverly Gardens

This area includes 14 lots (2.57 acres); six of which are owned by the City and eight of which are controlled by a developer. Currently, this area is developed with a City-owned public parking lot, private parking lot, and various, largely vacant commercial buildings.

The approved project for this area includes a Specific Plan and Development Agreement, General Plan and zoning revision for a 337,384 sf hotel/condominiums building on eight levels, including a 214 room luxury hotel, 25 condominiums (on upper three stories), public garden and Gardens Building (including 27,021 sf of ground floor retail/restaurant), and a 1,172-car, 4-level subterranean parking structure to serve both the public and the hotel. The hotel/condominiums will be seven stories plus a mezzanine level, and a maximum of 109.5 feet.

9200 Wilshire Boulevard

This area is located on the south side of Wilshire Boulevard and spans between South Palm and South Maple Drives (40,732 sf). The area currently consists of a vacant lot. The current development proposal consists of a mixed-use development with 14,000 sf of ground-floor commercial retail space and 53 condominium units above (totaling six floors).

Industrial Area

This project consists of the redevelopment of the area bounded by the Civic Center to the east, Burton Way to the south, North Maple Drive to the west, and Civic Center Drive to the south in the eastern portion of the City.

Development opportunities in the Industrial Area includes the large city-owned property along Foothill Road between Alden and Third (site of a proposed Community Recreation Center site), parcels along Civic Center Drive (west of Beverly Boulevard), and City-owned sites adjacent to the new Public Works building on the west side of Foothill Road north of Third Street and along Third Street west of Foothill Road that could be used for other municipal uses such as an operation service center supporting parking enforcement, facilities maintenance, etc.

Within the Industrial Area are approximately 5.4 acres of City-owned property along Foothill Road between Third Street and Alden Drive. Current uses on this property include surface parking, municipal service yards, and an unused office structure. About half of the property is proposed to be occupied by the Beverly Hills Community Recreation Center (CRC) that will include approximately 80,000 sf of enclosed space and outdoor activity areas. Proposed activities and programs include basketball courts, a fitness center, dance/exercise studios, swimming pools, community hall, and other various multi-purpose rooms. It is anticipated that parking will be provided in a subterranean garage. The recreation center is estimated to require approximately 460 parking spaces as well as additional parking to be utilized for auto dealer vehicle storage.

The remaining portion of the site is to be developed privately. A portion of the proceeds from the private development could be used to assist in funding the recreation center development. Actual lot configuration and precise determination of uses has not as yet been determined.

“Robinson’s” Site

This area consists of one parcel with an approximate area of 7.57 acres. The store and parking structure that currently exist on the site would be demolished and redeveloped with a mixed-use project, most likely incorporating the existing department store. This project may involve luxury condominiums and could reach up to seven or eight stories.

There are currently no development applications on file for this project but this project has been discussed with nearby property owners. The potential exists for a jointly-developed proposal that would include some portions of the major hotel occupying the adjacent parcel. This development could be constrained by traffic impacts due to its sensitive location (between Wilshire and Santa Monica Boulevards).

450–460 North Palm Drive

This area consists of the southeast corner of North Palm and Civic Center Drives. A project is currently pending approval that includes a 35-unit, five-story condominium with 111 subterranean parking spaces.

Other Sites

Various other sites have had development unsuccessfully proposed in the past. Many of these sites are thought to continually be of interest for developers. The following descriptions are preliminary and may be modified.

8787 Wilshire Boulevard (Northeast corner of Wilshire and Robertson Boulevards)—Includes development of a six-story, 85,000 sf office building with 324 parking spaces. This project was previewed by the Planning Commission and is being revised by the applicant.

8600 Wilshire Boulevard (Southwest corner of Wilshire Boulevard and Stanley)—The proposal consists of a five-story, 65-foot high, mixed-use proposal with 21 condominium units and 4,800 sf of medical office use with a total of 88 parking spaces: 28 of above grade and 60 subterranean parking spaces.

9844 Wilshire Boulevard (Southwest corner of Santa Monica Boulevard)—This project includes a proposal to change zoning and a General Plan amendment of former railroad right-of-way from Transportation (T-1) to permit commercial uses and proposes approximately 90,000 sf of office space with 274 subterranean spaces.

9590 Wilshire Boulevard (southeastern corner of Peck Drive and 125 South Camden Drive through to 124 Peck Drive, located between Wilshire and Charleville)—An alley vacation is proposed for a portion of the north/south alley located between South Camden and Peck Drives. The

proposal includes a 20-unit, seven-story mixed use condominium with the first floor retail fronting Wilshire Boulevard. On the southern portion of the area (125 South Camden Drive), a 40-unit, three- and four-story condominium with 295 subterranean parking spaces is proposed.

■ Regulatory Setting

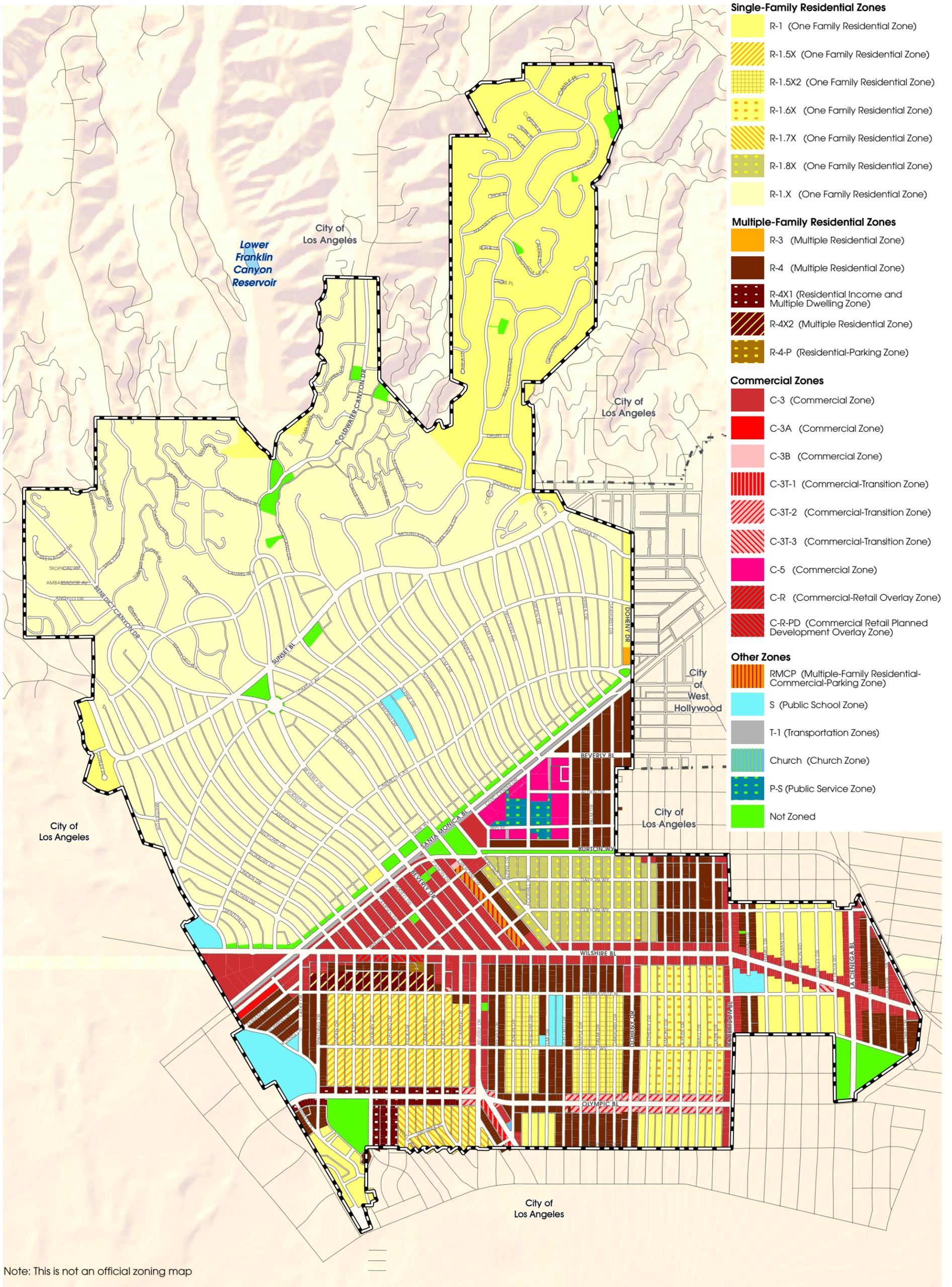
Zoning

Zoning is an implementation tool that establishes districts of permitted and prohibited uses to control the physical development of land consistent with the General Plan. In addition to permitted uses, zoning may also establish development standards relating to issues such as intensity, setbacks, height, and parking. California law requires that zoning be brought into conformance with the General Plan within a reasonable time period. Projects submitted for review and approval are evaluated for consistency with both the General Plan and the City's Zoning Code. For large-scale development applications, a Specific Plan may replace the underlying zoning.

Zoning Districts

The City of Beverly Hills General Plan, Zoning Map, and Zoning Ordinance control the boundaries of the zoning districts in the City as well as the zoning regulations that are in effect in each district. Zoning regulations identify land uses and activities that are allowed, prohibited, or are allowed only with a Conditional Use Permit or other discretionary permit. Beverly Hills has more than 25 zoning designations within its boundaries as illustrated in Figure 2.1-3. The zoning designations and their associated acreages are shown in Table 2.1-4. District types are as follows:

- Residential districts are designed for dwellings.
- Business districts contain commercial retail and office businesses.
- Other districts contain schools, transportation zones, churches, and public service zones, and areas that are currently not zones (these areas generally correspond with existing parkland).



Note: This is not an official zoning map

Source: SCAG & EIP Associates GIS Program, August 2005

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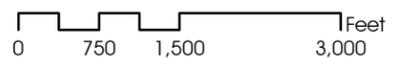


Figure 2.1-3

Table 2.1-4 Zoning Designations			
<i>Zoning</i>	<i>Parcels</i>	<i>Acres</i>	<i>Percentage</i>
Single-Family Residential		76.84	
R-1	1373	492.7	17.64
R-1.5X	451	76.3	2.73
R-1.5X2	359	49.0	1.76
R-1.6X	451	62.6	2.24
R-1.7X	162	21.5	0.77
R-1.8X	426	70.8	2.54
R-1.X	2968	1,372.8	49.16
Multiple Family Residential		9.20	
R-3	6	1.0	0.04
R-4	1410	222.9	7.98
R-4-P	10	1.0	0.04
R-4X1	116	18.0	0.65
R-4X2	79	14.0	0.50
Commercial		8.37	
C-3	1133	184.9	6.62
C-3A	18	2.6	0.09
C-3B	2	0.4	0.01
C-3T-1	21	2.5	0.09
C-3T-2	106	14.8	0.53
C-3T-3	8	0.9	0.03
C-5	71	24.2	0.87
C-R	11	1.7	0.06
C-R-PD	10	1.7	0.06
Other Zones		5.59	
RMCP	34	6.0	0.21
S	99	48.5	1.74
T-1	36	12.4	0.44
CHURCH	2	0.3	0.01
P-S	12	11.0	0.39
Un-zoned*	116	77.9	2.79
Total		2,792.2	100.00

SOURCE: City of Beverly Hills GIS Data

Residential zones containing "X" were enacted by a vote of the electorate.

* The "Un-zoned" category is not a zoning classification, but includes the City's total parkland acreage (76.7) as well as approximately 1.2 acres of additional unzoned land in the City.

■ Issues

- The City has almost no vacant properties. Thus, any additional development will occur as infill or re-use of existing properties. There is particular competition for land in the Industrial Area for a variety of different land uses.
- The lot depths of commercial properties in strip locations such as Wilshire, La Cienega, and Robertson Boulevards, S. Beverly Drive and Olympic Boulevard are typically between 100 to 150 feet. Although commercial setbacks and operational restrictions designed to ease transitions between commercial and residential land use are in place, this lot depth constrains the amount of area on a development site that can be devoted to design features intended to provide a buffer between commercial or mixed use development and adjacent residential property.
- The desired character of commercial development in the area located east of the Business Triangle along Wilshire Boulevard needs to be more adequately defined.
- Wilshire Boulevard is a major commercial street and traffic arterial, however maximum allowable commercial heights are limited to 45 feet or 3 stories, and some adjacent areas zoned for multi-family residential are allowed a higher maximum height and number of stories (55 feet and 5 stories). These height limits are in contrast to one another.
- Older, one-story, smaller scale single-family houses are being replaced with much larger, two-story houses, thereby changing the character of these neighborhoods.
- Older multi-family residential areas often have inadequate off-street parking.
- Although a demand for mixed-use development has been identified, there is very little of this type of development within the City. The City does not have established development standards or a standard practice in place for identifying appropriate locations for mixed-use development.
- Property ownership in areas zoned for multi-family residential is generally of single lots. Assembly of sites larger than two lots, thereby making more efficient use of land and resulting in fewer curb cuts, is difficult.
- There is little Class A office space with large floor plates, and consequently, certain desirable tenants do not locate in Beverly Hills or leave when they need to expand. There are a large number of older, legally non-conforming office buildings in need of upgrading that exceed the current height restriction. However, reconstruction does not occur because heights and allowable built area are limited to 45 feet or three stories and a floor area ratio of 2.0. The cost to provide the amount of parking required by the zoning code is also a disincentive.