



Beverly Hills City Council Liaison/ Planning Commission Committee will conduct a Special Meeting, at the following time and place, and will address the agenda listed below:

**CITY HALL
455 North Rexford Drive
4th Floor Conference Room A
Beverly Hills, CA 90210**

**Thursday, March 10, 2016
10:00 AM**

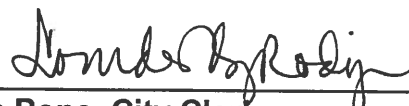
AGENDA

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

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

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

- 4) Adjournment**

for 

Byron Pope, City Clerk

Posted: March 9, 2016



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Manager's Office at (310) 285-1014. Please notify the City Manager's Office at least twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility.

Neu Investment Corporation is the owner of 250 N. Canon Drive, a three-story office building, and the parking lot immediately adjacent to the South. The owners are desirous of building a new building on the parking lot to be occupied by the world-famous Chef, Alain Ducasse. Mr. Ducasse is the first Chef to own restaurants carrying three Michelin stars in three cities and is the one of only two chefs to hold twenty three Michelin stars throughout his career.

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

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

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

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

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

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

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

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

Murray Fischer

From: Neu Investment [neuinvestment@NeuInvestment.onmicrosoft.com]
Sent: Friday, February 05, 2016 12:04 PM
To: Murray Fischer
Cc: aneu@neuinvestment.com
Subject: FW: Alain Ducasse Michelin Star

From: Yannis STANISIERE [<mailto:y.stanisiere@adny.cncdsl.com>]
Sent: Friday, February 05, 2016 11:52 AM
To: Neu Investment
Subject: Alain Ducasse Michelin Star

Hello Richard;

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

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

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

- 2 Stars :
 - Beige Tokyo
 - Le Meurice Paris

- 1 Star
 - Benoit Paris
 - Benoit Tokyo
 - La Bastide de Moustier Moustier
 - Hostellerie de la Celle La Celle
 - Le Jule Vernes Paris
 - Spoon Hong Kong

Total : 19

Have a great week-end

Best

Yannis Stanisière
Corporate F&B USA & Asia
Director of New Builds



248 N. CANON DRIVE

PROPOSED RESTAURANT FACADE

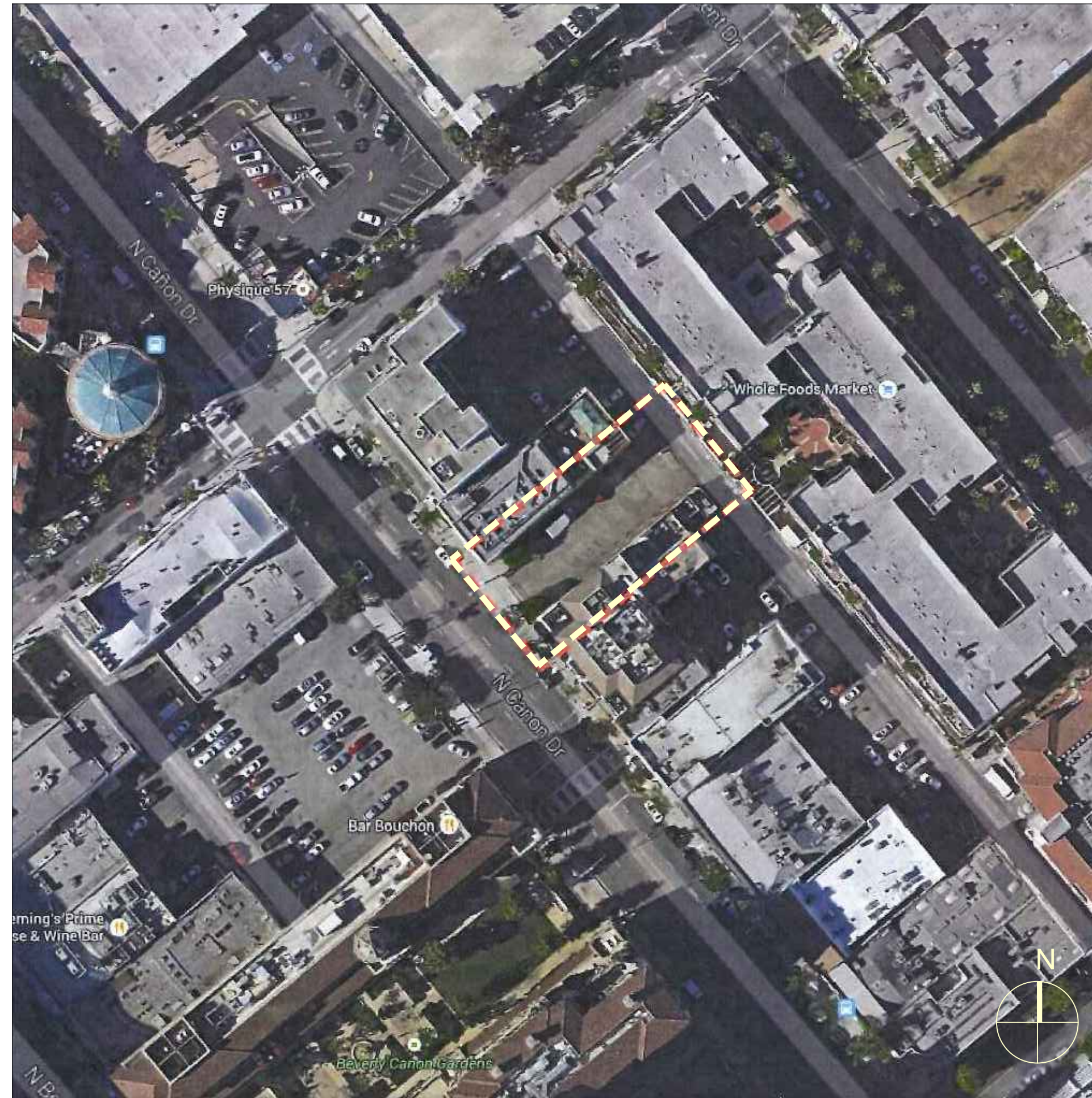
NADEL
SPECIAL PROJECTS
ARCHITECTS, INC
AUGUST 19, 2015

13286

| | | | |
|----------|-------------------------|--------|--------------------------------|
| PROJECT | 248 N. CANON DRIVE | AGENT: | NADEL ARCHITECTS |
| ADDRESS: | BEVERLY HILLS, CA 90210 | | 1990 S. BUNDY DRIVE, SUITE 400 |
| | | | P: (310) 826-2100 |

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CONTEXT PLAN

PROJECT SUMMARY

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

ZONING SUMMARY

ZONING: BHC3
HEIGHT LIMIT: 45'
FAR: 2:1

APN: 4343-006-002
LEGAL DESCRIPTION: BEVERLY EX OF ST LOTS 3 AND LOT 4
FRONT SETBACK: NONE

EXISTING LOT AREA: 7,125 S.F.
ALLOWABLE AREA: 14,250 S.F.

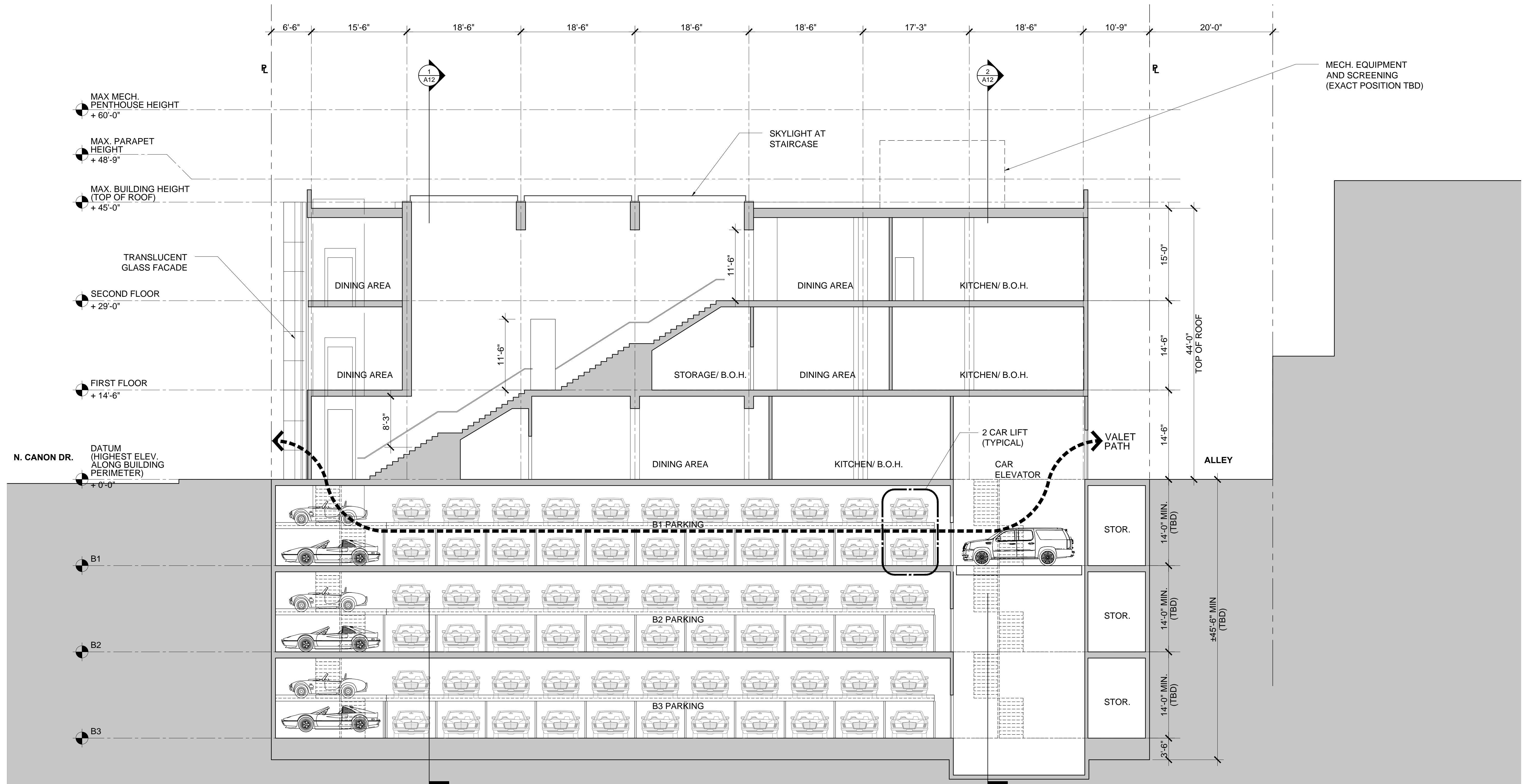
PROJECT AREA MATRIX

| FLOOR | DINING AND BAR AREAS | OUTDOOR TERRACE AREA | CIRCULATION, KITCHEN, B.O.H., AND RESTROOM AREAS |
|-------|----------------------|----------------------|--|
| 1 | 818 | 717 | 3,163 |
| 2 | 1,490 | | 2,838 |
| 3 | 988 | | 2,934 |
| TOTAL | 3,296 | 717 | 8,935 |

PARKING REQUIRED (BASED ON DINING AREA)

| | AREA PROVIDED | PARKING RQMT | PARKING REQUIRED |
|--------------------------------------|---------------|--------------|------------------|
| INDOOR, EXTR. DINING & BAR AREAS | 4,013 | 1:45 | 89 |
| CIRC., KITCHEN, B.O.H. AND RESTROOMS | 8,935 | 1:350 | 26 |
| | | | -7* |
| TOTAL | | | 108 |

*NOTE: BPMC 10-3-2730 STATES THAT 25% OF PARKING SPACES FOR NON-DINING AND BAR FLOOR OR AREAS MAY APPLY TOWARDS PARKING FOR DINING AND BAR FLOOR AREAS



248 N. CANON DRIVE

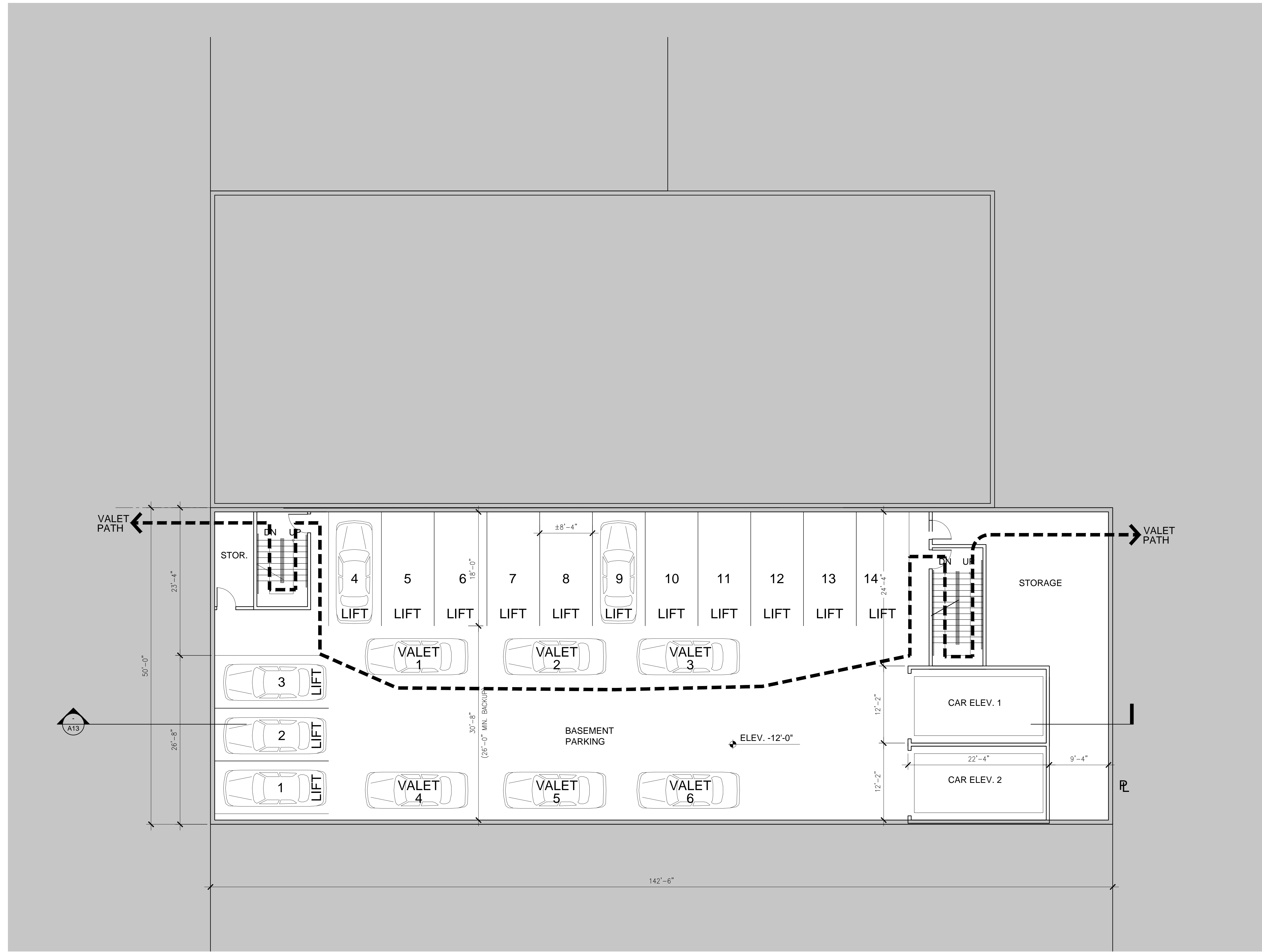


LONG SECTION
SCALE: 1/8"=1'-0"

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FEBRUARY 10, 2016
A13

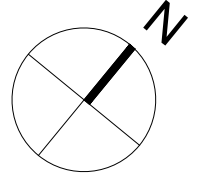
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|------------------|---|--------|---|
| PROJECT ADDRESS: | 248 N. CANON DRIVE BEVERLY HILLS, CA 90210 | AGENT: | NADEL ARCHITECTS 1990 S. BUNDY DRIVE, SUITE 400 P: (310) 826-2100 |
|------------------|---|--------|---|

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CAR ELEVATOR PARKING:
 28 ON LIFTS
 6 VALET D.P.
 34 TOTAL PARKING SPACES PER FLOOR

34 X 3 FLRS = 102



248 N. CANON DRIVE

B1 LEVEL PLAN

SCALE: 1/8"=1'-0"

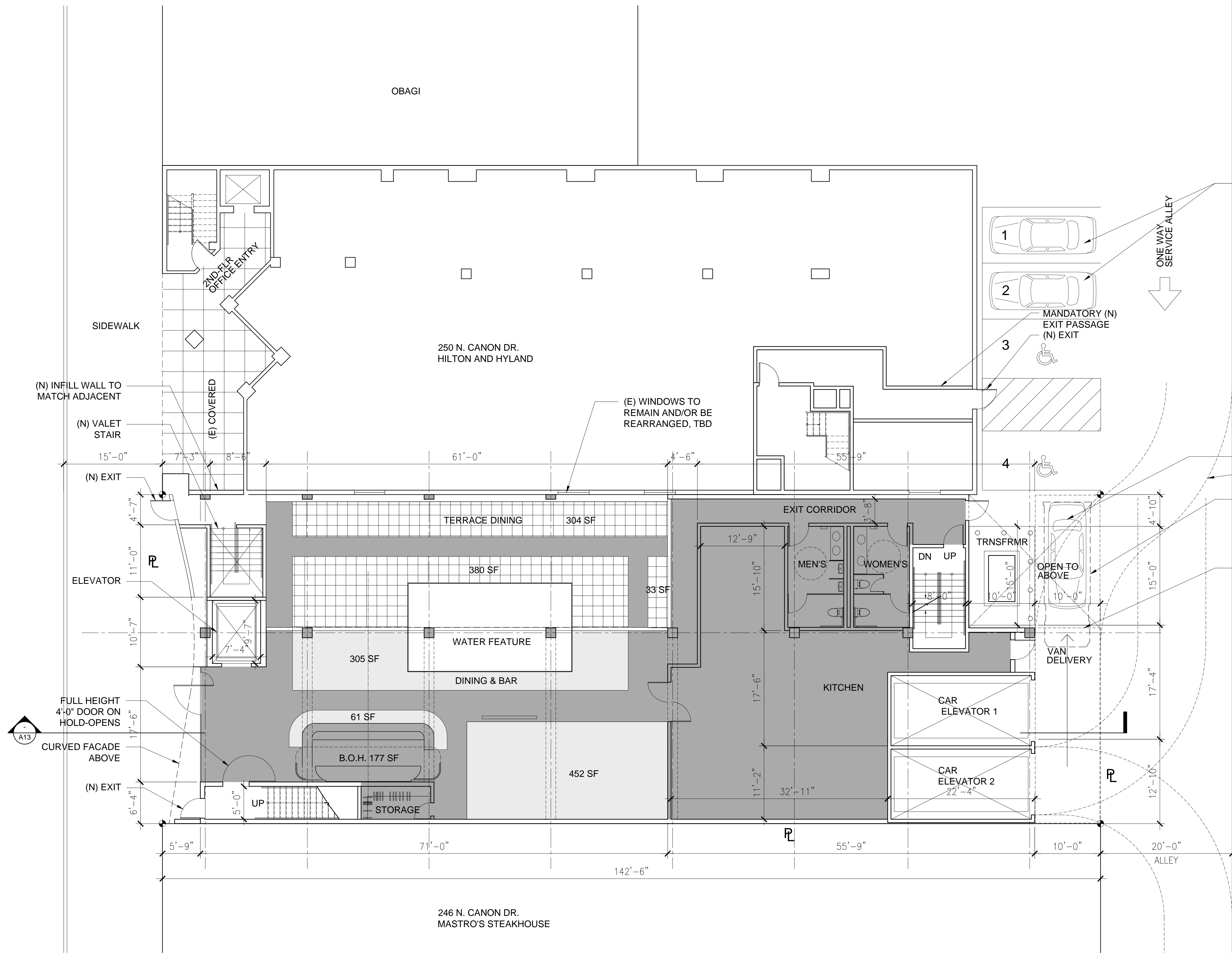
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 SPECIAL PROJECTS
 ARCHITECTS, INC.
 FEBRUARY 10, 2016

A4

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|----------|-------------------------|--------|--------------------------------|
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| ADDRESS: | BEVERLY HILLS, CA 90210 | | 1990 S. BUNDY DRIVE, SUITE 400 |
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N. CANON DRIVE



- CAR QUEING (AFTER-HOURS)
- KITCHEN/ B.O.H./CIRCULATION 3,163 SF
- INDOOR DINING & BAR SEATING 818 SF
- EXTERIOR DINING SEATING 717 SF

- CAR QUEING
- VAN PATH
- VAN IN UNLOADING POSITION (AFTER BACK-UP)
- (N) EDGE OF BUILDING ABOVE
- WHOLE FOODS

0' 5' 10' 20' 50'

GROUND LEVEL PLAN

SCALE: 1/8"=1'-0"



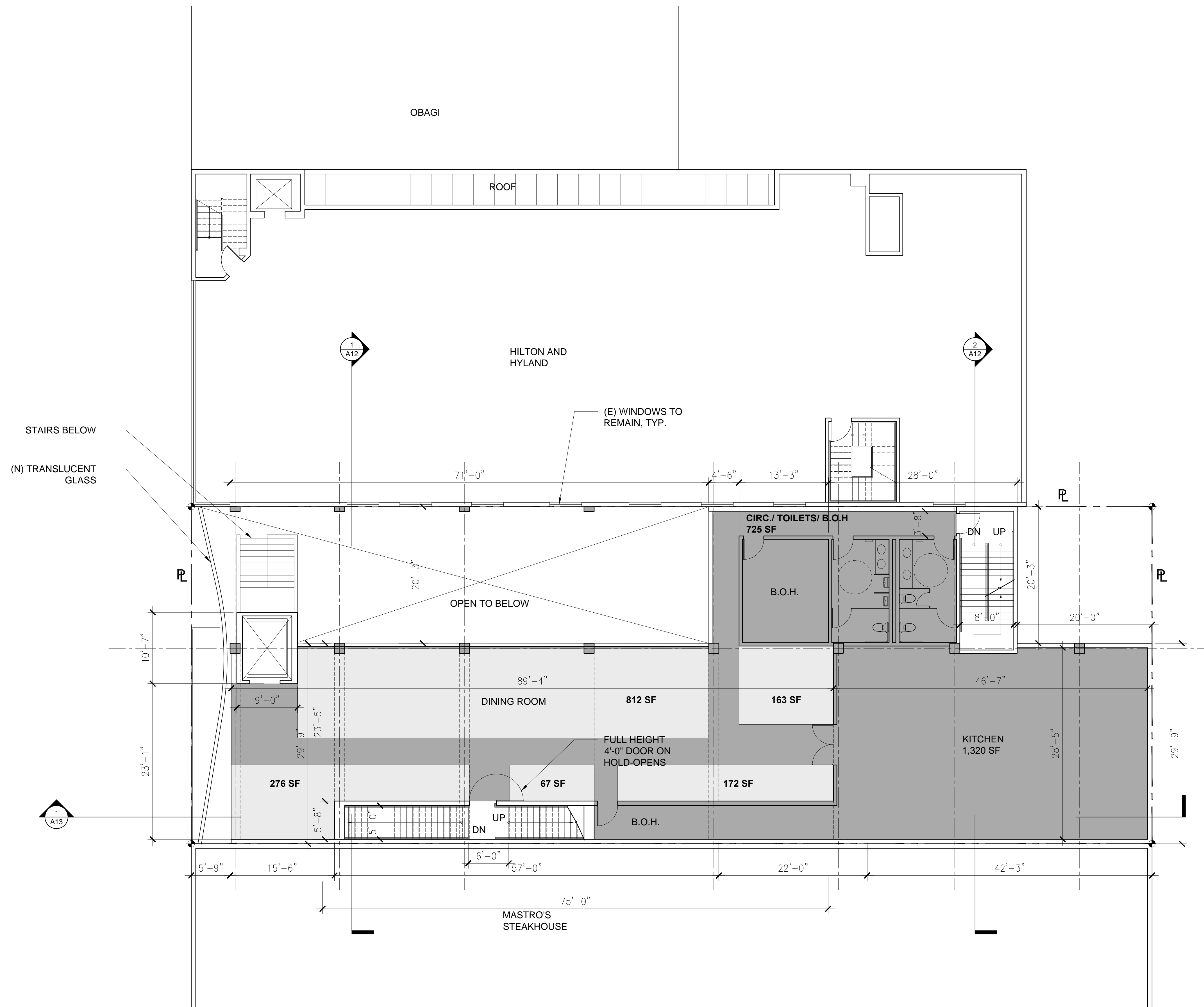
248 N. CANON DRIVE

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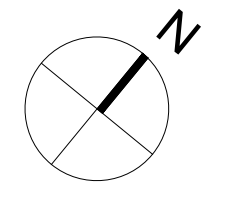
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| PROJECT ADDRESS: | 248 N. CANON DRIVE BEVERLY HILLS, CA 90210 | AGENT: | NADEL ARCHITECTS 1990 S. BUNDY DRIVE, SUITE 400 P: (310) 826-2100 |
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- WHOLE FOODS
- KITCHEN/ B.O.H./CIRCULATION
2,838 SF
 - INDOOR DINING SEATING
1,490 SF



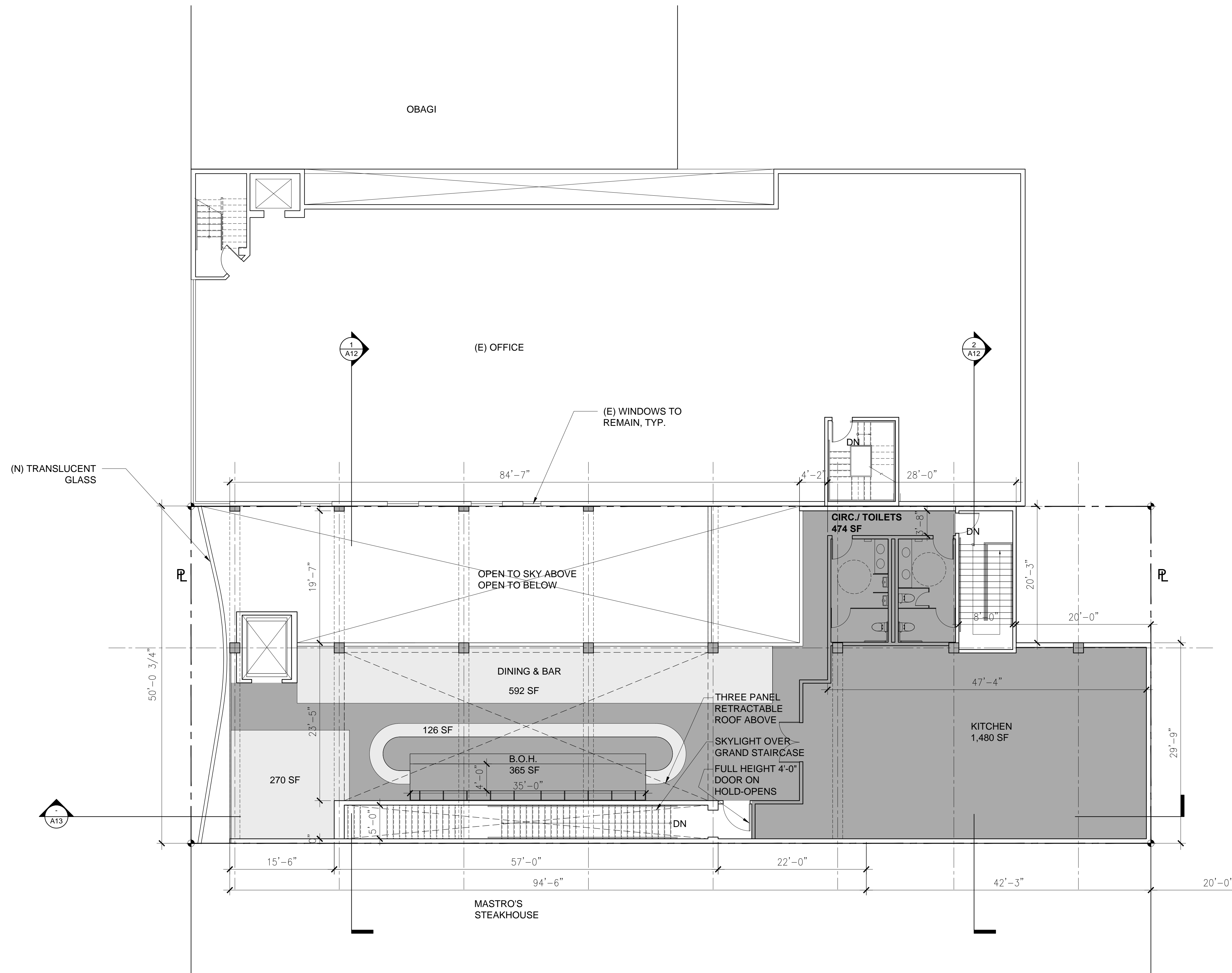
248 N. CANON DRIVE

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

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FEBRUARY 4, 2016
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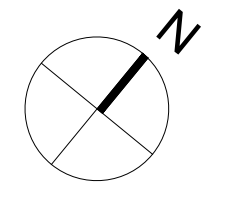
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KITCHEN/ B.O.H./CIRCULATION
2,934 SF

INDOOR DINING & BAR SEATING
988 SF

(E) RESIDENCES



248 N. CANON DRIVE

THIRD LEVEL PLAN

SCALE: 1/8"=1'-0"

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SPECIAL PROJECTS
ARCHITECTS, INC.
JANUARY 27, 2016

| | | | |
|----------|-------------------------|--------|--------------------------------|
| PROJECT | 248 N. CANON DRIVE | AGENT: | NADEL ARCHITECTS |
| ADDRESS: | BEVERLY HILLS, CA 90210 | | 1990 S. BUNDY DRIVE, SUITE 400 |
| | | | P: (310) 826-2100 |

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RENDERING_STANLEY DR/ WILSHIRE BLVD - REVISED VIEW
WITHOUT EXISTING STREET TREES

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

GRUENASSOCIATES

REVISION SUBMITTAL APRIL 15, 2015



RENDERING_SKYLINE OF STANLEY DR



RENDERING_CHARLEVILLE
TOWNHOUSE SOUTH ELEVATION