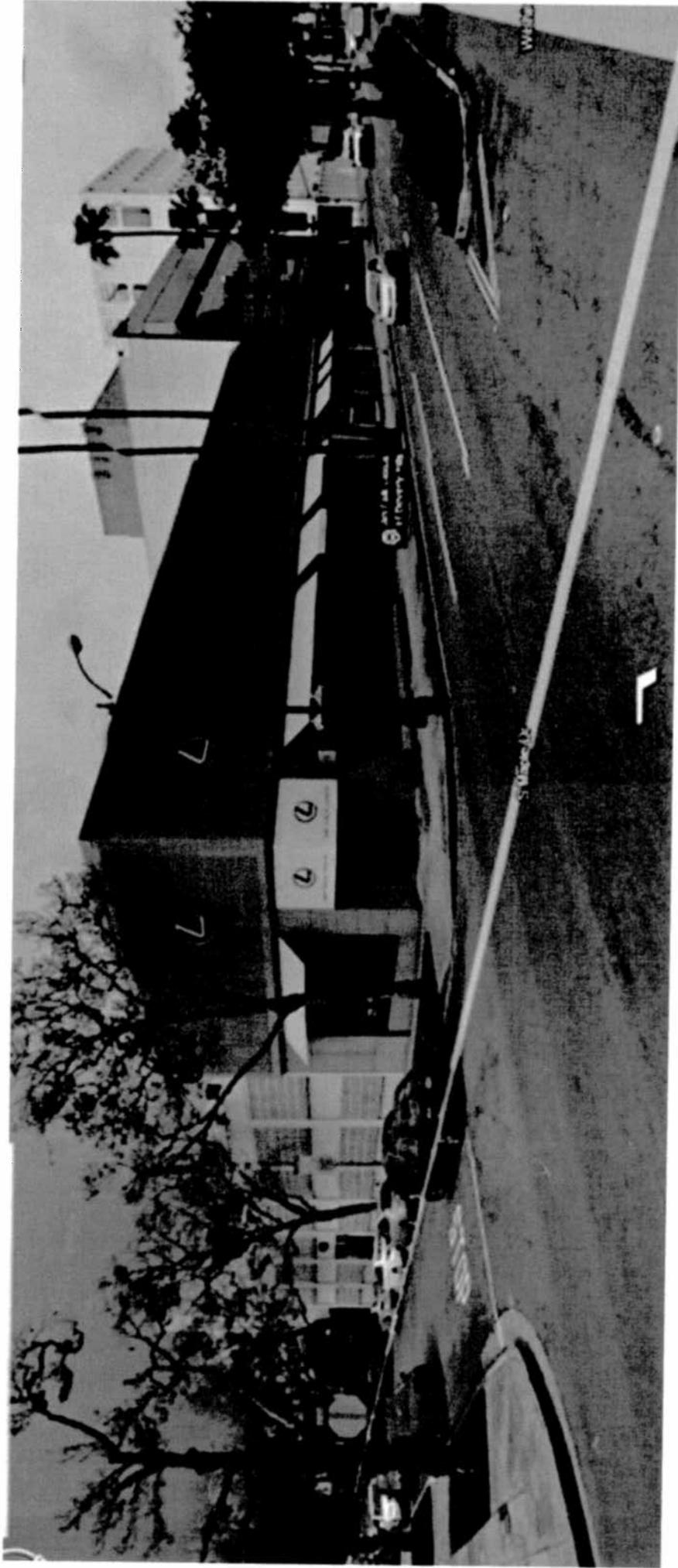


*Jim Falk* **LEXUS** *of Beverly Hills*

9230 Wilshire Boulevard  
Lexus - EXISTING SITE





# Architectural Commission Report

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**Meeting Date:** Wednesday, March 21, 2012  
*(Project was reviewed by the AC on September 21, 2011)*

**Subject:** **LEXUS DEALERSHIP**  
**9230 Wilshire Boulevard**  
Request for approval of a new four-story commercial building.  
(PL#120 3682)

**Project applicant:** Mitchell J. Dawson, Esq. – Dawson Tilem & Gole

**Recommendation:** Conduct public hearing and provide the applicant with design direction.

---

## REPORT SUMMARY

The applicant is requesting review and approval of a new four-story automobile dealership to be located at 9230 Wilshire Boulevard, on the southwest corner of Wilshire Boulevard and Maple Drive. This project came before the Commission at its meeting on September 21, 2011 as a preview item. At that meeting, the Commission expressed the following concerns with the project:

- Consider ways to shield the rooftop parking for neighboring residences (landscape).
- The plans provided did not accurately show the 'tower' elements on both elevations.
- Provide the building in the context of the neighborhood so the Commission can understand the design in relation to neighboring buildings and the fabric of the neighborhood.
- The Commission desired to further understand how the façade is articulated.
- Consider using smaller stones or multiple paint colors ('design tricks') to lessen the scale of the building and to emphasize the modulation of the building.
- The façade design lacks energy.
- The design appears very massive and heavy. Perhaps consider a lighter style of architecture. Consider design options to reduce the scale and mass.
- The moldings and columns appear to be planted on - need to see the 3D to fully understand the design.
- The design details need to be further developed (e.g. metal railings, column profiles, keystone details, building sections, etc.)
- Include landscaping to add dimension. Consider flower boxes at the upper level openings.
- The signs are too large.
- A model of the design would be desirable.

The applicant has further developed the design and while the overall design has not changed, the applicant has incorporated some modifications to address the Commission's concerns. These changes include providing more design details, adding a different stone finish along the bottom of the building and adding planter boxes on the façade.

#### Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets and Supporting Documents
- C. Approval Resolution

#### Report Author and Contact Information:

Shena Rojemann, Associate Planner  
(310) 285-1191  
[srojemann@beverlyhills.org](mailto:srojemann@beverlyhills.org)



## Design Review Commission Report

455 North Rexford Drive  
AC Meeting – March 21, 2012

In addition to the facade design, the applicant is requesting review and approval of two building identification signs, one business identification sign and one service entrance sign. At this time the applicant has not provided details of such signs, thus staff would recommend that the sign details be returned to the Commission at a later date. The Commission may also wish to discuss the scale of such signs for which the details have been broken down below.

- Per Beverly Hills Municipal Code §10-4-605 the maximum area of a building identification signs (per building street elevation) shall not exceed 2% of the vertical surface area of the side of the building on which the sign is placed. As such, the maximum building ID sign area permitted on the Wilshire Boulevard elevation shall not exceed 153.9 square feet and the maximum area permitted on the Maple Drive elevation shall not exceed 199.2 square feet. The proposed building ID signs would each contain the Lexus logo and also the text reading 'Jim Falk Lexus of Beverly Hills'. As proposed the signs would each be 132.25 square feet (maximum width of 11'-6" multiplied by maximum height of 11'-6").
- Pursuant to BHMC §10-4-604, one business identification sign is permitted per building elevation. Such sign shall not exceed 2 square feet per linear foot of street frontage, with a maximum of 100 square feet. As proposed, the business ID sign is located on the Wilshire Boulevard elevation and is proposed to be 81 square feet in area and would contain the Lexus logo. This sign is consistent with the maximum 100 square feet permitted by Code (2 SF x 152' = 304 SF, max 100 SF).
- A service entrance sign is also being requested along the Maple Drive elevation. Per BHMC §10-4-652, one sign may be permitted at a parking entrance, however this sign shall not exceed 20 square feet in area. As proposed the sign would be 63 square feet. This sign must be reduced to comply with the zoning standards.

### ZONING CODE COMPLIANCE

This project has been reviewed and approved by the Planning Commission and as presented appears to comply with all the zoning requirements.

### ENVIRONMENTAL ASSESSMENT

The Project 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 environmental guidelines. The City prepared an Initial Study and, based on the information contained in the Initial Study, concluded that there was substantial evidence that the Project may have a significant environmental impact on several specifically identified resources. Pursuant to Guidelines Sections 15064 and 15081, and based upon the information contained in the Initial Study, the City ordered the preparation of an FIR for the Project to analyze the Project's potential impacts on the environment. A Draft Environmental Impact Report (DEIR) was prepared and circulated for public review and comment, and a Final Environmental Impact Report (FEIR) was reviewed by the Planning Commission and certified under Planning Commission Resolution No. 1622.

### PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 21, 2012

**Attached A:**

Detailed Design Description  
and Materials (Applicant Prepared)

**SECTION 1 - AUTHORIZATION & APPLICANT TEAM**

**A Property Information**

Project Address: 9230 Wilshire Boulevard  
Adjacent Streets: Maple Drive and Wilshire Boulevard

**B Property Owner Information<sup>1</sup>**

Name(s): Jim Falk Properties, LLC, a Delaware Limited Liability Co.  
Address: 9230 Wilshire Boulevard  
City: Beverly Hills State & Zip Code: CA 90211  
Phone: 310-274-5200 Fax:  
E-Mail

**C Applicant Information (Individual(s) or entity benefiting from the entitlement)**

Name(s): Jim Falk Lexus of Beverly Hills  
Address: 9230 Wilshire Boulevard  
City: Beverly Hills State & Zip Code: CA 90211  
Phone: 310-274-5200 Fax:  
E-Mail

**D Architect / Designer Information (Employed or hired by Applicant)**

Name(s): Dennis J. Flynn Architects, Inc. Registered Architect? Yes  No   
Address: 300 N. Euclid Street  
City: Fullerton State & Zip Code: CA 92832  
Phone: 714-870-4460 Fax: 714-870-4420  
E-Mail: lindaf@dfarch.net

**Contractor**

**E Landscape Designer Information (Employed or hired by Applicant)**

Name(s): Robert Bollin, Gordon L. Mountjoy & Associates  
Address: 29802 Avenida De Las Banderas  
City: Rancho Santa Margarita State & Zip Code: CA 92688  
Phone: 949-858-3200 Fax: 949-858-4080  
E-Mail: Robertb@mtjoy.net

**F Agent (Individual acting on behalf of the Applicant) NOTE: All communication is made through the Agent.**

Name(s): Mitchell J. Dawson, Esq. - Dawson Titem & Gole  
Address: 9454 Wilshire Boulevard, Penthouse  
City: Beverly Hills State & Zip Code: CA 90212  
Phone: 310-285-0880 Fax: 310-285-0807  
E-Mail: mdawson@dtglaw.com

**G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.<sup>2</sup>**

Property Owner's Signature & Date

JIM FALK - PRESIDENT

Property Owner's Signature & Date

ROBERT CLEVELAND, CFO

<sup>1</sup> If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups:  
Group A - Chairperson or president of the board; Group B - board secretary or chief financial officer.

<sup>2</sup> A signed and dated authorization letter from the property owner is also acceptable.

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application**

- Staff Review
  - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
  - Ten (10) sets of plans required (see Section 6 for plan size requirements).
  - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

**B Identify the scope of work (check all that apply):**

- New construction
  - Façade Remodel ONLY
  - Business Identification Sign(s)  
Number of signs proposed: \_\_\_\_\_
  - Building Identification Sign(s)  
Number of signs proposed: \_\_\_\_\_
  - Sign Accommodation (explain reason for the accommodation request below):  
Multiple Business Signs \_\_\_\_\_ Number of signs proposed: \_\_\_\_\_
  - Other: \_\_\_\_\_
- Remodel: Int. & Ext, no floor area added
  - Remodel: Int. & Ext, floor area added
  - Awning(s):  New  Recovery
  - Open Air Dining: #Tables \_\_\_\_\_ # Chairs \_\_\_\_\_

**C Describe the scope of work proposed including materials and finishes:**

The project is located on the southwest corner of the intersection at Wilshire Boulevard and South Maple Drive. The existing site is currently the Jim Falk Lexus Dealership. The applicant is proposing a new 4-story commercial building. The building facade materials and elements include: pre-cast concrete sills, pre-cast concrete corbel, cornice molding, cement wall plaster finish, wrought iron railings, canvas awnings with wrought iron supports, glazed windows, marble base, pre-cast planters, pre-cast stone tile and 3 wall-mounted business identification signs (Lexus USA corporate sign program).

**D Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/UNITEGIS/>)**

- |                                       |                                 |   |                                 |                                |
|---------------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4          | <input type="checkbox"/> R-4X   | <input type="checkbox"/> R-4            | <input type="checkbox"/> R-4-P  | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3          | <input type="checkbox"/> RMCP   | <input checked="" type="checkbox"/> C-3 | <input type="checkbox"/> C-3A   | <input type="checkbox"/> C-3B  |
| <input type="checkbox"/> C-5          | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2         | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5   |
| <input type="checkbox"/> Other: _____ |                                 |   |                                 |                                |

**E Lot is currently developed with (check all that apply):**

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below):  
Automobile Dealership

**F Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?**

Yes  No  If yes, please list Architect's name: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS** (continues on next page)

**A** Indicate in the chart below all applicable signage details:

	<b>Type of Sign</b> (i.e. business ID, building ID, parking, etc.)	<b>Dimensions</b> (height x length)	<b>Square Feet</b>	<b>Maximum Area Permitted by Code</b>	<b>Maximum Area Permitted w/ Sign Accommodation</b> (if applicable)
1	Business ID sign "Lexus"	9'-0" x 9'-4"	83.7 sq. ft.		
2	Business ID sign "Jim Falk LEXUS of Beverly Hills"	10'-6" x 11'-2"	118 sq. ft.		
3	Business ID sign "Jim Falk LEXUS of Beverly Hill"	10'-6" x 11'-2"	118 sq. ft.		
4	Directional sign "Service"	23'-4" x 1'-6"	35 sq. ft.		
5					

**B** List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

**FAÇADE** (List all material for all portions visible from the street)

Material: Marble Veneer Base, Pre-cast trim, veneer, and columns, stucco.  
 Texture /Finish: smooth  
 Color / Transparency: beige, tan, cream

**WINDOWS/DOORS** (Include frame, trim, glass, metal, etc.)

Material: aluminum frames  
 Texture /Finish: smooth  
 Color / Transparency: black frames, clear glass

**ROOF**

Material: concrete  
 Texture /Finish: smooth trowel  
 Color / Transparency: natural gray

**COLUMNS**

Material: Pre-cast stone  
 Texture /Finish: smooth sand  
 Color / Transparency: tan

**BALCONIES & RAILINGS**

Material: wrought iron  
 Texture /Finish: satin  
 Color / Transparency: black

**OUTDOOR DINING ELEMENTS** (List all material for all outdoor dining elements.)

Material: N/A  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS**

**AWNINGS, CANOPIES**

*Material:* canvas  
*Texture /Finish:* tight weeve  
*Color / Transparency:* burnt orange

**DOWNSPOUTS / GUTTERS**

*Material:* cast iron - concealed in walls  
*Texture /Finish:* smooth  
*Color / Transparency:* to match building

**BUSINESS ID SIGN(S)**

*Material:* cast aluminum  
*Texture /Finish:* smooth paint  
*Color / Transparency:* black

**BUILDING ID SIGN(S)**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**EXTERIOR LIGHTING**

*Material:* metal  
*Texture /Finish:* smooth painted metal  
*Color / Transparency:* black

**PAVED SURFACES**

*Material:* pre-cast paver  
*Texture /Finish:* smooth - fan pattern  
*Color / Transparency:* dark tan

**FREESTANDING WALLS AND FENCES**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**OTHER DESIGN ELEMENTS**

*Material:* Roll-up shutter doors  
*Texture /Finish:* smooth painted metal  
*Color / Transparency:* tan - to match building

**C Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:**

The plants used in this project can all be found in Mediterranean climates including California and most parts of Italy. The varying heights create interest while still maintaining some clean formality as is the style in an Italian villa. The plant layout was designed to reinforce the Italian style architecture by highlighting elements such as columns and arches. Plant materials have been located along the south side of the alley to provide a landscape buffer between the residences and the facility. Trellis have been utilized on the south face of the building to help soften the face of the building that is adjacent to the residences to the south. An abundance of

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)**

**A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:**

- 1. Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**

This project is the result of requirements of Lexus Corporate management to construct a new modern facility to accommodate the local customer base. The replacement of an outdated dealership with a modern facility, both functionally and aesthetically, will enhance the image of Beverly Hills and especially the corner of Wilshire Boulevard and South Maple Drive. The architectural features are similar in character to those found in and around Beverly Hills both old and new construction. This building's design elements have refined sophistication and portions. The exterior finishes are of the highest quality.

- 2. Describe how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.**

The primary structural elements of this proposed project are poured in place concrete and 8" thick masonry block which are inherently good sound insulators, both on the interior of the facility as well as to the exterior. The concrete on the parking spaces, the vehicular ramps and traffic routes will be textured to reduce the tire squeal. All exterior windows will be high energy efficient dual pane glass with a 1/2" internal air space.

- 3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.**

The building will be constructed with the use of high quality materials such as marble, pre-cast stone, pavers, and dual pane glass. The use of these materials will enhance local environment and will not cause any depreciation in appearance or value. Replacing an outdated dealership with a modern facility with a superior exterior design and appearance enhances the local environment.

- 4. Describe how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.**

The proposed project will be built to a scale and density similar to that of adjacent general office buildings and thus is in harmony with adjacent properties. The project complies with the standard 45-foot height limit for the C-3 zone and 35 foot height limit for the portion of the project in the R-4 zone. Although the number of stories exceeds the standard code requirements, the height/stories of the structure will not result in any impacts beyond those that may be generated by a standard three-story, 45-foot tall general office building.

- 5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The project complies with the standard 45-foot height limit for the C-3 zone and 35 foot height limit for the portion of the project in the R-4 zone. The proposed building does however exceed the standard three-story limitation for the C-3 zone. Although the number of stories exceeds the standard code requirements, the height/stories of the structure will not result in any impacts beyond those that may be generated by a standard three-story, 45-foot tall general office building. A text amendment will bring the building within Code.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 21, 2012

**Attached B:**  
Design Plans, Cut Sheets  
and Supporting Documents





**DFA**

DENNIS J. FLYNN  
ARCHITECTS, INC.

300 NORTH EUGENE STREET  
FALLBROOK, CA 91710-4400  
(714) 970-4400 FAX (714) 970-4402

*Jim Falk*



**LEXUS**  
*of*  
**Beverly Hills**

2025 WILSHIRE BLVD.  
BEVERLY HILLS, CA 90212

**JIM FALK LEXUS**  
FIRST FLOOR PLAN - ON GRADE

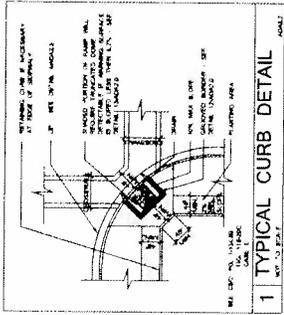
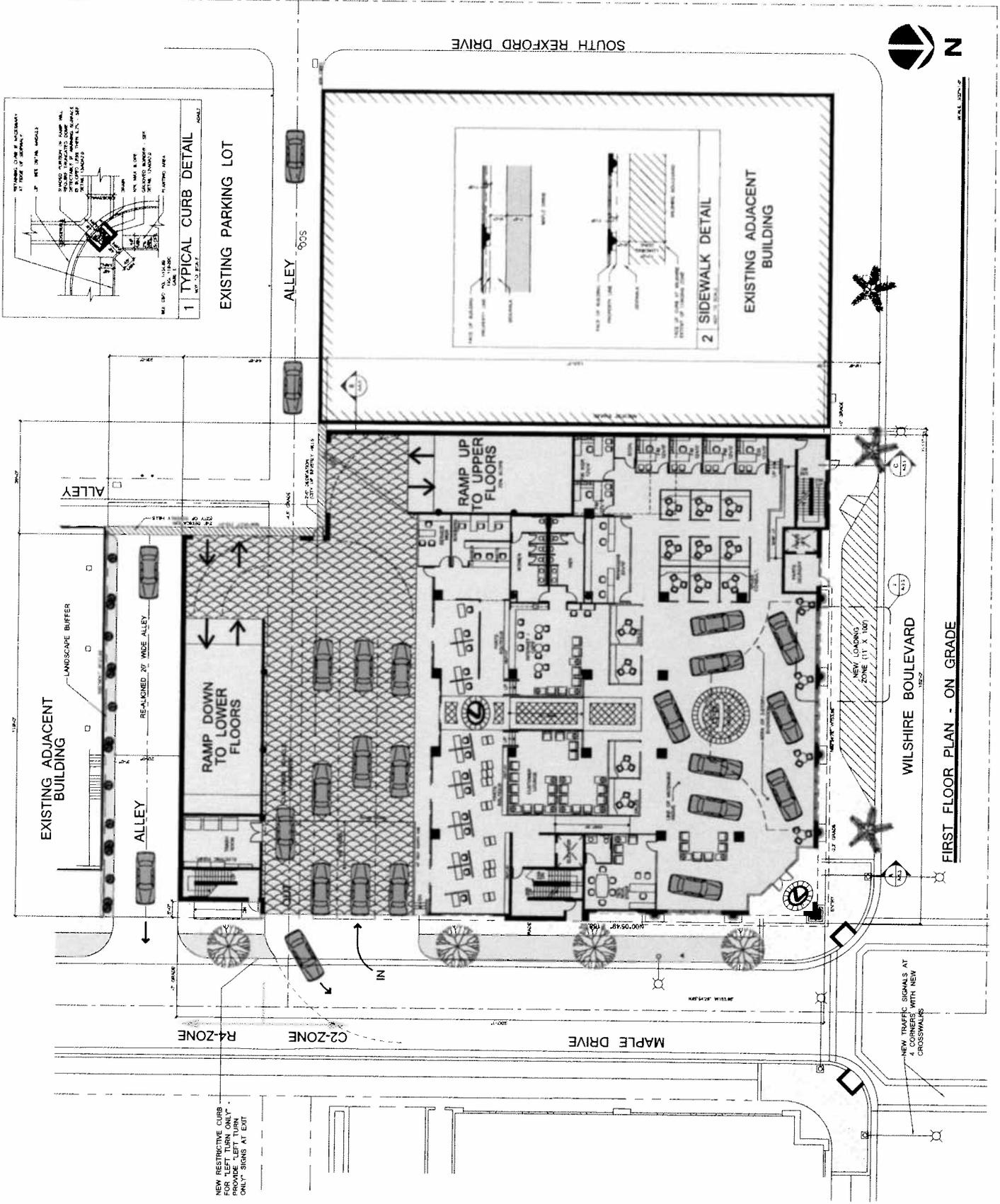
APPLICANT:  
Dawson Tliem & Gole

3624 WILSHIRE BOULEVARD  
BEVERLY HILLS, CA 90212  
PHONE: (310) 226-0480 FAX: (310) 226-0497

GORDON L. MOUNTAIN ASSOC. INC.  
ARCHITECTS  
2000 WILSHIRE BLVD. SUITE 200  
BEVERLY HILLS, CA 90212  
TEL: (310) 226-1000



SHEET 1  
**A-3.0**



**FIRST FLOOR PLAN - ON GRADE**



DENNIS J. FLYNN ARCHITECTS, INC.

300 NORTH ENCLIO STREET  
CALIFORNIA, CA 94704-4402  
(415) 960-4402



Jim Falk



LEXUS

of Beverly Hills

2025 W. SHERBORN BLVD.  
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GORDON L. MOUNTAIN ASSOCIATES, INC.  
ARCHITECTS  
1000 WEST 10TH AVENUE  
DENVER, COLORADO 80202  
TEL: 303.733.8400  
WWW.GLMOUNTAIN.COM

# JIM FALK LEXUS 1st BASEMENT FLOOR PLAN

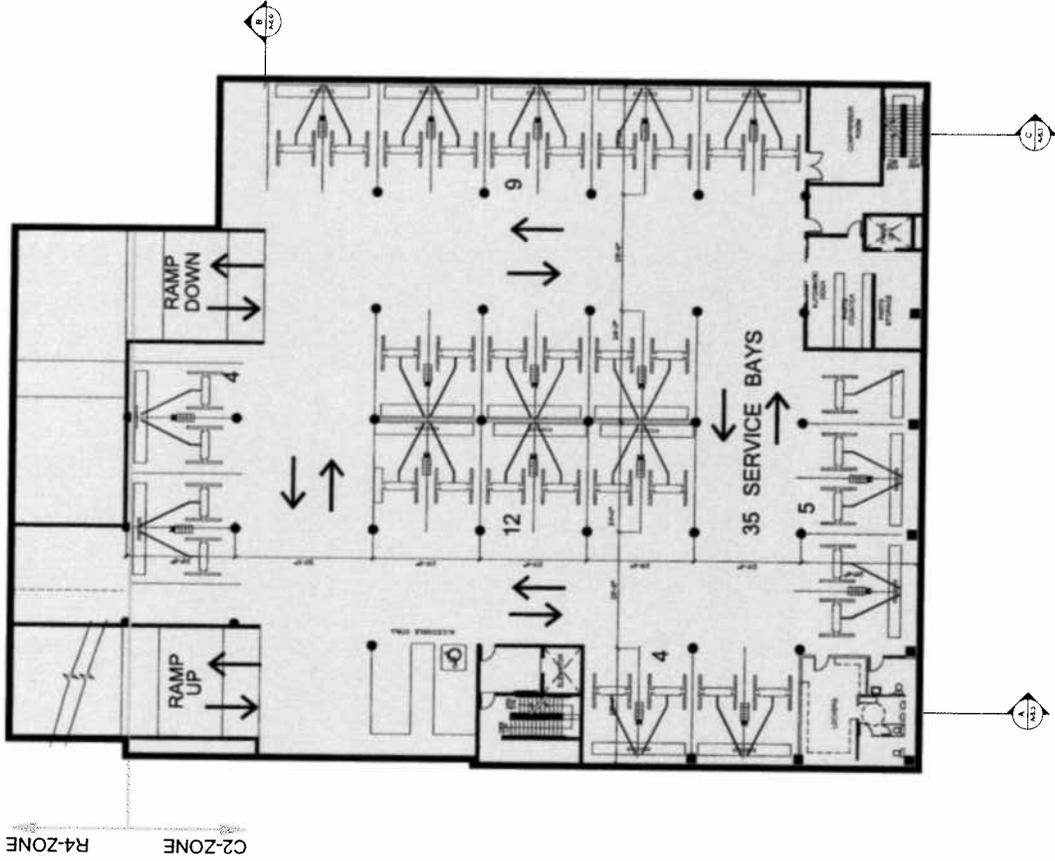
APPLICANT:  
Dawson Tihm & Cole  
14541 VALERIE BOULEVARD  
BEVERLY HILLS, CA 90212  
PHONE: (310) 280-0880  
FAX: (310) 280-0871

DATE: 11/14/12

PROJECT No:



A-3.1



1ST BASEMENT FLOOR PLAN SERVICE SHOP / PARTS STORAGE

SCALE: 3/8" = 1'-0"



DENNIS J. FLYNN ARCHITECTS, INC.

300 NORTH CUCULO STREET FALLBROOK, CA 92028-1400 (714) 740-1400



8000 WILSHIRE BLVD. BEVERLY HILLS, CA 90212

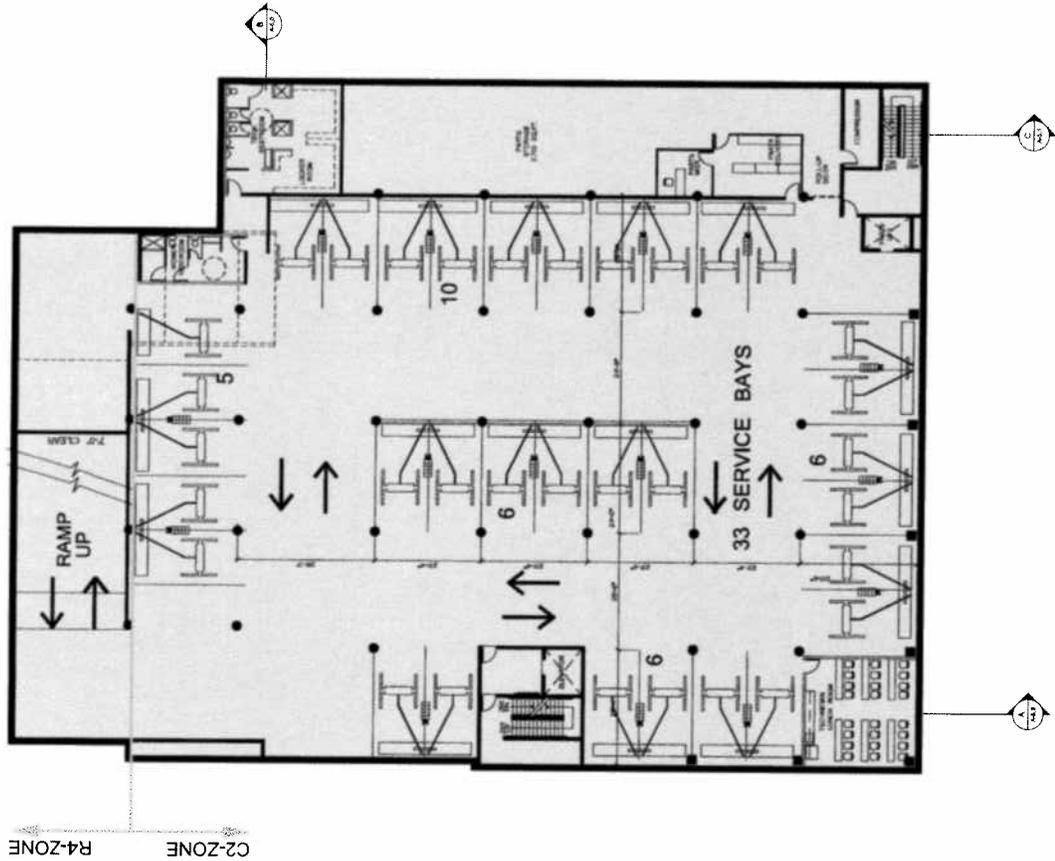
GORDON L. MOUNTJOY ASSOC. INC. ARCHITECTS 1000 WILSHIRE BLVD. BEVERLY HILLS, CA 90212

APPLICANT: Dawson Titem & Gole 8454 WILSHIRE BOULEVARD BEVERLY HILLS, CA 90212

JIM FALK LEXUS 2ND BASEMENT FLOOR PLAN



A-3.2



2ND BASEMENT FLOOR PLAN - SERVICE SHOP

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

SHEET 1



**DFA**  
DENNIS J. FLYNN  
ARCHITECTS, INC.  
300 NORTH CALLE STREET  
CALIFORNIA, CA 92014  
TEL: 619-435-4400 FAX: 619-435-4402

*Jim Falk*  
 **LEXUS**  
*of*  
**Beverly Hills**

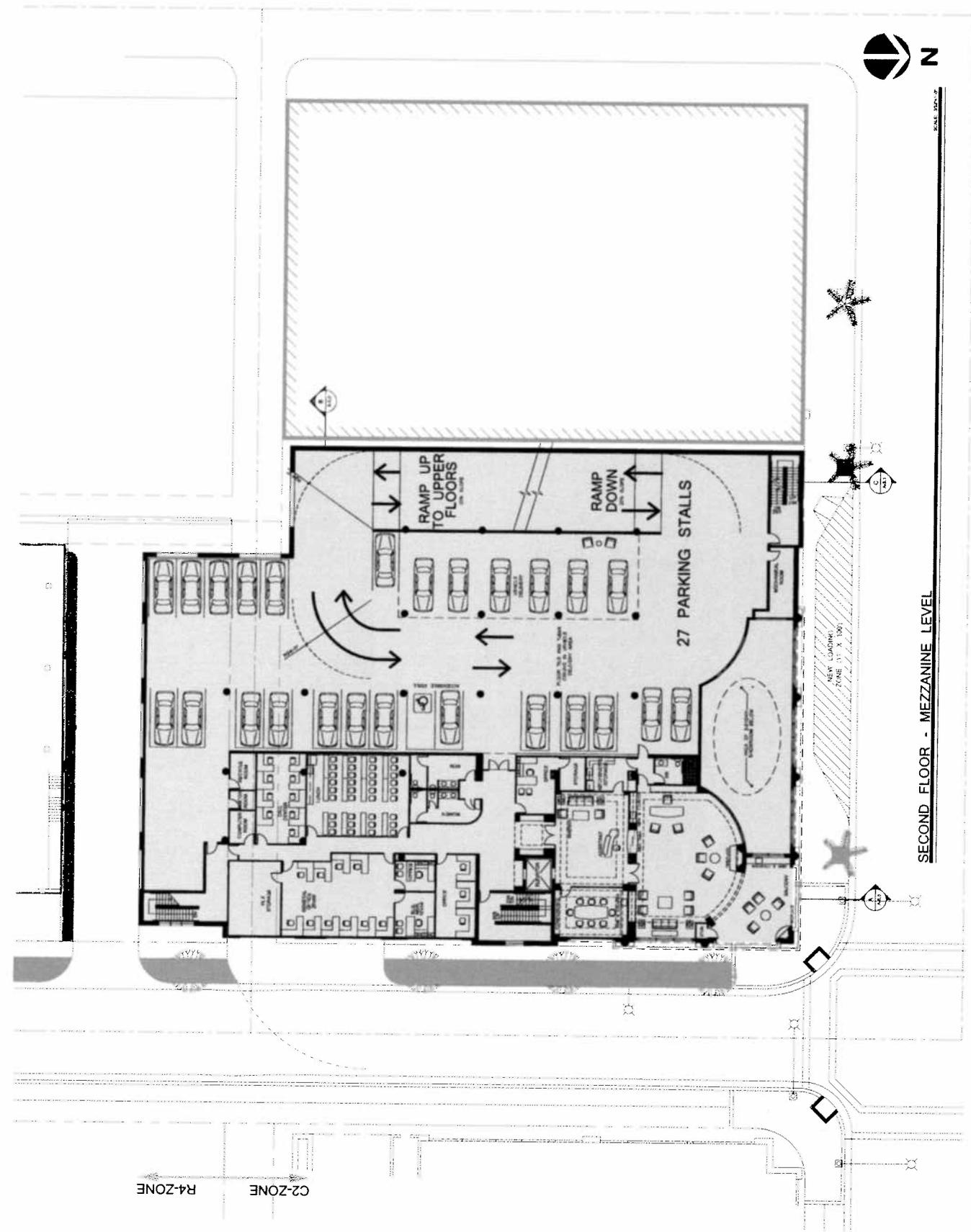
5024 WILSHIRE, N.Y.C.  
BEVERLY HILLS, CA 90212

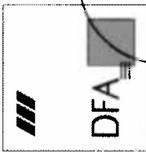
APPLICANT:  
**Dawson Tilm & Gole**  
3424 WILSHIRE BOULEVARD  
BEVERLY HILLS, CA 90212  
PHONE: (310) 284-8800  
FAX: (310) 284-8807

ARCHITECT:  
**JIM FALK LEXUS**  
SECOND FLOOR PLAN



DATE: 11/17/03  
PROJECT NO:  
SHEET 7  
**A-3.3**





DENNIS J. FLYNN  
ARCHITECTS, INC.  
200 NORTH GUILD STREET  
LOS ANGELES, CA 90012  
TEL: (213) 778-4400 FAX: (213) 778-4406



5200 WILSHIRE BLVD.  
BEVERLY HILLS, CA 90212

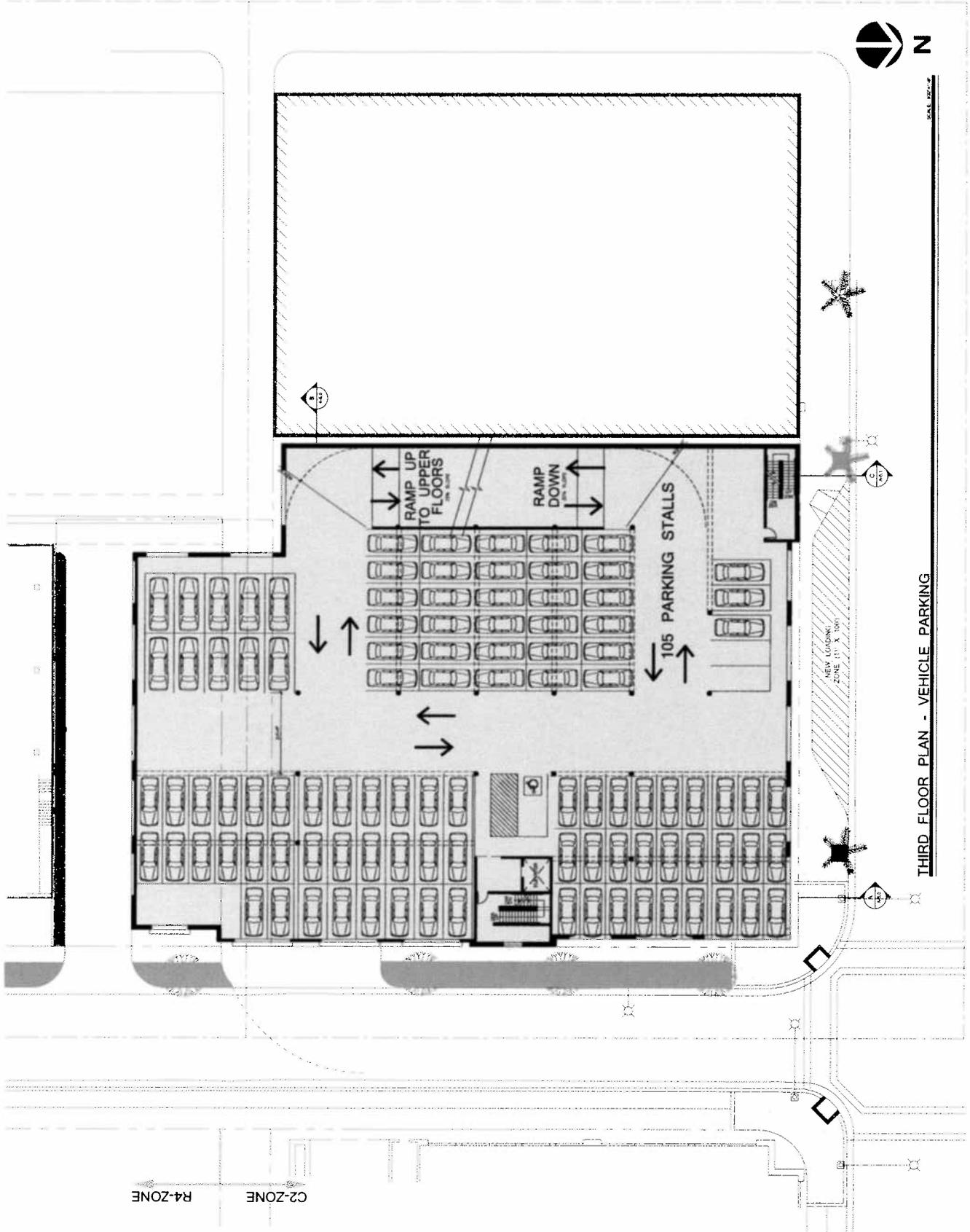
APPLICANT:  
Dawson Tiem & Gole  
3644 WILSHIRE BOULEVARD  
PENTHOUSE  
BEVERLY HILLS, CA 90212  
PHONE: (310) 289-1888  
FAX: (310) 289-8807

JIM FALK LEXUS  
THIRD FLOOR PLAN

DATE: 3/29/72  
PROJECT NO.:



SKETCH #  
A-3.4



R4-ZONE  
C2-ZONE

THIRD FLOOR PLAN - VEHICLE PARKING



**DFA**

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300 NORTH EUCLID STREET  
FALLBROOK, CA 92240  
(714) 942-4400 FAX (714) 942-4401

*Jim Falk*



**LEXUS**  
*of*  
**Beverly Hills**

5020 WILSHIRE BLVD.  
BEVERLY HILLS, CA 90212

APPLICANT:  
**Dawson Titem & Gole**

845 W. SHORE BOULEVARD  
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FAX (310) 228-0897

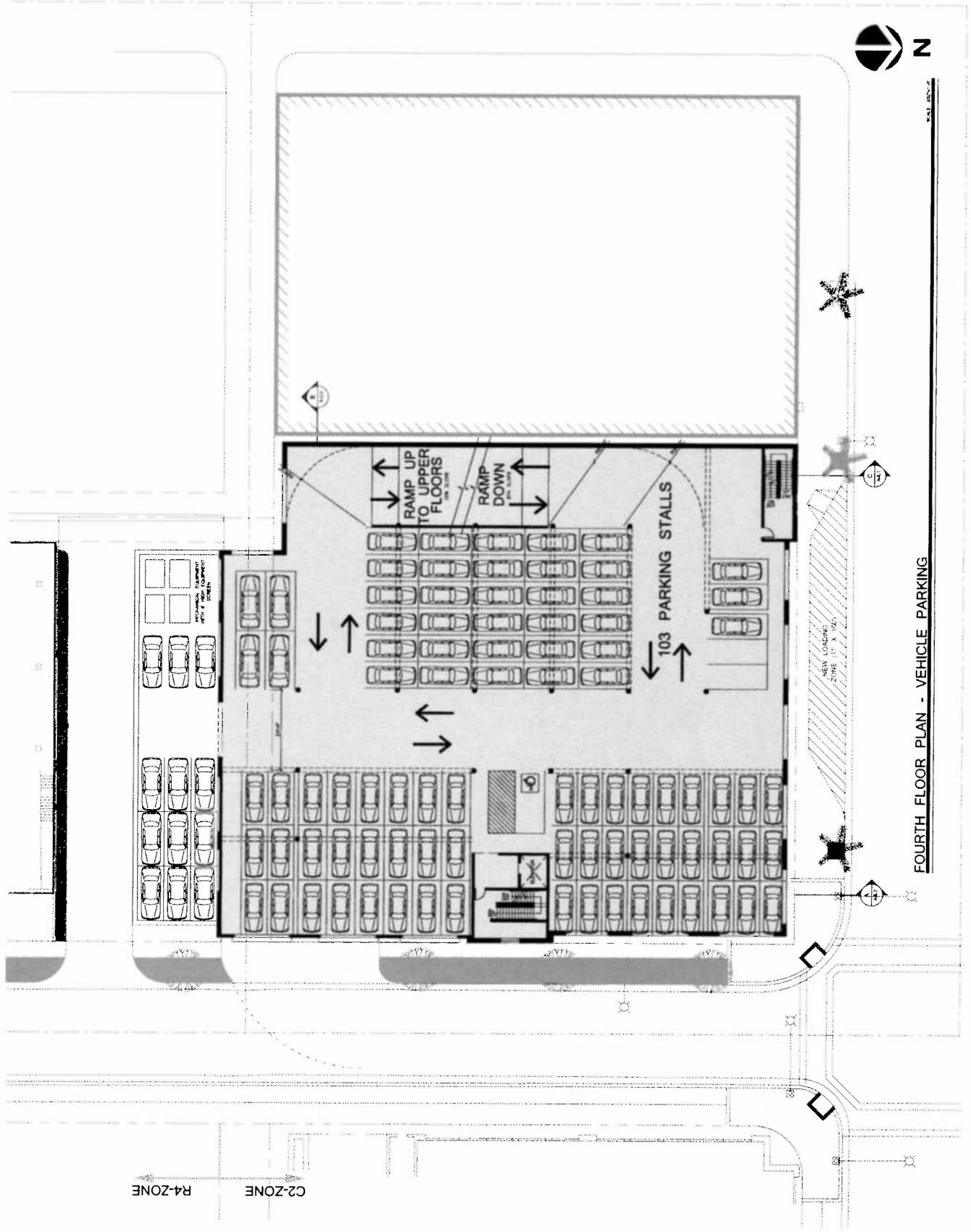
GORDON C. MOUNTJOY ASSOC. INC.  
1000 WEST WILSHIRE, CALIFORNIA 90212  
TEL: (310) 228-0880

**JIM FALK LEXUS**  
**FOURTH FLOOR PLAN**

DATE: 3/27/72  
PROJECT NO:



PAGE 1  
**A-3.5**



**FOURTH FLOOR PLAN - VEHICLE PARKING**



DENNIS J. FLYNN  
ARCHITECTS, INC.  
300 NORTH EUCLID STREET  
DANFORTH-1400 FORTY-THIRD  
FLOOR

Jim Falk



LEXUS  
of  
Beverly Hills

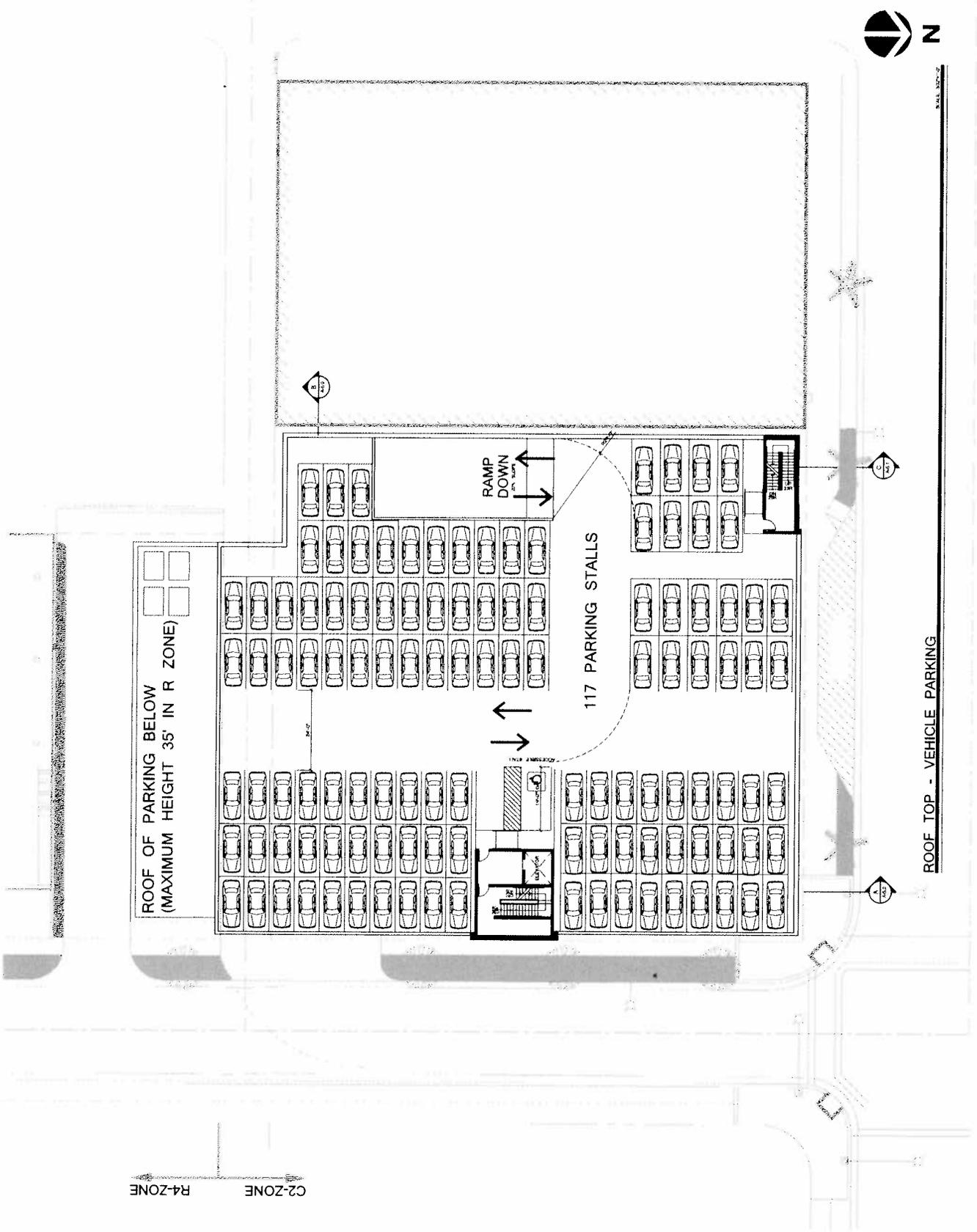
5021 WELSHIRE BLVD.  
BEVERLY HILLS, CA 90212

APPLICANT:  
Dawson Thom & Gole  
854 WELSHIRE BOULEVARD  
BEVERLY HILLS, CA 90212  
PHONE: (310) 225-0880  
FAX: (310) 225-0887

JIM FALK LEXUS  
ROOF PLAN



SHEET 1  
A-3.6



C2-ZONE R4-ZONE

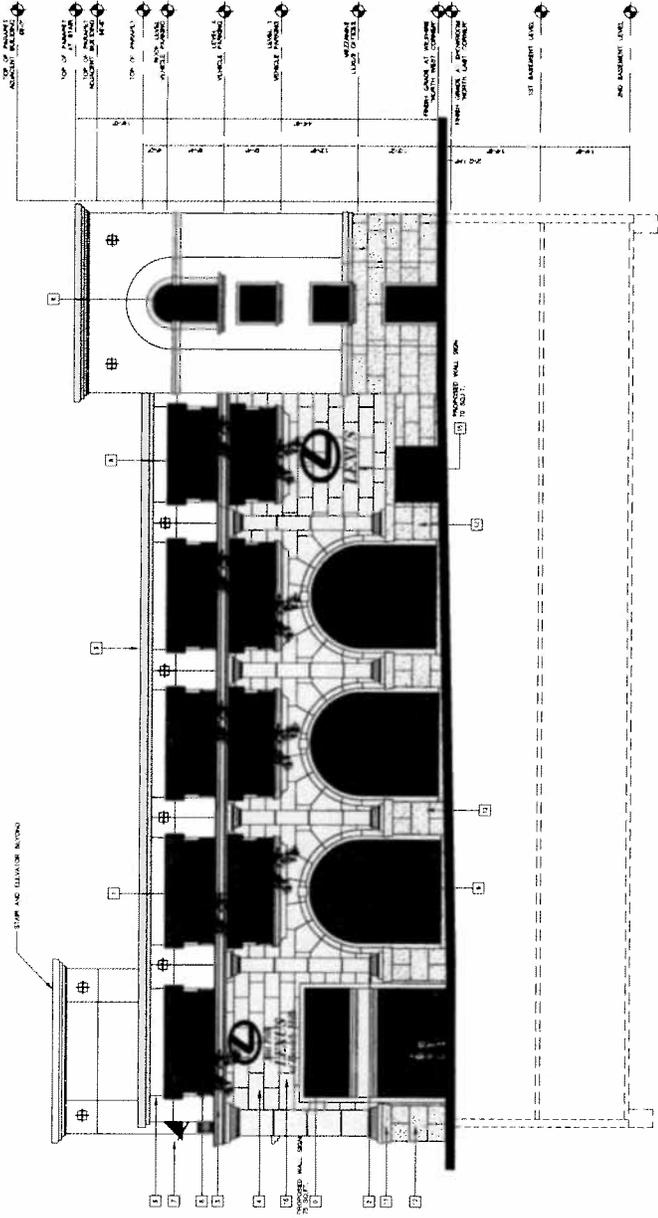
ROOF TOP - VEHICLE PARKING



SCALE 1/8" = 1'-0"

**ELEVATION KEYNOTES**

- 1 PRECAST CONCRETE BELLS & CORNICES - 179
- 2 PRECAST CONCRETE COLUMNS - 179
- 3 FORM CONCRETE WALLS - 179
- 4 STAINLESS STEEL PANELS - 179
- 5 STAINLESS STEEL PANELS - 179
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- 100 STAINLESS STEEL PANELS - 179



**WILSHIRE BLVD ELEVATION**

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

**DFA**

**DENNIS J. FLYNN ARCHITECTS, INC.**

300 NORTH WILSHIRE STREET  
 BEVERLY HILLS, CALIFORNIA 90212  
 (310) 274-1414

*Jim Falk*

**LEXUS**  
*of Beverly Hills*

1000 WILSHIRE BLVD.  
 BEVERLY HILLS, CA 90212

**JIM FALK LEXUS EXTERIOR ELEVATIONS**

APPLICANT:  
**Dawson Titem & Gole**  
 854 WILSHIRE BOULEVARD  
 BEVERLY HILLS, CA 90212  
 PHONE: (310) 274-0000  
 FAX: (310) 274-0007

GORDON L. MOUNTAIN ASSOC. INC.  
 ARCHITECTS  
 1000 WILSHIRE BLVD., SUITE 1000  
 BEVERLY HILLS, CA 90212  
 PHONE: (310) 274-1414  
 FAX: (310) 274-1415



SHEET # **A-4.0**

**ELEVATION KEYNOTES**

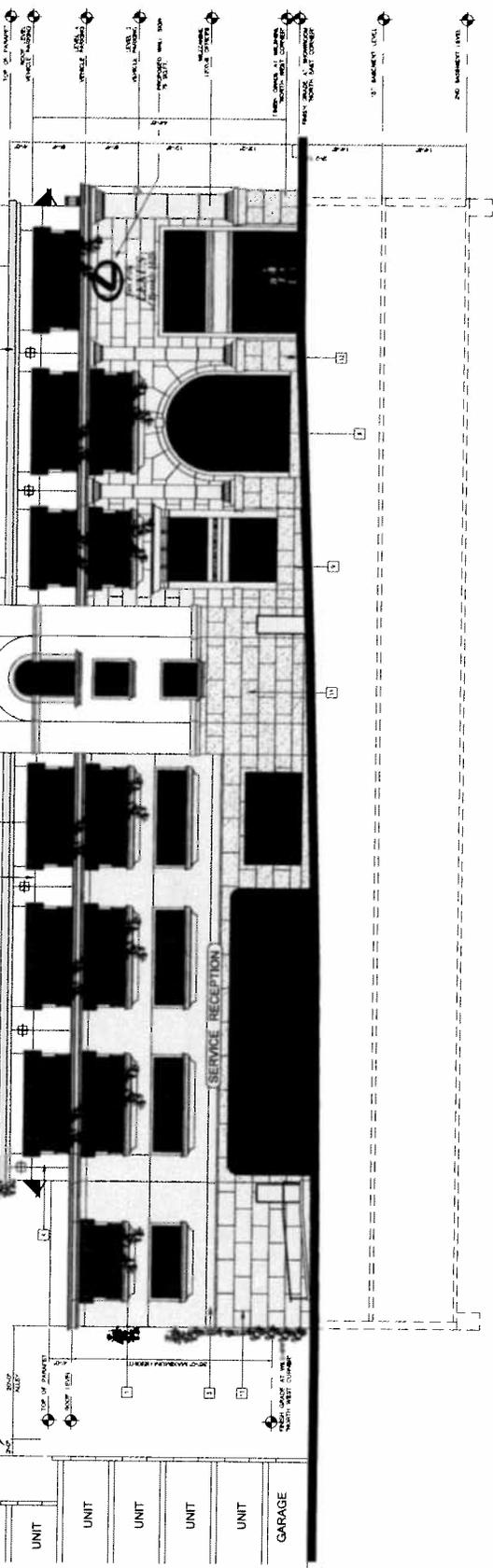
- 1 PRECAST CONCRETE SLAB & CORNER - TYP
- 2 PRECAST CONCRETE COLUMN - TYP
- 3 FORM CONCRETE WALLING - TYP
- 4 STAINLESS STEEL PANEL
- 5 STAINLESS STEEL PANEL
- 6 BRICK WITH
- 7 BRICK WITH
- 8 PRECAST STONE TILE - TYP
- 9 NATURAL STONE WALL
- 10 PRECAST PLASTER
- 11 POLY UP COATING WALL
- 12 BRICK MASONRY BY OTHERS



**DFA**  
DENNIS J. FLYNN  
ARCHITECTS, INC.  
300 NORTH EVANS STREET  
FALLBURY, CA 92726  
(714) 739-4426 FAX (714) 739-4426

*Jim Falk*  
  
**LEXUS**  
*of*  
**Beverly Hills**

8200 WILSHIRE BLVD.  
BEVERLY HILLS, CA 90212



**MAPLE DRIVE ELEVATION**

**JIM FALK LEXUS**  
EXTERIOR ELEVATIONS  
APPLICANT:  
**Dawson Titem & Cole**  
3624 WILSHIRE BOULEVARD  
BEVERLY HILLS, CA 90212  
PHONE: (310) 208-0000  
FAX: (310) 208-0007

GORDON L. MOUNTJOY ASSOC. INC.  
ARCHITECTS  
1000 WILSHIRE BLVD., SUITE 200  
BEVERLY HILLS, CA 90212

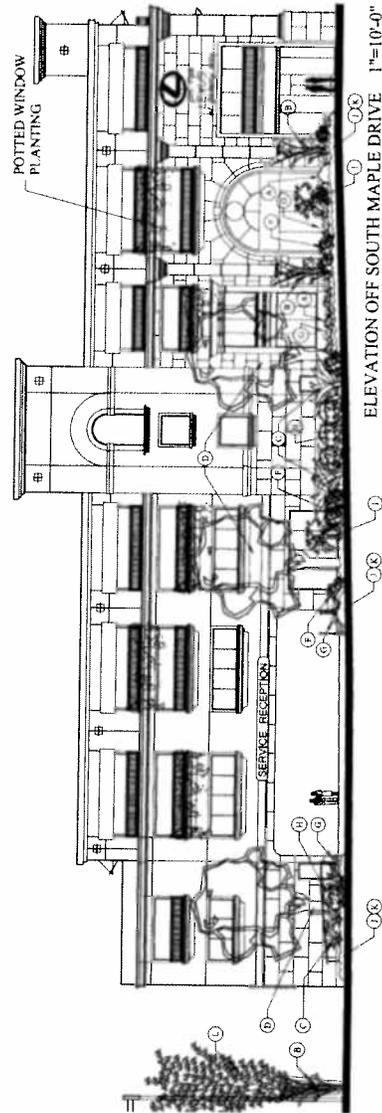
DATE: 3/29/73  
PROJECT:



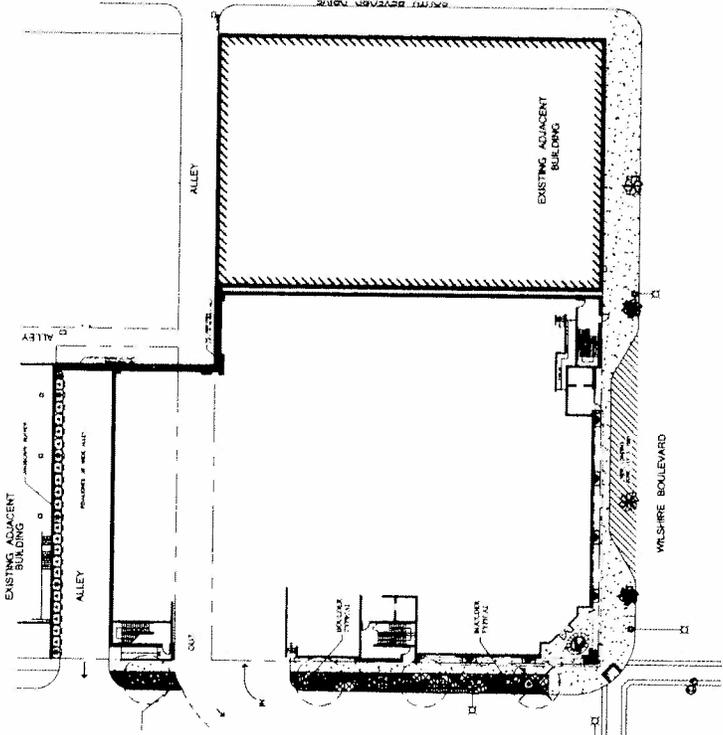




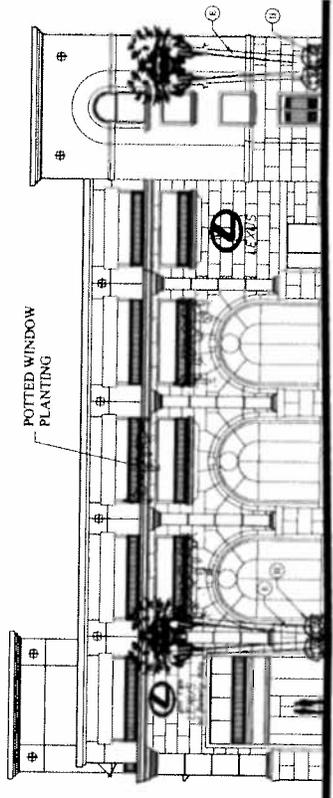




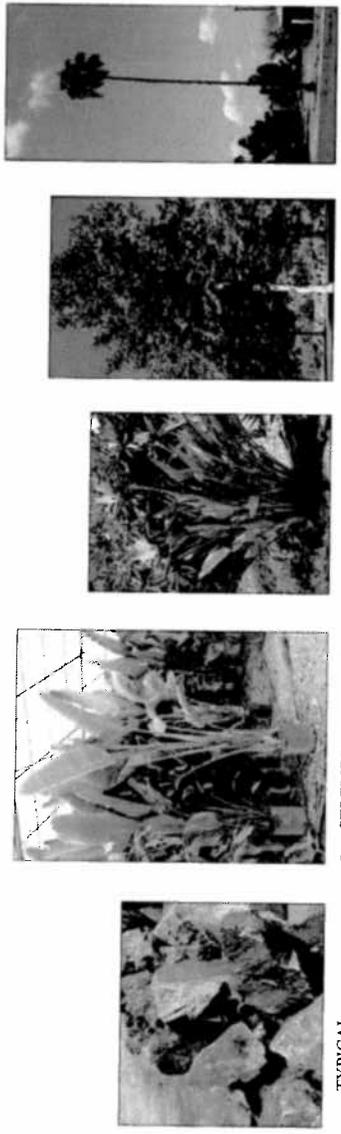
ELEVATION OFF SOUTH MAPLE DRIVE 1"=10'-0"



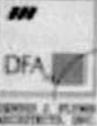
PLAN VIEW 1"=20'-0"



ELEVATION OFF WILSHIRE STREET 1"=10'-0"



- A TYPICAL BOULDERS
- B STRELITZIA NICOLAI
- C STRELITZIA REGINAE
- D PLATANUS ACERIFOLIA
- E WASHINGTONIA ROBUSTA
- F PHILODENDRON 'XANADU'
- G HEMEROCALLIS
- H NANDINA 'GULF STREAM'
- I PHOENIX ROEBELENI
- J PELARGONIUM PELTATUM
- K VINCA MINOR
- L BAMBUSA OLDHAMII



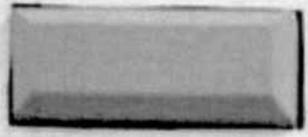
DAVID F. FALK ARCHITECTS, INC.

KEY NOTES

- 1. PRE-CAST CONCRETE PILLARS & CORNICE
- 2. PRE-CAST STONE TILE
- 3. BRICKS
- 4. PRE-CAST STONE TILE
- 5. PRE-CAST STONE TILE
- 6. PRE-CAST STONE TILE
- 7. BRICKS
- 8. PRE-CAST STONE TILE
- 9. PRE-CAST STONE TILE
- 10. PRE-CAST STONE TILE
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- 18. PRE-CAST STONE TILE
- 19. PRE-CAST STONE TILE
- 20. PRE-CAST STONE TILE

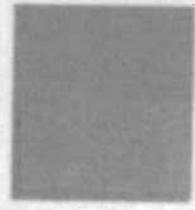


PRE-CAST STONE TILE  
COLOR - ST. THOMAS - DUST STONE



PRE-CAST CONCRETE PILLARS & CORNICE  
COLOR - ST. THOMAS - SMOKEY QUARTZ

PRE-CAST STONE TILE  
COLOR - SMOKEY QUARTZ



BRICKS  
COLOR - SMOKEY QUARTZ



PRE-CAST STONE TILE  
COLOR - ST. THOMAS - DUST STONE



PRE-CAST STONE TILE  
COLOR - ST. THOMAS - DUST STONE



PRE-CAST CONCRETE PILLARS & CORNICE  
COLOR - ST. THOMAS - SMOKEY QUARTZ



PRE-CAST STONE TILE  
COLOR - ST. THOMAS - DUST STONE



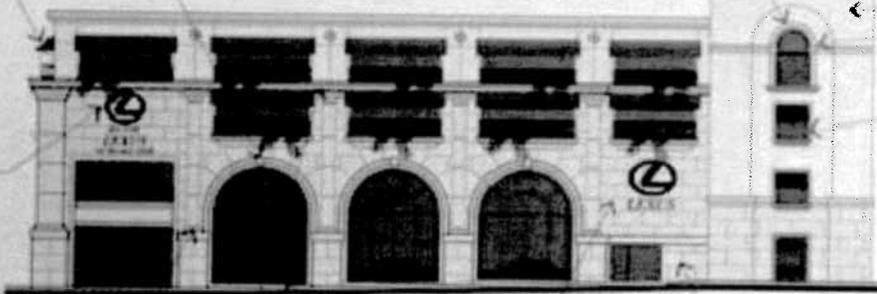
AWNING  
COLOR - BURGUNDY 200

PRE-CAST STONE TILE  
COLOR - ST. THOMAS - DUST STONE



PRE-CAST STONE TILE  
COLOR - ST. THOMAS - DUST STONE

LEXUS SIGNAGE BY OTHERS  
COLOR - CRACKED PEPPER



PRE-CAST CONCRETE COLUMN  
COLOR - CONTINENTAL STONE



FOAM CORNICE MOLDING  
COLOR - ROCKTOP



PRE-CAST STONE TILE  
SMOOTH CUT BODY TILE  
COLOR - BLUE WINDOW



PRE-CAST STONE TILE  
SMOOTH CUT BODY TILE  
COLOR - BURGUNDY 200



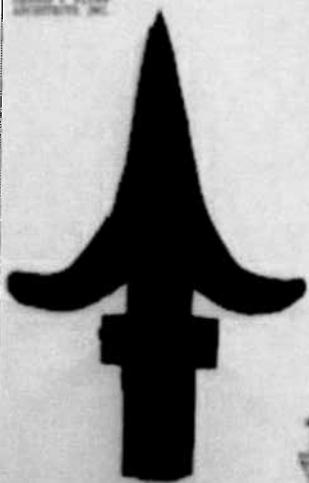
PRE-CAST STONE TILE  
SMOOTH CUT BODY TILE  
COLOR - BLACK ONYX



MARBLE BASE

Jim Falk  
**LEXUS**  
of Beverly Hills

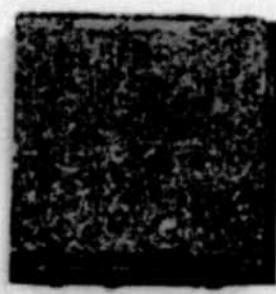
DFA  
DESIGN & FURNITURE ARCHITECTURE



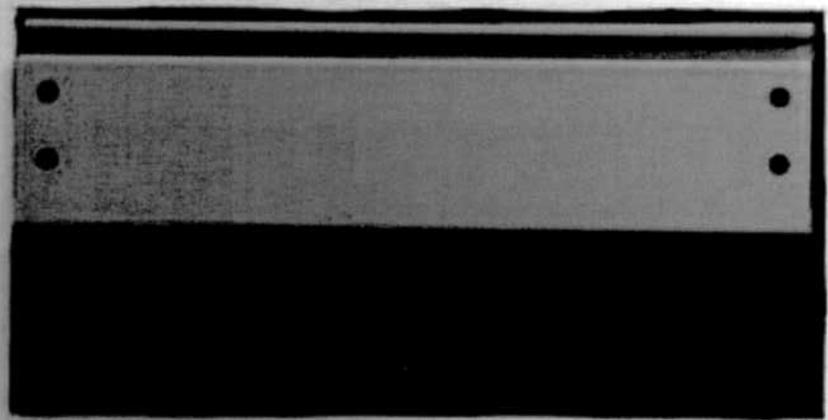
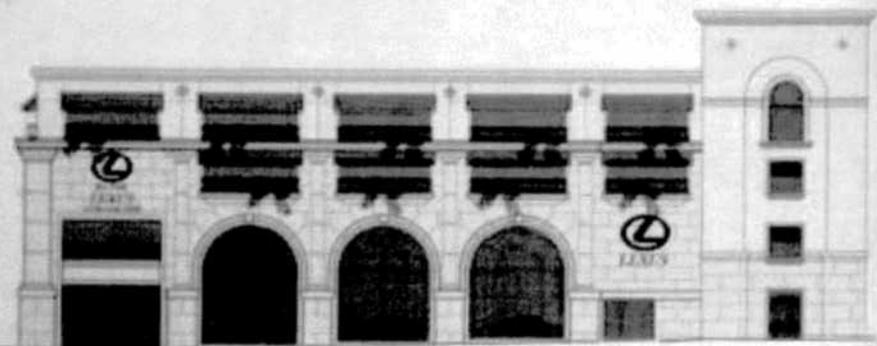
METAL ARROW SHAPED SIGN  
COLOR - BLACK PAINT



SOLAR SHIELD  
CLEAR INSULATED GLASS



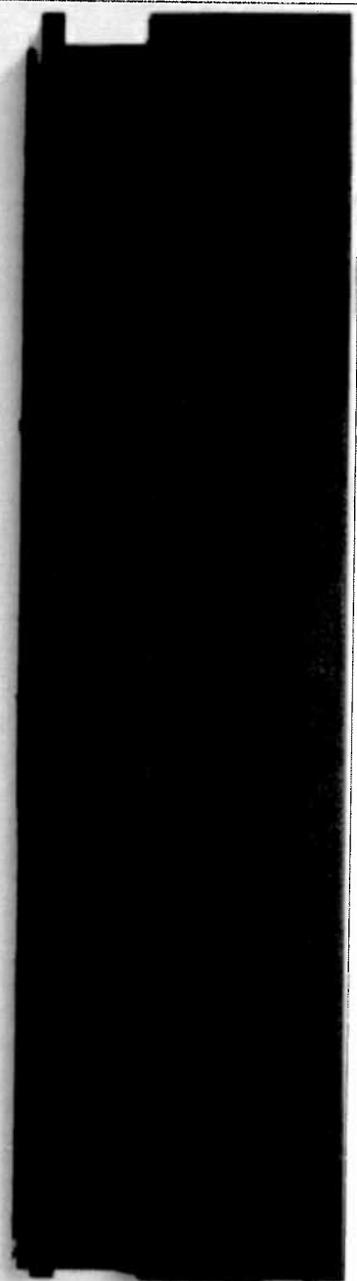
COLORS TEXTURED  
CONCRETE



TRUCK TRAILER SIDE PANELING  
COLOR - BLACK PAINT



LEWIS BRIDGE BY OTHERS  
COLOR - CRACKED PEPPER



METAL STOREFRONT WINDOW  
MULLION COLOR - BLACK PAINT



*Jim Falk*  
**LEXUS**  
*of Beverly Hills*





**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 21, 2012

**Attached C:**  
Draft Approval Resolution

RESOLUTION NO. AC-XX-XX

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A NEW FOUR-STORY AUTOMOBILE DEALERSHIP ON THE PROPERTY LOCATED AT 9230 WILSHIRE BOULEVARD (LEXUS - PL120 3682).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Mitchell J. Dawson, applicant on behalf of the property owner, Jim Falk Lexus Properties, LLC, (Collectively the "Applicant"), has applied for architectural approval of a new four-story automobile dealership to be located at 9230 Wilshire Boulevard.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city's commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The Project 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 environmental guidelines. The City prepared an Initial Study and, based on the information contained in the Initial Study, concluded that there was substantial evidence that the Project may have a significant

environmental impact on several specifically identified resources. Pursuant to Guidelines Sections 1 5064 and 1 508 1. and based upon the information contained in the Initial Study, the City ordered the preparation of an FIR for the Project to analyze the Projects potential impacts on the environment. A Draft Environmental Impact Report (DEIR) was prepared and circulated for public review and comment, and a Final Environmental Impact Report (FEIR) was reviewed by the Planning Commission and certified under Planning Commission Resolution No. 1622.

Section 5. The Architectural Commission conducted a duly noticed public hearing on March 21, 2012 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environmental less desirable. The proposed project is proposed to be constructed

using contemporary building materials and practices, and, as conditioned, complaint with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a “character contributing building”: in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the

planning commission to be a project that qualifies as a “character contributing building” under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
2. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city’s municipal code and applicable conditions imposed by any discretionary review approval.
3. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the director of community development, or

designee, and shall include sufficient design information to evaluate project compliance during construction.

5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
  
6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.
  
7. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Special Conditions

8. No special conditions are proposed for this project.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: March 21, 2012

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Shena Rojemann, Commission Secretary  
Community Development Department

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Fran Cohen, Chair  
Architectural Commission

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )        SS.  
CITY OF BEVERLY HILLS                )

I, SHENA ROJEMANN, Secretary of the Architectural Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-XX-XX duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on March 21, 2012 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of seven (7) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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SHENA ROJEMANN  
Secretary to the Architectural  
Commission/Associate Planner  
City of Beverly Hills, California