CITY OF BEVERLY HILLS

PLANNING DIVISION

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Vincent P. Bertoni, AICP, Director of Community Development

Michele McGrath, Senior Planner

DATE: April 5, 2008

SUBJECT: 9900 Wilshire Agenda Report for the April 9, 2008 City Council meeting: Attachment 2. Resolution to Adopt the 9900 Wilshire Specific Plan with Conditions – Specific Plan Figures

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Attached are 11'x17" copies of the Figures that are part of the Resolution to Adopt the 9900 Wilshire Specific Plan with Conditions that will be heard at the City Council's April 9, 2008 meeting. The packet containing this item was delivered to Council Members on Friday, April 4, 2008; however, the applicant required additional time to print the Specific Plan Figures in a larger format.

AGENDA REPORT

Meeting Date: April 9, 2008

Item Number:

To: Honorable Mayor & City Council

From: Vincent P. Bertoni, AICP, Director of Community Development
Rita Naziri, Senior Planner
Joyce Parker-Bozylinski, AICP, Consulting Planner

Subject: Consideration of Planning Commission's recommendation for approval of a General Plan Amendment, Zone Change, Zone Text Amendment, Specific Plan, Development Agreement and Environmental Impact Report for a Proposed Condominium Project with Ancillary Commercial Uses at 9900 Wilshire (Robinsons-May Site)

Attachments:

1. Resolution to Amend the Land Use Element of the General Plan
2. Resolution to Adopt the 9900 Wilshire Specific Plan with Conditions (Specific Plan Figures will be provided at a later date)
3. Ordinance for Zoning Text and Map Amendment
4. Ordinance for Development Agreement with Attachment (Development Agreement, as amended)
5. Beverly Hills Unified School District Letters

RECOMMENDATION

Staff recommends that the City Council:

1. Receive a staff presentation.
2. Deliberate on the General Plan Amendment and the Specific Plan Resolutions.
3. Adopt the General Plan Amendment Resolution and the Specific Plan Resolution with Conditions of Approval.
4. Conduct second reading of the ordinance for the Zoning Text and Map Amendment.
5. Conduct second reading of the ordinance approving the Development Agreement with amendment to Development Agreement as amended.

CHAPTER 8.0
FIGURES

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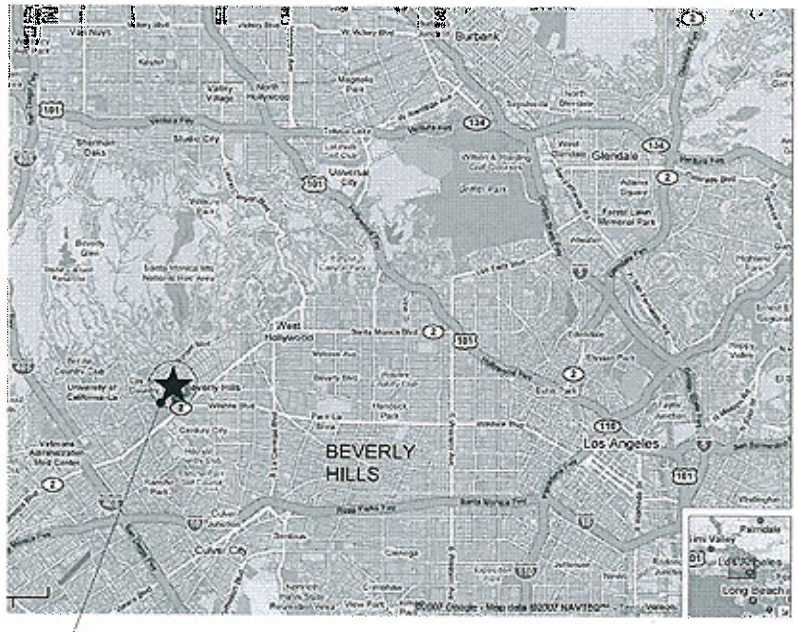


FIGURE 1
SPECIFIC PLAN
AREA LOCATION MAP

9900 WILSHIRE

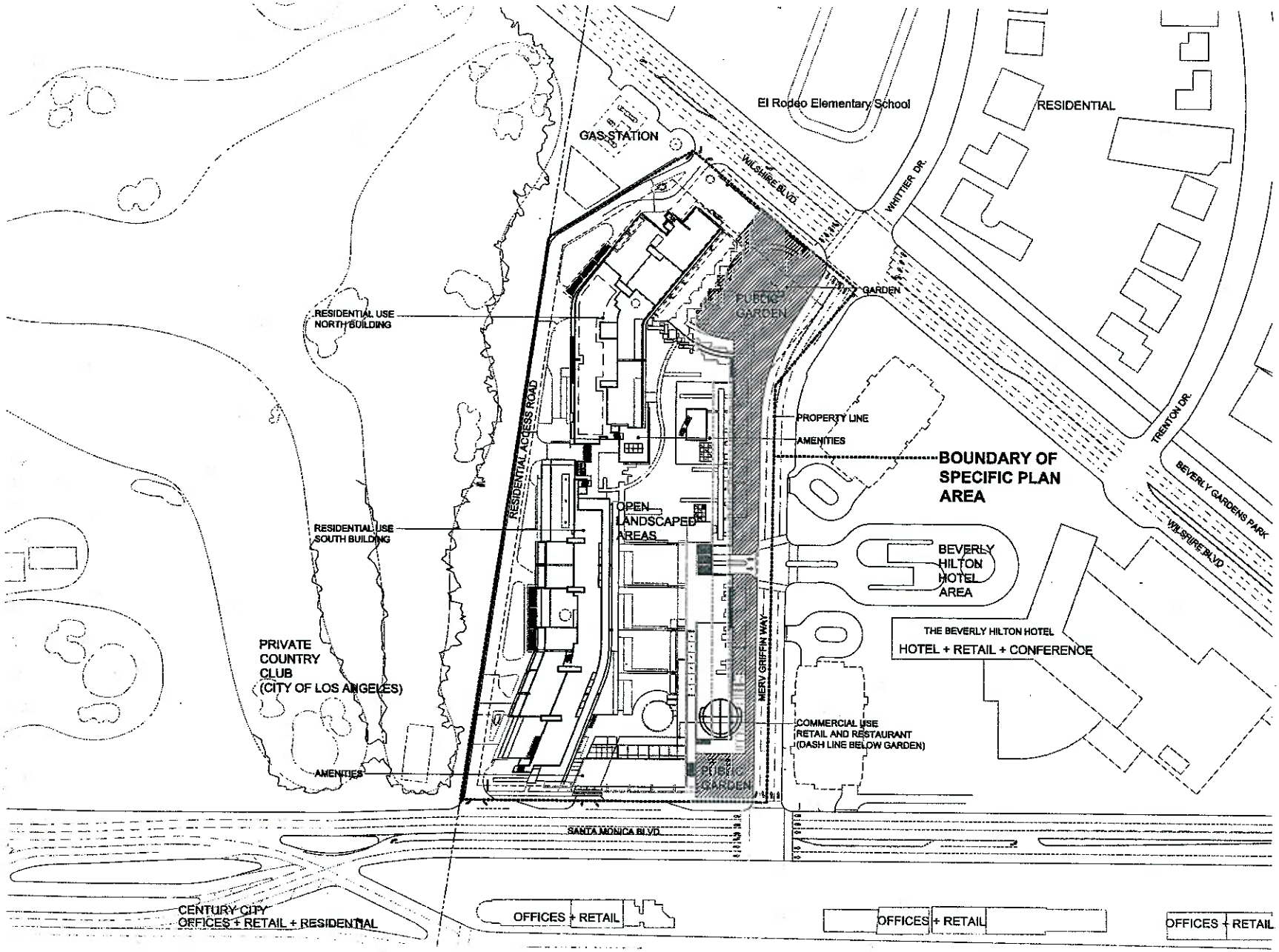


FIGURE 2
SPECIFIC PLAN AREA

9900 WILSHIRE

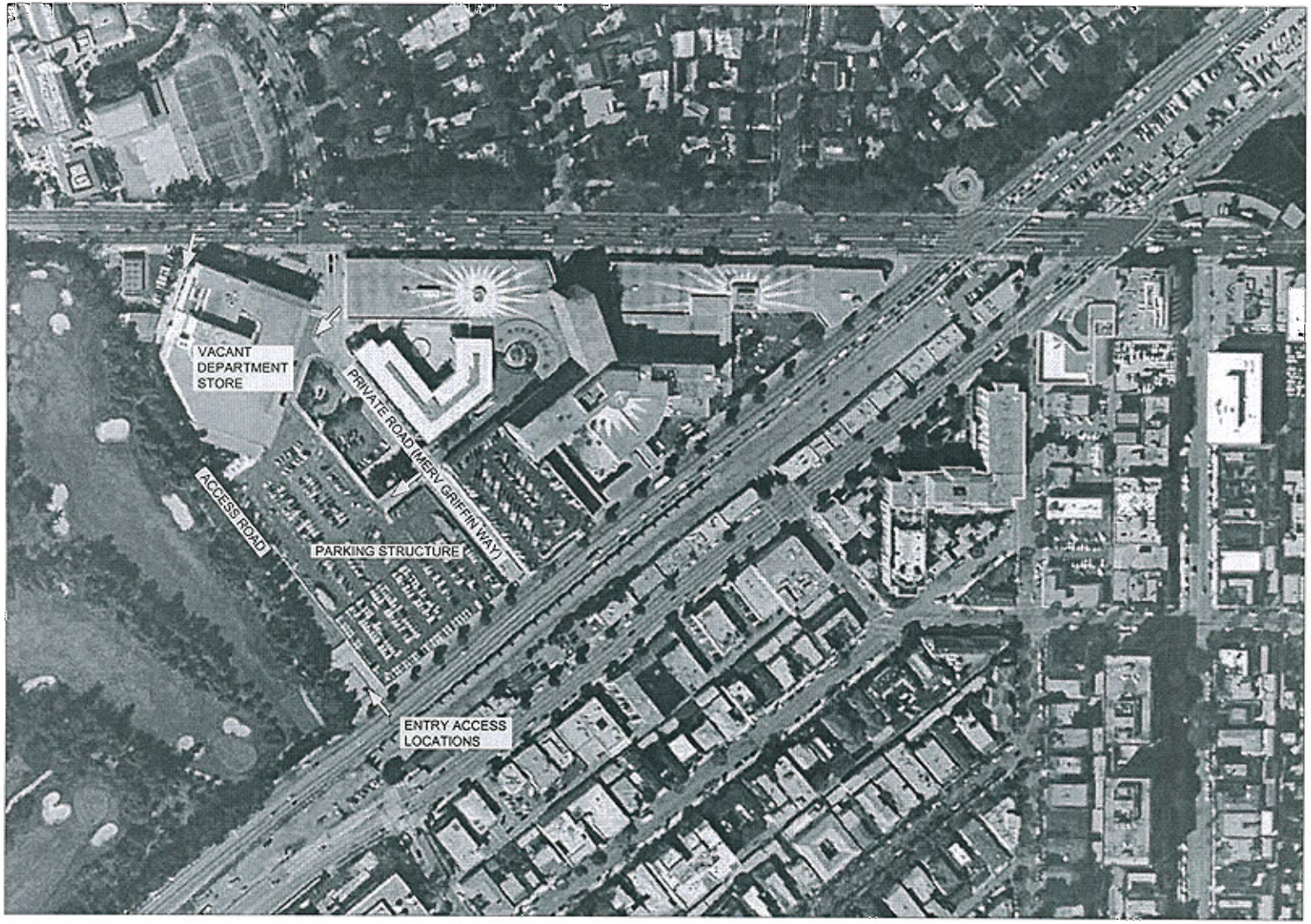


FIGURE 3
EXISTING SITE CONDITIONS

9900 WILSHIRE

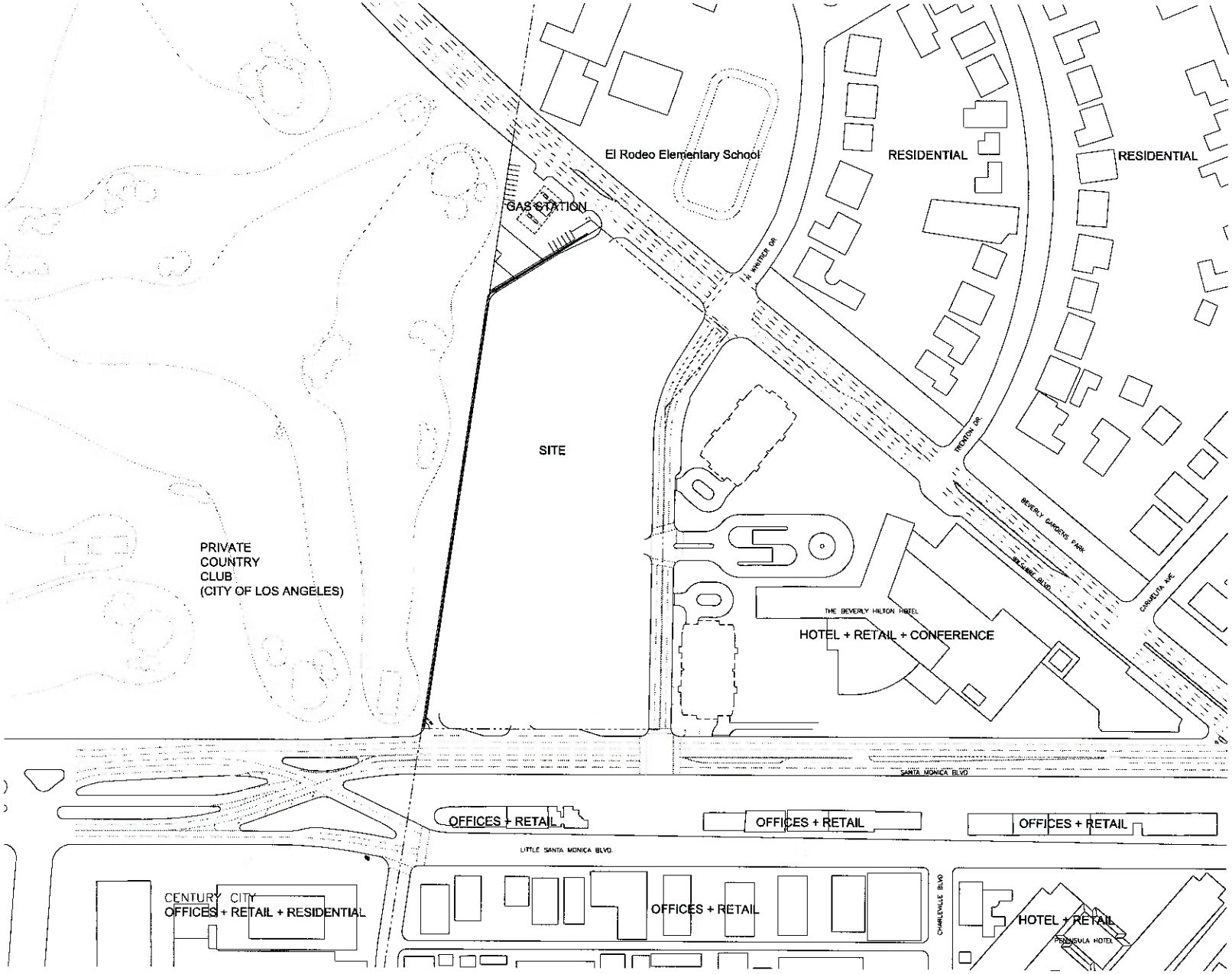


FIGURE 4
SURROUNDING LAND USES

9900 WILSHIRE

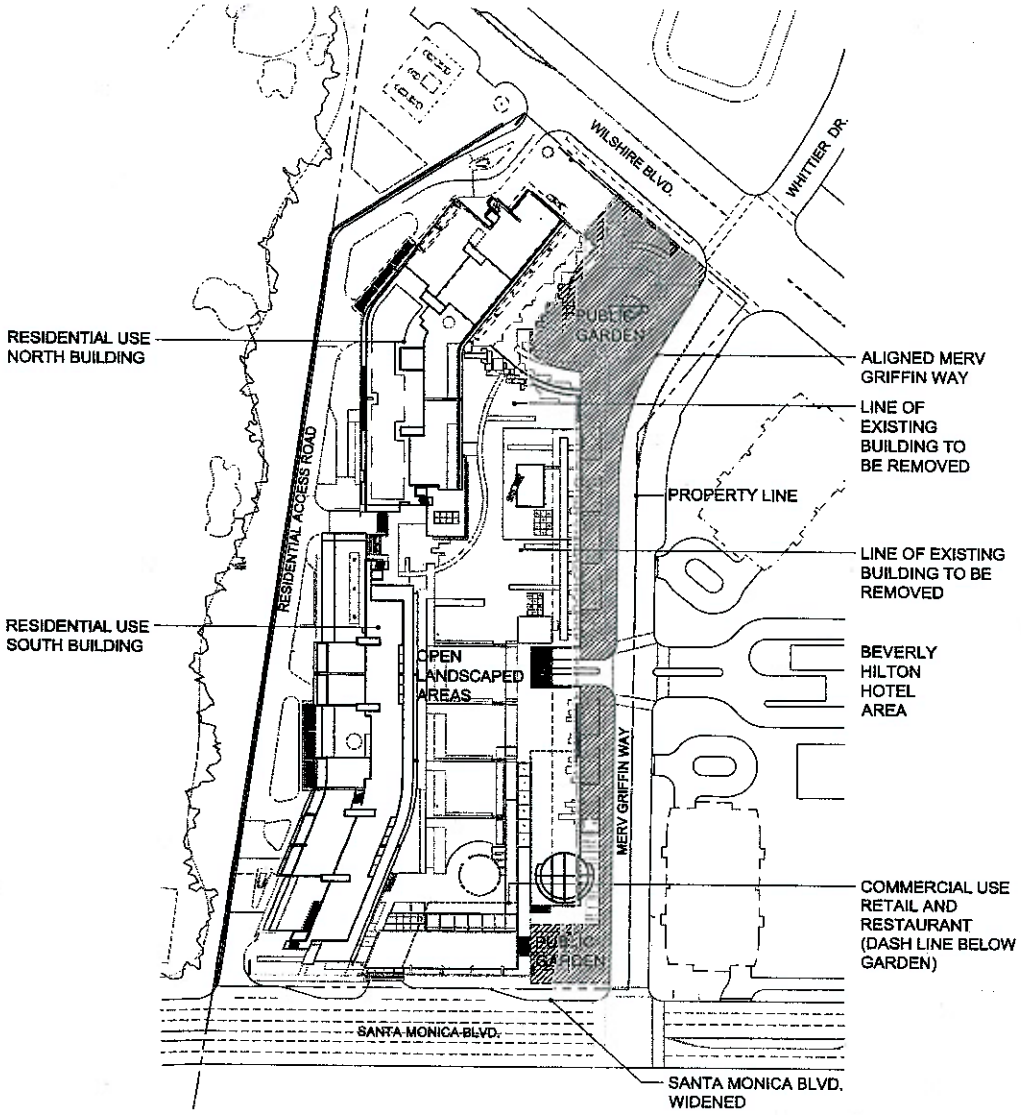


FIGURE 5
SPECIFIC PLAN
LAND USE CONCEPTS

9900 WILSHIRE

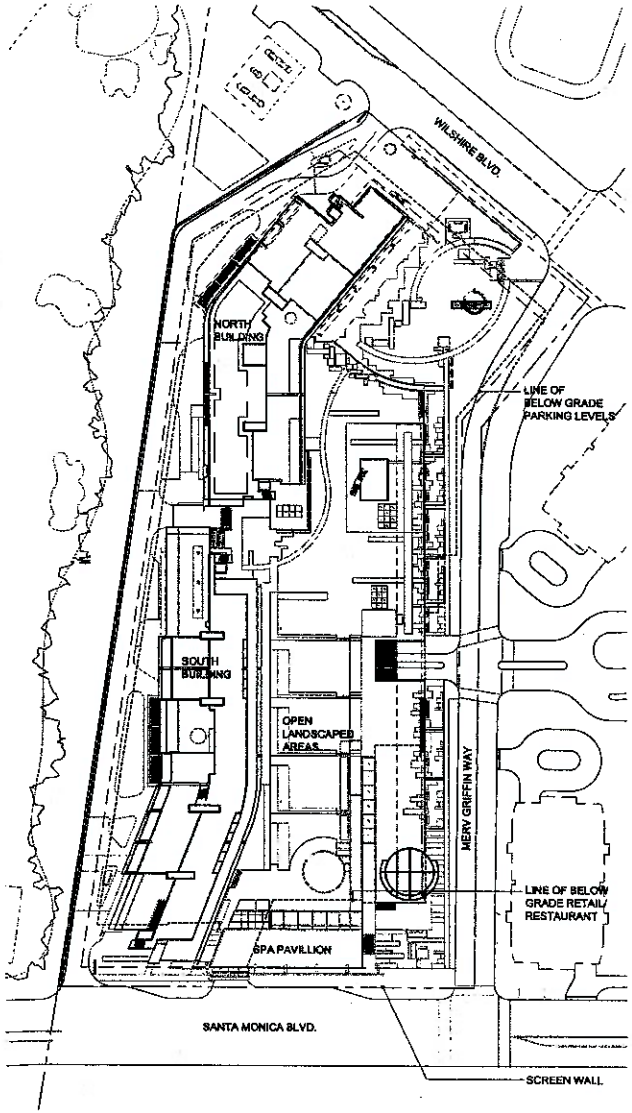


FIGURE 6
SPECIFIC PLAN SITE
/ BUILDING PLACEMENT

9900 WILSHIRE.

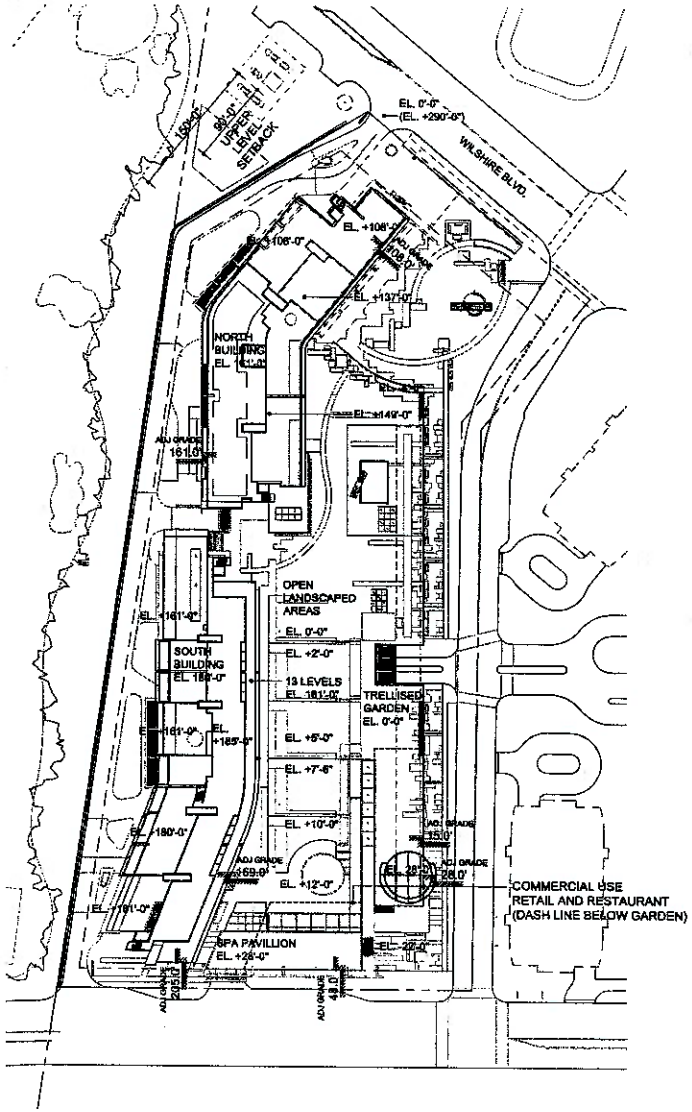


FIGURE 7
BUILDING HEIGHT

9900 WILSHIRE

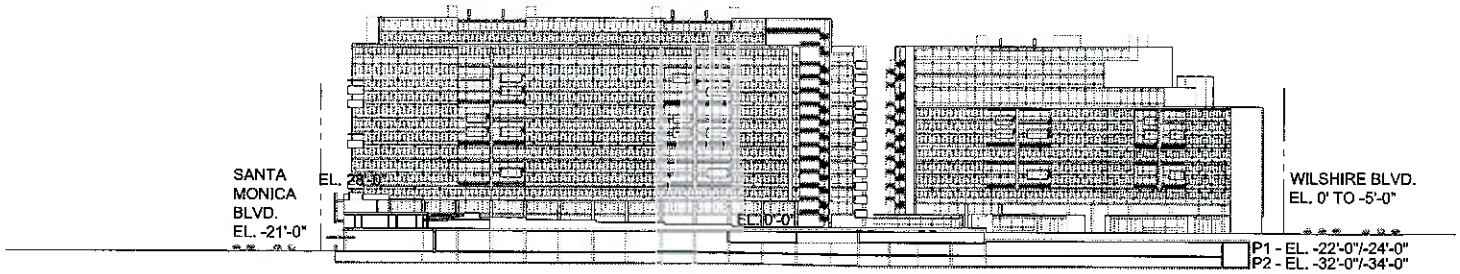


FIGURE 8
SITE SECTION
-WILSHIRE TO
SANTA MONICA
BOULEVARDS

9900 WILSHIRE

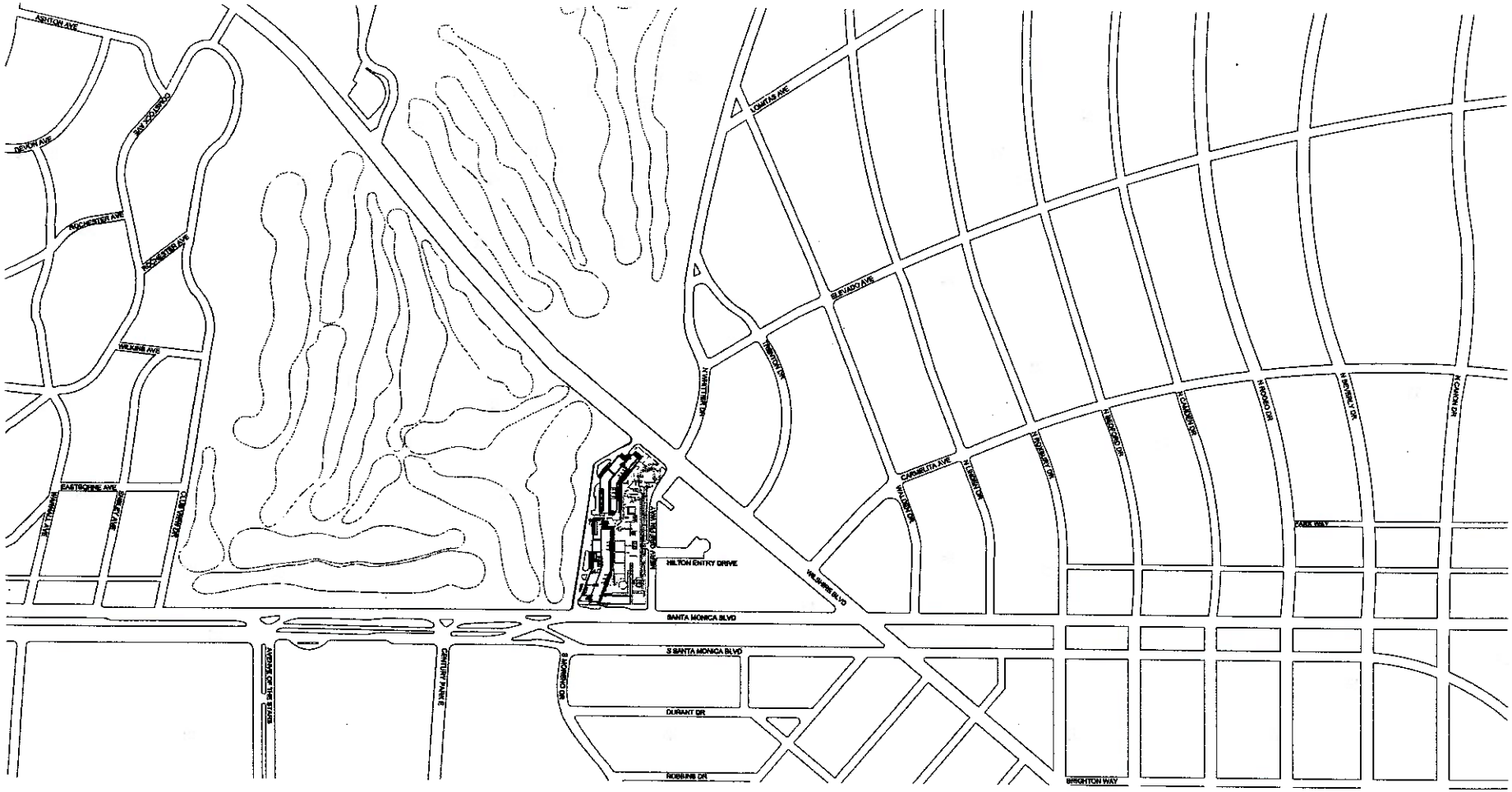


FIGURE 9
SURROUNDING CIRCULATION

9900 WILSHIRE

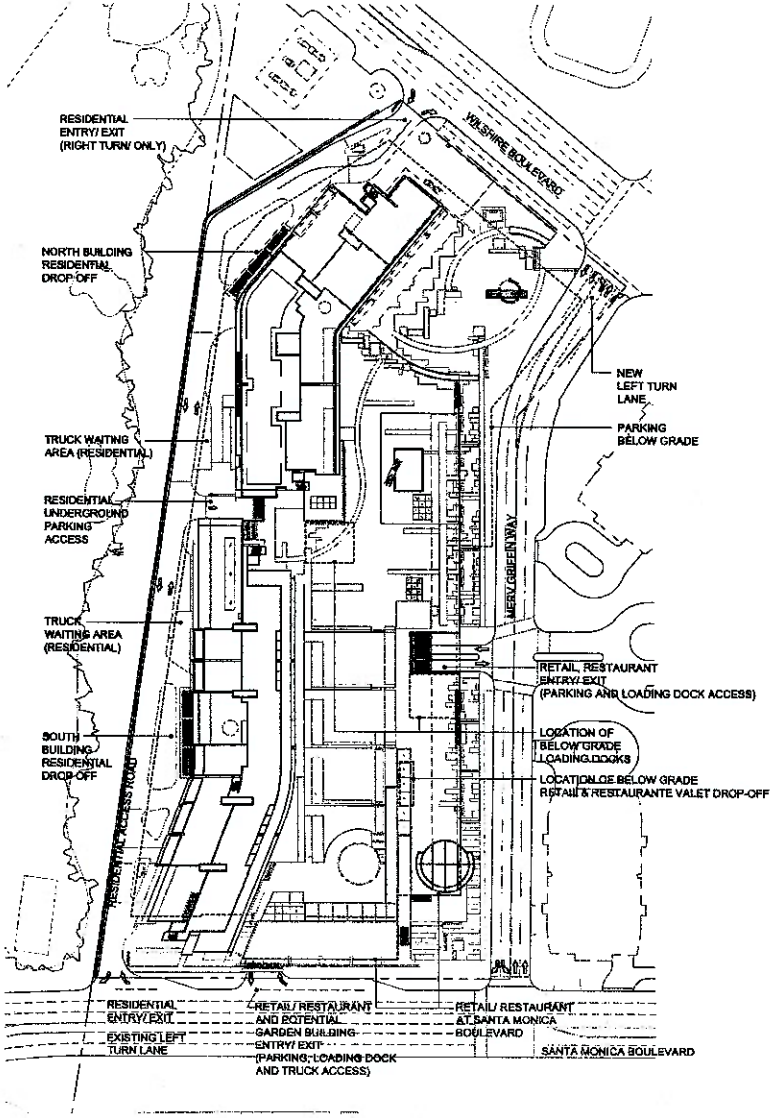


FIGURE 10
ON-SITE CIRCULATION:
ACCESS,
DRIVEWAYS,
ROADWAY
IMPROVEMENTS

9900 WILSHIRE

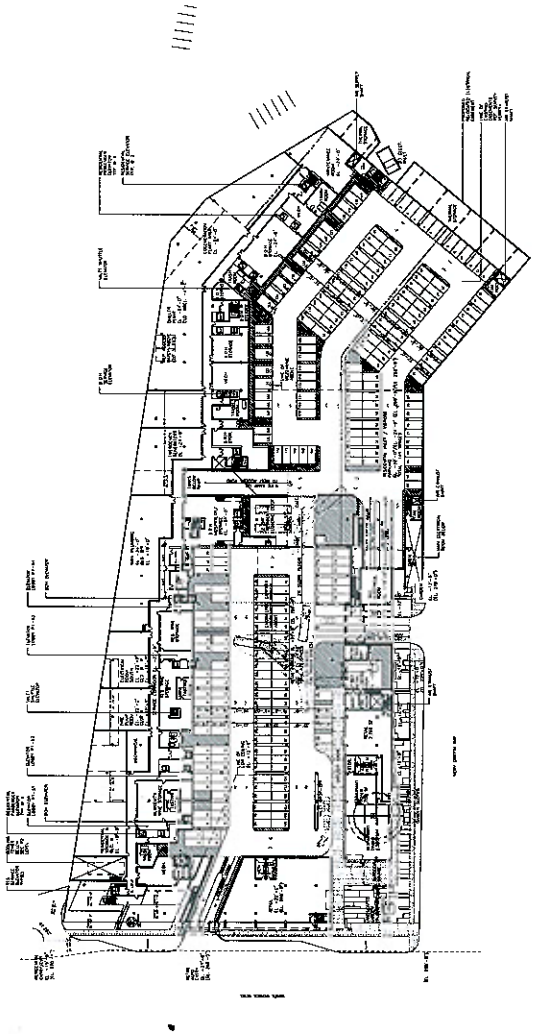


FIGURE 12
PARKING PLAN - LEVEL P1
9900 WILSHIRE

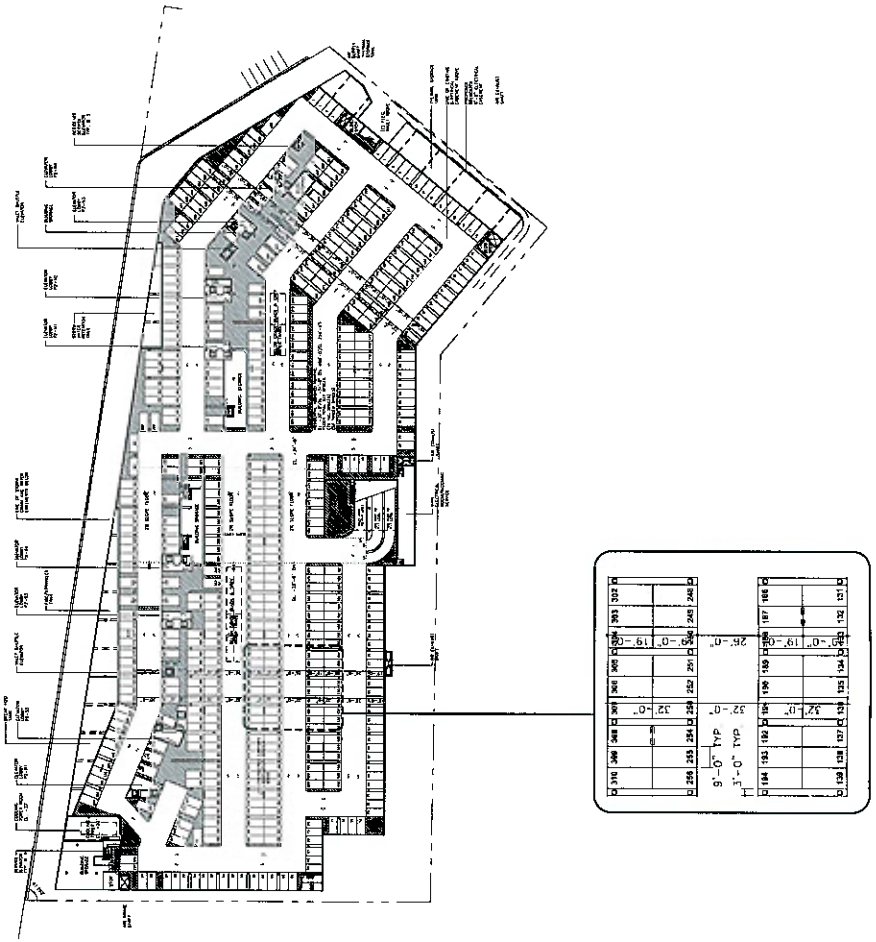


FIGURE 11
PARKING PLAN - LEVEL P2
9900 WILSHIRE

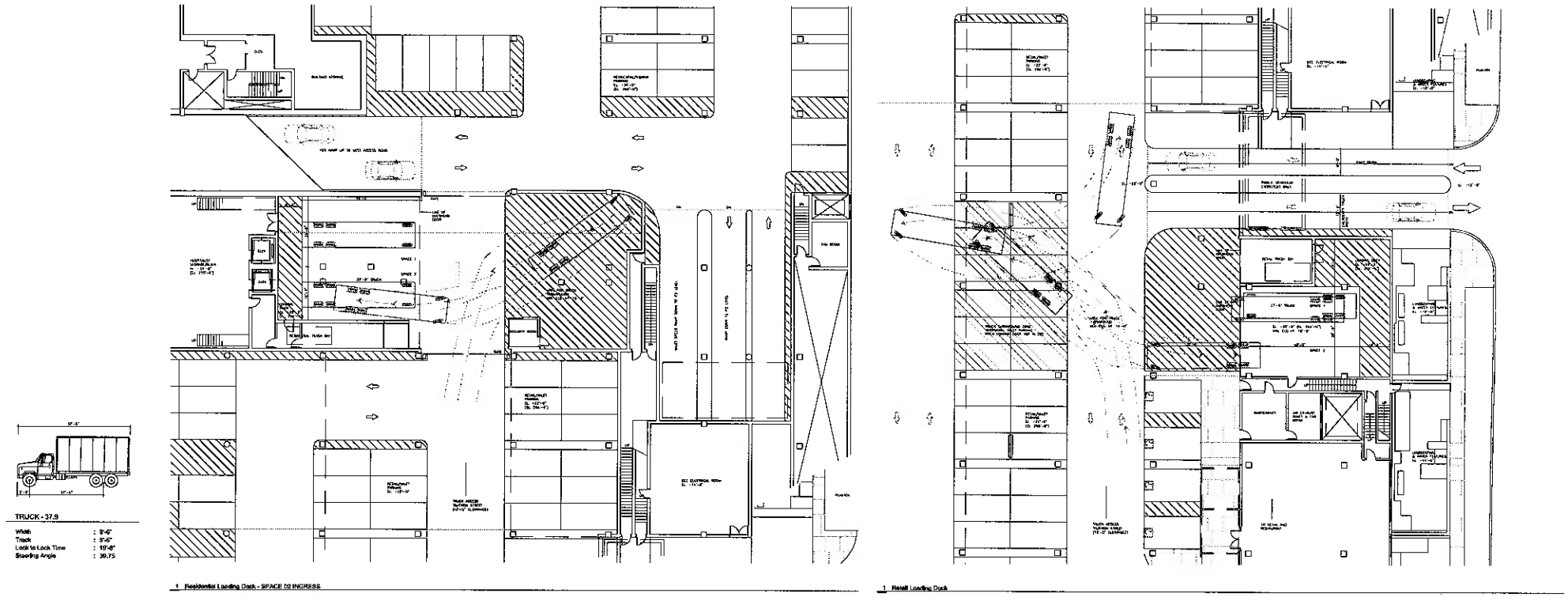


FIGURE 13
LOADING DOCKS
9900 WILSHIRE

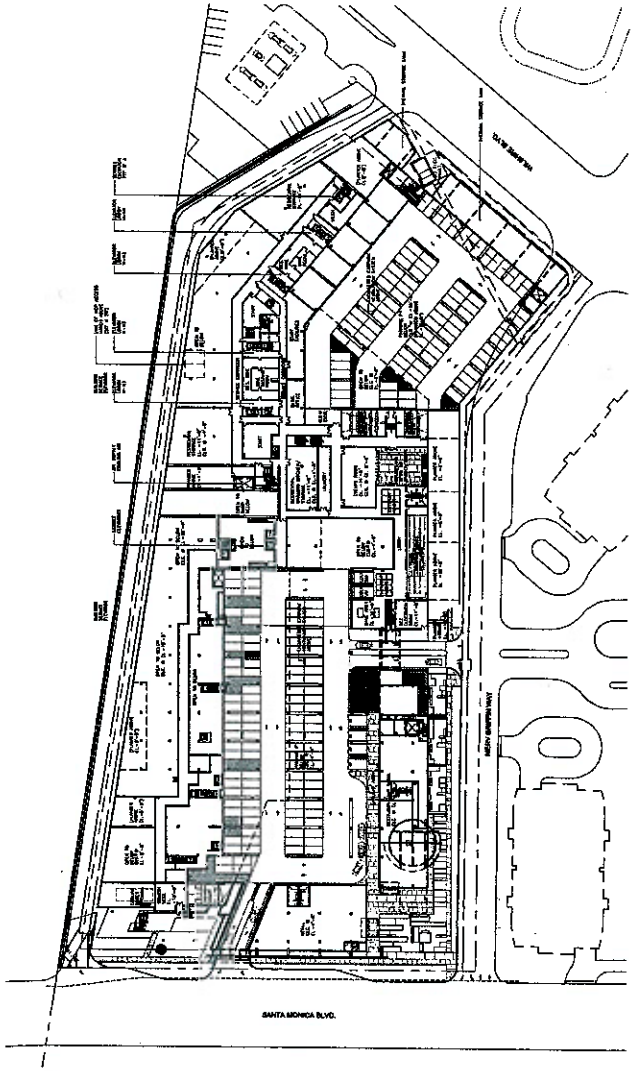


FIGURE 14
CONDOMINIUM BUILDINGS PLAN - MEZZANINE LEVEL
9900 WILSHIRE

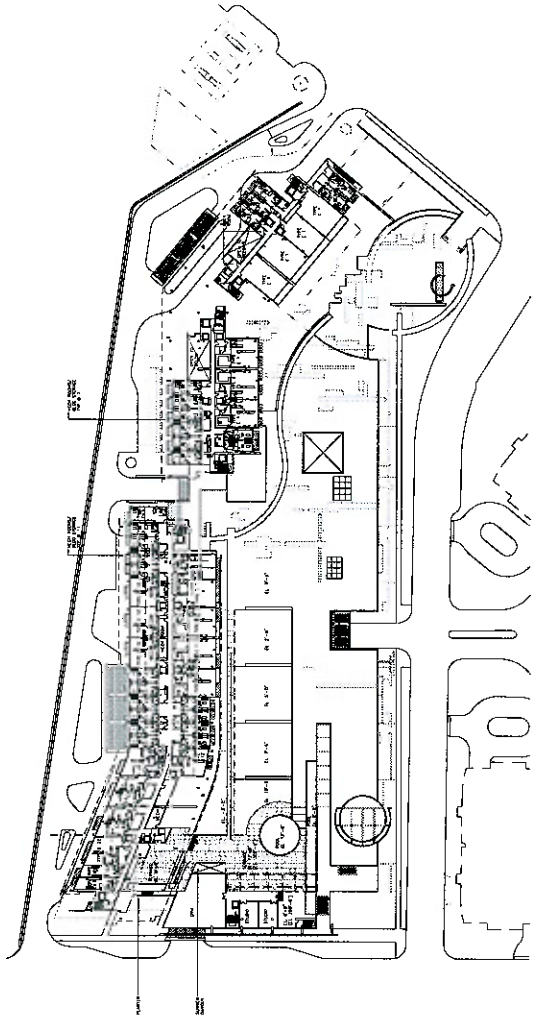


FIGURE 16
CONDOMINIUM BUILDINGS PLAN - LEVEL 2
9900 WILSHIRE

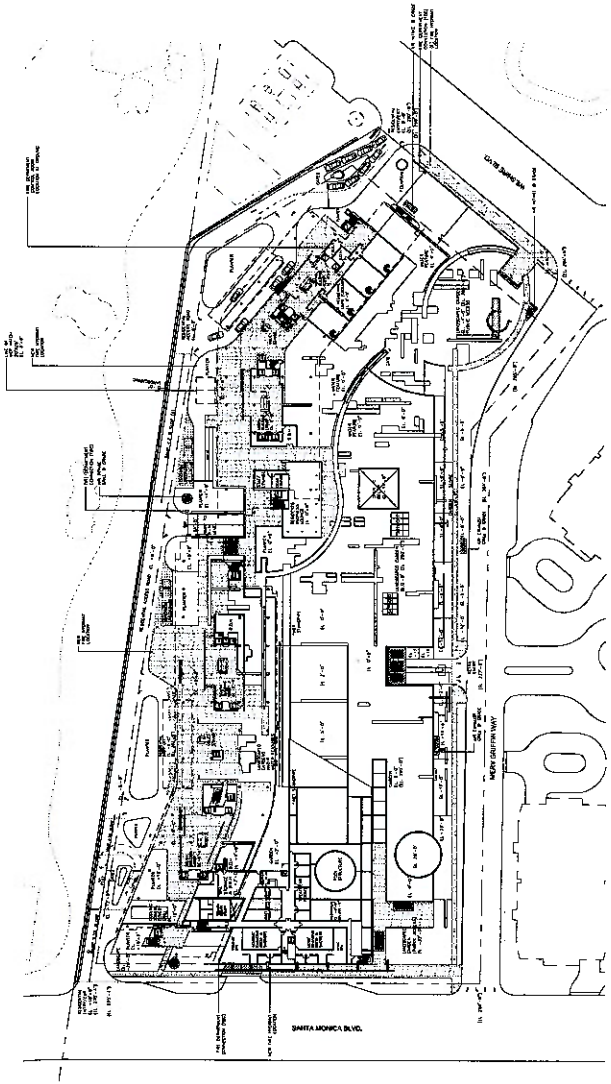


FIGURE 15
CONDOMINIUM BUILDINGS PLAN - LEVEL 1
9900 WILSHIRE

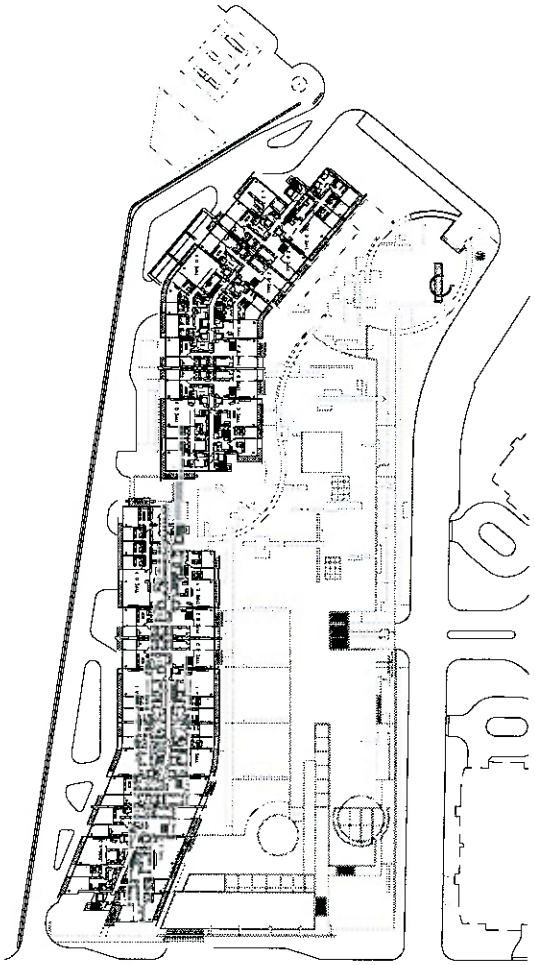


FIGURE 18
CONDOMINIUM BUILDINGS PLAN - LEVEL 4
9900 WILSHIRE

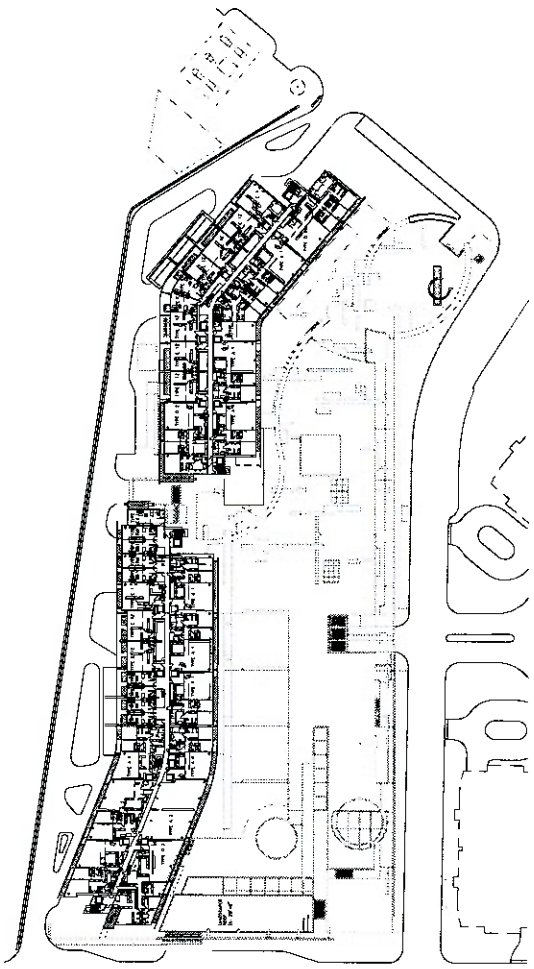


FIGURE 17
CONDOMINIUM BUILDINGS PLAN - LEVEL 3
9900 WILSHIRE

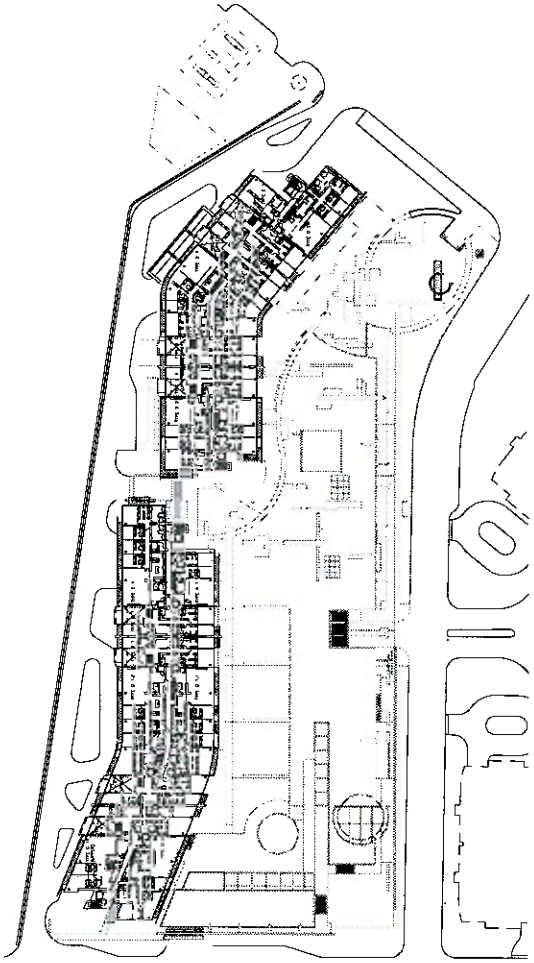


FIGURE 20
CONDOMINIUM BUILDINGS PLAN - LEVEL 6
9900 WILSHIRE

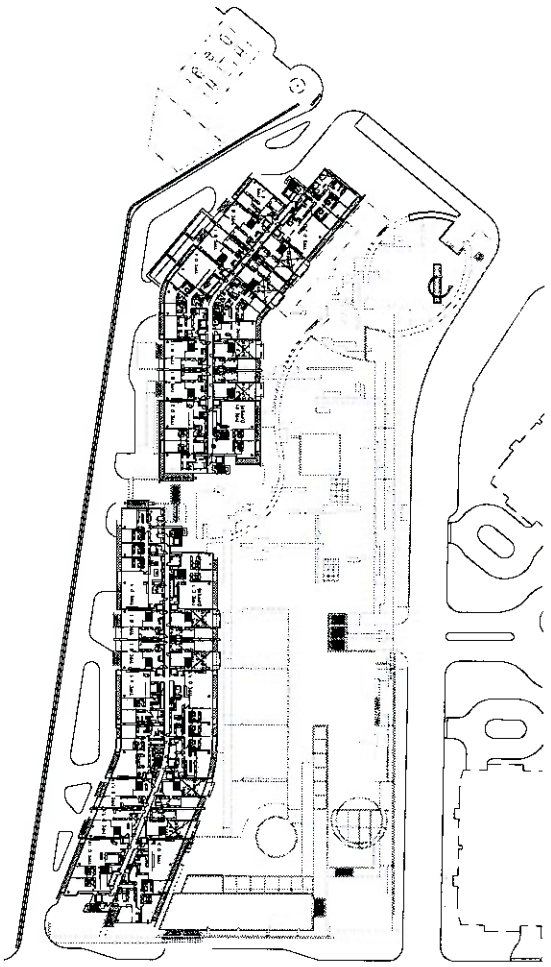


FIGURE 19
CONDOMINIUM BUILDINGS PLAN - LEVEL 5
9900 WILSHIRE

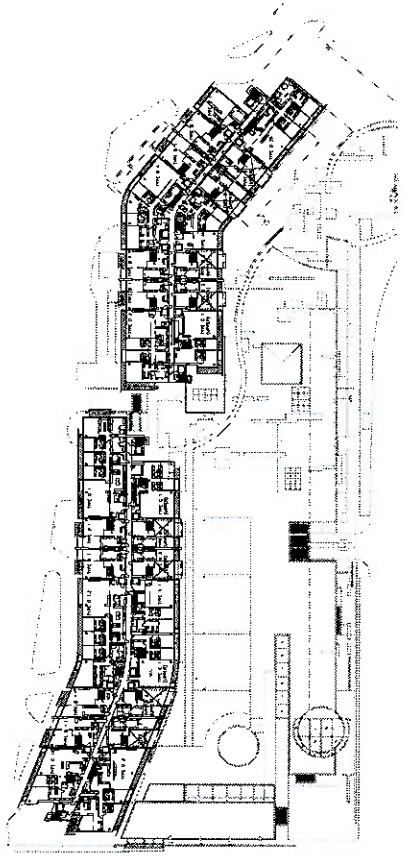


FIGURE 22
CONDOMINIUM BUILDINGS PLAN - LEVEL 8
9900 WILSHIRE

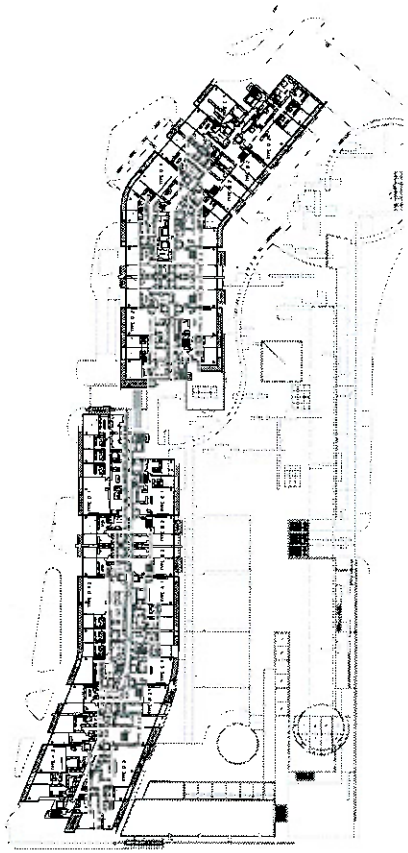


FIGURE 21
CONDOMINIUM BUILDINGS PLAN - LEVEL 7
9900 WILSHIRE

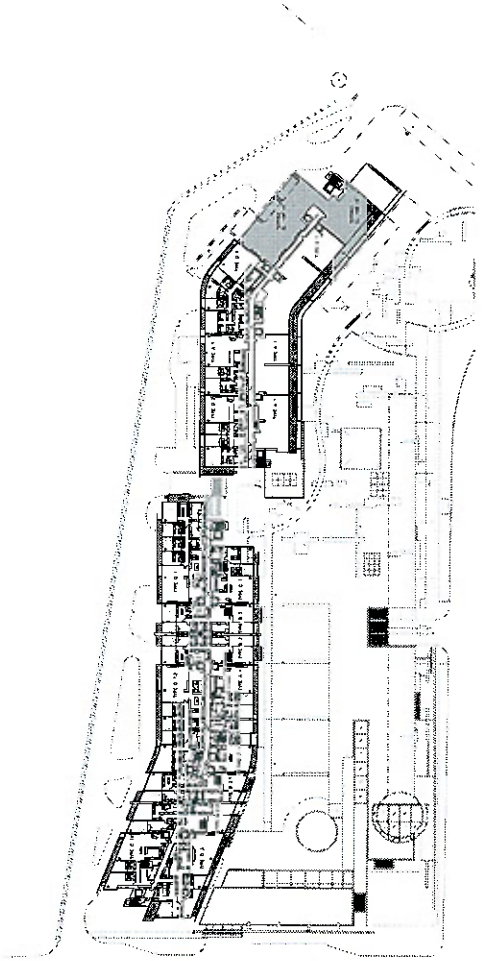


FIGURE 24
CONDOMINIUM BUILDINGS PLAN - LEVEL 10
9900 WILSHIRE

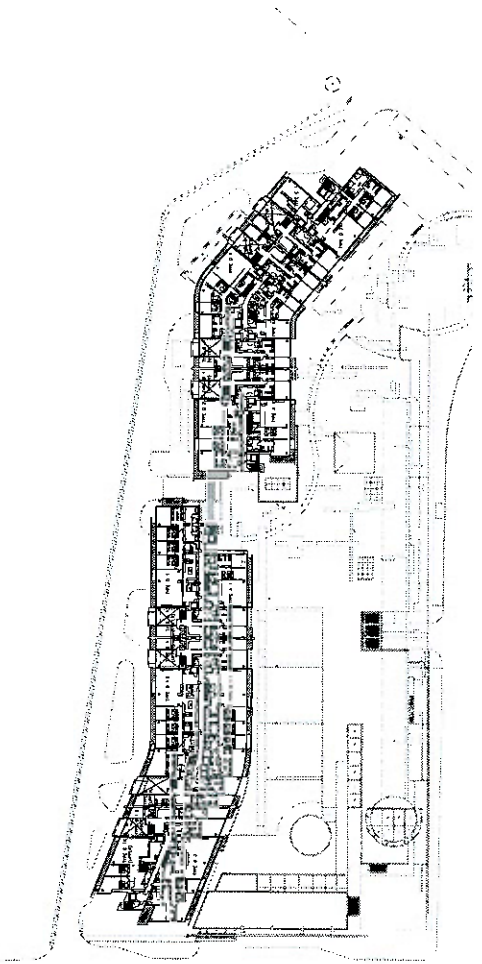


FIGURE 23
CONDOMINIUM BUILDINGS PLAN - LEVEL 9
9900 WILSHIRE

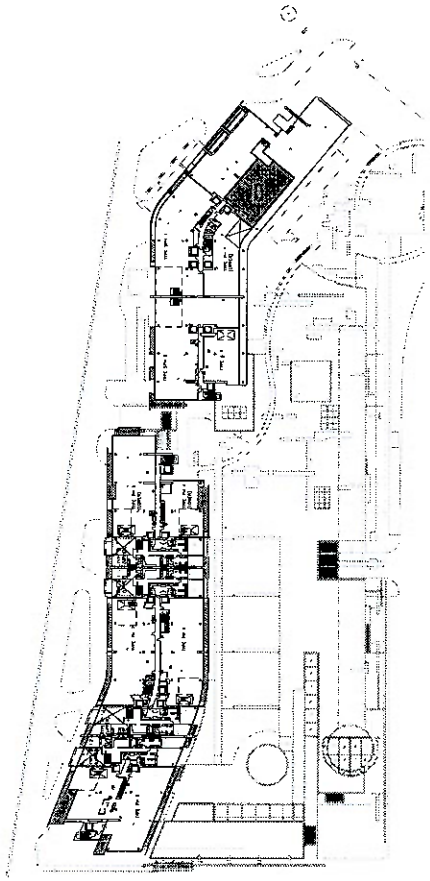


FIGURE 26
CONDOMINIUM BUILDINGS PLAN - LEVEL 12
9900 WILSHIRE

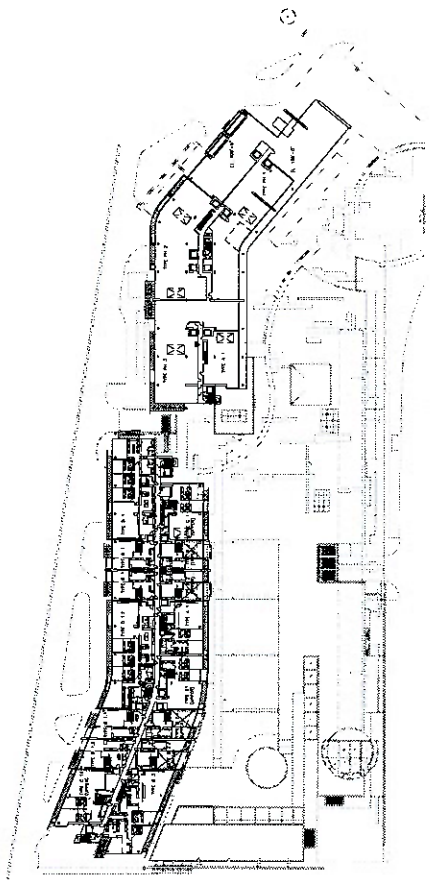


FIGURE 25
CONDOMINIUM BUILDINGS PLAN - LEVEL 11
9900 WILSHIRE

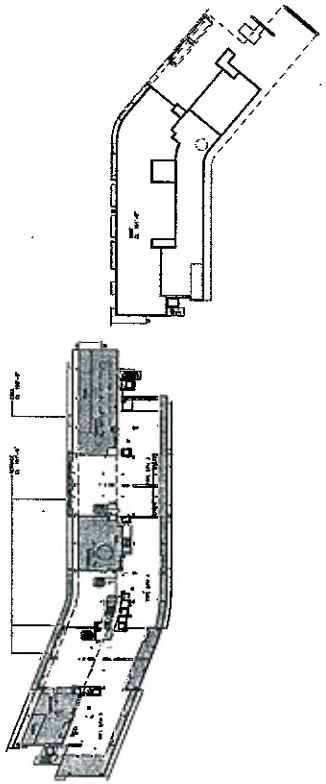


FIGURE 28
CONDOMINIUM BUILDINGS PLAN - LEVEL 14
9900 WILSHIRE

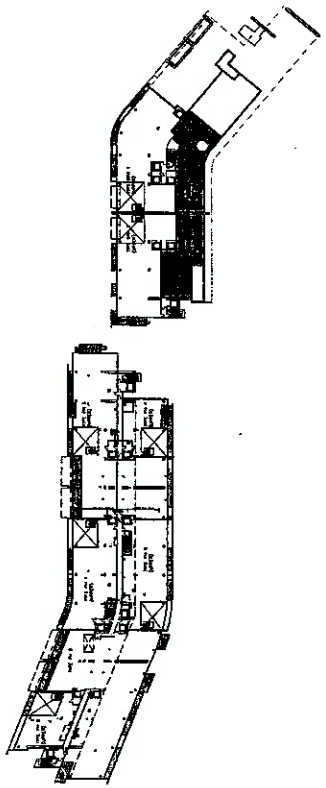


FIGURE 27
CONDOMINIUM BUILDINGS PLAN - LEVEL 13
9900 WILSHIRE

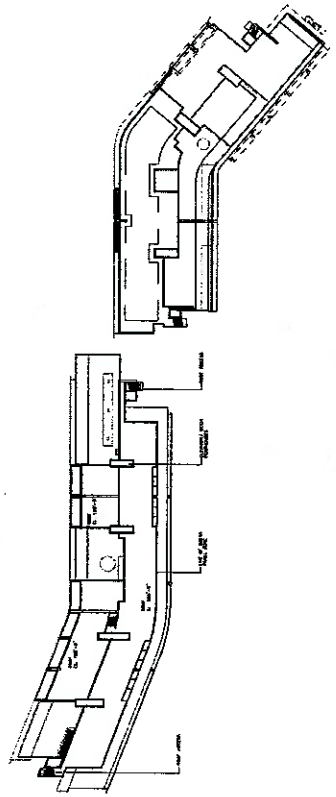


FIGURE 30
CONDOMINIUM BUILDINGS PLAN - ROOF LEVEL
9900 WILSHIRE

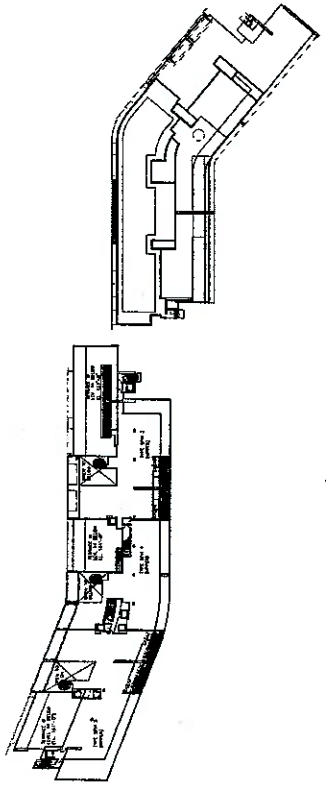


FIGURE 29
CONDOMINIUM BUILDINGS PLAN - LEVEL 15
9900 WILSHIRE

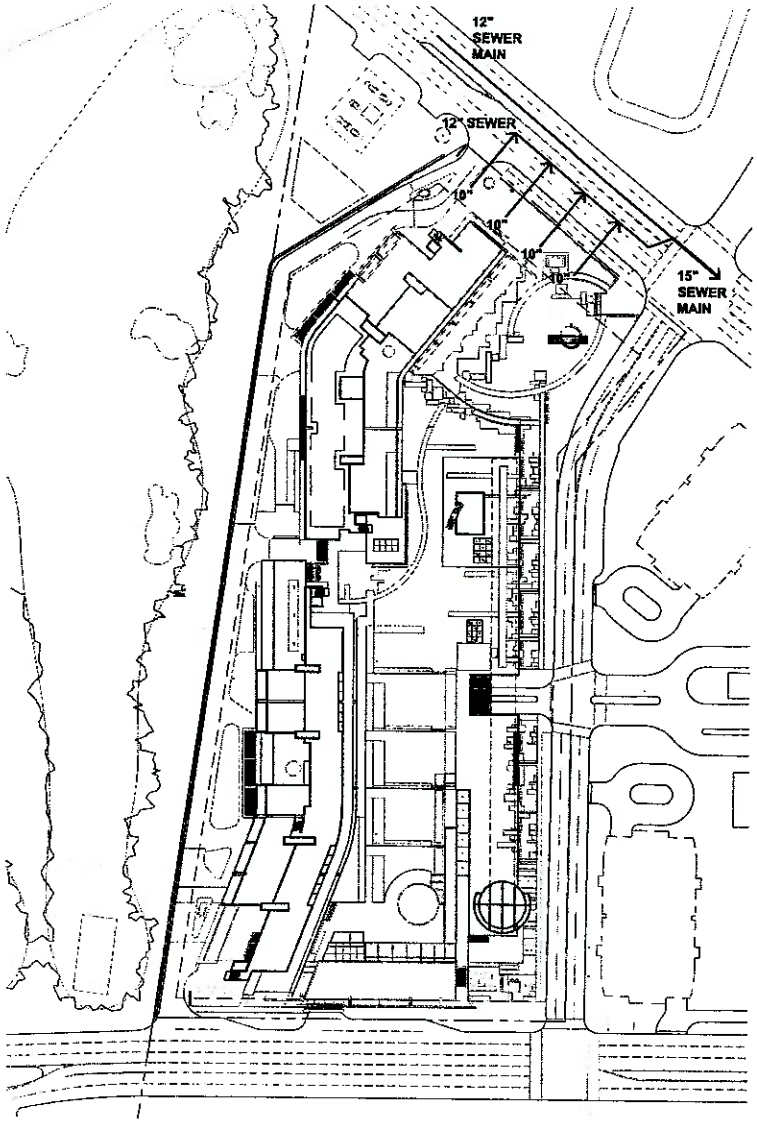


FIGURE 32
SEWER SYSTEM PLAN
9900 WILSHIRE

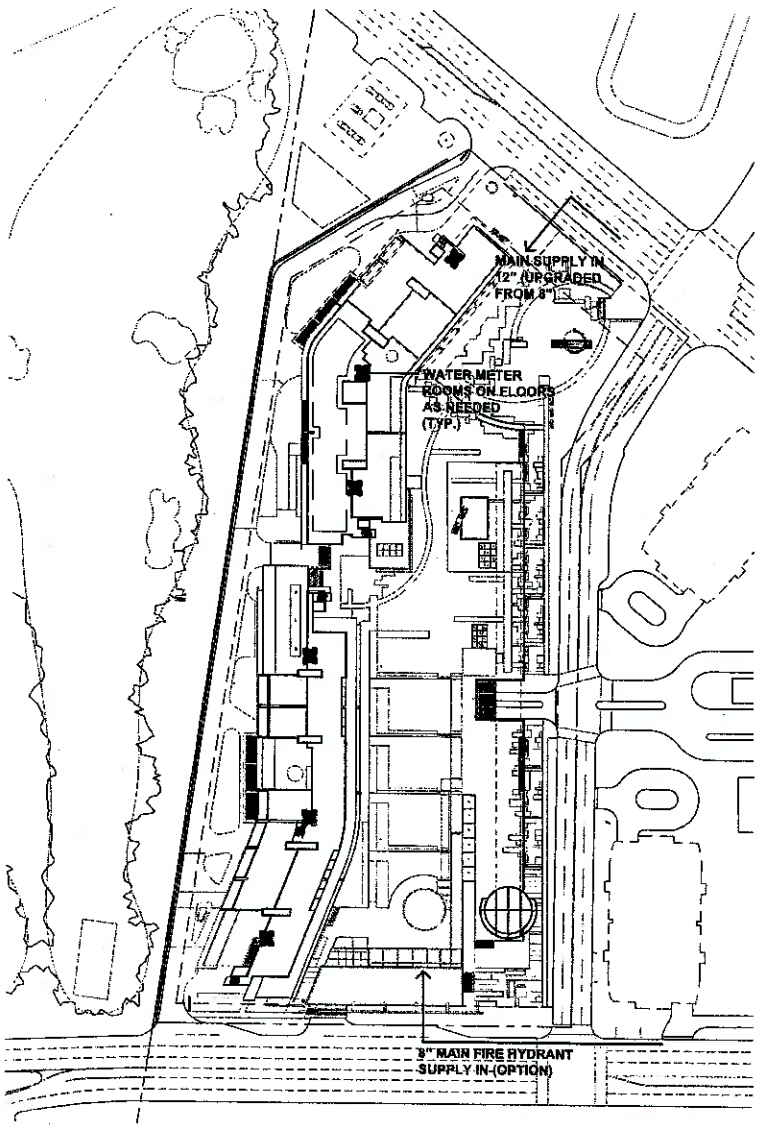


FIGURE 31
WATER SYSTEM PLAN
9900 WILSHIRE

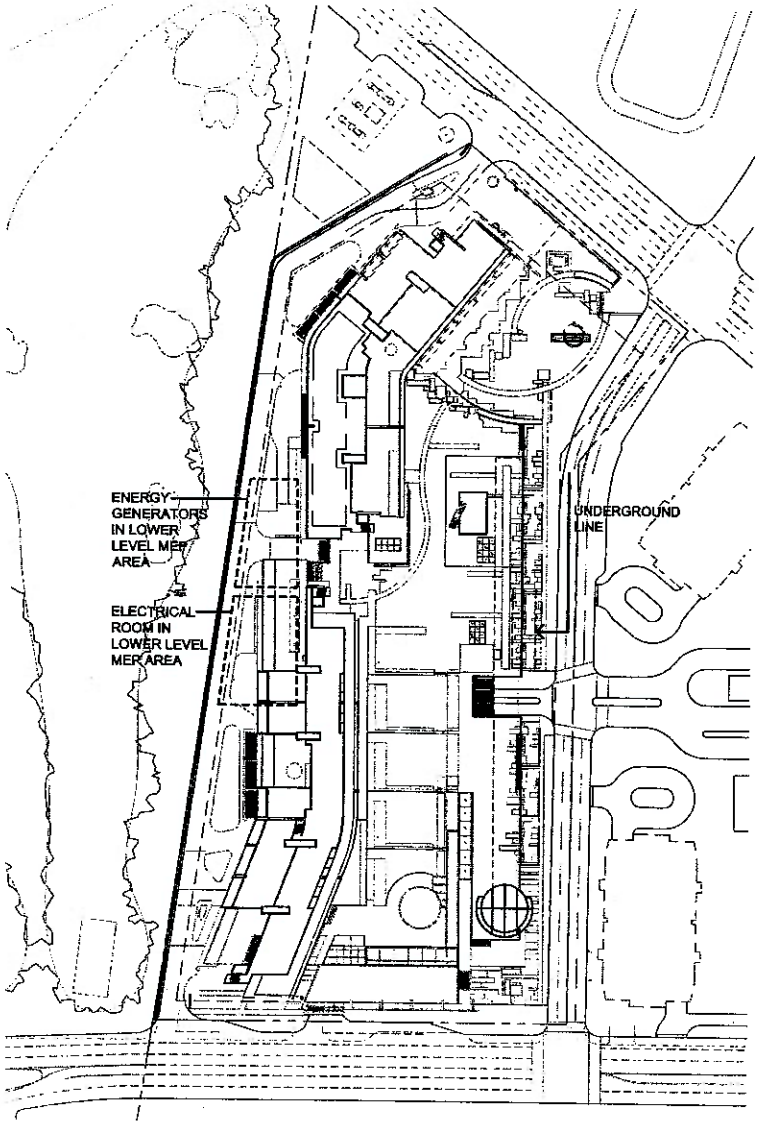


FIGURE 34
ELECTRIC FACILITIES PLAN
9900 WILSHIRE

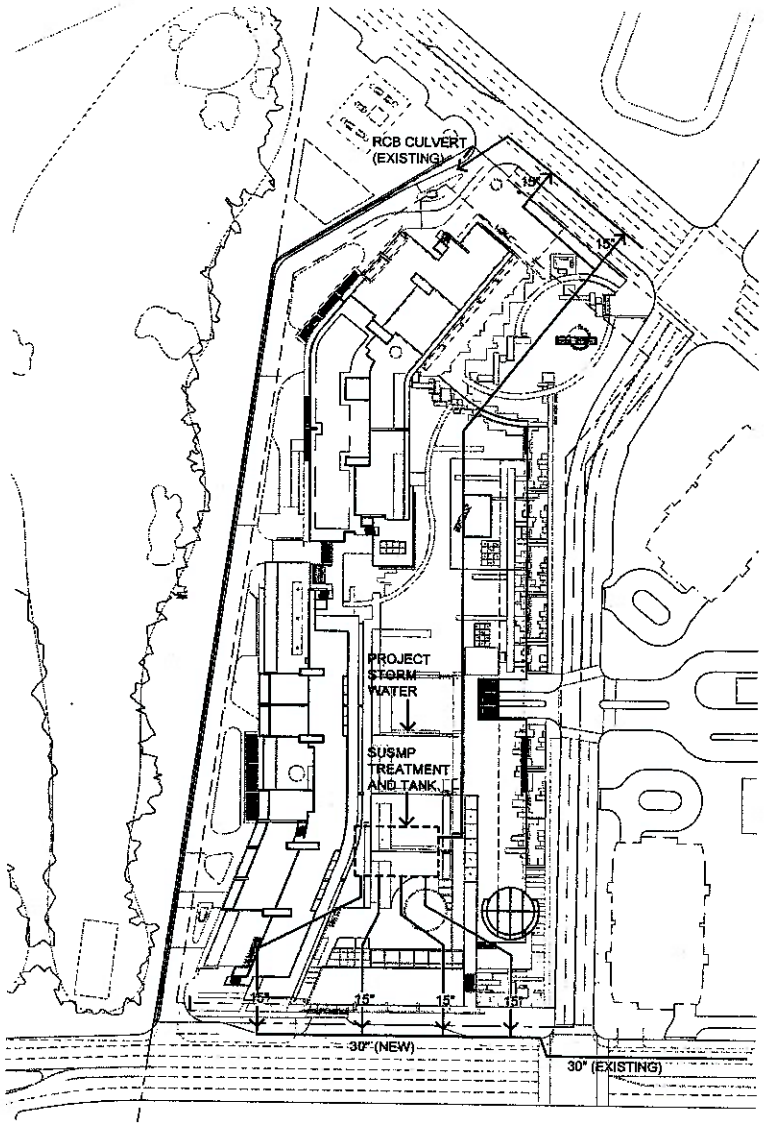


FIGURE 33
STORMDRAIN PLAN
9900 WILSHIRE

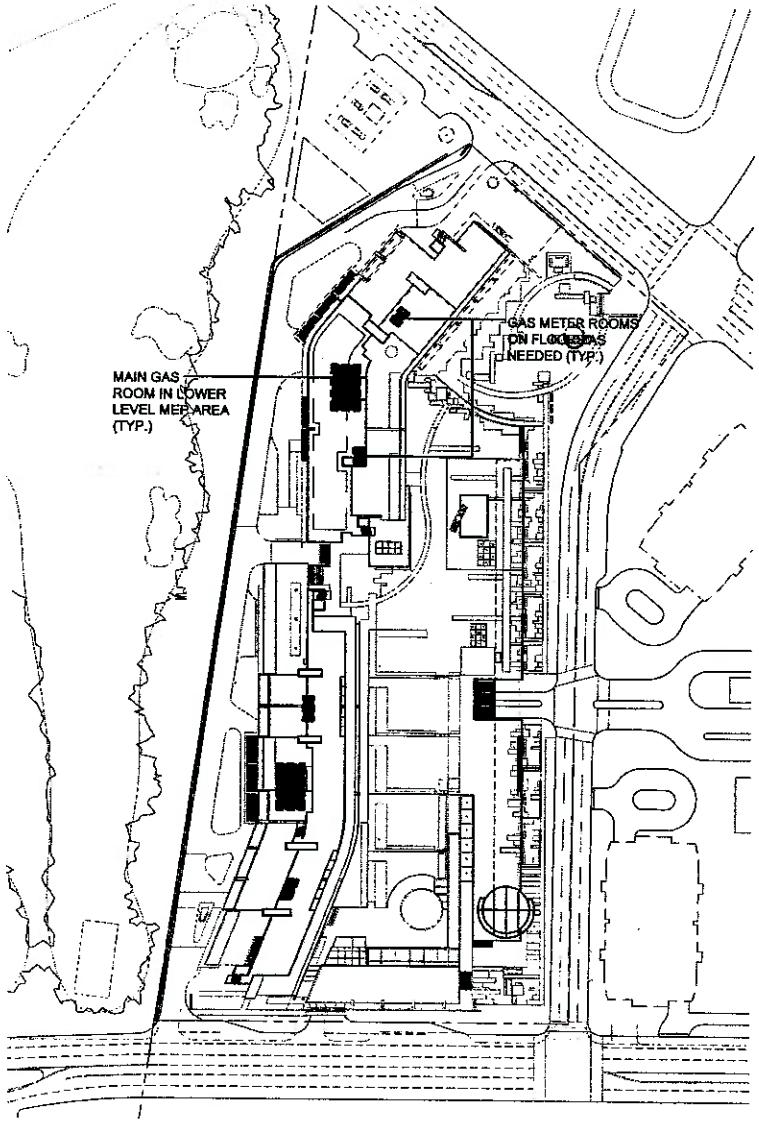


FIGURE 36
NATURAL GAS PLAN
9900 WILSHIRE

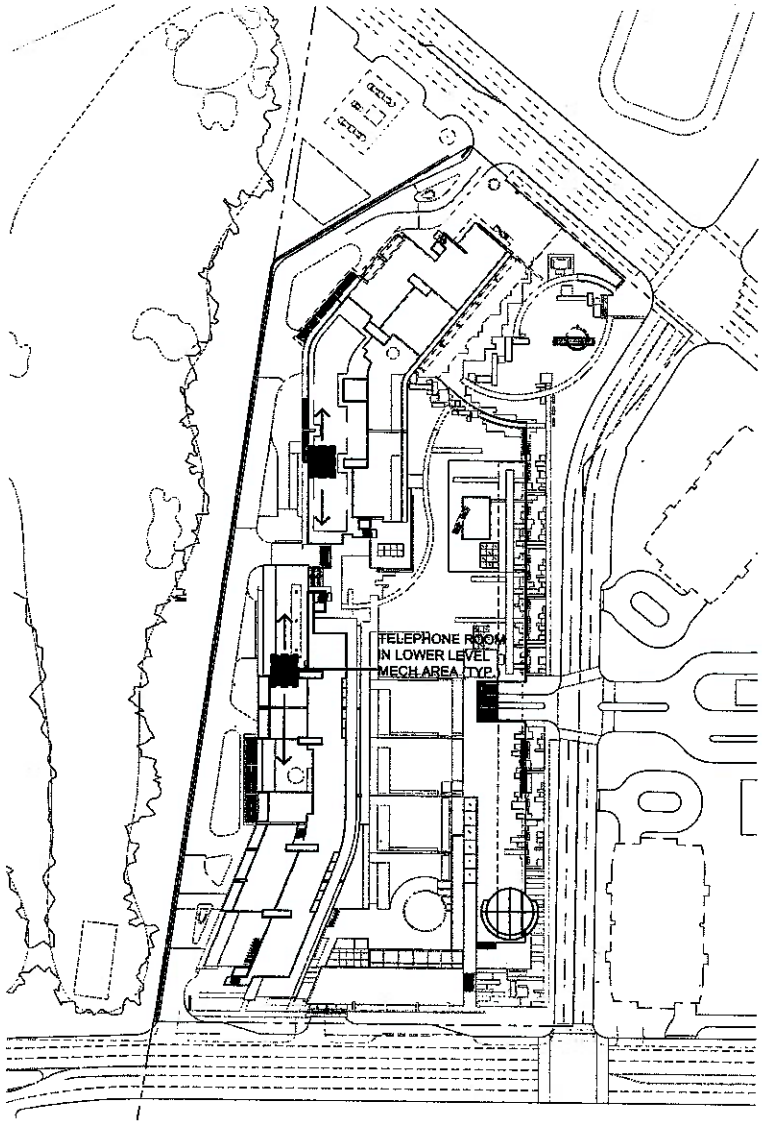


FIGURE 35
TELEPHONE PLAN
9900 WILSHIRE

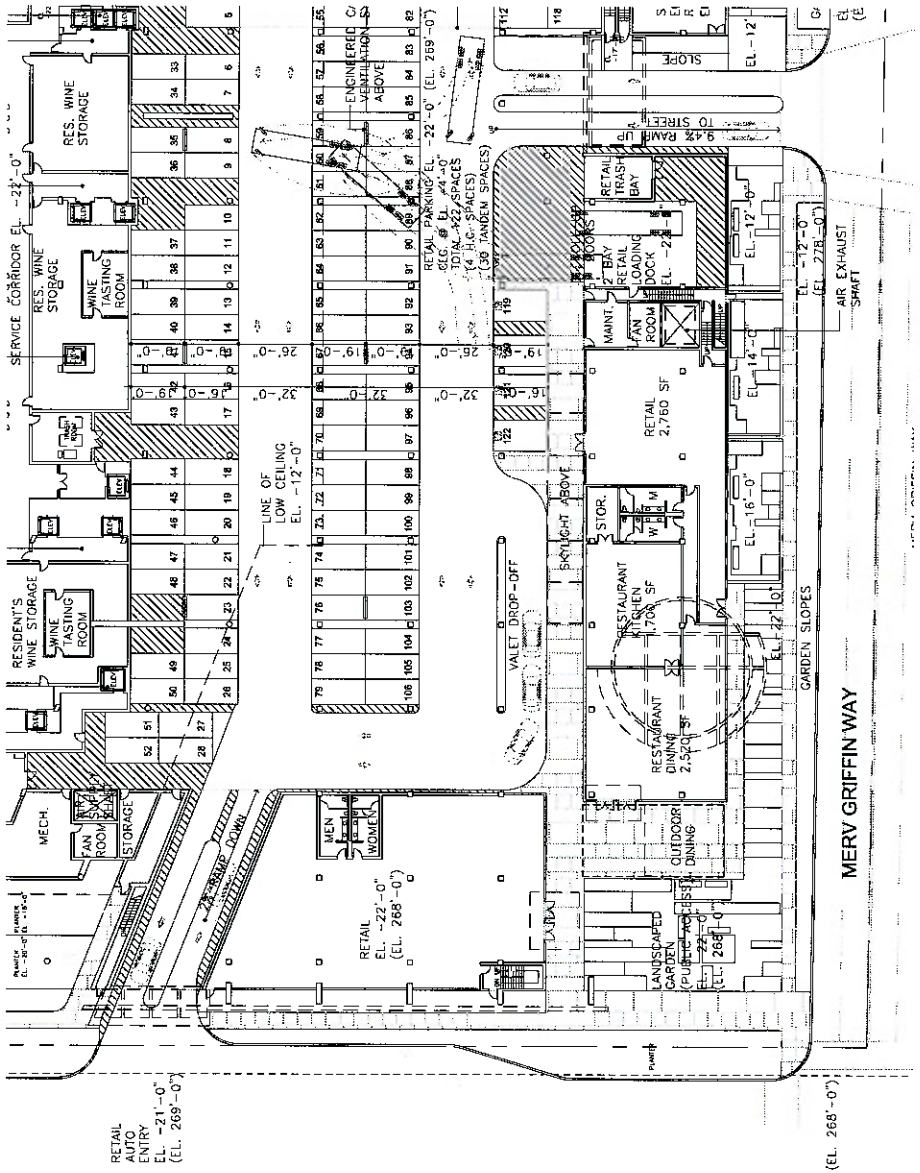


FIGURE 37
RETAIL/RESTAURANT PLAN

9900 WILSHIRE

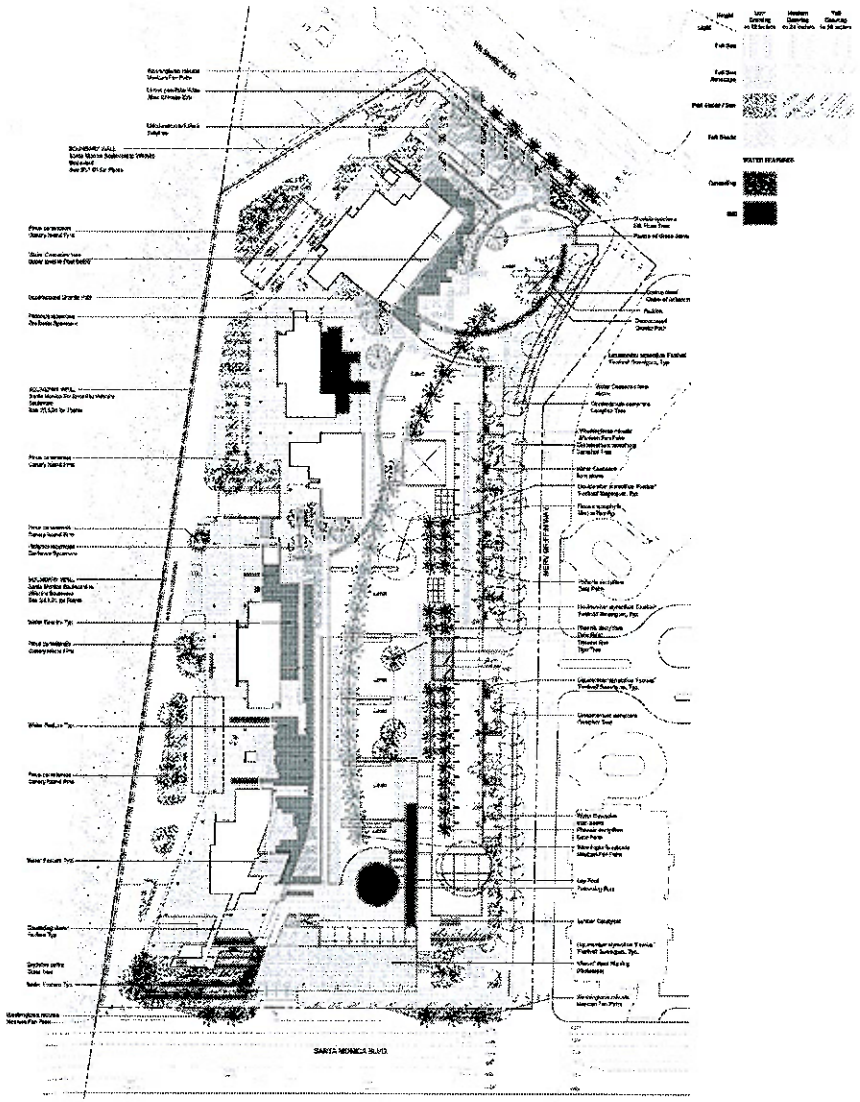


FIGURE 38
OPEN SPACE/
LANDSCAPE PLAN

9900 WILSHIRE

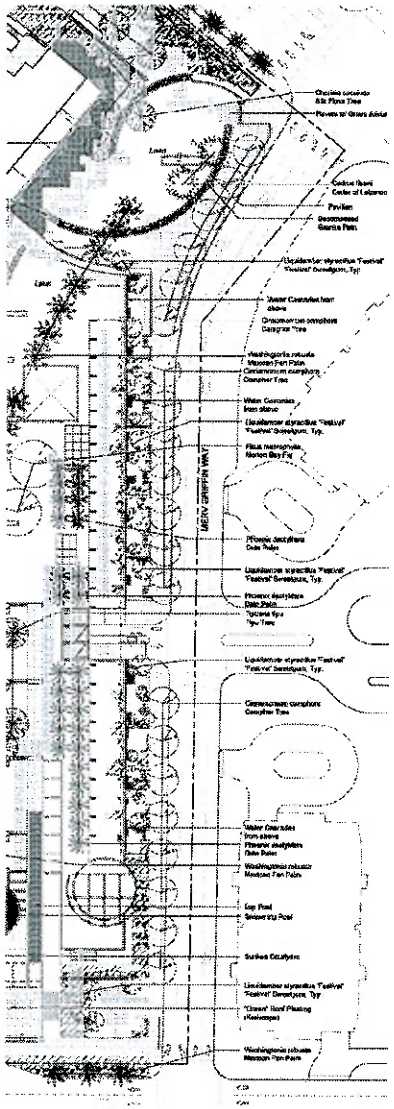
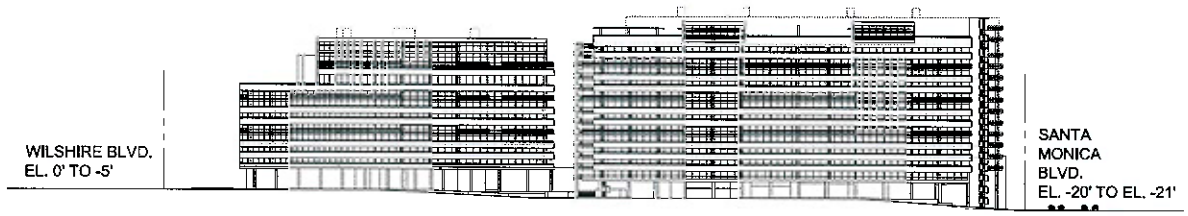
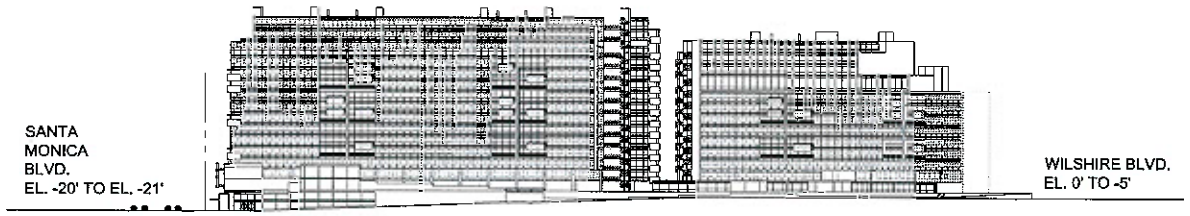


FIGURE 39
PUBLIC GARDEN PLAN

9900 WILSHIRE



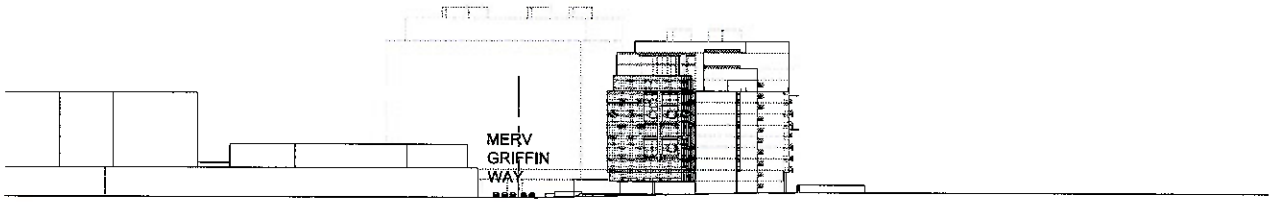
WEST ELEVATION



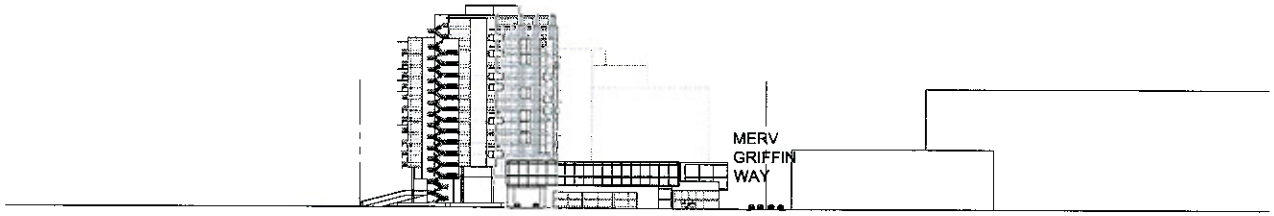
EAST ELEVATION

FIGURE 40
EAST AND WEST
ELEVATIONS

9900 WILSHIRE



NORTH ELEVATION



SOUTH ELEVATION

FIGURE 41
NORTH AND SOUTH
ELEVATIONS

9900 WILSHIRE

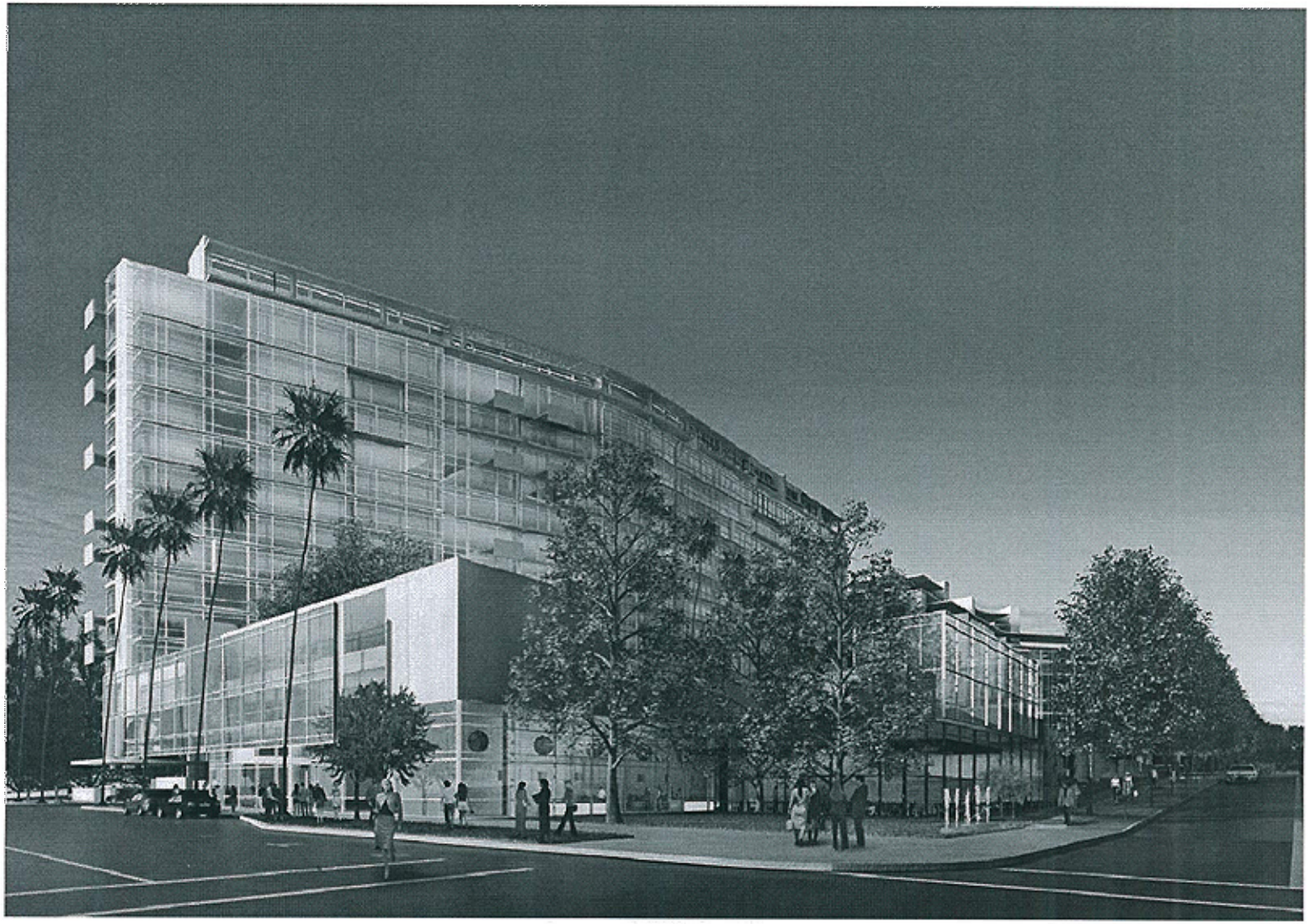
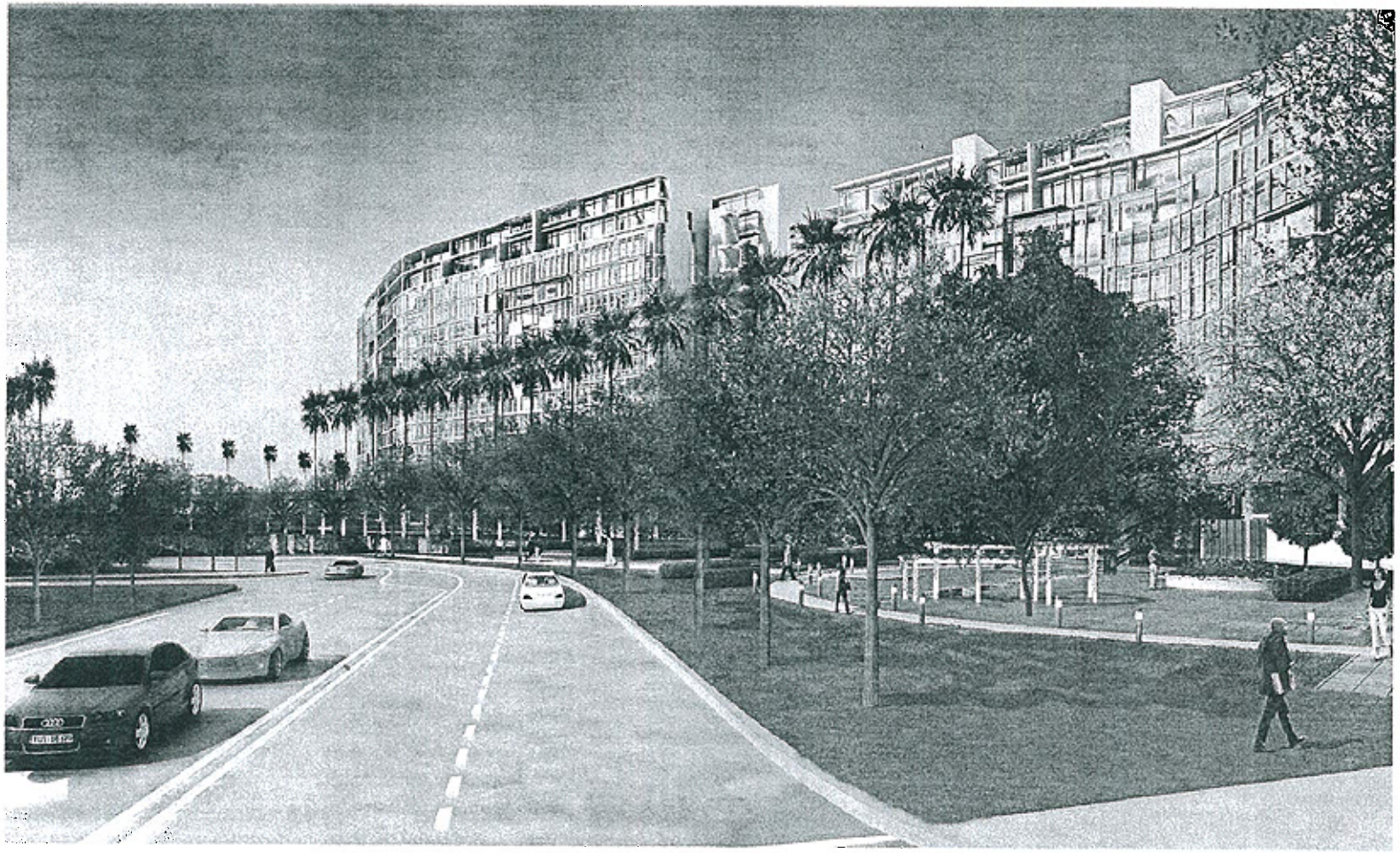


FIGURE 42
MERV GRIFFIN WAY/
ANTA MONICA BOULEVARD
RENDERING

9900 WILSHIRE



NOTE: EARLY RENDERING
WITHOUT SOUTH BUILDING
SETBACK ON TOP 2 FLOORS

FIGURE 43
WILSHIRE BOULEVARD
RENDERING

9900 WILSHIRE