

# Attachment 3

Revised Specific Plan Language  
as adopted by Planning Commission –  
Track Changes

**9900 Wilshire  
Specific Plan**

April 9, 2008  
, 2016

(Amended and Restated)

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CHAPTER 1.0 - INTRODUCTION

1.1 PURPOSE AND INTENT

~~This~~The 9900 Wilshire Specific Plan ~~(the "Specific Plan")~~ was initiated to provide a framework for the redevelopment of a 7.95-acre site at the western gateway to the City of Beverly Hills (the "City") between Wilshire and Santa Monica Boulevards (the "Specific Plan Area" or "Site"). ~~The existing~~ and was adopted on April 9, 2008. On December 11, 2012, an Administrative Modification was approved ("2012 Administrative Modification"). This One Beverly Hills Specific Plan (the "Specific Plan") is an amendment and restatement of the previously approved 9900 Wilshire Specific Plan. The previous improvements on the Site ~~include~~included the Robinsons-May department store building (the "~~Existing~~RM Building") and a related above-ground parking structure. The development of the ~~9900 Wilshire~~ One Beverly Hills project (the "Project") in the Specific Plan Area includes ~~a maximum of 235 luxury condominiums, no more than 16,456 square feet of commercial development including~~ the following, as compared to the previously approved 9900 Wilshire Project (as amended by the 2012 Administrative Modification):

	<u>Previously Approved Project</u>	<u>One Beverly Hills Project</u>
<u>Total Floor Area</u>	<u>901,514 sf</u>	<u>901,514 sf</u>
<u>Residential Floor Area</u>	<u>813,856 sf</u>	<u>665,438 sf</u>
<u>Residences</u>	<u>235</u>	<u>193</u>
<u>Residential Other Spaces</u>	<u>71,802 sf</u>	<u>31,785 sf</u>
<u>Hotel Floor Area, including:</u>	<u>0 sf</u>	<u>204,291 sf</u>
<u>Lobby Lounge</u>	<u>0 sf</u>	<u>1,907 sf</u>
<u>Health Club/Fitness/Spa</u>	<u>0 sf</u>	<u>14,435 sf</u>
<u>Hotel Rooms</u>	<u>0</u>	<u>134</u>
<u>Ballroom/Meeting Rooms</u>	<u>0 sf</u>	<u>7,942 sf</u>
<u>Retail/Restaurant**</u>	<u>15,856 sf</u>	<u>16,057 sf</u>
<u>Parking Required</u>	<u>876</u>	<u>1,140</u>
<u>* Note: All floor areas are approximate. Minor shifts in floor area may occur; however, the maximum floor area of the Project shall not exceed 901,514 sf.</u>		
<u>** The Project will provide 1,600 sf of outdoor dining, while the previously approved project provided 600 sf of outdoor dining. Outdoor dining areas are not included in floor area calculations.</u>		

In conjunction with the rooftop restaurant of not more than 4,800 square feet which and bar, the Project may include one or more multi-function rooms for private meals, small gatherings, or karaoke. The Project also includes not more than 600 square feet of outdoor dining, underground parking, private landscaped gardens with a pool, and spa, and publicly accessible landscaped perimeter gardens (the "Public Gardens") located along the Wilshire frontage across from the El Rodeo School and Beverly Gardens Park, the western side of Merv Griffin Way, and at the intersection of Santa Monica Boulevard and Merv Griffin Way. Additional landscaping is also provided throughout the Site, including along Santa Monica Boulevard and the western property line of the Site.

The purpose of the Specific Plan is to facilitate the orderly and efficient development of the Specific Plan Area by, among other things, establishing appropriate size, height and density limits, ~~which includes allowing an increase in height above the otherwise applicable height limit.~~ The intent of the

Specific Plan is to provide a concise development plan for the Specific Plan Area and to optimize the use of the Specific Plan Area in a manner that capitalizes on the ~~Site's~~Site's gateway location at the westerly entrance to the City. This would include incorporating garden-quality features that will ~~complement~~complement the adjacent Beverly Gardens Park while allowing higher scale residential development ~~along with a boutique luxury hotel.~~ Allowing ~~an increase in~~appropriately-scaled height allows a significant portion of the ~~site~~Site to be devoted to open space and landscaped gardens.

The Specific Plan contains policies, standards and guidelines, and conditions of approval designed to ensure that the Specific Plan Area is improved in a manner that recognizes the ~~site is~~Site as a critical gateway into the City by incorporating open space and landscaping ~~and,~~ thereby contributing to the garden quality of the City, ~~by,~~ effectively utilizing architectural elements ~~and,~~ thereby providing a world class architectural landmark, ~~and by~~ encouraging pedestrian circulation between the Specific Plan Area, nearby neighborhoods, and the City's business triangle.

## 1.2 SPECIFIC PLAN AREA

### A. Project Location

The Specific Plan Area is comprised of a single legal parcel generally bounded by Wilshire Boulevard to the north, Santa Monica Boulevard to the south, the centerline of Merv Griffin Way to the east, and the Los Angeles Country Club and the Union 76 gas station to the west. The ~~site~~Site contains a slope differential of approximately 20 feet with the northwest corner of the ~~site~~Site along Wilshire Boulevard representing the highest elevation and the southeastern portion of the ~~site~~Site, at the intersection of Merv Griffin Way and Santa Monica Boulevard, the lowest elevation. The net area of the Specific Plan Area is approximately 7.95 acres. Figure 1 illustrates the location of the Site and Figure 2 illustrates the Specific Plan Area.

### B. Existing Setting

#### 1. Specific Plan Area

The improvements in the Specific Plan Area that existed when ~~this~~the 9900 Wilshire Specific Plan was adopted ~~include~~included the 228,000-square foot ~~Existing~~RM Building, a two-level above-ground parking structure, and other street and roadway improvements. The RM Building and parking structure have been demolished and cleared from the Site. There are now no structures on the Site. Figure 3 illustrates the existing ~~site conditions.~~implementation condition of the ~~Specific Plan will require the demolition of all of the existing improvements in the Specific Plan Area, with the exception of Merv Griffin Way~~Site.

#### 2. Surrounding Land Uses

The Site is surrounded by a mix of land uses:

North: Wilshire Boulevard. El Rodeo Elementary School, single family one-story and two-story homes, and Beverly Gardens Park are located across the street on the north side of Wilshire Boulevard.

South: Santa Monica Boulevard. The former railroad right-of-way is across the street on the south side of Santa Monica Boulevard. The property immediately south of the former railroad right-of way includes privately operated surface parking, an automotive repair facility, retail (small shops) and office building uses.

East: The eastern half ~~width~~ of Merv Griffin Way, the eight-story Beverly Hilton Hotel and related structures, the partially constructed Waldorf-Astoria hotel, and the above-ground parking structure fronting on Santa Monica Boulevard.

West: Los Angeles Country Club and the Union 76 gas station. The westerly boundary of the Site abuts a portion of one of the Los Angeles Country Club golf courses.

Figure 4 illustrates the surrounding land uses.

### 1.3 GOALS AND OBJECTIVES

Implementation of the Specific Plan will help to achieve the following goals and objectives:

- a) To create a world class architectural landmark with a visual presence at the dual gateway to the City at Wilshire Boulevard and Santa Monica Boulevard, and which will enhance the beauty and image of the City of Beverly Hills.
- b) To develop an environmentally sensitive and sustainable project for which the applicant intends to seek Leadership in Energy and Environmental Design (LEED) certification from the U.S. Green Building Council and establish a benchmark for environmentally responsible design in the City of Beverly Hills. To preserve approximately two thirds of the Project site as landscaped gardens and other open space to enhance the visual character of the Project.
- c) To provide a 0.42-acre entry garden along Wilshire Boulevard for the use and enjoyment of the public that complements and extends the existing Beverly Gardens Park on the north side of Wilshire Boulevard, enhances the garden qualities of the City, and replaces a high density commercial use across the street from an existing school and residential neighborhood.
- d) To redevelop the Project site in a manner that does not substantially increase the traffic levels and related operational air quality and noise impacts associated with the prior Robinsons May department store use on the site prior to closure.
- e) To improve the utilization and visual appearance of the Project site by eliminating the existing above ground parking structure and constructing subterranean parking for the Project that will be spread across the entire Project site to provide convenient parking for Project residents, guests and retail patrons.
- f) To provide a substantial amount of housing for local and area residents to help meet market demand and alleviate the substantial housing shortage in the City of Beverly Hills and the Westside of Los Angeles.
- g) To provide new housing within the City without having to tear down existing rental units or otherwise displace existing housing.
- h) To provide full service residential condominiums that are competitive with existing and proposed condominium projects in the Wilshire Corridor and Century City and have comparable views, so that residents who desire to "downsize" from their existing homes will not have to move out of Beverly Hills to find suitable housing.
- i) To provide restaurant and retail spaces along Santa Monica Boulevard to (a) serve project residents and others and (b) enhance pedestrian activity and street life by providing a connection between the current retail uses in Century City and Beverly Hills.
- j) To improve traffic circulation in and around the Project site by providing additional vehicular access points on Wilshire Boulevard and Santa Monica Boulevard for Project residents in order to reduce traffic on Merv Griffin Way.

- k) To reduce the intensity of uses currently permitted thereon by replacing the existing C 3 commercial zoning designation with a specific plan zoning designation that limits development to approximately two thirds of the number of residential units that would be permitted under the R4 residential zoning designation, along with a small amount of retail space.
- l) To provide an appropriate transition from the larger office and residential buildings in Century City and the Wilshire Corridor.
- m) To provide housing in close proximity to the office and retail uses in Century City and Beverly Hills.
- n) To provide annual net revenue to the City that substantially exceeds the revenue the City would receive from commercial operations on the Project site.

The Amendment to the Specific Plan will help to achieve the following goals and objectives:

1. Promote fiscal benefits to, and economic development and job creation in, the City of Beverly Hills.
  - a) Develop a luxury hotel with appropriate high-end amenities (i.e., meeting rooms, spa, and restaurants) that attract tourists, business travelers, and members of the Beverly Hills community alike.
  - b) Ensure that the hotel is of a quality, size, design, and use that attracts visitors from around the world along with members of the Beverly Hills community so that it is established as a world class hotel and furthers Beverly Hills' reputation as a premier hospitality location.
  - c) Provide restaurants at the western gateway to Beverly Hills to serve the Project's residents, hotel guests and the Beverly Hills community and to enhance pedestrian activity.
  - d) Provide a complementary mix of land uses, including a hotel use that maximizes transient occupancy tax and other tax revenues to the City in order for the City to continue to provide and finance critical City services including its police department, fire department and schools.
  - e) Provide increased annual net revenue to the City that substantially exceeds the revenue the City would receive from the approved residential project or other commercial uses on the Project Site.
  - f) Increase the supply of luxury hotel rooms in the City to meet the City's ever increasing demand for luxury hotel rooms and (1) to prevent further leakage into competing luxury hotels outside of the City including luxury hotels in West Hollywood, Century City and Santa Monica and (2) to ensure that these guests and visitors continue to shop, stay and dine in Beverly Hills to support local businesses and to increase the revenues to the City.
2. Provide a set of mixed-uses that takes maximum advantage of the physical, social and economic potential of the Project Site.
  - a) Increase the Beverly Hills community's use and enjoyment of the site by adding commercial uses that include hotel rooms, dining options and luxury hotel amenities (including a spa and meeting facilities).

- b) Arrange residential and onsite hotel facilities and other uses in a way that is logical and promotes efficient operations.
- c) Provide the range of uses within the hotel to ensure that it is economically viable as a luxury hotel.
- d) Co-locate residential and hotel units to permit shared use of site amenities.
- e) Provide needed housing for local and area residents to help meet the market demand and alleviate the housing shortage in the City of Beverly Hills and the Westside of Los Angeles.
- f) Expand the variety of high-quality housing options to the City's residents by providing much sought after hotel-amenitized condominiums that are competitive with existing housing.
- g) Provide full service, hotel-amenitized condominiums that are competitive with existing and proposed condominium projects in the Wilshire Corridor and Century City and have comparable views, so that the residents who desire to downsize from their existing homes will not have to move out of Beverly Hills to find suitable full service housing.

3. Create a unified, environmentally sensitive hotel and residential development.

- a) Enhance the City's western gateway and the pedestrian and vehicular views from Wilshire Boulevard and Santa Monica Boulevard.
- b) Create a world-class architectural landmark with a visual presence at the dual gateway to the City of Beverly Hills at Wilshire Boulevard and Santa Monica Boulevard and which will enhance the beauty and image of the City of Beverly Hills.
- c) Redevelop the Project Site in a manner that does not substantially increase the traffic levels and related operational air quality and noise impacts associated with the prior Robinsons-May department store.
- d) Incorporate environmentally sensitive, sustainable, responsible design, including Leadership in Energy and Environmental Design (LEED) standards.
- e) Preserve approximately forty percent of the Project Site as landscaped gardens and other green space to enhance the visual character of the Project and to maximize the community's use and enjoyment of the Site.
- f) Provide an entry garden along Wilshire Boulevard for the use and enjoyment of the Beverly Hills Community that complements and extends the existing Beverly Gardens Park on the north side of Wilshire Boulevard, and enhance the garden qualities of the City across the street.
- g) Provide subterranean parking and loading dock facilities to provide convenient parking for the Project's guests and residents and to enable the creation of the Project's substantial open space and green space for the use and enjoyment of the Beverly Hills community and the Project's residents and guests.

- h) Improve traffic circulation in and around the Project Site by providing additional vehicular access points on Wilshire Boulevard and Santa Monica Boulevard, and reduce traffic on Merv Griffin Way.
- i) Develop the Project Site in order to maximize the strength of its physical, social and economic potential without negatively impacting its neighboring residential and school uses.

#### 1.4 CONTENTS.

The Specific Plan consists of the following components:

Chapter 1.0 (Introduction): Chapter 1.0 provides a broad overview of the Specific Plan and its goals.

Chapter 2.0 (Planning Context): Chapter 2.0 describes the planning issues and process for the Specific Plan Area.

Chapter 3.0 (Plan Components): Chapter 3.0 sets forth the general land use concepts for the Specific Plan Area and describes land uses, building placement, traffic circulation, and utilities.

Chapter 4.0 (Development Standards and Guidelines): Chapter 4.0 sets forth development standards and guidelines for the Specific Plan Area, including permitted uses, parking, building height, residential outdoor living space, sign standards, and architecture and design.

Chapter 5.0 (Implementation and Administration): Chapter 5.0 provides a review of the Specific Plan's relationship to the General Plan and sets forth the implementation and amendment process.

Chapter 6.0 (Operational Standards): Chapter 6.0 sets forth the provisions governing the long-term operation of uses within the Specific Plan Area.

Chapter 7.0 (Mitigation Measures): Chapter 7.0 sets forth the mitigation measures and conditions of approval that have been adopted by the City Council and incorporates those mitigation measures and conditions into the Specific Plan.

Chapter 8.0 (Figures): Chapter 8.0 contains the Figures referenced throughout the remainder of the Specific Plan.

Exhibit 1: Conditions of Approval imposed on the Specific Plan.

## CHAPTER 2.0 - PLANNING CONTEXT

### 2.1 INTRODUCTION

This chapter provides an overview of the ~~specific plan~~Specific Plan process and the public participation in developing the Specific Plan.

### 2.2 AUTHORITY

The California Government Code (Title 7, Division 1, Chapter 3, Article B, §§ 65450-65457) authorizes cities to adopt specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan. Any specific plan adopted pursuant to this authority shall be consistent with the adopted general plan. Once ~~the Specific Plan a~~ specific plan is adopted, all zoning, subdivision, public works projects, and development agreements shall then be consistent with the ~~Specific Plans~~specific plan.

### 2.3 GENERAL PLAN AND ZONING DESIGNATIONS

The Specific Plan Area was designated as Low Density General Commercial on the General Plan land use map and had a zoning designation of C-3 prior to the adoption of ~~this~~the 9900 Wilshire Specific Plan.

In connection with the adoption of the 9900 Wilshire Specific Plan, the Land Use Plan Map in the Land Use Element of the General Plan was amended to designate the Specific Plan Area as "SP-9900 Wilshire Specific Plan." The zoning designation for the Specific Plan Area was also amended to change the designation for the Specific Plan Area to the "9900 Wilshire Specific Plan" zone. ~~Section 5.2 of the Specific Plan provides an analysis of the Specific Plan's consistency with the City's General Plan., t."~~ Section 5.2 of the Specific Plan provides an analysis of the Specific Plan's consistency with the City's General Plan.

### 2.4 RELATIONSHIP TO THE ZONING ORDINANCE

As set forth in Title 10, Chapter 3, Article 15.7 of the Beverly Hills Municipal Code (the "Municipal Code"), the Specific Plan supersedes other development regulations and standards set forth in the Beverly Hills Planning and Zoning Ordinances (Chapters 3 and 4 of Title 10 of the Municipal Code) for the Specific Plan Area. The provisions of this Specific Plan are applied in lieu of the provisions in the Planning and Zoning Ordinances. For development standards not established as part of the Specific Plan, the standards in the Planning and Zoning Ordinances shall apply. In addition, any terms used in this Specific Plan that are not defined or described herein shall have the meanings, if any, set forth for them in the Planning and Zoning Ordinances.

### 2.5 PUBLIC PARTICIPATION

The proposed development of the Specific Plan was first presented to a joint meeting of the City Council ~~and~~and Planning Commission on December 6, 2005; City staff conducted a public scoping meeting on August 3, 2006, for the purposes of obtaining public input regarding the potential environmental impacts associated with the Specific Plan, which were analyzed as part of the environmental review of the Specific Plan mandated by the California Environmental Quality Act (CEQA). A Draft Environmental Impact Report was circulated for public review from August 7, 2007, to September 28, 2007. Certain sections of the Draft Environmental Impact Report (traffic, noise and air quality) were recirculated for public review from October 15, 2007, to November 15, 2007. The Planning Commission conducted public hearings on August 20th, September 5th, September 24th, October 29th, November 8th, November 28th, 2007, and January 10th, January 24th, and February 7, 2008. The City Council conducted public hearings on March 11th, March 20th, and March 27th, 2008, and discussed and

approved the project on April 3rd and April 9th, 2008. The public was afforded the opportunity at each of the hearings to provide input into the development of the Specific Plan and other entitlements for the proposed project. The Specific Plan reflects changes recommended by the Planning Commission and City Council to the originally proposed Specific Plan, and the Specific Plan underwent important changes as a result of the public participation process.

The amendment of the 9900 Wilshire Specific Plan was first presented to the City on June 26, 2015; City staff conducted a public scoping meeting on December 7, 2015, for the purposes of obtaining public input regarding the potential environmental impacts associated with the amended and restated Specific Plan, which were analyzed as part of the environmental review of the Specific Plan mandated by the California Environmental Quality Act (CEQA). A Supplemental Draft Environmental Impact Report (SDEIR) was circulated for public review from April 15, 2016 to May 31, 2016. The Planning Commission conducted public hearings on May 12, August 23, September 19, September 26, and October 10, 2016. The City Council conducted public hearings on [DATES], and discussed and approved the Specific Plan on [DATE]. The public was afforded the opportunity at each of the hearings to provide input into the development of the Specific Plan Area, and the Specific Plan underwent important changes as a result of the public participation process. Accordingly, the adopted Specific Plan reflects changes to the originally proposed Specific Plan that were recommended by the public, the Planning Commission, and City Council.

## 2.6 CEQA COMPLIANCE

A Final Environmental Impact Report (the "Final EIR") ~~has been~~was prepared for the 9900 Wilshire Specific Plan pursuant to the provisions of ~~the California Environmental Quality Act~~CEQA (Public Resources Code Section 21000 et seq. ~~("CEQA")~~), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the City's Local Environmental Guidelines. The Final EIR ~~addresses~~addressed the potential environmental impacts resulting from the implementation of the proposed 9900 Wilshire Specific Plan and set forth mitigation measures to lessen those environmental impacts. These mitigation measures were incorporated into the 9900 Wilshire Specific Plan. As part of the 2012 Administrative Modification, an Addendum to the Final EIR was also adopted.

A Final Supplemental Environmental Impact Report (the "Final SEIR") was prepared for the Specific Plan pursuant to CEQA, the State CEQA Guidelines, and the City's Local Environmental Guidelines. The Final SEIR addressed the potential environmental impacts resulting from the implementation of the proposed amendments to the Specific Plan and set set forth mitigation measures to lessen those environmental impacts. These mitigation measures have been incorporated into the Specific Plan (see Chapter 7.0).

## CHAPTER 3.0 — PLAN COMPONENTS INTRODUCTION COMPONENTS

### 3.1 INTRODUCTION

The Specific Plan is a comprehensive policy and regulatory document that will be used to guide development of the siteSite. This chapter addresses (a) the location, distribution and extent of land uses within the Specific Plan Area, and (b) the location, distribution and extent of essential facilities serving the Specific Plan Area.

#### 3.13.2 LAND USES

The land use concept for the Specific Plan Area encourages a development consisting of luxury residential unitscondominiums, a boutique luxury hotel, retail and restaurant uses, a central subterranean parking structure and landscaped gardens, including the Public Gardens, and other open space, all on 7.95 net acres of land. Figure 5 illustrates the basic land use concept for the Specific Plan Area.

The uses in the Specific Plan Area shall be limited to those uses shown on Figure 5 or otherwise described in Section 4.2 of Chapter 4.0 of this Specific Plan. Ancillary uses for the hotel and residential condominiums may include health spas, private, but are not limited to, accessory retail, lobby lounge, restaurants and bar, spa and fitness centers, squash courtscenter, beauty salon, pools, screening rooms, meeting rooms and ballroom, game rooms, common areas, outdoor living areas, parking, storage, residential storage units, including wine storage, security offices, back-of-house ~~(“BOH”)~~ kitchen, BOH laundry, BOH storage/services, service facilities for the exclusive use of the residential condominium residents and guests, and other ancillary amenities associated with luxury residential condominiums and luxury hotels approved by the Director of Community Development (the “Director”).

A maximum of 1,600 square feet of open air dining within the Specific Plan Area, in substantially the locationlocations shown on Figure 37, shall be permitted in conjunction with the restaurant and the lobby lounge shall not require separate authorization or approval of an Open Air Dining Permit, provided that such open air dining complies with the operational standards set forth in Section 6.4 of Chapter 6.0 of this Specific Plan. Any open air dining proposed in a public right-of-way shall require the approvalissuance of an Open Air Dining Permit in accordance with the procedures set forth in Article 35 of Chapter 3 of Title 10 of the Municipal Code or its successor.

#### 3.23.3 SITE PLANNING

##### A. Building Placement

The location and distribution of buildings and open space, including building levels located below grade, shall be substantially as shown on Figure 6 of the Specific Plan. Within the open space and public right-right-of-wayways, the location, distribution and type of pedestrian amenities and landscaping shall be substantially as shown on Figure 38 of the Specific Plan. Within the Public Gardens, the location and distribution of pedestrian amenities and the location, distribution and type of landscaping shall be generally as shown on Figure 39 of the Specific Plan. The total floor area for commercial uses shall not exceed 16,456 square feet, which may include a maximum of 4,800 square feet of floor area for dining and bar uses (including a maximum of 600 square feet of open air dining area). A maximum of 235 residential units shall be permitted in the Specific Plan Area. The Specific Plan's development program is summarized in Table I, Section 1.1 in Chapter 1.0.

##### B. Circulation

##### 1. Local Circulation

The Specific Plan Area is located within the area bounded by Wilshire Boulevard to the north, Santa Monica Boulevard to the south, Merv Griffin Way to the east, and the Los Angeles Country Club to the west. Other key streets in the vicinity include Whittier Drive and Elevado Avenue. The locations of these streets are shown on Figure 9.

Wilshire Boulevard is an east-west arterial roadway that runs between Ocean Avenue in Santa Monica to the west and Grand Avenue in downtown Los Angeles to the east. In the vicinity of the Specific Plan Area, Wilshire Boulevard provides six lanes of travel, which are divided by painted medians and two-way left turn lanes. On-street parking is not permitted before 7:00 p.m. on Wilshire Boulevard within the immediate vicinity of the Specific Plan Area. Wilshire Boulevard is on the Congestion Management Plan (“CMP”) road system as a part of the CMP roadway network.

Santa Monica Boulevard has been designated by the City as a Major Class 1 Highway. It is an east-west arterial roadway that runs between the City of Santa Monica to the west and Sunset Boulevard in Silver Lake to the east. The Santa Monica Boulevard Transit Parkway Project which was completed in 2007 consisted of the reconstruction and reconfiguration of 2.5 miles of Santa Monica Boulevard between the I-405 onto the west and the Beverly Hills city limit onto the east (Moreno Drive). This segment of the boulevard has three westbound and three eastbound travel lanes. The project includes a new street lighting and traffic signal system, a landscaped median, bicycle lanes and bus priority features. Santa Monica Boulevard is on the CMP road system as part of the CMP roadway network.

Whittier Drive is a local residential street. It is a north-south roadway, the southern terminus of which is directly across the street from the northern terminus of Merv Griffin Way. Elevado Avenue is a residential street. It is a north-south to east-west roadway, the southwestern terminus of which is at Whittier Drive.

Transportation improvements and facilities, including, but not limited to, alleys, driveways and parking facilities, shall be constructed within the Specific Plan Area to minimize the parking and circulation impacts on surrounding streets including impacts to public transportation. The alleys, driveways and parking facilities to be constructed within the Specific Plan Area shall be substantially as shown on Figures 10 through 12.

Vehicle access to the Site shall be designed to separate residential traffic from hotel traffic and through traffic on Merv Griffin Way. In order to provide “front door” access to the hotel, a large motor court shall be added at a location adjacent to the South Building directly off of Santa Monica Boulevard. The motor court shall accommodate hotel pick-up and drop-off, stacking, parking, and valet service. All hotel guests, including visitors who are not pedestrians utilizing the restaurants or the meeting space shall be required to valet park their cars unless they are being dropped off by shuttle, taxi, or other alternative transportation services in the motor court or unless self-parking is otherwise approved by the Director of Community Development pursuant to a parking management plan. The motor court shall also provide an additional two-way access driveway directly from Merv Griffin Way. The Project’s hotel loading areas and self-parked employee parking shall be located below-grade and accessed from a driveway located on Merv Griffin Way.

Residents shall have the option to self-park or valet park their cars. A new residential access road shall be constructed along the western edge of the Specific Plan Area.

A new traffic signal at Merv Griffin Way and Santa Monica Boulevard shall be constructed and the intersection of Merv Griffin Way and Wilshire Boulevard shall be modified to provide one left-turn lane, one through lane, and one right-turn lane on the portion of Merv Griffin Way within and adjacent to the Specific Plan Area.

~~A new delivery access along Santa Monica Boulevard west of Merv Griffin Way shall be provided as well as a new access along Merv Griffin Way between Wilshire Boulevard and Santa Monica Boulevard. These two access points will also provide access for the retail and restaurant components of the project.~~

AThe residential access point on Wilshire Boulevard shall be limited to right turns in and right turns out only. The residential access point on Santa Monica Boulevard ~~can~~will provide for right turns in and out, and for left turns in. The access points, driveways and roadway improvements shall be substantially as shown on Figure 10.

Merv Griffin Way is a private street owned in part by the owner of the Specific Plan Area, and in part by the adjacent ~~landowners~~landowner to the east. Any proposal to realign, close or substantially change Merv Griffin Way shall require the approval of the Planning Commission, which decision may be appealed to the City Council pursuant to the provisions of Chapter 4 of Title 1 of the City's Municipal Code provided, however, that Merv Griffin Way may be closed to the public from time to time for maintenance and repairs and improvement work if approved by the Director of Public Works and Transportation, and for emergencies.

## 2. Traffic Impacts

A traffic impact study was prepared in connection with consideration of the Specific Plan. ~~These studies~~That study analyzed the impact of the Specific Plan and concluded that the implementation of the Specific Plan ~~would~~will have no significant adverse traffic impacts.

## 3. Pedestrian Circulation

The ~~commercial~~hotel motor court area along Santa Monica Boulevard is intended to enhance the pedestrian character of this portion of Santa Monica Boulevard through architectural improvements and landscaping. In addition, the Public Gardens will create an inviting pedestrian opportunity along Wilshire Boulevard, Merv Griffin Way and at the corner of Merv Griffin Way and Santa Monica Boulevard that does not exist today. The provision of this inviting pedestrian opportunity is designed to encourage pedestrians from neighboring areas to walk to the commercial uses at the Project Site, such as the ~~restaurant~~restaurants, and to provide an attractive pedestrian link between the Business Triangle and the ~~9900 Wilshire an adjacent hotel area of the City~~Project.

## 4. Parking and Loading Facilities

The subterranean parking structure ~~will~~shall provide approximately ~~8031,140~~ parking spaces in compliance with Section 4.3 of this Specific Plan and substantially as shown on Figures 11 and 12, including. All parking (other than motor court parking) shall be below-grade where hotel parking shall be separate from residential ~~(681 with not more than 31 tandem spaces) and commercial (122 with not more than 30 tandem spaces) areas~~parking; these spaces will provide parking for all land uses within the Specific Plan Area. Motor court parking shall be in addition to the approximately 1,140 parking spaces that are required, and shall not be counted toward the required parking for the Specific Plan Area.

The Project's loading ~~decks~~areas and self-parked employee parking shall be located below-grade and accessed from Merv Griffin Way through the garage.

### 3.33.4 UTILITIES

Due to the long-time operation of commercial uses in the Specific Plan Area and the urbanized nature of the surrounding area, the Specific Plan Area is currently provided with adequate facilities for sewage, water, drainage, solid waste disposal, and energy. As limited in size and intensity of use by the Specific Plan, the Specific Plan Area will not require the development of additional sewage, water, solid waste

disposal, energy, or other essential facilities. However, the Project will be required to pay its fair share to mitigate any cumulative impacts on City facilities. In addition, all utility construction, connections and maintenance shall conform to the provisions of the Beverly Hills Municipal Code. Implementation of the Specific Plan will require relocation of certain utilities substantially as shown on Figures 31 through 36. The telephone facilities plan shall be substantially as shown on Figure 35.

A. Water

The City provides water to the Specific Plan Area. Figure 31 shows the location and size of the water distribution system that serves the Specific Plan Area. The existing supply and distribution of water can accommodate the level of water demand from the ~~commercial~~hotel and ~~condominium~~residential uses proposed in the Specific Plan Area.

B. Sewer

Figure 32 shows the present size and location of the sewer facilities servicing the Specific Plan Area. Wastewater generated from the Specific Plan Area would be conveyed through these lines and treated at the Hyperion Water Treatment Plant in El Segundo. The calculations prepared by the City in connection with its review of the Specific Plan indicate that the existing sewer lines are adequate to accommodate the level of wastewater generated by the Specific Plan.

C. Solid Waste Disposal

Solid waste disposal for the Specific Plan Area is provided through a franchise with the City. All solid waste generated by the Specific Plan Area will be disposed of at landfills in Los Angeles or Riverside Counties. The City's solid waste is currently disposed of at the following landfills: ~~Puente Hills Landfill, Bradley West Landfill, Chiquita Canyon Landfill, Sunshine Canyon Landfill, and/or Calabasas Sanitary Landfill, and El Sobrante Landfill (Riverside County)~~. Based on the projected solid waste generation, the Specific Plan Area will not have significant solid waste disposal impacts and existing solid waste disposal facilities and landfill capacities are sufficient to accommodate the Specific Plan's projected solid waste.

D. Stormdrain

The Specific Plan Area ~~is currently~~was previously developed with commercial buildings and parking structures. Implementation of the Specific Plan will not increase the amount of impermeable land or result in changes in absorption rates that would increase the amount of stormwater runoff from the Specific Plan Area. In addition, development within the Specific Plan Area will be required to comply with all requirements of the City's National Pollution Discharge Elimination System (NPDES) Permit and the City's stormwater and urban runoff management ordinance (Article 5, Chapter 4, Title 9 of the Beverly Hills Municipal Code). The storm drain plan for the Specific Plan Area is shown on Figure 33 of the Specific Plan.

E. Energy

The Southern California Edison Company provides electricity to the Specific Plan Area. The Southern California Gas Company provides natural gas to the Specific Plan Area. According to the studies prepared for the Specific Plan, the existing supply and distribution of electricity and natural gas can accommodate the level of demand from the uses proposed in the Specific Plan. Figures 34 and 36 illustrate electrical and gas facilities, respectively.

F. ~~Graywater~~Greywater System

The Project shall include a graywatergreywater system to reduce overall water demands, and specifically, limit the demand for irrigation water. The graywatergreywater system may include: (1) dual piping to maintain graywatergreywater separate from potable water; (2) tanks to hold the graywatergreywater before and after treatment; (3) graywatergreywater treatment system including filtering and disinfecting systems; ~~and~~ (4) booster pumps to ensure water is delivered at pressures adequate for its intended uses. (5) greywater usage in HVAC cooling tower and central plant systems in the Project's residential and hotel components, and (6) greywater usage in toilets in the hotel. The graywatergreywater system shall collect drainage ~~discharged~~discharge from sinks, service sinks, bathtubs, showers and clothes washers. This "graygrey" wastewater shall then be filtered and treated until it reaches a level of quality consistent with its intended re-use. For example, ~~graywater may be used for flushing water in toilets and urinals within the Project's residences, as well as public restrooms in the common areas.~~ The remaining graywatergreywater shall be used for irrigation and other non-potable water using systems, thus reducing the Project's overall water demands and, in particular, demand for water which would ~~be~~ otherwise be used for irrigation.

## CHAPTER 4.0- DEVELOPMENT STANDARDS AND GUIDELINES

### 4.1 GENERAL PROVISIONS

The Specific Plan is a policy and regulatory document, and all development within the Specific Plan Area shall be governed by the Specific Plan in accordance with the development standards and guidelines contained herein.

### 4.2 PERMITTED USES

The uses set forth below are permitted uses within the Specific Plan Area. If a use is not listed below or is not a similar use that the Director of Community Development determines is consistent with the goals and objectives of the Specific Plan, then such use is presumed to be prohibited unless a Conditional Use Permit is approved by the Planning Commission pursuant to the procedures set forth in Title 10, Chapter 3, Article 38 of the Municipal Code; or any successor provision. The Planning Commission may approve such otherwise prohibited uses if the Commission determines that such uses do not materially alter the distribution, location and extent of the uses of land as set forth in the Specific Plan and the uses fulfill the intent of the Specific Plan as described in Section 1.3 (Goals and Objectives) of the Specific Plan. The foregoing, notwithstanding, uses that must be permitted pursuant to State or Federal law, shall be deemed permitted uses, and shall comply with any and all provisions of the Municipal Code regarding such uses.

#### A. COMMERCIAL AREA

The following uses are permitted within the portion of the Specific Plan Area designated for commercial use, as shown on Figures 2 and 37:

- [Airline ticket office.](#)
- Alcohol sales (on-site and off-site) and consumption in conjunction with the uses listed under food and beverage-establishments, including open air dining within the Specific Plan Area, or in conjunction with open-air dining in the public right-of-way pursuant to Section 10-03-3505 of the Municipal Code, subject only to issuance of a Department of Alcoholic Beverage Control license.
- Art shop or gallery.
- Bank.
- [Barber shop, only as an ancillary use in conjunction with a hotel.](#)
- [Beauty salon, only as an ancillary use in conjunction with a hotel.](#)
- [Business/conference center.](#)
- [Car rental office, only as an ancillary use in conjunction with a hotel.](#)
- Clothes dry cleaning (excluding plant).
- [Day spa and/or medi-spa.](#)
- Decorating or interior design shop or store.
- Florist.
- [Fitness center.](#)
- Food and beverage establishments, including bakeries, cafes, delicatessen gourmet beer and wine shops, ice cream parlors, restaurants (full service), bars (in conjunction with restaurants [and hotel lobby lounge](#)) and specialty food, but excluding drive-up, drive-in and drive-through.
- [Gift/novelties/sundry shop, only as an ancillary use in conjunction with a hotel.](#)
- [Hotel and related ancillary facilities, including food and beverage establishments, meeting rooms, ballrooms, fitness center, screening rooms, game rooms, storage including wine storage, laundry and other commercial uses listed in this Section 4.2.](#)
- [Jewelry store, only as an ancillary use in conjunction with a hotel.](#)

- Live entertainment, conducted indoors, as an ancillary use in conjunction with the hotel or a food and beverage establishment, including, but not limited to, live music performances and karaoke.
- Newsstand.
- Outdoor live entertainment as an ancillary use in conjunction with a hotel, subject to the City's Noise Ordinance, and only in those areas identified on Figures 44 and 45\_\_\_\_\_.
- Retail stores and shops.
- Offices, only on floors other than the ground floor and excluding real estate offices, medical offices, and physical therapy offices except that an office associated with real estate sales of the on-site residential condominiums may be permitted anywhere on-site.
- Office supply, stationery and gift stores.
- A maximum of 1,600 square feet of open-air dining as shown in Figure 37 of this Specific Plan.
- Optical/eyewear; including optometry/opticians.
- Parks, gardens and open space.
- Photography shop or gallery.
- Shoe repair shop.
- Tailor.
- Travel agency.
- Other similar uses determined by the Director to be consistent with the goals and objectives of the Specific Plan.

#### B. RESIDENTIAL AREA

The following uses are permitted onin the portion of the Specific Plan Area designated for residential use, as shown on Figure 2:

- Residential dwellings, including condominiums, townhomes, and lofts, and the usual and customary accessory and appurtenant uses thereto, including, without limitation, the ancillary uses described in Section 3.2 of Chapter 3.0, provided that such uses are limited to use by residents and guests of the Specific Plan Area.
- Fitness center.
- Game rooms, such as bowling, golf simulators, etc.
- Office associated with real estate sales of the on-site residential condominiums may be permitted anywhere on-site.
- Parks, gardens and open space.
- Screening rooms.
- Storage areas, including wine storage.
- Other similar uses determined by the Director to be consistent with the goals and objectives of the Specific Plan.

#### C. PUBLIC GARDENS

The following uses are permitted within the portion of the Specific Plan Area designated for the Public Gardens, as shown on Figure 2:

- Parks, gardens and open space.
- Other similar uses determined by the Director to be consistent with the goals and objectives of the Specific Plan.

The following uses, conduct and activities shall be prohibited in the Public Gardens:

- Making or kindling any fire.

- Consumption of any alcoholic beverages (except in conjunction with a permitted assembly or special event).
- Riding any bicycle, skateboard, roller-skates or similar type of device except where such activity is authorized by the property owner.
- Selling, offering for sale, renting or offering for rent goods, wares, merchandise, foodstuffs, refreshments or other kinds of property or services (except when expressly allowed in conjunction with a permitted assembly or special event).

4.3 PARKING

A. Parking Requirements

Type of Use <u>Parking Spaces</u>	<u>Parking Spaces</u>
<del>Eating and bar facilities equal to or greater than 1,000 square feet floor area</del>	1 space per 45 square feet of dining and bar <del>plus 1 space per 350</del> <u>floor area for the first 9,000 square feet of <del>kitchen</del> such area, and back 1 space per 65 square feet of <del>house</del> dining and bar floor area in excess of 9,000 square feet.</u>
<del>Eating and bar facilities less than 1,000 square feet</del> <u>Hotel<sup>1, 2, 3, 4</sup> Rooms</u> <u>Meeting Areas<sup>5</sup></u>	1 space per <del>350</del> <u>hotel room</u> <u>1 space per 28</u> square feet of <del>floor</del> <u>meeting</u> area
<u>Open air dining</u>	<del>1 space per 45 square feet of dining area</del>
Commercial uses permitted under the Specific Plan and not otherwise specified in this Section 4.33 <sup>7</sup>	1 space per 350 square feet of floor area
Multi-family dwelling units	2 spaces for each one-bedroom unit 2-1/2 spaces for each two-bedroom unit 3 spaces for each three or four-bedroom unit 4 spaces for each five-bedroom or more unit 1 permanent guest parking space for <del>each</del> <u>every</u> four dwelling units <del>1 space for each efficiency unit containing less than 1,000 square feet</del> <del>2 spaces for each efficiency unit containing 1,000 square feet or more</del>
<p><u>1. Free on-site parking shall be provided at all times for those hotel employees who primarily drive to the project site to work.</u></p> <p><u>2. This parking requirement can be satisfied by providing tandem, <del>or</del> compact, or in-aisle parking spaces. Compact parking may not exceed 25% of the required parking spaces.</u></p> <p><u>3. Fitness center is a private ancillary use for the guests and residents of the Specific Plan Area.</u></p> <p><u>4. Due to the location of the hotel, availability of public transportation, and proximity and concentration of shopping to the Project, the hotel use will not generate a need for the number of parking spaces otherwise required by the Beverly Hills Municipal Code, and therefore is subject to a 15 percent reduction in its parking requirement.</u></p> <p><u>5. Includes ballroom and all meeting rooms. Excludes pre-function room, screening room, and bridal room.</u></p>	

## B. General Parking Provisions

~~The dimensions of the parking spaces shall be 9 feet by 19 feet as shown on Figures 11 and 12. All commercial/hotel parking shall be separated from the parking for the residents and their guests. Commercial parking shall be located on the first level of the subterranean parking structure. The balance of the parking located on the first level and all parking located on the second level of the parking structure shall be for residents and their guests. Valet parking shall be available for residents and their guests, and shall also be available/provided to commercial/the hotel and restaurant patrons. Loading, unless otherwise approved by the Director of Community Development pursuant to a parking management plan. If the number of residential condominiums is reduced, the number of bedrooms is modified, or the number of hotel rooms is modified, then the parking requirement shall be adjusted consistent with the requirements as outlined herein.~~

### 1. Parking Space Dimensions and Aisle Width

- a. Standard Space: 9 feet by 19 feet (minimum).
- b. Compact Space: 7 feet 6 inches by 17 feet.
- c. Minimum Aisle Width: 24'0". The Director of Transportation and Engineering shall determine the appropriate aisle width where parking spaces are provided at less than a 90° angle to a drive aisle.

### 2. Tandem Spaces

Each required parking space within a parking area or garage shall be individually and easily accessible, except that automobiles may be parked in tandem in the following instances:

- a. In the hotel parking area providing attendants to park vehicles at all times when said garage or parking area is open for use.
- b. In a parking area serving the residential condominiums where the tandem parking is not more than two cars in depth, and provided that at least one parking space per dwelling unit is individually and easily accessible. Residentially-assigned tandem spaces shall be assigned to the same residential condominium.

### 3. Limitations

- a. Residential non-guest tandem parking spaces shall not exceed 20% of the total required residential non-guest parking.
- b. No more than 25% of the hotel parking spaces shall be compact parking spaces.
- c. No more than 25% of the parking for the non-guest residential condominiums shall be compact parking spaces. Additionally, no more than 50% of the parking for the non-guest residential condominiums shall be tandem parking spaces.
- d. The limitations of this Section 4.3.B.3 shall not apply to parking spaces provided in excess of the number of required spaces.

## C. Loading Docks

Two (2) loading docks shall be provided for the Specific Plan Area substantially in the location and dimensions shown on Figure 13. In addition, two (2) trash loading docks may also be provided for the Specific Plan Area.

#### 4.4 BUILDING HEIGHT

Figure 7 illustrates the heights of buildings within the Specific Plan Area. The building heights shall be substantially consistent with the heights shown on Figure 7. Due to the natural slope of the Specific Plan Area, there is an approximately 20-foot decrease in elevation from the northwest corner of the Specific Plan Area along Wilshire Boulevard to Santa Monica Boulevard which results in a range of building heights across the ~~site~~Site. In addition, the buildings are designed with various building heights to add architectural interest. The building heights identified below are the highest portion of various sections of the building and should not be construed as the permitted height for the entire building. As shown on Figure 7, (a) the height of the south ~~condominium~~ building near the western boundary of the Specific Plan Area shall not exceed 205 feet from adjacent grade at its highest point, (b) the height of the north ~~condominium~~ building near the western boundary of the Specific Plan Area shall not exceed (i) 108 feet from adjacent grade for the first 90 feet from the northerly end of such north ~~condominium~~ building, and (ii) 161 feet from adjacent grade after the first 150 feet from the northerly end of such ~~condominium~~ building, with steps in height to 137 feet and 149 feet at different locations as shown on Figure 7, and (c) the height of the ~~commercial building and hotel-related buildings adjacent to the SpaSouth~~ Building ~~location along area setback from~~ the southern boundary of the Specific Plan Area (fronting Santa Monica Boulevard) shall not exceed 48 feet from adjacent grade, ~~and (d) the height of the commercial building located at the corner of Santa Monica Boulevard and Merv Griffin Way shall not exceed 50 feet from adjacent grade.~~

The calculation of the height of any building or structure shall be measured from the adjacent grade as shown on Figure 7. The buildings vary in height. In determining the height of a building or structure, none of the structures, improvements, features and other elements now or hereafter excluded from the calculation of height in the definition of "Height of Building" in Section 10-3-100 of the Municipal Code (or any successor provision) shall be considered when determining the height of a building or structure pursuant to this Section 4.4; provided, however, that for the purposes of Section 10-3-100 of the Municipal Code (or any successor provision) trellises shall be considered "unoccupied architectural features."

The natural slope of the Specific Plan Area results in an approximately 20-foot decrease in elevation from the northwest corner of the Specific Plan Area along Wilshire Boulevard to Santa Monica Boulevard, allowing a portion of the contemplated ~~commercial~~hotel-related space adjacent to the South Building to be tucked underneath a landscaped platform. The ~~restaurant~~hotel entry will be setback approximately ~~90~~100 feet from the Santa Monica Boulevard property line with landscaping provided in front of the ~~restaurant at~~hotel meeting rooms at the corner of Santa Monica Boulevard and Merv Griffin Way. Figure 8 illustrates the slope of the Specific Plan Area between Wilshire and Santa Monica Boulevards.

#### 4.5 RESIDENTIAL OUTDOOR LIVING SPACE

The residential ~~units~~condominiums in the Specific Plan Area shall include a minimum of two hundred (200) square feet of usable outdoor living space per unit. The usable outdoor living space shall be provided through a combination of private balconies in the individual units and common access to the residential landscaped gardens and pool area shown on Figure 38.

#### 4.6 SIGN STANDARDS

A unified sign plan, satisfactory to the Director of Community Development (the "Unified Sign Plan"), shall be prepared for the Specific Plan Area. The Unified Sign Plan shall encompass all exterior signage, including both permanent and temporary signs. The Director of Community Development shall have the authority to approve or conditionally approve the Unified Sign Plan, and that decision shall be appealable to the Planning Commission. After approval of the Unified Sign Plan, all signs that, in the determination of the Director, are consistent with the approved Unified Sign Plan shall be issued a building permit without further discretionary review. The provisions of Title 10, Chapter 4 of the Municipal Code are not applicable to the Unified Sign Program.

All other signs shall be subject to architectural review pursuant to the procedures set forth in Chapter 4 of Title 10 of the Municipal Code. The ~~unified sign plan~~ Unified Sign Plan shall be consistent with the provisions in the Municipal Code in terms of permitted size but the Director shall have the authority to approve alternative locations of the signage to meet the objectives of the Specific Plan and provide direction to uses on the Site.

#### 4.7 ARCHITECTURE. AND DESIGN

##### A. Hotel and Residential Buildings

The hotel and residential buildings shall be constructed substantially as shown on Figures 14 through 30 of the Specific Plan.

The hotel and residential buildings positioned at the west property line are raised above the ground to allow light and views of the golf course landscape to the west to pass below the architecture, and are curvilinear and horizontal to reflect the natural forms and geometry of the open space to the west, and the classic horizontal massing of the Beverly Hilton Hotel.

##### ~~Commercial Buildings~~

~~The commercial~~ Adjacent to the hotel's lobby to the east of the South Building lie the Project's meeting room improvements facilities, which consist of four meeting rooms (a ,the main meeting room and three smaller meeting rooms) and, along with pre-function space and related back of house facilities. These improvements shall be constructed substantially as shown on Figure 37 of the Specific Plan and in accord with plans approved pursuant to Section 4.7.E Figures — and — Figure 46 of the Specific Plan.

##### B. Open Space/Landscaping

The landscaping shall be developed substantially as shown on Figures 38 and 39 of the Specific Plan. The location and type of all plant materials shall respond to and complement the architectural design of the buildings in the Specific Plan Area and shall be integrated with the buildings as an additional architectural element. Landscaping shall be used to highlight entries, contrast with or reinforce building lines and volumes, and soften hard structural lines and building mass.

Landscaping shall be used to define pedestrian activity areas such as the ~~commercial~~ hotel space and landscaped gardens. The landscaping shall be designed to enhance the garden quality of the City and shall incorporate mature plant material.

##### C. Public Gardens

The Public Gardens are on a 0.81 acre (35,468 square feet) area located at the corner of Wilshire Boulevard and Merv Griffin Way, and include a garden pathway along Merv Griffin Way from Wilshire Boulevard to the corner of Merv Griffin Way and Santa Monica Boulevard as generally shown ~~in~~ in Figures 2 and 39 of the Specific Plan. The gardens are provided for the use and enjoyment of Beverly Hills residents and visitors, including Specific Plan Area residents and visitors. They are designed to

enhance the garden qualities of the City. The Public Gardens shall be open to the public during certain hours, and shall complement and extend the existing Beverly Gardens Park on the north side of Wilshire Boulevard. The Public Gardens shall be developed substantially as shown on Figure 39 of the Specific Plan. The Public Gardens shall include both functional and aesthetic elements such as water features, paths and benches.

#### D. Architectural Review

Prior to the issuance of building permits, the design, materials and finishes of the buildings, and proposed landscaping shall be subject to the review and approval of the Architectural Commission and shall be generally consistent with the building elevations presented to the City Council; as shown in Figures 40 through 43. The Architectural Commission shall ensure that the building architecture substantially complies with the building elevations of the ~~project~~Project as presented to the City Council during its consideration of the Specific Plan. After Architectural Commission approval, all development that, in the determination of the Director, is in substantial conformance with the Specific Plan shall be issued a building permit without further discretionary- ~~or~~ architectural review. Any future construction and modification to the exterior of the structures within the Specific Plan Area that is not in substantial conformance with the Specific Plan shall be subject to architectural review pursuant to the procedures set forth in Article 30 of Chapter 3 of Title 10 of the Municipal Code.

#### 4.8 GREEN BUILDING STANDARDS

Development in the Specific Plan area shall incorporate green construction standards and seek certification under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System with a minimum rating of 'Silver'. The intent of LEED is to provide a national definition and standard of what constitutes green building and then to provide third-party certification to assure correct implementation of the standard. LEED is based on a point system which determines one of four levels of certification a given building or project can achieve. The LEED categories include Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, and Innovation and Design Process.

The following ~~LEEDs~~LEED features shall be incorporated into the project:

- Balconies and overhangs to shade window glazing, while allowing reflected and diffuse daylight into residential unitscondominiums to enhance the use of natural light and reduce the need for artificial light sources;
- The selection of a developed urban site and the conversion of a substantial portion of the site to green space;
- Close proximity to public transportation;
- ~~Limiting the development footprint to approximately one-third of the project site;~~
- Landscaping and exterior design utilizing subterranean parking and landscaped and shaded non-roof surfaces and light-colored, low-albedo roof surfaces to reduce local heat island effects;
- The reduction of chlorofluorocarbons (CFCs) from the building systems;
- ~~The recycling of building materials such as asphalt, metals, glass and concrete from demolition site work;~~

- The selection of materials, such as adhesives, sealants, paints, and carpeting, that reduce off-gassing to improve internal air quality; ~~and~~
- The involvement during design and construction of a LEED Accredited Professional; ~~and~~
- A ~~gray water~~greywater system as set forth in Section 3.4 F of this Specific Plan.



## CHAPTER 5.0 IMPLEMENTATION AND ADMINISTRATION

### 5.1 PURPOSE

This chapter sets forth criteria for determining consistency with the Beverly Hills General Plan (the "General Plan"), the relationship between the Specific Plan and the General Plan, [administration of the Specific Plan](#), and provisions for amendments to the Specific-Plan; and financing.

### 5.2 RELATIONSHIP TO THE GENERAL PLAN

The General Plan serves as the long-term planning guide for future development throughout the City. The General Plan operates as a guide to the type of community desired for the future and provides the means to accomplish that goal. California law requires a specific plan to be consistent with the adopted general plan. The Specific Plan has been adopted in conjunction with general plan amendments to: (a) add text in the Land ~~use~~Use Element identifying this ~~site~~Site as an anchor location which permits higher intensity development; (b) amend the Land Use Element to change the land use designation for the Specific Plan Area from "Low Density General Commercial" to "SP-9900 ~~Wilshire~~ – One Beverly Hills Specific Plan" in order to permit a mix of residential condominiums and ~~commercial~~hotel uses in the Specific Plan Area in a manner consistent with the General Plan; and (c) amend Housing Element Program 4.3 of Objective 4.3 to add the One ~~Beverly Hills~~ Site to the list of areas zoned commercial for which mixed-use could be appropriate (collectively, the "General Plan Amendments").

The Specific Plan is consistent with the General Plan, as amended, and advances the policies, objectives, goals, recommendations and characteristics identified below:

#### A. ~~A.~~ Land Use Element

The Land Use Element of the General Plan contains the following policies recommendations and characteristics that are important to the Specific Plan:

Section ~~4.4~~LU1: "Beverly Hills is fortunate in that it is able to serve a variety of residential and commercial demands in a manner and combination which is difficult to duplicate elsewhere in the Los Angeles area. . . . The characteristics which contribute to the special opportunities available in Beverly Hills include:

- The quality of the physical environment, such as its extensive network of trees and landscaping.
- The scale of the community, which fosters a sense of place and identity rather than a sense of anonymity.
- The pride of its residents and businesses, as reflected in many ways, such as the architecture, landscaping and overall concern for the welfare of the community.
- The exceptional quality of its housing stock which offers a variety of housing and neighborhoods rarely found elsewhere.
- 2.2The character of its business community, as reflected in the quality and diversity of its stores, hotels, restaurants and offices."

LU 9.3 Commercial Areas. This subsection of the General Plan Land Use Element, as amended, provides:

"It is also recommended that certain anchor locations be set aside to permit development of a higher intensity type of development that is not otherwise provided in the community. These areas should be located so as to be accessible from the City's major shopping areas and close to the City's major streets. These anchor locations should include large parcels that are located at the gateways to the City, such as the site at 9900 Wilshire Boulevard where additional building height is appropriate. A variety of land uses such as commercial, residential, and mixed use should be considered for the gateway locations. A change of use from commercial to residential or mixed use should be allowed only if such ~~uses provide~~change provides an adequate transition to adjacent single family neighborhoods."

Section LU 15.2 Priority Businesses. This subsection of the General Plan Land Use Element as amended, provides: "The character of its business community, as reflected in the quality and diversity of its stores, hotels, restaurants and offices."

The Specific Plan is consistent with each of these policies, recommendations and characteristics. The implementation of the Specific Plan will enhance the quality of the physical environment and foster a strong sense of place with the development of an architectural landmark at this important gateway to Beverly Hills, which features extensive landscaping over approximately ~~4.28~~3.07 acres of the Specific Plan Area, including the Public Gardens that complement the Beverly Gardens Park on the north side of Wilshire Boulevard. The scale of the development provides an effective and appropriate transition between the much taller existing and proposed commercial and residential buildings in Century City and the lower-scale development east of the Specific Plan Area and the Beverly Hilton Hotel. The luxury residential condominiums that will be developed in the Specific Plan Area will be of exceptional quality and will offer a variety of housing in the City.

In addition, the ~~site~~Site is located at a gateway location at the western entry into the City along Santa Monica and Wilshire Boulevards. The General Plan Amendments include amendments to the Land Use Element that include this gateway site as one of the anchor locations for which the General Plan would allow higher Intensity type of development, and specifically additional height for the Site. These anchor locations could include commercial, residential, or mixed uses. The General Plan Amendment incorporates language that would require any development proposed on an anchor location to effectively mitigate the transition to single family residences. The General Plan Amendments result in the consistency of the Specific Plan with the Land Use Element.

#### B. Open Space Element

The Open Space Element of the General Plan contains the following ~~statement~~statements that ~~is~~are important to the Specific Plan:

Section 2.3: "Possibly From the City's Overview: "Beverly Hills offers a variety of natural and man-made aesthetic resources that define its unique character. The City's built environment reflects its rich architectural heritage. However, the City's greatest ~~informal~~aesthetic resource, ~~however,~~ is ~~the~~its elaborate network of landscaping and scenic vistas which fosters a sense of spaciousness within an urban setting ~~which sets, differentiating~~ this community ~~apart.~~from others."

OS 8.5 Urban Parks. "Encourage and allow opportunities for new development to provide small plazas, pocket parks, civic spaces, and other gathering places that are available to the public to help meet recreational demands."

While not an express policy, the Specific Plan contributes to this valuable resource by maximizing open space opportunities and landscaping in the Specific Plan Area. The Public Gardens along Wilshire Boulevard, Merv Griffin Way and at the corner of Merv Griffin Way and Santa Monica Boulevard will enhance the garden quality of the City and add to the existing elaborate network of landscaping and vistas throughout the City. In addition, the Public Gardens have been located to complement the existing Beverly Gardens Park on the north side of Wilshire Boulevard.

### C. Circulation Element

The Circulation Element of the Beverly Hills General Plan contains the following policies that are important to the Specific Plan:

~~Section 2.1: Access traffic (traffic destined for and/or originating in Beverly Hills) should be restricted to the extent possible to "through traffic" streets as well as certain north-south streets.~~

~~Section 2.2: Centrally located parking facilities which can provide common parking for commercial establishments...should be encouraged.~~

CIR 1.2. "Intersection Improvements. Study and implement opportunities for capacity improvements at City intersections, such as the intersection of Wilshire Boulevard and North Santa Monica Boulevard, to improve traffic flows along major roadways. Work collaboratively with regional agencies and adjacent jurisdictions to help improve the capacity at these intersections. (Imp. 3.7)"

CIR 4.1. "Parking Provisions. Ensure that adequate parking is provided for existing and future uses while considering shared parking opportunities, Travel Demand Management (TDM) plans, and availability of alternate modes of travel, based on the site's proximity to transit. (Imp. 3.7)"

The Specific Plan is consistent with these provisions of the Circulation Element. ~~It of the Beverly Hills General Plan. The parking for the Site provides adequate centrally located, uniformly operated parking facilities to serve both the that will provide parking for hotel and residential and commercial uses in as well as employees, guests, and visitors to the Specific Plan Area., ensuring that residents, employees and visitors alike have adequate access to parking, eliminating the need for parking on residential streets or other unrelated locations.~~ It also includes new access points that will diminish the traffic load ~~of on~~ Merv Griffin Way compared to the historical use of the Specific Plan ~~area as well as~~ Area and limit cut-through traffic on residential streets by improving both on-site circulation and access to Santa Monica Boulevard and Wilshire Boulevard, the two commercial corridors adjacent to the Specific Plan Area. Additionally, improvements to Wilshire and Santa Monica Boulevards shall enhance the traffic flow in the surrounding area for both through traffic and access traffic.

### D. Housing Element

The Housing Element of the General Plan contains the following ~~policies~~ objective that ~~are~~ is important to the Specific Plan:

~~Section 2.5.1.1.1: "The range of theoretical [residential] densities possible is from 25.6 units per acre to 48.4 units per acre."~~

~~Objective 2.2: "Expand supply of housing affordable to lower income households.~~

~~Program 2.6: Create a local fund to assist developers of housing affordable to lower income households. Possible methods of creating this fund could include requiring an in-lieu fee or could include an inclusionary requirement on new, market rate multifamily residential development above some minimum size with the requirement met by a choice of development of low income units or an in-lieu payment to the housing fund.~~

Objective 4.3: Develop standards for mixed commercial and residential uses.

"Program 4.3 Develop standards for mixed residential/commercial structures, with and without low-income housing components, including additional height, in areas currently zoned for commercial use and consider appropriateness of various areas, such as:

- 9900 Wilshire (Rob-May Department Store) – 235 condominium units over retail/commercial, (with significant contribution to housing trust fund)."<sup>1</sup>

The Specific Plan is ~~consistent with these policies and programs. The Specific Plan is also~~ consistent with Program 4.3 of the Housing Element as amended by the related General Plan Amendment to list the ~~Project~~ Site as appropriate for mixed use development. The permitted residential density in the Specific Plan Housing Element for the Project Site is approximately 29.531 units per acre, which is well within the desired range of 25.6 to 48.4 units per acre. As part of the ~~project~~Project approvals, the ~~project~~Project will contribute funds that will be set aside for affordable housing.

### 5.3 ADMINISTRATION

Although every effort has been made to include provisions in the Specific Plan that are clear, the necessity of interpreting such provisions in light of specific and unusual cases may occur from time to time. When such interpretations are necessary, the Director of Community Development shall be responsible for the interpretation of the provisions of the Specific Plan. The Director shall be the City administrator responsible for enforcing the regulations, site development standards and procedures set forth in the Specific Plan. The Director shall have the administrative authority for interpretation related to the enforcement of the Specific Plan.

### 5.4 AMENDMENTS AND MODIFICATIONS TO THE SPECIFIC PLAN

Formal amendment ("Amendment") to the Specific Plan will require the review and approval of both the Planning Commission and the City Council. Amendments are governed by the provisions of Section 65450 et seq. of the California Government Code and require compliance with specific notice and public hearing requirements. An Amendment to the Specific Plan shall be required for (a) any proposed modifications that would substantially alter the distribution, location, extent or density of the uses and buildings permitted in the Specific Plan, including (i) any increase in the total number of residential condominiums or the floor area of the residential or commercial uses, or (ii) a reduction in the size or change in the location of the Public Gardens, and (b) an increase in the maximum height of the buildings.

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<sup>1</sup> Note that under this Specific Plan, the number of residential condominiums has been reduced to 193 residential condominiums; however the contribution to the affordable housing trust fund remains unchanged.

Notwithstanding the foregoing, the Director of Community Development may, without the review and approval of the Planning Commission or the City Council, approve Administrative Modifications to the Specific Plan that do not substantially alter the distribution, location, extent or density of the uses and buildings permitted in the Specific Plan. An Administrative Modification shall be required with respect to changes to the site plan and building elevations that would materially alter the approved architectural style or modulation of the buildings. An Administrative Modification shall be processed pursuant to the procedures set forth in Article 36 of Chapter 3 of Title 10 of the Municipal Code for "Minor Accommodations to Certain Development Standards," except that the limitations on the type of accommodations set forth in Section 10-3-3600 shall not apply. The applicant or any person aggrieved by any decision regarding an Administrative Modification may appeal to the City Council as provided in Section 10-3-3604 of the Municipal Code (or any successor provision).

Notwithstanding anything to the contrary in this Section, the following modifications to the Specific Plan shall not require an Amendment to the Specific Plan or an Administrative Modification: (a) the relocation or alteration of residential and hotel ancillary uses provided the Director determines that the relocation or alteration does not increase parking demand; (b) variations between the conceptual plans set forth in Chapter 8.0 and the final construction documents for the Specific Plan Area development, provided the final construction documents substantially conform to the conceptual plans set forth in Chapter 8.0; (c) changes to the number and location of the residential condominium and commercialhotel parking spaces in the subterranean parking structure, provided that the subterranean parking structure includes a sufficient number of parking spaces to satisfy the parking requirements in Section 4.3 of Chapter 4.0 of this Specific Plan; (d) changes to the configuration of the subterranean parking structure, provided that the Director determines the access points to the subterranean parking structure do not materially change and do not present any safety issues; (e) changes to the locations of the permitted hotel, restaurant, bar, retail, spa, fitness and restaurantmeeting room uses provided that the total floor area of the commercialhotel uses does not exceed 16,456204,291 square feet; the total square footage of the restaurant and bar uses (inclusive of lobby lounge and open air dining) does not exceed 4,80019,564 square feet, ~~there is no material change to the location of the restaurant~~ and the Director determines that the changes do not increase parking demand unless there is sufficient parking to accommodate such demand; (f) changes to the location of the open air dining area provided that the total square footage of the open air dining area does not exceed 1,600 square feet; ~~there is no material change to the location of the open air dining, and provided that the Director determines that the changes do not increase parking demand~~ unless there is sufficient parking to accommodate such demand; (g) an increase in the square footage of the non-restaurant permitted use(s) in the commercialhotel building, provided that the total floor area for commercialhotel uses does not exceed 16,456204,291 square feet; (h) the substitution of similar types of plant species in the landscaping plan; or (i) minor changes to the site plan, building elevations and Public Gardens, provided such changes do not materially alter the approved architectural style, modulation or height of the buildings or the size or location of the Public Gardens.

## 5.5 FINANCING

The developer shall be responsible for all on-site improvements and shall pay its fair share allocation of any off-site improvements as required to mitigate significant environmental impacts associated with implementation of the Specific Plan, as identified in the Final EIR- and as modified by the Supplemental EIR. No public funds are necessary to implement the Specific Plan.

CHAPTER 6.0 - STANDARDS

CHAPTER 6.0 – STANDARDS

6.1 –HOTELS

The hotel shall be operated in compliance with the following operational standards:

- A. Recreational Facilities. Except as provided in Subsection 6.1 B below for the Fitness Center and Subsection 6.1C for the Spa, all indoor and outdoor recreational facilities shall be limited to guests who are renting a hotel guest room in the Specific Plan Area and their guests, and residents of the Specific Plan Area and their guests.
- B. Fitness Center. The Fitness Center shall primarily serve guests who are renting a hotel guest room in the Specific Plan Area and their guests, and residents of the Specific Plan Area and their guests.
- C. Spa. The Spa and any treatment rooms shall primarily serve guests who are renting a hotel guest room in the Specific Plan Area and their guests, and residents of the Specific Plan Area and their guests. The Spa may include outdoor areas. The Spa may be open to the public.
- D. Restaurants/Bars. The operating hours of the hotel restaurants and bars shall be permitted from 6 a.m. to 2 a.m. Food service to the hotel rooms and the residential condominiums may be provided 24 hours a day, seven days a week.

6.16.2 RESIDENTIAL CONDOMINIUMS

The residential condominiums shall be operated in compliance with the following operational standards:

Outdoor living areas such as balconies shall not be used to store personal property in a manner that is visible from the public or private right-of-way or the Public Gardens, nor shall such outdoor areas be used to hang laundry. All outdoor living areas shall be maintained in a safe, clean, and orderly condition. The covenants, conditions and restrictions to be recorded with respect to the Specific Plan Area shall include the foregoing standards.

6.2 RETAIL/RESTAURANT

~~The retail/restaurant space shall be operated in compliance with the following operational standards:~~

~~Maximum Hours of operation~~ ——— ~~Retail: 10:00 am to 9:00 pm~~  
~~Restaurant: 7:00 am to 2:00 am~~

6.26.3 PUBLIC GARDENS

The Public Gardens shall be ~~open~~accessible to the public from 8:00 am to dusk (or as otherwise established by the property ~~owner~~association or other entity in charge of the management and maintenance of the Public Gardens that is open to property owners for membership and approved by the Director), provided that the Public Gardens may be closed to the public from time to time for maintenance and repairs, improvement work, and emergencies, as each is determined by the Director to be reasonably required.

6.4 OPEN AIR DINING

All open air dining areas located within the Specific Plan Area shall comply with the following standards:

A. The design and colors used for chairs, tables, lighting and other fixtures shall generally be consistent with the architectural style and colors used on the related building façade and with the furnishings used in the restaurant interior.

~~A. No advertising, other than advertising for the related restaurant, is permitted on any umbrellas.~~

B. Lights may only illuminate the open air dining area; they cannot emit spillover light on the adjacent sidewalk.

C. No alcoholic beverages shall be served or consumed in the open air dining area without the required license and approval from the State Department of Alcoholic Beverages Control.

D. No umbrellas or other overhead furniture or fixtures shall have a clearance of less than seven feet and no such articles shall extend beyond the seating area.

E. Portable heaters shall be located a minimum of three feet from any combustible material and shall be located entirely within the seating area.

F. The seating area and any adjacent pedestrian travel aisle shall be maintained in a clean and orderly state at all times.

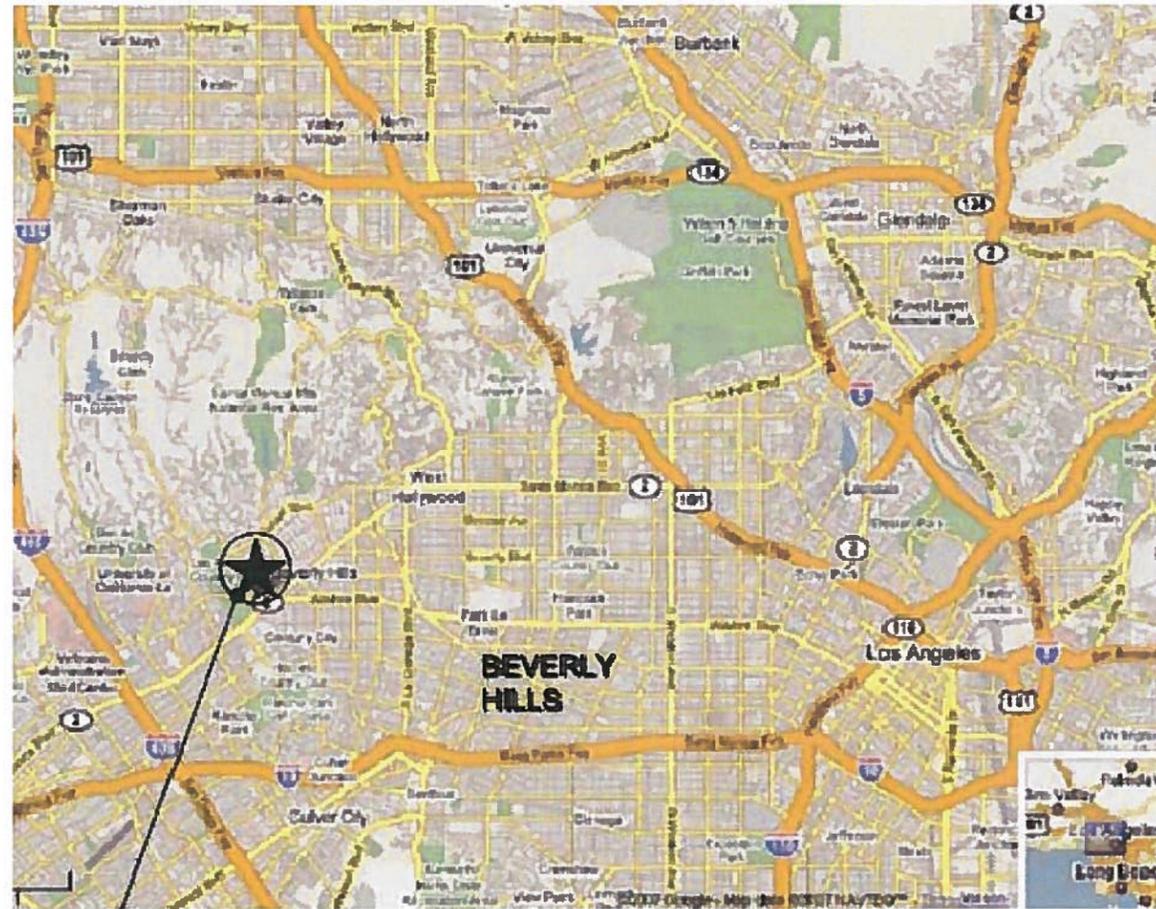
G. The open air dining area shall comply with all applicable provisions of the Beverly Hills Building Code, including, but not limited to, maintaining proper building ingress and egress at all times, observing maximum seating capacities, providing proper circulation and providing appropriate handicapped access.

CHAPTER 7.0 - CONDITIONS OF APPROVAL AND MITIGATION MEASURES

The conditions of approval attached hereto as Exhibit 1 and the Mitigation Monitoring and Reporting Program adopted for the Specific Plan which is included as part of Exhibit 1, are hereby incorporated by reference, and shall be part of the Specific Plan as if set forth in full in this Chapter 7.

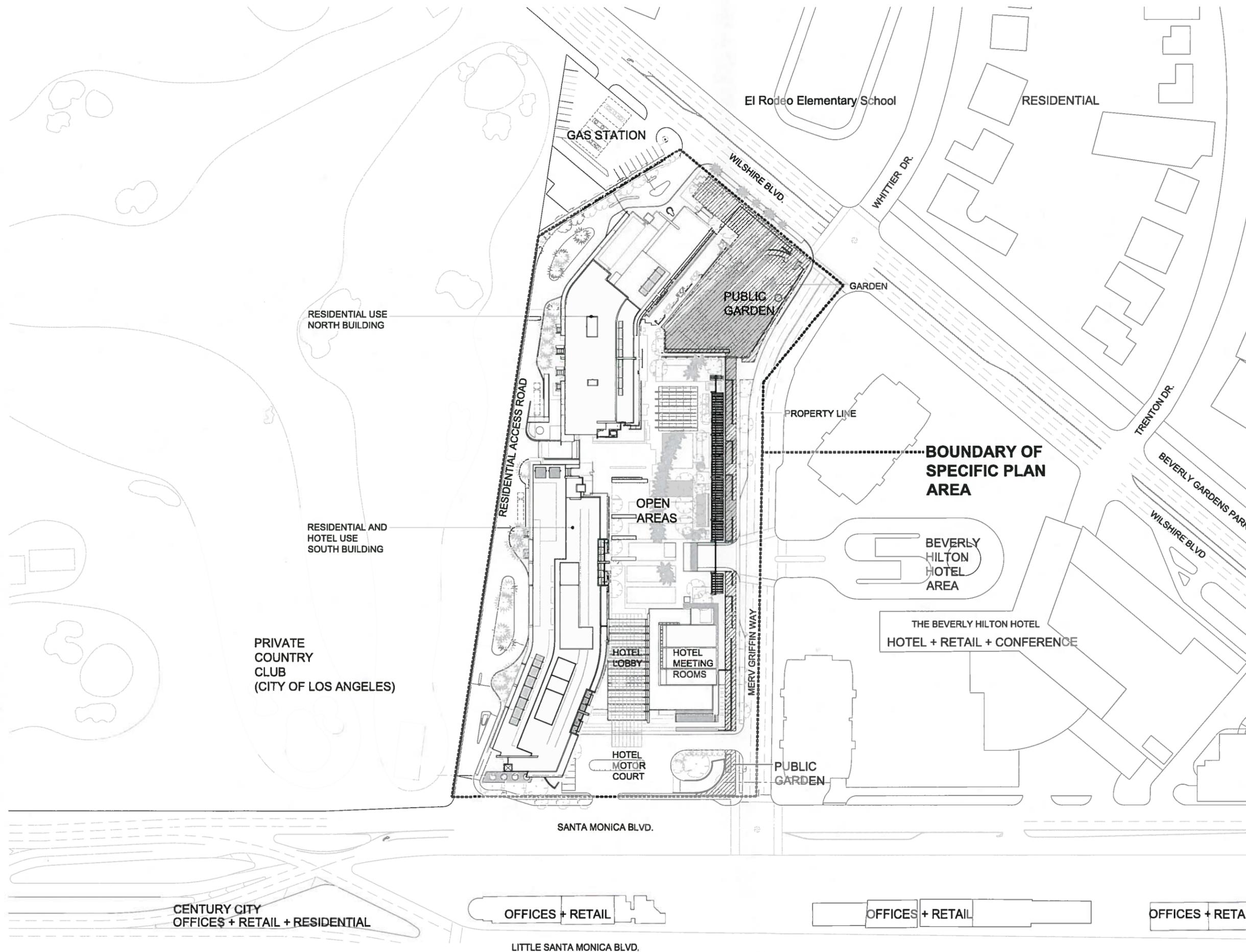
CHAPTER 8.0 – FIGURESLIST OF FIGURES

1. Specific Plan Area Location Map
2. Specific Plan Area
3. Existing Site Conditions
4. Surrounding Land Uses
5. Specific Plan Land Use Concepts
6. Specific Plan Site Plan / Building Placement
7. Building Height
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9. Surrounding Circulation
10. On-site Circulation: Access, Driveways, Roadway Improvements
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12. Parking Plan – Level P2
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13. Loading Docks
14. Condominium Buildings Plan – Mezzanine Level
15. Condominium Buildings Plan –Level 1
16. Condominium Buildings Plan – Level 2
17. Condominium Buildings Plan –Level 3
18. Condominium Buildings Plan –Level 4
19. Condominium Buildings Plan –Level 5
20. Condominium Buildings Plan –Level 6
21. Condominium Buildings Plan –Level 7
22. Condominium Buildings Plan – Level 8
23. Condominium Buildings Plan – Level 9
24. Condominium Buildings Plan – Level 10
25. Condominium Buildings Plan – Level 11
26. Condominium Buildings Plan – Level 12
27. Condominium Buildings Plan – Level 13
28. Condominium Buildings Plan – Level 14
29. Condominium Buildings Plan – Level 15
30. Condominium Buildings Plan – Roof Level
31. Water System Plan
32. Sewer System Plan
33. Stormdrain Plan
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36. Natural Gas Plan
37. Retail/Restaurant Plan
38. Open Space/Landscape Plan
39. Public Gardens Plan
40. East and West Elevations
41. North and South Elevations
42. Merv Griffin Way/Santa Monica Boulevard Rendering
43. Wilshire Boulevard Rendering
44. Ancillary Outdoor Live Entertainment – Ground Level Plan
45. Ancillary Outdoor Live Entertainment – Level 14
46. Meeting Room Facility Plan – Level P1



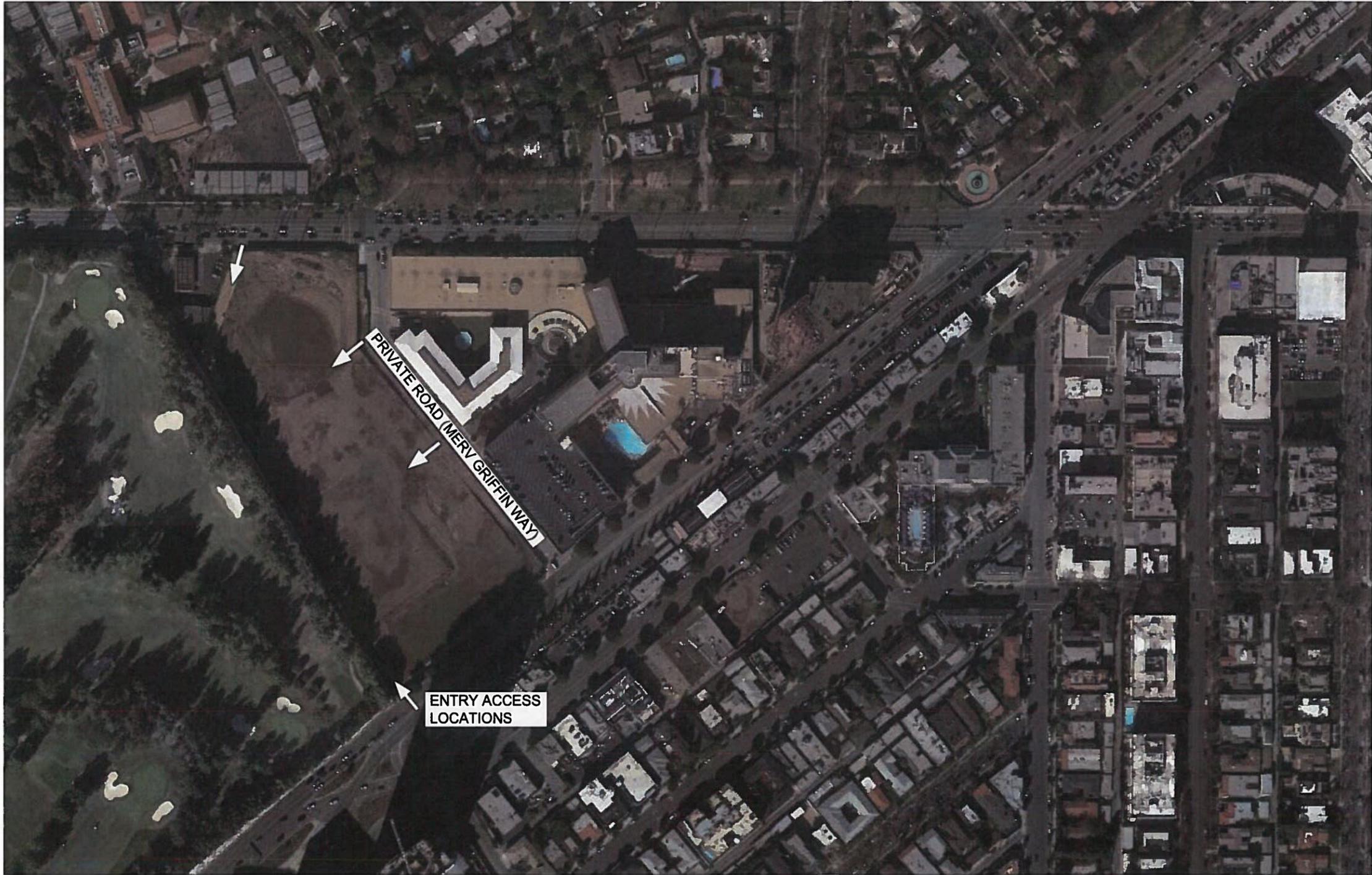
PROJECT  
AREA

**FIGURE 1**  
SPECIFIC PLAN  
AREA LOCATION MAP  
**ONE BEVERLY HILLS**

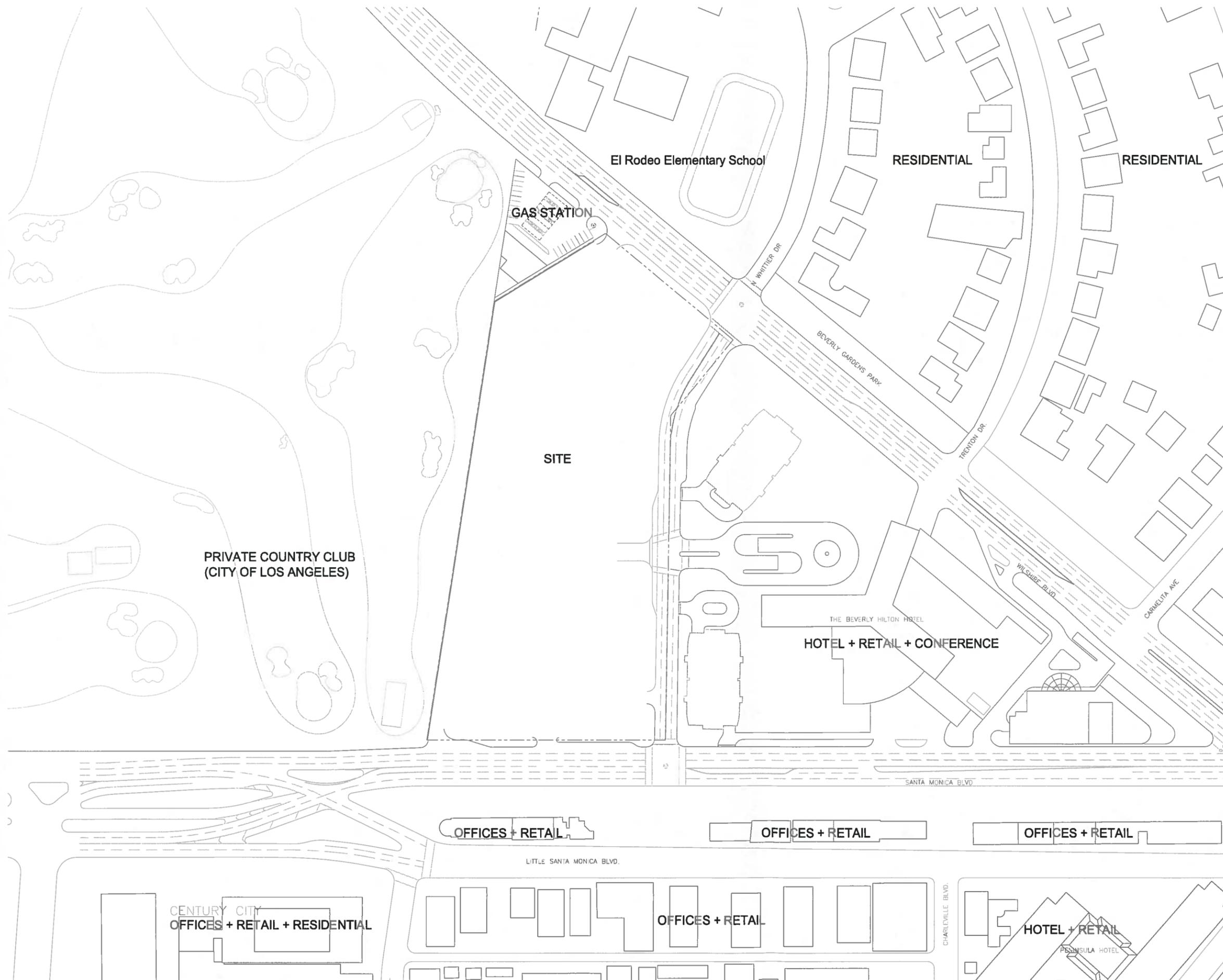


**FIGURE 2**  
SPECIFIC PLAN AREA

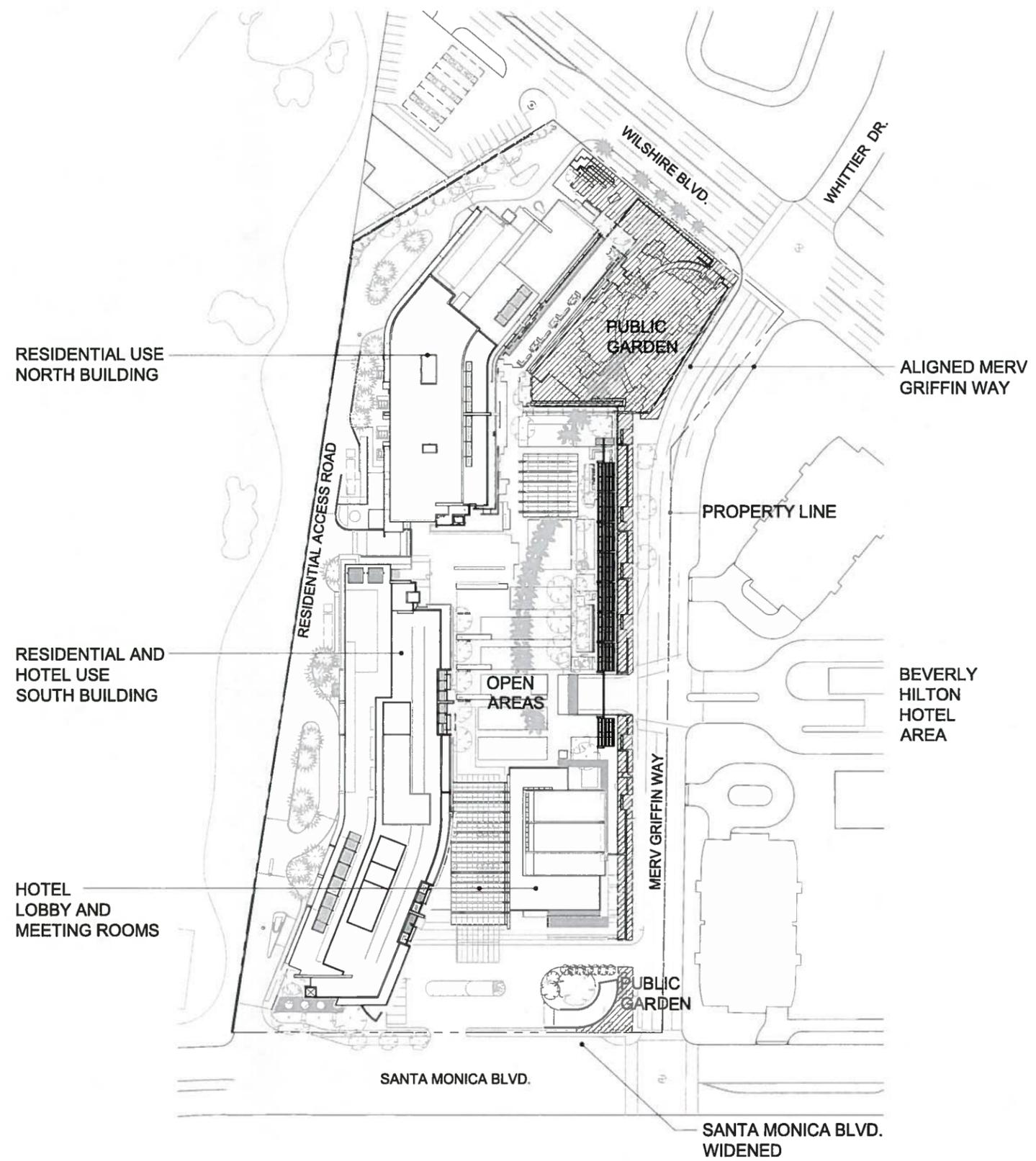
**ONE BEVERLY HILLS**



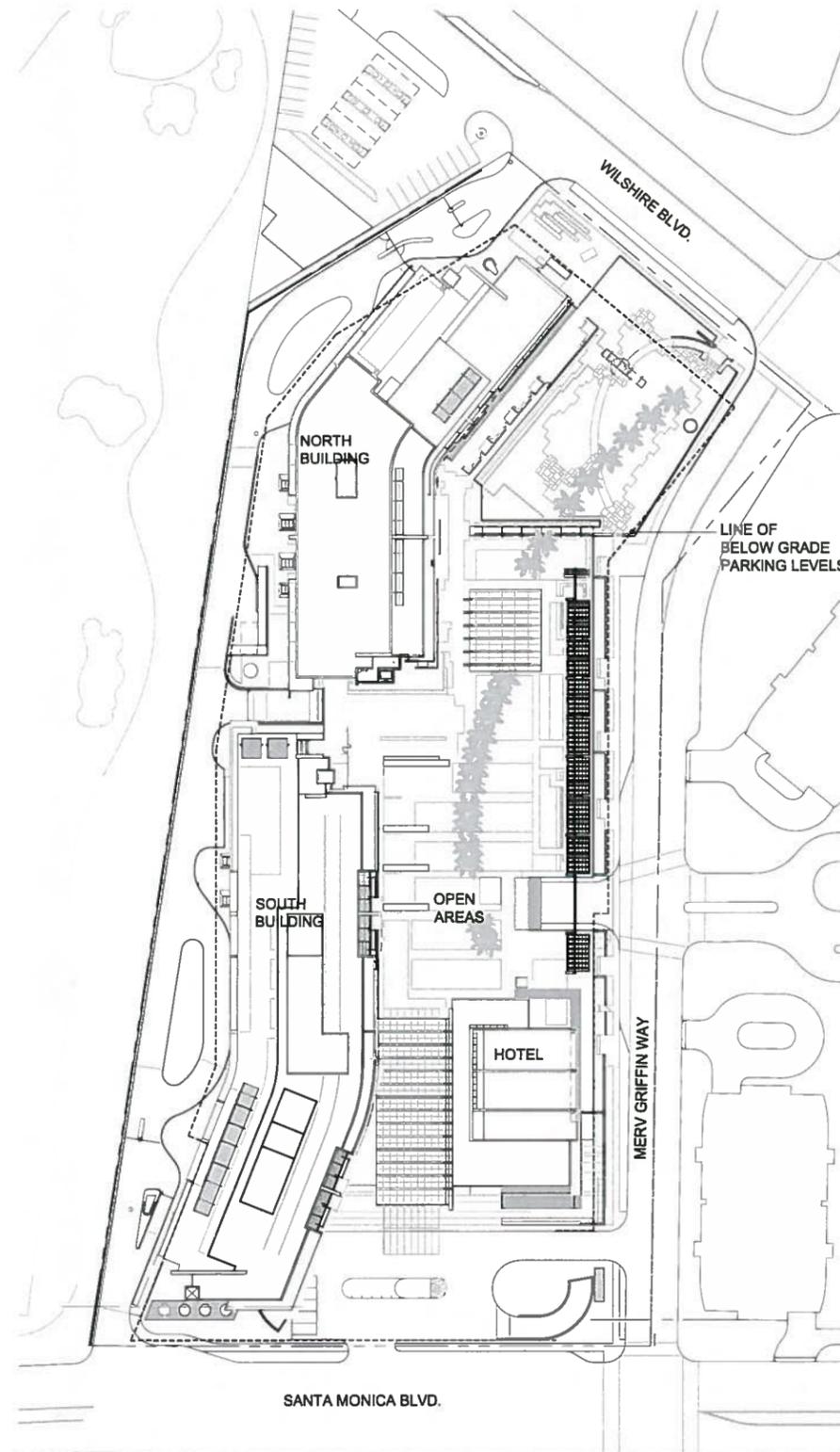
**FIGURE 3**  
EXISTING SITE CONDITIONS  
**ONE BEVERLY HILLS**



**FIGURE 4**  
**SURROUNDING LAND USES**  
**ONE BEVERLY HILLS**

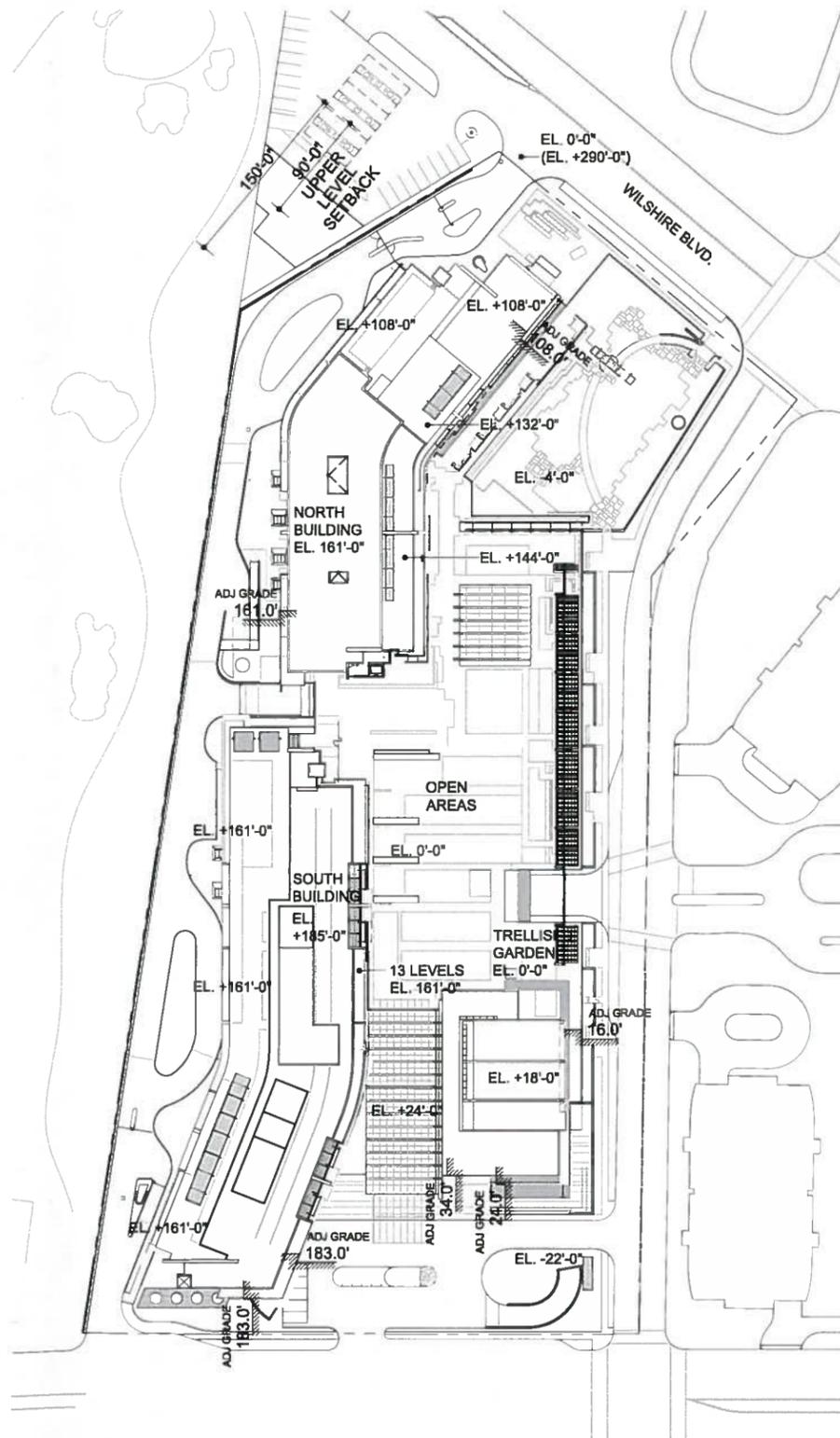


**FIGURE 5**  
 SPECIFIC PLAN  
 LAND USE CONCEPTS  
**ONE BEVERLY HILLS**



**FIGURE 6**  
SPECIFIC PLAN SITE  
/ BUILDING PLACEMENT  
**ONE BEVERLY HILLS**

DATUM POINT:  
PROJECT ELEVATION EL. 0'-0"  
EQUALS TO MSL EL. 290'-0"



**FIGURE 7**  
BUILDING HEIGHT  
**ONE BEVERLY HILLS**

DATUM POINT:  
PROJECT ELEVATION EL. 0'-0"  
EQUALS TO MSL EL. 290'-0"

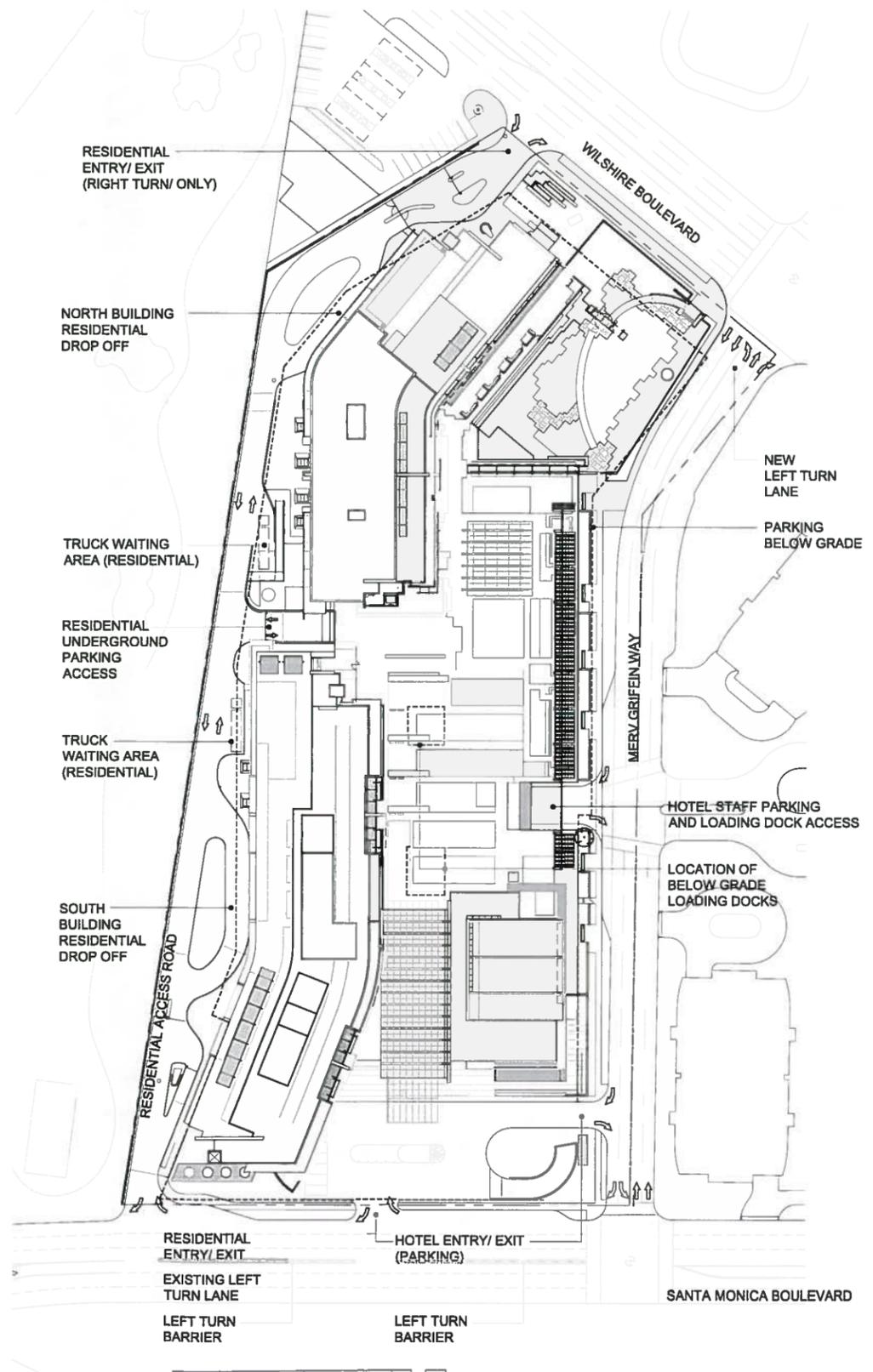


**FIGURE 8**  
SITE SECTION  
-WILSHIRE TO  
SANTA MONICA  
BOULEVARDS

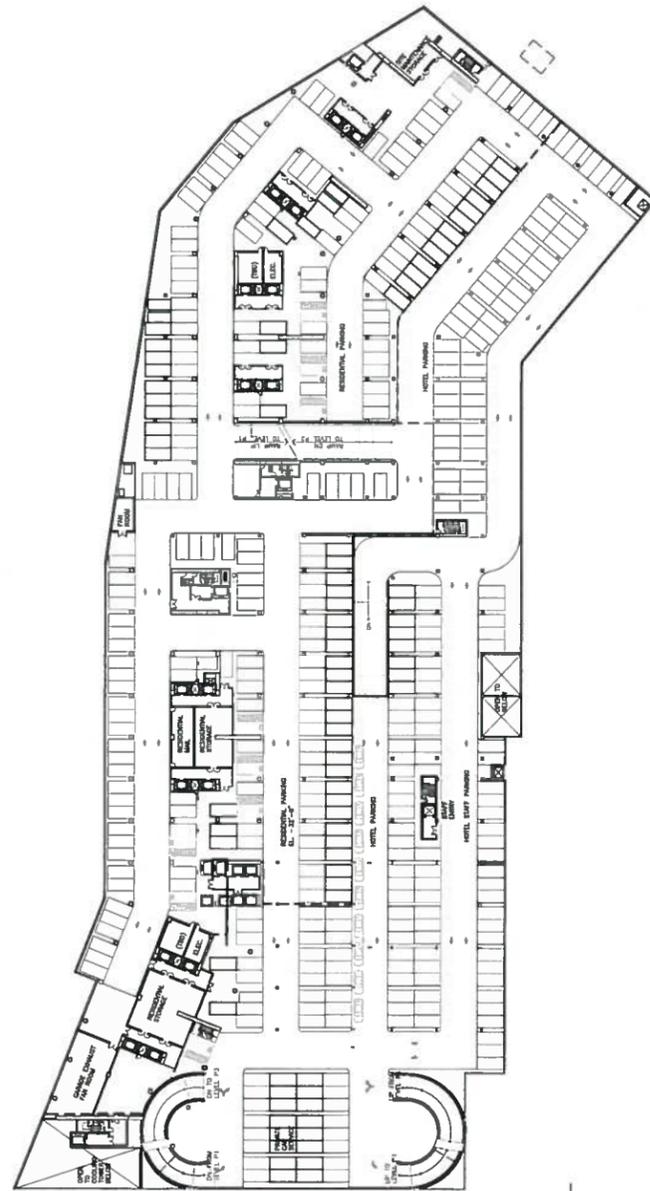
**ONE BEVERLY HILLS**



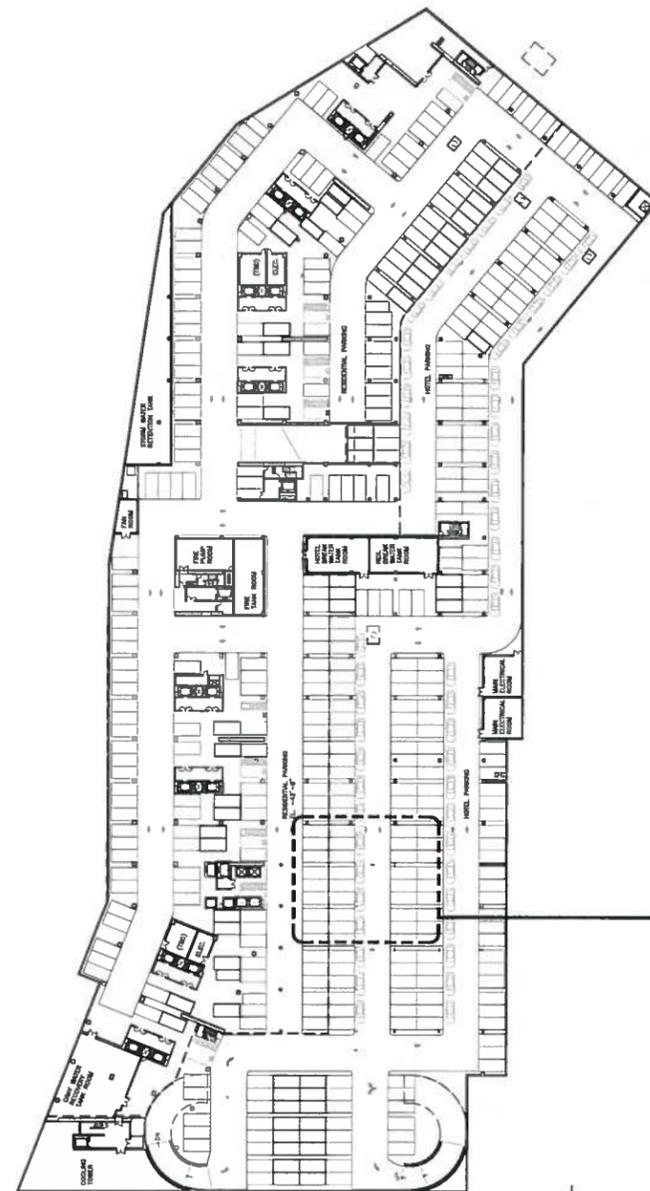
**FIGURE 9**  
**SURROUNDING CIRCULATION**  
**ONE BEVERLY HILLS**



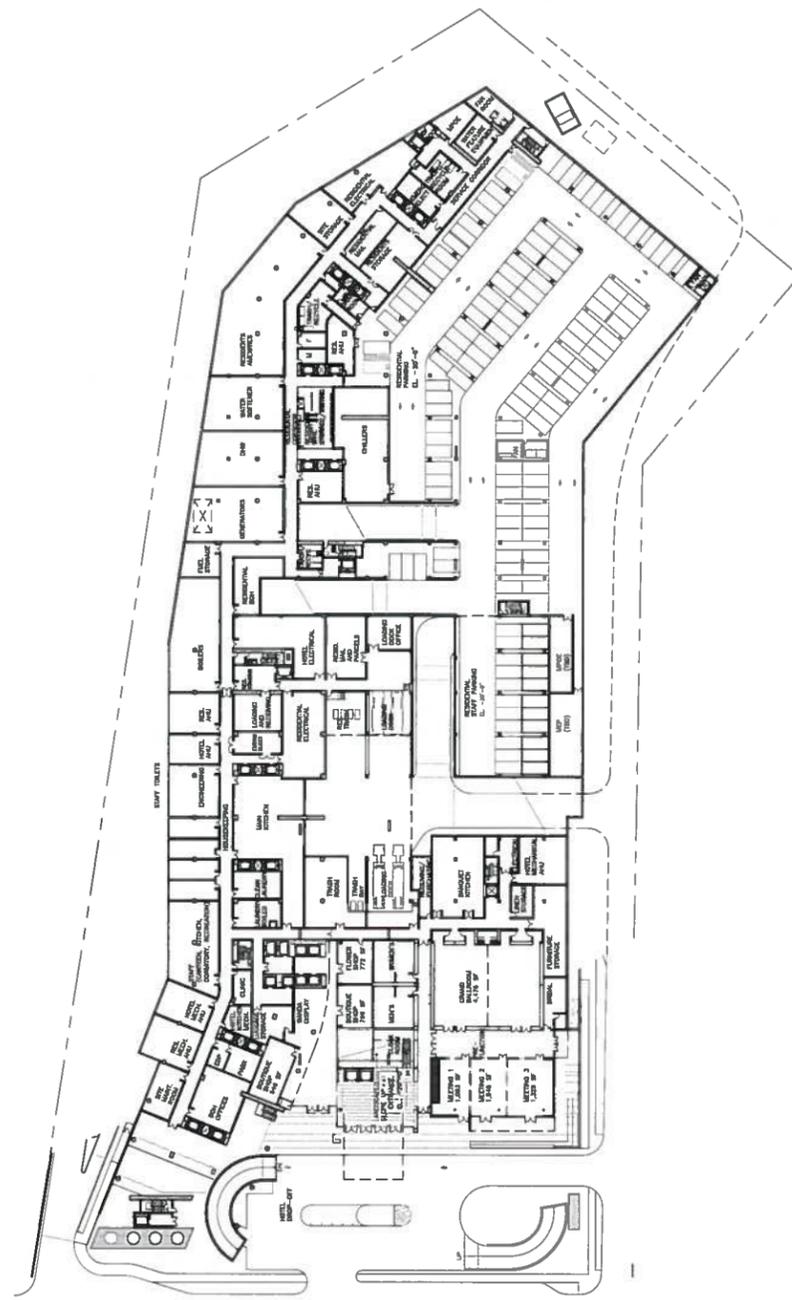
**FIGURE 10**  
 ON-SITE CIRCULATION:  
 ACCESS,  
 DRIVEWAYS,  
 ROADWAY  
 IMPROVEMENTS  
**ONE BEVERLY HILLS**



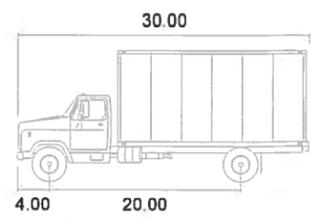
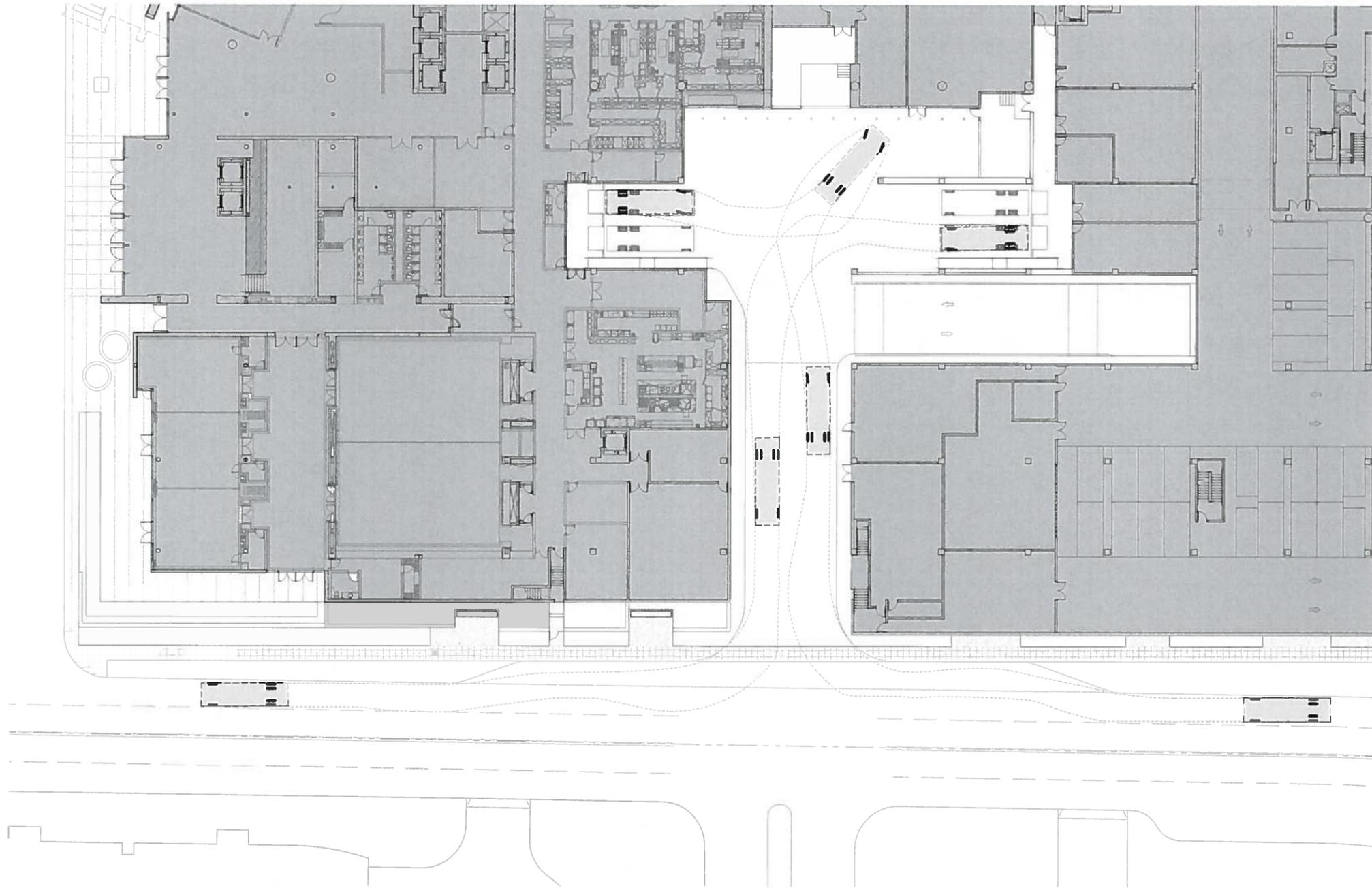
**FIGURE 12**  
**PARKING PLAN - LEVEL P2**  
**ONE BEVERLY HILLS**



**FIGURE 11**  
**PARKING PLAN - LEVEL P3**  
**ONE BEVERLY HILLS**

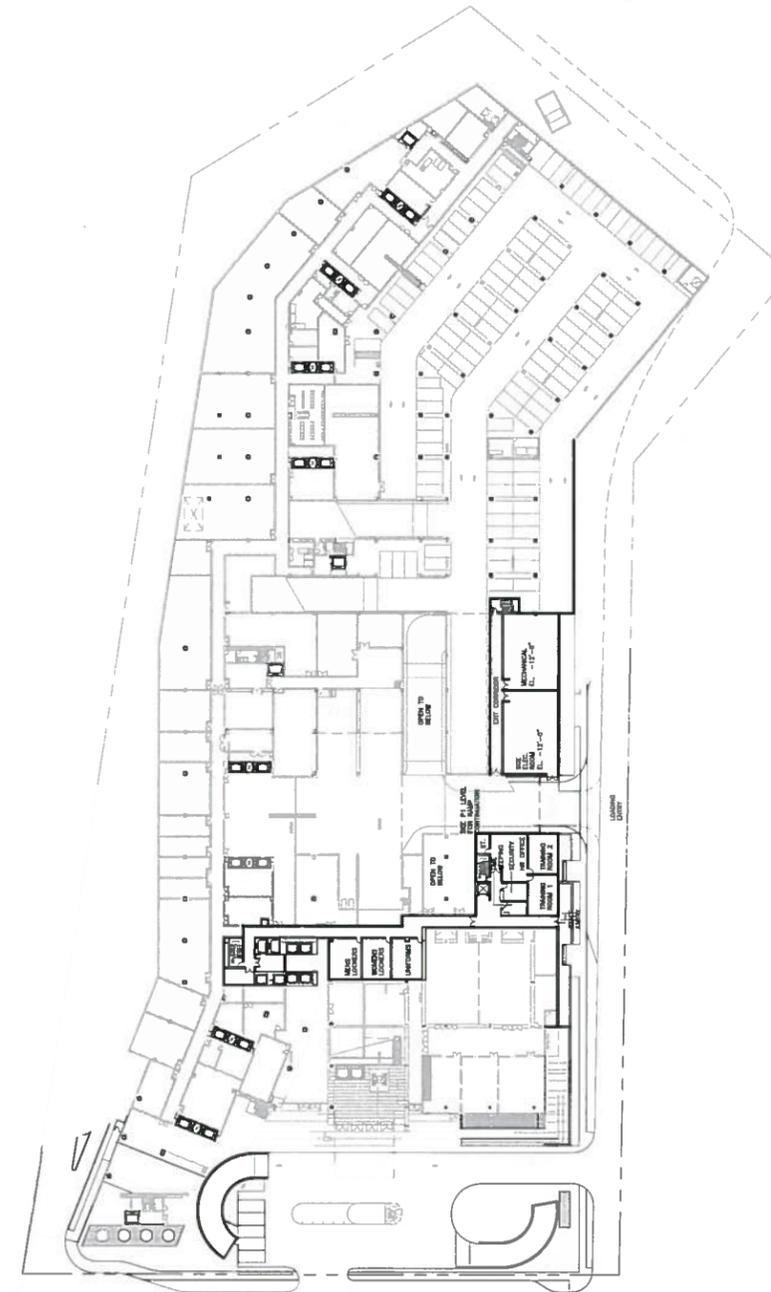


**FIGURE 12a**  
**PARKING PLAN - LEVEL P1**  
**ONE BEVERLY HILLS**

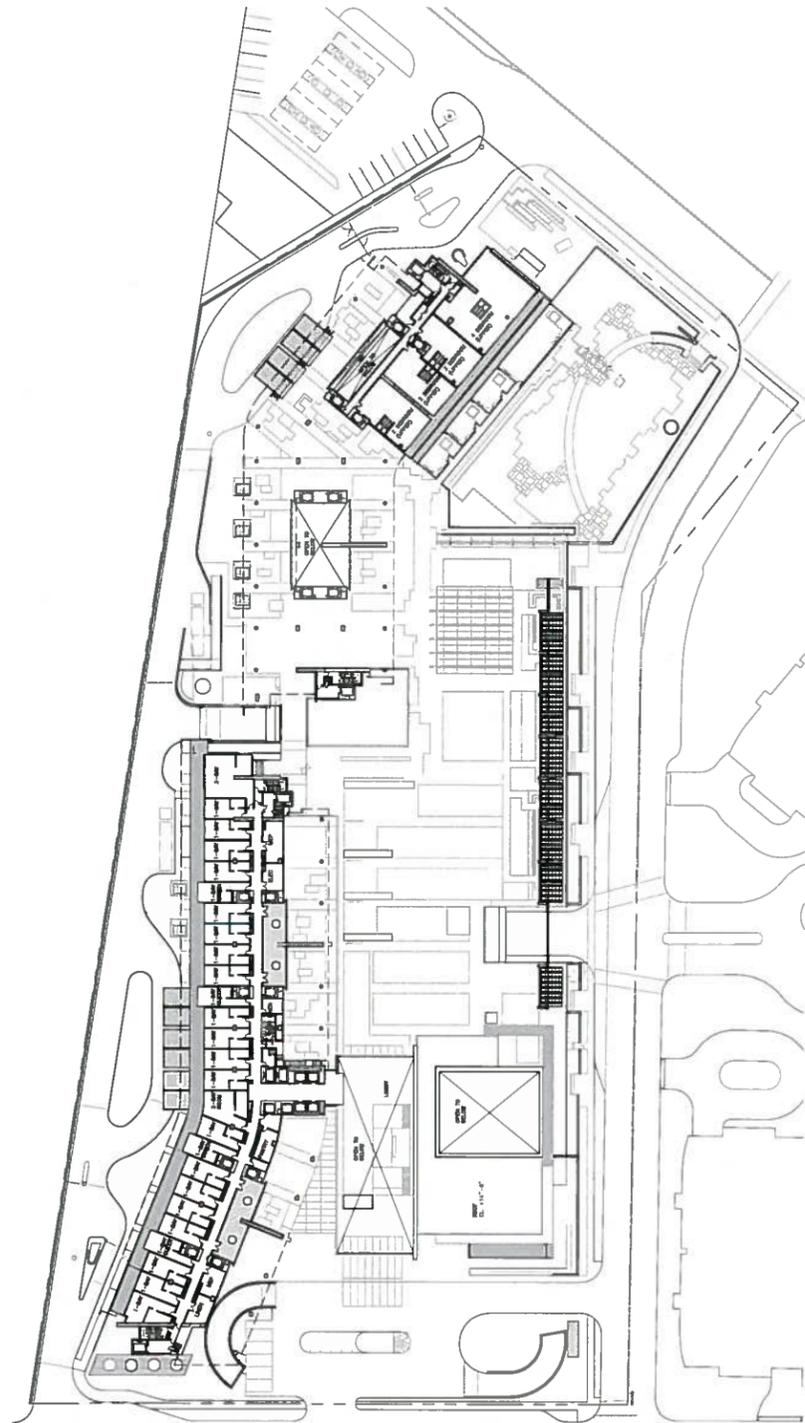


<b>SU-30</b>	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

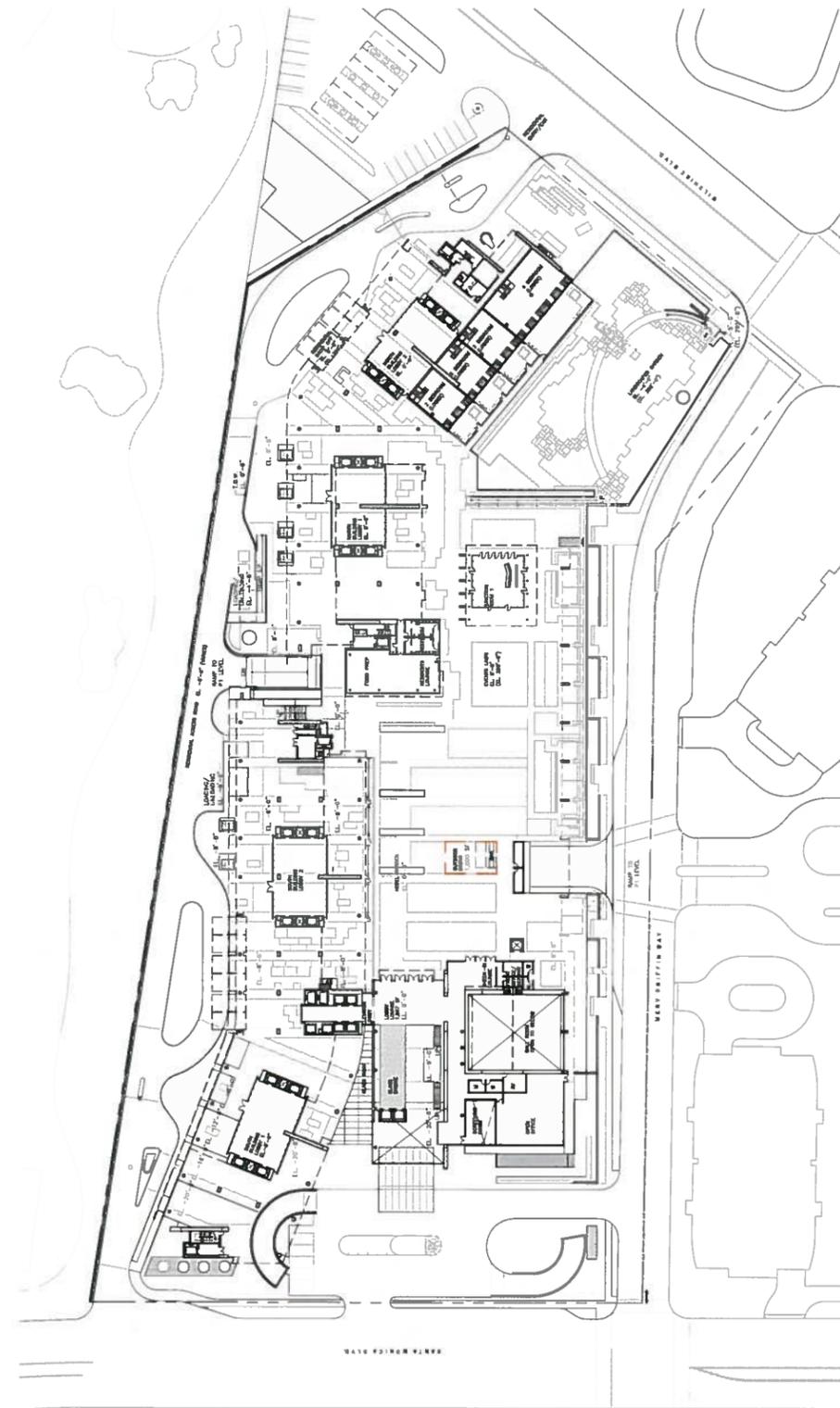
**FIGURE 13**  
LOADING DOCKS  
**ONE BEVERLY HILLS**



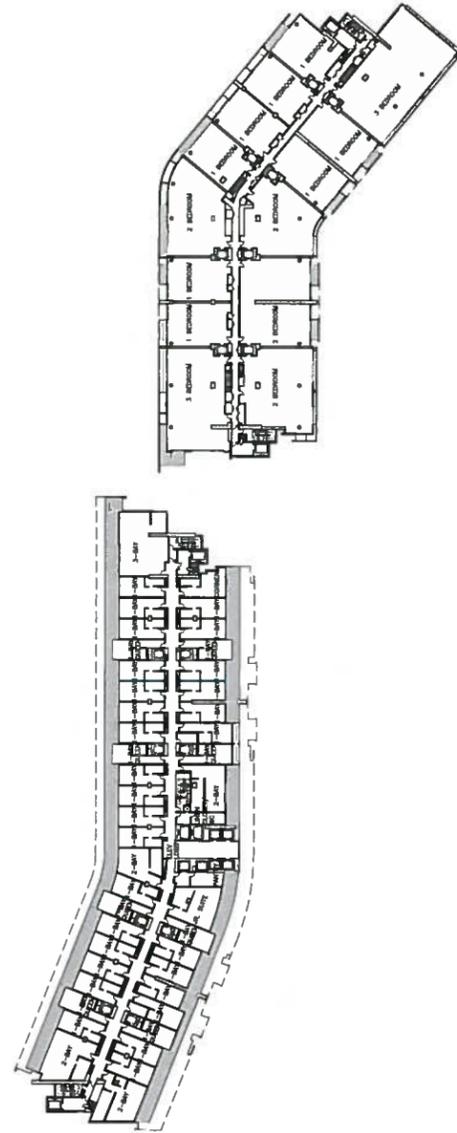
**FIGURE 14**  
BUILDING PLAN - MEZZANINE LEVEL  
**ONE BEVERLY HILLS**



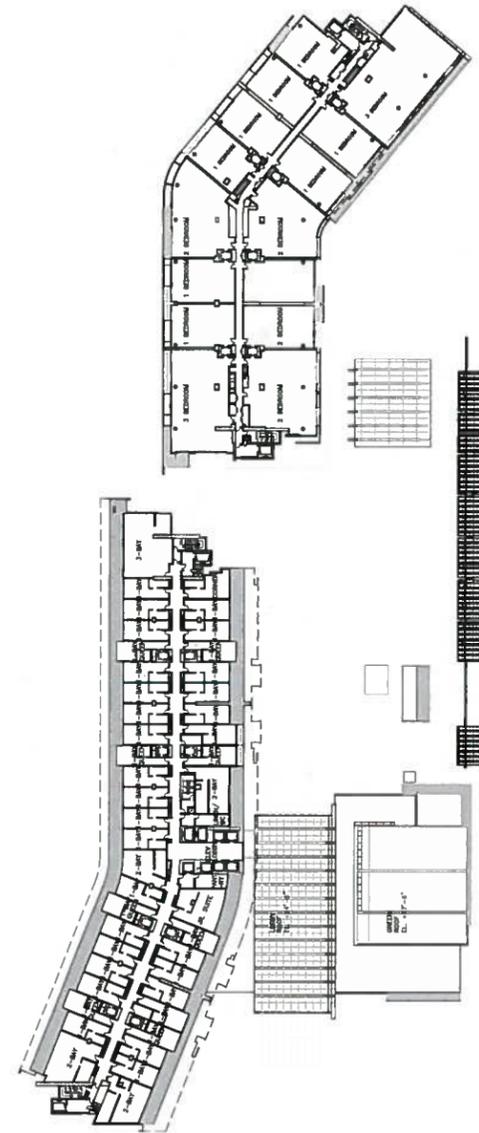
**FIGURE 16**  
 BUILDING PLAN - LEVEL 2  
 ONE BEVERLY HILLS



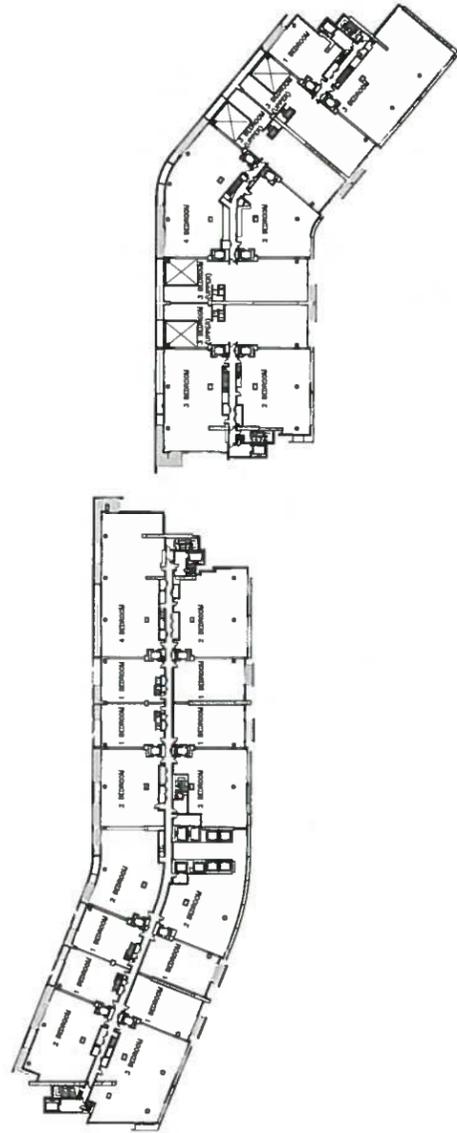
**FIGURE 15**  
 BUILDING - LEVEL 1  
 ONE BEVERLY HILLS



**FIGURE 18**  
 BUILDING PLAN - LEVEL 4  
 ONE BEVERLY HILLS

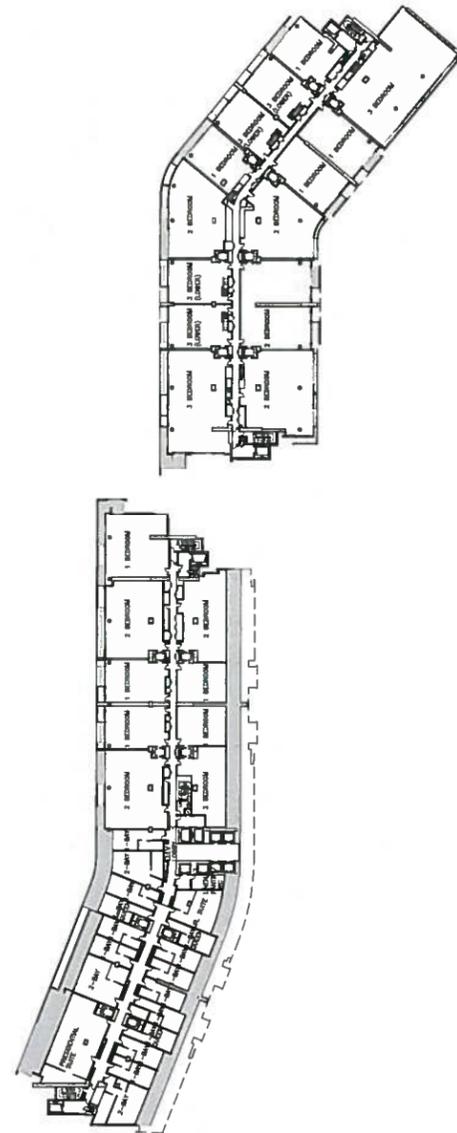


**FIGURE 17**  
 BUILDING PLAN - LEVEL 3  
 ONE BEVERLY HILLS



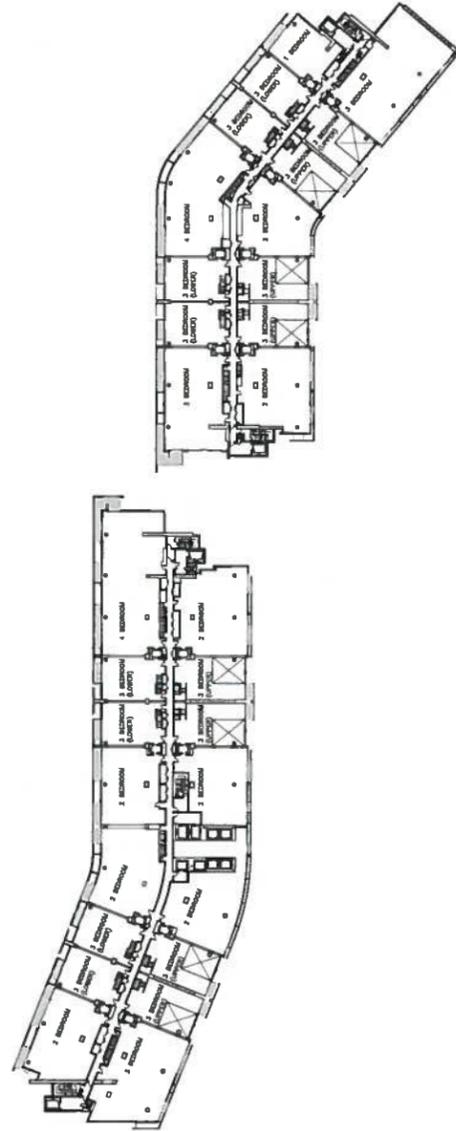
**FIGURE 20**  
 BUILDING PLAN - LEVEL 6  
 ONE BEVERLY HILLS

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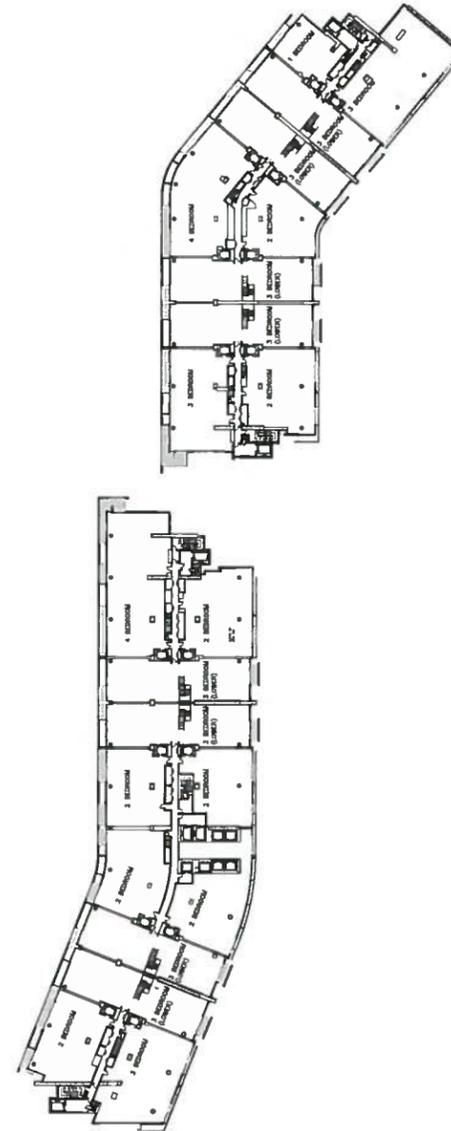


**FIGURE 19**  
 BUILDING PLAN - LEVEL 5  
 ONE BEVERLY HILLS

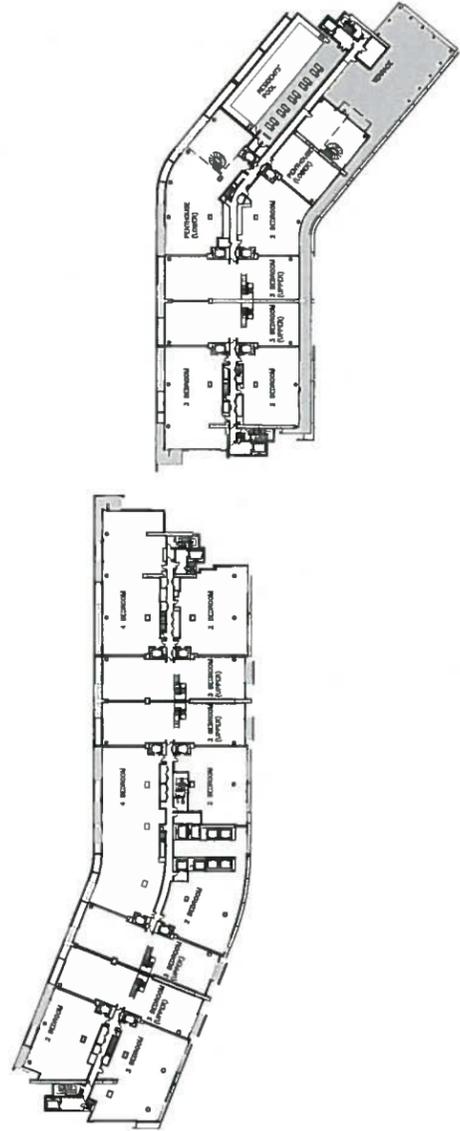
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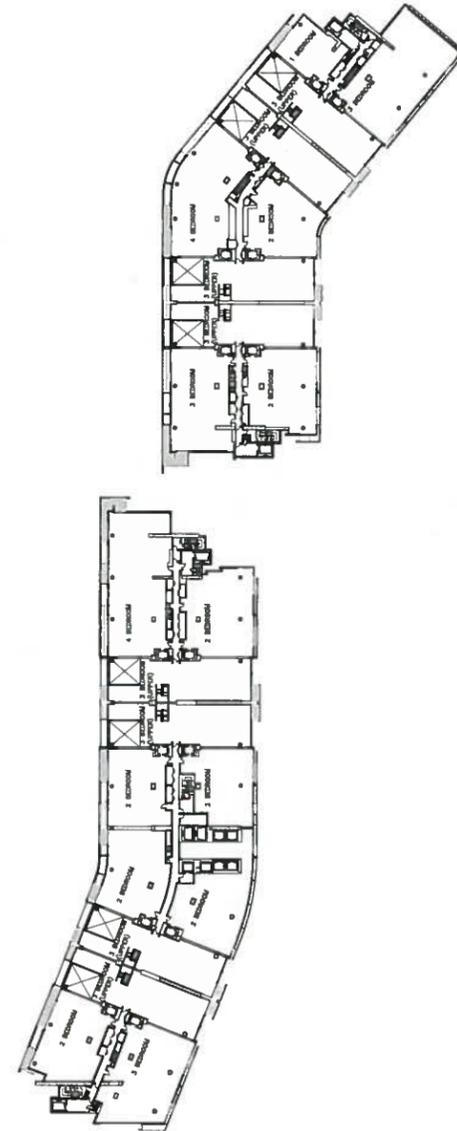
**FIGURE 22**  
 BUILDING PLAN - LEVEL 8  
 ONE BEVERLY HILLS



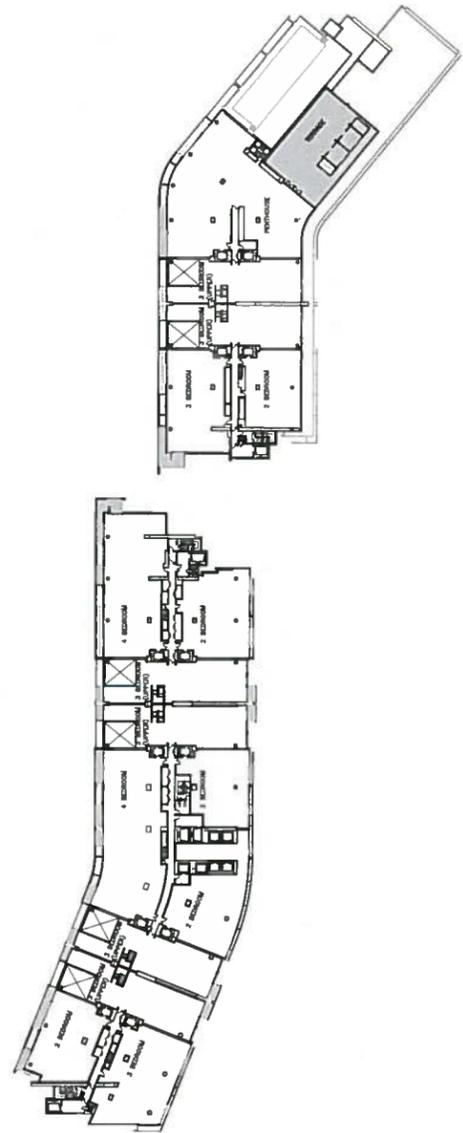
**FIGURE 21**  
 BUILDING PLAN - LEVEL 7  
 ONE BEVERLY HILLS



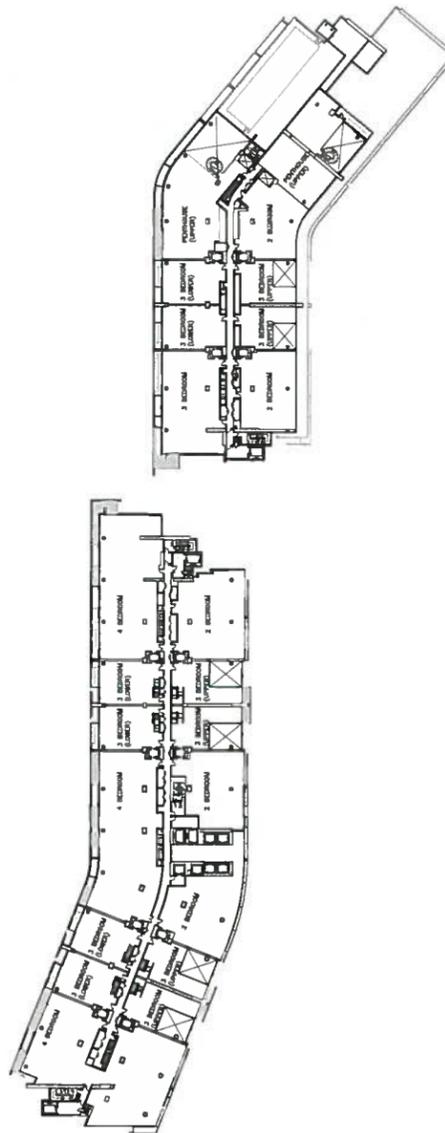
**FIGURE 24**  
 BUILDING PLAN - LEVEL 10  
 ONE BEVERLY HILLS



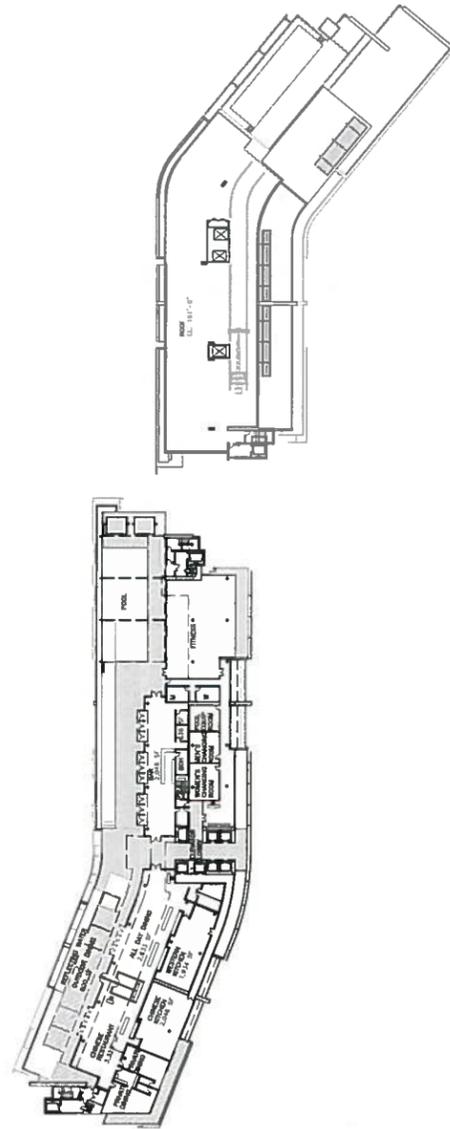
**FIGURE 23**  
 BUILDING PLAN - LEVEL 9  
 ONE BEVERLY HILLS



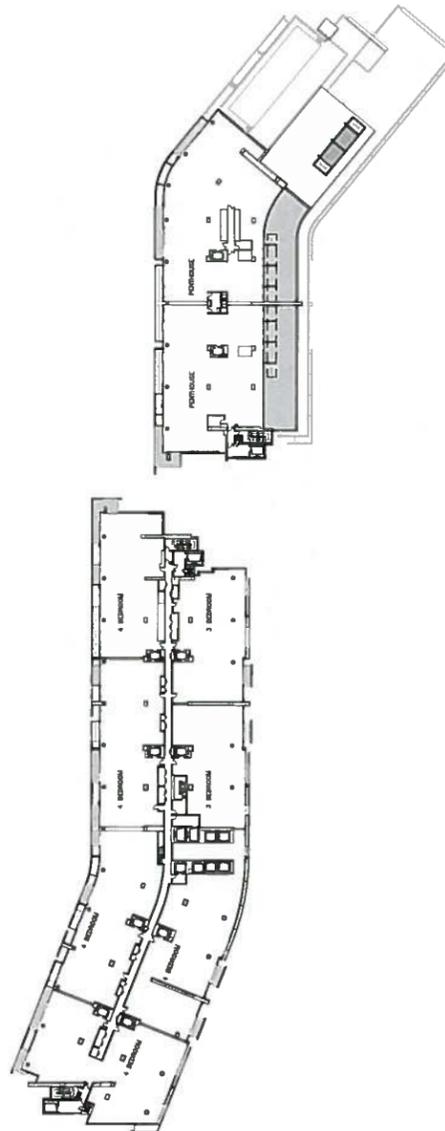
**FIGURE 26**  
 BUILDING PLAN - LEVEL 12  
 ONE BEVERLY HILLS



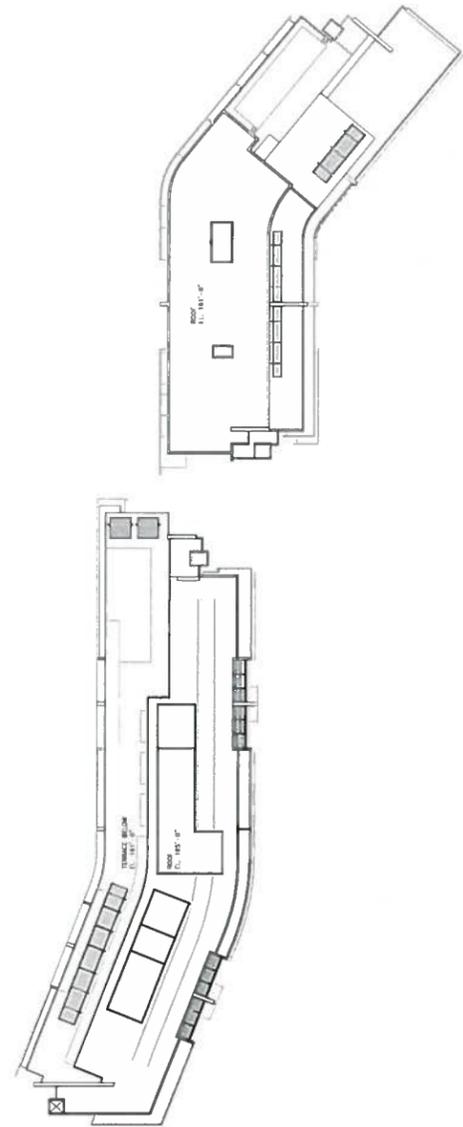
**FIGURE 25**  
 BUILDING PLAN - LEVEL 11  
 ONE BEVERLY HILLS



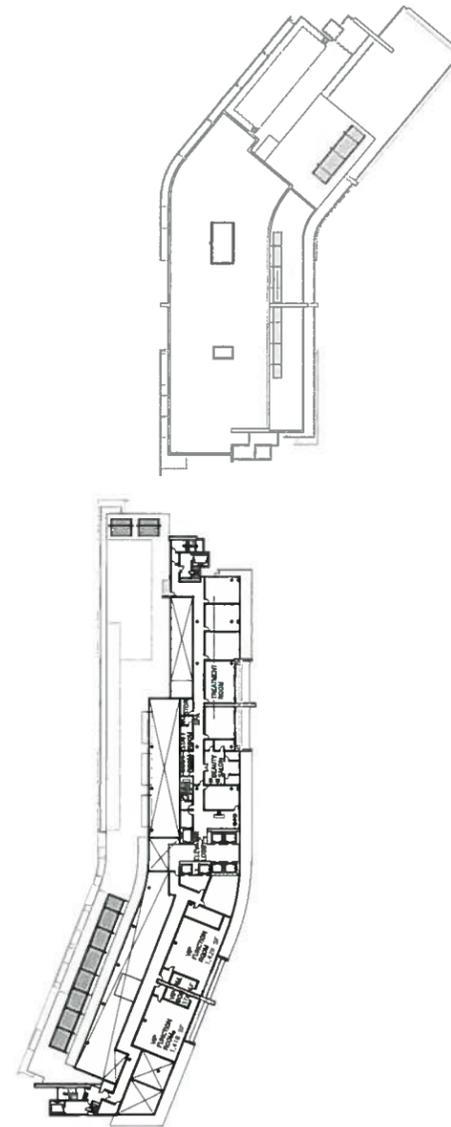
**FIGURE 28**  
 BUILDING PLAN - LEVEL 14  
 ONE BEVERLY HILLS



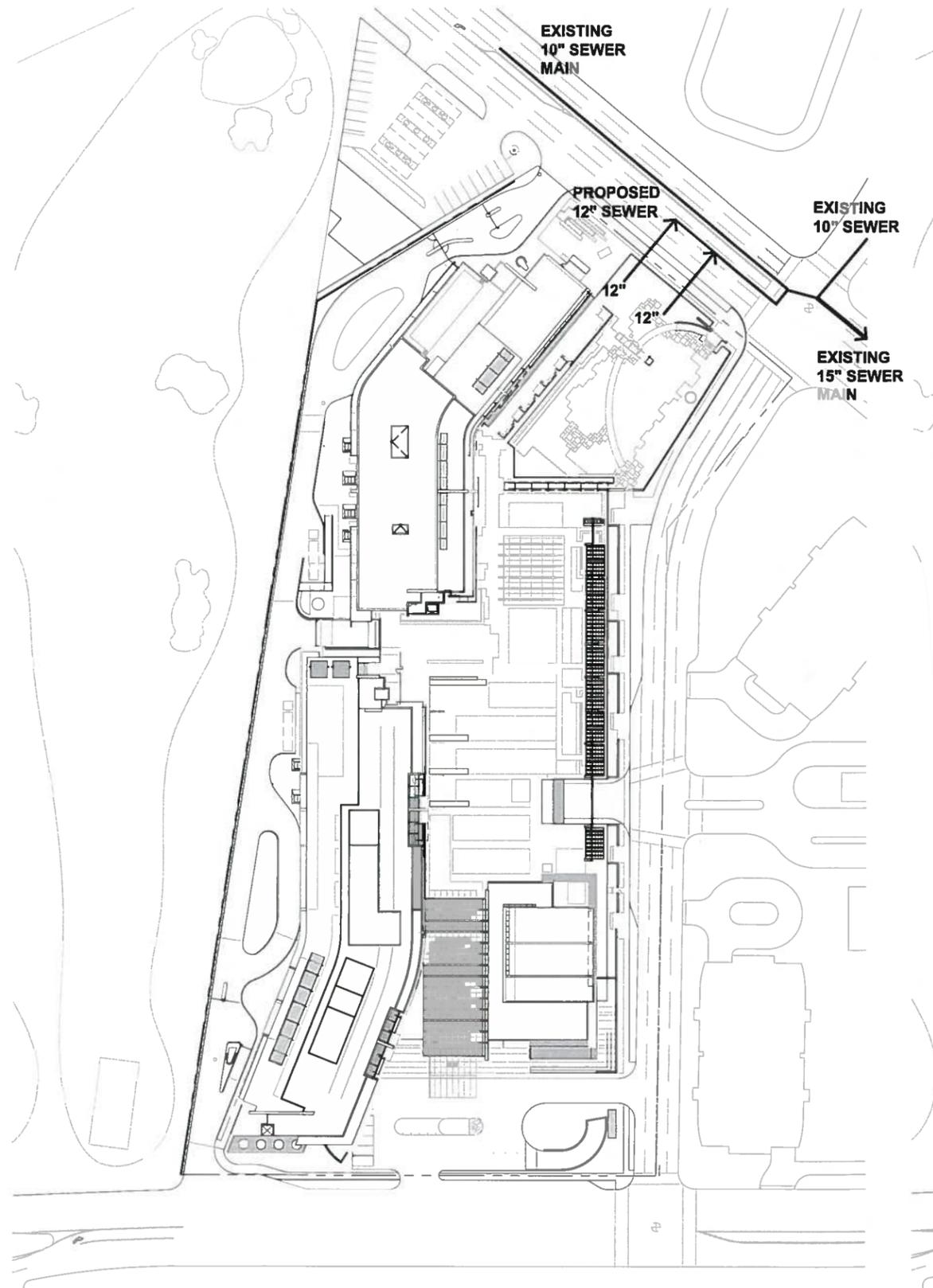
**FIGURE 27**  
 BUILDING PLAN - LEVEL 13  
 ONE BEVERLY HILLS



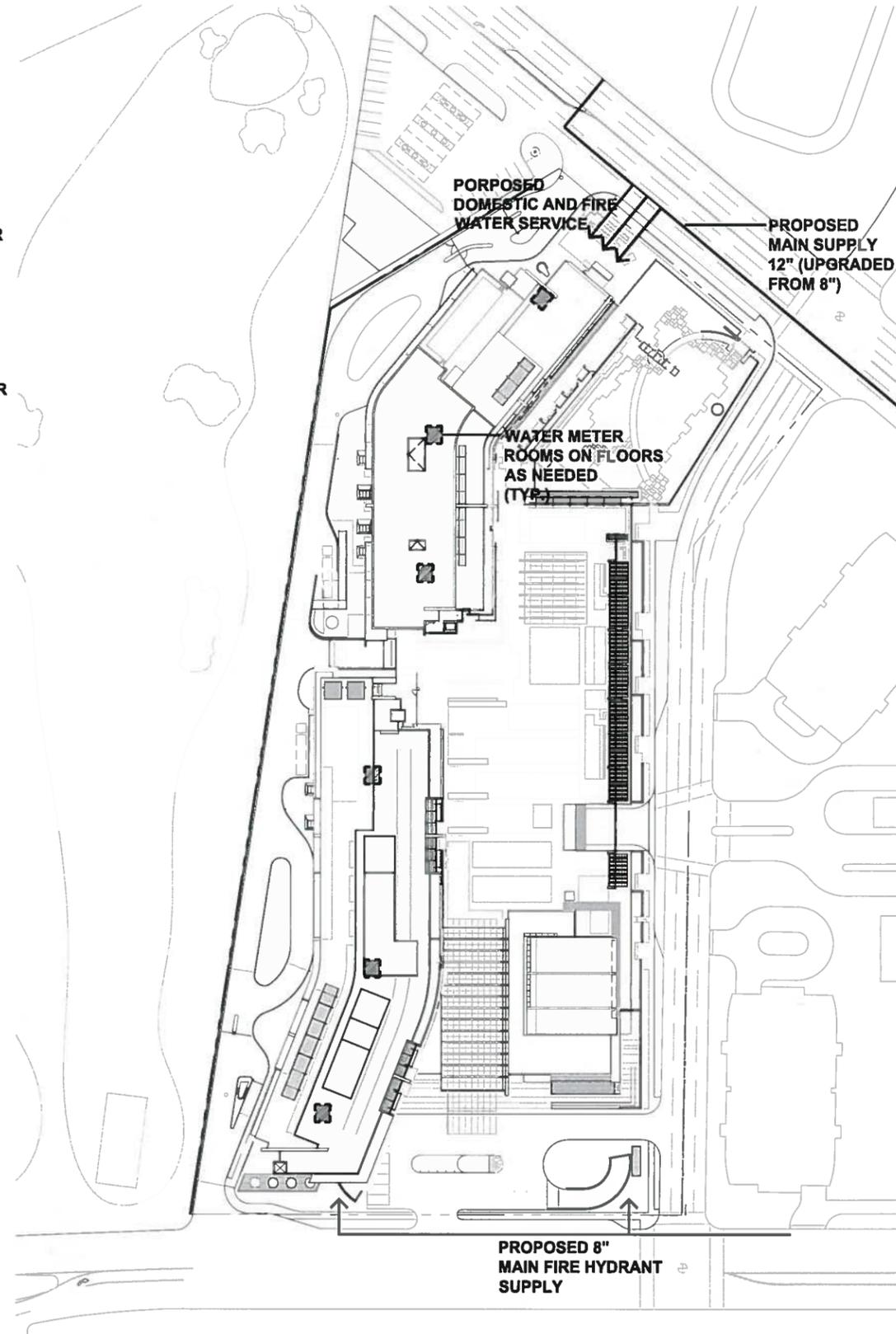
**FIGURE 30**  
BUILDING PLAN - ROOF LEVEL  
**ONE BEVERLY HILLS**



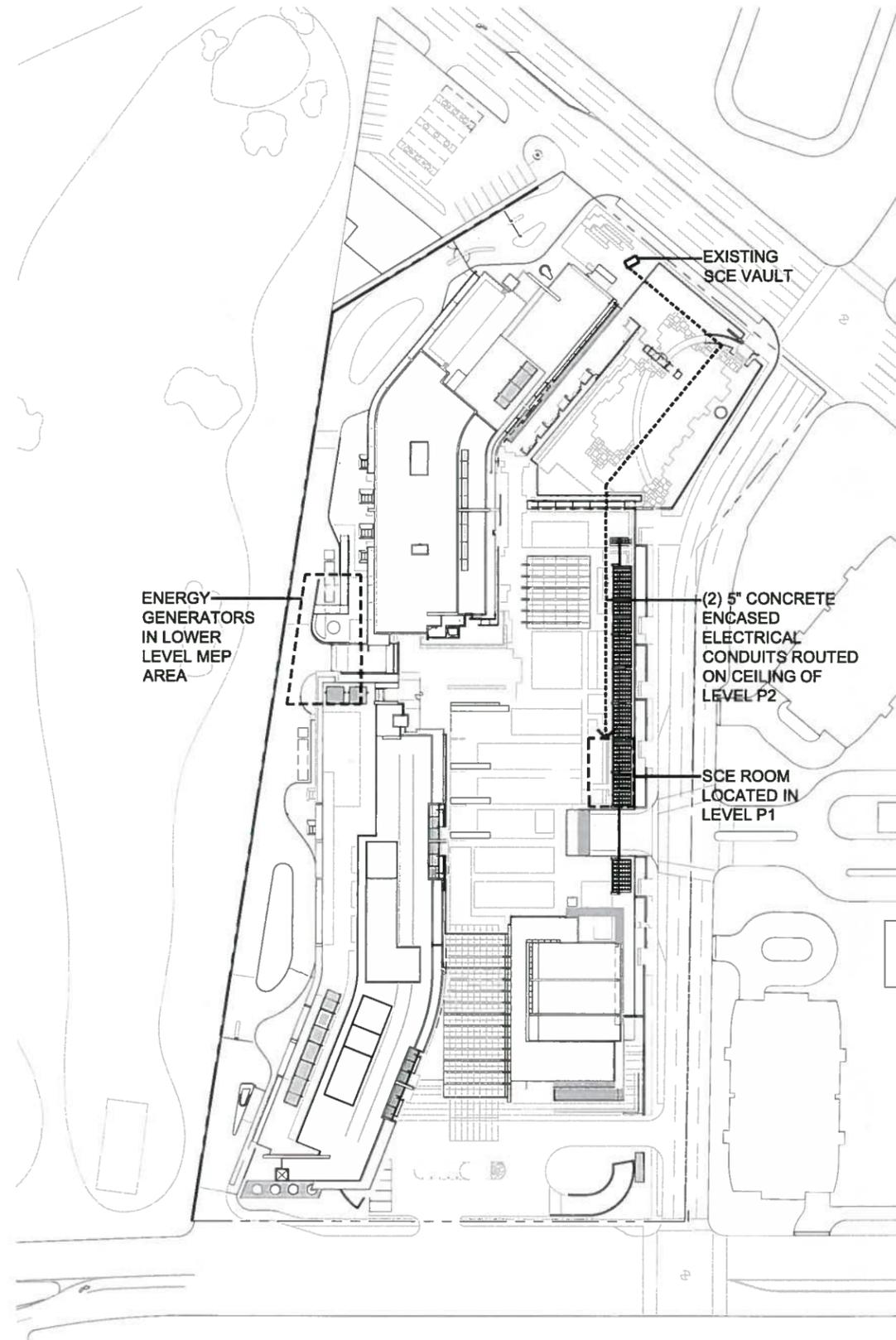
**FIGURE 29**  
BUILDING PLAN - LEVEL 15  
**ONE BEVERLY HILLS**



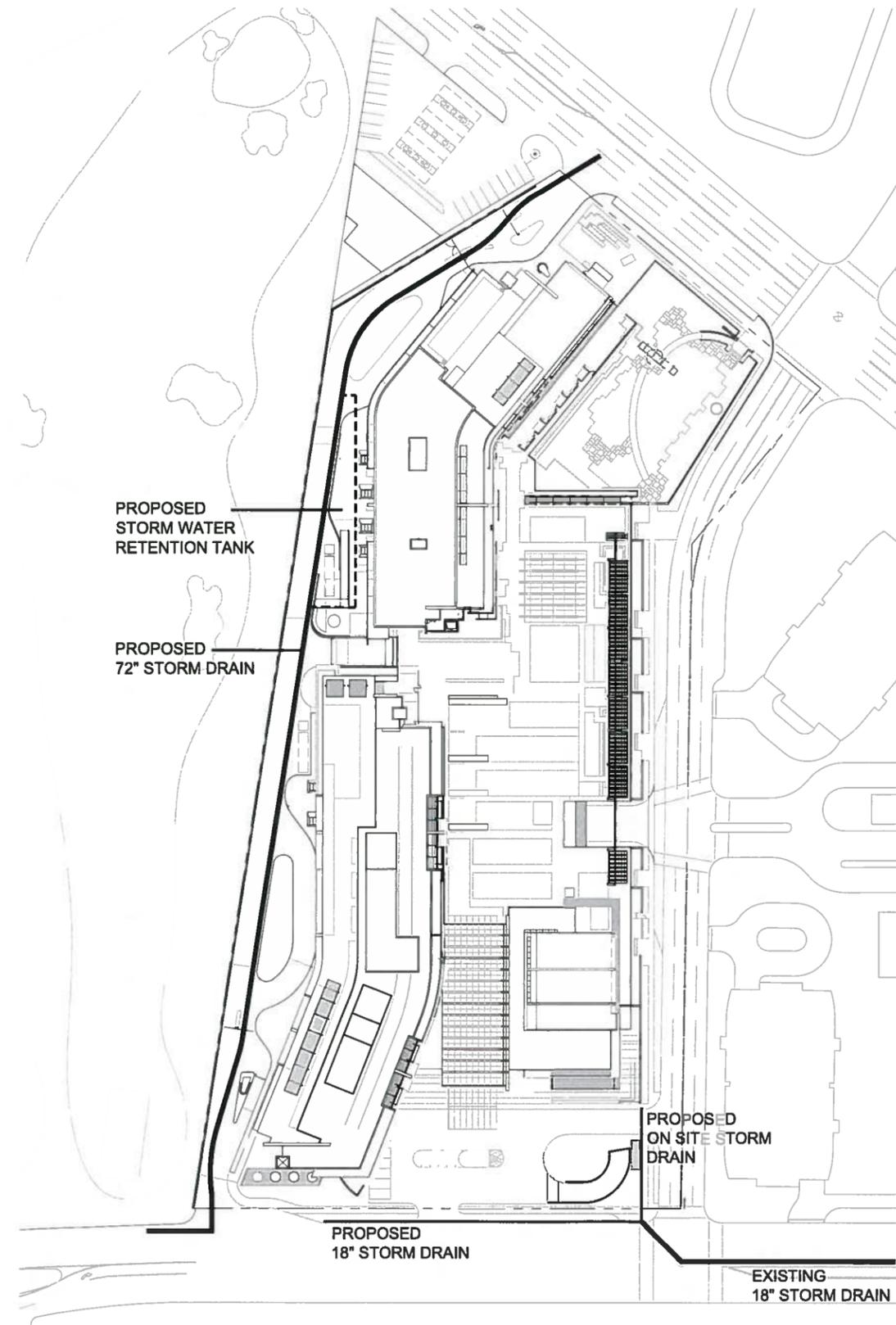
**FIGURE 32**  
SEWER SYSTEM PLAN  
ONE BEVERLY HILLS



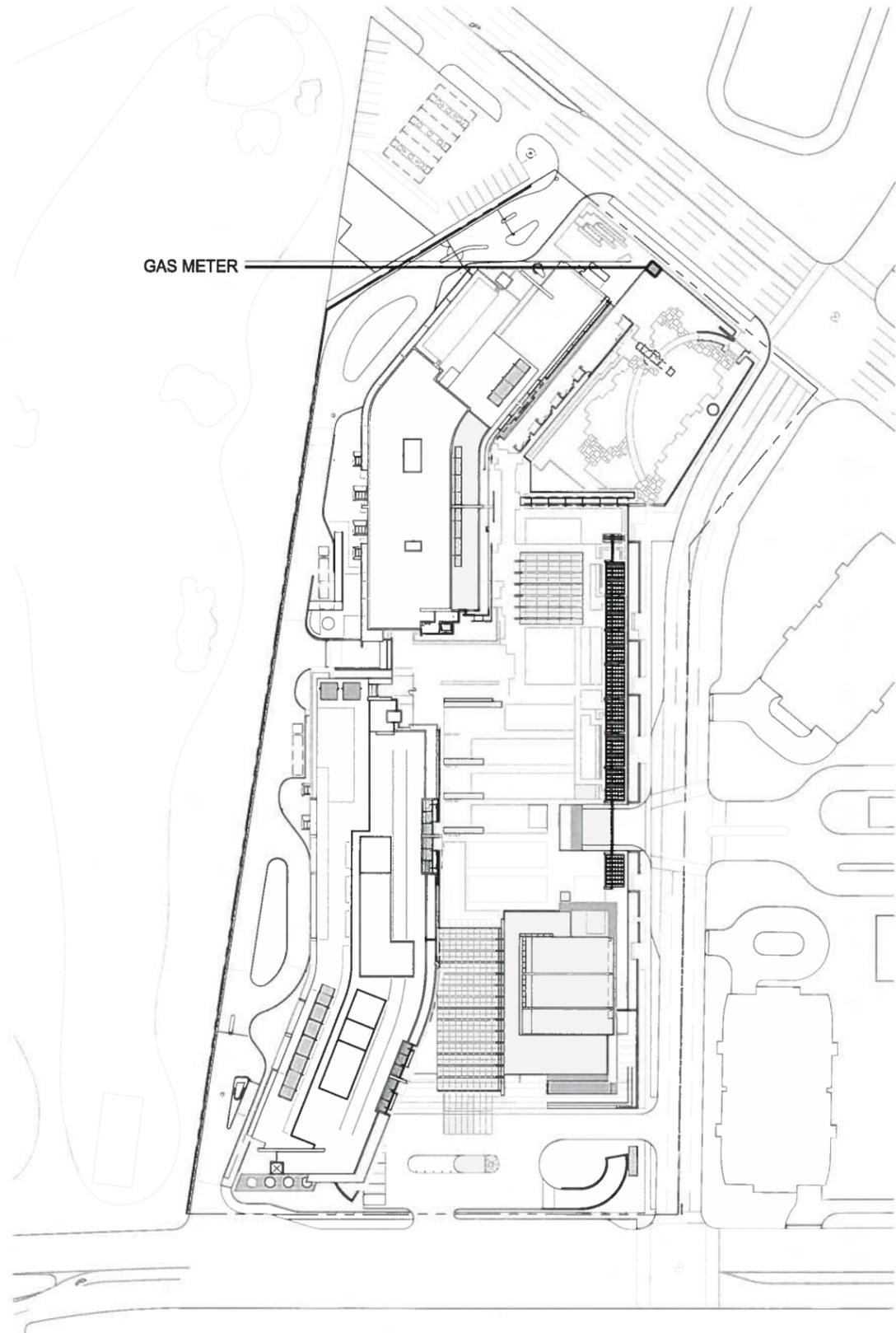
**FIGURE 31**  
WATER SYSTEM PLAN  
ONE BEVERLY HILLS



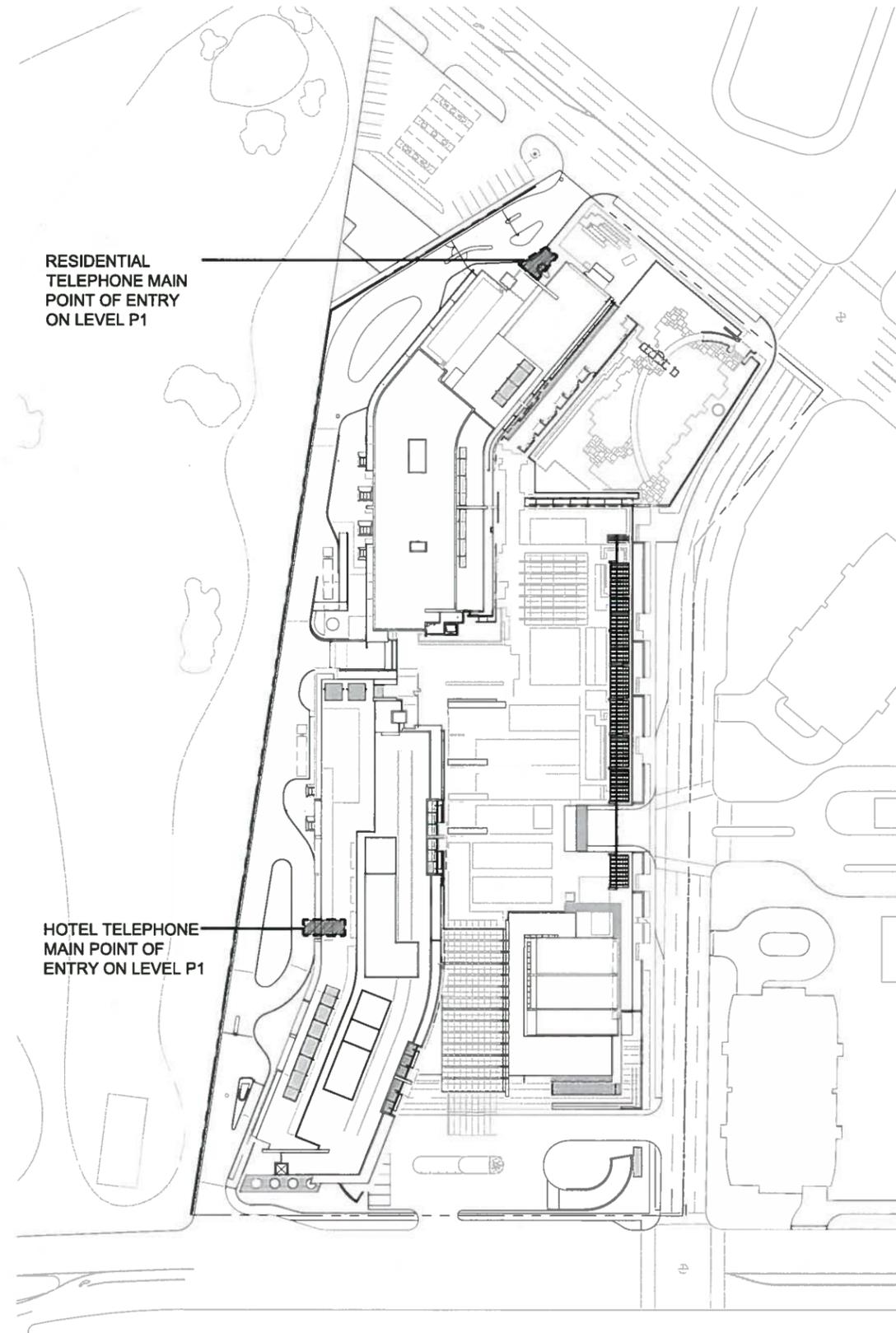
**FIGURE 34**  
ELECTRIC FACILITIES PLAN  
ONE BEVERLY HILLS



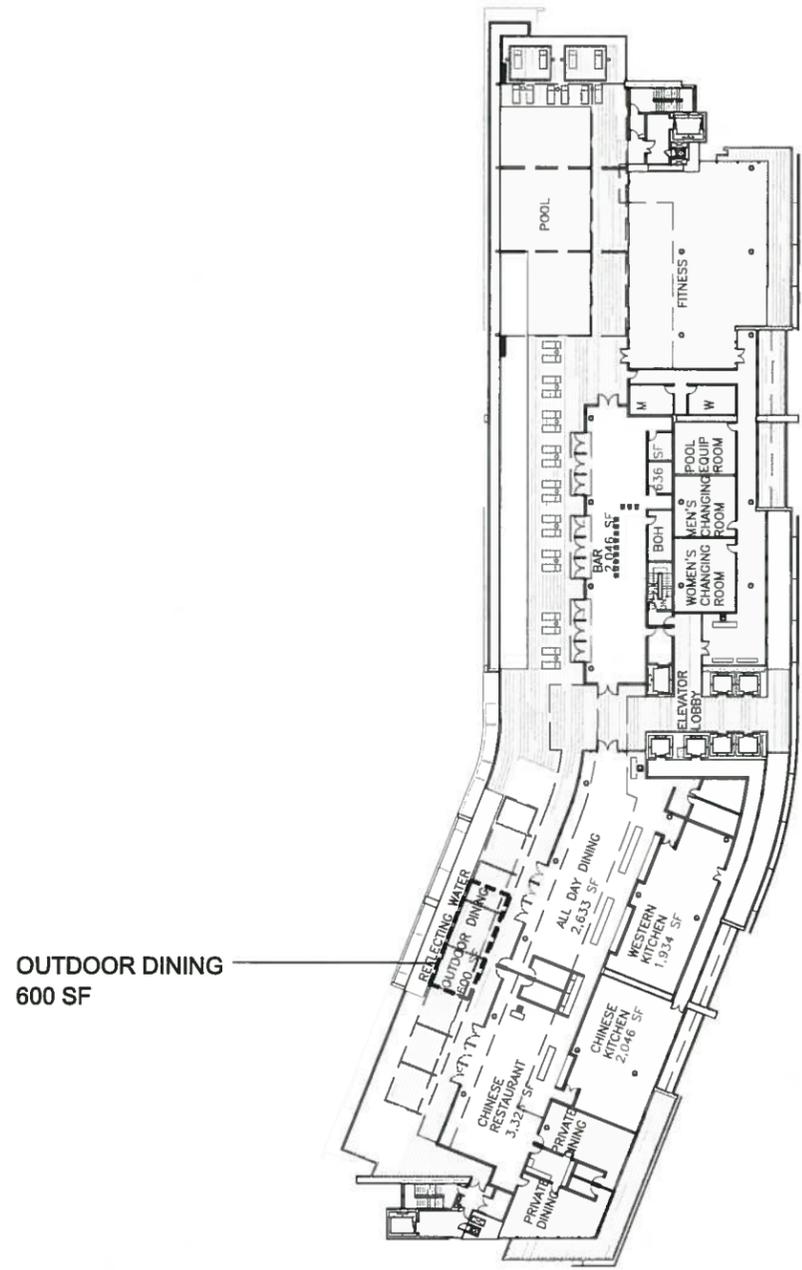
**FIGURE 33**  
STORMDRAIN PLAN  
ONE BEVERLY HILLS



**FIGURE 36**  
NATURAL GAS PLAN  
ONE BEVERLY HILLS

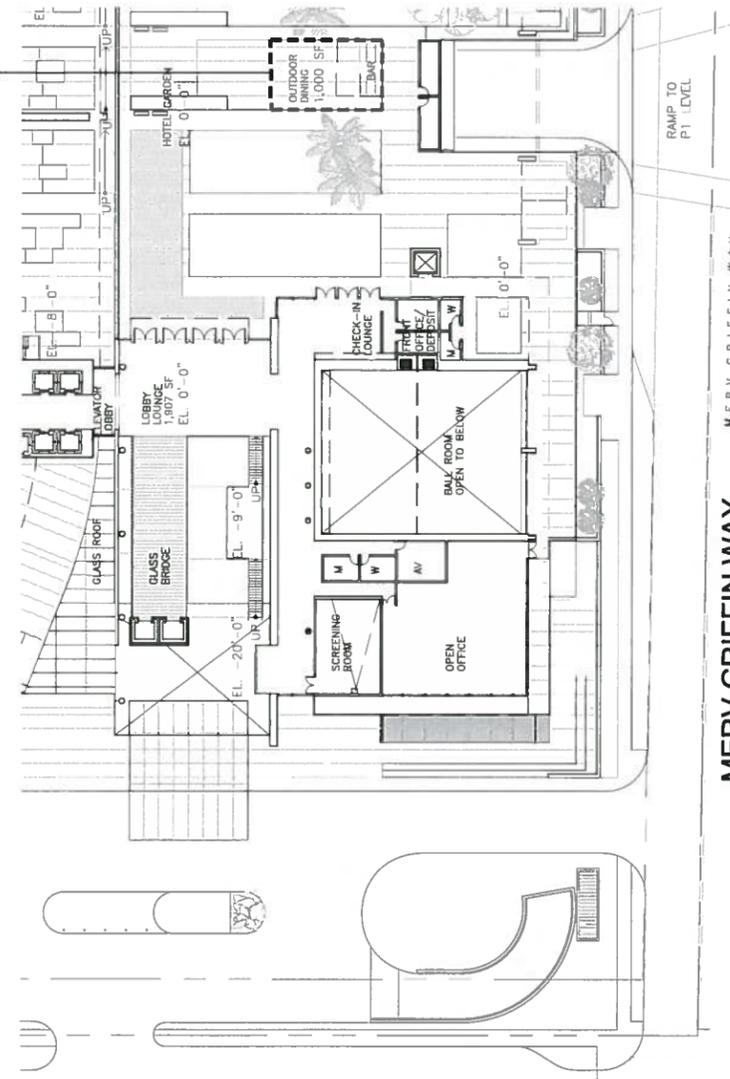


**FIGURE 35**  
TELEPHONE PLAN  
ONE BEVERLY HILLS



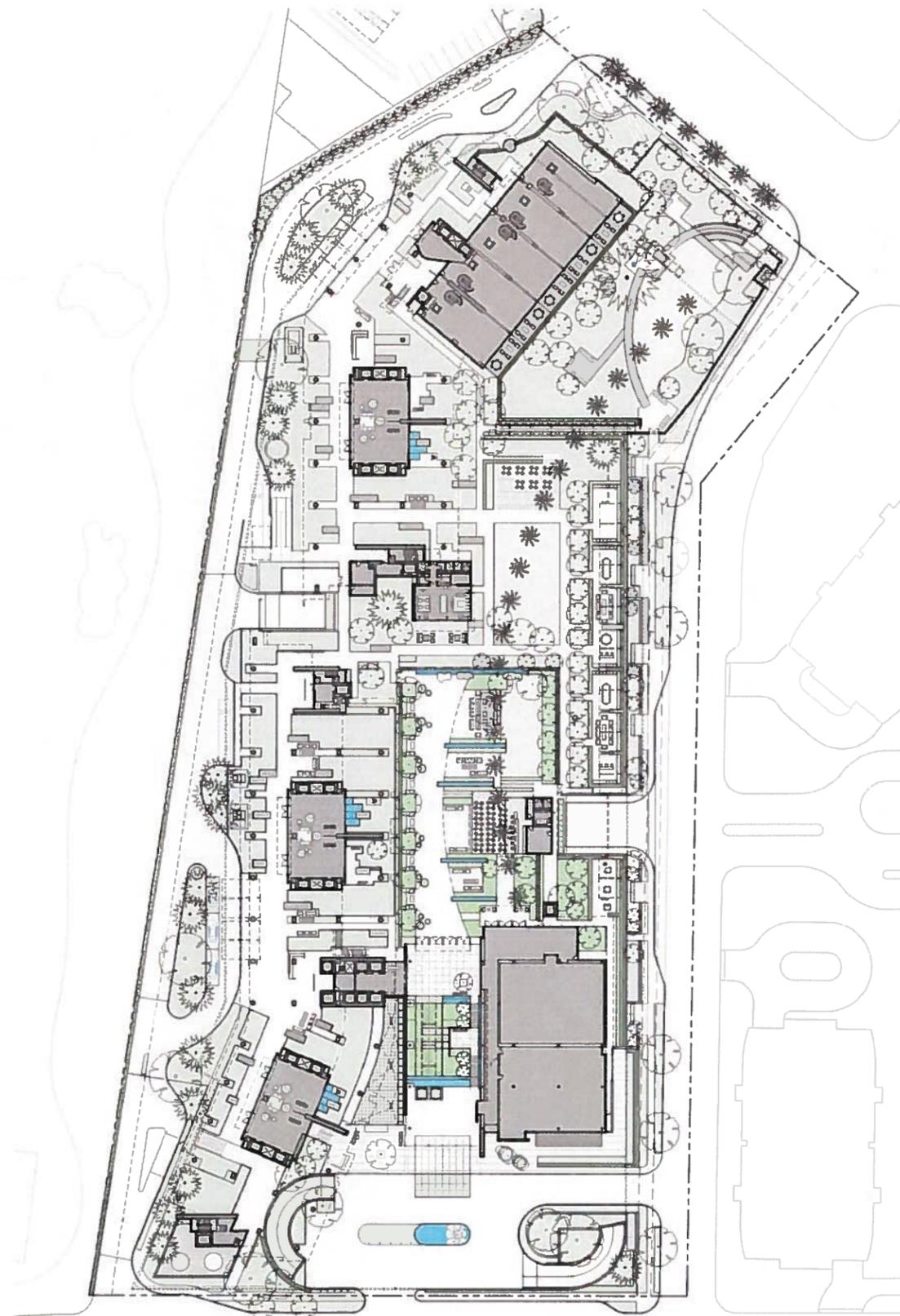
**FIGURE 37b**  
LEVEL 14 PLAN

OUTDOOR DINING  
1,000 SF



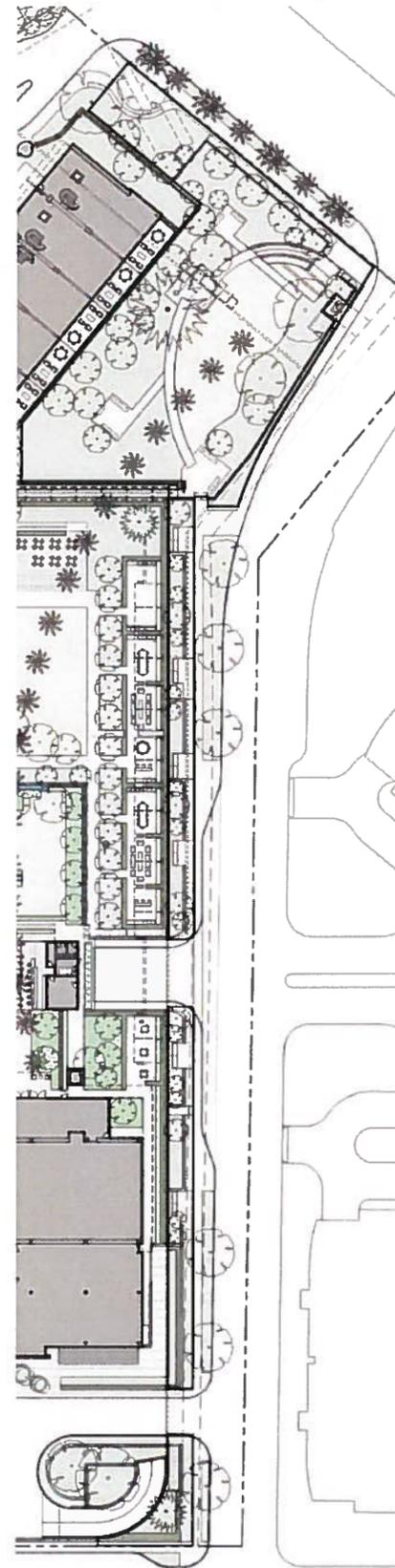
**FIGURE 37a**  
GROUND LEVEL PLAN

**FIGURE 37**  
OPEN AIR DINING  
**ONE BEVERLY HILLS**



- PLANTING**
- Groundcover and Shrubs
  - Lawn
  - Grasses
  - Hedge

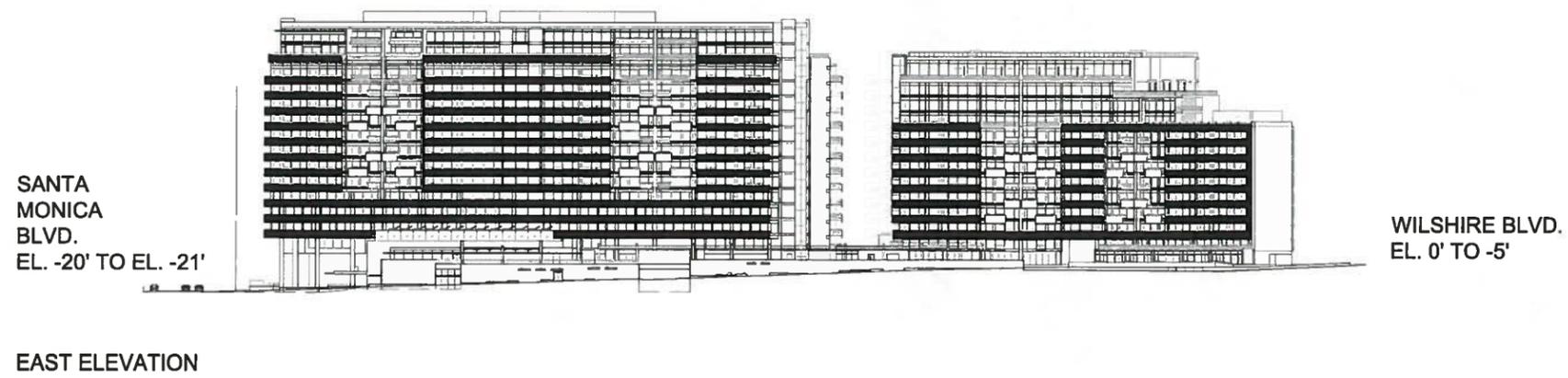
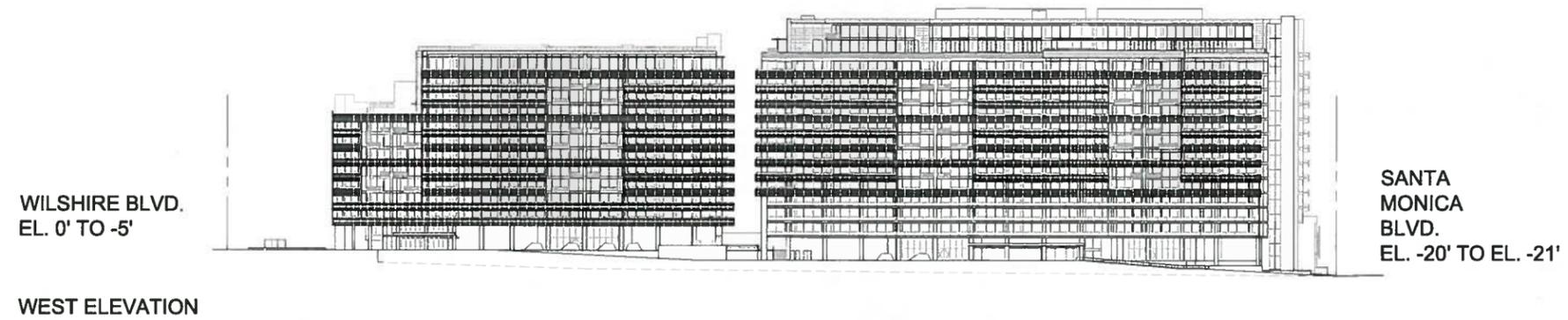
**FIGURE 38**  
 OPEN SPACE/  
 LANDSCAPE PLAN  
**ONE BEVERLY HILLS**



- PLANTING**
- Groundcover and Shrubs
  - Lawn
  - Grasses
  - Hedge

**FIGURE 39**  
**PUBLIC GARDEN PLAN**  
**ONE BEVERLY HILLS**

DATUM POINT:  
PROJECT ELEVATION EL. 0'-0"  
EQUALS TO MSL EL. 290'-0"



**FIGURE 40**  
EAST AND WEST ELEVATIONS  
**ONE BEVERLY HILLS**

DATUM POINT:  
PROJECT ELEVATION EL. 0'-0"  
EQUALS TO MSL EL. 290'-0"



NORTH ELEVATION



SOUTH ELEVATION

**FIGURE 41**  
NORTH AND SOUTH  
ELEVATIONS

**ONE BEVERLY HILLS**



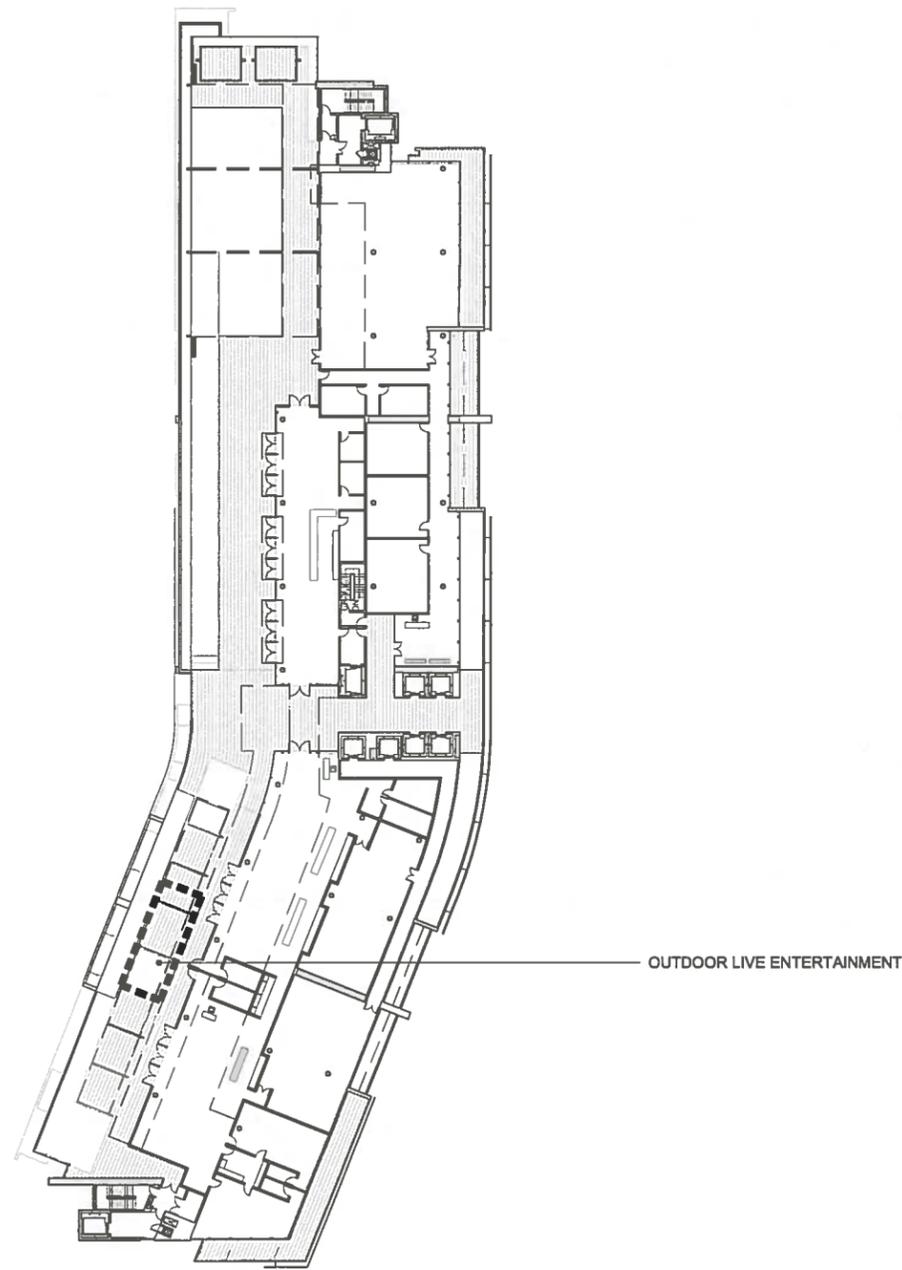
**FIGURE 42**  
MERV GRIFFIN WAY/  
SANTA MONICA BOULEVARD  
RENDERING

**ONE BEVERLY HILLS**

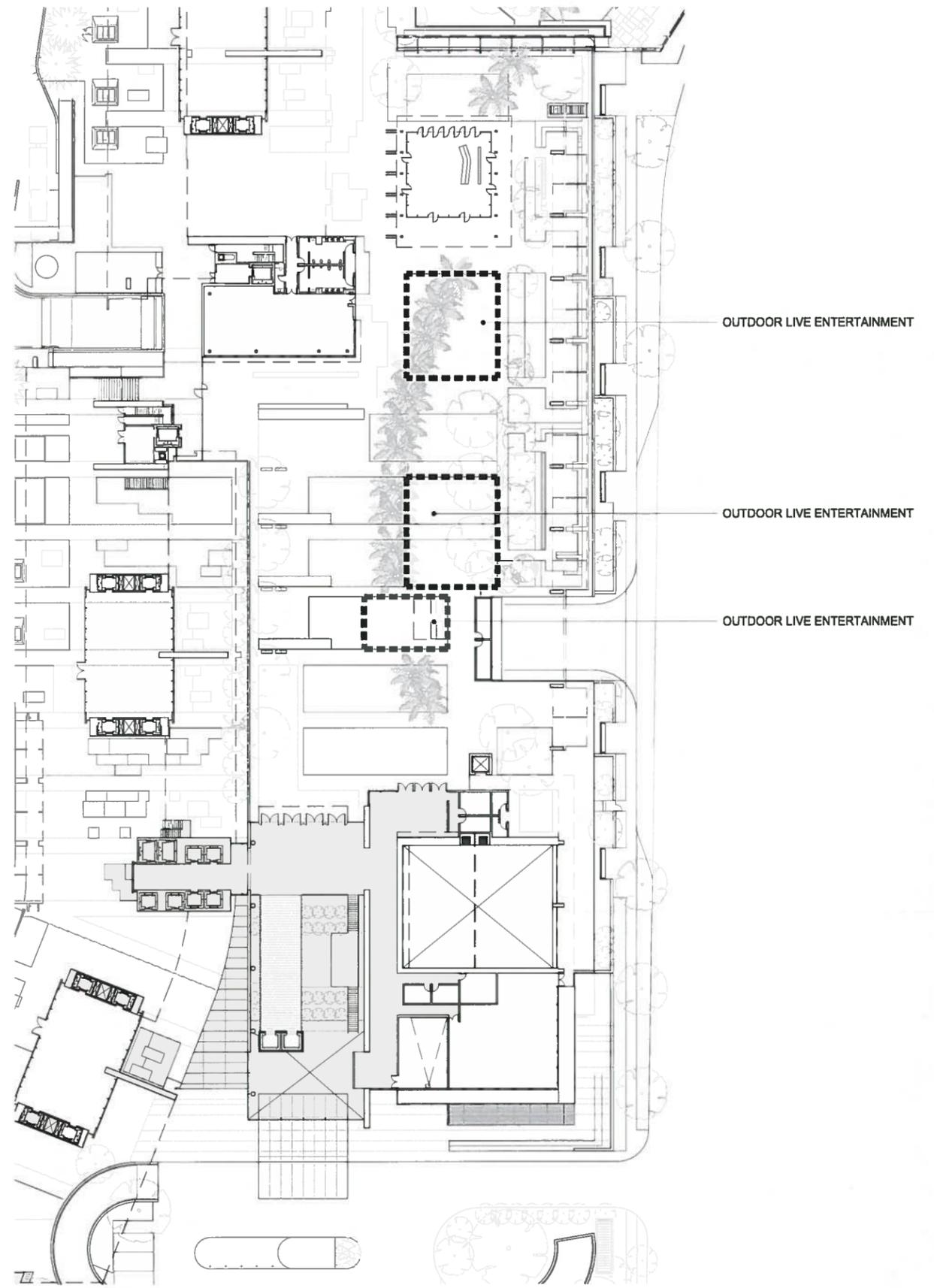


**FIGURE 43**  
WILSHIRE BOULEVARD  
RENDERING

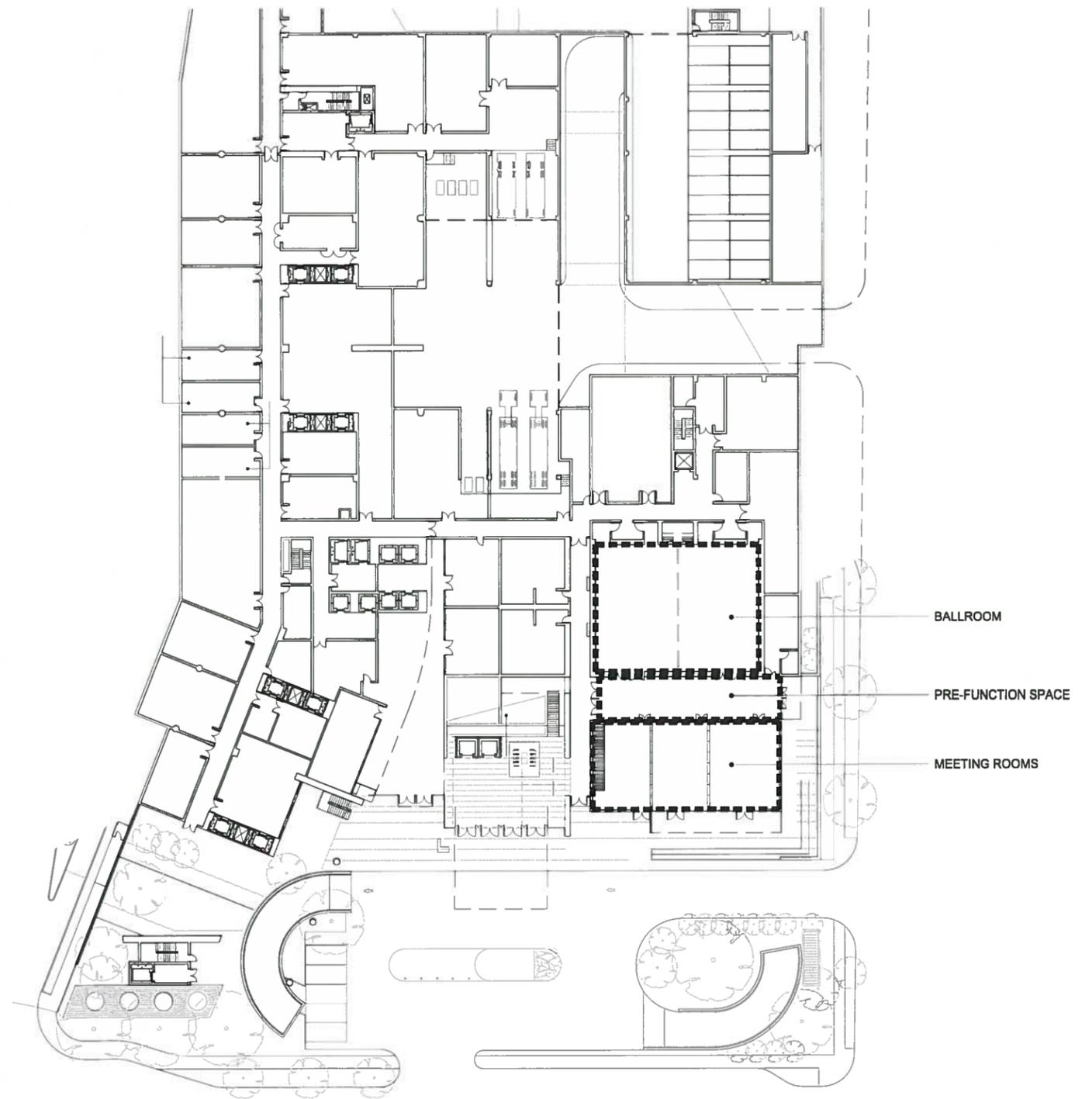
**ONE BEVERLY HILLS**



**FIGURE 45**  
 BUILDING PLAN - LEVEL 14  
 ANCILLARY OUTDOOR LIVE ENTERTAINMENT  
 ONE BEVERLY HILLS



**FIGURE 44**  
 GROUND LEVEL PLAN  
 ANCILLARY OUTDOOR LIVE ENTERTAINMENT  
 ONE BEVERLY HILLS



**FIGURE 46**  
LEVEL P1  
MEETING ROOM FACILITY PLAN  
**ONE BEVERLY HILLS**