



STAFF REPORT
CITY OF BEVERLY HILLS

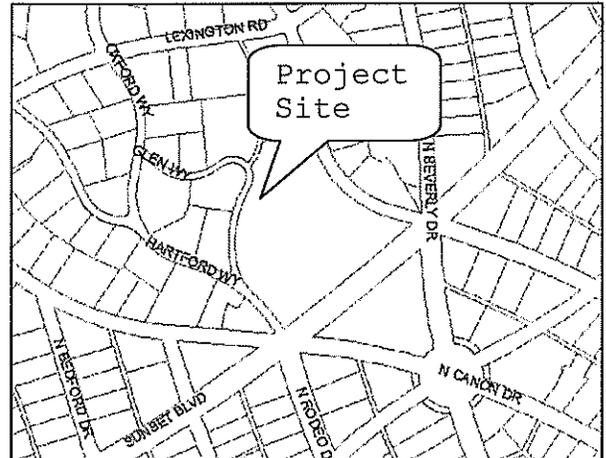
**For the Planning Commission
Meeting of December 11, 2008**

TO: The Planning Commission

FROM: Georgana Millican
Associate Planner

THROUGH: Jonathan Lait, AICP
City Planner

SUBJECT: A request for an amendment to the Beverly Hills Hotel Specific Plan to allow construction of two (2) one-story hotel bungalows with three hotel rooms each (total of six hotel rooms) and a new 8 ½ foot wall for the **Beverly Hills Hotel** located at **9641 Sunset Boulevard**.



RECOMMENDATION

Staff recommends the Planning Commission adopt the attached resolution recommending approval of the proposed amendment to the Beverly Hills Hotel Specific Plan to the City Council.

EXECUTIVE SUMMARY

The proposed project is a request for an Amendment to the Beverly Hills Hotel Specific Plan (attached) to allow construction of two (2) new one-story hotel bungalows with three hotel rooms each (a total of six hotel rooms) for the Beverly Hills Hotel located at 9641 Sunset Boulevard. With the additional six rooms, the total number of rooms would be 210, consistent with the Beverly Hills Hotel Specific Plan, which allows a maximum of 210 hotel rooms; however an Amendment is required for the construction of any new bungalows. As proposed, the bungalows would replace the two (2) existing tennis courts and the project would include replacement of the existing fence and tennis court screening on Glen Way with an 8 ½ foot wall and landscaped planters.

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The Planning Commission is being asked to review the proposed Specific Plan Amendment for consistency with the adopted Beverly Hills Hotel Specific Plan and to then provide a written recommendation to the City Council. If the City Council determines that the proposed amendment is in the public interest, then the Council may amend the Specific Plan.

BACKGROUND

The Beverly Hills Hotel was designed in the Mission Revival Style and was built in 1912 prior to the incorporation of the City of Beverly Hills. The hotel is considered to be an important structure to the history of the City and was developed by the Rodeo Land and Water Company and has been a Southern California landmark ever since. It played a significant role in attracting tourists and residents to the area and originally catered to wealthy Easterners who typically stayed for several months to escape the winter cold of their native states and celebrities who stayed in the private bungalows. In addition, the hotel served as the social center of Beverly Hills.

Prior to 1992, the City did not have a specific set of regulations governing the Beverly Hills Hotel site. On August 11, 1992, the City adopted Resolution No. 92-R-8617, establishing the Beverly Hills Hotel Specific Plan which is intended to guide any further development of the hotel site and implement the City's General Plan which designates the area for luxury hotel and ancillary uses. If at any time in the future, the Beverly Hills Specific Plan Area is not used for hotel uses, then the area is to be used for single family residential purposes consistent with all requirements of the R-1.X zone. However, residential uses are not permitted within the Specific Plan Area unless all hotel uses within the Specific Plan Area are terminated and cease to exist.

On October 5, 1994, the City Council adopted Resolution No. 94-R-9035, amending various sections of the Specific Plan related to construction management, bonding and mitigation measures.

The Beverly Hills Hotel Specific Plan details development standards for the hotel including the number of rentable rooms, total square footage of function spaces and dining and bar area, number of parking spaces, location of parking, hotel character preservation requirements, and bungalow heights and square footages. The Specific Plan provides for minor modifications to the Beverly Hills Hotel to be reviewed by the Director of Community Development for compliance with the Specific Plan. However, all of the buildings, walls, fences, landscaping and open space are shown on diagrams that are referenced to and included as a part of the Specific Plan which also states that "Unless consistent with Diagrams 1 through 8 of this Specific Plan, no buildings, walls, fences or other structures shall be erected, expanded or altered." As proposed, the

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bungalows would replace the two tennis courts on the property and the design includes a new 8 ½ foot high wall and landscape planters in place of the existing tennis court fences. Therefore, the Specific Plan and its associated Diagrams and Exhibits must be amended to show the removal of the existing tennis courts and associated structures and the new bungalow buildings.

GENERAL INFORMATION	
Applicant	Lee Silver
Project Owner	Sajatera, Inc., dba The Beverly Hills Hotel
Zoning District	Beverly Hills Hotel Specific Plan Area

PROJECT DESCRIPTION

The proposed project is the construction of two new bungalow buildings, each with three separately rentable rooms, for a total of six new hotel rooms. As proposed, each of the two bungalows would be one-story, with a height of twenty feet (20'), and approximately 3,200 square feet. The bungalows are proposed to replace two existing tennis courts located at the west corner of the main hotel building along Glen Way, one court above the loading dock and the other court is above the central plant. The design of the proposed bungalows is consistent with the design of the historic character defining features of the Beverly Hills Hotel including pink stucco clad walls, hipped roofs with clay tiles, and is compatible with the materials and features of the main hotel building and the existing bungalows.

The project also includes replacement of the existing tennis court fences and screening along Glen Way with a new 8 ½ foot wall with landscaped planters with projecting pilasters every twenty feet (20') to obscure the visibility of the new buildings from Glen Way and adjacent properties, a new twelve foot trellis and low raised planters to soften the distance between the main hotel building and the new bungalows. A landscape design for the new elements is consistent with the existing landscaping design, hardscape and plant materials of the hotel.

NEIGHBORHOOD SETTING

The site is located on the north side of the Sunset Boulevard between North Crescent Drive and Hartford Way/Glen Way in the single family residential district of the Hillside Area. The surrounding area is characterized by large single family residences both North and South of Sunset Boulevard and the Will Rogers Memorial Park across Sunset Boulevard, south of the project site.

As proposed, the bungalows are in keeping within the existing hotel design style and residential character of the area.

ANALYSIS AND FINDINGS

Beverly Hills Hotel Specific Plan Consistency

The applicant proposes an amendment to the existing Specific Plan to ensure internal consistencies with Specific Plan and the project.

Number of Rooms

The approved Specific Plan calls for a maximum of 210 separately rentable rooms while currently the hotel has 204 separately rentable rooms. With the proposed addition of the two bungalows, each with three separately rentable rooms, the number of hotel rooms will be consistent with the 210 rooms analyzed and accounted for in the Specific Plan. The total number of rooms therefore does not require a Specific Plan amendment.

Parking

The adopted Beverly Hills Hotel Specific Plan required a total of 692 parking spaces for the hotel. The parking required took into account a total build out of 210 guest rooms. The current proposal does not modify the number of parking spaces provided or required and with the proposed additional six guest rooms, the number of guest rooms at the hotel will be 210.

Total Square Footage of Bungalows

The Specific Plan states that the maximum cumulative square footage for all bungalows on the site shall remain substantially as it existed on July 1, 1992 and shall not exceed 40,617 square feet. Additionally, minor additions of up to 350 square feet per bungalow for a total cumulative square footage of additions of 4,500 square feet was permitted within the Specific Plan along with the conversion of the Octagon building to

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a bungalow with a maximum square footage of 2,500 square feet (this building was converted and is referred to on the plans as bungalow #22). The total square footage of bungalows accounted for in the Specific Plan is 47,617 square feet.

The current proposal would add 6,400 square feet (3,200 square feet per bungalow) to the total cumulative bungalow square footage. This requires that the Specific Plan be amended to allow for a cumulative maximum square footage of 54,017 for the bungalows.

Height of Walls

The Specific Plan also limits the height of walls and fences within the Specific Plan Area to six feet. The current proposal calls for the replacement of the existing tennis court fence and screening with a new 8 ½ foot high stucco clad wall with landscaped planters. The landscape planters would be interrupted every 20 feet with pilasters that are reflective of the historic architecture of the hotel. The Applicant is requesting that the six foot maximum wall and fence heights in the Specific Plan be amended to allow the proposed new wall which is intended to provide screening and obscure the visibility of the new bungalows from Glen Way and adjacent properties. The proposed walls largely obscure the visibility of the bungalows from Glen Way and additionally the design of the walls and landscaping soften the appearance of the walls and bungalows as viewed by adjacent properties and from Glen Way and are consistent with the residential character of the area.

Hotel Character Preservation

The Specific Plan requires that all renovations and construction within the Specific Plan Area be designed to preserve and enhance the mission revival heritage and other design styles of the hotel and integrate the traditional design concepts of the Beverly Hills Hotel. In addition, all renovations shall meet the Secretary of the Interior's Standards for Rehabilitation as they existed on January 1, 1992.

Robert Chattel of Chattel Architecture Planning and Preservation, Inc., reviewed the proposed project to evaluate any potential historic resource impacts and for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings "Secretary's Standards" (report attached). The report states that it was determined that the existing tennis courts are neither old nor historic or character defining features of the hotel. The report also concludes that the proposal to construct the new bungalows with associated landscaping and walls conforms to the Secretary's Standards and the provisions of the Specific Plan and will not cause a substantial

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adverse change in the significance of the historic resource or significant effect on the environment.

As proposed, the modifications to the Beverly Hills Hotel Specific Plan Area are not anticipated to materially alter the distribution, location or extent of the land uses set forth in the Specific Plan. The proposed removal of the tennis courts and replacement with the two new bungalows fulfills the intent of the Specific Plan to preserve the unique character of the Beverly Hills Hotel Specific Plan Area. Additionally the new bungalows and associated wall and landscaping is consistent with the residential character of the area and are designed to blend into the area. Therefore the proposed project and Specific Plan Amendment is not anticipated to adversely impact the surrounding neighborhoods.

Construction Management Plan

The Beverly Hills Specific Plan currently contains regulations related to construction that is long since completed and no longer applicable. Staff is recommending that this language be replaced with language requiring construction within the Specific Plan Area to be subject to a construction management plan subject to review and approval by the Building Official prior to the issuance of any building permits. In addition, any such construction would be subject to the submittal of a bond or other security to ensure that such construction is completed in accordance with the Specific Plan and any building permits issued.

Neighborhood Impact

The proposal would add two bungalow buildings to the existing hotel operations, for a total of six new rentable rooms. Although the roofs of the bungalows would be visible from the adjacent street (Glen Way), they are proposed to be screened with residential style landscaping and fencing to minimize any visual impacts. In addition, the visible portions of the roof would be compatible with and complimentary to the existing built environment.

Parking for the hotel is consistent with Specific Plan requirements and the proposed addition of two bungalows would not impact traffic or circulation in the area. The Specific Plan contains regulations for neighborhood protection during special events and prohibits hotel-related parking in residential areas. No changes to these requirements are proposed in conjunction with the proposed amendment. Should the amendment be approved, staff has proposed language to the Specific Plan to ensure that a construction management plan is submitted for review and approval to the City

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prior to the issuance of any building permits to ensure that short term construction impacts to the residential neighborhood are minimized

There are no active or recent code enforcement cases involving the Beverly Hills Hotel and the proposed addition of the two bungalows is not expected to impact the neighboring residential properties in any way.

General Plan Consistency

The adopted General Plan of the City designates the area as a Specific Plan Area for a luxury hotel. Inasmuch as the project includes the addition of two new luxury bungalows, with a total of six new separately rentable rooms and associated walls and landscaping, it is consistent with the General Plan of the City of Beverly Hills.

PUBLIC NOTICE AND COMMENTS

The Project noticed to all property owners and residential tenants within a 300-foot radius of the property, and all owners of single-family zoned properties within 500 feet of the property. The notice of proposed project and public hearing was mailed on November 25, 2008, published in the *Beverly Hills Courier* on Friday, November 29, 2008 and published in the *Beverly Hills Weekly* on Thursday, December 4, 2008. As of this writing, staff has not received any comments regarding this notice.

The Applicant's held an open house at the Beverly Hills Hotel to present and answer questions regarding the proposal on November 19, 2008 at 7 p.m. A letter invitation was sent to all the neighbors on the radius map within 500 feet of the hotel. A total of six neighbors attended the meeting.

ENVIRONMENTAL DETERMINATION

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Staff has determined that the proposed project qualifies for a Categorical Exemption (Sec. 15303 (c)), Class 3 "new construction or conversion of small structure" because the project is less than 10,000 square feet in size on a site zoned for this use and which is served by all necessary public services. Further, the areas surrounding the site are not environmentally sensitive, and the use will not use significant amounts of hazardous substances. Therefore, under the authority provided by the CEQA Guidelines, no significant environmental impacts are anticipated.

RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission adopt the resolution recommending approval of the Specific Plan Amendment by the City Council subject to the following conditions which are required by the Specific Plan:

1. The proposed project shall be in substantial conformance with the plans reviewed by the Planning Commission at the meeting of December 11, 2008.
2. The proposed project is subject to architectural review pursuant to the procedures set forth in Article 30 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code.
3. Prior to the issuance of any building or construction permits within the Specific Plan Area, a construction management plan shall be submitted for review and approval by the Building Official and the Director of the Public Works Department as appropriate.
4. Prior to or contemporaneously with the issuance of any building permits within the Specific Plan Area, the owner of the Beverly Hills Hotel shall provide the City with a bond, letter of credit or other security, in form and content satisfactory to the City Attorney and in an amount satisfactory to the Director of Community Development, to ensure that the exterior improvements to the Beverly Hills Hotel and the structural improvements necessary to support those exterior improvements, as well as all landscaping for the Specific Plan Area, shall be completed in accordance with the Specific Plan and any proposed building permits.

Georgana Millican
Associate Planner

Attachments:

- A) Draft Resolution
- B) Draft Amended Beverly Hills Hotel Specific Plan
- C) Beverly Hills Hotel Specific Plan
- D) Historic Report
- E) Application

ATTACHMENT “A”

Draft Resolution

RESOLUTION NO. -R-

RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF BEVERLY HILLS RECOMMENDING THAT THE
COUNCIL OF THE CITY OF BEVERLY HILLS APPROVE AN
AMENDMENT TO THE BEVERLY HILLS HOTEL SPECIFIC
PLAN

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

Section 1. In order to more comprehensively regulate the rehabilitation of the Beverly Hills Hotel, bungalows and grounds, and to allow for the construction of two new bungalow buildings, and in order to systematically implement the City of Beverly Hills General Plan, the City adopted the Beverly Hills Hotel Specific Plan on August 11, 1992 by Resolution No. 92-R-8617. The City Council subsequently approved an amendment to the Specific Plan on October 5, 1994, by Resolution No. 94-R-9035.

Section 2. Sajahtera, Inc., dba Beverly Hills Hotel, has applied for an Amendment to the Beverly Hills Hotel Specific Plan to allow for the construction of two new bungalow buildings, each with three separately rentable rooms, for a total of six new hotel rooms. Each of the two bungalows is one-story, with a maximum height of twenty feet (20'), and contains approximately 3,200 square feet. The proposed bungalow buildings would replace the existing tennis courts, and fences and screening along Glen Way would be provided with a new 8 ½ foot wall with landscaped planters.

Section 3. On December 11, 2008, the Planning Commission held a duly notice public hearing to consider the requested Specific Plan Amendment. The Planning Commission

took testimony, and considered the staff report, public testimony during its deliberation of the proposal.

Section 4. This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the environmental regulations of the City. The proposed project qualifies for a Categorical Exemption (Sec. 15303 (c)), Class 3 “new construction or conversion of small structure” because the project is less than 10,000 square feet in size on a site zoned for this use and which is served by all necessary public services. Further, the areas surrounding the site are not environmentally sensitive, and the use will not use significant amounts of hazardous substances. Therefore, under the authority provided by CEQA, no significant environmental impacts are anticipated and the project is exempt from further review. The Planning Commission therefore recommends that the City Council determine that the project is exempt from CEQA for the foregoing reasons.

Section 5. The General Plan Land Use Plan of the City of Beverly Hills designates the property as a Specific Plan for a luxury hotel. Inasmuch as the project includes the addition of two new luxury bungalows, with a total of six new separately rentable rooms and associated walls and landscaping, it is consistent with the General Plan of the City of Beverly Hills.

Section 6. The Planning Commission recommends that the City Council adopt a resolution amending the Beverly Hills Hotel Specific Plan with revisions as shown in the redlined Specific Plan attached hereto as Exhibit “A,” and incorporated herein by reference.

Section 7. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted:

Kathy Reims,
Chair of the Planning Commission
of the City of Beverly Hills, California

Attest:

Secretary

Approved as to form:

David M. Snow
Assistant City Attorney

Approved as to content:

Jonathan Lait, AICP *JL*
City Planner

ATTACHMENT “B”

Draft Amended Beverly Hills Specific Plan

Beverly Hills Hotel Specific Plan

As amended Date, 2009

INTRODUCTION

Since 1912, before the incorporation of the City of Beverly Hills, the Beverly Hills Hotel and its grounds have occupied their current location. Commissioned by Burton Green and Margaret J. Anderson, the Beverly Hills Hotel and the Hotel Specific Plan Area have grown with the City and function as symbols of the City and its beginnings. In addition, the Hotel and the Specific Plan Area are located in a unique portion of the City. Unlike any other hotel area of the City, the Beverly Hills Hotel Specific Plan Area is surrounded by residential uses and was built to attract those uses. However, before the adoption of this Specific Plan, the City has never enacted a set of comprehensive regulations to address this unique area of the City.

This Specific Plan was adopted by resolution of the City Council on August 11, 1992 will to guide the further development of the Specific Plan Area and will systematically implement the City's General Plan. In order to systematically implement the General Plan, the Specific Plan will authorize the development and use of the Specific Plan Area in substantial compliance with the requirements of the Plan, including the diagrams and exhibits contained in the Plan.

The Specific Plan was amended on October 5, 1994 by City Council Resolution No. 94-R-9035 to revise certain construction management and bonding issues.

The Specific Plan was amended a second time in 2009, to allow for two new bungalows, identified as Bungalow 23 and Bungalow 24 in the location of the former tennis courts, which were removed as part of the project. Where-ever diagrams, exhibits and footnotes are referred to in this document, the references shall be inclusive of Figures 1-11, associated with Bungalows 23 and 24 and where any references are made to tennis courts in this Specific Plan, those references shall be construed to mean where modified in the tennis court areas by the new Figures 1-11. In the event that Bungalows 23 and/or 24 are removed, the regulations pertaining to the tennis courts remain. The second amendment also removed construction management language that related to specific construction already completed and replaced it with language requiring a construction management plan and bonding for prior to the issuance of any building permits within the Specific Plan Area.

RELATIONSHIP TO GENERAL PLAN

The location of the Specific Plan Area is shown on the map set forth as Exhibit A to this Specific Plan.

The General Plan provides that the Beverly Hills Hotel Specific Plan Area may be governed by this Specific Plan and used for hotel purposes. This Specific Plan is designed to

ensure that the Beverly Hills Hotel Specific Plan Area is developed with the hotel uses designated in the General Plan and that such development will fulfill the General Plan development goals, objectives and policies.

Consistent with the goals, objectives and policies of the City of Beverly Hills General Plan, if the Beverly Hills Hotel Specific Plan Area is not used for hotel purposes, then the Specific Plan Area shall be used only for single family residential purposes. All residential development shall be consistent with the requirements of the R-1.X Zone.

Development of the Specific Plan Area, as specifically conditioned by this Specific Plan and in substantial accordance with the plans set forth in the diagrams and exhibits incorporated as part of this Specific Plan, would be consistent with the General Plan and would meet all of the policy goals and requirements set forth in both the General Plan and this Specific Plan.

DISTRIBUTION, LOCATION, AND EXTENT OF USES OF LAND

The uses allowed in the Specific Plan Area shall be limited to a luxury hotel and ancillary uses, or single family uses as provided below. Ancillary luxury hotel uses may include without limitation, lobbies, function and pre-function spaces, restaurants, bars, fitness centers, pools and spas, game courts, parking, and central power, heating facilities and air conditioning facilities.

The location and distribution of buildings, walls, fences and open space, including building levels located below grade, shall be substantially as shown on Diagrams 1 through 8 of this Specific Plan. Within the open space, the location, distribution and type of landscaping shall be substantially as shown on Diagram 9 of this Specific Plan, as further defined by Exhibit B of this Specific Plan, the Landscaping Conservation Study. Unless consistent with Diagrams 1 through 8 of this Specific Plan, no buildings, walls, fences or other structures shall be erected, expanded or altered.

In order to preserve the character of the Beverly Hills Hotel Specific Plan Area in a manner that is consistent with its history as a luxury hotel and grounds rather than a convention or retail center, the function spaces shall not exceed a total floor area of 15,800 square feet distributed over 3 function rooms. In addition, the total floor area devoted to retail uses within the Specific Plan Area shall not exceed 5,408 square feet and the total dining and bar area devoted to restaurant and bar uses shall not exceed 10,140 square feet. Finally, the total number of separately rentable rooms within the Specific Plan Area shall not exceed 210.

Also in order to preserve the character of the Beverly Hills Hotel Specific Plan Area in a manner that is consistent with its history as a luxury hotel and grounds, and to ensure that all subsequent owners are made aware of the requirements of this Specific Plan, the owner of the Beverly Hills Hotel shall enter into a covenant and agreement with the City, in form and content satisfactory to the Beverly Hills City Attorney, accepting the provisions of this Specific Plan and notifying subsequent property owners of its existence. The owner of the Beverly Hills Hotel shall also enter into a lot tie agreement with the City of Beverly Hills, in form and content satisfactory to the Beverly Hills City Attorney, to hold all of the lots located in the Specific Plan

Area together as a single parcel. Both the agreement accepting the Specific Plan provisions and the lot tie agreement shall be recorded with the Los Angeles County Recorder before issuance of any building permit or other permit to engage in construction operations that would bring the Specific Plan Area, as it existed on January 1, 1992, into conformity with this Specific Plan. Furthermore, although the lot tie agreement will require that the owner of the property in the Specific Plan Area must hold all of the lots as a single parcel, that agreement shall also provide that during the term of the agreement the owner of the property shall not be prohibited from resubdividing the lots in accordance with the ordinances, procedures and policies in effect at the time of subdivision. In addition, if at any time after recordation of the lot tie agreement the City approves a final map of such resubdivision or if this Specific Plan is no longer in effect, then the lot tie agreement shall automatically terminate and the City shall record a document certifying such termination. Except as stated above, the lot tie agreement shall not be terminated or modified except upon written agreement between the property owner or owners and the City.

Notwithstanding any other provision of this Specific Plan, if the Beverly Hills Hotel Specific Plan Area is no longer used for hotel purposes, then the Specific Plan Area shall be used only for single family residential purposes. Residential uses shall not be permitted within the Specific Plan Area unless all hotel uses within the Specific Plan Area are terminated and cease to exist. All residential development shall be consistent with the requirements of the R-1.X Zone.

DISTRIBUTION LOCATION AND EXTENT OF ESSENTIAL FACILITIES

Due to the long history of hotel uses within the Beverly Hills Hotel Specific Plan Area, the land uses within the Specific Plan Area are currently supported with adequate sewage, water, drainage, solid waste disposal, energy and other essential facilities. As limited in size and intensity of use by this Specific Plan, the land uses within the Specific Plan Area will not require new or additional sewage, water, solid waste disposal, energy, or other essential facilities within the Specific Plan Area. However, all utility construction, connections and maintenance shall conform to the provisions of the Beverly Hills Municipal Code.

Additional drainage facilities for the Specific Plan Area shall be provided only to the extent necessary to channel surface water into the existing storm drainage system. The drainage for the Beverly Hills Hotel Specific Plan Area shall be constructed substantially as shown on Diagram 10 of this Specific Plan. No additional drainage facilities shall be required to be constructed within the Specific Plan Area to support the Specific Plan Area.

Private transportation facilities including, but not limited to, driveways and parking facilities shall be constructed to support the land uses within the Specific Plan Area and to minimize the parking and traffic impacts on surrounding neighborhoods. In order to implement these goals, the requirements of this Specific Plan, including the specific measures set forth in the following five paragraphs, will ensure that the land uses described in the Plan are adequately supported by private transportation facilities.

The primary vehicle entrance to the specific Plan Area shall be from Crescent Drive. The primary vehicle exit from the Specific Plan Area shall be onto Hartford Way. All vehicle entrances and exits shall be constructed substantially as shown on Diagram 1 of this

Specific Plan and as shown in more detail on Diagrams 11, 12, 15, 16, and 17 of this Specific Plan. Furthermore, in order to better integrate traffic exiting the Hotel with traffic along Hartford Way, the Beverly Hills Director of Transportation may require additional modifications to the primary vehicle exit which are not inconsistent with these diagrams. For example, the Director may require, but shall not be limited to requiring, specific striping of the exit driveway or specific signage restricting vehicle turns. If the Director requires additional modifications, the modifications shall be implemented at the expense of the owner of the Beverly Hills Hotel.

All parking required to support the land uses within the Specific Plan Area shall be provided within the Specific Plan Area. Nineteen (19) self parking spaces shall be dedicated to patrons of the Hotel and Bungalows along the primary exit driveway, substantially as shown on Diagram 1 of the Specific Plan. The remaining twenty-four (24) parking spaces along the entrance and exit driveway, substantially as shown on Diagram 1, shall be dedicated to patron parking and shall not be available to commercial car rental businesses or other uses.

No valet parking for uses within the Specific Plan Area shall be permitted outside of the Specific Plan Area. All persons who work within the Specific Plan Area shall be provided free parking within the Specific Plan Area. However, if parking demand for uses in the Specific Plan Area is anticipated to exceed the parking capacity within the Specific Plan Area at any time or times, then the owner of the Beverly Hills Hotel shall provide free parking for Beverly Hills Hotel employees in Beverly Hills city-owned parking lots, or if the employees cannot be accommodated in such lots, then free parking shall be provided in a different lot, satisfactory to the Beverly Hills Director of Transportation, sufficient to permit all patrons of the Hotel to park, or be parked, within the Specific Plan Area. The owner of the Hotel shall also provide free transportation for employees between such employee parking lots and the Specific Plan Area.

The Owner of the Hotel shall direct employees to refrain from using street parking while working at the Hotel. Furthermore, upon request of the Director of Transportation, and in order to assist the City in monitoring employee street parking, the Owner shall provide the City with the license plate numbers of all vehicles regularly used by employees of the Hotel.

Buses which load or unload persons in the Specific Plan Area shall be directed by the owner of the Hotel to park, and shall park, in the areas specifically designated for the buses on Diagram No. 7 of this Specific Plan.

As limited in size and intensity by this Specific Plan, and provided that employee parking is provided as described above in this Plan, the Specific Plan Area land uses shall be adequately supported by 692 parking spaces that shall be constructed substantially as shown on Diagrams 11 through 17 of this Specific Plan.

As limited in size and intensity by this Specific Plan, the land uses described in the Specific Plan will not need to be supported by new or additional major components of public transportation facilities located within the Specific Plan Area. With regard to existing public transportation facilities, the owner of the Beverly Hills Hotel shall maintain the public transportation shelter located on Sunset Boulevard adjacent to the Specific Plan Area in good and clean condition and repair, satisfactory to the Director of Planning and Community

Development. In addition, the owner of the hotel shall provide and maintain adequate lighting for that shelter, satisfactory to the Director of Planning and Community Development. However, this duty to maintain the transportation shelter and lighting shall continue only as long as that shelter is served by public transportation vehicles.

DEVELOPMENT STANDARDS, CRITERIA, AND REGULATIONS

The development standards and criteria described in this Specific Plan have been designed to preserve the unique hotel character of the Beverly Hills Hotel Specific Plan Area along with the residential character of the surrounding neighborhoods.

A. Hotel Character Preservation.

The design of all renovations to the Beverly Hills Hotel will identify, preserve and retain the form and detailing of those architectural materials and features that are important in defining the character of the Hotel and the Specific Plan Area. All renovations shall meet the Secretary of the Interior's Standards for Rehabilitation as they existed on January 1, 1992. In addition, all renovations and construction shall be designed to preserve and enhance the mission revival heritage and other design styles of the original hotel. Renovation and construction will integrate the traditional design concepts of the Beverly Hills Hotel and preserve those design concepts.

All renovations shall also preserve and enhance the garden-resort atmosphere of the Beverly Hills Hotel.

In order to achieve these goals, all renovations shall comply with the development requirements set forth in the following paragraphs.

As shown in Diagram 18, all renovations shall retain and preserve the bell towers at the main entry and the basic forms of the southern and eastern elevations of the main building substantially as those elements are shown in Diagram 20. The basic forms of the northern elevation of the main building shall also be retained as shown on Diagram 18. In addition, all renovations shall retain and preserve the appearance of the entry drive from Crescent Drive as shown in Exhibit C, and the Beverly Hills Hotel sign as shown in Exhibit D.

All renovations shall retain and repair, or, where required, replace with compatible or like kind material, the Hotel's pink stucco and its tile roofs, as shown in Exhibit E.

Construction of any new portions of the Hotel shall use the same character defining finishes that have been traditionally used in the Hotel, as shown in Exhibit E.

The appearances of the character defining elements of the Polo Lounge and the coffee shop shall be retained in substantially the same form as they appeared in 1991 and as documented in Exhibit F.

The facade of the Beverly Hills Hotel shall be preserved to the extent feasible.

The unobstructed line of sight between Crescent Drive and the Beverly Hills Hotel Bungalows shall be preserved in substantially the same form as it existed on July 1, 1992 as documented in Exhibit G.

B. Height and Bungalow Area.

The height of the major elements of the primary Beverly Hills Hotel building shall be no higher than shown on Diagram 18.

Hotel Bungalows shall be limited to substantially those locations shown on Diagram 1 of this Specific Plan. In addition, the maximum height of each bungalow shall be limited to the height at the time of the adoption of this Specific Plan, and the profiles of the bungalows shall be generally as shown on Diagram 19 of this Specific Plan. The maximum height of each bungalow at the time of adoption of this Specific Plan is listed below.

- Bungalow 1 - 20 feet, 0 inches
- Bungalow 2 - 14 feet, 6 inches
- Bungalow 3 - 22 feet, 6 inches
- Bungalow 4 - 17 feet, 0 inches
- Bungalow 5 - 17 feet, 0 inches
- Bungalow 6 - 19 feet, 6 inches
- Bungalow 7 - 16 feet, 6 inches
- Bungalow 8 - 16 feet, 0 inches
- Bungalow 9 - 24 feet, 0 inches
- Bungalow 10 - 22 feet, 0 inches
- Bungalow 11/12 - 43 feet, 7 inches
- Bungalow 14/17 - 35 feet, 4 inches
- Bungalow 18/21 - 35 feet, 3 inches

Further two additional bungalows (individually, "Bungalow 23" and "Bungalow 24", and collectively, the "Additional Bungalows") may be constructed in the location occupied by the two (2) tennis courts located within the Specific Plan Area. The location of Bungalow 23 and Bungalow 24 shall be substantially as shown on Figure 1 attached hereto.

Each of the Additional Bungalows shall contain (1) a maximum of 3,200 square feet, and (2) not more than three separately rentable rooms. The total number of separately rentable rooms within the Specific Plan Area shall in no event exceed the 210 separately rentable rooms permitted under the Specific Plan. Parking for the Additional Bungalows is provided by the 692 parking spaces required by the Specific Plan, the location of which is shown on Figure 2 attached hereto.

Bungalow 23 shall be constructed substantially as shown in Figures 3 and 5 attached hereto, and Bungalow 24 shall be constructed substantially as shown on Figures 4 and 5 attached hereto. Each of the Additional shall be one-story. Figure 5 attached hereto illustrate the height of Bungalow 23 and Bungalow 24. As shown on Figure 5, the height of each of the Additional Bungalows, as measured from the concrete deck of the existing tennis court, shall be 21 feet.

The location, distribution, and type of landscaping, plant material and hardscape installed in connection with the construction of the Additional Bungalows shall be substantially as shown on Figures 6, 7, and 8 attached hereto, and shall include replacement of the existing fence and tennis court screening on Glen Way with an 8 ½ foot wall with landscaped planters and other features, substantially as shown on Figures 9, 10 and 11 attached hereto.

~~The maximum cumulative square footage for all bungalows shall remain substantially as it existed on July 1, 1992 and therefore shall not substantially exceed 40,617 49,517 square feet except that the Director of Planning and Community Development may approve additions of not more than 350 square feet to each existing bungalow if such additions meet the requirements of this Specific Plan and the cumulative square footage of all additions does not exceed 4,500 square feet. In addition, the Director of Planning and Community Development may approve conversion of the Octagon building to a bungalow that does not substantially exceed 2,500 square feet in area.~~

Wall and fence heights in the Specific Plan Area shall be limited to six feet except for areas where the wall height is identified as 8.5 feet in the Specific Plan. However, this wall height restriction shall not prohibit the erection of temporary construction barricades which do not comply with these restrictions.

C. Architectural Review

Construction within the Beverly Hills Hotel Specific Plan Area shall be subject to architectural review pursuant to the procedure set forth in Article 30 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code.

D. Construction Regulations

~~Prior to the issuance of any building or construction permits within the Specific Plan Area, a construction management plan shall be submitted for review and approval by the Building Official and the Director of the Public Works Department as appropriate. Construction and landscaping operations for the reconstruction and landscaping of the Beverly Hills Hotel and grounds, which are necessary to bring the Specific Plan Area, as it existed on January 1, 1992, into conformity with this Specific Plan. (such construction and landscaping operations are hereafter referred to as the "Initial Specific Plan Construction"), shall substantially conform to the schedule contained in the Construction Phasing Plan set forth as Exhibit H, subject to delays beyond the control of the owner of the Beverly Hills Hotel. The Initial Specific Plan Construction shall also conform to the measures contained in the document entitled "Mitigation Measures for Renovation of The Beverly Hills Hotel & Bungalows," set forth as Exhibit I. Furthermore, no Initial Specific Plan Construction on the Hotel bungalows shall occur concurrently with the remainder of the Initial Specific Plan Construction and no more than two Hotel bungalows shall be under construction or renovation at any one time.~~

~~Prior to or contemporaneously with the issuance of any building permits within the Specific Plan Area, undertaking any Initial Specific Plan Construction, the owner of the Beverly Hills Hotel shall provide the City with a bond, letter of credit or other security, in form and content satisfactory to the City Attorney and in an amount satisfactory to the Director of Building and Safety, to ensure that the exterior improvements to the Beverly Hills Hotel and the structural improvements necessary to support those exterior improvements, as well as all landscaping for the Specific Plan Area, shall be completed in accordance with the Specific Plan and any proposed building permits issued for the Initial Specific Plan Construction. Additionally, before completion of the landscaping required as part of the Initial Specific Plan Construction and before any temporary or permanent occupancy of the Hotel following any Initial Specific Plan Construction, the owner of the Beverly Hills Hotel shall provide the City with a maintenance bond or other security in form and content satisfactory to the City Attorney and in an amount satisfactory to the Director of Public Works, to ensure maintenance of the exterior improvements and landscaping within the Specific Plan Area as provided in this Specific Plan for a period of three years after completion of the Initial Specific Plan Construction. The owner of the Beverly Hills Hotel shall provide sufficient evidence to the City prior to the issuance of any building permits for the project that the owner has the financial capability to satisfactorily complete the Initial Specific Plan Construction.~~

E. Operational Standards.

1. Recreational Facilities.

All fitness centers, game courts other than tennis courts, and other recreational facilities shall be limited to guests who are renting hotel guest rooms in the Specific Plan Area. The area of all fitness centers shall not substantially exceed 1,168 square feet. The tennis courts shall be used only between the hours of 7 a.m. and 10 p.m.

2. Resource Conservation, Development and Utilization.

Development within the Specific Plan Area shall be designed and operated to conserve energy as required by local utility and other agencies with jurisdiction over the Beverly Hills Hotel Specific Plan Area. All development within the Specific Plan Area shall comply with Title 24 of the California Code of Regulations concerning energy conservation standards.

Air conditioning systems will include an outdoor air economizer cycle to obtain free cooling during cold outdoor climactic periods.

Automatic irrigation systems shall be set to irrigate during appropriate hours to minimize water loss due to evaporation or misdirected water flow.

To the extent authorized by law and the City of Beverly Hills, all development within the Beverly Hills Hotel Specific Plan Area shall include commercial sized compactors to reduce the volume of solid waste generated by the development.

Development within the Beverly Hills Hotel Specific Plan Area shall participate in applicable City programs designed to reduce solid waste and solid waste disposal. To the extent that it would be consistent with City solid waste reduction and recycling programs, all development within the Specific Plan Area shall employ trash removal services which recycle solid waste.

Access to existing and future public transportation systems, transit stops and pedestrian walkway systems which serve the Beverly Hills Hotel Specific Plan Area shall be incorporated into all development within the Specific Plan Area.

The owners and operators of development within the Specific Plan Area shall implement a Transportation Demand Management Program that conforms to South Coast Air Quality Management District Regulation XV or its successor.

Air filtration systems shall be designed into all development within the Beverly Hills Hotel Specific Plan Area to reduce any adverse air quality impacts on hotel employees and guests.

The design of development within the Specific Plan Area shall preserve the garden quality of the Specific Plan Area and its surroundings. In order to augment the limited landscaping buffer within the Specific Plan Area along Sunset Boulevard, the owner of the Beverly Hills Hotel shall, at the option of the City of Beverly Hills, plant and maintain, or finance the planting and maintenance of, landscaping, including seasonal flowers, in the median and parkway along Sunset Boulevard adjacent to the Specific Plan Area. Such landscaping shall complement the landscaping within the Specific Plan Area along Sunset Boulevard. If the City chooses to require the owner of the Hotel to provide, or finance the provision of, the landscaping, then before commencement of the Initial Specific Plan Construction, the owner of the Beverly Hills Hotel shall enter into a covenant and agreement with the City of Beverly Hills, in form and content satisfactory to the City, which will obligate the owner to design, plant and maintain or, at the City's discretion, provide funds for the design, planting and maintenance of the median and parkway landscaping, to the satisfaction of the City.

The owner of the Beverly Hills Hotel shall protect all existing street trees adjacent to the Specific Plan Area during the Initial Specific Plan Construction. No street trees, including those trees designated on any Diagrams or other preliminary plans, shall be removed and/or relocated except in compliance with all ordinances and regulations of the City of Beverly Hills and with approval from the Director of Recreation and Parks and the Director of Public Works. Removal and/or replacement of any street trees shall not commence until the applicant has provided the City with an improvement security to ensure the regrowth of any relocated or replaced street trees. The security amount will be determined by the Director of Public Works, and shall be in a form approved by the City Attorney.

Operation of the development within the Specific Plan Area shall comply with the "Operation" section of the document entitled "Mitigation Measures for Renovation of the Beverly Hills Hotel and Bungalows" set forth as Exhibit I.

3. Light and Glare.

With the exception of Hotel identification signage approved by the City of Beverly Hills Architectural Commission, all outdoor lighting shall be appropriately shielded so that no significant direct lighting may be viewed from any location outside of the Beverly Hills Hotel Specific Plan Area.

All lighting shall be shielded so that there is no spillage onto properties outside of the Beverly Hills Hotel Specific Plan Area.

4. Loading Areas.

The hours of operation of the loading area shall be restricted to the hours between 7:00 a.m. and 5:00 p.m. except as otherwise necessary in order to comply with the requirements of the South Coast Air Quality Management District or other governmental agency.

The doors enclosing the loading areas shall be opaque, decorative in nature, and compatible in design with the surrounding residential neighborhood, to the satisfaction of the Beverly Hills Architectural Commission. The operation of the doors in combination with the operation of the Hotel shall not cause the ambient noise level at the boundary of the Specific Plan Area to increase more than five decibels.

F. Fire Safety.

At the time that any renovation is performed on any building within the Specific Plan Area, an automatic fire extinguishing system, satisfactory to the Fire Chief, shall be installed in that building. In addition, a fire department phone system shall be provided in the underground parking garage located within the Specific Plan Area.

IMPLEMENTATION PROGRAM

A. Financing.

Development of the Beverly Hills Hotel Specific Plan Area will be financed by private initiative and will not require public assistance.

B. Programs and Regulations.

In order to ensure that this Specific Plan will be implemented and that development will be consistent with the regulations set forth in this Specific Plan, the Initial Specific Plan Construction will be monitored pursuant to the mitigation monitoring program for renovation of The Beverly Hills Hotel and Bungalows set forth as Exhibit J to this Specific Plan. This monitoring program includes the creation of a hotel/neighborhood construction liaison committee, the establishment, at the expense of the owner of the Beverly Hills Hotel, of a 24-hour telephone line for complaints regarding violations of this Specific Plan, and the creation of a city staff monitor who, at the expense of the owner of the Beverly Hills Hotel, will be responsible for ensuring the implementation of this plan.

In addition, in connection with the Initial Specific Plan Construction, the City shall also engage, at the Hotel owner's expense, a professional historic preservation consultant to monitor compliance with the character preservation measures required by this Specific Plan.

Before any permits are issued for the Initial Specific Plan Construction, a historic preservation consultant, under the direction of the City, but at the Hotel owner's expense, shall fully document the state of the Hotel as required in the "Preservation" section of the "Mitigation Measures for Renovation of the Beverly Hills Hotel & Bungalows," set forth as Exhibit I.

Finally, the developer of the Initial Specific Plan Construction shall be advised by a preservation consulting group consisting of representatives from the local and regional preservation and architectural communities, including at least one resident of the City of Beverly Hills appointed by the City Council who has professional training or experience in the area of architecture, historic preservation, planning or design. This group shall be advisory only and shall aid the developer with decisions regarding the preferred methods of preserving the character of the Beverly Hills Hotel consistent with the requirements of this Specific Plan.

Any reconstruction or development within the Specific Plan Area which occurs after the Initial Specific Plan Construction shall be monitored pursuant to a written monitoring plan satisfactory to the Director of Planning and Community Development. The monitoring plan shall ensure that such reconstruction or development will be completed in accordance with the requirements of this Specific Plan.

C. Public Works Projects.

The following small public works projects will be implemented before occupancy of the Initial Specific Plan Construction, and shall be constructed at the expense of the developer of the Initial Specific Plan Construction.

Defective or damaged sidewalks, curbs, gutters, streets and alleys surrounding the Specific Plan Area shall be removed and reconstructed to the satisfaction of the City Engineer.

Curb ramps to aid physically challenged pedestrians shall be constructed at roadway crossings in compliance with California and Beverly Hills specifications.

At the intersections of Sunset Boulevard with Crescent Drive and Sunset Boulevard with Hartford Way, traffic signals shall be upgraded to demand activated controllers as required to meet the demands of the Specific Plan Area, as developed or reconstructed, to the satisfaction of the City's Director of Transportation.

In addition to the above-listed public works projects, if the City restripes Hartford Way in anticipation of, or in response to, occupancy of the Initial Specific Plan Construction, then the owners of the Beverly Hills Hotel shall reimburse the City for the cost of such restriping.

Before occupancy of the Initial Specific Plan Construction, those traffic and parking measures contained in the "Traffic and Parking" section of the "Mitigation Measures for Renovation of the Beverly Hills Hotel & Bungalows," set forth as Exhibit I, shall be implemented.

D. Architectural, Landscaping and Other Modifications to Drawings.

Modifications to the architectural designs, landscaping designs and materials, and auxiliary uses shown on the diagrams contained in this Specific Plan may be approved by the Planning Commission pursuant to the procedure set forth in the Beverly Hills Municipal Code for issuing a conditional use permit. The Planning Commission may approve such modifications if the Commission determines that the modifications do not materially alter the distribution, location and extent of the uses of land as set forth in this Specific Plan and the modifications fulfill the intent of the Specific Plan to preserve the unique character of the Beverly Hills Hotel Specific Plan Area while not adversely impacting the residential character of the surrounding neighborhoods.

In addition to modifications approved by the Planning Commission as described above, insubstantial modifications to the diagrams, plans, construction schedules and landscaping set forth in this Specific Plan may be approved by the Director of Planning and Community Development. Such insubstantial modifications may include, without limitation, small changes to building footprints, the substitution of like types of plant species in the landscaping plan, or minor changes to building elevations.

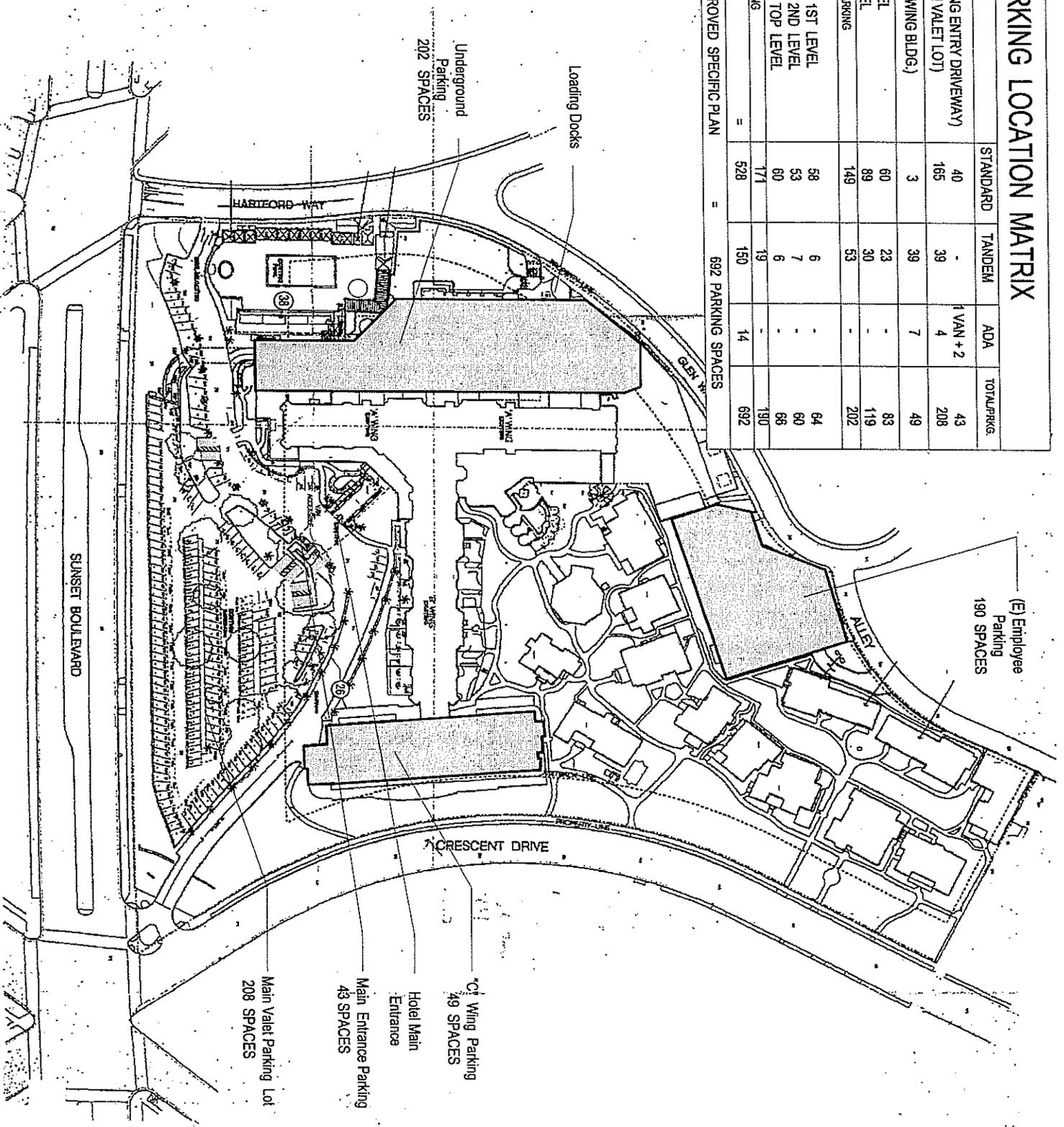
E. Development Authorization Process.

Development within the Specific Plan Area shall be governed by the zoning requirements set forth in Title 10, Chapter 3, Article 15.5 of the Beverly Hills Municipal Code. That Article requires that all development within the Beverly Hills Hotel Specific Plan Area be consistent with the Beverly Hills Hotel Specific Plan.

Pursuant to Article 15.5, all development within the Specific Plan Area shall be reviewed by the Director of Planning and Community Development for compliance with this Specific Plan. The Director shall have the authority to impose any conditions on such development that are not inconsistent with the Beverly Hills Hotel Specific Plan and that are necessary to ensure compliance with the Beverly Hills Hotel Specific Plan.

PARKING LOCATION MATRIX

LOCATION	STANDARD	TANDEM	ADA	TOTAL PRG
GROUND LEVEL (ALONG ENTRY DRIVEWAY)	40	-	1 VAN + 2	43
GROUND LEVEL (MAIN VALET LOT)	165	39	4	208
GROUND LEVEL (*C - WING BLDG.)	3	39	7	49
B-3 PARKING LEVEL	60	23	-	83
B-4 PARKING LEVEL	89	30	-	119
TOTAL UNDERGROUND PARKING	149	53	-	202
EMPLOYEE PARKING 1ST LEVEL	58	6	-	64
EMPLOYEE PARKING 2ND LEVEL	53	7	-	60
EMPLOYEE PARKING TOP LEVEL	80	6	-	86
TOTAL EMPLOYEE PARKING	171	19	-	190
SUB - TOTAL	= 528	150	14	692
TOTAL AS PER APPROVED SPECIFIC PLAN	=	692	PARKING SPACES	



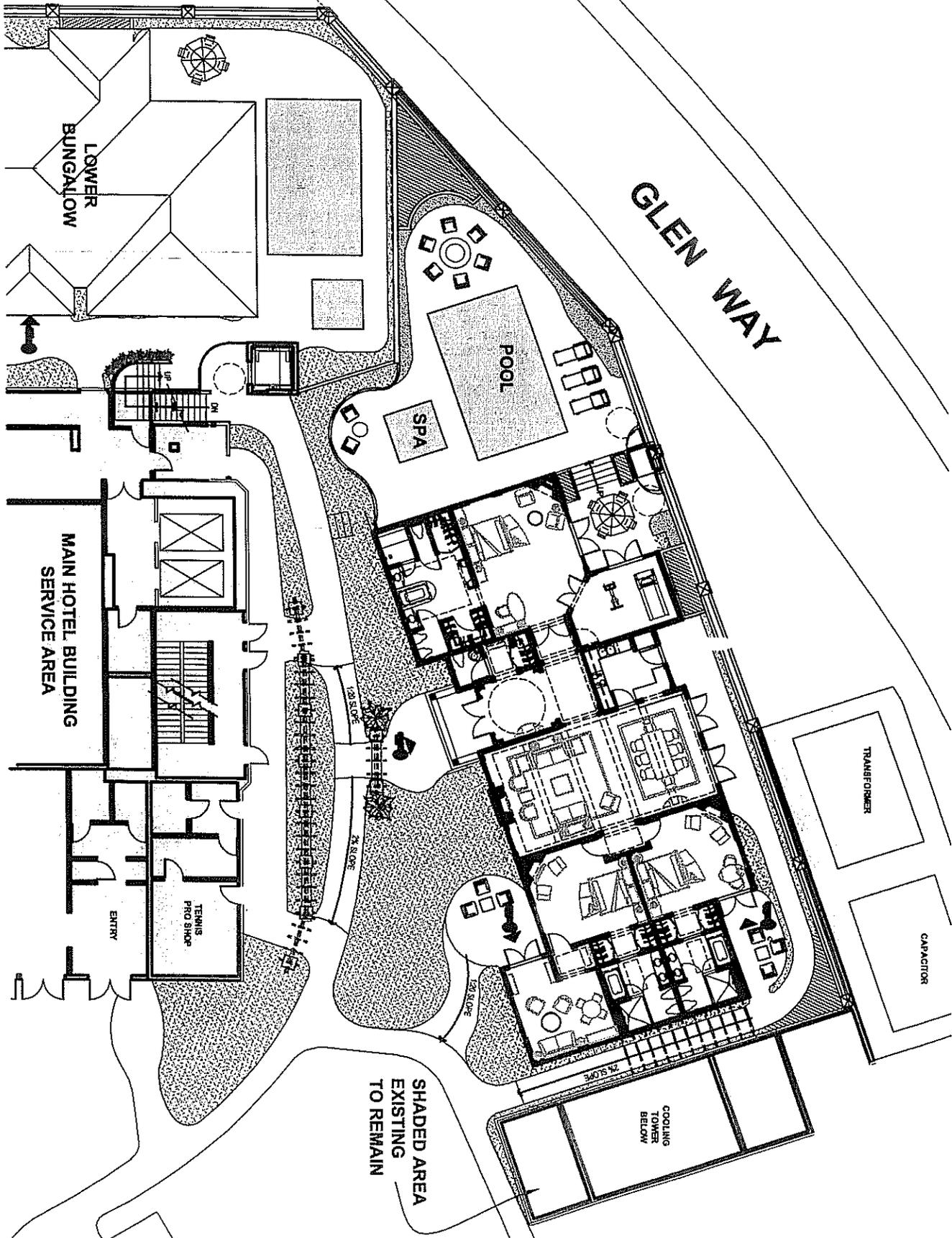
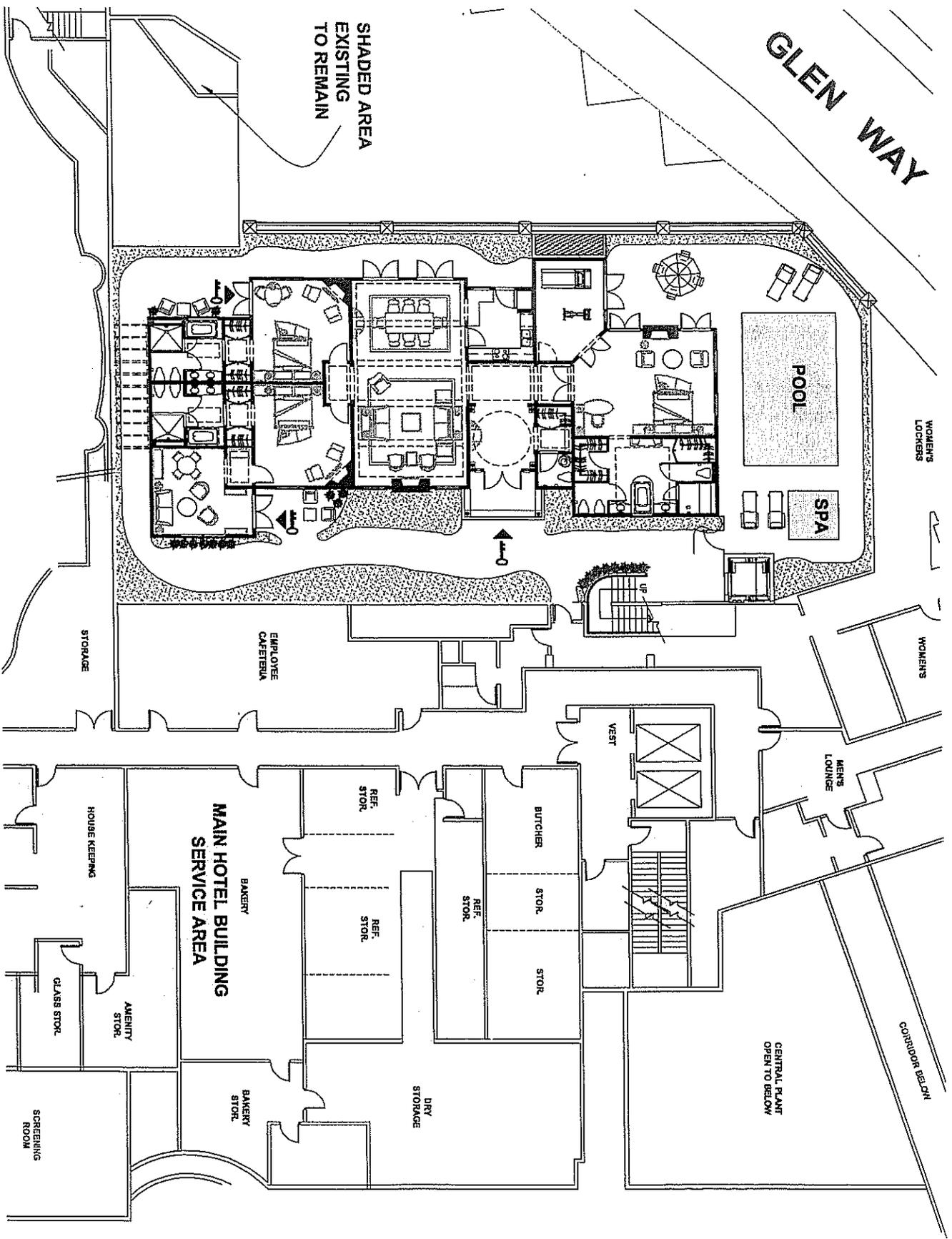


Figure-3
0 1/2 5 10
Scale

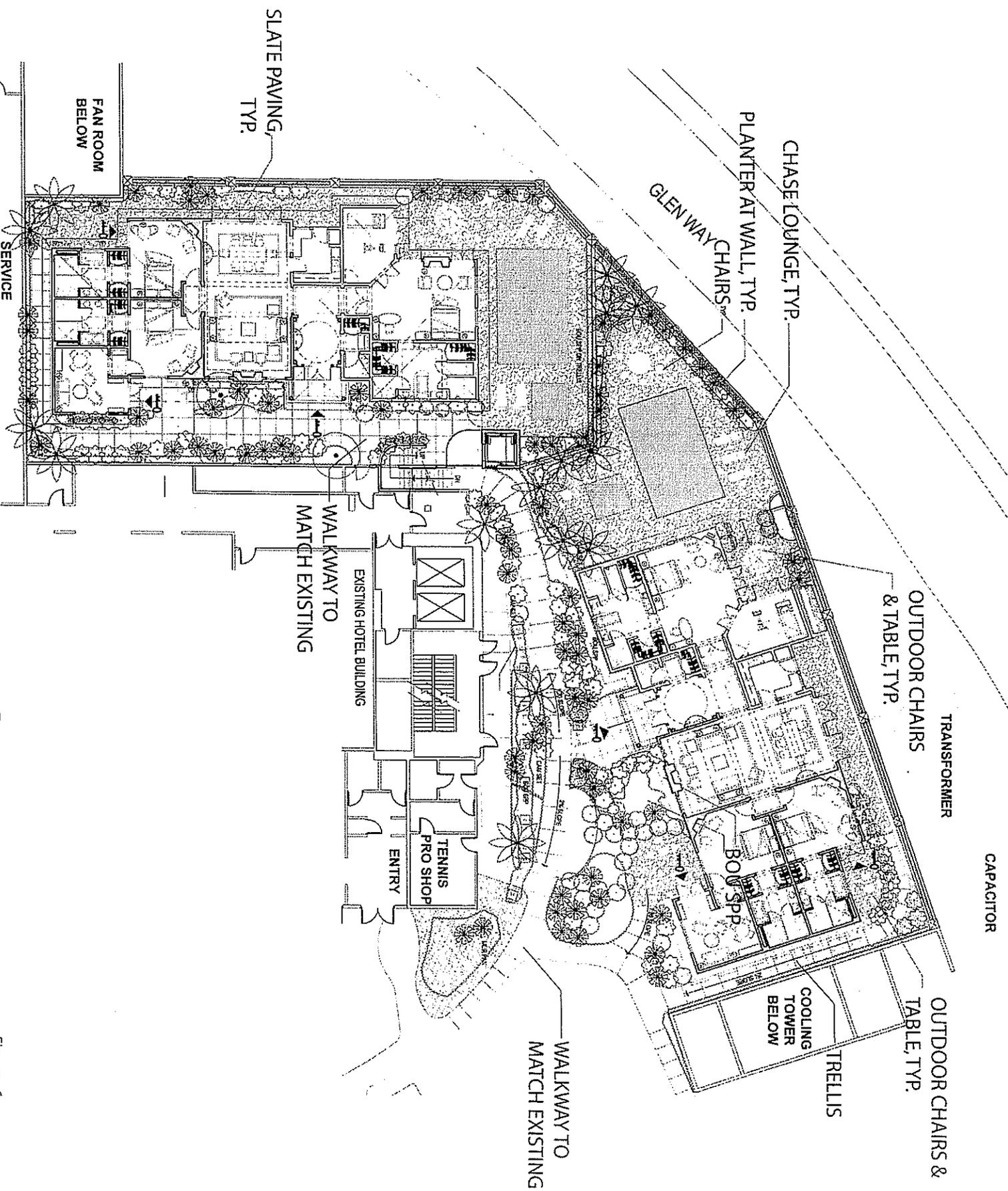
GLEN WAY

SHADED AREA
EXISTING
TO REMAIN



1/2 5 10

Figure-4



FAN ROOM
BELOW

SLATE PAVING,
TYP.

SERVICE

PLANTER AT WALL, TYP.

CHASE LOUNGE, TYP.

GLENWAY CHAIRS

WALKWAY TO
MATCH EXISTING

EXISTING HOTEL BUILDING

TENNIS
PRO SHOP

ENTRY

OUTDOOR CHAIRS
& TABLE, TYP.
TRANSFORMER
CAPACITOR

WALKWAY TO
MATCH EXISTING

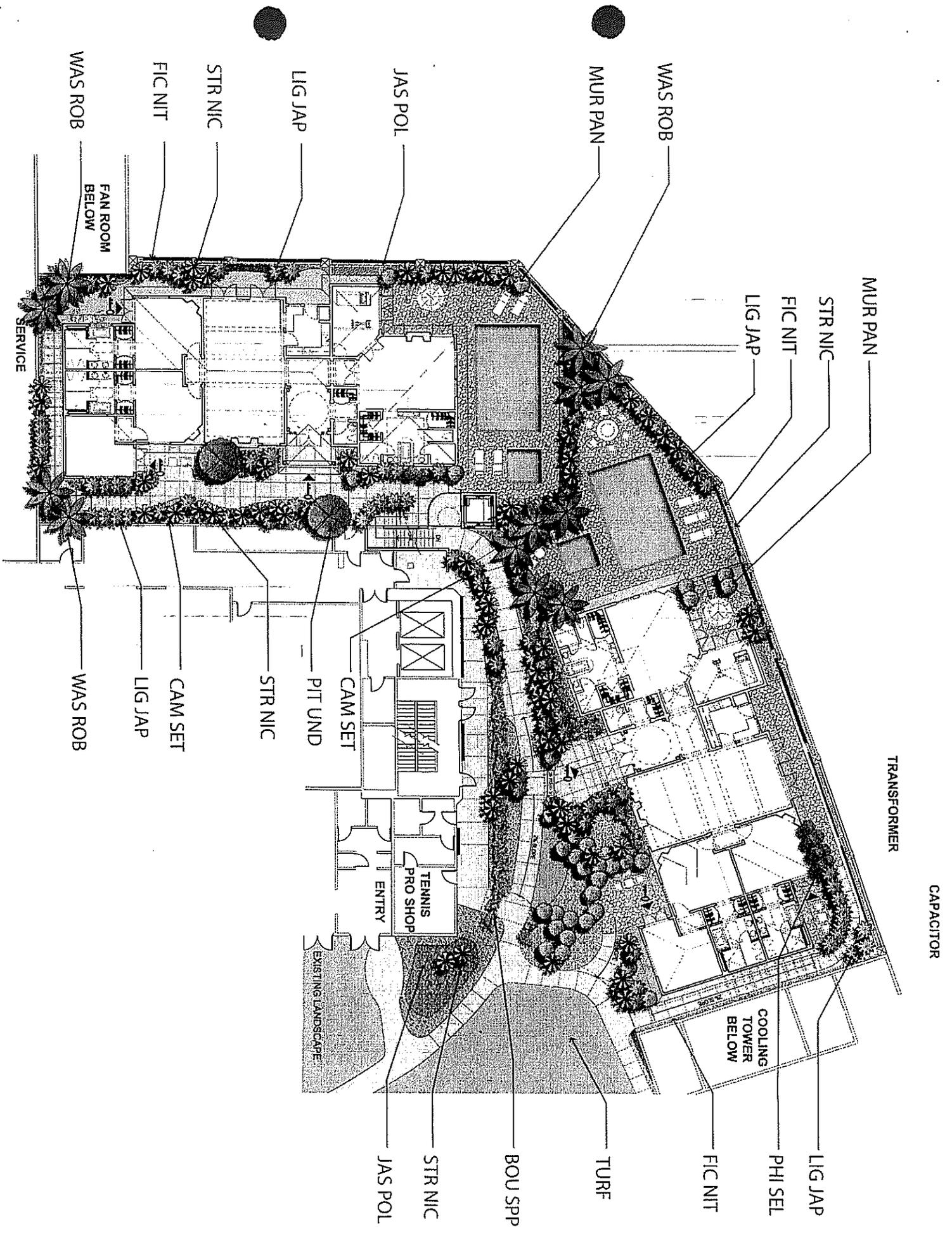
COOLING
TOWER
BELOW

TRELLIS

OUTDOOR CHAIRS &
TABLE, TYP.



0 1 1/2 5 10



PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
I. PALMS / CYCADS		
WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PLANT
II. TREES		
FIC NIT	FICUS M. NITIDA "GREEN GEM"	GREEN GEM FICUS
LIG JAP	LIGUSTRUM JAPONICUM	JAPANESE PRIVET
PIT UND	PITTIOSPORUM UNDULATUM	VICTORIA BOX
STR UND	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE
III. SHRUBS/GROUNDCOVER		
AZA ALA	AZALEA 'ALASKA'	AZALEA
AZA FIE	AZALEA 'FIELDER'S WHITE'	AZALEA
CAM SET	CAMELIA SASANQUA 'SETSUGEKKA'	SASANQUA CAMELIA
JAS POL	JASMINUM POLYANTHUM	WINTER JASMINE
MUR PAN	MURRAYA PANICULATA	ORANGE JASMINE
PHI SEL	PHILODENDRON SELLOUM	PHILODENDRON
ROS FLO	ROSE FLORIBUNDA 'ICEBERG'	FLORIBUNDA ROSE
IX. VINES		
BOU RED	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA
FIC PUM	FICUS PUMILA	CLIMBING FICUS
SOL JAS	SLOANUM JASMINOIDES	POTATO VINE

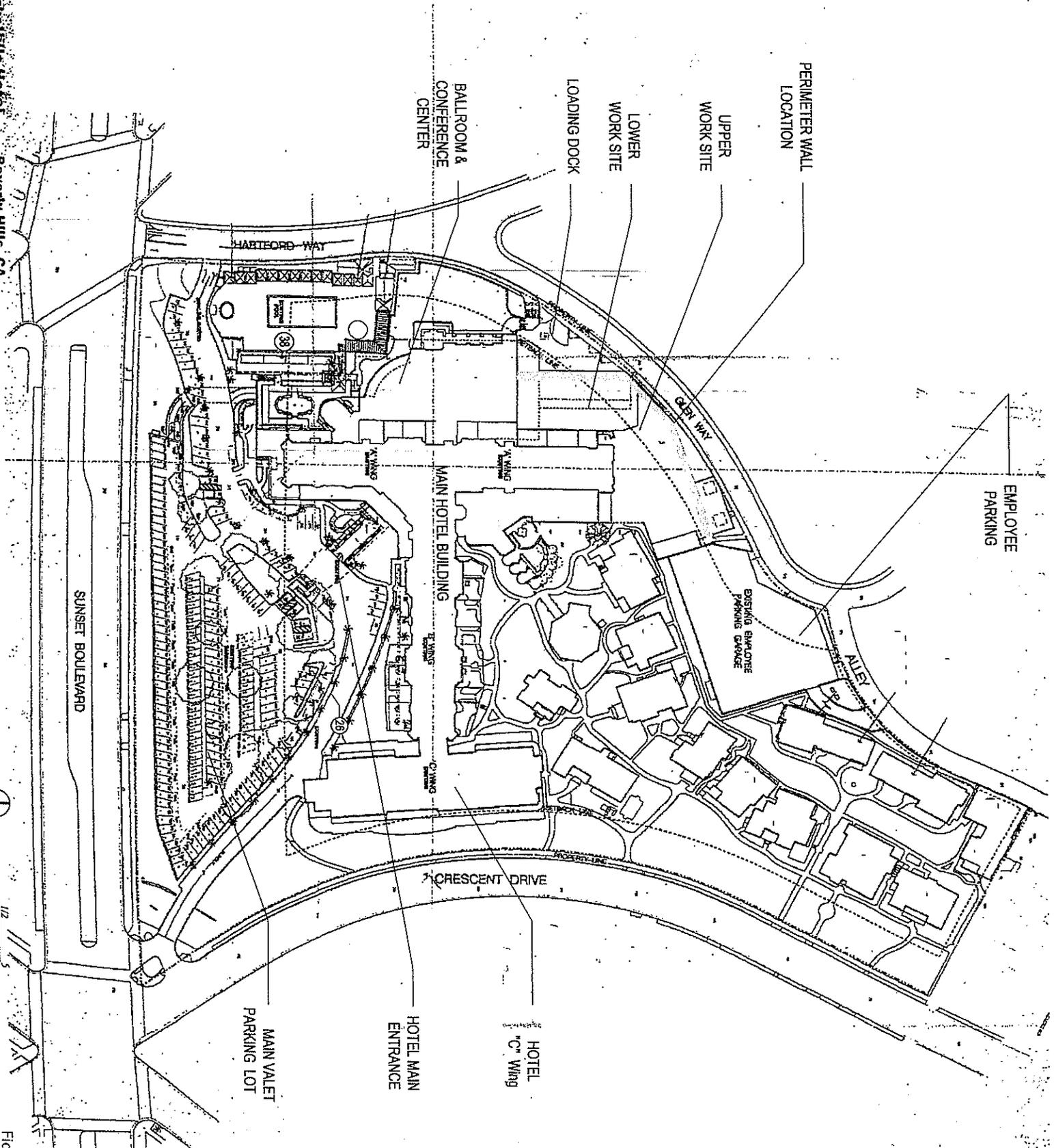
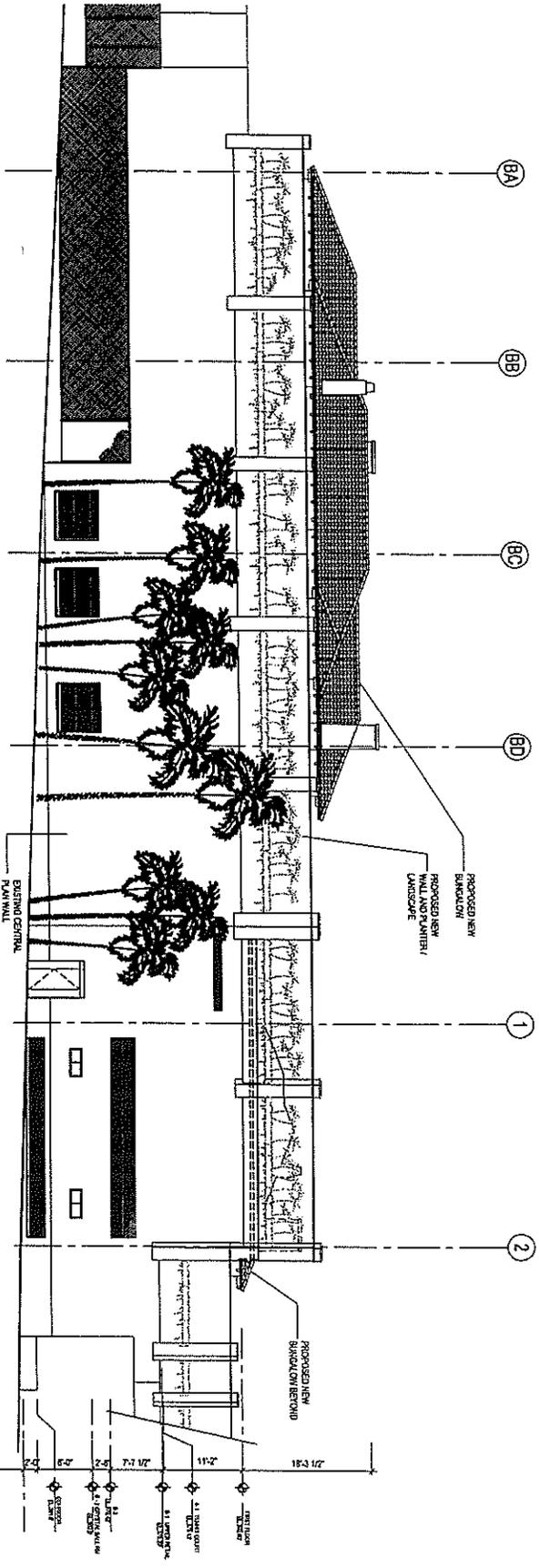


Figure- 9

PROPOSED ELEVATION - PERIMETER WALL



EXISTING ELEVATION - PERIMETER WALL

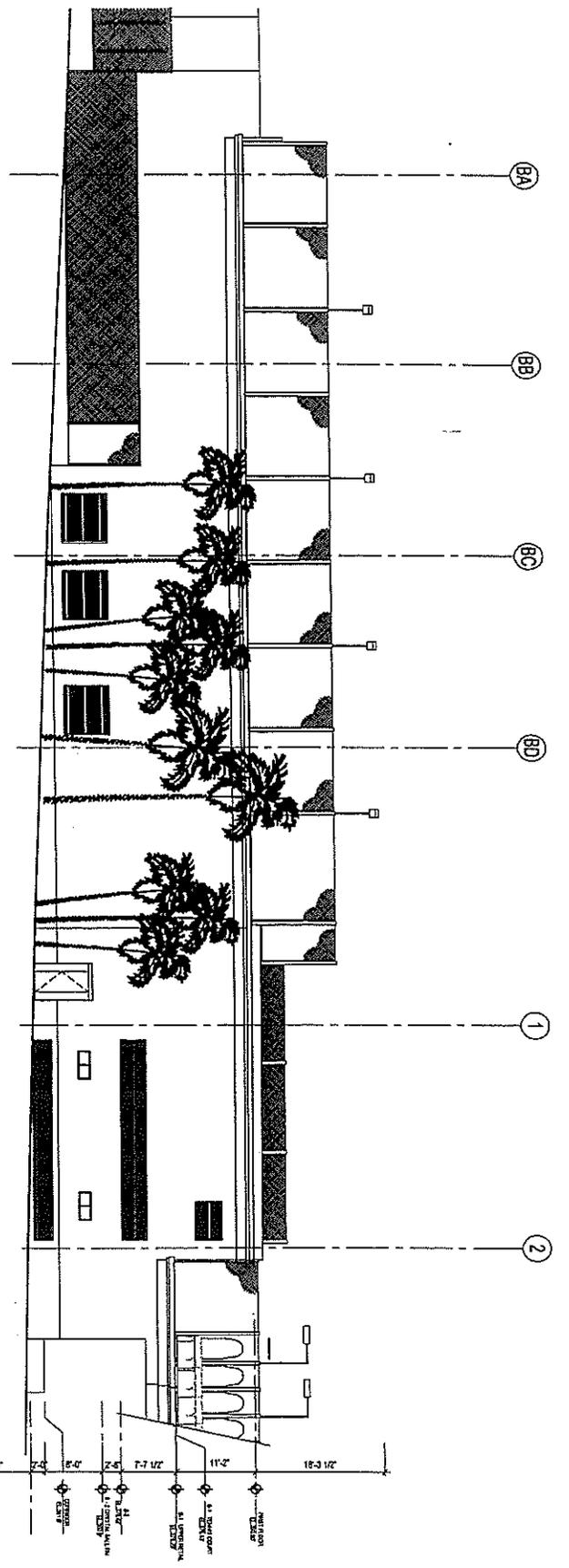
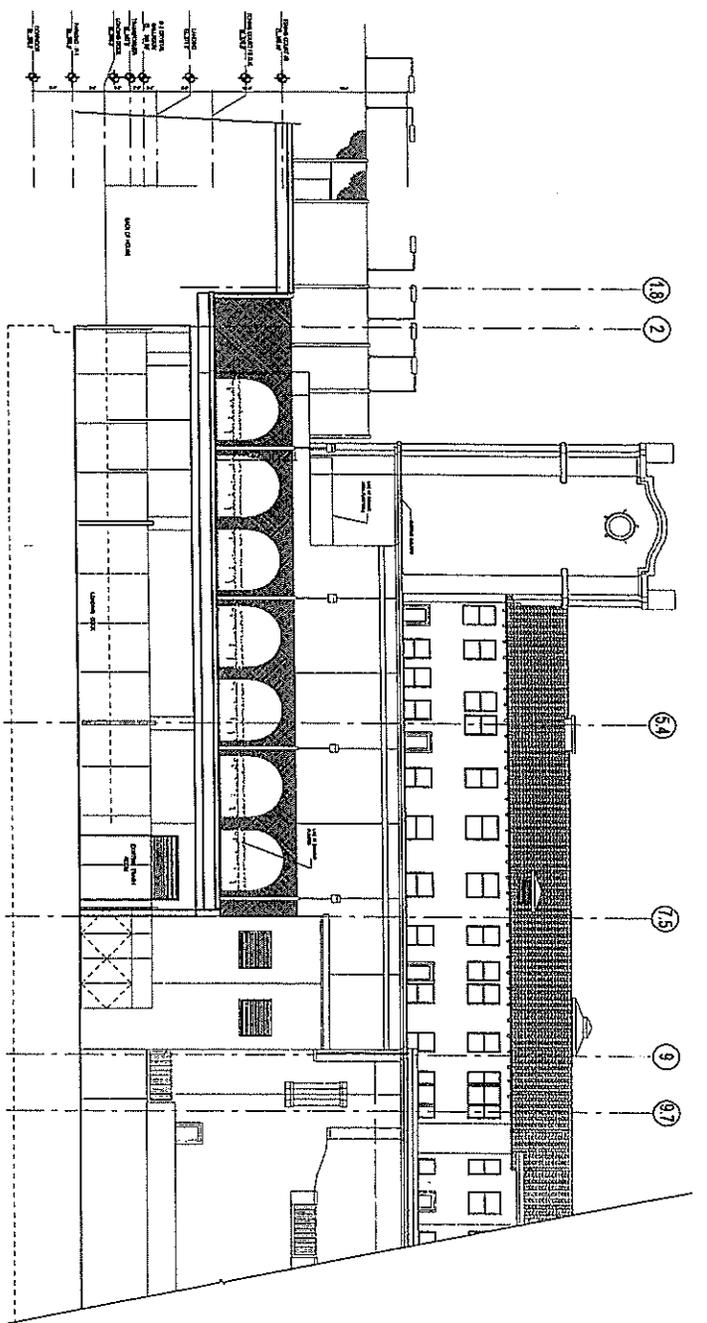
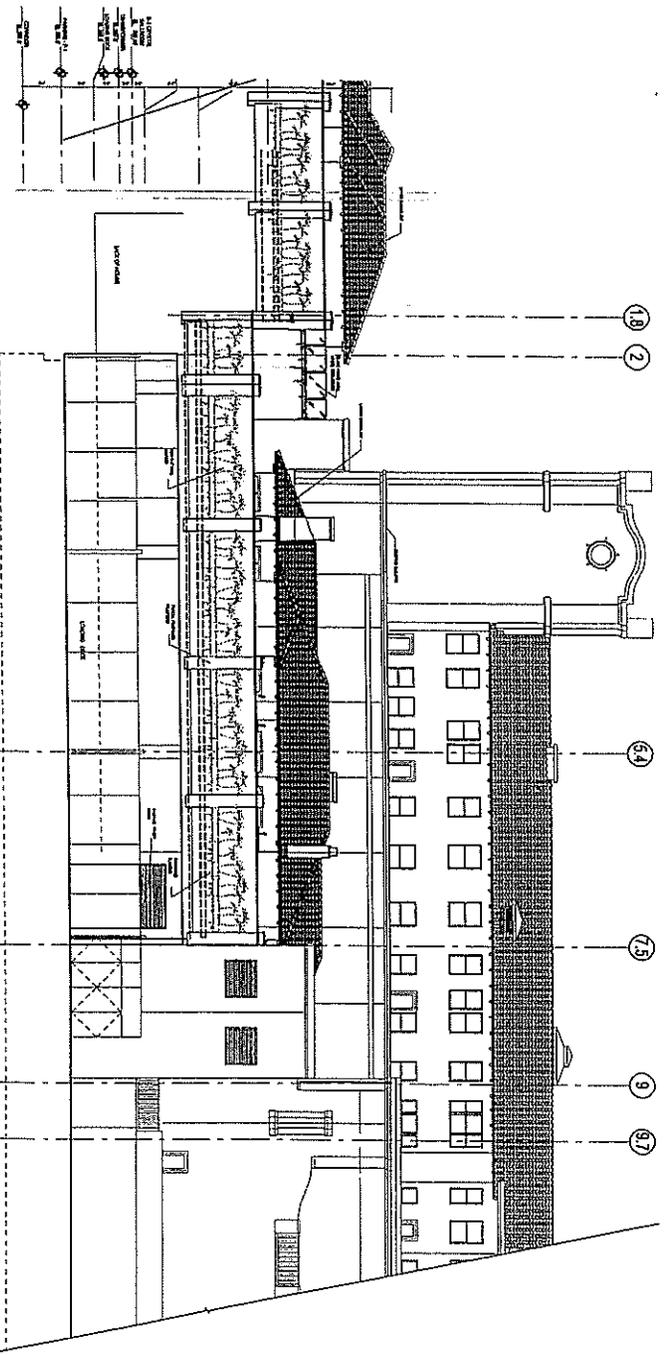


Figure 10

EXISTING ELEVATION - PERIMETER WALL



PROPOSED ELEVATION - PERIMETER WALL



ATTACHMENT “C”

Beverly Hills Hotel Specific Plan EXHIBITS

ATTACHMENT “D”

Historic Report

Hotel and the Hotel Specific Plan Area have grown with the City and function as symbols of the City and it's beginning.³

As an historical resource has been identified, drawings of the proposed project, prepared by Gensler and dated August 16, 2007, October 17, 2007, and November 7, 2007, are reviewed for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Secretary's Standards)*.⁴ The principal standard for this project is rehabilitation. CEQA utilizes California Register criteria for identifying historical resources eligibility under statutes §21084.1 and provides that the effects of projects found to be "consistent with" the *Secretary's Standards* "shall generally be considered mitigated below a level of significance and thus *is not significant*" under §15126.4(b)(1) (emphasis added). Further, CEQA provides an exemption for projects "limited to...rehabilitation... in a manner consistent with" the *Secretary's Standards* under regulations §15331.

ENVIRONMENTAL REGULATORY SETTING **California Environmental Quality Act (CEQA)**

According to CEQA,

an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (California Public Resources Code, PRC §21084.1).

If the proposed project were expected to cause *substantial adverse change* in an historical resource, environmental clearance for the project would require mitigation measures to reduce impacts. "Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (PRC§15064.5 (b)(1)). PRC §15064.5 (b)(2) describes *material impairment* taking place when a project:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register... or its identification in an historical resources survey... unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (C) Demolishes or materially alters those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... as determined by a lead agency for the purposes of CEQA.

According to CEQA Guidelines §15064.5(b)(3):

³ City of Beverly Hills, *Beverly Hills Hotel Specific Plan*, adopted August 11, 1992, 1.

⁴ Kay D. Weeks and Anne E. Grimmer (Washington, D.C.: National Park Service, 1995).

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*, (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Thus, CEQA Guidelines indicate that effects on historic resources resulting from a project that is found to be in conformance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Secretary's Standards*) are generally considered to be mitigated to a less than significant level and therefore eligible for a Class 31 exemption.

The Specific Plan also utilizes the *Secretary's Standards* by requiring:

that all renovations meet the Secretary of the Interior's Standards for Rehabilitation...In addition, all renovations and construction shall be designed to preserve and enhance the mission revival heritage and other design styles of the original hotel. Renovation and construction will integrate the traditional design concepts of the Beverly Hills Hotel and preserve those design concepts. All renovations shall also preserve and enhance the garden resort atmosphere of the Beverly Hills Hotel...Construction of any new portions of the Hotel shall use the same character defining finishes that have been traditionally been used in the Hotel.⁵

The following evaluation establishes the regulatory setting and CEQA policies followed by a review for conformance with the *Secretary's Standards* and an assessment of impacts of the proposed project.

ANALYSIS OF PROPOSED PROJECT IMPACTS

The proposed project involves construction of two new bungalows with associated landscaping on the site of two existing tennis courts. Existing tennis courts are located at the west corner of the main hotel building, one above the loading dock (south or lower) and the other above the central plant (north or upper, Attachment 4, Figures 1-5).

Existing tennis courts are neither old nor historic nor character-defining features of the hotel. A 1922 Sanborn fire insurance map shows early tennis courts were located parallel to the southwest elevation of the main hotel building (Figure 6). Several aerial photographs circa 1930 depict two tennis courts in the location shown on the Sanborn map with short sides adjoining (Figure 7, representative of several photographs). When the hotel was first constructed in 1912, it is unclear whether tennis courts were constructed concurrently. However, what is clear is that in the early years of the hotel, tennis courts were the only recreational activity to be incorporated into the grounds and were thus reflective of the southern California climate in which the game could be played year-round.⁶ The 1986 DPR form provides, "One of several hostleries which dotted the Southland between San Diego and Santa Barbara, the hotel catered to wealthy Easterners who often spent several months in residence to avoid the chilly winters of their native states." Historically tennis was an upper-middle- and upper- class recreational activity, and it was expected that a resort hotel of this type would provide tennis courts as an amenity.

⁵ *Beverly Hills Hotel Specific Plan*, 10-11.

⁶ Horseback riding to Benedict Canyon with a brunch waiting at the Beverly Hill Hotel Camp was also a featured recreational activity of the hotel. (Marc Wanamaker, *Early Beverly Hills* (San Francisco: Arcadia Publishing, 2005) 34.)

In the mid-1930s, a pool was constructed along the southwest elevation of the main building in the location of the early tennis courts and new tennis courts were then constructed to have their long side adjoining directly north of the pool (Figure 8). The existing, present-day tennis courts were constructed as part of a larger project in 1992.⁷

It is interesting to note a general decline in the recreational sport of tennis and use of tennis courts as a result, which is reflected at the Beverly Hills Hotel. As expounded by author Field Maloney in the online magazine, *Slate.com*:

The rise of golf and the decline of tennis can be explained by the changing popular perceptions of the games. In the '50s and early '60s, tennis and golf were aspirational sports, part of the American upper-middle-class package: If you wanted to join, you played. Tennis, as it outgrew its country-club demographic in the late '60s and '70s, gradually became more of a *sport* than a *lifestyle*. Most tennis was no longer part of a day at the club and all the upturned-collar conversation that entailed. It was simply a couple of hours of hitting a green ball back and forth over a net.⁸

Existing tennis courts were constructed on structure and areas below serve as back-of-house service and are not character-defining features of the hotel. As described in attached DPR forms prepared for the subject property in 1986 and 2000, as well as the 1992 Beverly Hills Hotel Specific Plan, character-defining features of the hotel include the L-shaped 1912 Mission Revival style main hotel building with bell towers at the main entry, pink stucco walls, and tiled hipped roof; the flat-roofed, Modern style 1949 wing with cantilevered balconies; bungalows, where Eastern tourists and Hollywood stars resided for longer periods of time; and lush landscaping that creates "the garden-resort atmosphere" and includes palms and tropical plantings.

After removing the six-inch concrete topping of the existing tennis courts, proposed new bungalows will be constructed atop existing structure. As stated above, this review does not address technical or structural feasibility of the proposed project. We understand additional reinforcement of beams under the existing tennis courts in service areas will be required. Proposed bungalows are designed with stucco-clad exterior walls, clay tile covered hipped roofs and multi-light wood sash windows and doors.

In conformance with the Specific Plan that requires "development within the Specific Plan Area shall preserve the garden quality of the Specific Plan Area,"⁹ proposed bungalows will be surrounded by landscaping that incorporates 12-inches of new soil over the existing slab with plantings. Additional landscape features include low, raised planters with palm trees, private pools, and new walkways connecting the proposed bungalows with the adjacent main hotel building and other bungalows. New concrete walkways will match existing walkways in the hotel complex in general width, color and finish texture. A stair will connect the proposed south, lower bungalow with the higher level of existing grounds. Pools will be recessed into the existing structure through modification to service areas. Existing fences lining the tennis courts will be removed and replaced with 8-foot high, stucco-clad concrete block walls with cement caps and new planter following the perimeter elevations along Glen Way. The landscape planters will be interrupted every 20-feet by a projecting pilaster reflective of traditional

⁷ *Beverly Hills Hotel Specific Plan*.

⁸ Field Maloney, "Golf vs. Tennis: How one country club sport defeated the other," *Slate.com*, posted September 15, 2005, <<http://www.slate.com/id/2126314/>>, accessed December 28, 2007.

⁹ *Beverly Hills Hotel Specific Plan*, 17.

architecture of the historic hotel. The proposed wall will obscure visibility of the bungalows from Glen Way and nearby properties.

Distance between the proposed bungalows and the main hotel building is a concern. To address this concern, the relationship between the main hotel building and the upper bungalow will be softened by a trellis and low, raised planters that will be constructed at the north service entrance. The 12-foot trellis will be planted with bougainvillea. The trellis and low, raised planter serves to mitigate a potential impact created by the distance of the proposed bungalow to the hotel.

CONFORMANCE WITH SECRETARY'S STANDARDS

Overall, the proposed project generally conforms with the *Secretary's Standards*. In conformance with standard 1, the property will continue to be used as it was historically as a luxury hotel in a garden setting. Loss of the tennis courts, while unfortunate for tennis players, does not significantly impact continued use of the hotel. Bungalows are a historic building type of the subject property and expansion of this use appears compatible and necessary to sustain long-term marketability of the property. Similarly, in conformance with standard 2, the historic character of the property will be retained and character-defining features, spaces, and spatial relationships that characterize the subject property will not be altered. As discussed above, the existing tennis courts, while historically an important recreational amenity of the hotel, are not a character-defining feature and have not taken on significance over time. The proposed project conforms with standard 9 as the proposed bungalows will not destroy historic materials, features and spatial relationships that characterize the subject property. The design of the proposed bungalows, with pink stucco-clad walls and clay tile hipped roofs draws inspiration from the main hotel building and existing bungalows and is compatible with their historic materials, features, size, scale, proportion and massing. Proposed bungalows are set within tropical landscaping, albeit in shallow soil on structure. Finally, in conformance with standard 10, construction of the proposed bungalows and new landscape are reversible and if removed in the future, the essential form and integrity of the subject property and its environment will be unimpaired. As the proposed project appears to conform with the *Secretary's Standards*, integrates traditional design concepts of the hotel, and preserves the garden-resort atmosphere, it also meets requirements of the Specific Plan.

CONCLUSION

The proposed project, to construct two new bungalows with associated landscaping, conforms with the *Secretary's Standards* and provisions of the Specific Plan. It will not cause a substantial adverse change in the significance of the resource and is therefore not anticipated to have a significant effect on the environment (*CEQA Guidelines* §21084.1). In addition, since the project follows the *Secretary's Standards*, it may be eligible for a Class 31 categorical exemption (*CEQA Guidelines* §15331).

Should you have any questions, please call (818) 788-7954.

Very truly yours,

CHATTEL ARCHITECTURE, PLANNING & PRESERVATION, INC.

By: 
Robert Jay Chatter, AIA, President

attachments

Attachment 1
1986 Department of Parks and Recreation Form

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Ser. No. 0211-068

HABS _____ HAER _____ NR 3 SHL _____ Loc _____
UTM: A 11-769060-3701900 B _____
C _____ D _____

HISTORIC RESOURCES INVENTORY

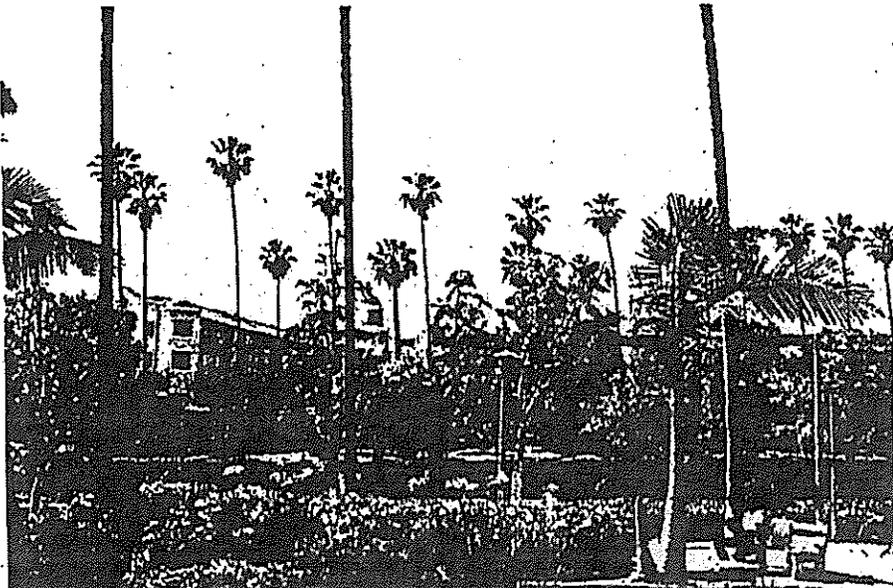
IDENTIFICATION

- 1. Common name: Beverly Hills Hotel
- 2. Historic name: Beverly Hills Hotel
- 3. Street or rural address: 9641 Sunset Blvd.
City Beverly Hills Zip 90210 County Los Angeles
- 4. Parcel number: 4344-016-002
- 5. Present Owner: _____ Address: _____
City _____ Zip _____ Ownership Is: Public _____ Private _____
- 6. Present Use: Hotel Original use: Hotel

DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Mission Revival Beverly Hills Hotel has been a focal point of the Beverly Hills landscape for nearly seventy-five years. Located north of Sunset Boulevard atop a lushly landscaped knoll, the L-shaped original building features pink stucco walls, a tiled hip roof, espadanas which terminate each wing and punctuate the north and south elevations, and three bell towers at the intersection of the two wings. Below the towers, the main entrance is marked by an arcade. In 1949, a new wing was added to the original three and four story building, transforming its plan into a "U." Modern in style, the reinforced concrete structure is flat-roofed and punctured by flat-headed openings and cantilevered balconies. In addition to the main buildings, the hotel also includes around a dozen "bungalows" on its property, many of which were originally fully functional single family homes. Other outbuildings include various service structures, arcades, and recreation facilities. Accented by palms and colorful tropical plantings, the hotel, although expanded and somewhat altered, retains its historic integrity.



- B. Construction date: 1912
Estimated _____ Factual X
- 9. Architect _____
Grey; Elmer
- 10. Builder _____
Unknown
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
1986

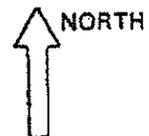
13. Condition: Excellent _____ Good Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up
 Residential Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known Private development _____ Zoning _____ Vandalism _____
 Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 No other single structure in the survey area had more impact on the City and the lives of its citizens than the Beverly Hills Hotel. This institution, developed by the Rodeo Land and Water Company in conjunction with Margaret Anderson, its first owner and manager, played a major role in attracting tourists and prospective residents to the area. One of several hostleries which dotted the Southland between San Diego and Santa Barbara, the hotel catered to wealthy Easterners who often spent several months in residence to avoid the chilly winters of their native states. It promised impeccable service, privacy, recreation and relaxation to its patrons. The architect of the Mission Revival hotel, opened in 1912, was Elmer Grey, a strong proponent of the integration of buildings with their surroundings. Grey's commissions in Southern California include a number of Christian Science churches, the Pasadena Playhouse (1925), the Huntington Gallery (1910) and the Wentworth Hotel (now the Huntington; with Myron Hunt, Pasadena, 1913). The hotel immediately became, and continued to be, the social center of Beverly Hills. Celebrities stayed in its (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure 2
 Economic/Industrial _____ Exploration/Settlement 3
 Government _____ Military _____
 Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
 City of Beverly Hills building permits
 Los Angeles County Tax Assessor records
 Beverly Hills Citizen, various dates
 Benedict, Pierce. History of Beverly Hills. 1934
22. Date form prepared November, 1986
 By (name) G. McAvoy & L. Heumann
 Organization City of Beverly Hills
 Address: 450 N. Crescent Dr.
 City Beverly Hills Zip 90210
 Phone: (213) 550-4881

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See continuation sheet

CONTINUATION SHEET: 9641 Sunset Boulevard

19. Significance:

private bungalows; royalty enjoyed its lush tropical ambience. Margaret Anderson brought much of her clientele from Hollywood with her and guests remained extremely loyal to the establishment. Mrs. Anderson had no competition until the opening of the Beverly-Wilshire Hotel in 1928, but the two hotels quickly developed different personalities and the popularity of the older hotel did not suffer. Enlarged in 1949, it remains today one of the nation's premiere hotels.

Attachment 2
2000 Department of Parks and Recreation form

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date 1/1

Page 1 of 2

*Resource Name or #: Beverly Hills Hotel
P1. Other Identifier: Sprint Cell Site LA35XC879-A

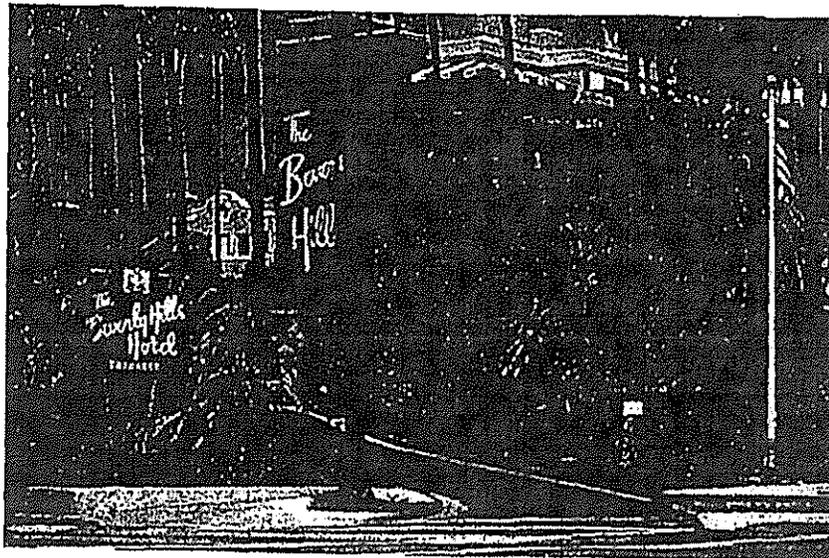
*P2. Location: Not for Publication Unrestricted n. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 9641 Sunset Boulevard City Beverly Hills Zip 90210
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 4344-016-003 The property is bounded by Sunset Boulevard to the southeast, Crescent Drive to the northeast, Glen Way to the west, and Hartford Way to the southwest.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The Beverly Hills Hotel, a three to four story Mission Revival structure located north of Sunset Boulevard on a heavily landscaped knoll, was built in two phases. The first and primary portion of the structure is an L shaped building featuring pink stucco walls, a tiled hipped roof, espadanas terminating each wing and accentuating the north and south elevation, and three bell towers at the intersection of its wings, which also features an arcaded entryway. In 1949, a new wing was added to the original building, and the L became a U. The new wing is International in style, constructed of reinforced concrete, flat roofed and punctured by flat-headed openings and cantilevered balconies. In addition to the main buildings, the hotel grounds also contain a dozen or so "bungalows", service structures, arcades, and various recreation facilities.

*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1911-1912 Original Structure
c. 1949 Addition

*P7. Owner and Address:
Sajahtera Inc.
9641 Sunset Blvd
Beverly Hills, CA 90210
P--Private

*P8. Recorded by:(Name, affiliation, address)
R. Starzak & C. Barrier
Myra L. Frank & Associates, Inc.
811 W. 7th Street, Suite 800
Los Angeles, CA 90017

*P9. Date Recorded: 05/12/2000

*P10. Survey Type: (Describe)
Intensive
Section 106 Compliance
P--Project Review

*P11. Report Citation: (Cite survey report/other sources or "none") For attachment to letter of Section 106 compliance, on behalf of FCC, for Sprint Cell Site LA35XC879-A.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photograph Record Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 3S

*Resource Name or #: Beverly Hills Hotel

B1. Historic Name: Beverly Hills Hotel

B2. Common Name: Sprint Cell Site No. LA35XC879A

B3. Original Use: Hotel B4. Present Use: C--Commercial

*B5. Architectural Style: Mission Revival with International style additions

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Resource underwent substantial alteration in the late 1940s with the addition of a new wing, pool, signage, lobby, and the Polo Lounge. Resource underwent another major (interior) alteration in the 1990s.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

Lawns, gardens, bungalows.

B9a. Architect: Elmer Grey (Paul R. Williams, 1949) b. Builder: Burton Green

*B10. Significance: Theme Motion Picture/City Development Area Beverly Hills

Period of Significance 1910-Present Property Type Hotel Applicable Criteria a,b,c

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address Integrity.)

The Beverly Hills Hotel, developed in 1911 by Burton Green, founder of the Rodeo Land & Water Company, was designed to jumpstart development of that company's new town: Beverly Hills. From the mid-1910s to the late 1920s, the hotel anchored the new development of Beverly Hills, and from that time on it has been a landmark in Southern California. Therefore it appears eligible for the National Register under criterion A. The hotel was the home of Howard Hughes; Elizabeth Taylor's father once ran an art gallery in the lobby, and she routinely stayed in bungalow number five; the hotel was featured in movies such as "California Suite" and "American Gigolo"; legend has it that Johnny Weissmuller (Tarzan) was "discovered" in the swimming pool; and the hotel itself was once owned by Irene Dunne and Loretta Young. Therefore, it is also eligible for the National Register under Criterion B, for its association with the development of the motion picture industry. The structure is associated both with Elmer Grey, a prominent Los Angeles architect and designer of the Pasadena Playhouse, who designed the original portion of the hotel, and Paul R. Williams, the first African-American member of the American Institute of Architects and architect of many residential and commercial structures in Los Angeles from the 1920s through the 1950s, who designed the 1940s additions of the structure. Therefore, the resource appears eligible for the National Register under criterion C for the quality of its design by these two master architects.

B11. Additional Resource Attributes: (List attributes and codes) _____

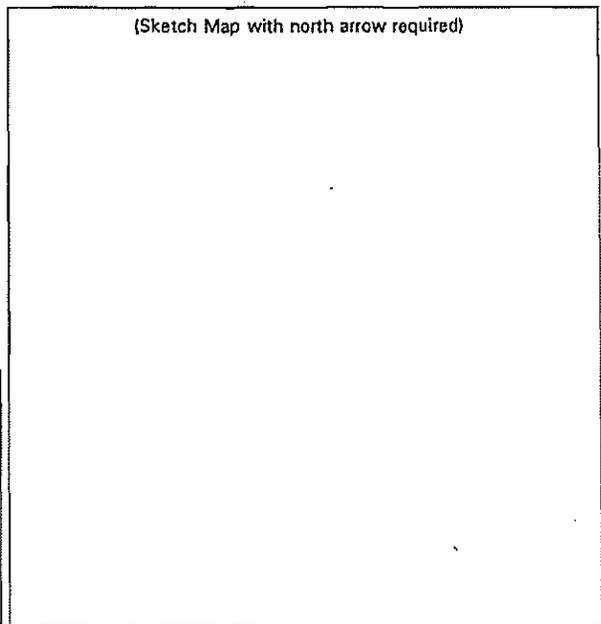
*B12. References:

Gebhard & Winter. "Architecture in Los Angeles: A Compleat Guide." 1985.

Stuart, Sandra. "Pink Palace" 1978.

LA Times. p. E1, June 4, 1995 and p. V1, February 19, 1950.

B13. Remarks:



*B14. Evaluator: R. Starzak & C. Barrier

Date of Evaluation: 05/12/2000

(This space reserved for official comments.)

Attachment 3
Historic Property Data File, June 11, 2007

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	CITY-NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
021228	19-167273	6671 SUNSET BLVD	CROSSROADS OF THE WORLD	P	1936	HIST. RES.	NPS-80000805-0000	09/08/80	1S	
			LOS ANGELES			HIST. SURV.	0053-0332-0000	09/08/80	1S	
022042	19-168069	6683 SUNSET BLVD	LOS ANGELES	P	1923	HIST. SURV.	0053-0102-0000		7N	
022041	19-168068	6715 SUNSET BLVD	HOLLYWOOD REPORTER	P	1936	HIST. SURV.	0053-0681-0000		5S2	
022040	19-168067	6720 SUNSET BLVD	LOS ANGELES	P	1905	HIST. SURV.	0053 0680-0000		3S	
022039	19-168066	6902 SUNSET BLVD	LOS ANGELES	P	1938	HIST. SURV.	0053-0679-0000		5S2	
022038	19-168065	7045 SUNSET BLVD	LOS ANGELES	P	1919	HIST. SURV.	0053-0678-0000		5S2	
023339	19-169361	7101 SUNSET BLVD	TINY MAYLOR'S	P	1950	HIST. SURV.	0053-0821-0000		7N	
020913	19-166985	8221 SUNSET BLVD	CHATEAU MARMONT	P	1928	HIST. SURV.	0053-2397-0000		7R	
020914	19-166986	9641 SUNSET BLVD	BEVERLY HILLS HOTEL	P	1912	HIST. RES.	DOE-19-01-0258-0000	12/17/01	2S2	AC
			LOS ANGELES			PROJ. REVW.	FCC01101HH	12/17/01	2S2	AC
097829	19-175312	10643 SUNSET BLVD	MARYMOUNT HIGH SCHOOL	P	1932	HIST. SURV.	0213-0068-0000		3S	
066130	19-173562	11725 SUNSET BLVD	LOS ANGELES	P	1932	HIST. RES.	DOE-19-94-0164-0000	06/06/94	2S2	C
021135	19-167190	14253 SUNSET BLVD	EASTERN STAR HOME	U		HIST. RES.	HRG940202Z	06/06/94	2S2	C
021185	19-167235	15300 SUNSET BLVD	RODGERS, WILL, HOUSE / ST HIST PAR	S	1926	HIST. RES.	DOE-19-89-0058-0000	09/22/89	2S2	C
073877	19-174113	2816 SUNSET PL	PACIFIC PALISADES BUSINESS BL	P	1924	HIST. SURV.	NFS-71000149-0000	02/24/71	1S	
098201	19-175561	3751 SUNSWEPT DR	ESSEX MANOR APARTMENTS	P	0	TAX. (NPS)	015582CA	01/01/71	1S	
153044	1324 SUTHERLAND ST		LOS ANGELES	M	1927	HIST. RES.	DOE-19-94-0165-0000	05/21/82	6X	
100315	19-175971	1408 SUTHERLAND ST	LOS ANGELES	P	1905	PROJ. REVW.	HRG940202Z	04/27/94	6Y	
			LOS ANGELES		1922	HIST. RES.	DOE-19-95-0088-0000	04/19/05	6U	
023180	19-169204	SYCAMORE AVE	1100-1400 BLOCK OF SYCAMORE AVE	P	1910	PROJ. REVW.	HRG940202Z	02/08/95	6Y	
023116	19-169140	1140 SYCAMORE AVE	LOS ANGELES	P	1922	HIST. SURV.	0053-0738-9999		5S2	
023117	19-169141	1143 SYCAMORE AVE	LOS ANGELES	P	1921	HIST. SURV.	0053-0738-0001		5D2	
023118	19-169142	1146 SYCAMORE AVE	LOS ANGELES	P	1921	HIST. SURV.	0053-0738-0002		5D2	
023120	19-169144	1147 SYCAMORE AVE	LOS ANGELES	P	1919	HIST. SURV.	0053-0738-0004		5D2	
023121	19-169145	1152 SYCAMORE AVE	LOS ANGELES	P	1922	HIST. SURV.	0053-0738-0005		5D2	
023122	19-169146	1153 SYCAMORE AVE	LOS ANGELES	P	1922	HIST. SURV.	0053-0738-0006		5D2	
023123	19-169147	1154 SYCAMORE AVE	LOS ANGELES	P	1921	HIST. SURV.	0053-0738-0007		5D2	
023124	19-169148	1155 SYCAMORE AVE	LOS ANGELES	P	1921	HIST. SURV.	0053-0738-0008		5D2	
023125	19-169149	1158 SYCAMORE AVE	LOS ANGELES	P	1921	HIST. SURV.	0053-0738-0009		5D2	
023126	19-169150	1200 SYCAMORE AVE	LOS ANGELES	P	1921	HIST. SURV.	0053-0738-0010		5D2	
023127	19-169151	1208 SYCAMORE AVE	LOS ANGELES	P	1920	HIST. SURV.	0053-0738-0011		5D2	
023128	19-169152	1209 SYCAMORE AVE	LOS ANGELES	P	1920	HIST. SURV.	0053-0738-0012		5D2	
023129	19-169153	1212 SYCAMORE AVE	LOS ANGELES	P	1920	HIST. SURV.	0053-0738-0013		5D2	
023130	19-169154	1215 SYCAMORE AVE	LOS ANGELES	P	1921	HIST. SURV.	0053-0738-0014		5D2	
023131	19-169155	1216 SYCAMORE AVE	LOS ANGELES	P	1920	HIST. SURV.	0053-0738-0015		5D2	
023132	19-169156	1217 SYCAMORE AVE	LOS ANGELES	P	1920	HIST. SURV.	0053-0738-0016		5D2	
023133	19-169157	1220 SYCAMORE AVE	LOS ANGELES	P	1919	HIST. SURV.	0053-0738-0017		5D2	
023134	19-169158	1221 SYCAMORE AVE	LOS ANGELES	P	1919	HIST. SURV.	0053-0738-0018		5D2	
023135	19-169159	1224 SYCAMORE AVE	LOS ANGELES	P	1920	HIST. SURV.	0053-0738-0019		5D2	
023136	19-169160	1225 SYCAMORE AVE	LOS ANGELES	P	1925	HIST. SURV.	0053-0738-0020		5D2	
023137	19-169161	1228 SYCAMORE AVE	LOS ANGELES	P	1920	HIST. SURV.	0053-0738-0021		5D2	
023138	19-169162	1229 SYCAMORE AVE	LOS ANGELES	P	1922	HIST. SURV.	0053-0738-0022		5D2	
023139	19-169163	1232 SYCAMORE AVE	LOS ANGELES	P	1921	HIST. SURV.	0053-0738-0023		5D2	
023140	19-169164	1233 SYCAMORE AVE	LOS ANGELES	P	1919	HIST. SURV.	0053-0738-0024		5D2	
023141	19-169165	1234 SYCAMORE AVE	LOS ANGELES	P	1920	HIST. SURV.	0053-0738-0025		5D2	
023142	19-169166	1237 SYCAMORE AVE	LOS ANGELES	P	1919	HIST. SURV.	0053-0738-0026		5D2	

Attachment 4
Figures



Figure 1: Beverly Hills Hotel, view north, note two tennis courts at west corner (Google Earth, 2007)



Figure 2: Lower or south tennis court, view southwest (CA, 2007)



Figure 3: Lower tennis court from loading dock along Glen Way, view east (CA, 2007)



Figure 4: Upper or north tennis court from Glen Way, view northeast (CA, 2007)



Figure 5: Upper tennis courts from Glen Way, view southwest (CA, 2007)

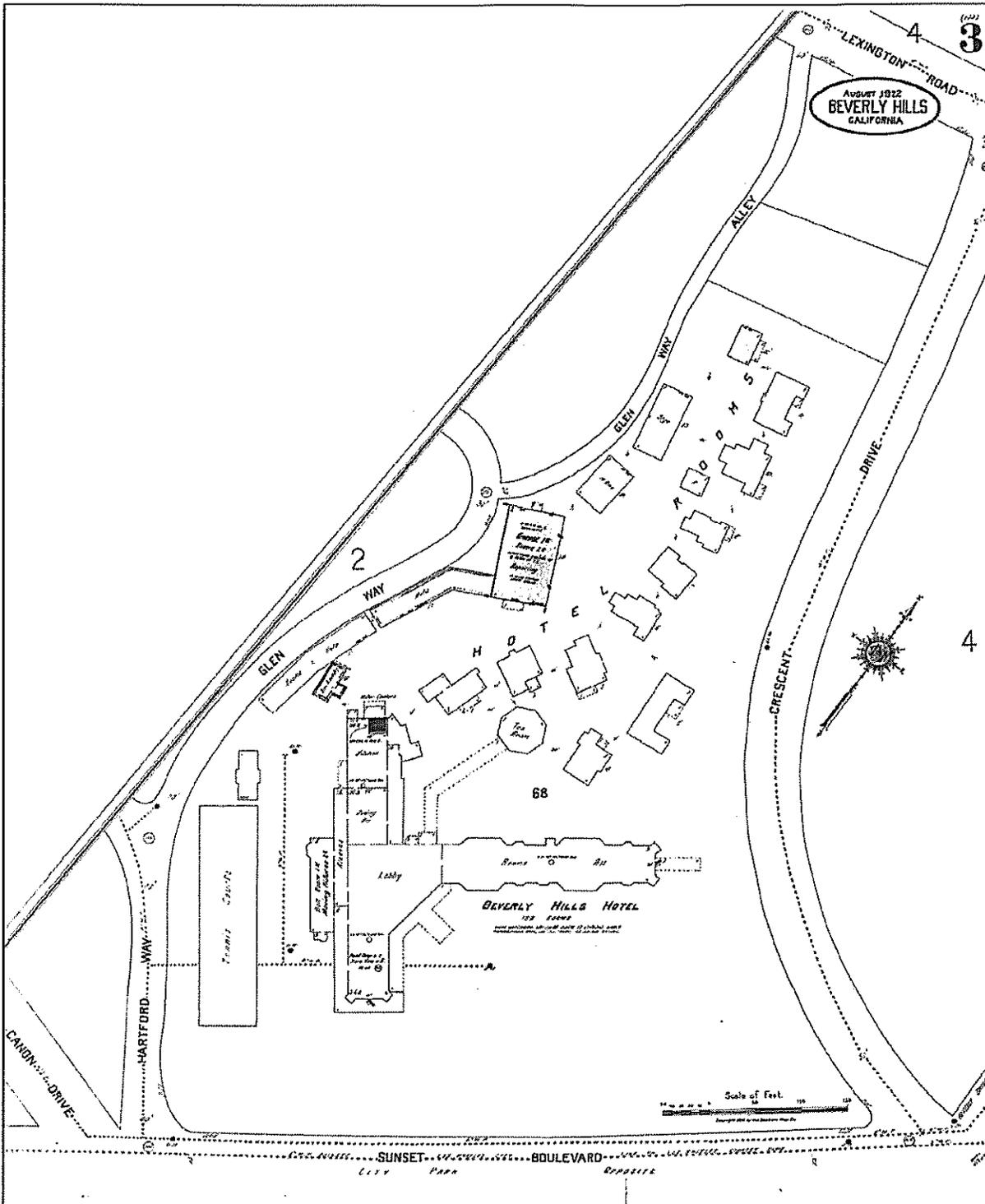


Figure 6: Sanborn Fire Insurance Map, note tennis courts west of main hotel building and bungalows extending north from main building (1922)

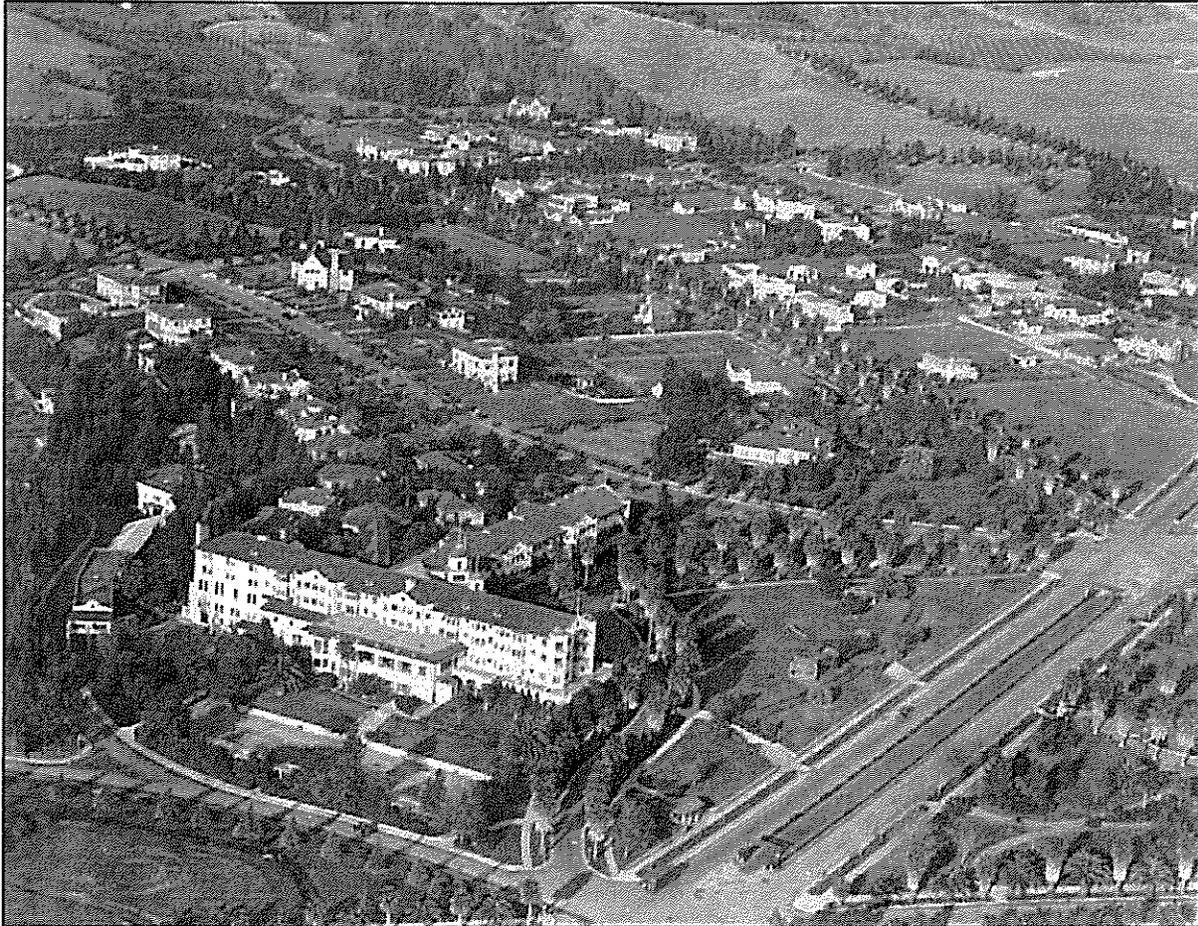


Figure 7: Beverly Hills Hotel, view northeast, note two tennis courts along west elevation of main hotel (Los Angeles Public Library, c.1930)

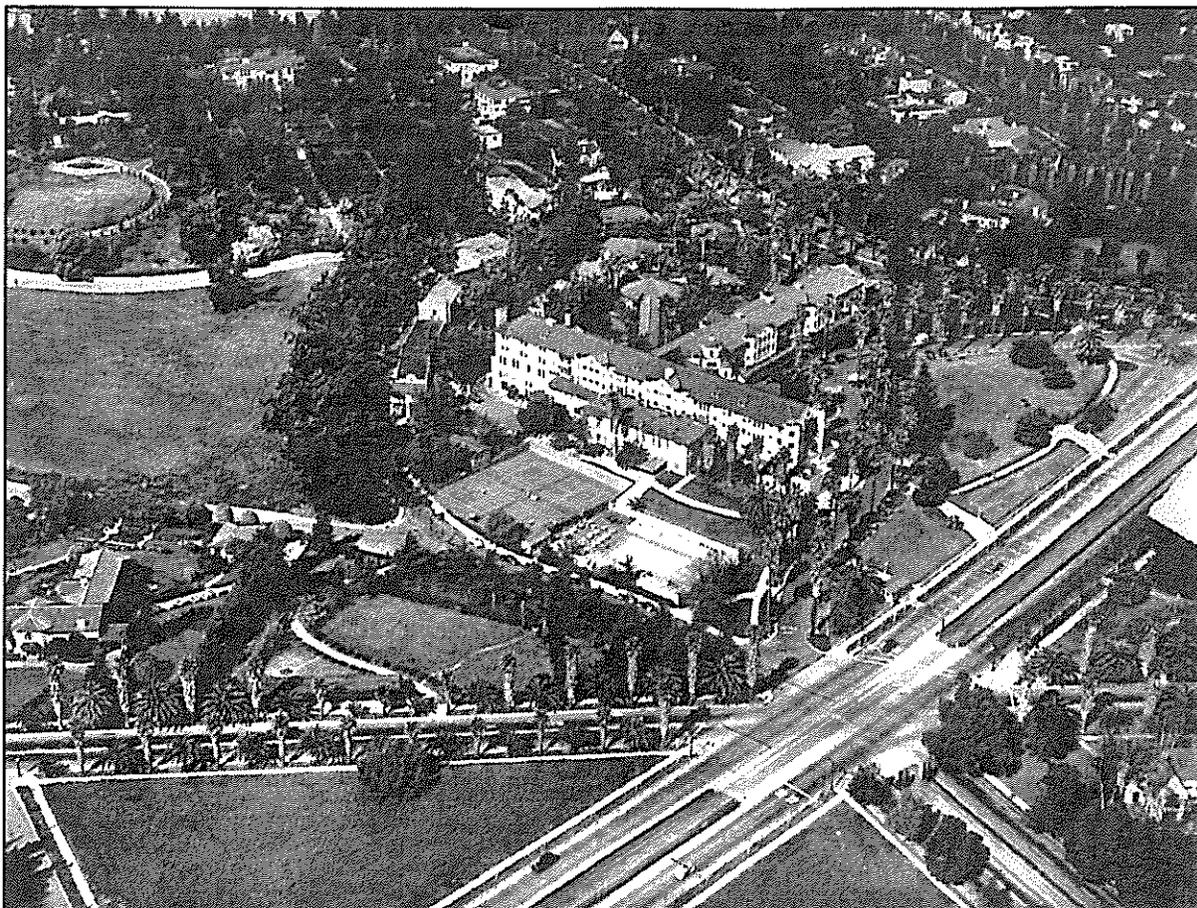


Figure 8: Beverly Hills Hotel, view northeast, note tennis courts north of pool at southwest elevation (c.1939)

ATTACHMENT “E”

Application

**APPLICATION FOR ZONE CHANGE, GENERAL PLAN
AMENDMENT, SPECIFIC PLAN OR SPECIFIC PLAN AMENDMENT**

Please specify what type of application(s) is/are requested:

- Zone Change
- General Plan Amendment
- Specific Plan
- Specific Plan Amendment

ZC/GPA/SP NO. _____

Application Date 10-10-08

Petitioner's Name: Sajahtera, Inc., a Delaware corporation dba The Beverly Hills Hotel

Petitioner's Address: 9461 Sunset Boulevard, Beverly Hills, CA 90210

Petitioner's Telephone No.: 310-281-2908

Property for which the application is requested (give street address and exact legal description of the property): The Beverly Hills Hotel

9461 Sunset Boulevard, Beverly Hills, CA 90210
See Attachment 1 for legal description

Identify the specific boundaries of area for which each change is sought or for which a change in zone standards is requested.

The Beverly Hills Hotel

What is/are the existing zone or zone standards for the property or area to be rezoned or modified? The Beverly Hills Hotel Specific Plan ("BHHSP")

* See Attachment 2 for a description of the Project and Attachment 3 for the proposed amendment to the BHHSP.

What changes to existing standards is the are requested? Amendment of BHHSP to permit petitioners proposed project ("Project") *

The petitioner requests that the application be granted for the following reasons:

1. The Project enhances the economic viability of the Hotel by replacing the under-utilized tennis courts with 2 bungalows each containing 3 keys.
2. The 6 additional keys will increase the number of hotel keys to the 210 keys permitted under the existing BHHSP.
3. The Project will bring a more residential quality to Glen Way.

EXISTING ON-SITE USES: The Beverly Hills Hotel

Neighboring Uses:

North Residential (North of Glen Way)

South City Park and Residential (South of Sunset)

East Residential (East of Crescent)

West Residential (West of Hartford)

RELATED PROJECT DESCRIPTION, IF ANY:

See Attachment 2 and Attachment 3

SITE DIMENSIONS: _____ **SITE AREA:** _____

EXISTING F.A.R.: _____ **EXISTING LOT COVERAGE:** _____

BUILDING HEIGHT(S): _____ **STORIES ABOVE GRADE:** _____
LEVELS BELOW GRADE: _____

PARKING: Existing Number of spaces: _____ Standard: _____
Compact: _____ Tandem: _____
Total Number of Required Spaces: _____

ADDITIONAL INFORMATION: N/A

Setbacks: Front: _____ Rear: _____ Sides: _____

Residential:

Number of Existing Units: N/A

Commercial: Use: N/A

Hours of Operation: _____

Number of Peak Hour Employees: _____

If Restaurant or Bar, Number of Seats: _____

I declare under penalty of perjury the foregoing is true and correct except as to those matters stated as information and belief.

Executed on 10-7-08, at Beverly Hills, California,
California. Sajahtera, Inc.

By [Signature]
Petitioner's signature

NOTE: Signature of petitioner must be acknowledged before a Notary Public

FOR DEPARTMENT USE ONLY.

(Petitioner may wish to provide information in support of the petition.)

1. How such change will promote orderly change or development in the community.
2. Why the boundaries of the proposed change or the nature of the proposed zone standards are reasonable and consistent with the character and use of the surrounding area.
3. How such change conforms to the City's adopted General Plan.

ATTACHMENT 1

Legal Description of Hotel Site

Lots 1 through 11, inclusive, and Lot 21, all in block 75 of Beverly Hills, in the City of Beverly Hills, in the County of Los Angeles, State of California, as per map recorded in Book 11, at Pages 186 and 187, of Maps, in the Office of the County Recorder of said County.

and

Parcel 3, in the City of Beverly Hills, in the County of Los Angeles, State of California, as shown on Parcel Map no. 16720, filed in Book 186, at Page 98, of Parcel Maps, in the Office of the County Recorder of said County.

Los Angeles County Assessor's Parcel No. 4344-016-003

ATTACHMENT 2

Project Description

The Beverly Hills Hotel Bungalow Project ("Project") is the construction of two (2) new hotel bungalows (Bungalow #23 and Bungalow #24) in the location presently occupied by the two (2) existing tennis courts. Each new bungalow will be one story, contain approximately 3200 square feet, and have 3 separately rentable hotel rooms ("Keys"). The Beverly Hills Hotel Specific Plan ("Specific Plan") provides that the total number of Keys shall not exceed 210. The Project will result in the total number of Keys increasing to 210 from the existing 204 Keys. Parking for the Project is provided by the existing 692 Parking Spaces required by the Specific Plan for the 210 Keys authorized by the Specific Plan.

The Project will also include the following elements: (i) replacement of the existing fence and tennis court screening on Glen Way with an 8 1/2-foot wall along Glen Way, with landscaped planters (interrupted every 20-feet by a projecting pilaster reflective of the traditional architecture of the hotel), so as to bring a residential quality to the Glen Way, and to obscure visibility of the new bungalows from both Glen Way and neighboring properties; (ii) a 12-foot trellis planted with bougainvillea, and low, raised planters, to soften the distance between the main hotel building and the new bungalows; and (iii) a landscape design consistent with the existing landscaping, plant material and hardscape arrangement of the hotel. In addition, the design of the new bungalows, with pink stucco-clad walls and clay tile hipped roofs, draws inspiration from and is compatible with the materials, features, size, scale and massing of the main hotel building and the existing bungalows.

ATTACHMENT 3

PROPOSED AMENDMENT TO THE
BEVERLY HILLS HOTEL SPECIFIC PLAN

The Beverly Hills Hotel Specific Plan adopted on August 11, 1992 by Resolution No. 99-R-8617, as amended by Resolution No. 94-R-9035 (as so amended, the "Specific Plan") shall be further amended as follows:

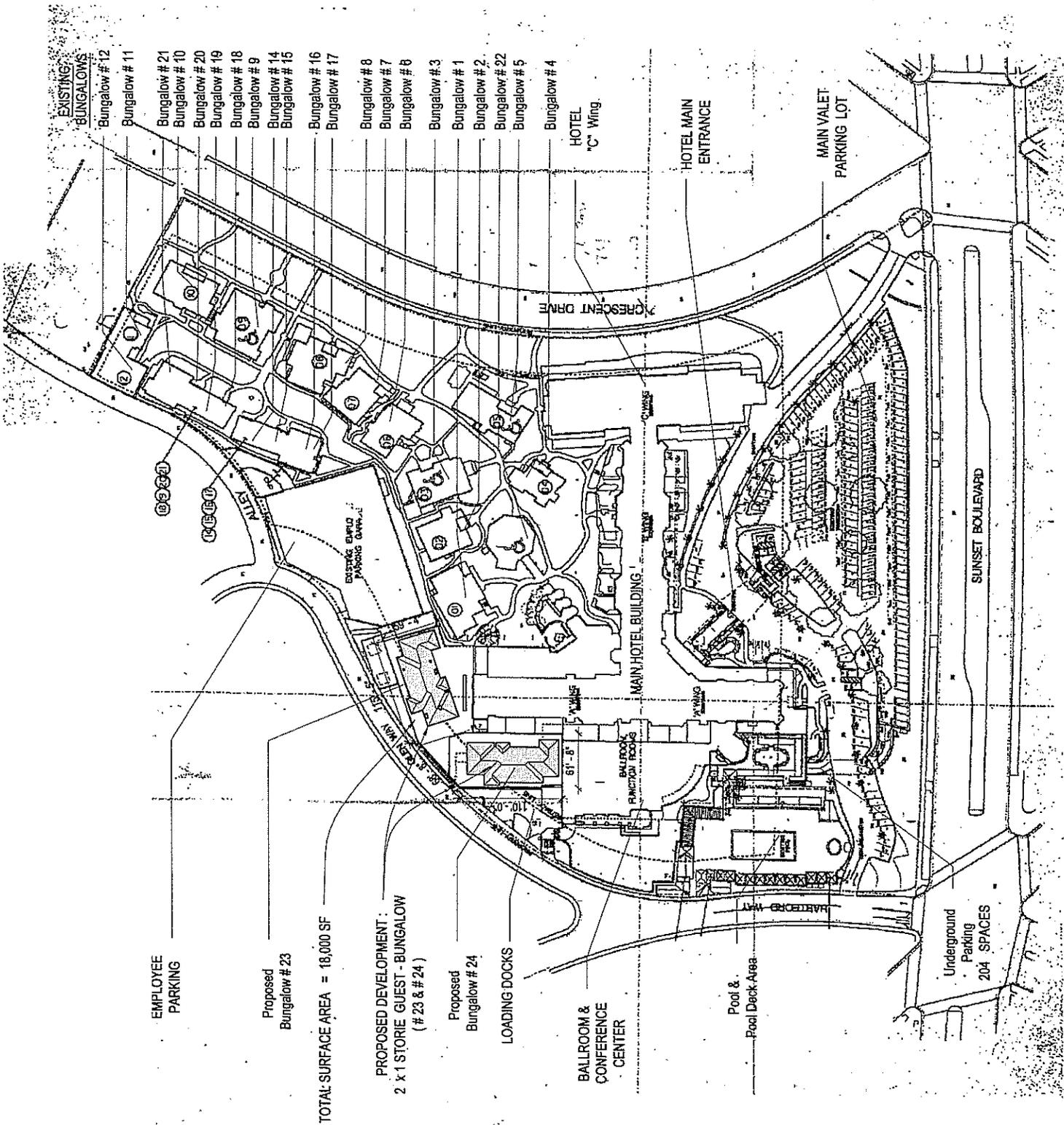
Subsection "B" of the "DEVELOPMENT STANDARDS, CRITERIA AND REGULATIONS" Section of the Specific Plan is amended to add at the end thereof the following provisions:

"Notwithstanding any provisions of this Specific Plan expressly or impliedly to the contrary, two additional bungalows (individually, "Bungalow 23" and Bungalow "24", and collectively, the "Additional Bungalows") may be constructed in the location presently occupied by the two (2) tennis courts located within the Specific Plan Area. The location of Bungalow 23 and Bungalow 24 shall be substantially as shown on Figure 1 attached hereto.

Each of the Additional Bungalows shall contain (i) approximately 3200 square feet, and (ii) not more than three separately rentable rooms. The total number of separately rentable rooms within the Specific Plan Area shall in no event exceed the 210 separately rentable rooms permitted under the Specific Plan. Parking for the Additional Bungalows is provided by the 692 parking spaces required by the Specific Plan, the location of which is shown on Figure 2 attached hereto.

Bungalow 23 shall be constructed substantially as shown on Figures 3 and 5 attached hereto, and Bungalow 24 shall be constructed substantially as shown as on Figures 4 and 5 attached hereto. Each of the Additional Bungalows shall be one-story. Figure 5 attached hereto illustrates the height of Bungalow 23 and Bungalow 24. As shown on Figure 5, the height of each of the Additional Bungalows, as measured from the concrete deck of the existing tennis court, shall be approximately 20 feet.

The location, distribution and type of landscaping, plant material and hardscape installed in connection with the construction of the Additional Bungalows shall be substantially as shown on Figures 6, 7 and 8 attached hereto, and shall include replacement of the existing fence and tennis court screening on Glen Way with an approximately 8 ½ foot wall with landscaped planters and other features, substantially as shown on Figures 9, 10 and 11 attached hereto.



- EXISTING BUNGALOWS**
- Bungalow # 12
 - Bungalow # 11
 - Bungalow # 21
 - Bungalow # 10
 - Bungalow # 20
 - Bungalow # 19
 - Bungalow # 18
 - Bungalow # 9
 - Bungalow # 14
 - Bungalow # 15
 - Bungalow # 16
 - Bungalow # 17
 - Bungalow # 8
 - Bungalow # 7
 - Bungalow # 6
 - Bungalow # 3
 - Bungalow # 1
 - Bungalow # 2
 - Bungalow # 22
 - Bungalow # 5
 - Bungalow # 4

EMPLOYEE PARKING

Proposed Bungalow # 23

TOTAL SURFACE AREA = 18,000 SF

PROPOSED DEVELOPMENT:
2 x 1 STORE GUEST - BUNGALOW
(# 23 & # 24)

Proposed Bungalow # 24

LOADING DOCKS

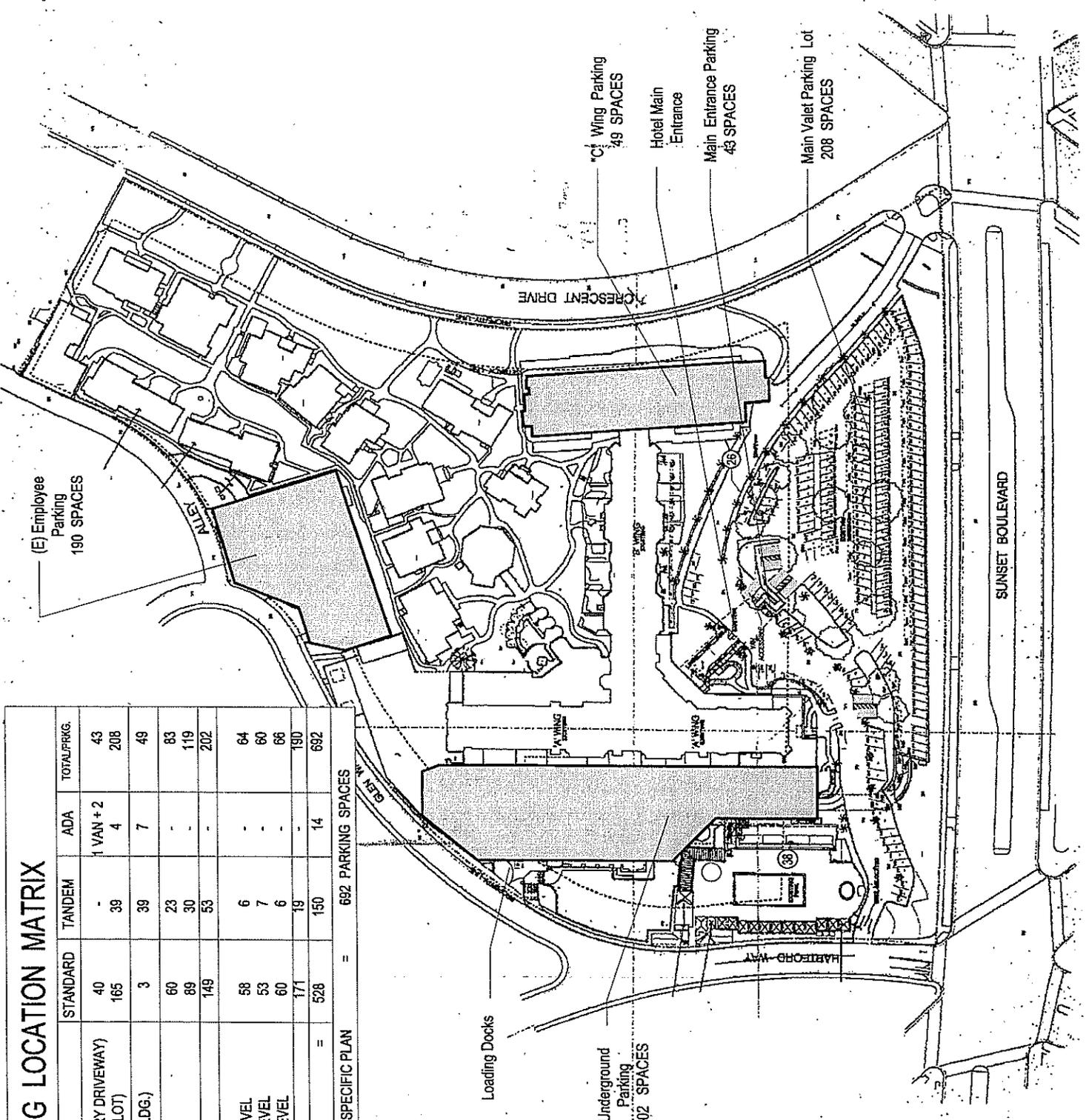
BALLROOM & CONFERENCE CENTER

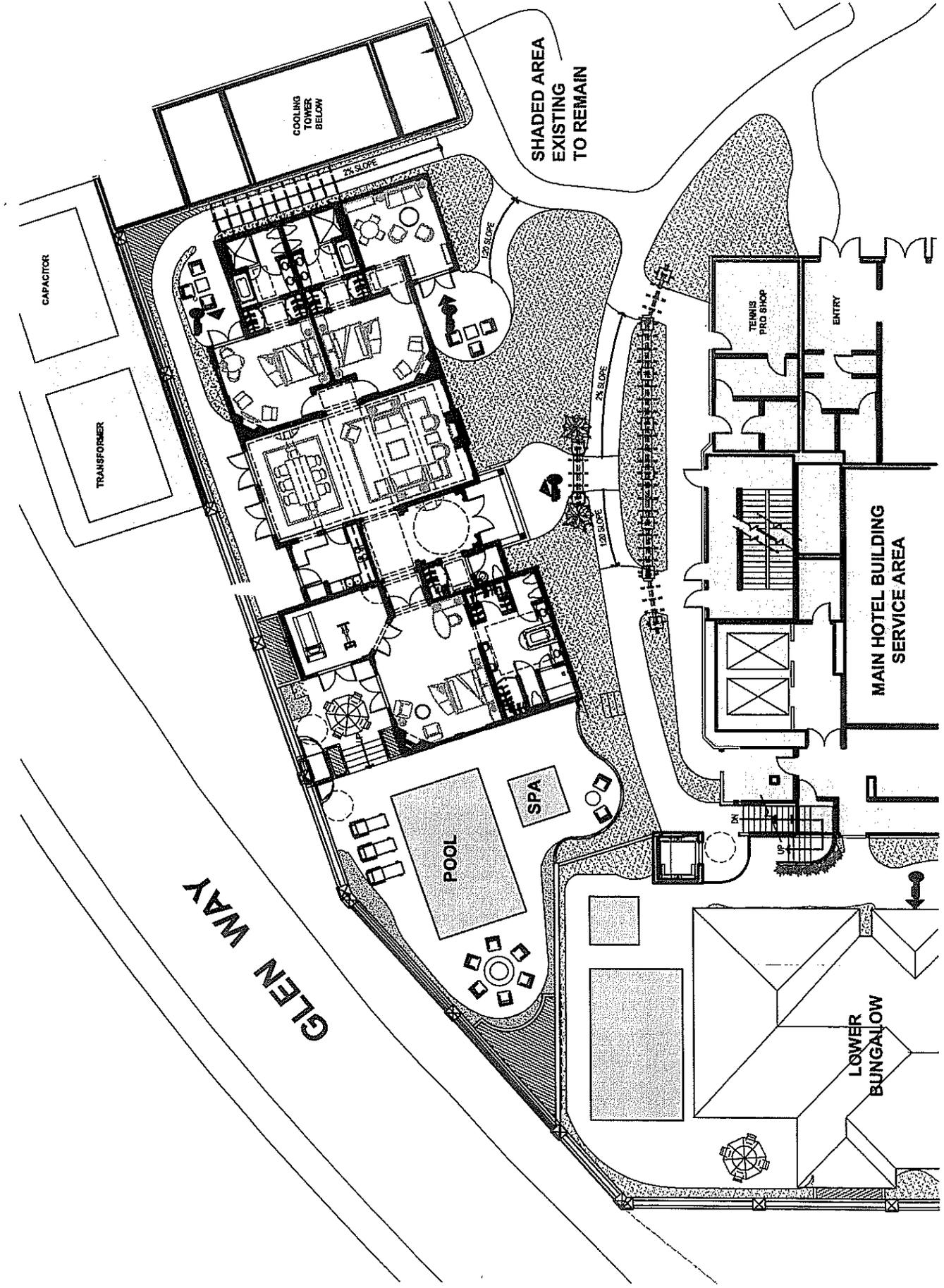
Pool & Pool Deck Area

Underground Parking 204 SPACES

PARKING LOCATION MATRIX

LOCATION	STANDARD	TANDEM	ADA	TOTAL PRG.
GROUND LEVEL (ALONG ENTRY DRIVEWAY)	40	-	1 VAN + 2	43
GROUND LEVEL (MAIN VALET LOT)	165	39	4	208
GROUND LEVEL ("C" - WING BLDG.)	3	39	7	49
B-3 PARKING LEVEL	60	23	-	83
B-4 PARKING LEVEL	89	30	-	119
TOTAL UNDERGROUND PARKING	149	53	-	202
EMPLOYEE PARKING 1ST LEVEL	58	6	-	64
EMPLOYEE PARKING 2ND LEVEL	53	7	-	60
EMPLOYEE PARKING TOP LEVEL	60	6	-	66
TOTAL EMPLOYEE PARKING	171	19	-	190
SUB - TOTAL	528	150	14	692
TOTAL AS PER APPROVED SPECIFIC PLAN	= 692 PARKING SPACES			





GLEN WAY

COOLING TOWER BELOW

SHADED AREA EXISTING TO REMAIN

CAPACITOR

TRANSFORMER

POOL

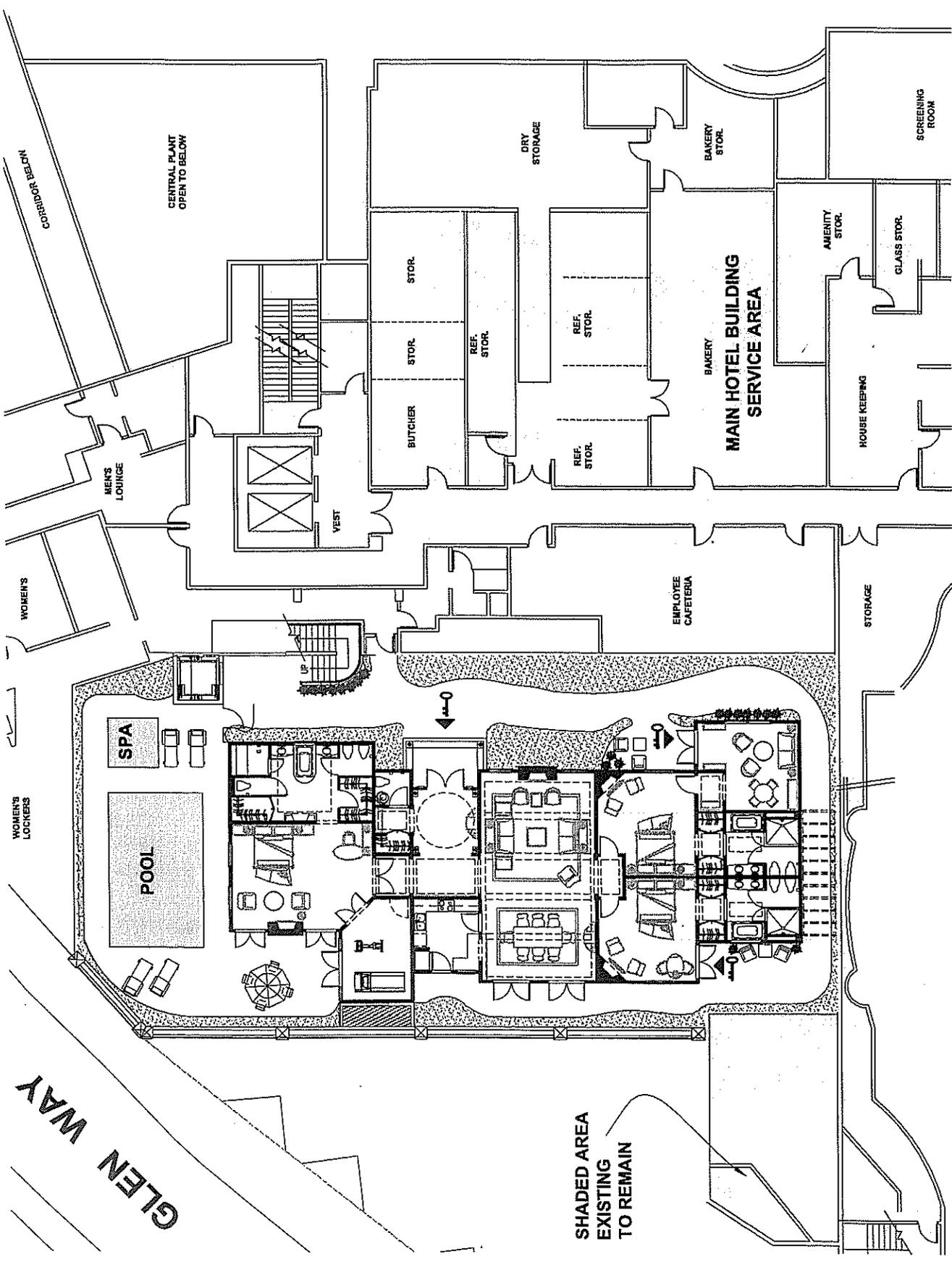
SPA

LOWER BUNGALOW

MAIN HOTEL BUILDING SERVICE AREA

TENNIS PRO SHOP

ENTRY



GLEN WAY

WOMEN'S LOCKERS

POOL

SPA

WOMEN'S

MEN'S LOUNGE

CENTRAL PLANT
OPEN TO BELOW

VEST

BUTCHER

STOR.

STOR.

REF. STOR.

REF. STOR.

DRY STORAGE

EMPLOYEE CAFETERIA

BAKERY

BAKERY STOR.

MAIN HOTEL BUILDING
SERVICE AREA

AMENITY STOR.

GLASS STOR.

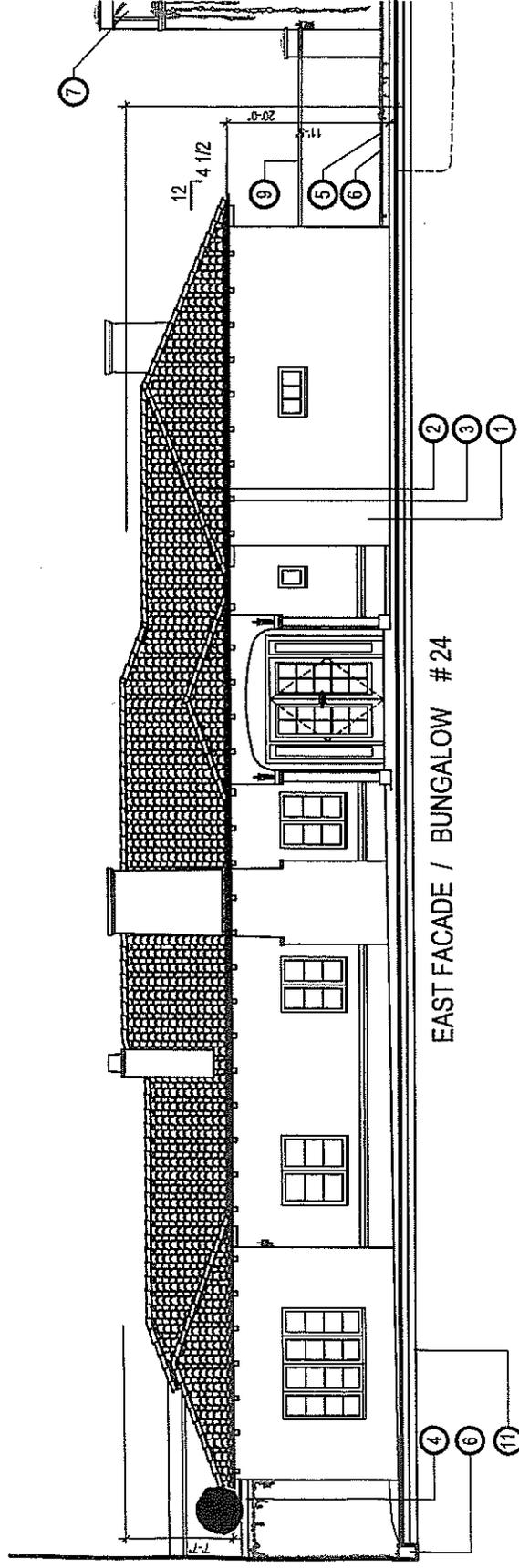
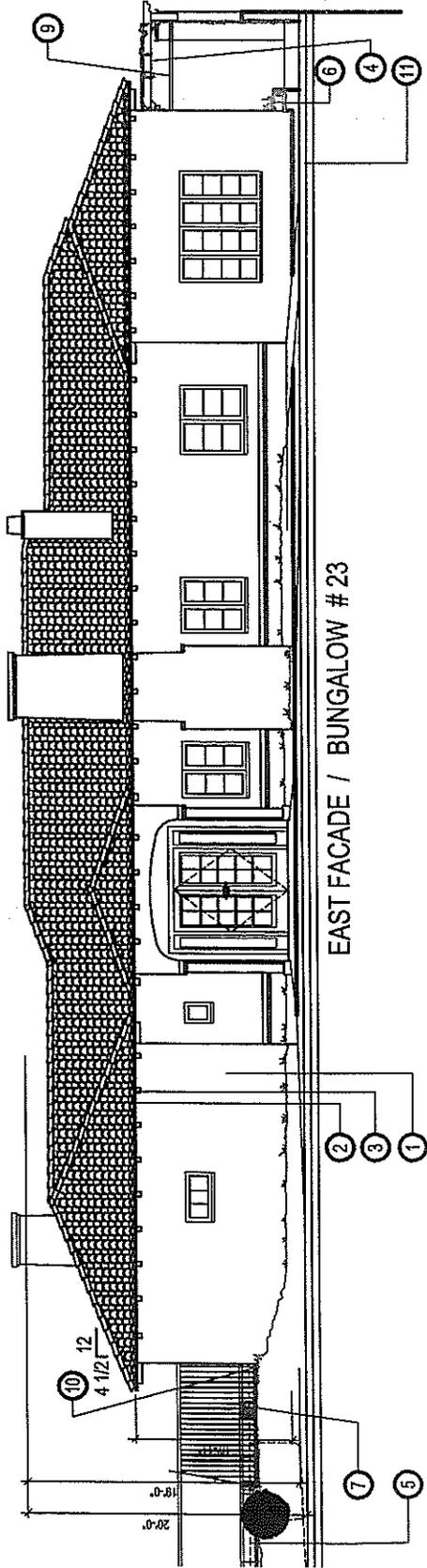
HOUSE KEEPING

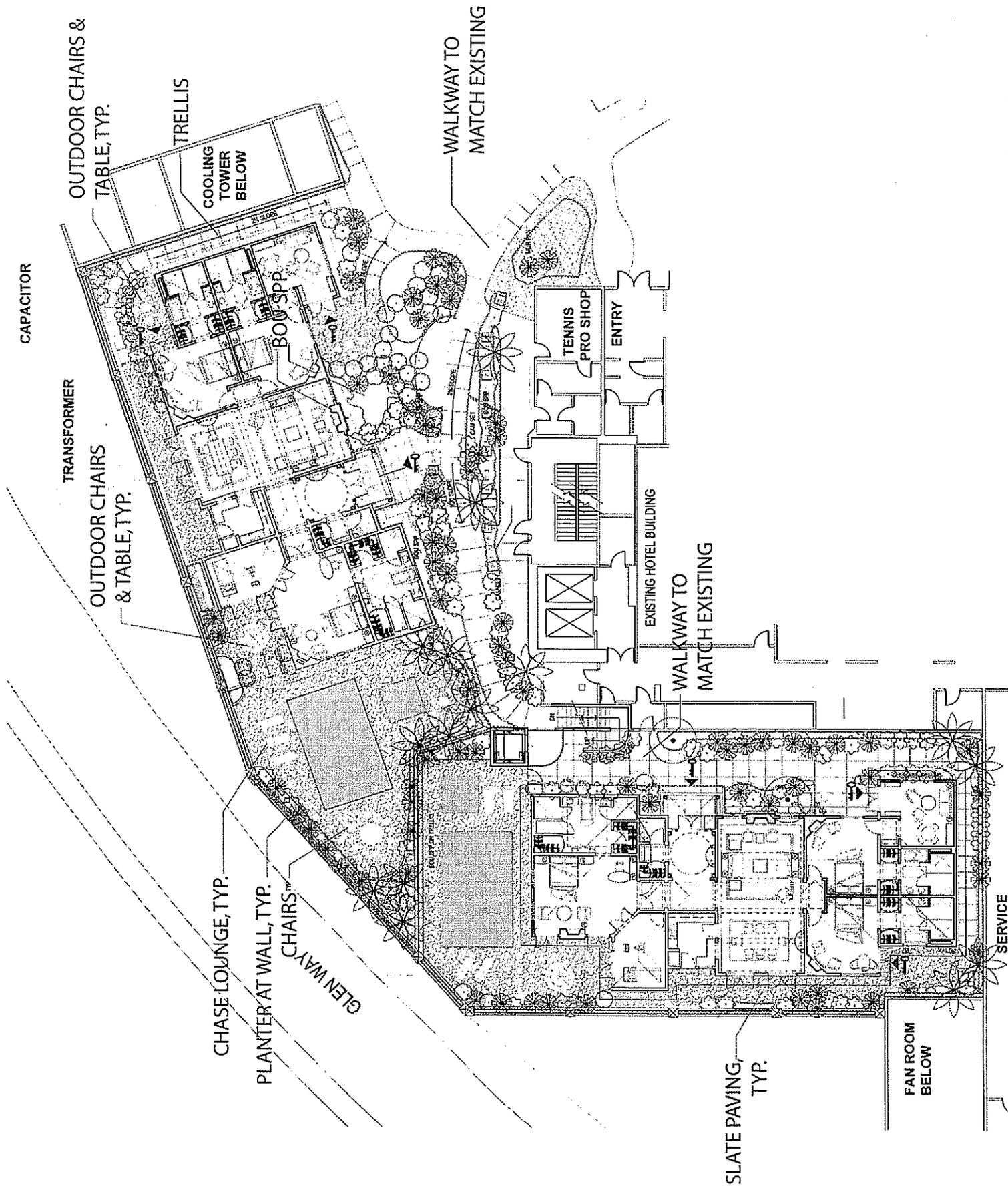
STORAGE

SCREENING ROOM

SHADED AREA
EXISTING
TO REMAIN

- ① PLASTER PAINTED PINK TO MATCH EXISTING BUNGALOWS.
- ② CLAY TILE ROOF TO MATCH EXISTING BUNGALOW.
- ③ WOOD WORK PAINTED WHITE TO MATCH EXISTING BUNGALOWS.
- ④ ORNAMENTA WOOD TRELLIS.
- ⑤ POOL DECK FINISH AS INDICATED IN LANDSCAPE DRAWINGS.
- ⑥ PLANTER.
- ⑦ POOL ENCLOSURE
- ⑧ NEW EXTERIOR GUEST ELEVATOR
- ⑨ NEW PERIMETER WALL
- ⑩ STAIRS (BEYOND)
- ⑪ EXISTING STRUCTURAL SLAB TO REMAIN





CAPACITOR

TRANSFORMER

OUTDOOR CHAIRS & TABLE, TYP.

TRELLIS

COOLING TOWER BELOW

WALKWAY TO MATCH EXISTING

TENNIS PRO SHOP ENTRY

OUTDOOR CHAIRS & TABLE, TYP.

CHASE LOUNGE, TYP.

PLANTER AT WALL, TYP.

CHAIRS

GLENWAY

EXISTING HOTEL BUILDING

WALKWAY TO MATCH EXISTING

SLATE PAVING, TYP.

FAN ROOM BELOW

SERVICE

Beverly Hills, CA

Beverly Hills Hotel

05.6198.000 Bungalow #23 & #24 - Landscape Plan

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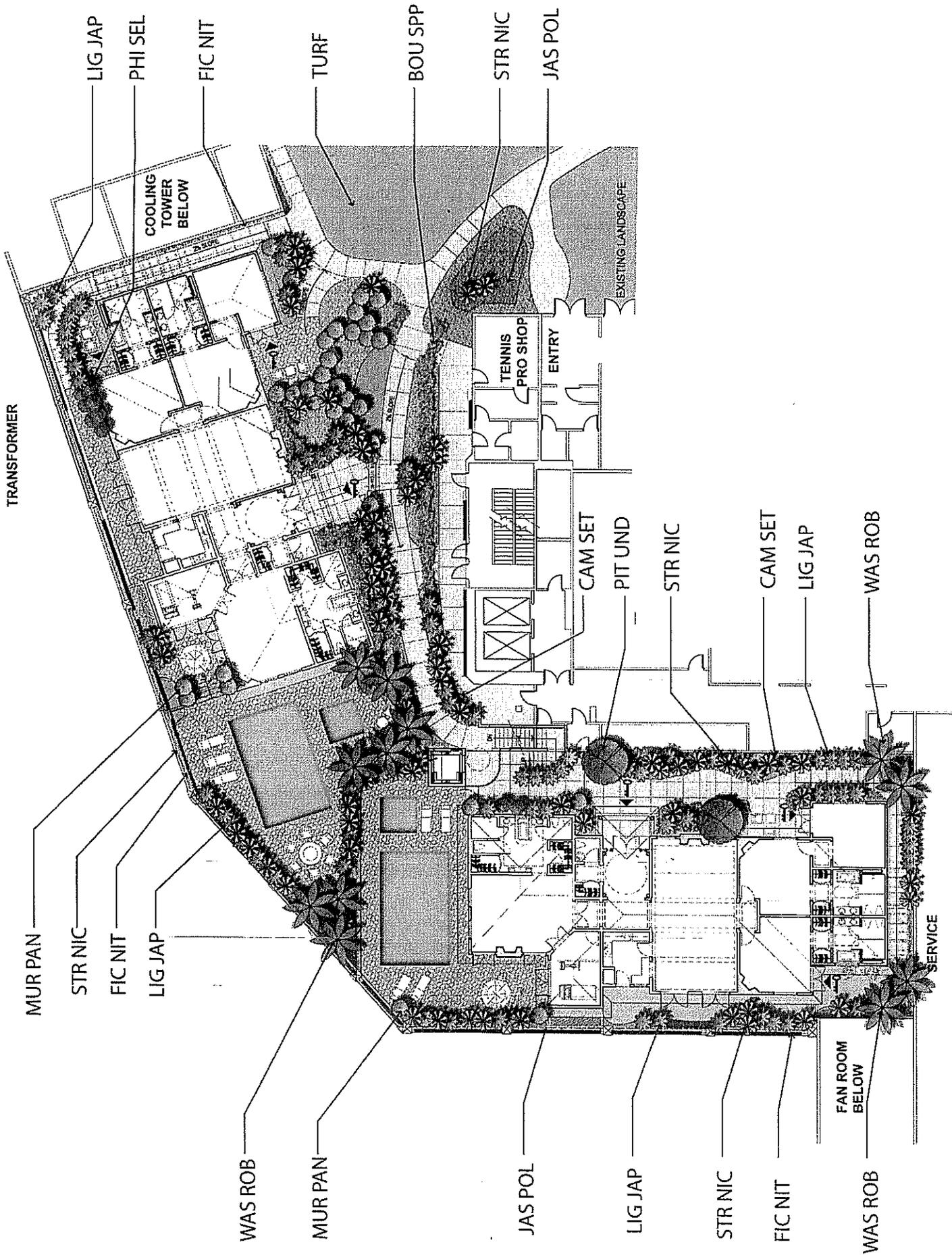
Figure-6

September 26, 2008

Genster

CAPACITOR

TRANSFORMER



MUR PAN

STR NIC

FIC NIT

LIG JAP

WAS ROB

MUR PAN

JAS POL

LIG JAP

STR NIC

FIC NIT

WAS ROB

FAN ROOM
BELOW

TRANSFORMER

LIG JAP

PHI SEL

FIC NIT

TURF

BOU SPP

STR NIC

JAS POL

COOLING
TOWER
BELOW

TENNIS
PRO SHOP

ENTRY

CAM SET

PIT UND

STR NIC

CAM SET

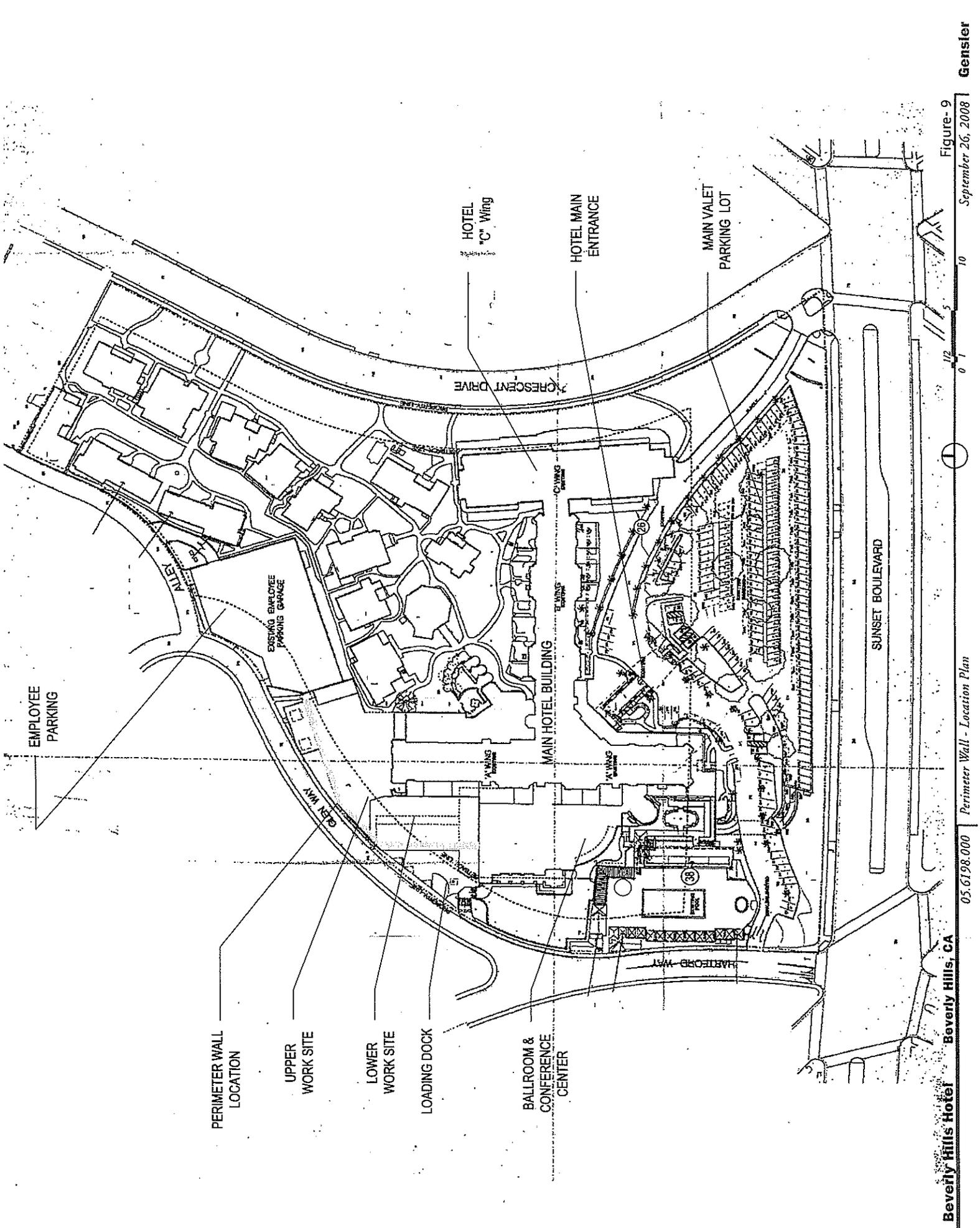
LIG JAP

WAS ROB

EXISTING LANDSCAPE

PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
I. PALMS / CYCADS		
WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PLANT
II. TREES		
FIC NIT	FICUS M. NITIDA "GREEN GEM"	GREEN GEM FICUS
LIG JAP	LIGUSTRUM JAPONICUM	JAPANESE PRIVET
PIT UND	PITTIOSPORUM UNDULATUM	VICTORIA BOX
STR UND	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE
III. SHRUBS/GROUNDCOVER		
AZA ALA	AZALEA 'ALASKA'	AZALEA
AZA FIE	AZALEA 'FIELDER'S WHITE'	AZALEA
CAM SET	CAMELIA SASANQUA 'SETSUGEKKA'	SASANQUA CAMELIA
JAS POL	JASMINUM POLYANTHUM	WINTER JASMINE
MUR PAN	MURRAYA PANICULATA	ORANGE JASMINE
PHI SEL	PHILODENDRON SELLOUM	PHILODENDRON
ROS FLO	ROSE FLORIBUNDA 'ICEBERG'	FLORIBUNDA ROSE
IX. VINES		
BOU RED	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA
FIC PUM	FICUS PUMILA	CLIMBING FICUS
SOL JAS	SLOANUM JASMINOIDES	POTATO VINE



EMPLOYEE
PARKING

PERIMETER WALL
LOCATION

UPPER
WORK SITE

LOWER
WORK SITE

LOADING DOCK

BALLROOM &
CONFERENCE
CENTER

MAIN HOTEL BUILDING

HOTEL
"C" Wing

HOTEL MAIN
ENTRANCE

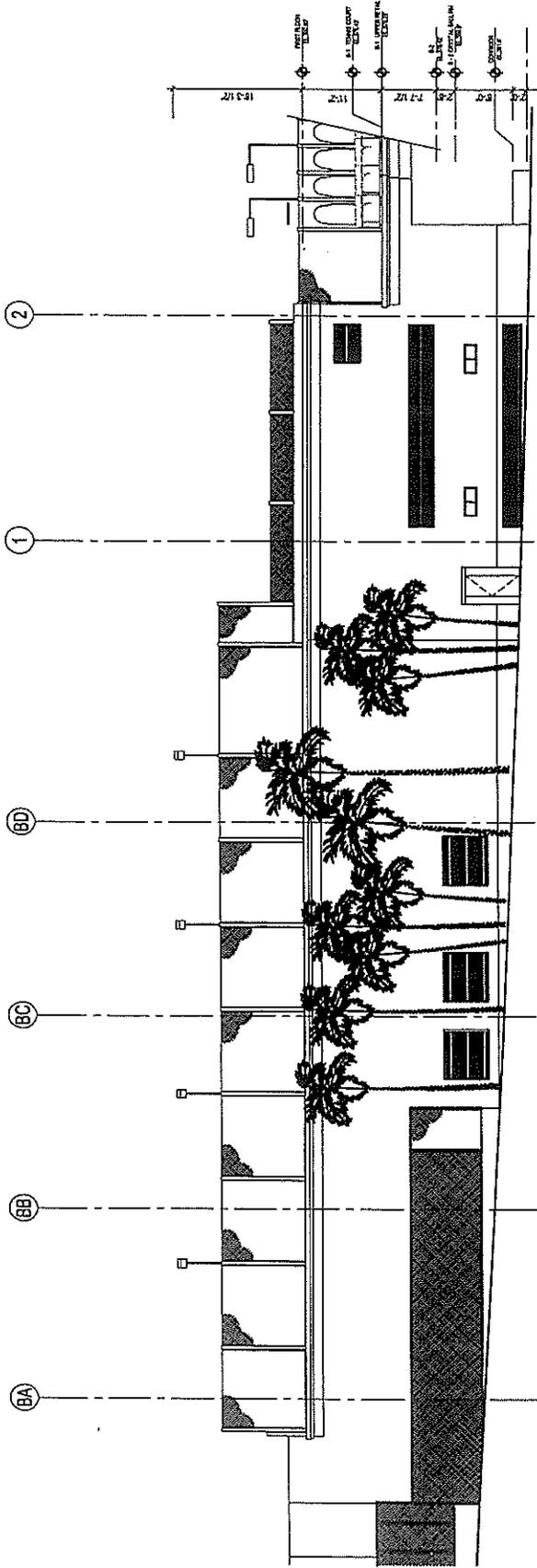
MAIN VALET
PARKING LOT

CRESCENT DRIVE

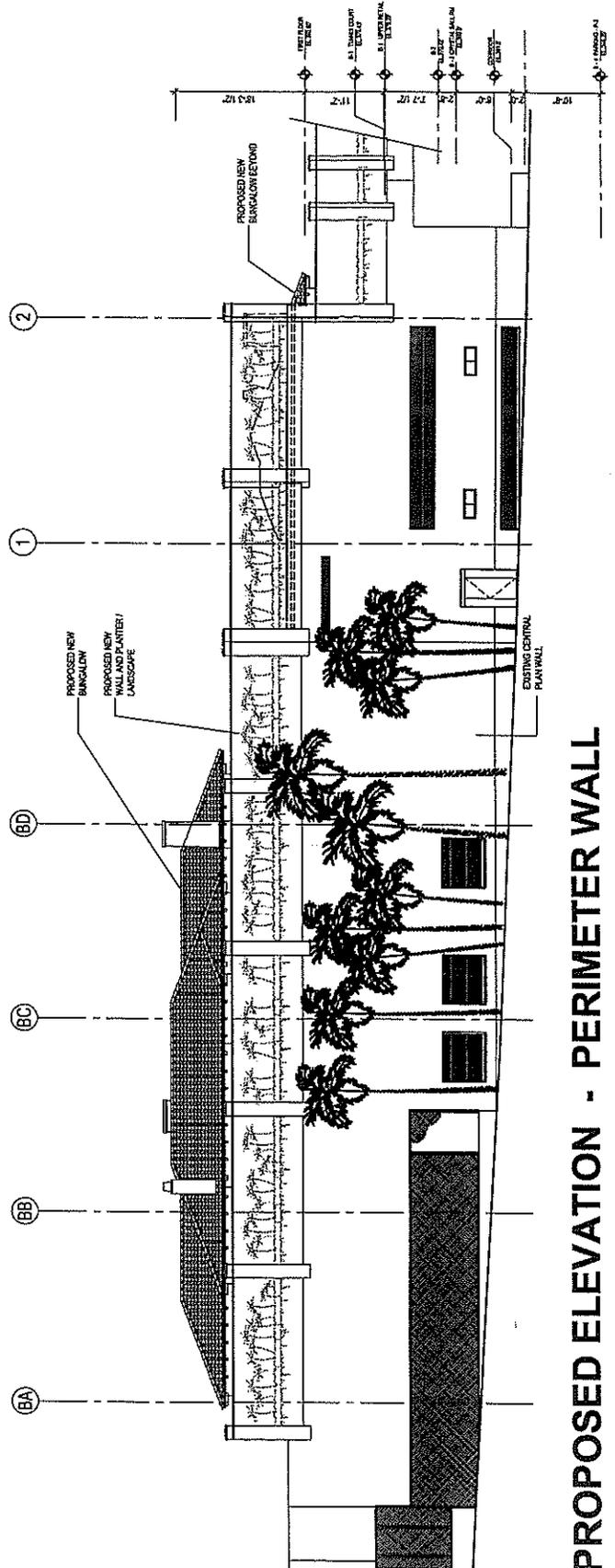
EXISTING EMPLOYEE
PARKING GARAGE

SUNSET BOULEVARD

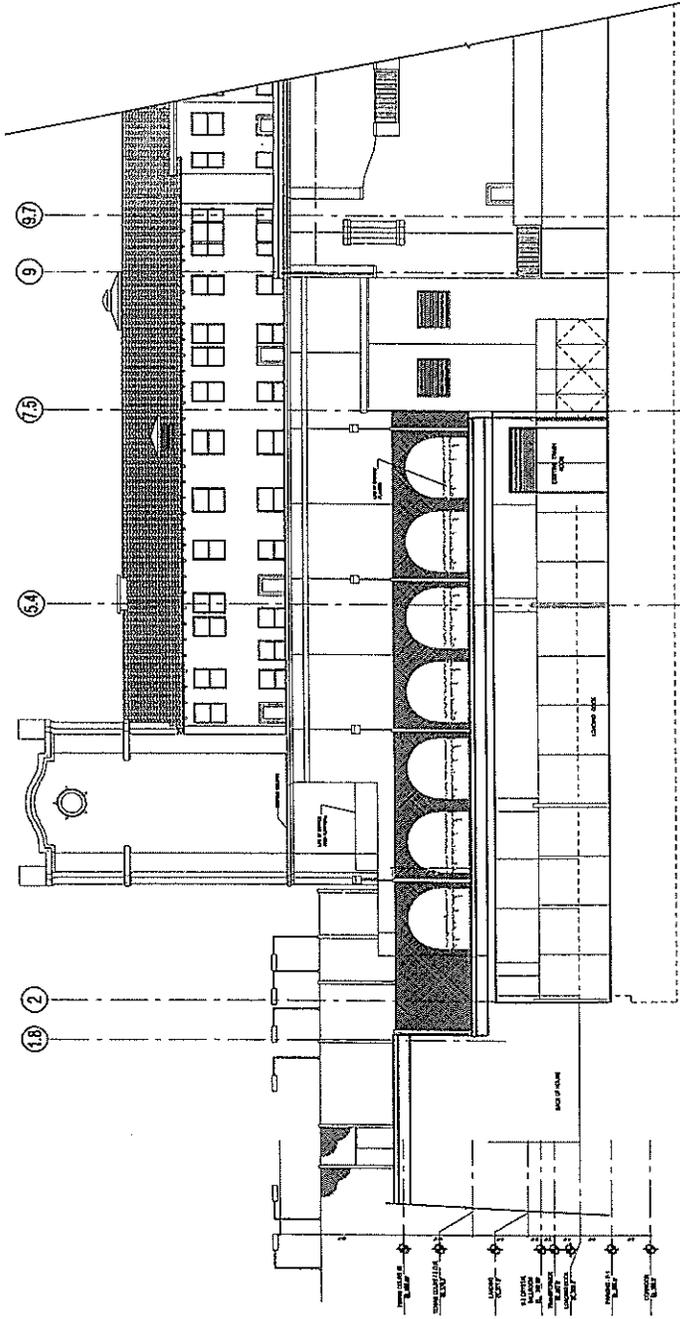
HARBOR WAY



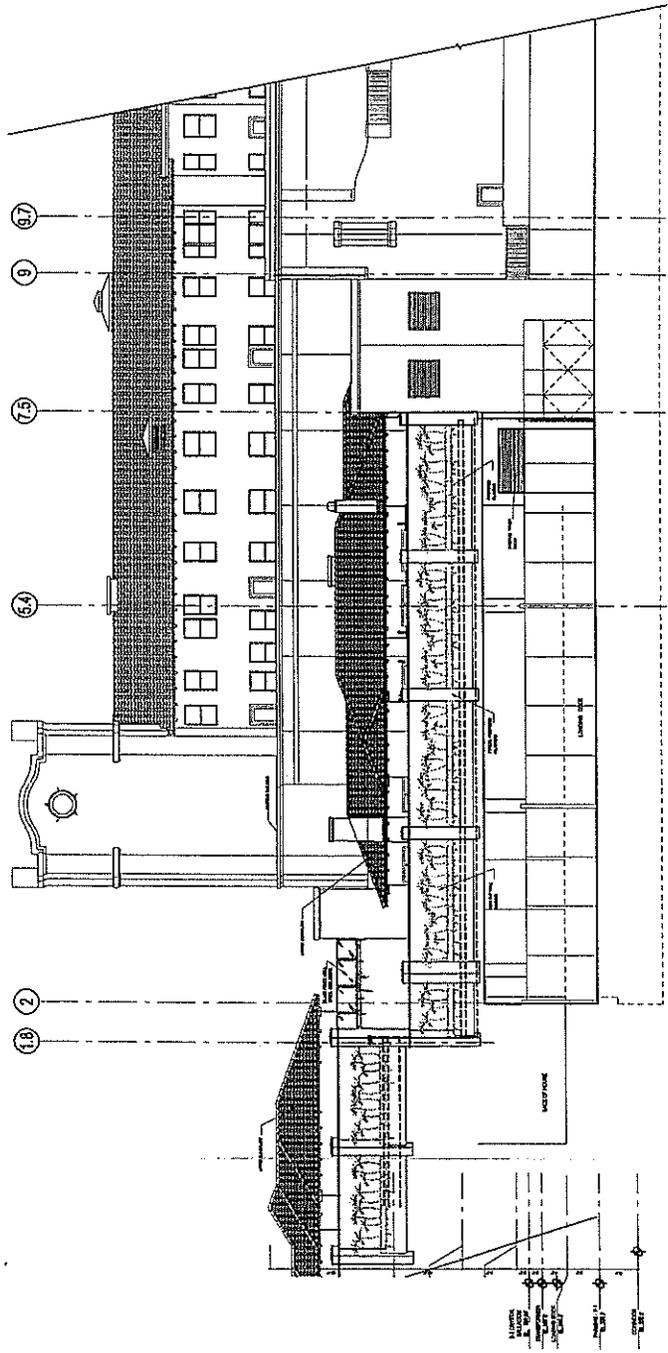
EXISTING ELEVATION - PERIMETER WALL



PROPOSED ELEVATION - PERIMETER WALL



EXISTING ELEVATION - PERIMETER WALL



PROPOSED ELEVATION - PERIMETER WALL