



Architectural Commission Report

Meeting Date: Wednesday, April 18, 2012
(Continued from the AC meeting on March 21, 2012.)

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

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

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval of a new four-story automobile dealership to be located at 9230 Wilshire Boulevard, on the southwest corner of Wilshire Boulevard and Maple Drive. This project came before the Commission on September 21, 2011 as a preview item and again on March 21, 2012 as a public hearing item (see Attachment A). At its meeting on March 21, 2012, the Commission expressed the following concerns with the project:

- The massing of the design needs to be addressed. As presented the design elements appear to massive and the proportions of design elements needs to be addressed. Considering providing negative space in the design to create less massing. The pedestrian experience should be considered when redesigning the massing.
- Consider design options that allow the building to have more transparency to reduce the mass. Consider making the black spandrel adjacent to the stairwell glass.
- The large round windows don't aid in reducing the massing on the ground floor for the pedestrian experience.
- The base of the columns are appear massive. Study how to make the columns meet the sidewalk in a more elegant and appropriately scaled manner. The columns at the corner of Maple Drive and Wilshire Blvd needs to less massive.
- All of the identification signs are too large and should be reduced. There needs to be negative space between the signs and architectural elements of the building. Addition information should be provided for the signs (i.e. connection details, sign sections, material examples, dimensions of signs, colors of materials.)
- Providing a model of the building would be helpful to understand mass.
- Provide an enlarged wall section to further display the details of the design.
- Consider adding a second large ground floor window on the Maple Drive elevation to create more transparency.
- The columns appear as plant-on's. Consider creating shadows to reduce the scale and mass and the plant-on appearance.
- The lighting overspill from the upper parking levels out is a concern. Consider providing a lighting study to prevent overspill.
- When at the ground level and looking up into the upper levels, what will be seen? What will the roof of the parking garage look like?
- What will the roll-up shutters look like on the top levels? Provide more information on these elements.

Attachment(s):

- A. AC Staff Report – March 21, 2012
- B. Revised Design Plans, Cut Sheets and Supporting Documents
- C. Approval Resolution

Report Author and Contact Information:

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- Provide a section which shows details on the awnings, planters, building perimeter and rolling shutters.
- The stair shafts appear massive.
- The planting in the parkway needs to be changed to a material with little or no height (code required).
- Provide details on the planter boxes (i.e. type of planters, drainage, soil mix, irrigation, type of plant, etc.). Any proposed bamboo should be “clumped”, not “running” bamboo.
- Provide more information about what type of plants will be located on the alley elevation, on the roof and in the planter boxes. How will the planting be maintained?

In addition to the comments above the AC also established a subcommittee composed of Commissioners Blakeley, Meyer and Rubins. This subcommittee met with the applicant team on Monday, April 2 to review the changes made by the applicant. At that meeting it was determined that the applicant had responded to the majority of the Commission’s concerns listed above, with a few exceptions¹, the most notable of which was the issue of glazing at the parking levels along the upper two floors. The subcommittee paid specific attention to the design aesthetic of the roll up shutters on the top levels of the building facing Maple Drive and the lack of coverings in the same area along the Wilshire Blvd elevation. As an alternative, the subcommittee expressed the desire to have glazing installed in these openings along both Maple Drive and Wilshire Blvd. Also discussed was the project specific condition set forth by the Planning Commission relating to these upper level openings. This condition states (condition #78 of resolution #12-R-12855): “...the parking garage openings facing South Maple Drive shall be fitted with roll-down doors that are to be closed at sunset or the close of business each day, whichever is earlier. The doors shall be of metal construction and shall be painted to match the exterior color of the building.” As a result of this condition, the applicant has not modified the doors on the Maple Drive elevation. The applicant has also elected to not add glazing along the Wilshire Boulevard elevation (top two floors) as doing so would trigger a more expansive (and expensive) ventilation system for the parking levels of the building. As a result, the Commission may wish to specifically discuss these elements of the design.

ZONING CODE COMPLIANCE

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

ENVIRONMENTAL ASSESSMENT

The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s environmental guidelines. The City prepared an Initial Study and, based on the information contained in the Initial Study, concluded that there was substantial evidence that the Project may have a significant environmental impact on several specifically identified resources. Pursuant to Guidelines Sections 1 5064 and 1 508 1. and based upon the information contained in the Initial Study, the City ordered the preparation of an FIR for the Project to analyze the Project’s potential impacts on the environment. A Draft Environmental Impact Report (DEIR) was prepared and circulated for public review and comment, and a Final Environmental Impact Report (FEIR) was reviewed by the Planning Commission and certified under Planning Commission Resolution No. 1622.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.

¹ The only other exception was the placement of the building ID signs, which were too close to the building moldings and which the applicant has modified per the subcommittee’s direction.



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Attached A:

AC Staff Report from the
March 21, 2012 Meeting



Architectural Commission Report

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

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

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

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

REPORT SUMMARY

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

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

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

Attachment(s):

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

Report Author and Contact Information:

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

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

ZONING CODE COMPLIANCE

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

ENVIRONMENTAL ASSESSMENT

The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City's environmental guidelines. The City prepared an Initial Study and, based on the information contained in the Initial Study, concluded that there was substantial evidence that the Project may have a significant environmental impact on several specifically identified resources. Pursuant to Guidelines Sections 15064 and 15081, and based upon the information contained in the Initial Study, the City ordered the preparation of an FIR for the Project to analyze the Project's potential impacts on the environment. A Draft Environmental Impact Report (DEIR) was prepared and circulated for public review and comment, and a Final Environmental Impact Report (FEIR) was reviewed by the Planning Commission and certified under Planning Commission Resolution No. 1622.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



Design Review Commission Report

455 North Rexford Drive
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Attached A:
Detailed Design Description
and Materials (Applicant Prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

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

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

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

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

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

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

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

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

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

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

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

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

A Indicate in the chart below all applicable signage details:

	Type of Sign (i.e. business ID, building ID, parking, etc.)	Dimensions (height x length)	Square Feet	Maximum Area Permitted by Code	Maximum Area Permitted w/ Sign Accommodation (if applicable)
1	Business ID sign "Lexus"	9'-0" x 9'-4"	83.7 sq. ft.		
2	Business ID sign "Jim Falk LEXUS of Beverly Hills"	10'-8" x 11'-2"	118 sq. ft.		
3	Business ID sign "Jim Falk LEXUS of Beverly Hills"	10'-8" x 11'-2"	118 sq. ft.		
4	Directional sign "Service"	23'-4" x 1'-8"	35 sq. ft.		
5					

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

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

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

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

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

ROOF

Material: concrete
 Texture /Finish: silant trowel
 Color / Transparency: natural grey

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

AWNINGS, CANOPIES

Material: canvas
Texture /Finish: tight weave
Color / Transparency: burnt orange

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

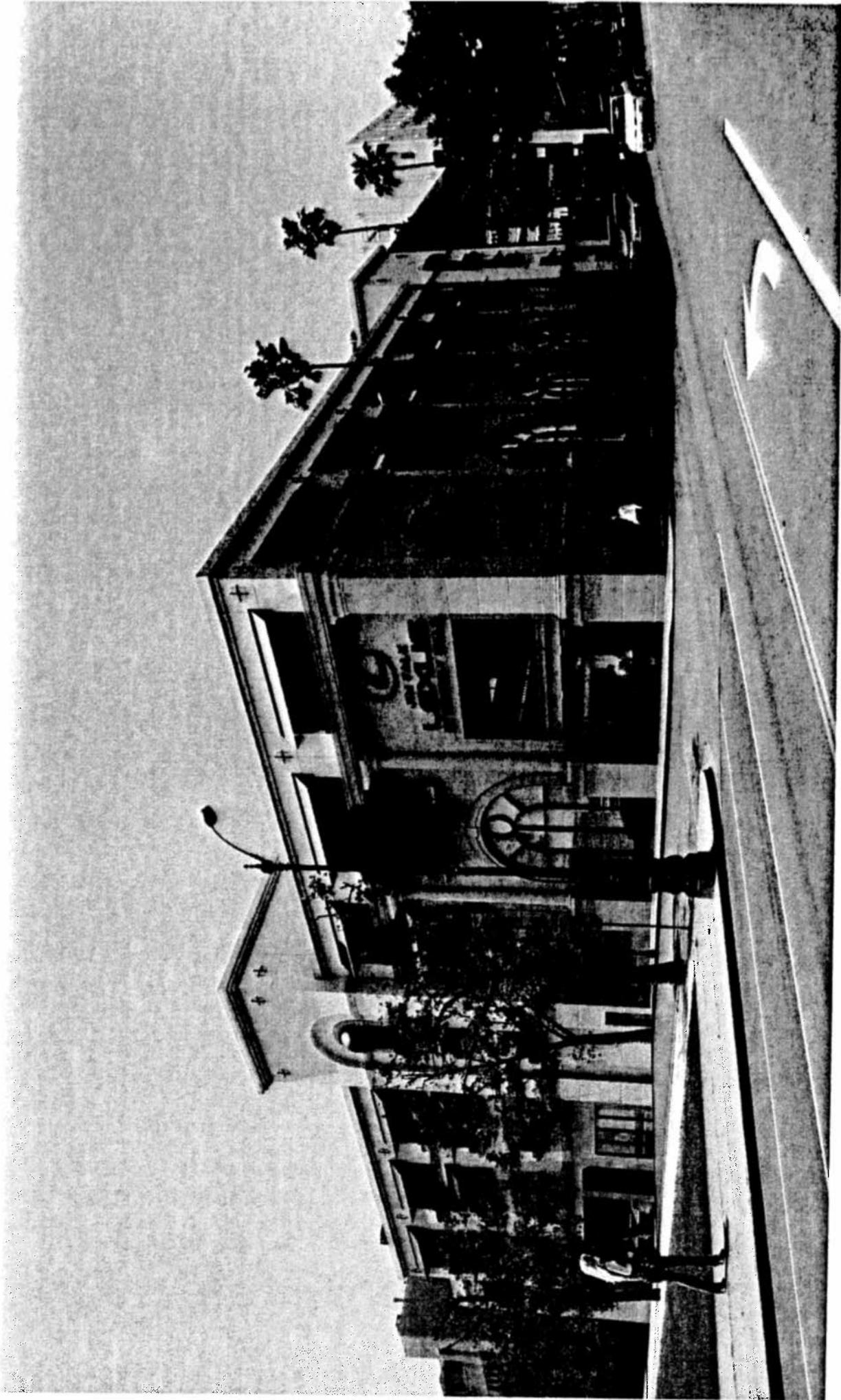


Design Review Commission Report

455 North Rexford Drive

AC Meeting – March 21, 2012

Attached B:
Design Plans, Cut Sheets
and Supporting Documents



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

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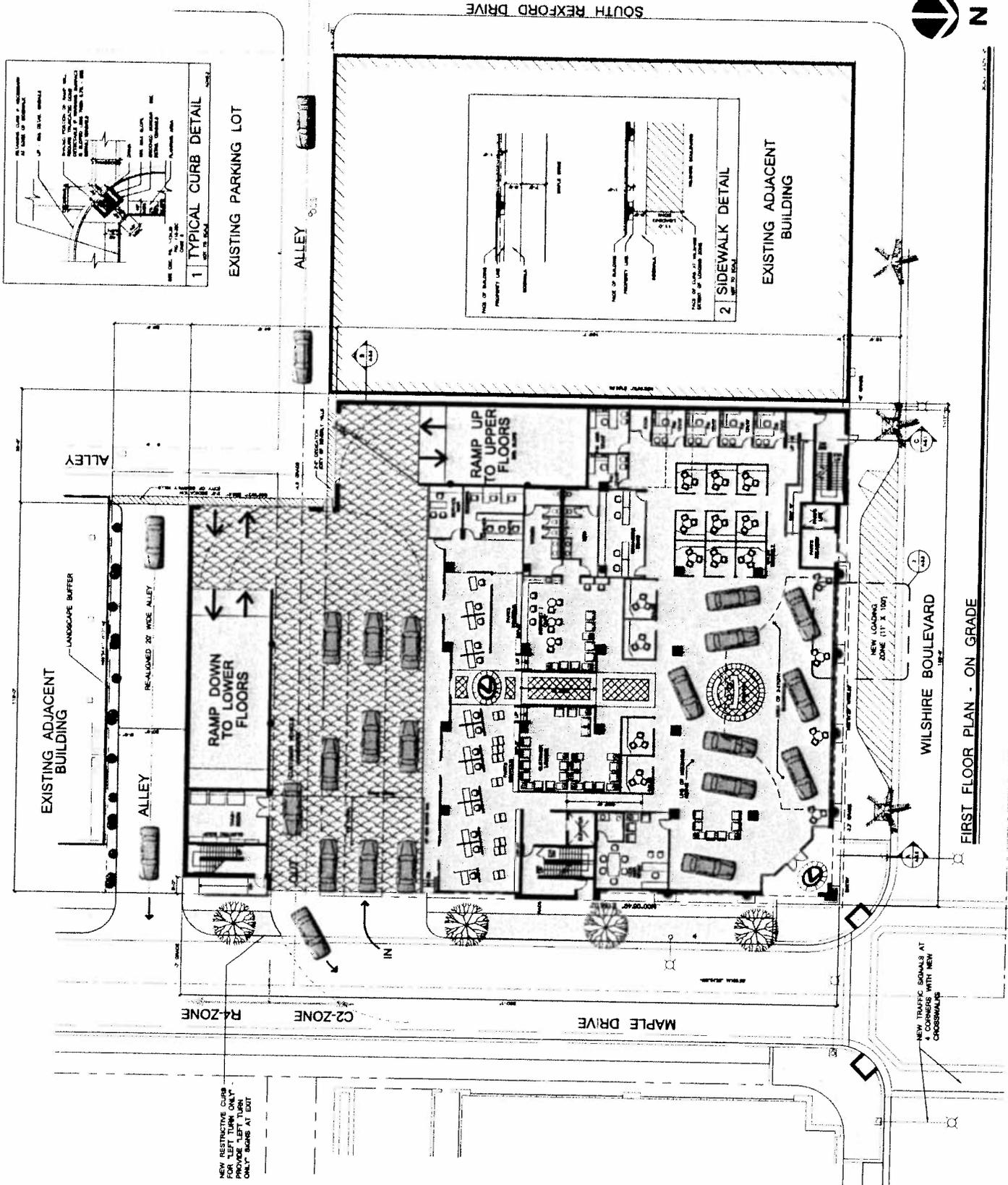
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FIRST FLOOR PLAN - ON GRADE



A-3.0



ELEVATION KEYNOTES

- 1. FINISH MATERIALS SHALL BE IDENTICAL TO THE FINISH MATERIALS SHOWN ON THE ARCHITECTURAL DRAWINGS.
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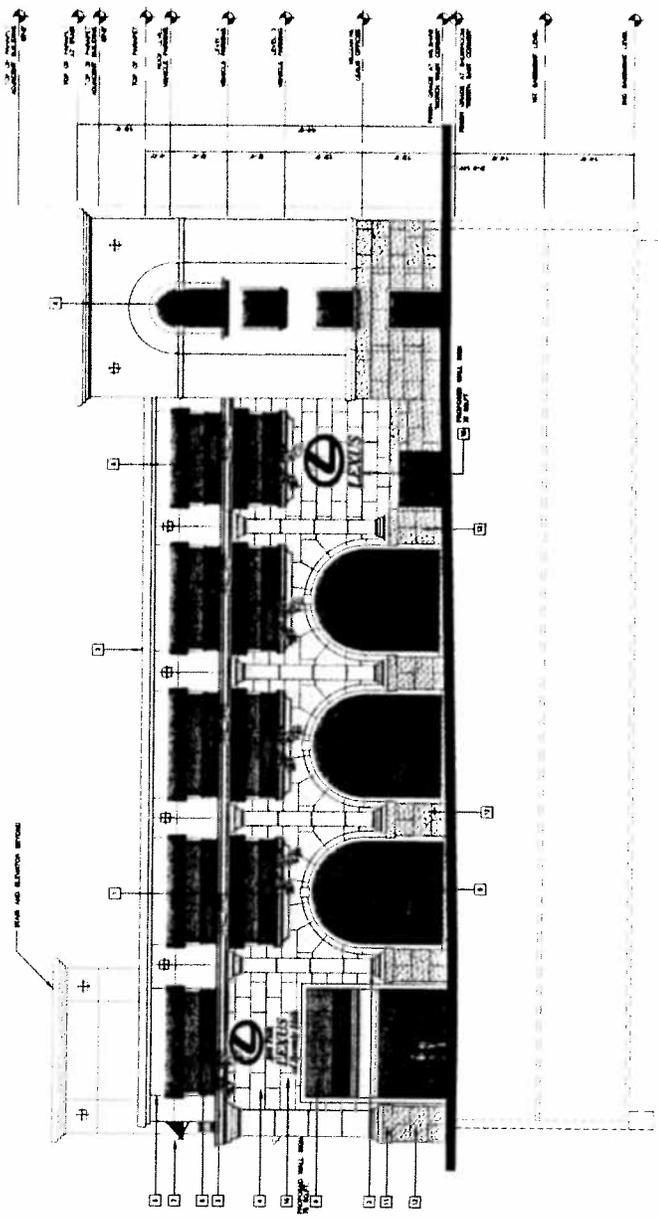
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DATE: 11.13.12
 DRAWING NO.: 12-0000-001



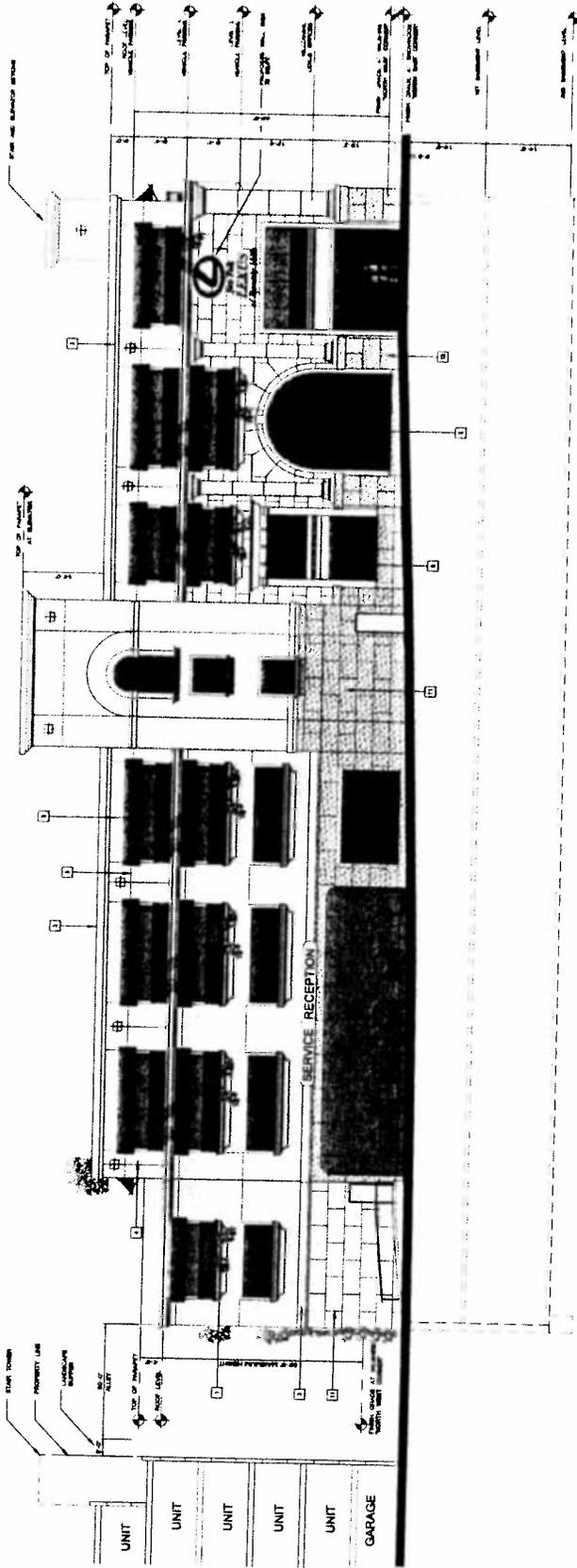
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WILSHIRE BLVD ELEVATION

ELEVATION KEYNOTES

- 1. FINISH: CONCRETE WALL & CONCRETE TILE
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MAPLE DRIVE ELEVATION

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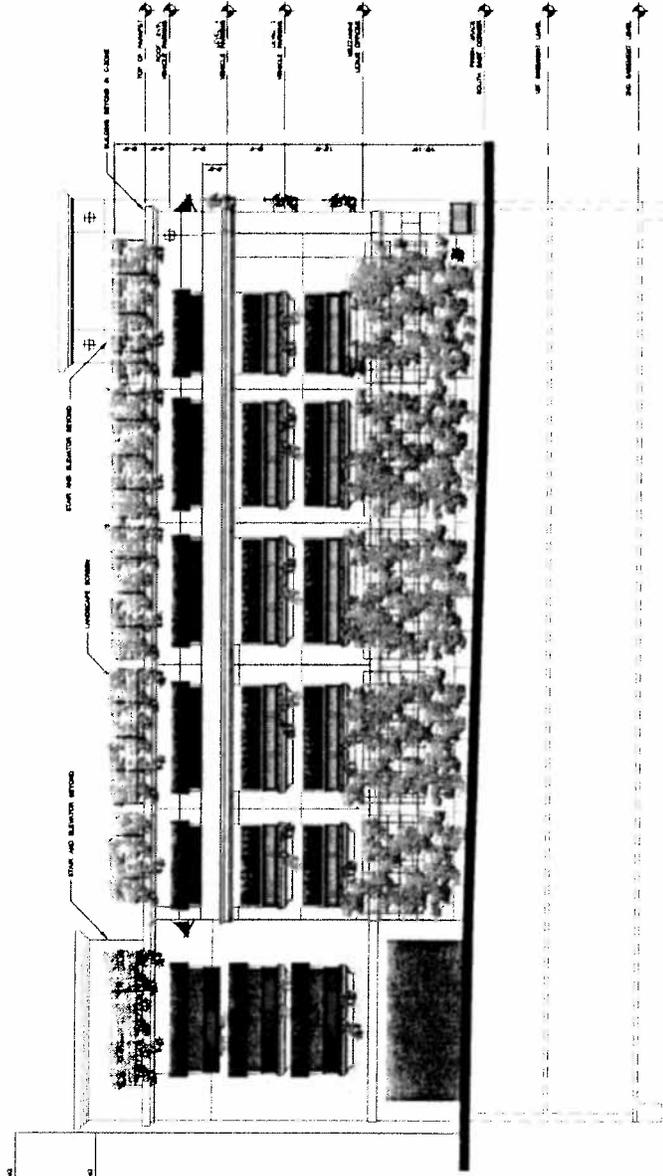
JIM FALK LEXUS
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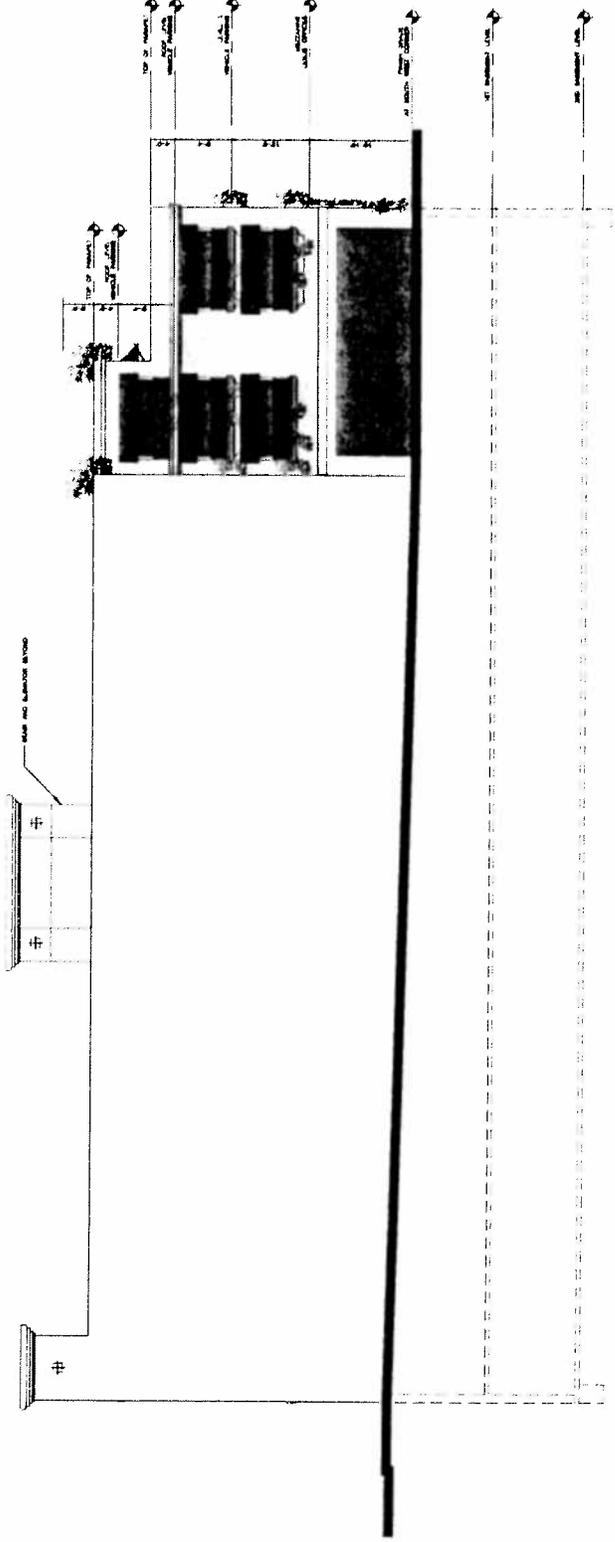
A-4.1

10' CLEAR HEIGHT
8'0"

10' CLEAR HEIGHT
8'0"



SOUTH ELEVATION



WEST ELEVATION

ELEVATION KEYNOTES

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- 2. UNUSUAL CORNER
- 3. UNUSUAL CORNER
- 4. UNUSUAL CORNER
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- 96. UNUSUAL CORNER
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- 100. UNUSUAL CORNER

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Jim Falk
 LEXUS
of
Beverly Hills

10' CLEAR HEIGHT
8'0"

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JIM FALK LEXUS
EXTERIOR ELEVATIONS

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FAX: (310) 351-1001

DATE: 11.15.12

PROJECT: A-4.2

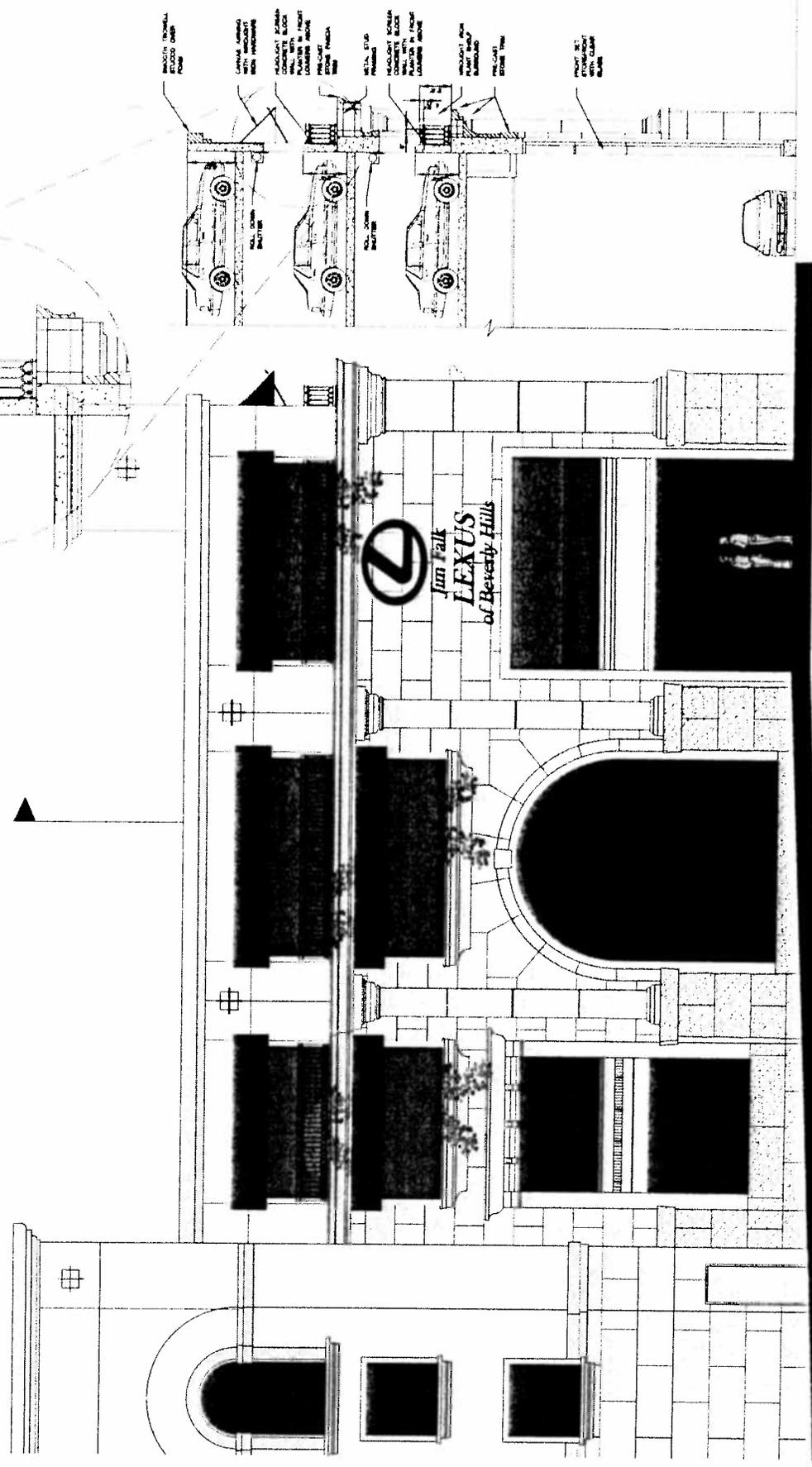
A-4.2



A-6.0

WALL SECTION 'A'
HEADLIGHT SCREEN

WALL
SECTION 'A'



JIM FALK LEXUS
WALL SECTION

APPLICANT:
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FAX (203) 340-1101

1320 WILSHIRE, N.Y.C.
BEVERLY HILLS, CA 90210

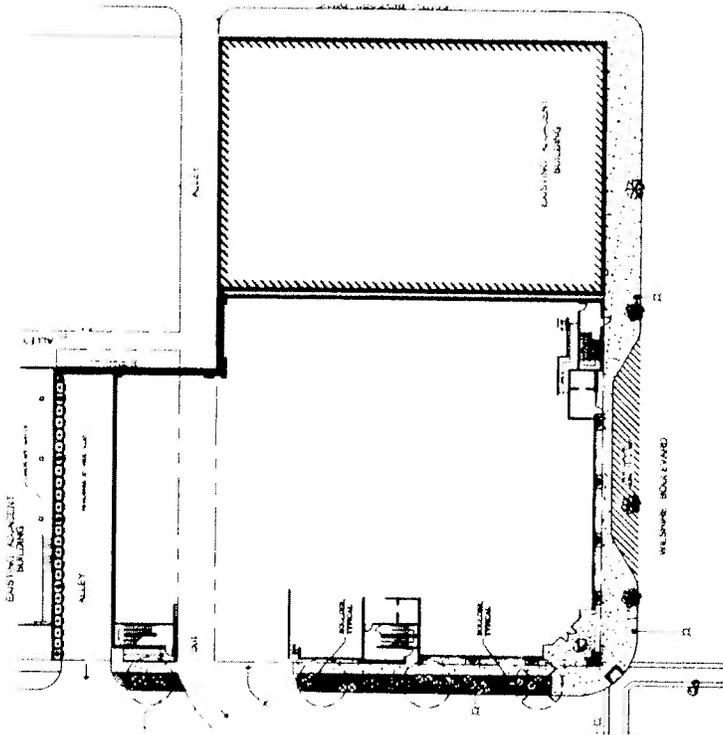
Jim Falk
LEXUS
of
Beverly Hills



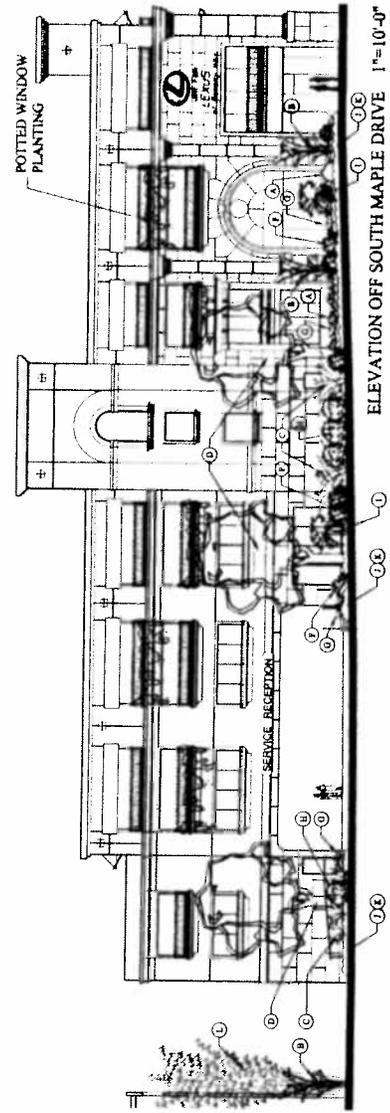
Jim Falk

DFA
DENNIS J. FLYNN
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FAX (203) 340-1101

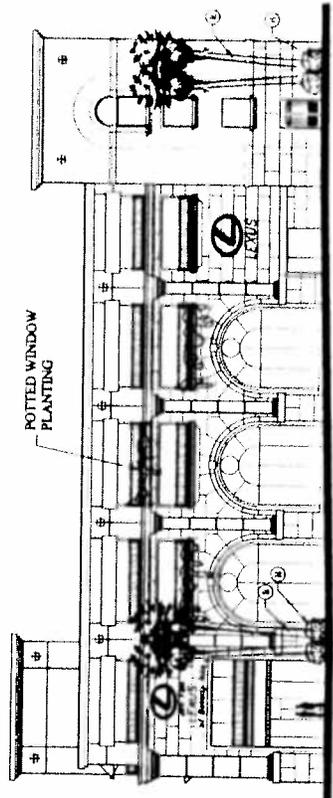




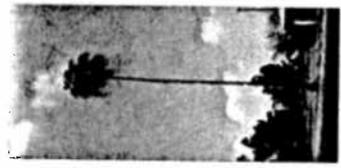
PLAN VIEW 1"=20'-0"



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



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



WASHINGTONIA ROBUSTA



PLATANUS ACERIFOLIA



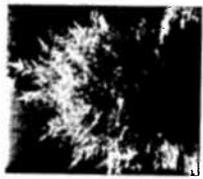
STRELITZIA REGINAE



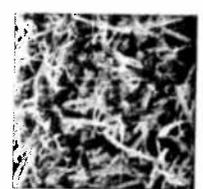
STRELITZIA NICOLAI



TYPICAL BOULDERS



NANDINA GULF STREAM



HEMEROCALLIS



PHILODENDRON XANADU



VINCA MINOR



PELARGONIUM PELTATUM



PHOENIX ROBBELENI



BAMBUSA OLDHAMII

LEXUS OF BEVERLY HILLS
 9230 WILSHIRE BLVD.
 BEVERLY HILLS, CALIFORNIA

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Landscape Conceptual Plan
 1/26/12



Design Review Commission Report

455 North Rexford Drive
AC Meeting – April 18, 2012

Attached B:

Revised Design Plans, Cut Sheets
and Supporting Documents

DFA
DENNIS J. LYNN
ARCHITECTS, INC.

Jim Falk

LEXUS
of
 Beverly Hills

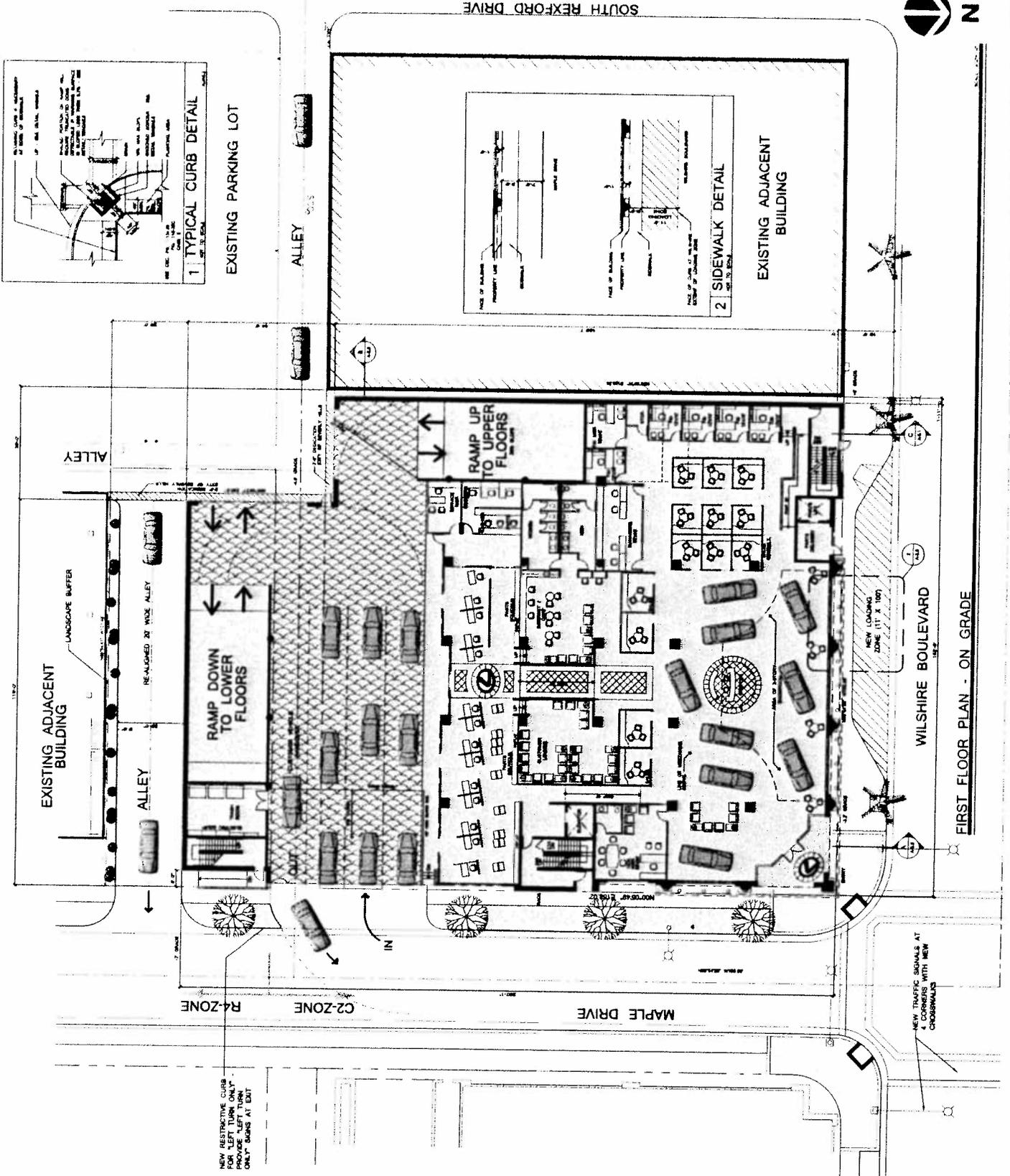
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JIM FALK LEXUS
 FIRST FLOOR PLAN - ON GRADE

3025 WILSHIRE, P.C.
 100 WILSHIRE, CA 90212



A-3.0



NEW RESTRICTIVE CURB FOR "LEFT TURN ONLY" PROVIDE "LEFT TURN ONLY" SIGNS AT EXIT

NEW TRAFFIC SIGNALS AT INTERSECTIONS WITH NEW CROSSSTREETS

R4-ZONE C2-ZONE

WILSHIRE BOULEVARD
 FIRST FLOOR PLAN - ON GRADE



1 TYPICAL CURB DETAIL

EXISTING PARKING LOT

2 SIDEWALK DETAIL

EXISTING ADJACENT BUILDING

SOUTH REXFORD DRIVE

ALLEY

ALLEY

EXISTING ADJACENT BUILDING

LANDSCAPE BUFFER

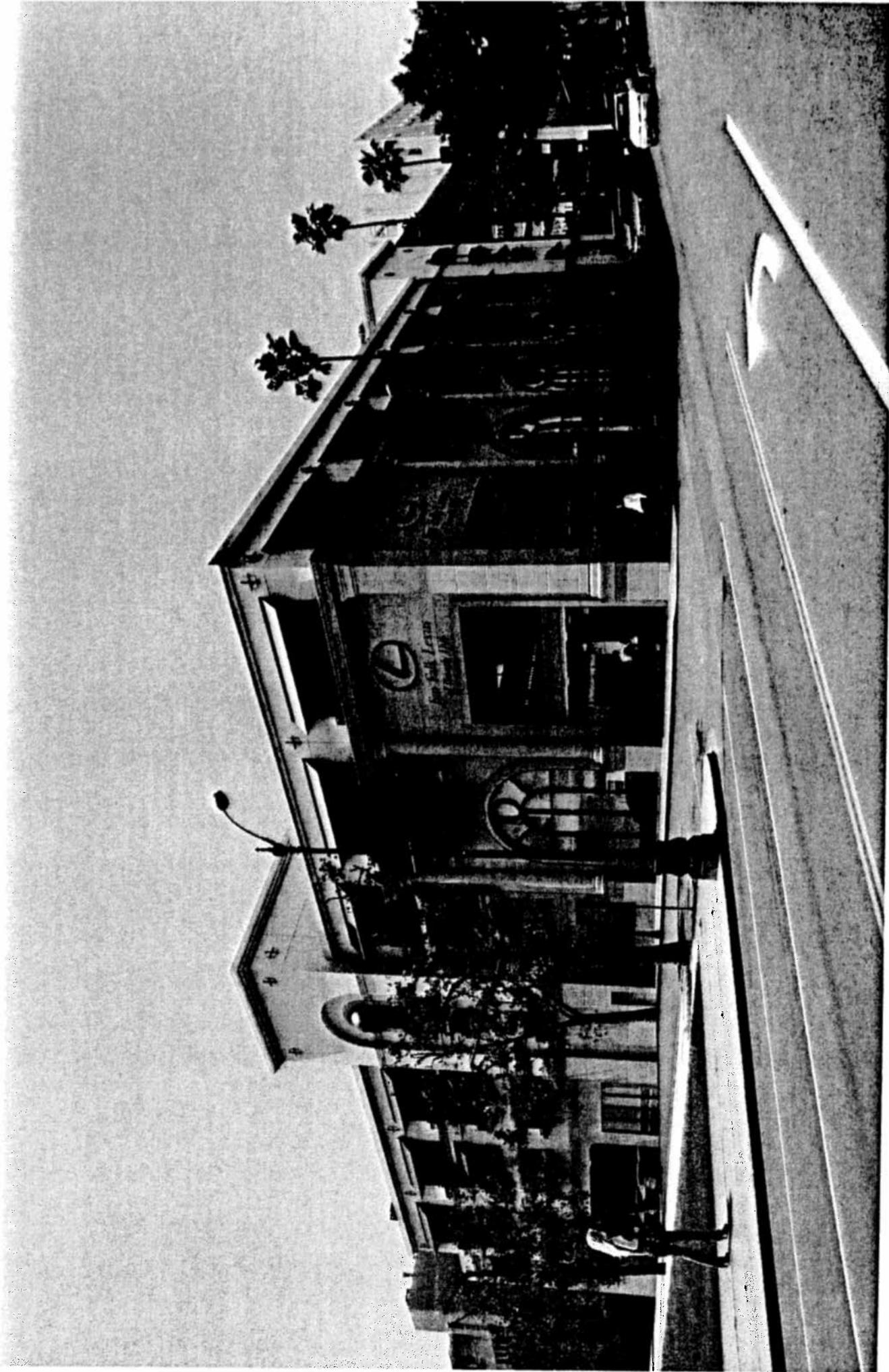
RE-QUALIFIED AT WIDE ALLEY

RAMP DOWN TO LOWER FLOORS

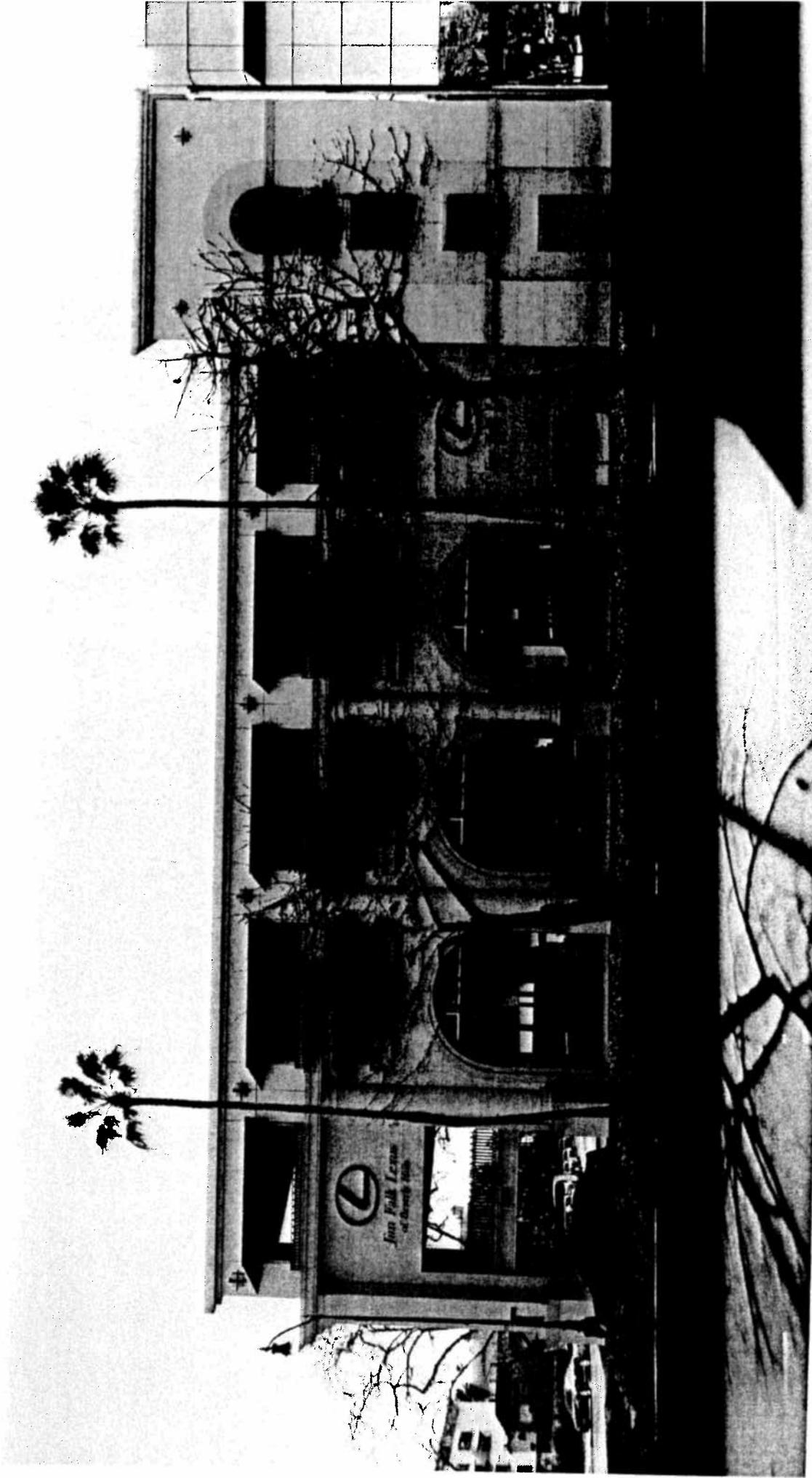
RAMP UP TO UPPER FLOORS

NEW LOADING ZONE (11' X 100')

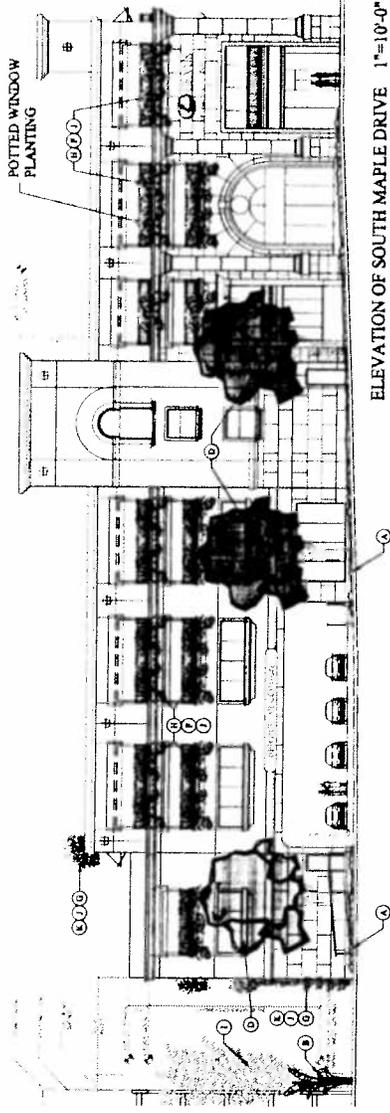
MAPLE DRIVE



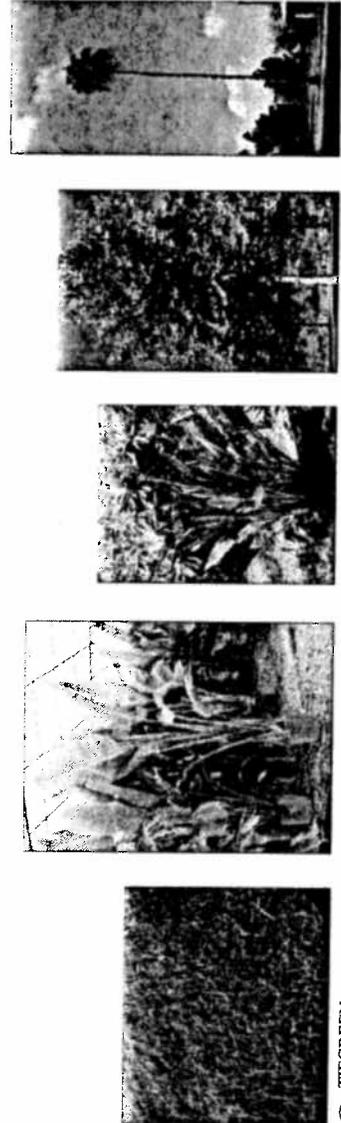
Jim Falk **LEXUS** of Beverly Hills



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



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



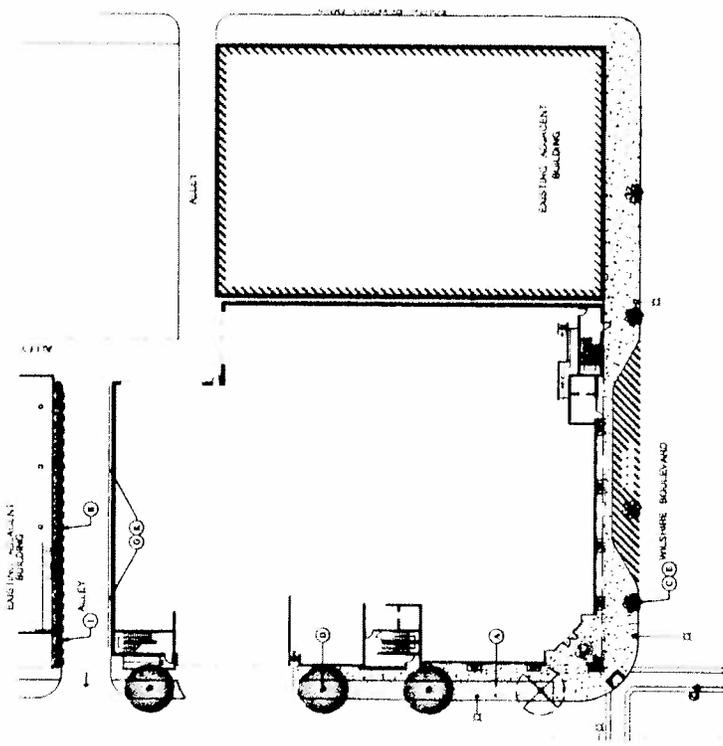
A TIFGREEN BERMUDA

B STRELITZIA NICOLAI

C STRELITZIA REGINAE

D PLATANUS ACERIFOLIA

E WASHINGTONIA ROBUSTA



SITE PLAN SCALE: 1"=20'-0"



I BAMBUZA OLDHAMII



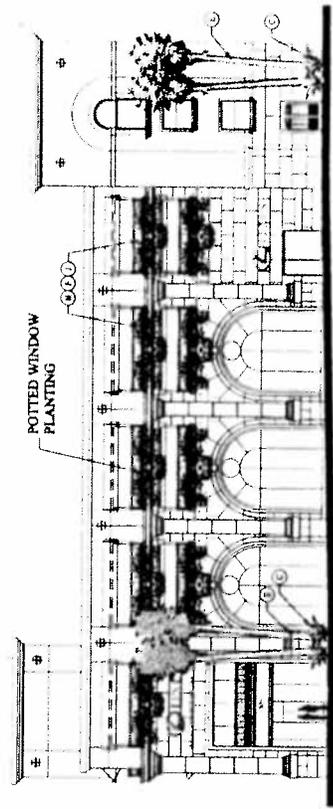
H ROSMARINUS HUNTINGTON CARPET



G DISTICTIS BUCCINATORIA



F TRACHELOSPERMUM JASMINOIDES



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

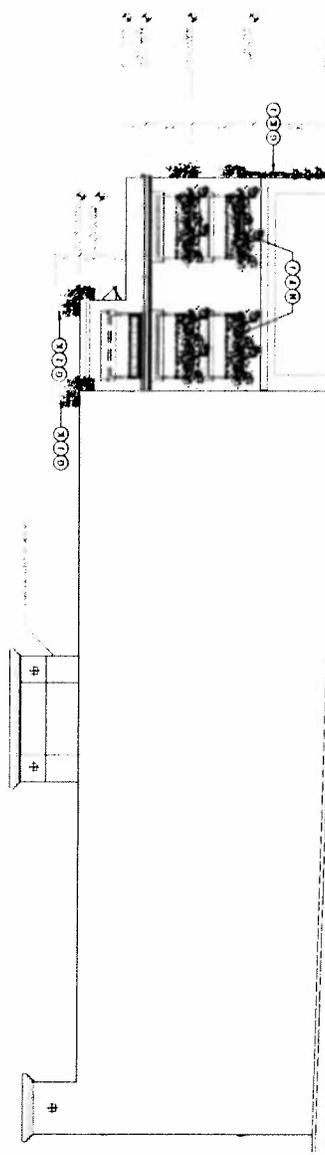
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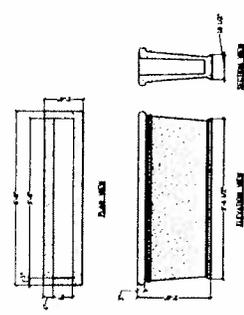
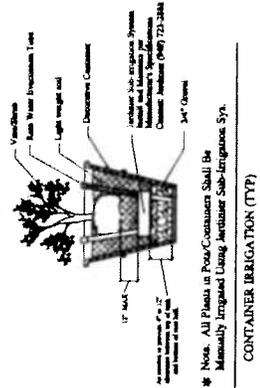
JIM FALK
LEXUS OF BEVERLY HILLS
 9230 WILSHIRE BLVD.
 BEVERLY HILLS, CALIFORNIA

DENNIS J. FLYNN
ARCHITECTS, INC.
 14000 WILSHIRE BLVD., SUITE 100
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Landscape Conceptual Plan
 4/11/12



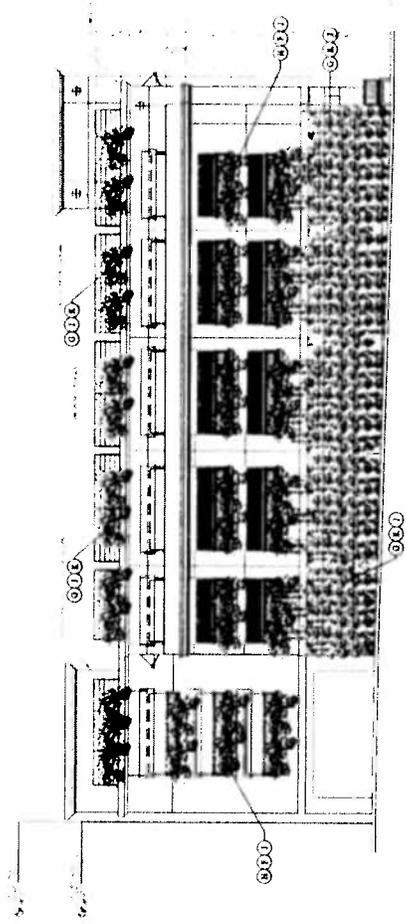
WEST ELEVATION 1"=10'-0"



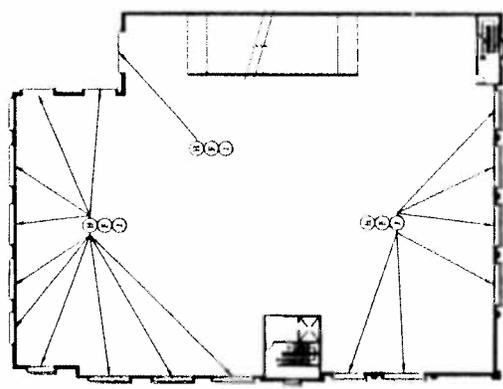
J ROOF AND BALCONY PLANTERS



K PLANTED WIRE MESH SCREEN WALL



ELEVATION SOUTH ALLEY 1"=10'-0"



2nd, 3rd, and 4th FLOOR PLAN SIMILAR SCALE: 1"=20'-0"

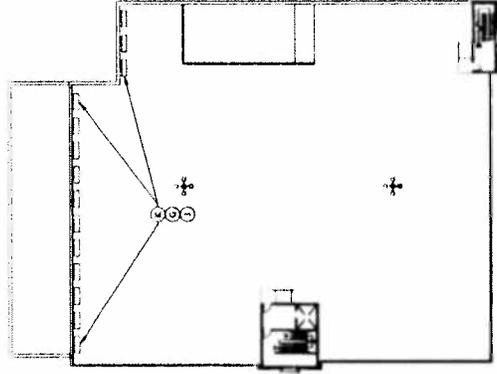
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JIM FALK
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 9230 WILSHIRE BLVD.
 BEVERLY HILLS, CALIFORNIA

LANDSCAPE CONCEPTUAL PLAN
 4/11/12

PLANT LEGEND	SYMBOL	PLANT NAME	COMMON NAME	SIZE	QUANTITY
(A)		TRIFOLIUM MIMOSA	TRIFOLIUM	10 GAL	1
(B)		FRAXINUS VEICHA	WHITE BARKED PALM	10 GAL	1
(C)		FRAXINUS VEICHA	WHITE BARKED PALM	10 GAL	1
(D)		FRAXINUS VEICHA	WHITE BARKED PALM	10 GAL	1
(E)		FRAXINUS VEICHA	WHITE BARKED PALM	10 GAL	1
(F)		FRAXINUS VEICHA	WHITE BARKED PALM	10 GAL	1
(G)		FRAXINUS VEICHA	WHITE BARKED PALM	10 GAL	1
(H)		FRAXINUS VEICHA	WHITE BARKED PALM	10 GAL	1
(I)		FRAXINUS VEICHA	WHITE BARKED PALM	10 GAL	1
(J)		FRAXINUS VEICHA	WHITE BARKED PALM	10 GAL	1
(K)		FRAXINUS VEICHA	WHITE BARKED PALM	10 GAL	1



ROOF PLAN VIEW
SCALE: 1" = 20'-0"

JIM FALK
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 9230 WILSHIRE BLVD.
 BEVERLY HILLS, CALIFORNIA

APPLICANT:
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LANDSCAPE NOTES

A. To ensure the selection of appropriate plants suitable for the site, soil testing shall be performed prior to the installation of landscaping and reported in a soil management plan. The soil management plan shall include:

1. an approximation of soil texture, including the available water holding capacity;
2. an approximation of soil infiltration rates, either measured or derived from soil texture;
3. the necessary pH, total soluble salts, and sulfates; and
4. any recommended amendments to the soil.

B. Grading on site shall be designed to maintain unnecessary soil compaction, erosion and water runoff. Grading plans must satisfy the City Ordinance relating to grading and be submitted as part of the Landscape Documentation Package.

NOTES: 1. See site plan for information on landscape specifications elsewhere in project.



Design Review Commission Report

455 North Rexford Drive
AC Meeting – April 18, 2012

Attached C:
Approval Resolution

RESOLUTION NO. AC-25-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A NEW FOUR-STORY AUTOMOBILE DEALERSHIP ON THE PROPERTY LOCATED AT 9230 WILSHIRE BOULEVARD (LEXUS - PL1203682).

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

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

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

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

Section 4. The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City's environmental guidelines. The City prepared an Initial Study and, based on the information contained in the Initial Study, concluded that there was substantial evidence that the Project may have a significant

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

Section 5. The Architectural Commission conducted a duly noticed public hearing on April 18, 2012 at which time oral and documentary evidence was received concerning the application.

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

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

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

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

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

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

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

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

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

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

Standard Conditions

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

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

5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.

7. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Special Conditions

8. No special conditions are proposed for this project.

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

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

Approved as to Form and Content:

Adopted: April 18, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Allen Rennett, Chair
Architectural Commission

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

I, SHENA ROJEMANN, Secretary of the Architectural Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-25-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on April 18, 2012 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of seven (7) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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