



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

For the Architectural Commission  
Meeting of March 16, 2011

**TO:** Architectural Commission

**FROM:** Shena Rojemann, Associate Planner

**SUBJECT:** **462 SOUTH REXFORD CONDOMINIUMS**  
**462 South Rexford Drive**  
Time extension request  
PL 110 3720

**PROJECT INFORMATION**

<b>Applicant</b>	Murray Fischer
<b>Address</b>	462 South Rexford Drive
<b>Project Name</b>	462 South Rexford Condominiums
<b>Project Type</b>	<ul style="list-style-type: none"><li>• Time extension request</li></ul>

**PROJECT DESCRIPTION**

The project is located on the east side of the 400 block of South Rexford Drive, between Olympic Boulevard and Whitworth Drive. The existing structure would be demolished to construct the new condominium building. On March 12, 2008 the Architectural Commission (AC) reviewed and approved the design of a three story (plus penthouse), seven unit condominium building on the property (approved plans have been included in the packet).

Murray D. Fischer, the applicant, has filed a request for a one-year time extension for the architectural approval granted by the AC on March 12, 2008. Pursuant to the Beverly Hills Municipal Code Section 10-3-207, approvals granted by the Architectural Commission shall expire if not exercised within three (3) years after the approval. Therefore, the three-year time period for this project is set to expire on March 12, 2011. If an application for a time extension is filed at least thirty days (30) prior to the expiration of the approval time limit, then the reviewing authority (AC) may grant a 1-year extension of the approval. The applicant began filing for the extension in January 2011, more than 30 days prior to the expiration of the approval (March 12, 2011). If approved by the Commission, an extension would extend the approval until March 12, 2012.

The applicant is not proposing any changes to the approved project at this time. If, in the future, the applicant proposes changes to the project which are not in keeping with the Commission approved design, the project would be returned to the Commission for further architectural review.

## **ANALYSIS**

The Architectural Commission approved the proposed 7-unit condominium project on March 12, 2008 after holding several meetings. The applicant is requesting only the one-year extension and no changes to the project are proposed at this time.

Beverly Hills Municipal Code Section 10-3-207 states that a one-year extension may be granted to the same procedures applicable to the approval of the original application, if the reviewing authority determines that conditions and regulations affecting development in the city have not changed in a manner that would warrant reconsideration of the findings and decision made at the time of original approval. Staff has concluded that conditions and regulations affecting development in the City have not changed in a manner that would warrant reconsideration of the original decision to approve the requested time extension. Staff considered the fact that the City has adopted a green building ordinance for construction of new buildings. The subject project's design was completed years ago and the building has already been reviewed and approved by the Planning and Architectural Commissions and it is getting ready to go through the City's building plan check process. It would be considered a hardship to require a project at this stage of development to meet the City's green building standards and this is reflected in the green building ordinance which exempts projects that have been submitted to the City for discretionary review and been deemed complete.

## **ARCHITECTURAL CRITERIA**

Pursuant to Municipal Code Section 3-3010 the Architectural Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of the following criteria:

The following findings were previously made in approving the project by the Architectural Commission on March 12, 2008:

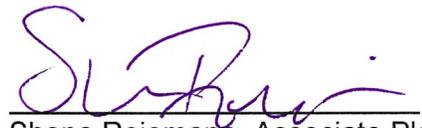
- (a) The plan for the proposed building or structure is in conformity with good taste and good design and in general contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.***
- (b) The plan for the proposed building or structure 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 environment less desirable.***
- (c) The proposed building 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.***

- (d) 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.**
- (e) The proposed building or structure 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.**

### **RECOMMENDATION**

Based on the foregoing criteria and pending the information and conclusions that may result from testimony received during the Architectural Commission deliberations, it is recommended that the Architectural Commission approve the requested time extension subject to the following conditions:

1. The approval for the proposed project will be extended for a period of one year from March 12, 2011 to and through March 12, 2012.



Shena Rojemann, Associate Planner