



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, August 15, 2012

Subject: **121 Spalding Drive**
Request for approval of a new commercial building.
(PL121 1983)

Project applicant: Cory Taylor, AIA – Belzberg Architects

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

REPORT SUMMARY

The applicant requests approval of a new commercial building located at 121 Spalding Drive. This project has been designed in conjunction with its neighboring building, 9800 Wilshire Boulevard, which was approved by the Architectural Commission at its meeting on March 21, 2012. The proposed project contains the same slumped glass and stone materials as were proposed on the 9800 Wilshire Boulevard building. The applicant will be providing the material board along with a model of the two buildings at the meeting.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.

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:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org



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 Accommodations (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):
_____ 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:

Demo existing parking structure and build new 3 story parking structure with office space on the top floor and roof deck with canopy.

C 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 |

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):
Parking _____

F Are any protected trees located on the property? (See the City's tree removal guidelines at: <http://www.beverlyhills.org/services/building/plans/tree.asp>.)

Yes No

If YES, provide the following information:

Tree Type: Heritage Tree(s) Native Tree(s) Urban Grove

Species: _____

Quantity/Sizes: _____

Reason for Removal: _____

G 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:

	<u>Type of Sign</u> (i.e. business ID, building ID, parking, etc.)	<u>Dimensions</u> (length x width)	<u>Square Feet</u>	<u>Maximum Area Permitted by Code</u>	<u>Maximum Area Permitted w/ Sign Accommodation</u> (if applicable)
1					
2					
3					
4					
5					

C 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: Slumped glass panels in stainless steel curtain wall system, honed stone cladding
Texture /Finish: brushed stainless steel, clear glass, smooth gray limestone
Color / Transparency: _____

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

Material: stainless steel frames, clear glass with white printed pattern
Texture /Finish: brushed stainless steel
Color / Transparency: white print with variable transparency

ROOF

Material: built-up roof, with light gray cap sheet
Texture /Finish: smooth
Color / Transparency: light gray

CHIMNEY(S)

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

COLUMNS

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

BALCONIES & RAILINGS

Material: glass
Texture /Finish: clear
Color / Transparency: transparent

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

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

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

AWNINGS, CANOPIES

Material: painted steel - perforated
Texture /Finish: smooth painted
Color / Transparency: white, variable transparency

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

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

PAVED SURFACES

Material: stamped concrete alley
Texture /Finish: cobble stone, textured
Color / Transparency: dark and light gray

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

N/A

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.**

The new parking structure includes high quality stone, glass, and stainless steel exterior finishes that matches 9800 Wilshire building. It has activated the street front with office space on the ground floor, created an occupied balcony on the third floor overlooking the street, and eliminated 2 curb cuts at Spalding Drive. A roof deck and elegant canopy/trellis on the roof indicates a vibrant activity from the street below.

- 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 building is completely cast-in-place concrete construction, with a full glass cladding system to the Spalding street front, and at the office spaces there is a double glass envelope enclosure. Stone cladding on the north and east elevations also help in reducing noise and vibration.

- 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 new structure is clad in time tested classic materials of limestone, glass and stainless steel. There are no painted surfaces or degradable materials that will require future maintenance.

- 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 updated proposed facade renovation will match or exceed the surrounding commercial contemporary architecture. It blends in and references the context adjacent to it through its proportions and material. It is in alignment and follows the Beverly Hills general plan for the area.

- 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 proposed building facade stays with-in the property boundary and height limitations and follows the requirements defined in Article 31 of Chapter 3 of Title Ten.



Design Review Commission Report

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Attached B:
Design Plans, Cut Sheets
and Supporting Documents

121 SPALDING DRIVE

ARCHITECTURAL COMMISSION	
Sheet Number	Sheet Name

AC01	Survey
AC02	Existing Building
AC03	B2 Basement
AC04	B1 Basement
AC05	Ground Floor
AC06	Level 2 Parking
AC07	Level 3 Parking
AC08	Fourth Floor
AC09	Roof Plan
AC10	East Elevation
AC11	North Elevation
AC12	West Elevation
AC15	Typical West Section
AC16	Typical North Section
AC17	Typical East Section
AC18	Entry Section
AC20	Facade Details
AC21	Facade Details
AC25	Facade Details
AC27	Perspective
AC28	Perspective
AC29	Perspective
AC30	Roof Rendering
AC31	Roof Rendering
AC33	Adjacent Buildings
AC34	Adjacent Buildings
AC35	Adjacent Buildings



Belzberg Architects



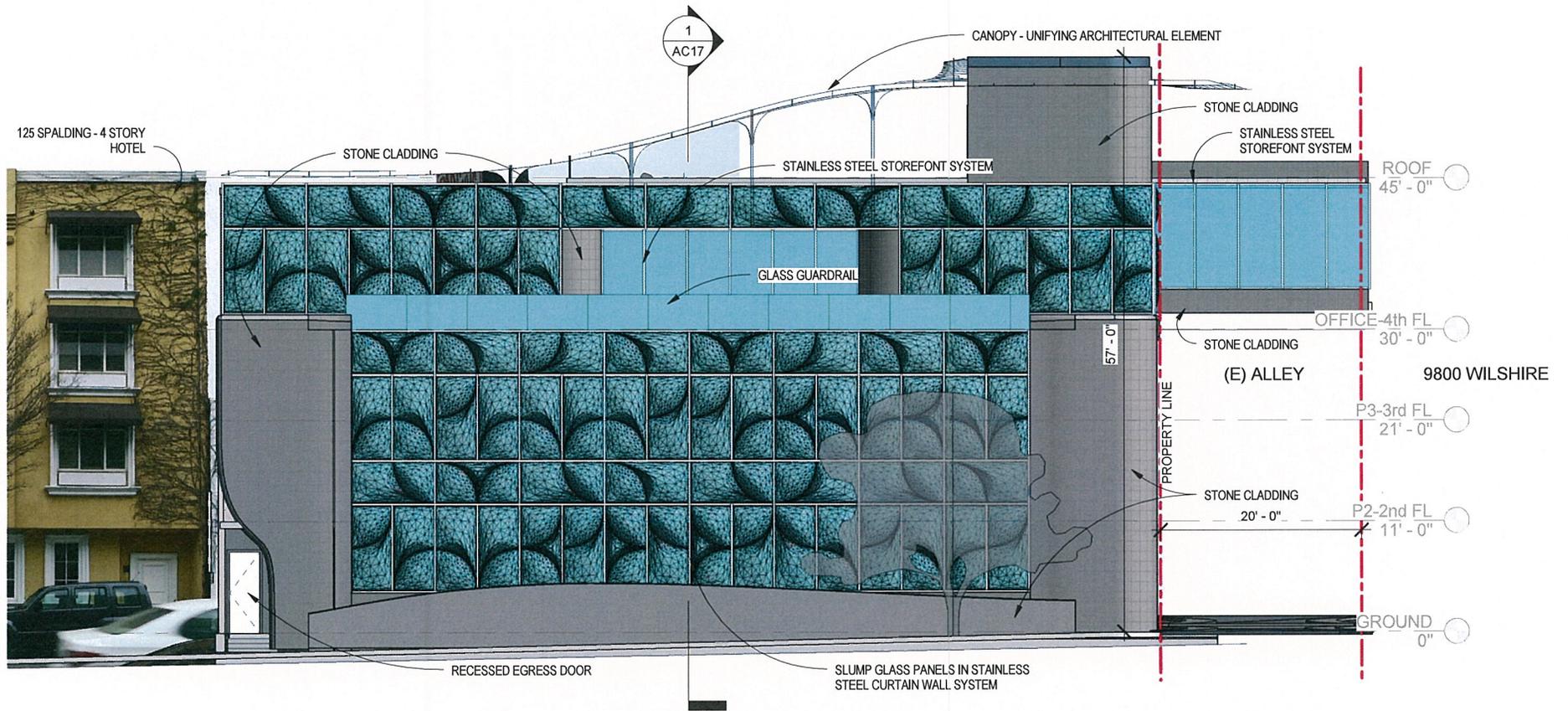
1507 20th St., Suite C, Santa Monica, CA 90404
 www.belzbergarchitects.com
 p. 310-453-9611

SEAL

PROJECT NAME:
121 Spalding Drive
 121 Spalding Drive
 Beverly Hills, CA

SHEET TITLE:
 Title

CHECKED: Checker	DRAWN: Author
SCALE:	DATE: Aug. 8, 2012
PROJECT No.: 11015	SHEET No.: AC0T



AC - East

1

1" = 10'-0"

Belzberg Architects

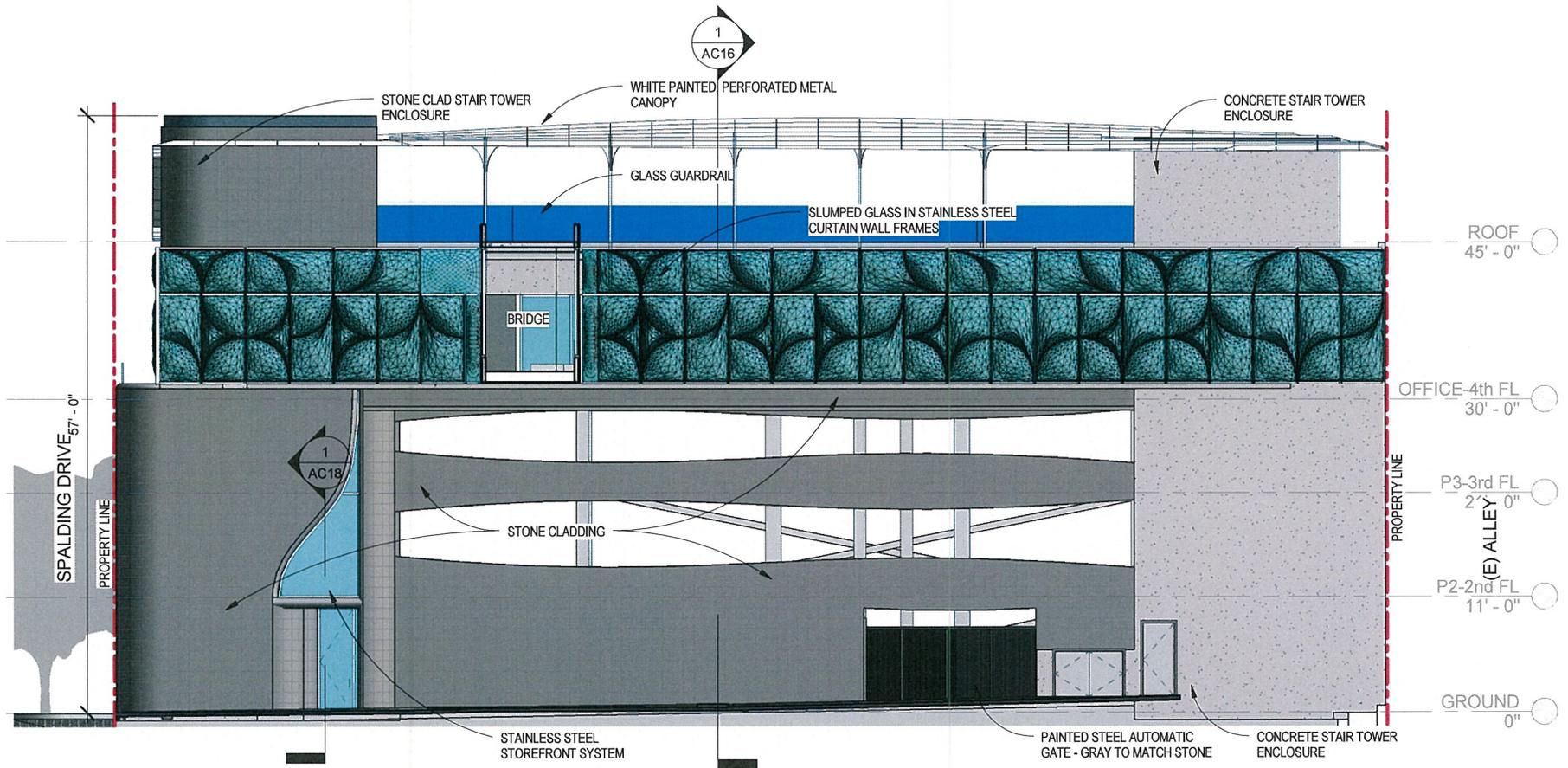
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PROJECT NAME:
 121 Spalding Drive
 121 Spalding Drive
 Beverly Hills, CA

SHEET TITLE:
 East Elevation

SEAL

CHECKED: Checker	DRAWN: Author
SCALE: 1" = 10'-0"	DATE: Aug. 8, 2012
PROJECT No.: 11015	SHEET No.: AC10



AC - North
1" = 10'-0"

1

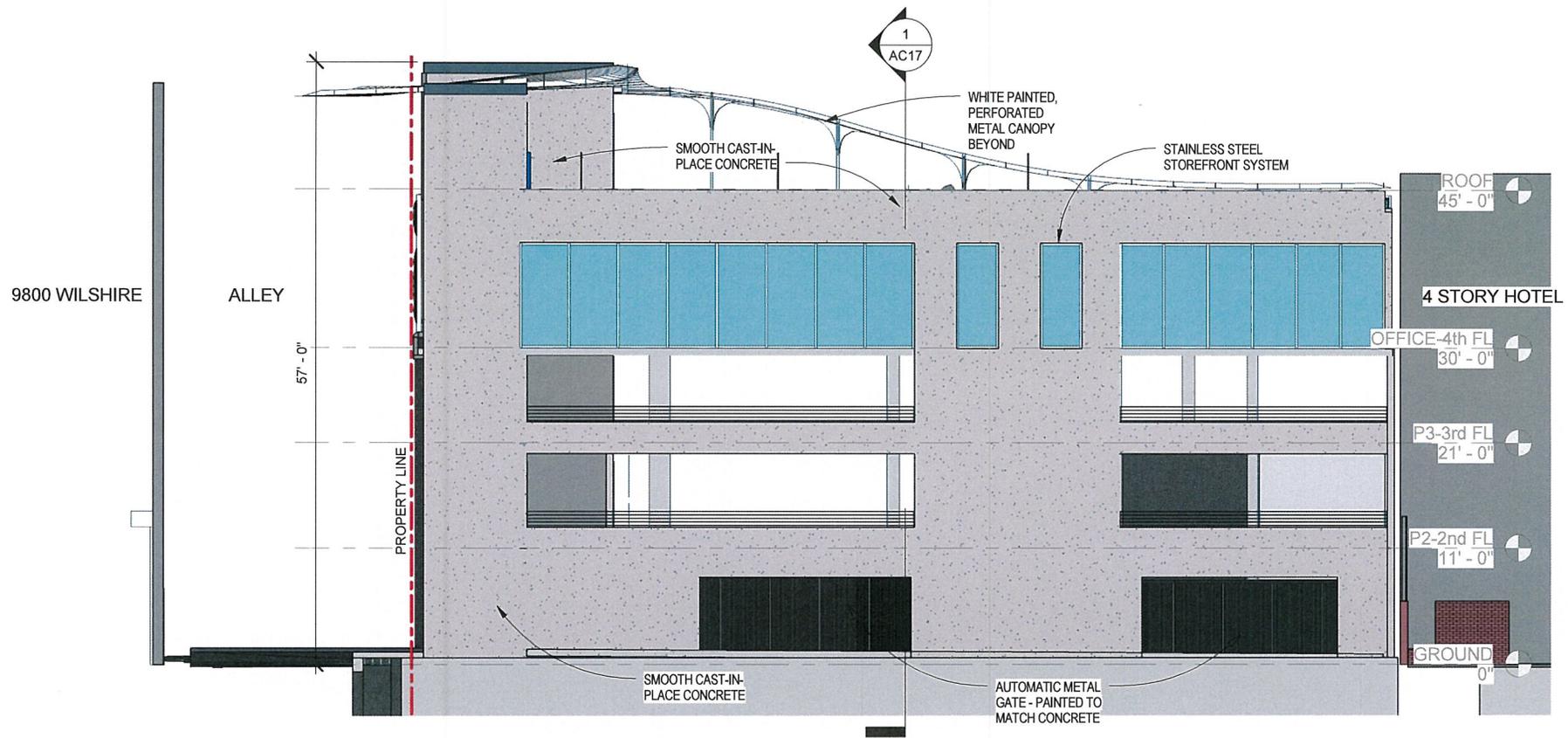
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SEAL

PROJECT NAME:
121 Spalding Drive
121 Spalding Drive
Beverly Hills, CA

SHEET TITLE:
North Elevation

CHECKED: Checker	DRAWN: Author
SCALE: 1" = 10'-0"	DATE: Aug. 8, 2012
PROJECT No.: 11015	SHEET No.: AC11



AC - West
1" = 10'-0" 1

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SEAL

PROJECT NAME:
121 Spalding Drive
121 Spalding Drive
Beverly Hills, CA

SHEET TITLE:
West Elevation

CHECKED: Checker	DRAWN: Author
SCALE: 1" = 10'-0"	DATE: Aug. 8, 2012
PROJECT No.: 11015	SHEET No.: AC12



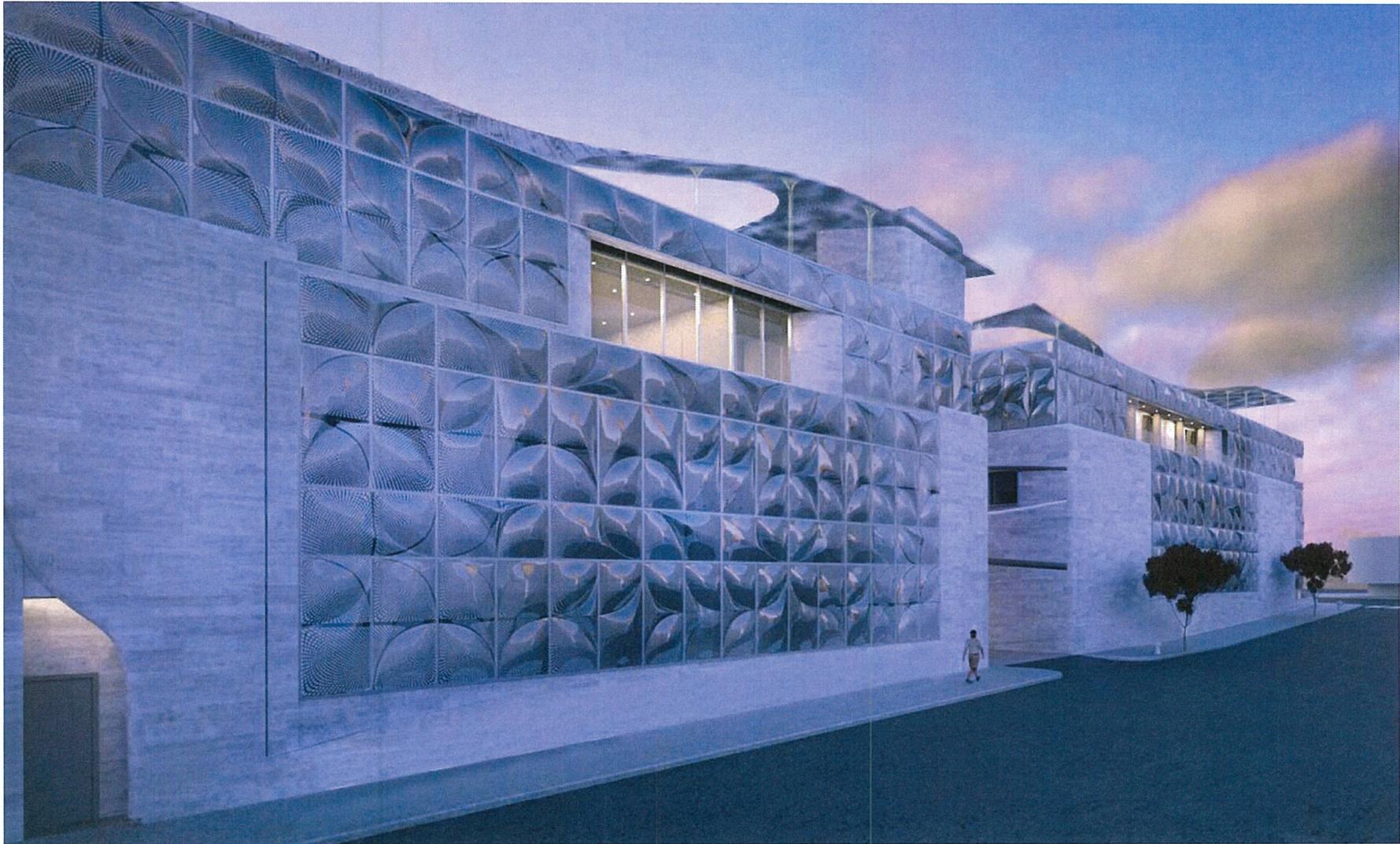
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SEAL

PROJECT NAME:
 121 Spalding Drive
 121 Spalding Drive
 Beverly Hills, CA

SHEET TITLE:
 Perspective

CHECKED: Checker	DRAWN: Author
SCALE:	DATE: Aug. 8, 2012
PROJECT No.: 11015	SHEET No.: AC27



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SEAL

PROJECT NAME:
121 Spalding Drive
121 Spalding Drive
Beverly Hills, CA

SHEET TITLE:
Perspective

CHECKED: Checker	DRAWN: Author
SCALE:	DATE: Aug. 8, 2012
PROJECT No.: 11015	SHEET No.: AC28



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SEAL

PROJECT NAME:
121 Spalding Drive
 121 Spalding Drive
 Beverly Hills, CA

 SHEET TITLE:
Perspective

CHECKED: Checker	DRAWN: Author
SCALE:	DATE: Aug. 8, 2012
PROJECT No.: 11015	SHEET No.: AC29



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SEAL

PROJECT NAME:
 121 Spalding Drive
 121 Spalding Drive
 Beverly Hills, CA

SHEET TITLE:
 Roof Rendering

CHECKED: Checker	DRAWN: Author
SCALE:	DATE: Aug. 8, 2012
PROJECT No.: 11015	SHEET No.: AC30



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SEAL

PROJECT NAME:
121 Spalding Drive
121 Spalding Drive
Beverly Hills, CA

SHEET TITLE:
Roof Rendering

CHECKED: Checker	DRAWN: Author
SCALE:	DATE: Aug. 8, 2012
PROJECT No.: 11015	SHEET No.: AC31



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Attached C:
Approval Resolution

RESOLUTION NO. AC-48-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A NEW COMMERCIAL BUILDING ON THE PROPERTY LOCATED AT 121 SPALDING DRIVE (PL1211983).

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

Section 1. Cory Taylor, AIA., applicant on behalf of the property owners, GCIP Holdings, LLC (Collectively the “Applicant”), has applied for architectural approval of a new commercial building for the property located at 121 Spalding Drive.

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 subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design,

colors and materials to the façade of the building, landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **August 15, 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, compliant 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 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: February 15, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Zale Richard Rubins, Chairperson
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-48-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on August 15, 2012 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of five (5) 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