



Architectural Commission Report

Meeting Date: Wednesday, September 19, 2012

Subject: **COMMERCIAL BUILDING**
9952 South Santa Monica Boulevard
Request for approval of a façade remodel and business identification sign.
(PL1218842)

Project applicant: Mapleton Investments

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel and business identification sign for an existing commercial building. As proposed, the façade modifications include painting of the existing brick façade in dark gray, new windows with clear glazing, a widened glass entry, new exterior lighting, one 3 SF business identification sign, one address sign, removal of brick window surrounds and landscape planter, removal of awnings on the west and south facades, and new landscaping at the interior courtyards.

After formal submittal, staff was informed of modifications that the client wishes to make to the proposed façade remodel. Hard copies of the sheets and any necessary details that show the modifications will be provided to the Commission at the hearing. The modifications to the currently presented plans are as follows:

- The windows on all elevations will be fixed with no sidelights.
- The glazing for the door on the north elevation will be smoked or slightly mirrored for privacy.
- The west courtyard woff fence will be changed to a painted

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:

Cindy Gordon, Assistant Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting – September 19, 2012

Attachment 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: 1
- Building Identification Sign(s)
 Number of signs proposed:
- Sign Accommodation (explain reason for the accommodation request below):
 Number of signs proposed:
- Other: Address sign
- 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:

Exterior: painting of existing brick facades and replacing all windows on all sides; removal of brick surrounds, planter, widening of ground floor door opening, new building sign and illuminated business sign on north elevation, new landscaping and paving east courtyard, removal of existing awnings west and south facades, replacing exterior lighting fixtures. Interior: 1st & 2nd floor tenant improvement

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 type="checkbox"/> C-3 | <input checked="" 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):

F Are any protected trees located on the property? (See the City’s tree removal guidelines at:

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</u> <u>Feet</u>	<u>Maximum Area Permitted</u> <u>by Code</u>	<u>Maximum Area</u> <u>Permitted w/ Sign</u> <u>Accommodation</u> (if applicable)
1	Business ID (illuminated)	24"x16"	3 sf	Max 6 sf	
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: New paint of existing stucco and brick facades, all sides.
Texture /Finish:
Color / Transparency: Dark gray, TBD.

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

Material: Painted steel frame windows (grey), clear glazing
Texture /Finish:
Color / Transparency:

ROOF

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

CHIMNEY(S)

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

COLUMNS

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

BALCONIES & RAILINGS

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

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: removal of all existing awnings

Texture /Finish: _____

Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: Paint over existing

Texture /Finish: _____

Color / Transparency: Dark Gray

BUSINESS ID SIGN(S)

Material: Painted Metal or Paint, Neon light.

Texture /Finish: _____

Color / Transparency: Yellow and/or White, TBD.

BUILDING ID SIGN(S)

Material: _____

Texture /Finish: _____

Color / Transparency: _____

EXTERIOR LIGHTING

Material: Painted Metal

Texture /Finish: _____

Color / Transparency: Brushed aluminum, TBD

PAVED SURFACES

Material: Concrete Asphalt, TBD.

Texture /Finish: _____

Color / Transparency: Dark Gray

FREESTANDING WALLS AND FENCES

Material: N/A

Texture /Finish: _____

Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: N/A

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



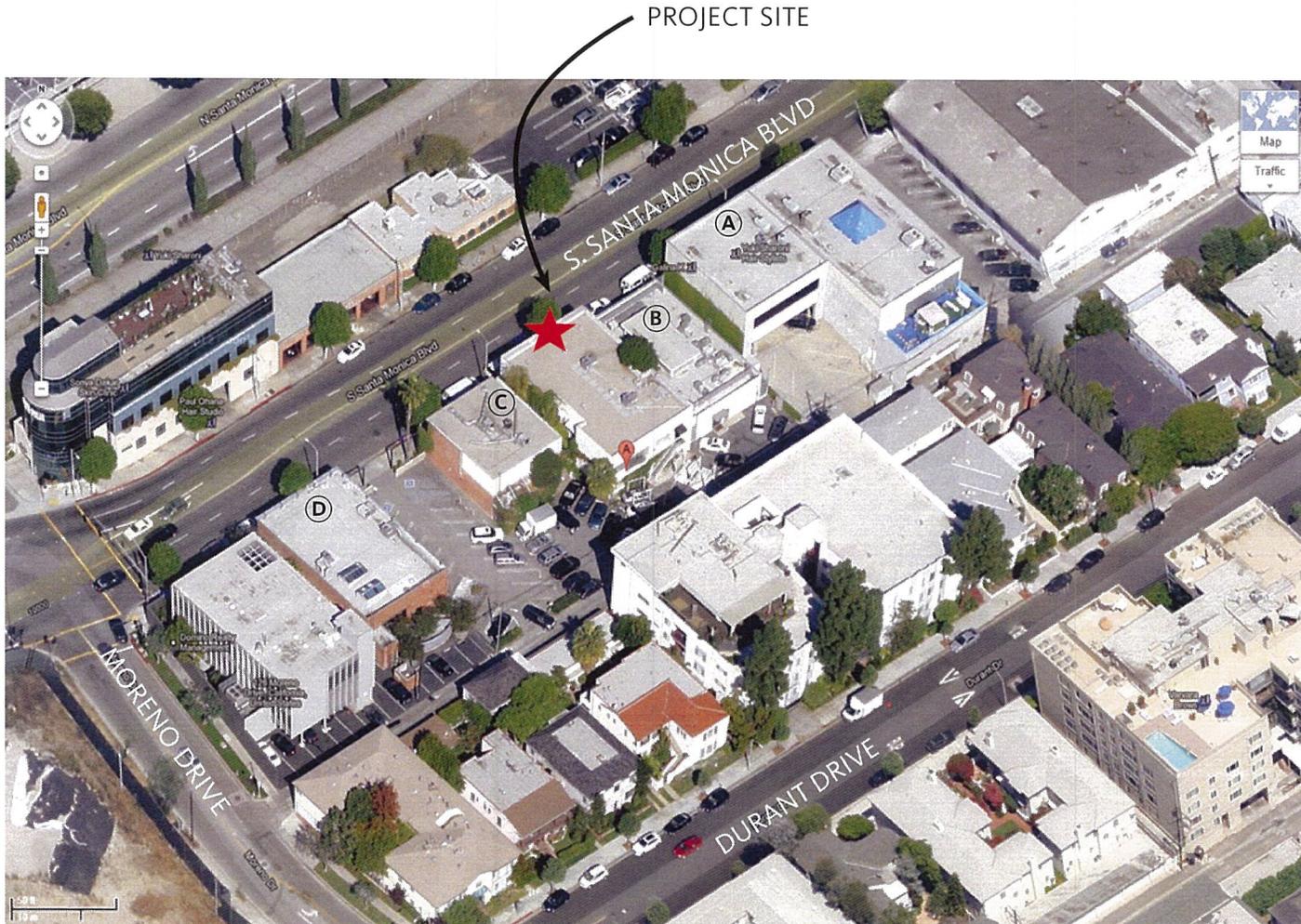
Design Review Commission Report

455 North Rexford Drive
AC Meeting – September 19, 2012

Attachment B:

Design Plans, Cut Sheets
and Supporting Documents

AERIAL PHOTOGRAPH



Mapleton Building

EXISTING BUILDING PHOTOGRAPHS



EXISTING BUILDING FROM ACROSS SANTA MONICA BLVD



EXISTING BUILDING FRONT VIEW



EXISTING BUILDING REAR VIEW

NEIGHBORHOOD CONTEXT PHOTOGRAPHS



VIEW ACROSS SANTA MONICA BLVD



A) NEIGHBORING BUILDING

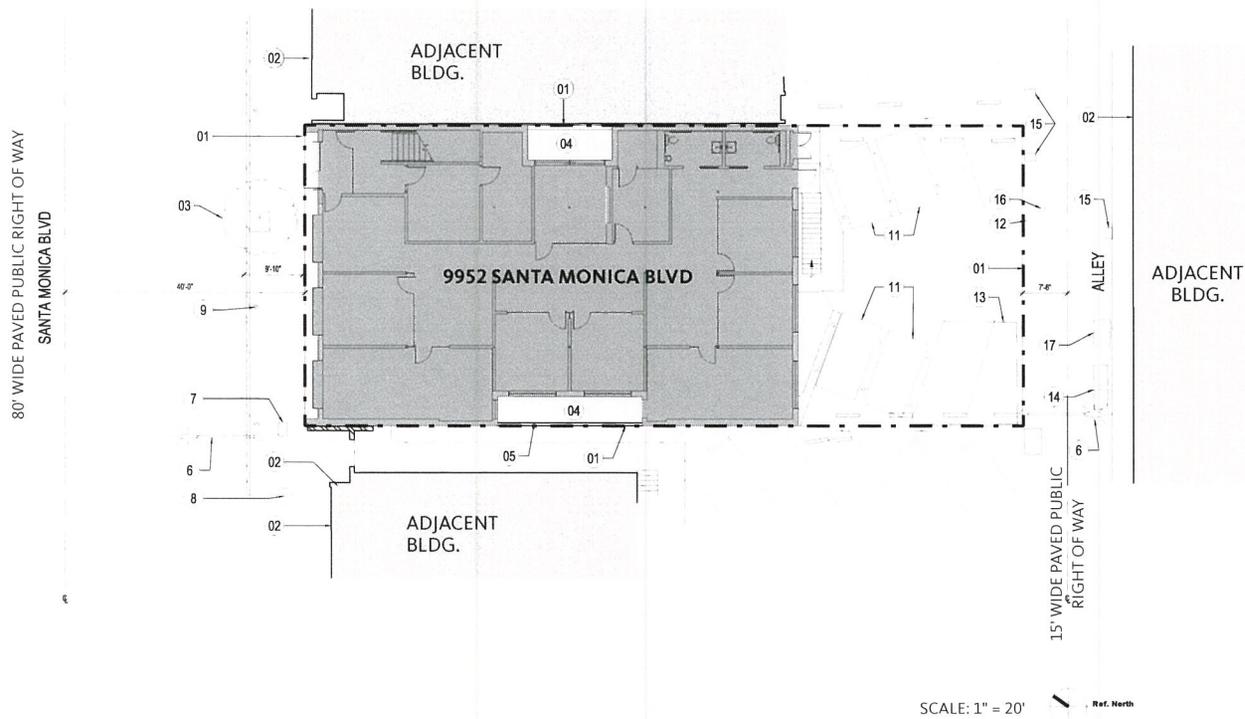
B) ADJACENT BUILDING

C) ADJACENT BUILDING

D) NEIGHBORING BUILDING

ADJACENT BUILDINGS

PLOT PLAN



*** TENANT IMPROVEMENT & FACADE RENOVATION ONLY**

***NO PROPOSED CHANGE TO EXISTING FLOOR AREAS, HEIGHT**

LAND AREA: 6,000 SF (0.13 ACRES)
 BUILDING FOOTPRINT: 3,808 SF
 BUILDING HEIGHT: 27.6' ±
 2 STORY BRICK
 ZONE: C-3A COMMERCIAL
 SETBACKS

FRONT: NONE
 STREET SIDE: NONE
 SIDE: NONE
 REAR: NONE
 HEIGHT: NONE

LOT 732
 TRACT NO. 7710
 BK. 83, PG. 83-94, MAPS
 APN: 4328-002-005

PAVING:
 EAST COURTYARD: 70 SF
 WEST COURTYARD: 110 SF

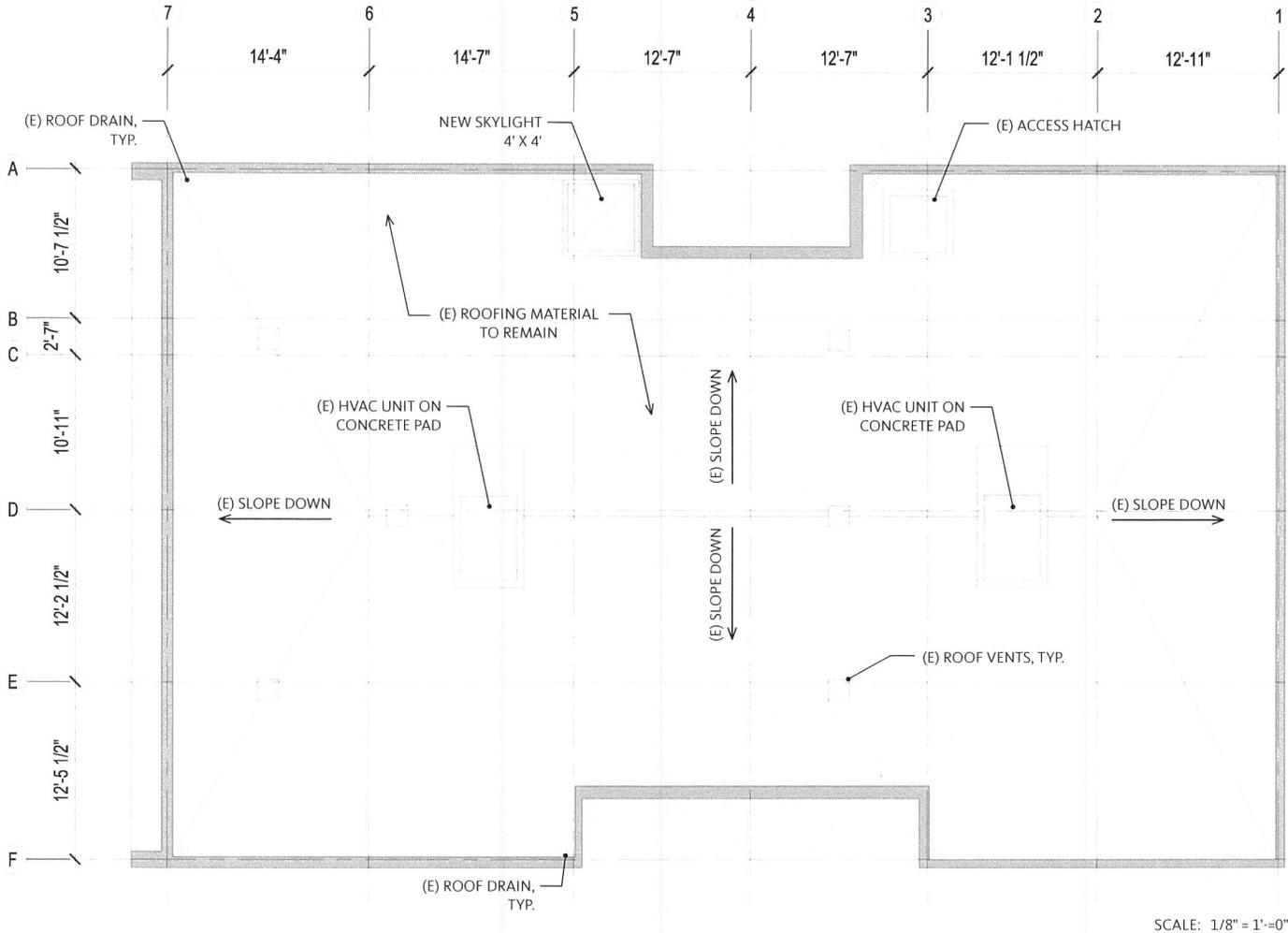
KEYNOTE LEGEND

1	PROPERTY LINE
2	NEIGHBORING BUILDING
3	(E) TREE AND TREE WELL
4	(E) COURTYARD
5	NEW FENCE
6	(E) POWER POLE W/ STREET LIGHT
7	(E) STREET LIGHT PULL BOX
8	(E) TELEPHONE MANHOLE
9	(E) PARKING METER
10	(E) PARKING SIGN
11	(E) CAR LIFT/ 2 STALLS
12	(E) GAS VALVE
13	(E) COVERED PARKING
14	(E) UTILITY VAULT
15	(E) WATER METER
16	(E) WATER VALVE
17	(E) WATER VAULT

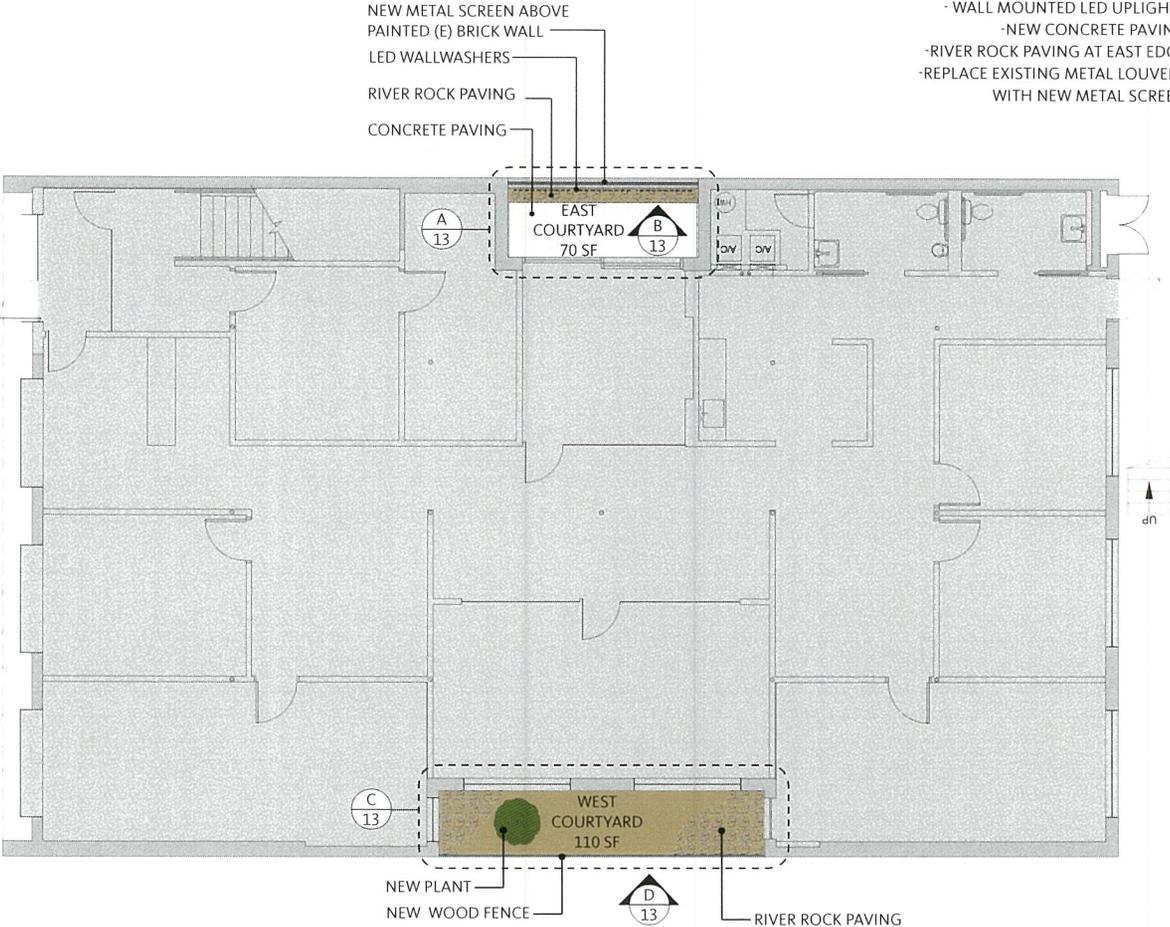
EXISTING PARKING SPACES

TYPE OF SPACE	TYPE OF SPACE
STANDARD	12
ACCESSIBLE	0
TOTAL	12

ROOF PLAN

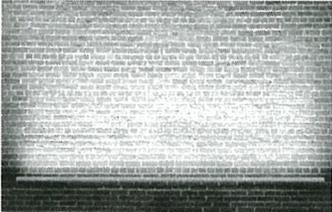


LANDSCAPE PLAN



EAST COURTYARD

- WALL MOUNTED LED UPLIGHTS
- NEW CONCRETE PAVING
- RIVER ROCK PAVING AT EAST EDGE
- REPLACE EXISTING METAL LOUVERS WITH NEW METAL SCREEN



WALL MOUNTED LED UPLIGHTS



CONCRETE PAVING



RIVER ROCK PAVING

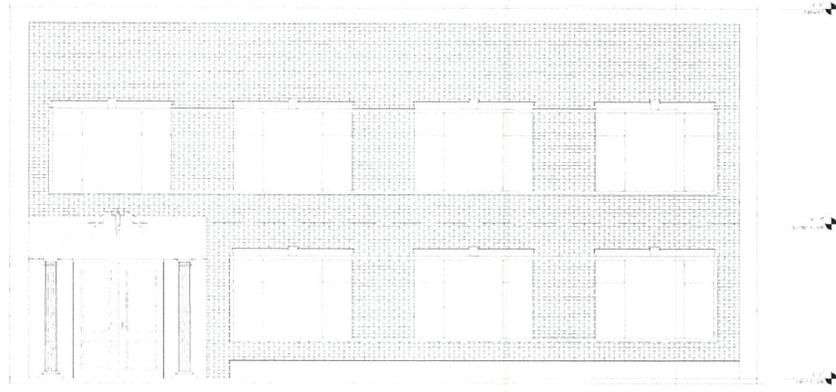


NEW PLANT: BAMBUSOIDEAE

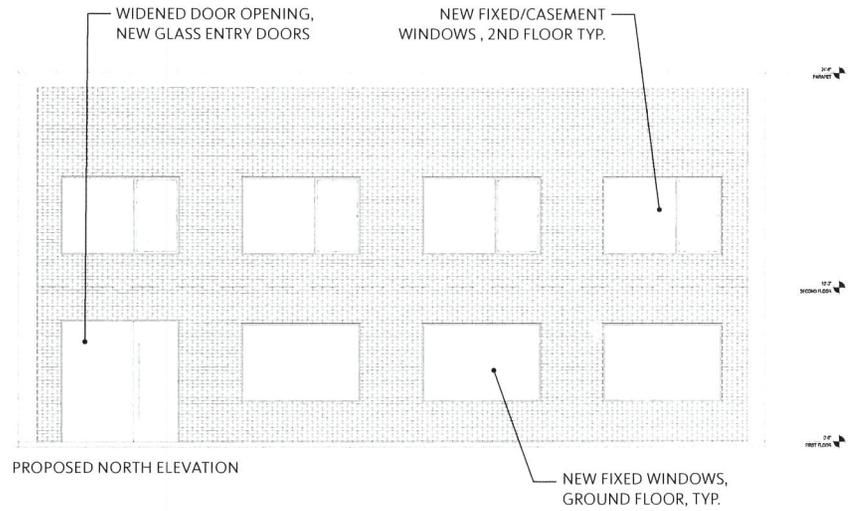
WEST COURTYARD

- RIVER ROCK PAVING
- NEW POTTED PLANT
- REPLACE EXISTING FENCE WITH NEW HORIZONTAL WOOD SLAT FENCE

EXTERIOR ELEVATIONS



EXISTING NORTH ELEVATION

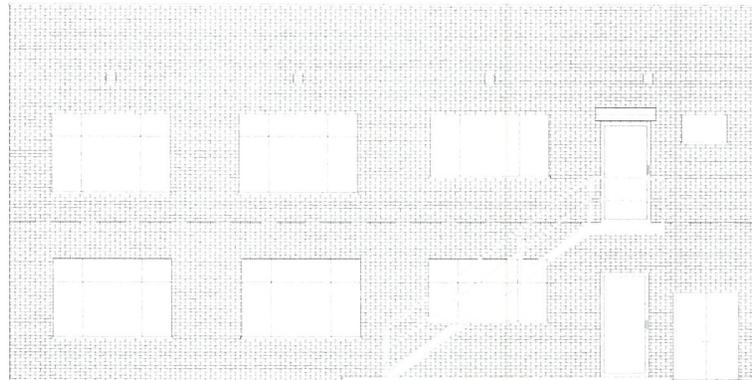


PROPOSED NORTH ELEVATION

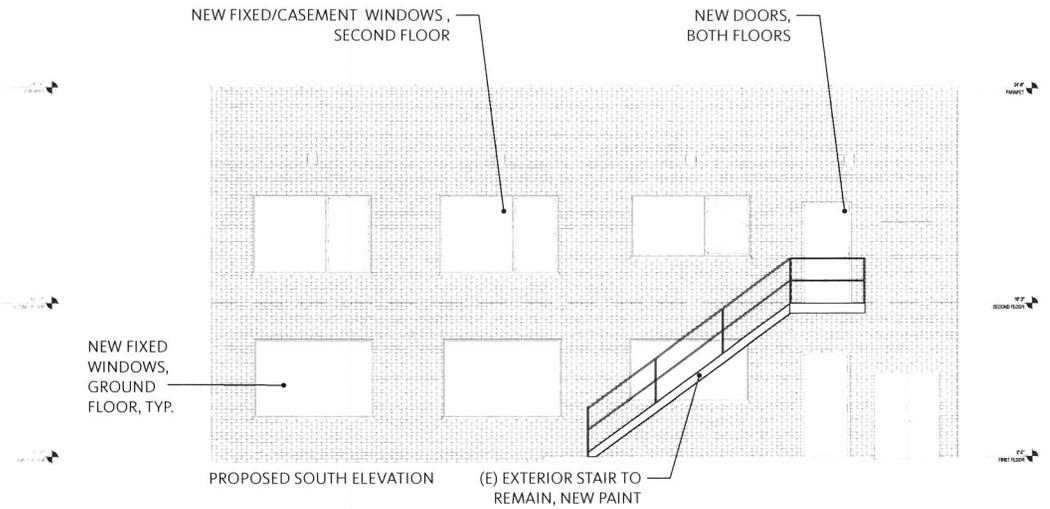
SCALE: 1/8" = 1'-0"

* ALL PROPOSED WINDOWS/DOORS LOCATED IN EXISTING OPENINGS, NO CHANGE IN OPENING SIZE EXCEPT ENTRY DOOR ON NORTH ELEVATION.

EXTERIOR ELEVATIONS



EXISTING SOUTH ELEVATION

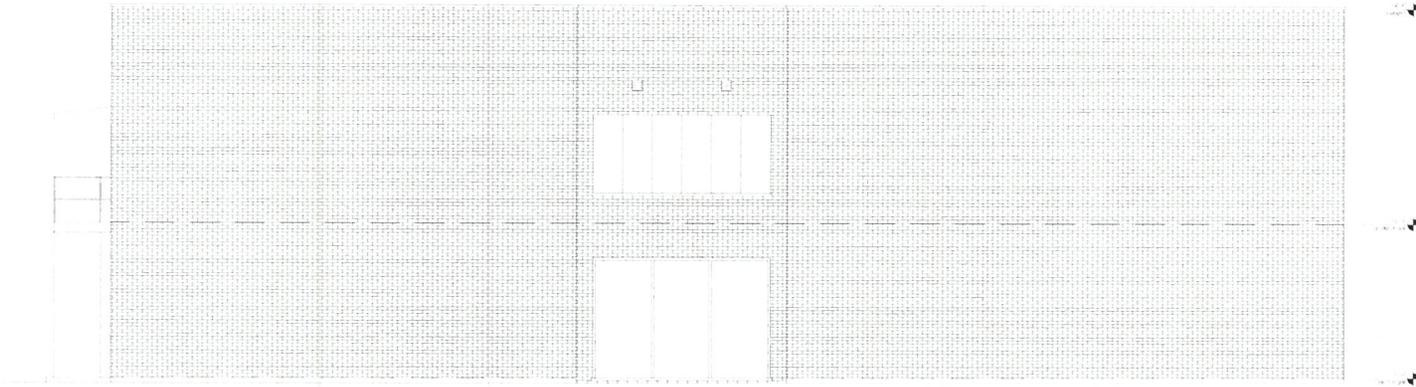


PROPOSED SOUTH ELEVATION

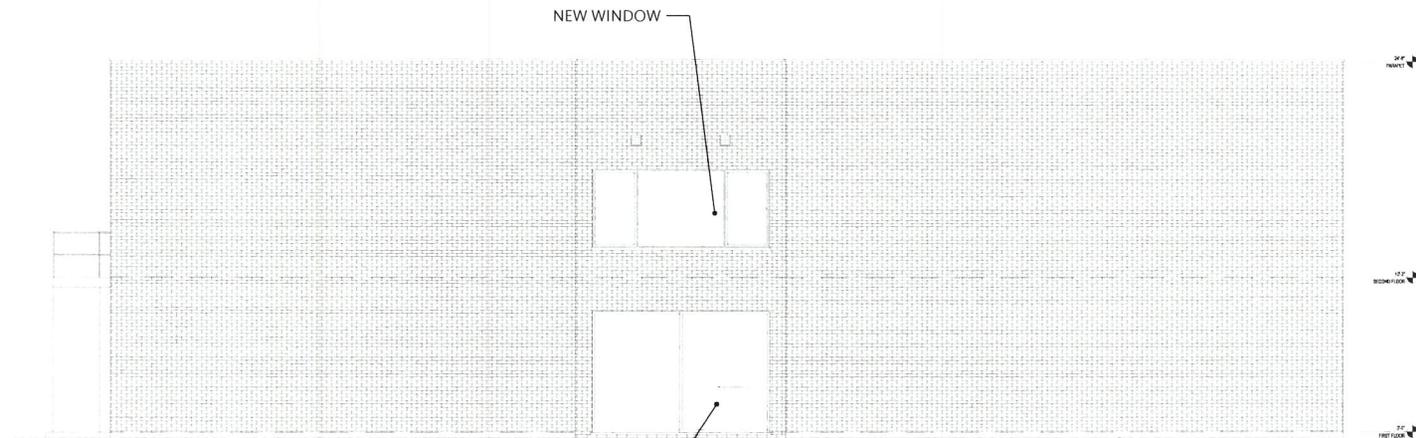
SCALE: 1/8" = 1'-0"

* ALL PROPOSED WINDOWS/DOORS LOCATED IN EXISTING OPENINGS, NO CHANGE IN OPENING SIZE EXCEPT ENTRY DOOR ON NORTH ELEVATION.

EXTERIOR ELEVATIONS



EXISTING EAST ELEVATION



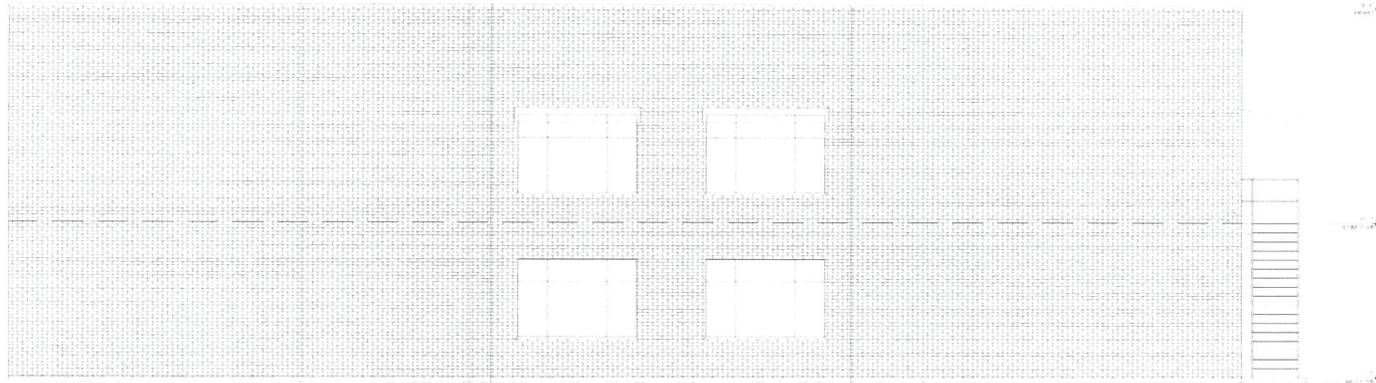
PROPOSED EAST ELEVATION

NEW SLIDING DOOR

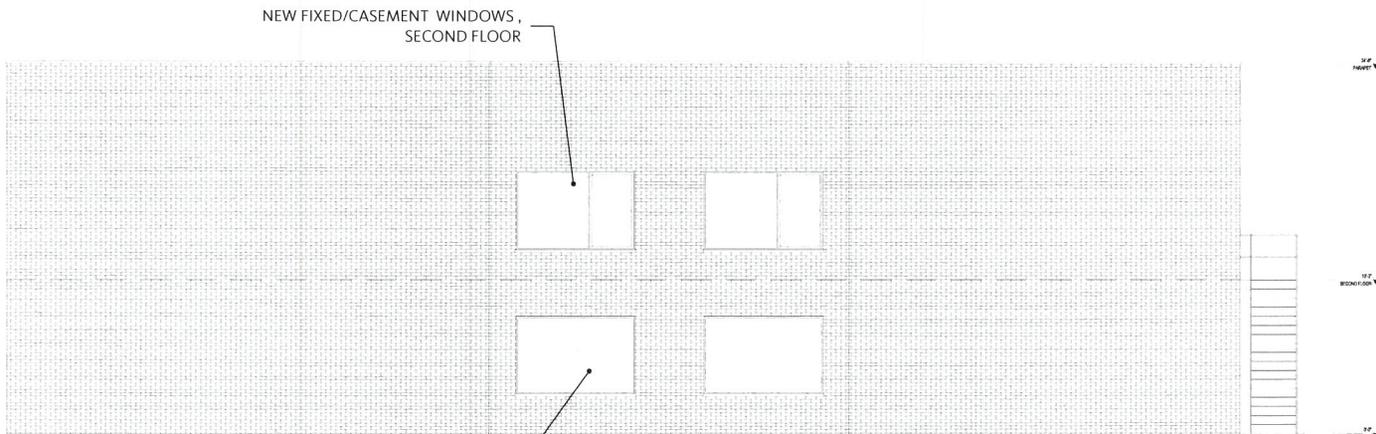
SCALE: 1/8" = 1'-0"

* ALL PROPOSED WINDOWS/DOORS LOCATED IN EXISTING OPENINGS, NO CHANGE IN OPENING SIZE EXCEPT ENTRY DOOR ON NORTH ELEVATION.

EXTERIOR ELEVATIONS



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

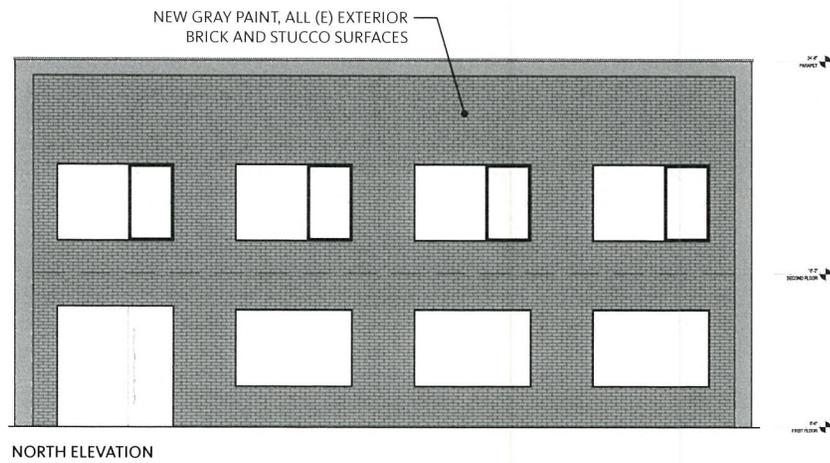
NEW FIXED/CASEMENT WINDOWS,
SECOND FLOOR

NEW FIXED WINDOWS,
GROUND FLOOR, TYP.

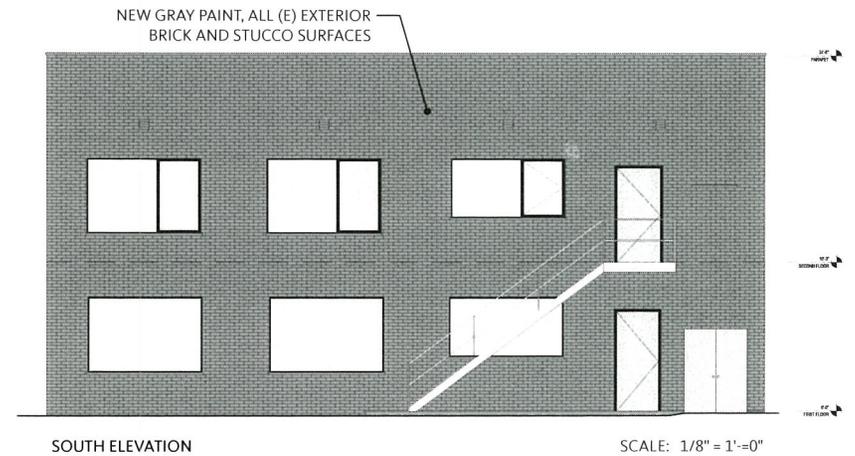
SCALE: 1/8" = 1'-0"

* ALL PROPOSED WINDOWS/DOORS LOCATED IN
EXISTING OPENINGS, NO CHANGE IN OPENING
SIZE EXCEPT ENTRY DOOR ON NORTH ELEVATION.

COLOR ELEVATIONS



NORTH ELEVATION

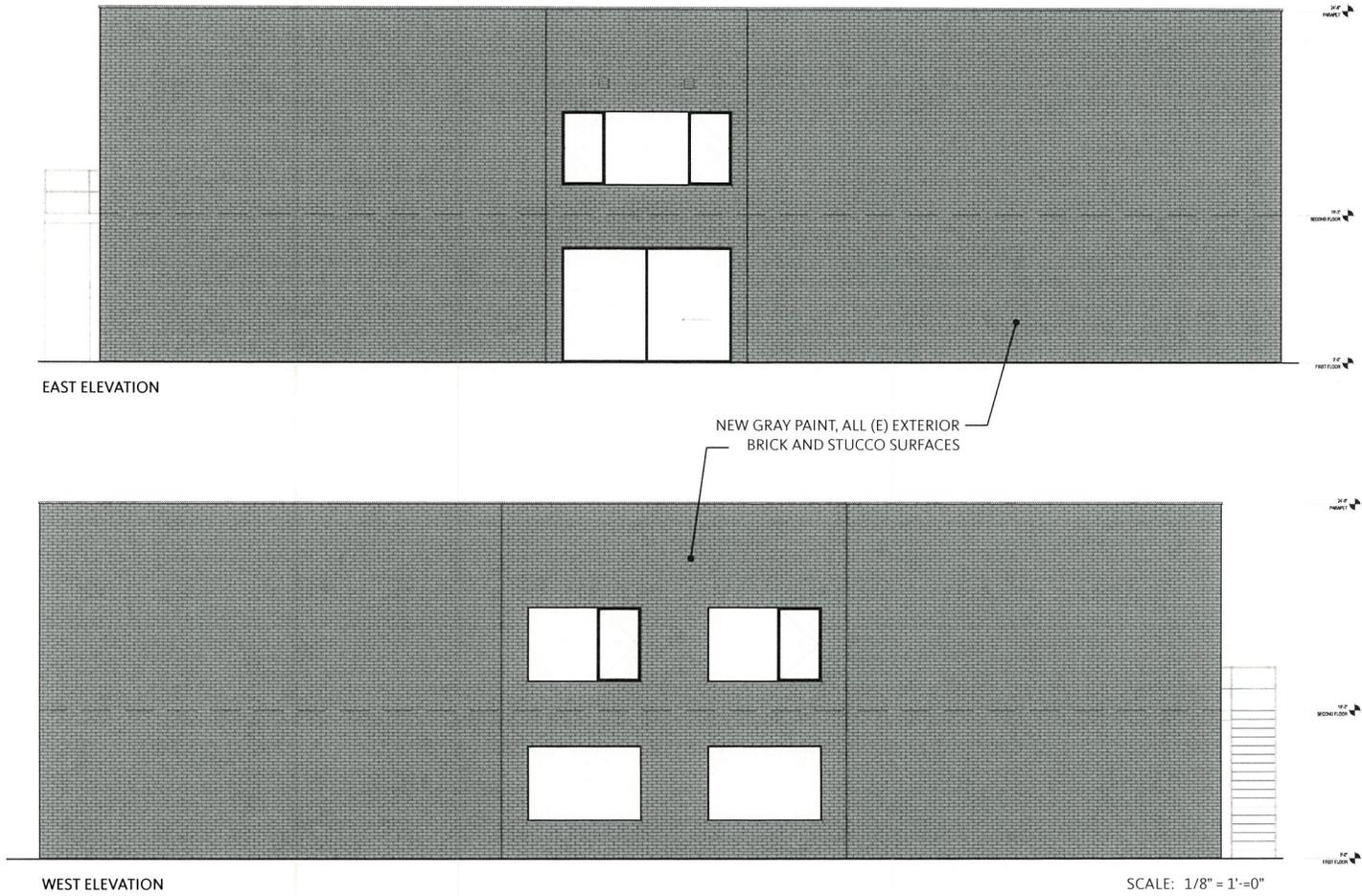


SOUTH ELEVATION

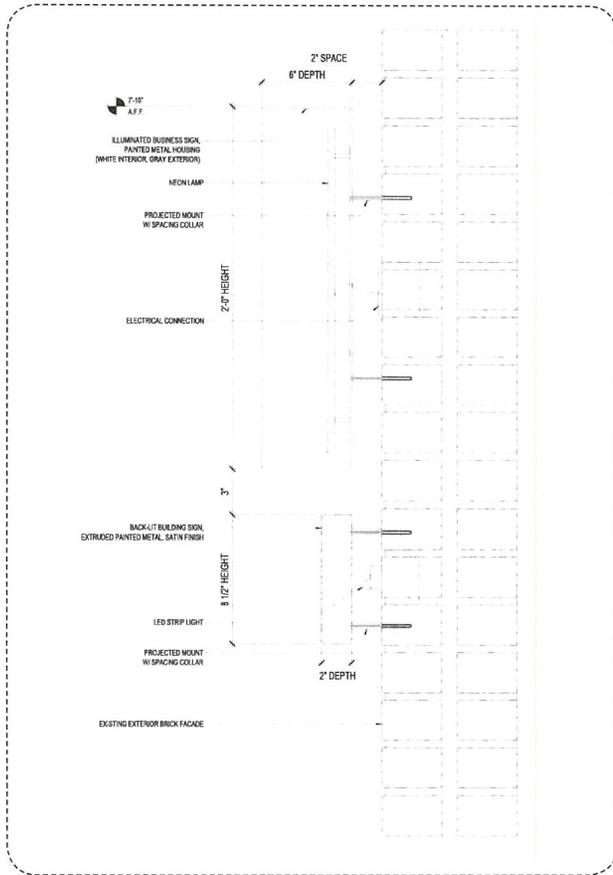
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

COLOR ELEVATIONS



SIGNAGE INFORMATION



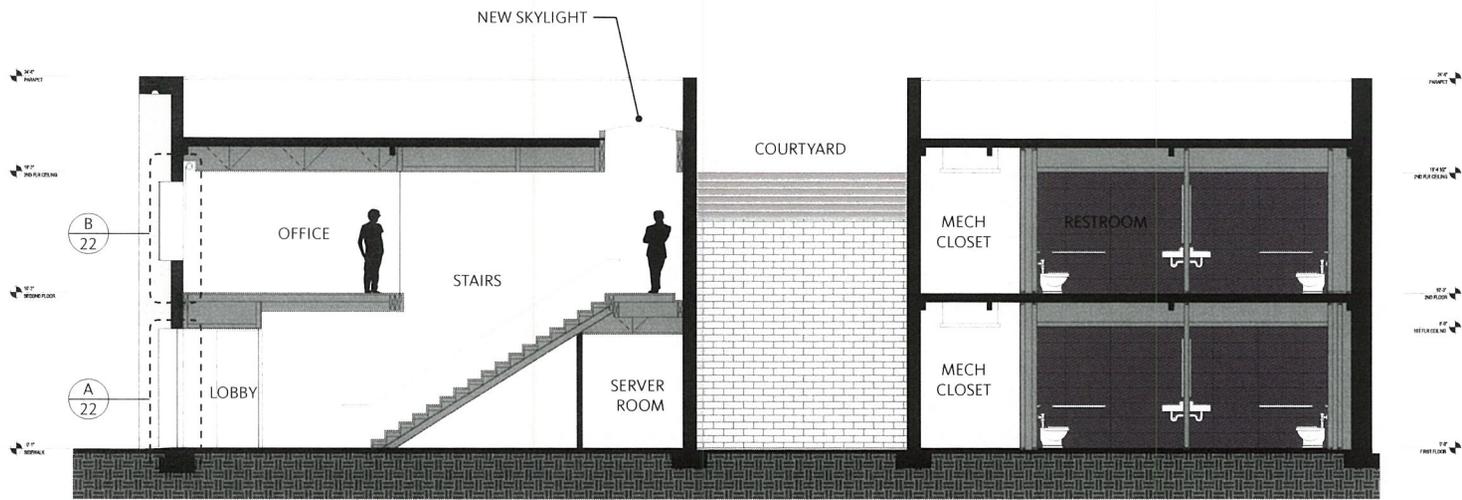
ENLARGED SECTION OF SIGNAGE



NEON SIGN IN STEEL FRAME

- NEON SIGN IN STEEL HOUSING, 2' WIDE
- BACKLIT DIMENSIONAL BUILDING NUMBERS 9" HIGH, 2' WIDE
- SIGNS ALIGN WITH EDGE OF DOOR FRAME
- TYPE: HELVETICA

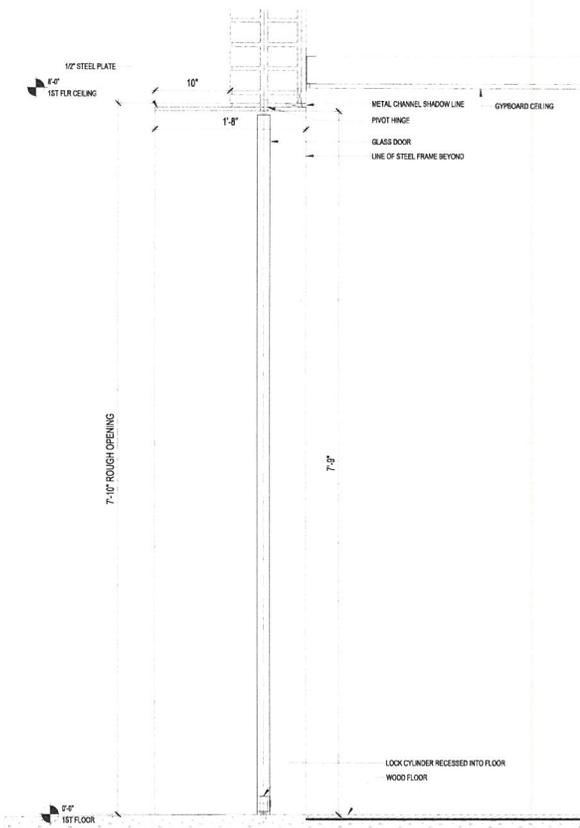
BUILDING SECTION



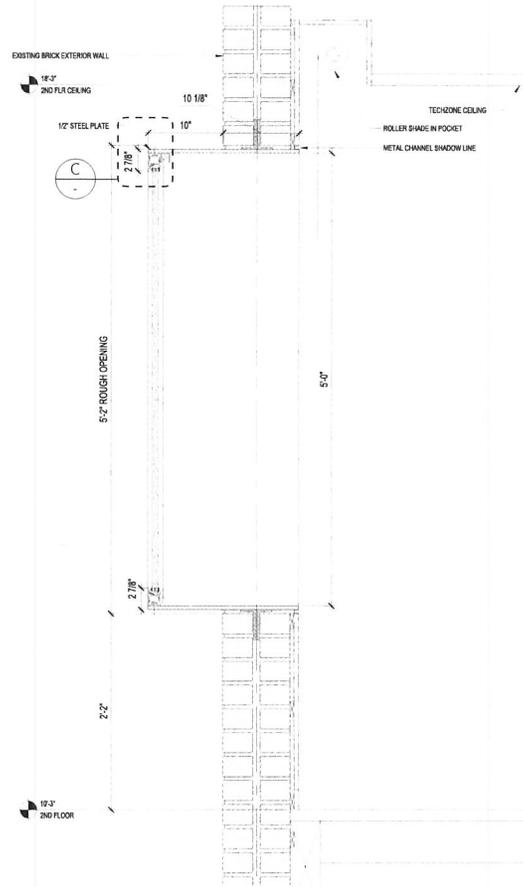
A) BUILDING SECTION

SCALE: 1/8" = 1'-0"

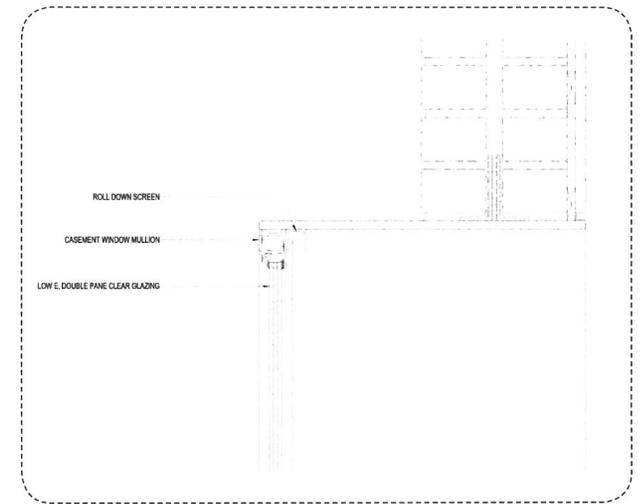
DETAILS



A) DOOR DETAIL SCALE: 3/4" = 1'-0"



B) WINDOW DETAIL SCALE: 3/4" = 1'-0"



C) ENLARGED WINDOW DETAIL SCALE: 3" = 1'-0"

STREETSCAPE PHOTO MONTAGE

PROPOSED ELEVATION



PROPOSED STREETSCAPE



EXISTING STREETSCAPE

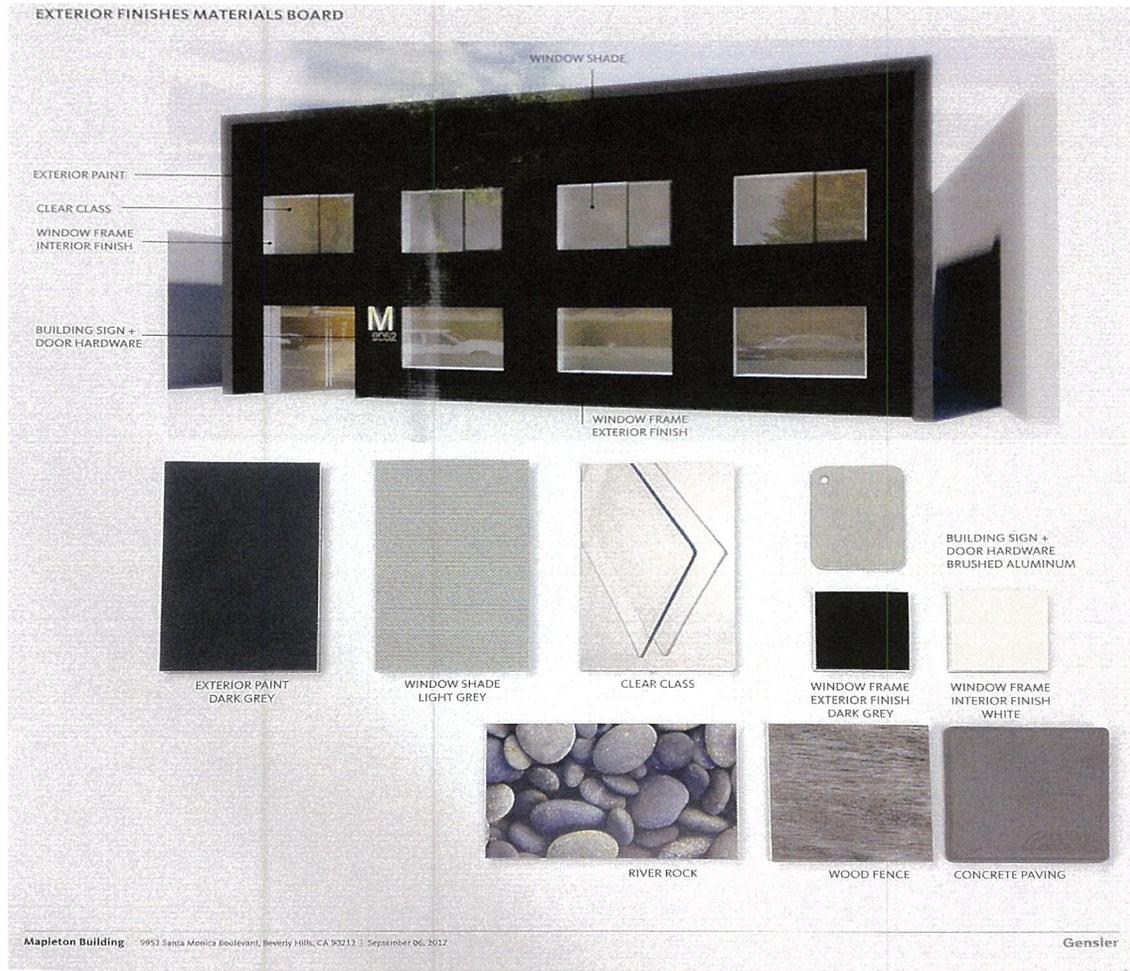
3D PERSPECTIVE RENDERING - DAY TIME



3D PERSPECTIVE RENDERING - NIGHT TIME



MATERIALS BOARD





Design Review Commission Report

455 North Rexford Drive

AC Meeting – September 19, 2012

Attachment C:
Approval Resolution

RESOLUTION NO. AC-55-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND BUSINESS IDENTIFICATION SIGN FOR THE PROPERTY LOCATED AT 9952 SOUTH SANTA MONICA BOULEVARD (MAPLETON INVESTMENTS – PL1218842).

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

Section 1. Hubert Tu, agent on behalf of the property owner, Jane and Marc Nathanson Family Trust, and Mapleton Investments, the tenant, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and business identification sign for the property located at 9952 South Santa Monica 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 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 **September 19, 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 environment 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. **There are 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: **September 19, 2012**

Shena Rojemann, Commission Secretary
Community Development Department

Zale Richard Rubins, 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-55-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on September 19, 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

