



Architectural Commission Report

Meeting Date: Wednesday, October 19, 2016

Subject: **9701 WILSHIRE (PL1625699)**
9701 Wilshire Boulevard
Request for approval of a façade modifications to an existing commercial building. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Agent: Elisa Paster – Glaser Weil

Recommendation: Conduct a public hearing to discuss the project details and provide the applicant with an approval, as conditioned.

REPORT SUMMARY

The applicant is requesting review and approval of façade modifications to an existing commercial building located at 9701 Wilshire Boulevard. The project includes the following:

- Replacement of (e) solar bronze windows with clear vision windows at ground floor;
- Dark blue film to cover (e) solar bronze windows on upper floors;
- Blue/gray film to cover (e) bronze spandrel glass on upper floors, and;
- Silver-painted metal panels, mullions, and louvers.

Note: All existing business and building identification signage is proposed to remain.

URBAN DESIGN ANALYSIS

The subject building was design by Master Architect Anthony Lumsden of the celebrated and pioneering architectural firm Daniel, Mann, Johnson and Mendenhall (DMJM) and was completed in 1973. Additionally, the building was identified as individually eligible for the National Register and as a contributor to a potential California Register district of Post World War II modern office buildings in the City's 2006 Historic Resources Survey.

The proposed building improvements involve the application of a tinted film, which is to be applied to the existing bronze-tinted glazing system. The existing glazing configuration and coloration appear to be a character-defining feature of the resource and, therefore, wholesale modification to this element of the design would be discouraged. However, as the project proposes the application of a removable film over the existing fenestration system, this design scheme would conform to the Secretary of the Interior's Standard for the Treatment of Historic Properties as the glazing and framing system is retained and the proposal is reversible with, ultimately, no adverse effect to the qualifying historic resource.

The current building improvements proposed help to create a more contemporary aesthetic which will enliven this important site and attract new tenancies to further invigorate the structure and environs. Notably, the design team has modified previous project iterations to introduce a

Attachment(s):
A. Detailed Design Description and Materials (Applicant Prepared)
B. Project Design Plans
C. DRAFT Approval Resolution

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substantial percentage clear glazing at the ground level which will activate pedestrian activity along the street edge. As the project moves forward, final material specifications and detailing shall be provided for further staff review and approval in advance of obtaining a building permit for the project.

Project-specific conditions have been proposed in the draft approval resolution (Attachment C); however, the Commission may wish to add/amend/delete any project-specific conditions deemed necessary to make the required findings for approval.

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.

The project has also been reviewed and found to be a potential historic resource as it was designed by a local master architect (Anthony Lumsden) and is identified on the City's 2006 Historic Resources Survey as individually eligible for the National Register and as a contributor to a potential California Register district of Post World War II modern office buildings. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.



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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
 - Eight (8) 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:

Addition of new blue film to the existing solar bronze vision glass, silver painted metal panels & mullions, and custom blue/grey film on the existing bronze spandrel glass for an existing 13-story office tower with attached parking structure.

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

- R-4
- R-4X
- R-4
- R-4-P
- R-4X2
- R-3
- RMCP
- C-3
- C-3A
- C-3B
- C-5
- C-3T-1
- C-3T-2
- C-3T-5
- C-5
- 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):
2,435 sf of medical office

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: Anthony Lumden

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>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1					
2					
3					
4					
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: spandrel glass, steel spandrel, vision glass, metal louvers, metal panels, aluminum

Texture /Finish: _____

Color / Transparency: solar bronze with blue film, silver painted metal components, blue/grey film on spandrels

The solar bronze glass will be replaced with clear, Low-E monolithic glass on the ground floor retail areas.

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

Material: _____

Texture /Finish: _____

Color / Transparency: _____

ROOF

Material: _____

Texture /Finish: _____

Color / Transparency: _____

COLUMNS

Material: _____

Texture /Finish: _____

Color / Transparency: _____

BALCONIES & RAILINGS

Material: _____

Texture /Finish: _____

Color / Transparency: _____

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

C 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.**

No changes to the existing building's design are proposed. It was constructed in 1974 and is an example of Late Modern architecture. The building contains distinctive characteristics of the Later Modern style, such as its sculptural form, glass skin, and minimal ornamentation. It also includes innovative design techniques, including curvilinear volumes and "flexible" glass skin exteriors. These elements will remain unchanged. The proposed film is temporary and will not modify the structure. Instead, it will update the look of the building and contribute to the image of Beverly Hills by providing, among other characteristics, a high quality design.

- 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 proposed project is limited to the additions of new blue film on the vision glass to the exterior of the solar bronze glass on the ground floor retail space, which will be replaced with clear, low-E monolithic glass, silver paint finish on the metal panels & mullions, and custom blue/grey film on the spandrel glass. The building satisfied all applicable code requirements at the time of construction, and no additional changes to the building's structure would take place that would make the environment less desirable.

- 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 is located in an existing commercial area surrounded by other buildings and structures of various heights and designs, which are used for commercial, office, and retail uses. The project will replace the existing solar bronze glass with new blue film on the vision glass, silver metal panels & mullions, and custom blue/grey film on the spandrel glass, enhancing the appearance of the local environment by providing a more vibrant and modern color scheme than the building currently exhibits. Clear vision glass on the ground floor retail areas will add life to the major streets. No other changes to the building's exterior design are proposed.

- 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 existing office building contains office uses, which are consistent with the C-3 Commercial Zone, and the surrounding, fully developed commercial area, primarily composed of multi-story office towers and medium-to large-scale retail properties. No changes to the building's structure or uses are proposed, therefore, the building is in harmony with developments on land in the general area, and the Beverly Hills General Plan.

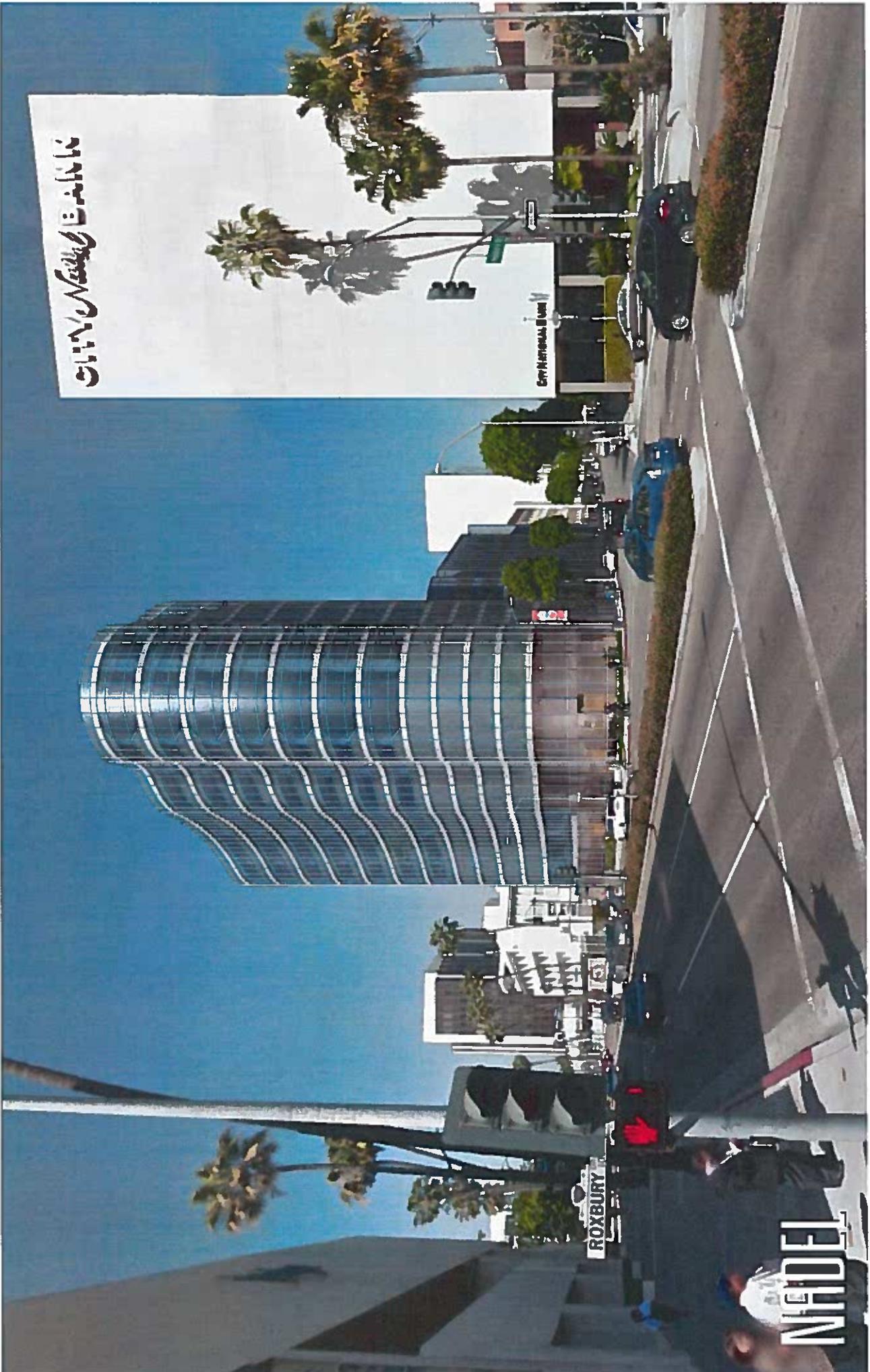
- 5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The existing building is located on a trapezoidal-shaped site at the northwest corner of Wilshire Boulevard, a major commercial corridor, and Roxbury Drive. The building is consistent with the C-3 Commercial Zone, and the surrounding, fully developed commercial area in which it is located. The building's appearance will be enhanced due to the proposed change in color to blue and grey, and no structural changes are proposed that conflict with the municipal code or other applicable laws.



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Attachment B
Project Design Plans



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ROXBURY

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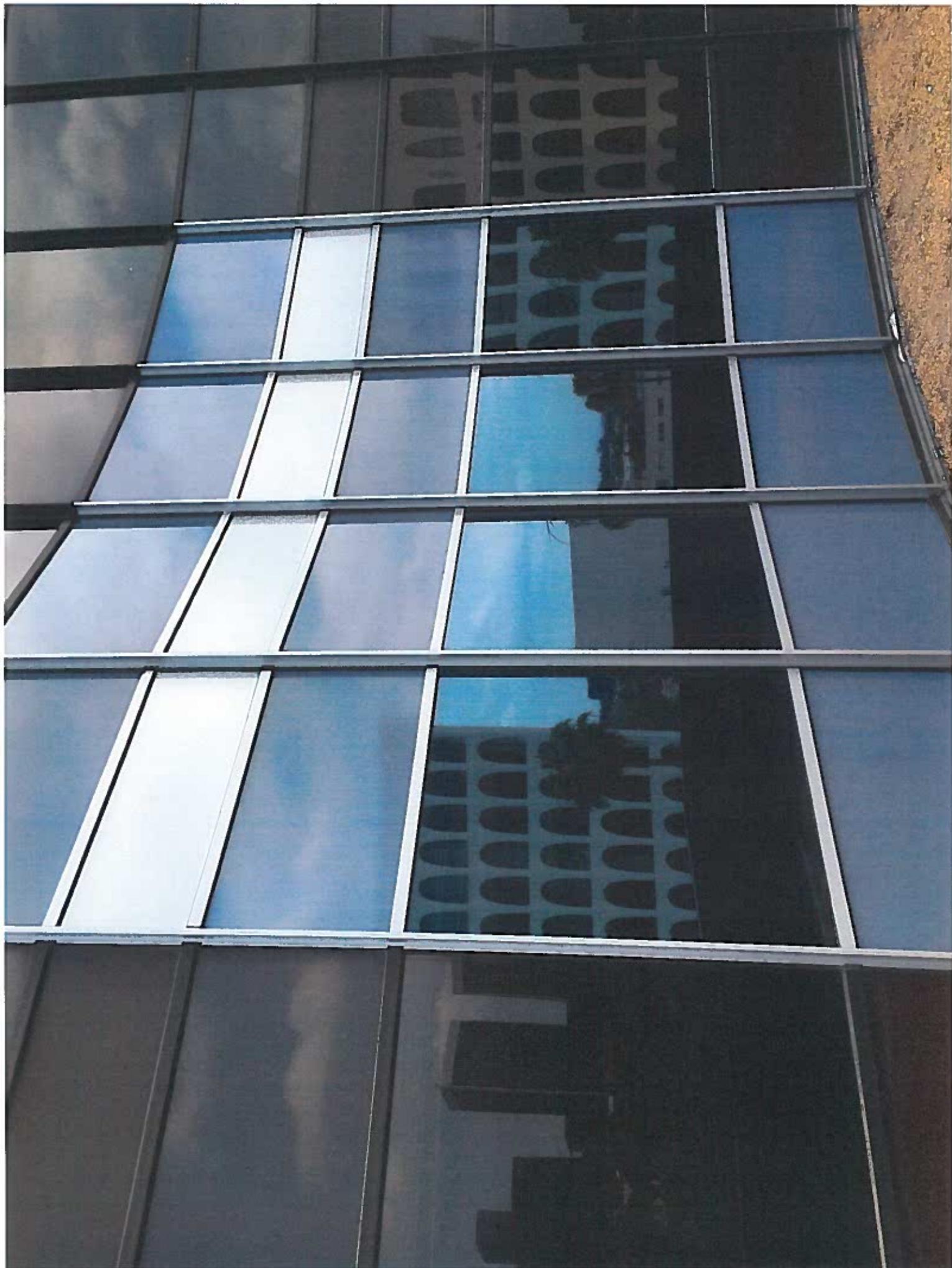


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Attachment C
DRAFT Approval Resolution

RESOLUTION NO. AC XX-16

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT OF FAÇADE MODIFICATIONS TO AN EXISTING COMMERCIAL BUILDING FOR THE PROPERTY LOCATED AT 9701 WILSHIRE BOULEVARD (PL1625699).

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

Section 1. Elisa Paster, Glaser Weil, agent, on behalf of the property owner, LF 9701 Wilshire LLC, (Collectively the “Applicant”), has applied for architectural approval of façade modifications to an existing commercial building for the property located at 9701 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 Hills 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 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.

The project has also been reviewed and found to be a potential historic resource as it was designed by a local master architect (Anthony Lumsden) and is identified on the City's 2006 Historic Resources Survey as individually eligible for the National Register and as a contributor to a potential California Register district of Post World War II modern office buildings. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

Section 5. The Architectural Commission conducted a duly noticed public hearing on October 19, 2016 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:

Project-Specific Conditions

1. **Final material specifications and details shall be provided to the City's Urban Designer for final review and approval prior to the applicant submitting for a building permit.**

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **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.
4. **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.
5. **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.
6. **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.

7. **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.
8. **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.
9. **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.

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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: October 19, 2016

Mark Odell, Urban Designer
Community Development Department

Gidas Peteris, Chair
Architectural Commission