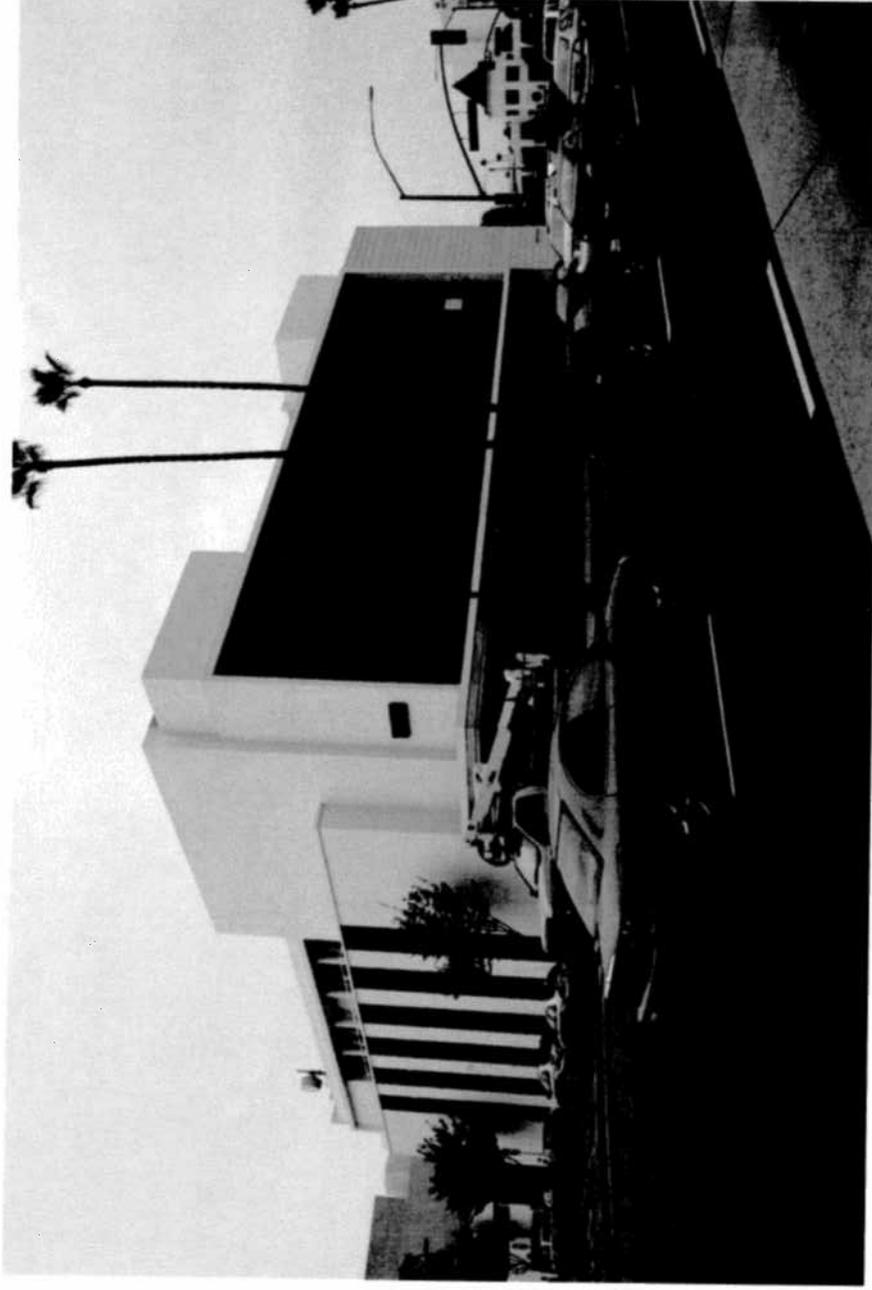




Architectural
Commission

9800 Wilshire Boulevard

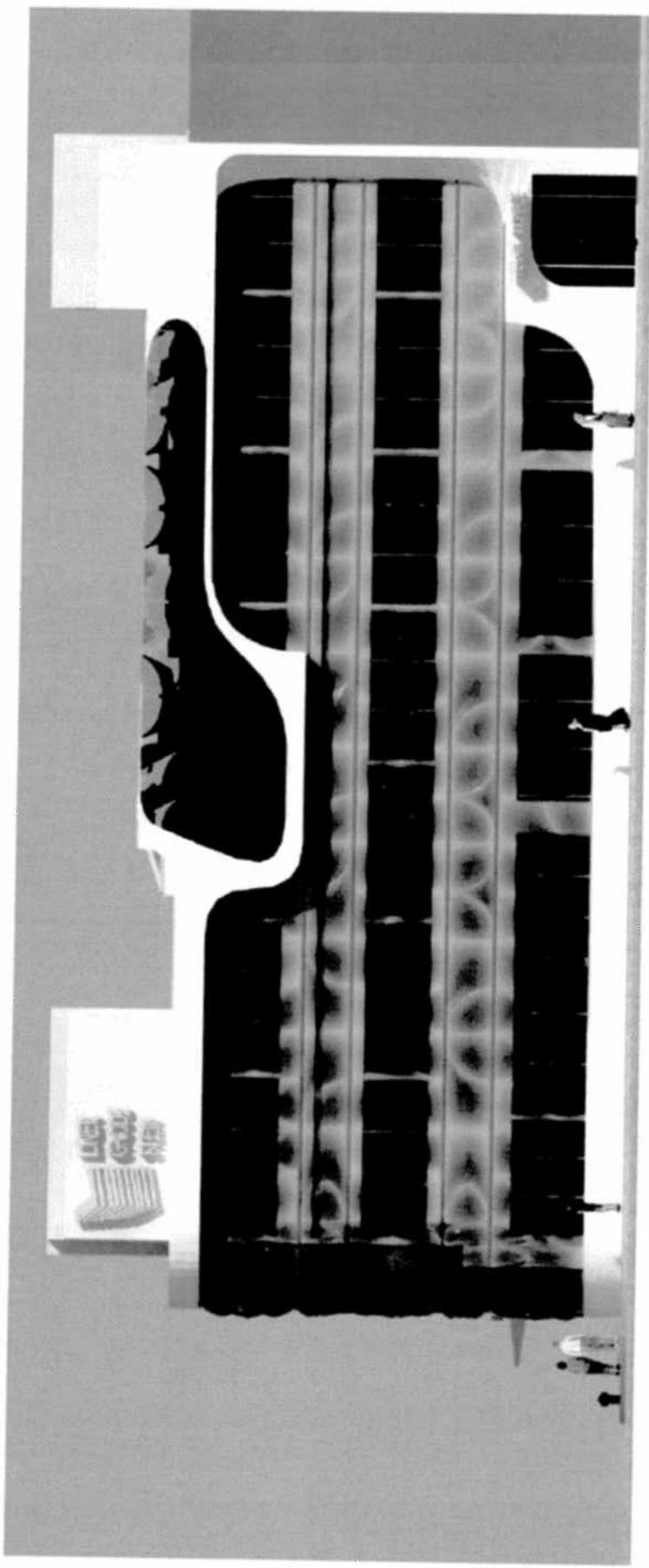


Existing Elevation



Architectural
Commission

9800 Wilshire Boulevard

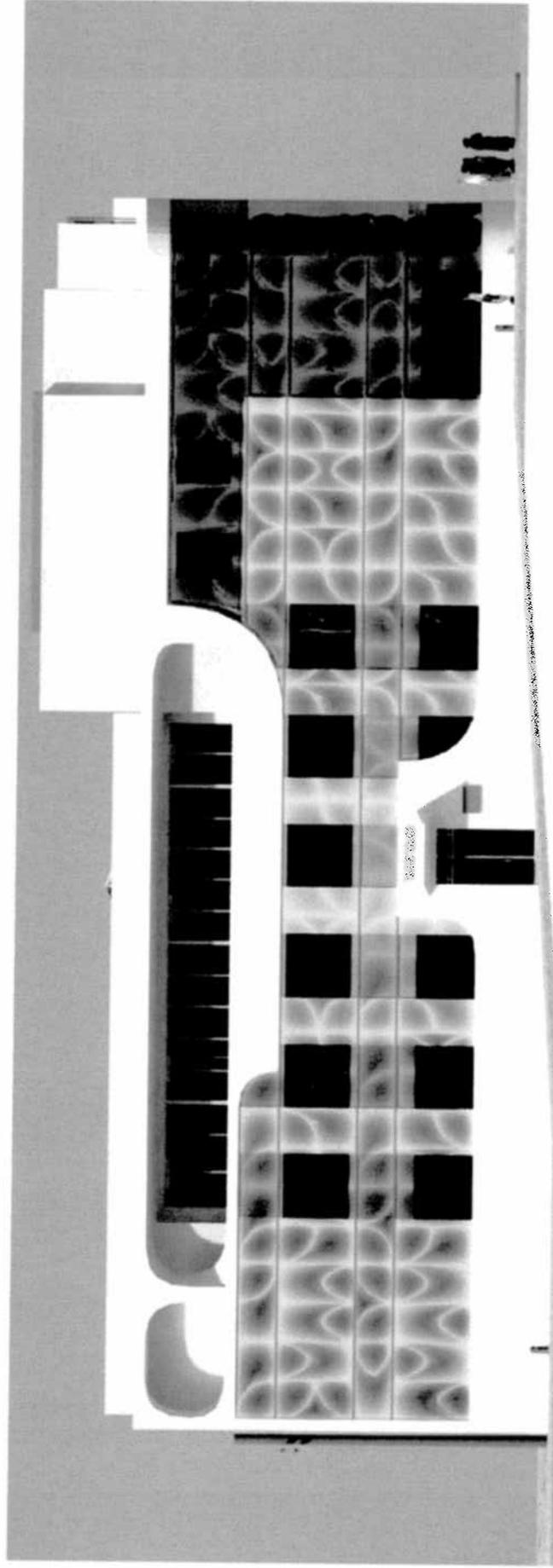


Conditionally approved 3/16/11 - Wilshire Elevation



Architectural
Commission

9800 Wilshire Boulevard

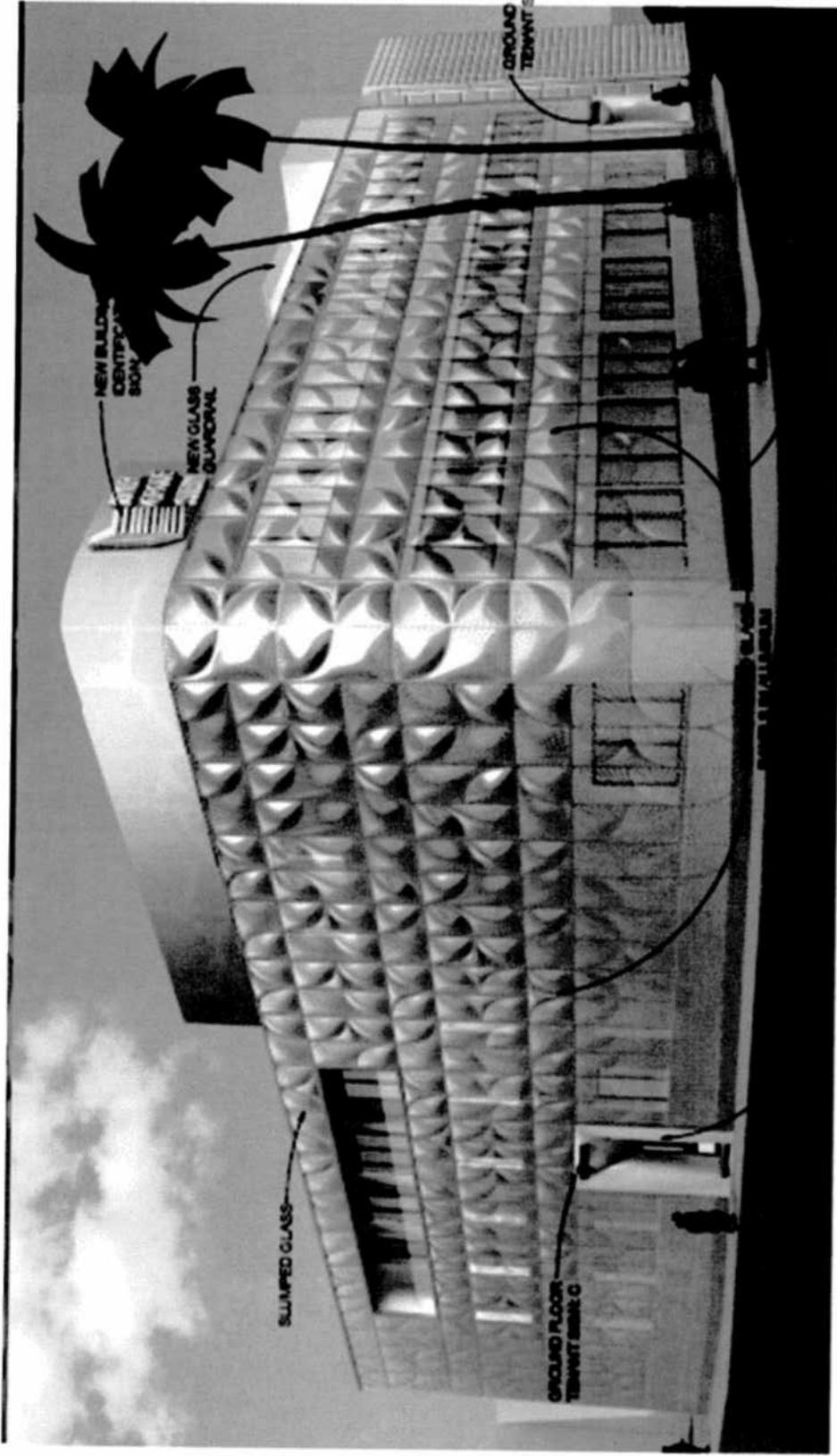


Conditionally approved 3/16/11 - Spalding Elevation



Architectural
Commission

9800 Wilshire Boulevard

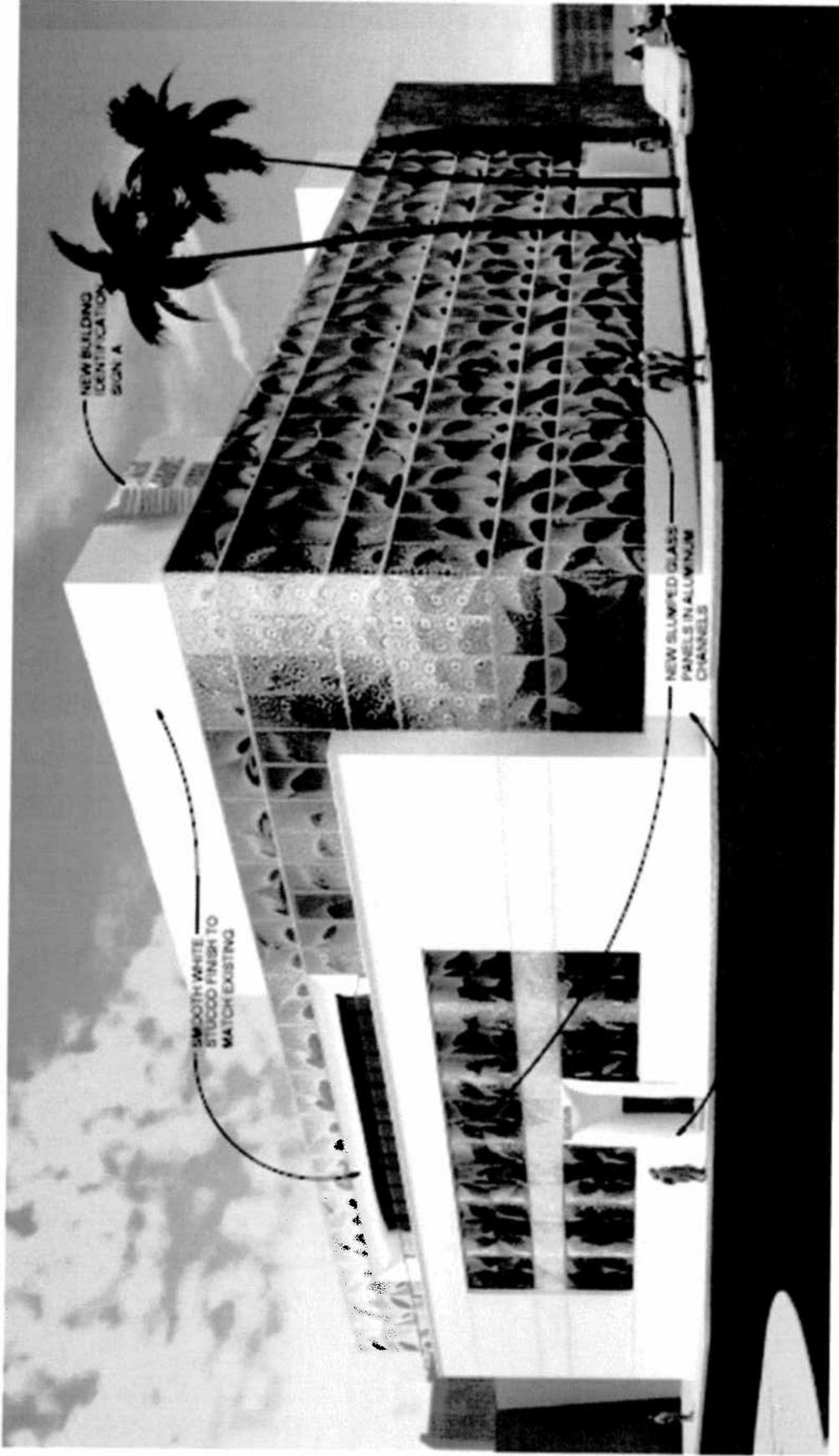


Conditionally approved 4/27/2011



Architectural
Commission

9800 Wilshire Boulevard



Approved Elevation – 8/17/2011



Baltzberg Architects 1507 20th St., Suite C, Santa Monica, CA 90404 www.baltzbergarchitects.com p. 310-463-9611	PROJECT NAME 9800 Wilshire Beverly Hills, CA 90212 APN: 4328-008-003	CHECKED Checker	DRAWN Author
	SHEET TITLE: Corner Perspective	SCALE 	DATE MAR. 7, 2012
SEAL	PROPOSED ELEVATION 3/21/12	PROJECT No. 11-015	



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, March 21, 2012

Subject: **9800 WILSHIRE BOULEVARD**
Request for approval of revisions to a previously approved façade remodel.
(PL#120 3728)

Project applicant: Cory Taylor, AIA – Belzberg Architects

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

REPORT SUMMARY

The applicant is requesting review and approval of a revision to a previously approved façade remodel 9800 Wilshire Boulevard, between South Santa Monica Boulevard and Spalding Drive. This project was last before the Commission on August 17, 2011. At that meeting the Commission approved the project as presented. Since that time, the property has been sold to a new owner and as such, further design changes have been made. The changes include modifying the location of the slump glass panels and the stainless steel mullions, relocating the entry on the Spalding elevation and adding a new roof deck with a steel metal trellis canopy.

While the main request by the applicant is for the review and approval of the building at 9800 Wilshire Blvd, the property owner has also acquired the lot directly to the rear of the building at 121 Spalding Drive. As such, in the future they desire to make improvements to this property as well and to aesthetically link the two properties. While the applicant team is in the very beginning of the entitlement process for this project, which will require Planning Commission review, they have included in the submittal package some elevations which include the modifications they desire to make to the 121 Spalding property. While information in the package is limited for the Spalding property, the application would desire to receive basic preliminary feedback from the Commission on its design direction.

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) 285-1191

srojemann@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting –March 21, 2012

Attached A:
Detailed Design Description
and Materials (Applicant Prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 9800 Wilshire Blvd
Adjacent Streets: Spalding Drive

B Property Owner Information¹

Name(s): GCIP Holdings, LLC
Address: 6260 Lookout Rd.
City: Boulder State & Zip Code: CO 80301
Phone: 310.209.3010 Fax:
E-Mail mmackillop@gores.com

C Applicant Information (individual(s) or entity benefiting from the entitlement)

Name(s): GCIP Holdings, LLC
Address: 6260 Lookout Rd.
City: Boulder State & Zip Code: CO 80301
Phone: 310.209.3010 Fax:
E-Mail mmackillop@gores.com

D Architect / Designer Information (Employed or hired by Applicant)

Name(s): Belzberg Architects Registered Architect? Yes No
Address: 2929 1/2 Main Street
City: Santa Monica State & Zip Code: CA 90205
Phone: 310.453.9611 Fax:
E-Mail cory@belzbergarchitects.com

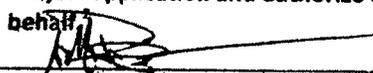
E Landscape Designer Information (Employed or hired by Applicant)

Name(s):
Address:
City: State & Zip Code:
Phone: Fax:
E-Mail

F Agent (Individual acting on behalf of the Applicant) NOTE: All communication is made through the Agent.

Name(s): Belzberg Architects
Address: 2919 1/2 Main Street
City: Santa Monica State & Zip Code: CA 90405
Phone: 310.453.9611 Fax:
E-Mail cory@belzbergarchitects.com

G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.


Property Owner's Signature & Date

Property Owner's Signature & Date

¹ If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups:
Group A – Chairperson or president of the board; Group B – board secretary or chief financial officer.

² A signed and dated authorization letter from the property owner is also acceptable.

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 old facade, install new stone cladding and slumped glass panel cladding with stainless steel mullions.
 New roof deck with white painted steel metal trellis 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):

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: Belzberg Architects

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: stone, stainless steel, slumped glass
 Texture /Finish: smooth honed limestone, brushed stainless steel, clear glass
 Color / Transparency: white/gray stone, clear stainless steel, white/clear glass

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

Material: stainless steel
 Texture /Finish: brushed stainless steel
 Color / Transparency: clear

ROOF

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

CHIMNEY(S)

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

COLUMNS

Material: limestone
 Texture /Finish: smooth, honed
 Color / Transparency: white, gray

BALCONIES & RAILINGS

Material: glass
 Texture /Finish: smooth
 Color / Transparency: clear/white

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: steel roof canopy and trellis
Texture /Finish: perforated metal
Color / Transparency: white

DOWNSPOUTS / GUTTERS

Material: stainless steel flashing
Texture /Finish: brushed stainless steel
Color / Transparency: clear

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: LED icolor cove Phillips
Texture /Finish:
Color / Transparency:

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: stone planters
Texture /Finish: limestone, smooth, honed
Color / Transparency: white, gray

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.**

Full renovation of a dilapidated 1950's building and facade, introducing high quality, modern design and materials such as marble and limestone, stainless steel, and glass. Enhancing the pedestrian experience with new planter beds and open storefront windows at the sidewalk level. New building and facade lighting to accentuate the architecture and provide interest and appeal at night.

- 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 existing structure will have seismic upgrades, reinforced sheer walls and steel beams internally. The entire facade is clad in an innovative slumped glass curtain wall system that provides a "double skin" to reduce noise from the exterior, increase insulation value to the building. The stone cladding also increases mass and reduces internal sound and vibrations.

- 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.**

All exterior elements and materials are of the highest quality of stone, stainless steel and glass systems, that have minimal depreciation or degradation and are tested to withstand the extreme environment throughout the life of a building. There are no painted or superficial applications, all are natural finishes or materials that require no 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 facade renovation and roof canopy 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

455 North Rexford Drive
AC Meeting –March 21, 2012

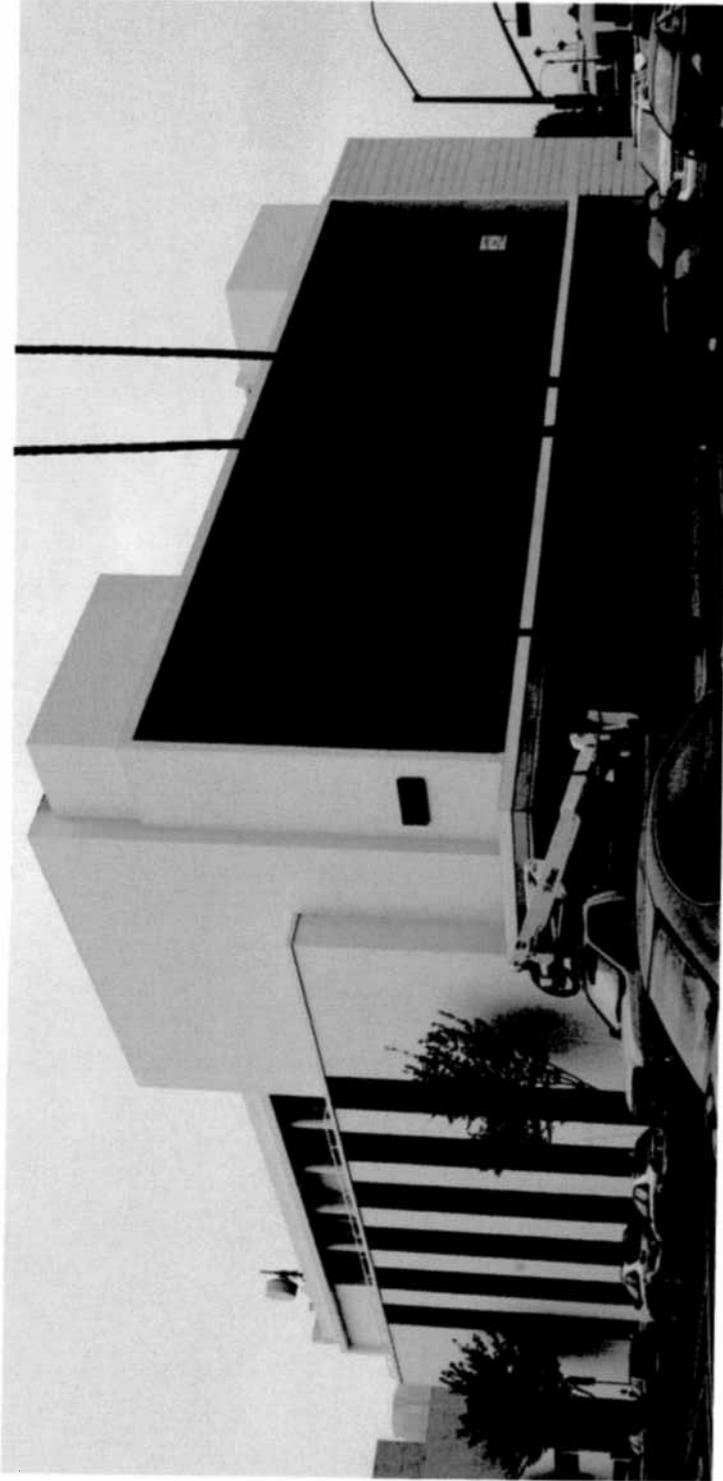
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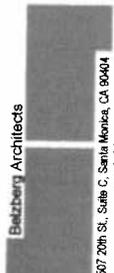
Design Plans, Cut Sheets
and Supporting Documents

9800 WILSHIRE BLVD.

Architectural Commission Application	
Sheet Number	Sheet Name

AC00	Title
AC01	Survey
AC02	Ground Floor
AC03	Second Floor
AC04	Third Floor
AC05	Roof
AC06	North Elevation
AC07	East Elevation
AC08	South Elevation
AC09	Sections
AC10	Sections
AC11	Sections
AC11.1	Details
AC11.2	Details
AC11.3	Details
AC11.4	Details
AC11.5	Roof Canopy Detail
AC12	Adjacent Buildings
AC13	Adjacent Buildings
AC14	Adjacent Buildings
AC15	Existing Perspective
AC16	Corner Perspective
AC17	Santa Monica Perspective
AC18	Spalding Perspective
AC19	Alley Entry Perspective
AC100	Material Board





 Beitzberg Architects

 1507 20th St., Suite C, Santa Monica, CA 90404

www.beitzbergarchitects.com

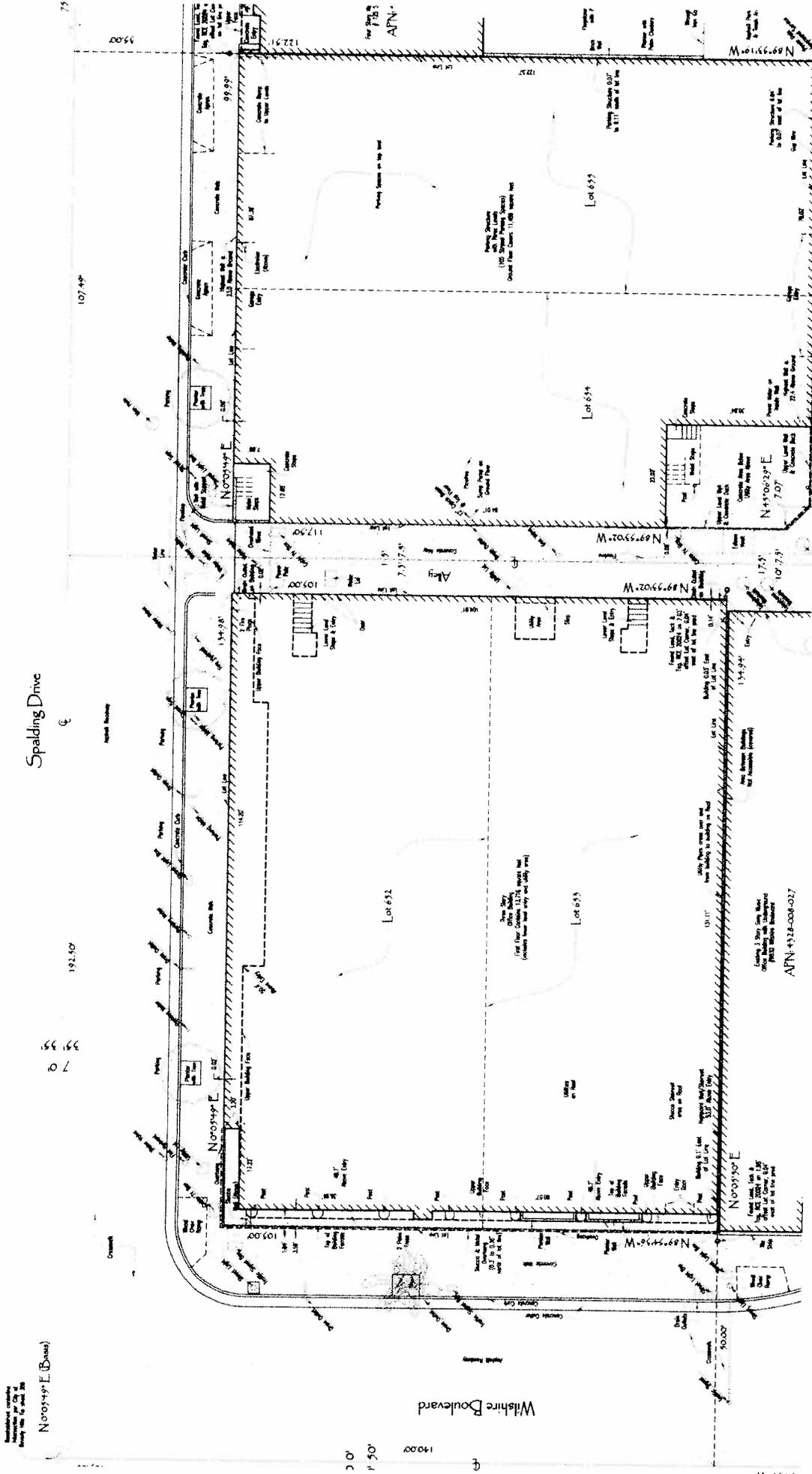
 p. 310-453-8611

PROJECT NAME:
 9800 Wilshire
 Beverly Hills, CA 90212
 APN: 4328-008-003

SHEET TITLE:
 Title

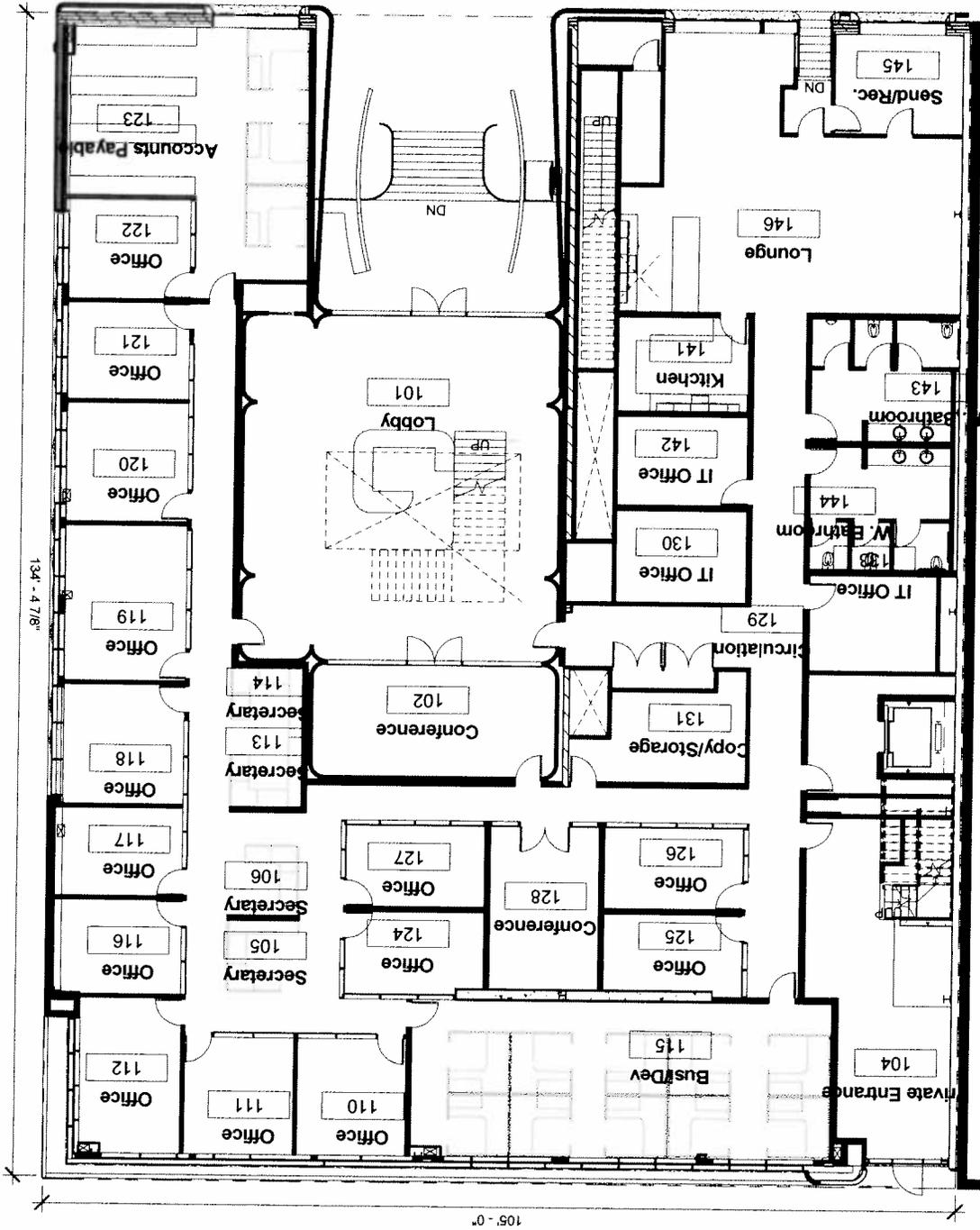
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Checker	Author	DATE	SHEET No.
SCALE		MAR. 7, 2012	AC00
PROJECT No.	11-015		



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	Checker	Author
	SCALE	DATE
	1" = 80'-0"	MAR. 7, 2012
	PROJECT NO.	SHEET NO.
	11-015	AC01
PROJECT NAME: 9800 Wishire Beverly Hills, CA 90212 APN: 4328-008-003		
SHEET TITLE: Survey		
		SEAL
1507 20th St., Suite C, Santa Monica, CA 90404 www.betzbergarchitects.com p. 310-453-9611		

AC-Ground Floor 1
 SCALE: 1 : 150



CHECKER:	Checker	SCALE:	1 : 150	PROJECT No:	11-015
DRAWN:	Author	DATE:	MAR. 7, 2012	SHEET No:	AC02



PROJECT NAME:
 9800 Wilshire
 Beverly Hills, CA 90212
 APN: 4328-008-003

SHEET TITLE:
 Ground Floor

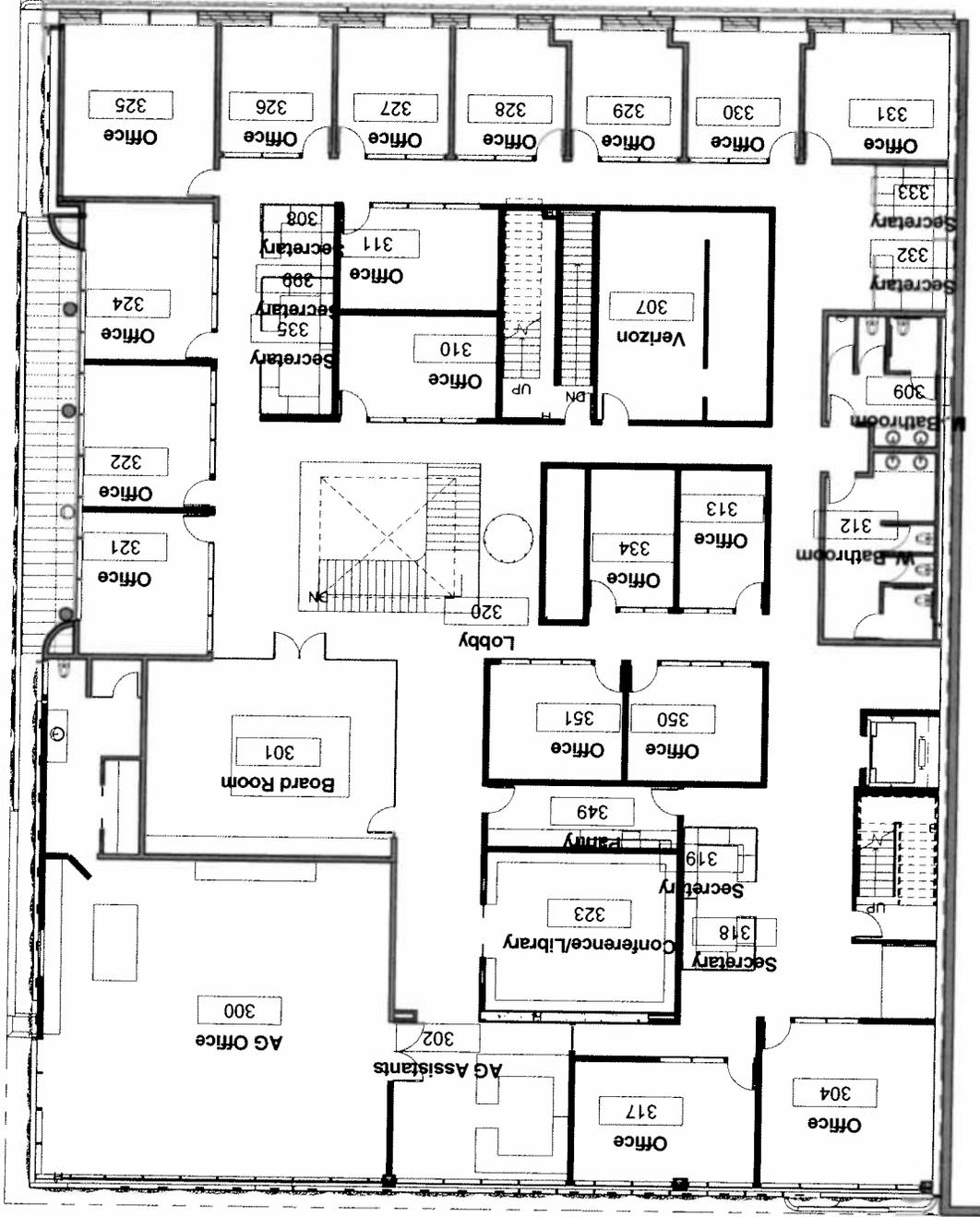
SEAL

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 www.beitzbergarchitects.com
 p. 310-453-9611

1

SCALE 1:150

AC-Third Floor



CHECKED	Author
Checker	Author
SCALE	DATE
1:150	MAR. 7. 2012
PROJECT No.	SHEET No.
11-015	AC04



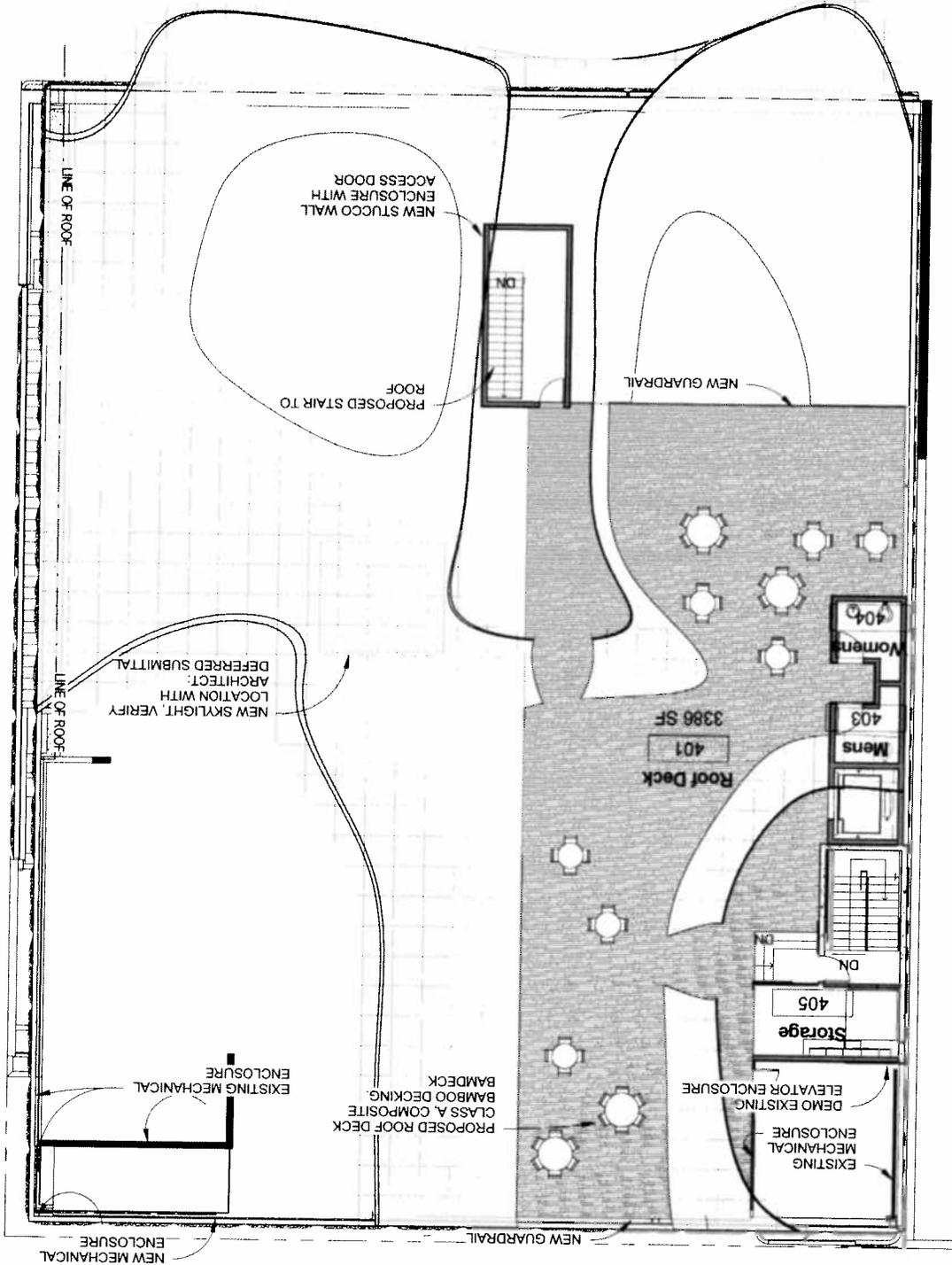
PROJECT NAME
 9800 Wilshire
 Beverly Hills, CA 90212
 APN: 4328-008-003

SHEET TITLE:
 Third Floor

Beitzberg Architects

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SEA



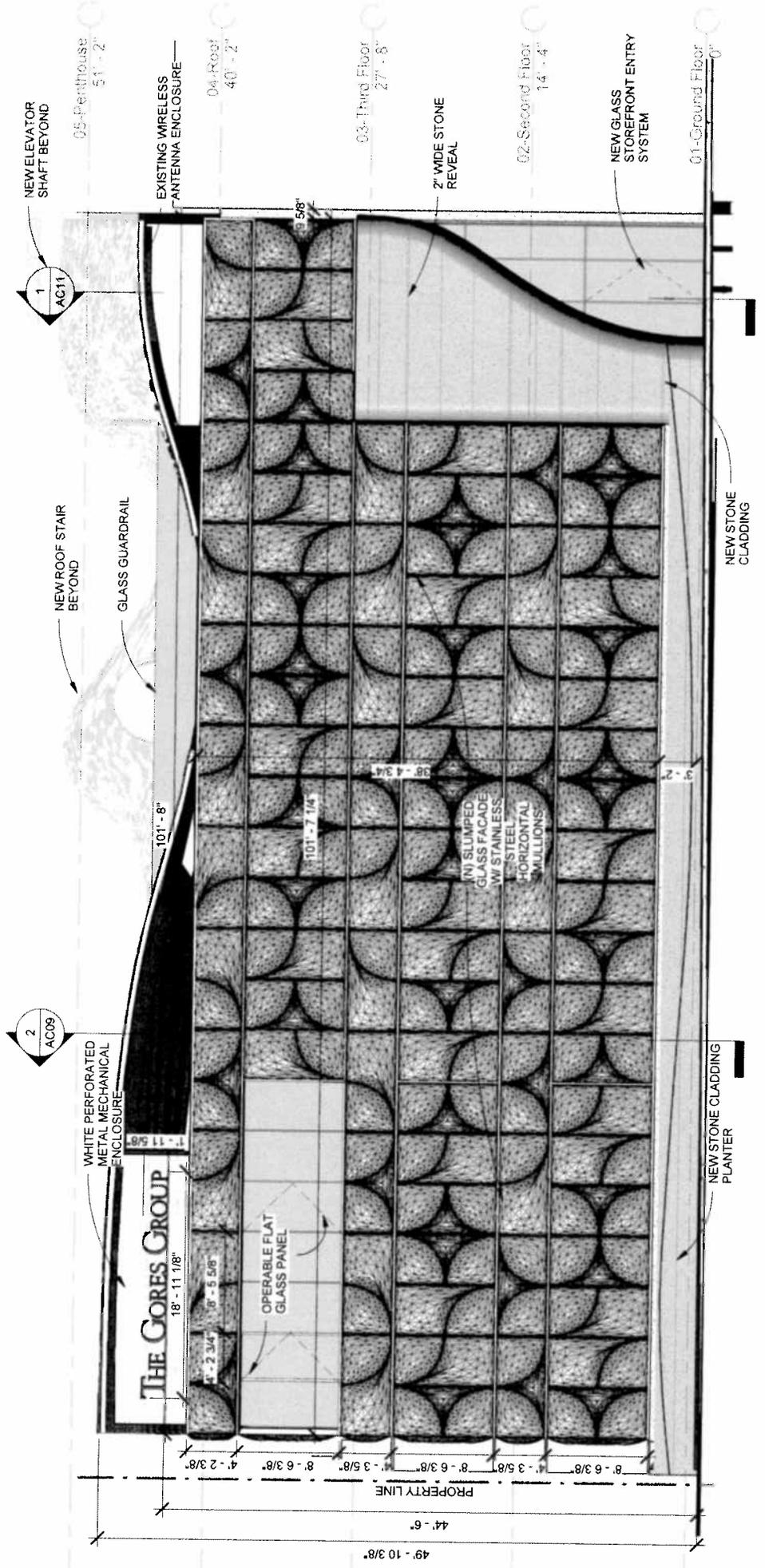
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Checker	Author	MAR. 7, 2012	AC05
SCALE	1 : 150	PROJECT No	11-015

PROJECT NAME:
9800 Wilshire
Beverly Hills, CA 90212
APN: 4328-008-003

SHEET TITLE:
Roof

SEAL

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www.betzbergarchitects.com
p. 310-453-8611



AC North Elevation 1

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

DRAWN	Author
CHECKED	Checker
SCALE	1/8" = 1'-0"
PROJECT NO.	11-015
DATE	MAR. 7, 2012
SHEET NO.	AC06

PROJECT NAME:
9800 Wilshire
 Beverly Hills, CA 90212
 APN: 4328-008-003

SHEET TITLE:
 North Elevation

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 www.beitzbergarchitects.com
 p. 310-453-9611

SEAL

NEW ELEVATOR SHAFT BEYOND



PERFORATED, WHITE PAINTED METAL CANOPY

05-Penthouse
51'-2"

04-Roof
40'-2"

SLUMPED GLASS CURTAIN WALL SYSTEM WITH STAINLESS STEEL MULLIONS

03-Third Floor
27'-8"

STONE CLADDING

5'-2 1/2"
5'-5 1/4"

RADIUS STONE FRAME AT EXISTING WINDOWS AND OPENINGS

NEW ENTRY OPENING, WALLS CLAD IN STONE

01-Ground Floor
4'-0"

0-Lobby Level
4'-0"

AC South Elevation

1

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

CHECKER	DRAWN
Checker	Author
SCALE	DATE
1/8" = 1'-0"	MAR. 7, 2012
PROJECT No.	SHEET No.
11-015	AC08

PROJECT NAME:
9800 Wilshire
 Beverly Hills, CA 90212
 APN: 4328-008-003

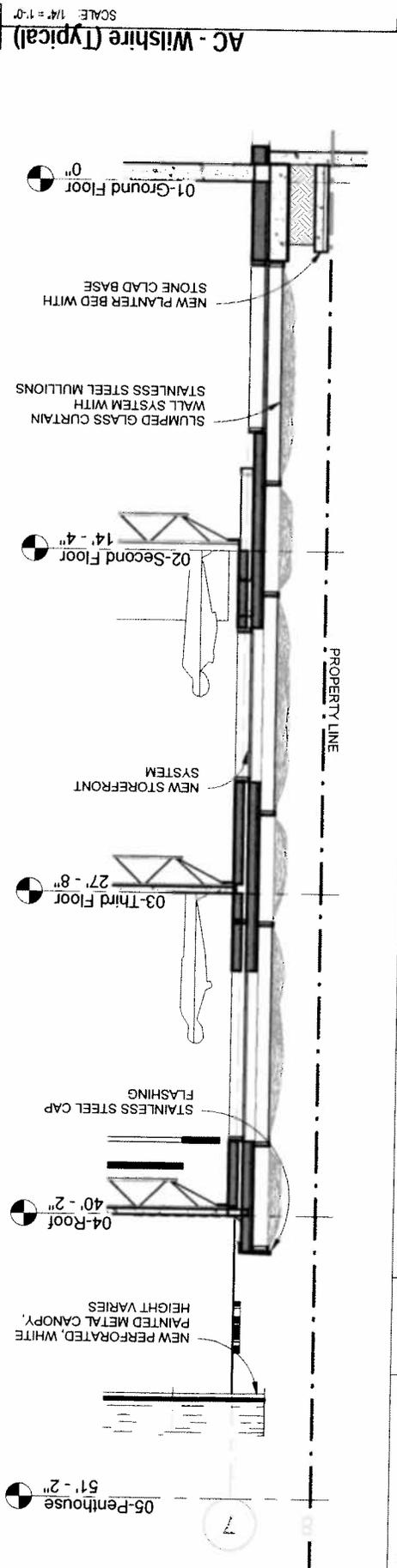
SHEET TITLE:
 South Elevation

SEAL

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1507 20th St., Suite C, Santa Monica, CA 90404
 www.balzbergarchitects.com
 p. 310-453-6111

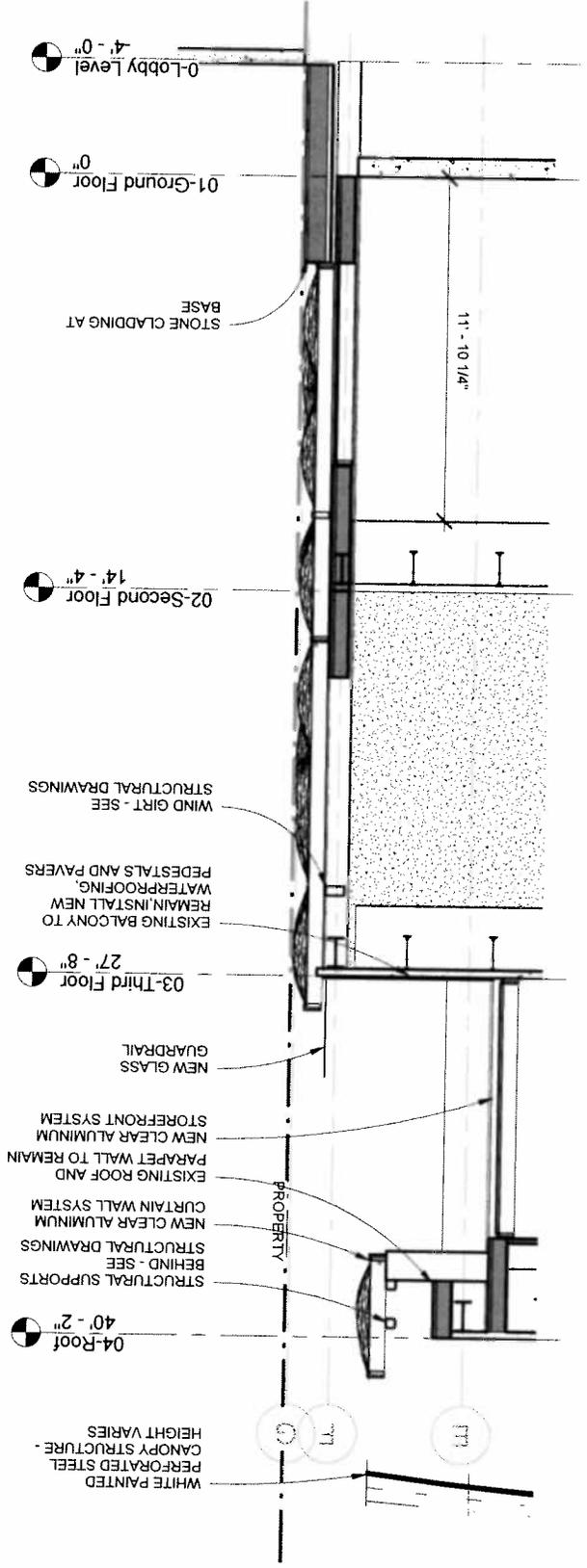
Beilberg Architects 1507 20th St., Suite C, Santa Monica, CA 90404 www.beilbergarchitects.com p. 310-453-5611	PROJECT NAME: 9800 Wilshire Beverly Hills, CA 90212 APN: 4328-008-003	CHECKER: Checker	DRAWN: Author
	SHEET TITLE: Sections	SCALE: 1/4" = 1'-0"	DATE: MAR. 7, 2012
SEAL	PROJECT NO: 11-015	SHEET NO: AC09	



2

SCALE: 1/4" = 1'-0"

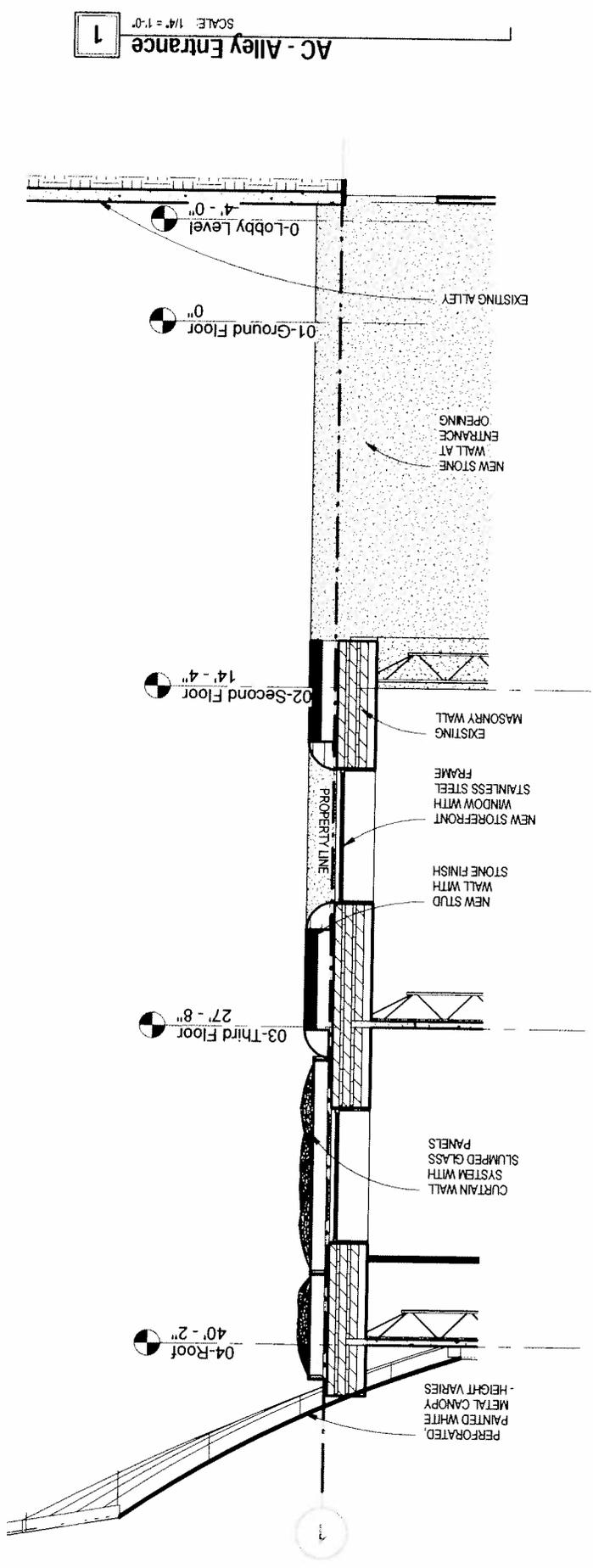
AC - Wilshire (Typical)



1

SCALE: 1/4" = 1'-0"

AC - Spalding (Typical)



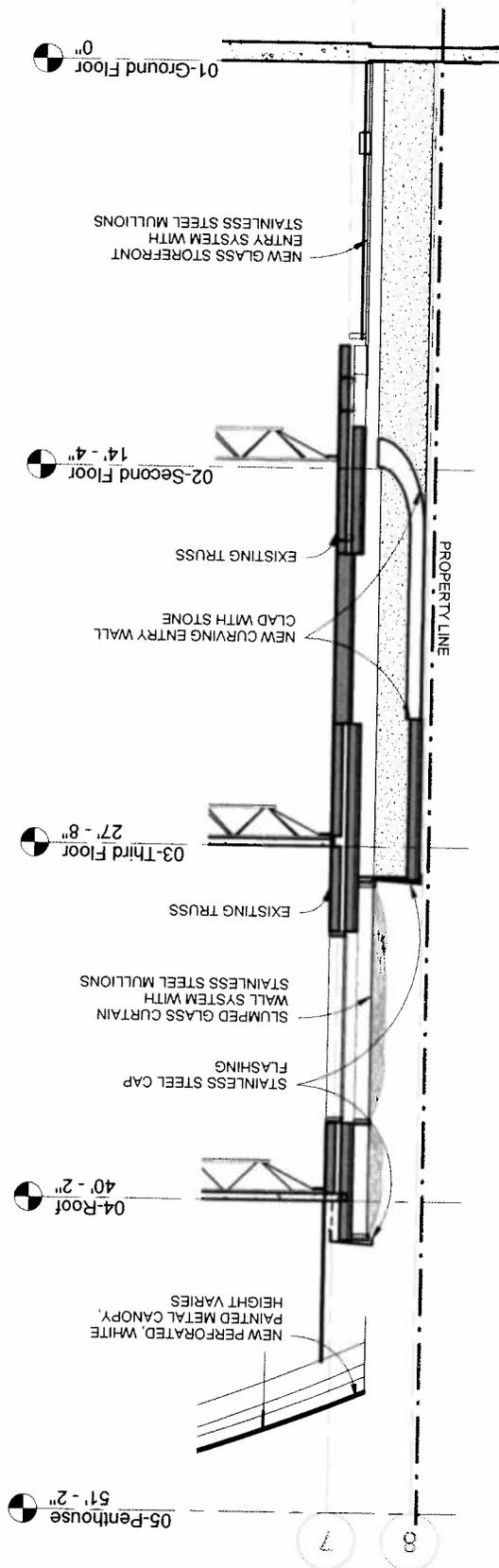
AC - Alley Entrance

SCALE: 1/4" = 1'-0"

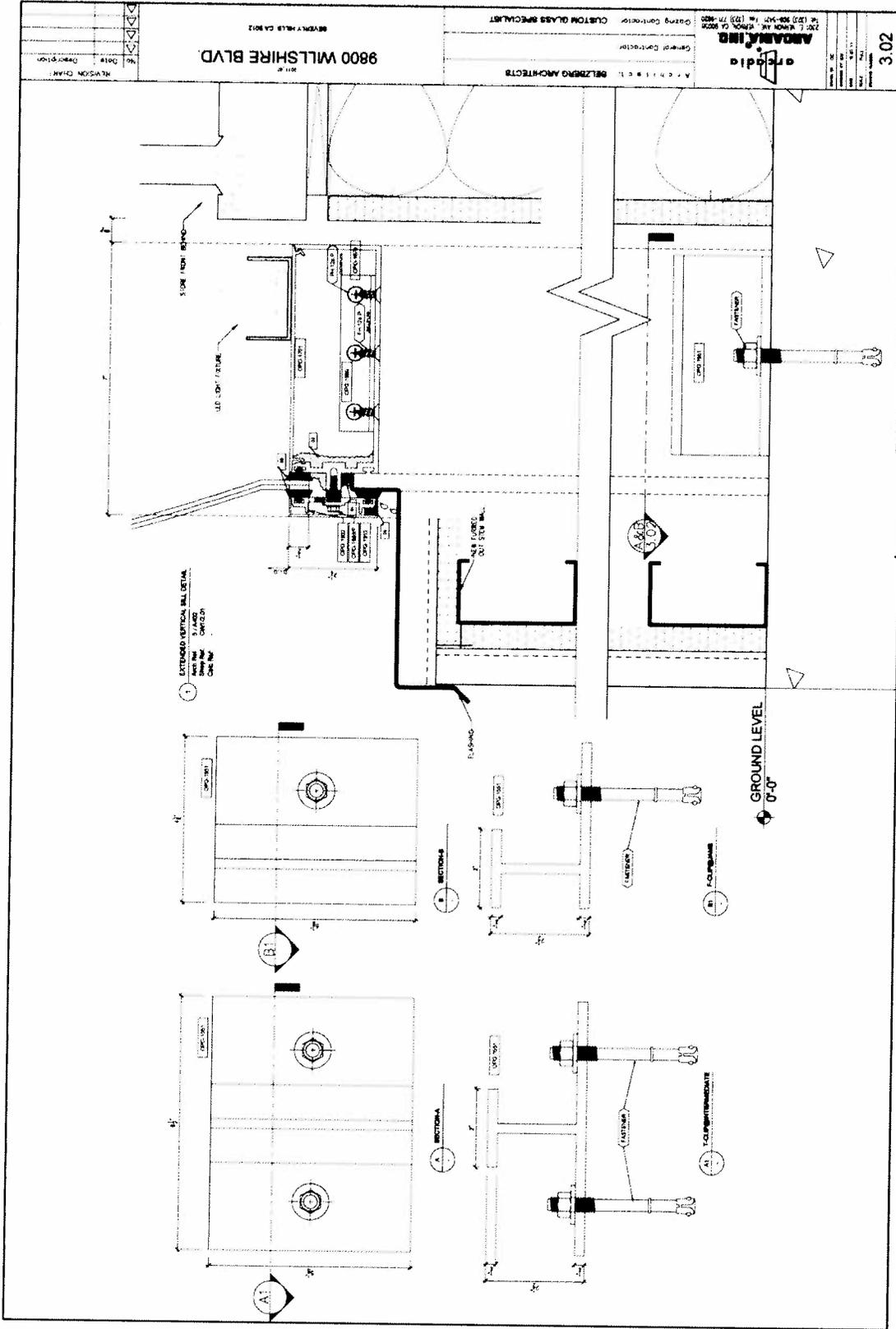
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Belzberg Architects 1507 20th St., Suite C, Santa Monica, CA 90404 www.belzbergarchitects.com p. 310-453-9811	PROJECT NAME 9800 Wilshire Beverly Hills, CA 90212 APN: 4328-008-003	CHECKED Checker	DRAWN Author
	SHEET TITLE: Sections	SCALE 1/4" = 1'-0"	DATE MAR. 7, 2012
SEAL	PROJECT NO. 11-015	SHEET NO. AC10	

1 AC-Wilshire Entrance
SCALE: 1/4" = 1'-0"



Beitzberg Architects 1507 20th St., Suite C, Santa Monica, CA 90404 www.beitzbergarchitects.com p. 310-463-6611		PROJECT NAME: 9800 Wilshire Beverly Hills, CA 90212 APN: 4328-008-003		SHEET TITLE: Sections		SEAL	
CHECKED	Checker	SCALE	1/4" = 1'-0"	PROJECT No.	11-015	DRAWN	Author
		DATE	MAR. 7, 2012	SHEET No.	AC11		



REVISION CHAIR	DATE	DESCRIPTION

8800 WILSHIRE BLVD
BEVERLY HILLS CA 90212

PROJECT: BELZBERG ARCHITECTS
 CLIENT: CUSTOMER
 DRAWING: CUSTOMER
 DATE: 03/07/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]

3.02

CHECKED	DRAWN
Author	Author
DATE	DATE
MAR. 7, 2012	MAR. 7, 2012
PROJECT No.	SHEET No.
11-015	AC11.1

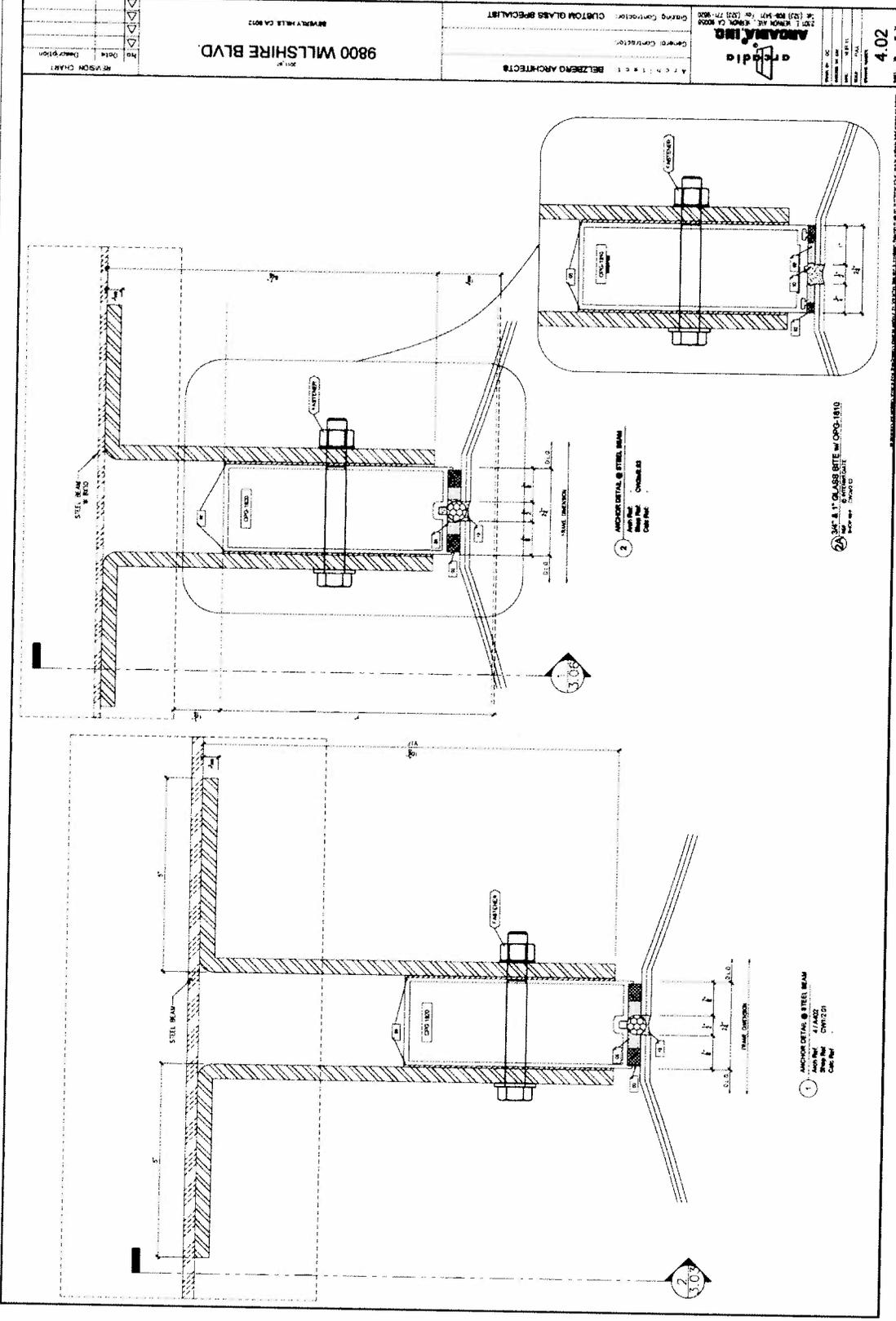
PROJECT NAME:
 8800 Wilshire
 Beverly Hills, CA 90212
 APN: 4328-008-003

SHEET TITLE:
 Details

Belzberg Architects

1507 20th St., Suite C, Santa Monica, CA 90404
 www.belzbergarchitects.com
 P. 310-463-9811

SEAL



NO.	DATE	DESCRIPTION
1		ISSUE FOR CHART

8900 WILLSHIRE BLVD.
BEVERLY HILLS, CA 90212

ARCHITECT	BEIZBERG ARCHITECTS
GENERAL CONTRACTOR	
GLASSING CONTRACTOR	CUSTOM GLASS SPECIALIST

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

CHECKED	DRAWN
Checker	Author
SCALE	DATE
PROJECT NO.	MAR 7, 2012
11-015	SHEET NO.
	AC113

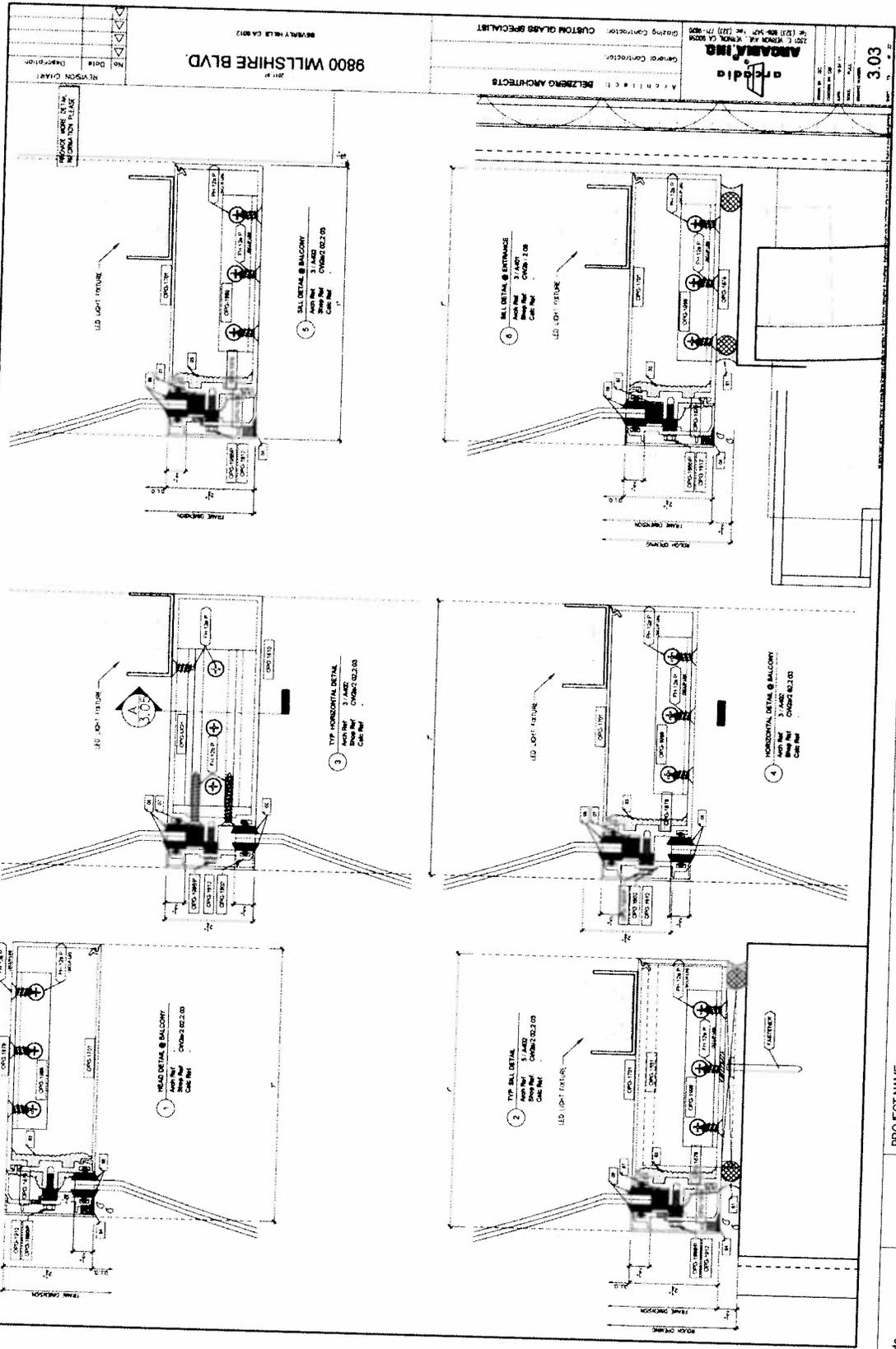
PROJECT NAME:
9800 Wilshire
Beverly Hills, CA 90212
APN: 4328-008-003

SHEET TITLE:
Details

Beizberg Architects

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www.beizbergarchitects.com
p. 310-453-9611

SEA



8800 WILLSHIRE BLVD.
 BEVERLY HILLS, CA 90212

ordie
 ARCHITECTS
 2201 7th Street, Suite 200
 Los Angeles, CA 90015
 Tel: (310) 398-4077 Fax: (310) 771-9000

ARCHITECT: BELZBERG ARCHITECTS
 CLIENT CONTRACTOR: CUSTOM GLASS SPECIALIST
 DRAWING CONTRACTOR: CUSTOM GLASS SPECIALIST

DATE: 03/07/12
 SHEET NO: 3.03

PROJECT NAME: 9800 Willshire Beverly Hills, CA 90212 APN: 4328-008-003	SHEET TITLE: Details	DRAWN Author	PROJECT No. 11-015
		CHECKED Checker	SCALE
1507 20th St., Suite C, Santa Monica, CA 90404 www.belzbergarchitects.com p. 310-463-8611	SEAL	DATE MAR. 7, 2012	SHEET No. AC11.4



CUSTOM PERFORATED METAL
PANELS PAINTED WHITE

STRUCTURAL STEEL FRAME AND
COLUMNS POWDERCOATED WHITE

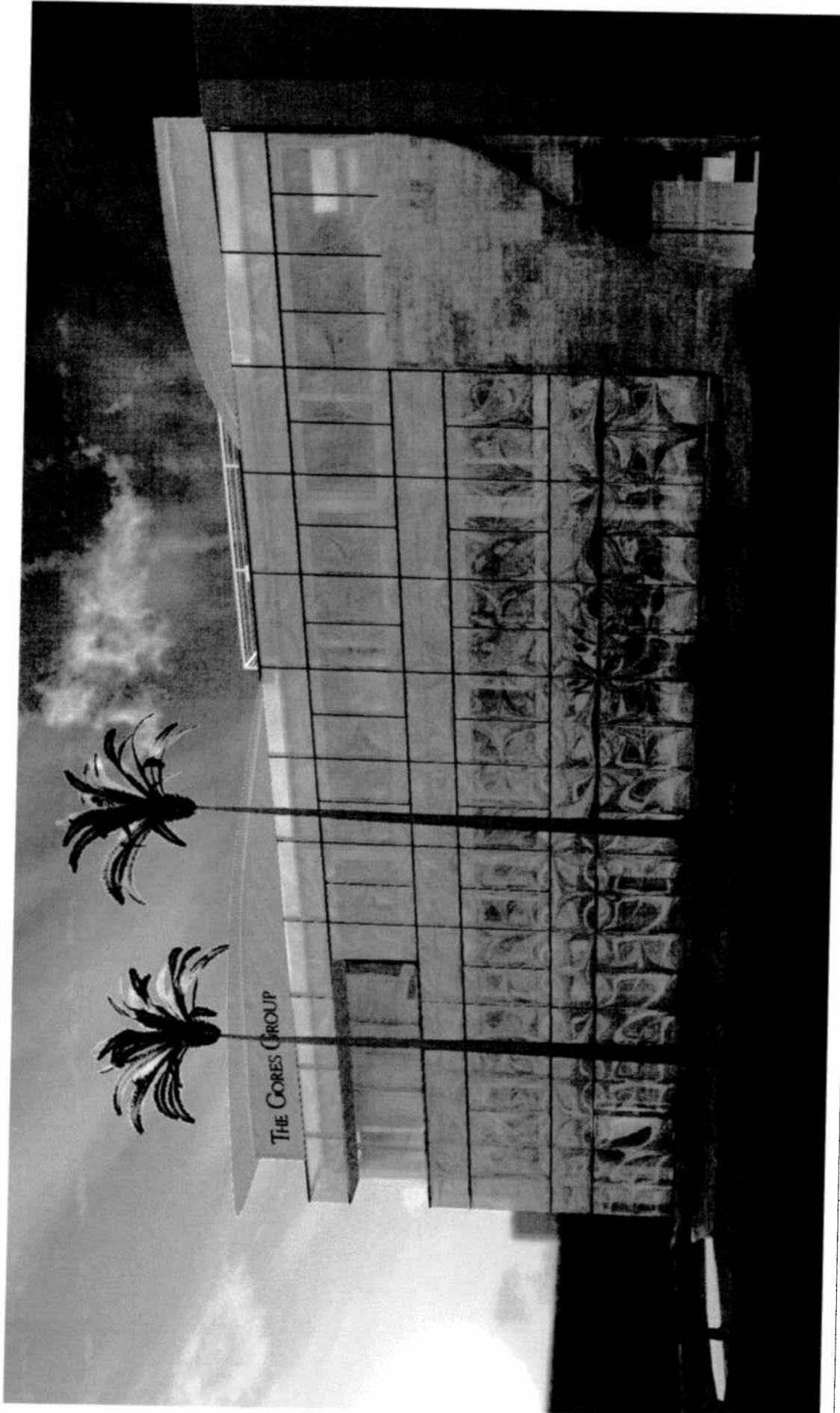
Betzberg Architects
 1507 20th St., Suite C, Santa Monica, CA 90404
www.betzbergarchitects.com
 P. 310-463-9611

PROJECT NAME:
9800 Wishire
 Beverly Hills, CA 90212
 APN: 4328-008-003

SHEET TITLE:
 Roof Canopy Detail

SEAL

CHECKED	DRAWN
Checker	Author
SCALE	DATE
PROJECT No.	MAR. 7, 2012
11-015	SHEET No.
	AC11.5



<p>Betzberg Architects</p> <p>1507 20th St., Suite C, Santa Monica, CA 90404 www.betzberg.com P. 310-463-9611</p>	<p>PROJECT NAME: 9800 Wilshire Beverly Hills, CA 90212 APN: 4328-008-003</p>		<p>CHECKED Checker</p>	<p>DRAWN Author</p>
	<p>SHEET TITLE: Santa Monica Perspective</p>		<p>SCALE</p>	<p>DATE MAR. 7, 2012</p>
	<p>SEAL</p>	<p>PROJECT No. 11-015</p>		<p>SHEET No. AC17</p>
	<p>APR 11 2012</p>			



Beizberg Architects

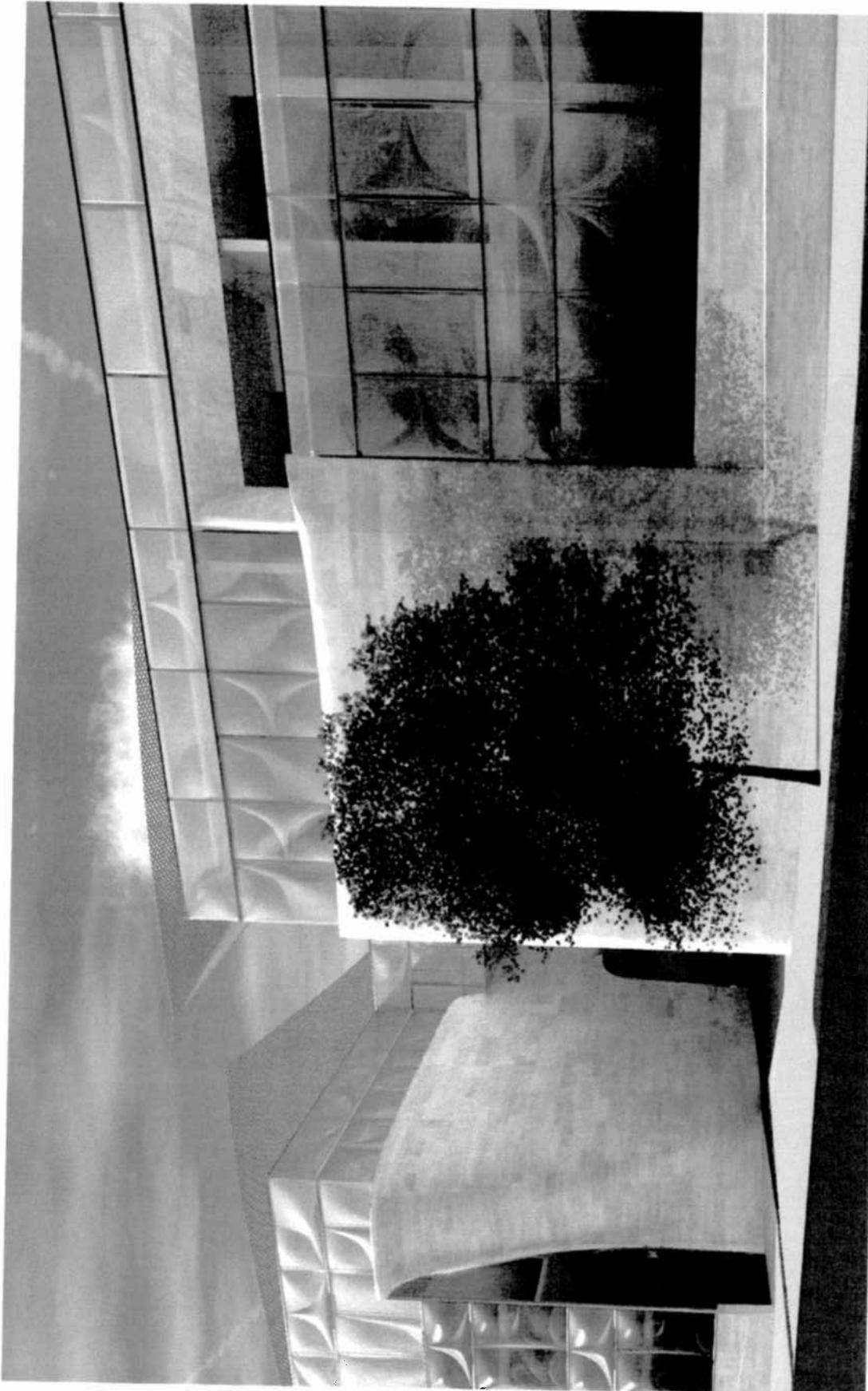
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PROJECT NAME:
 9800 Wilshire
 Beverly Hills, CA 90212
 APN: 4328-008-003

SHEET TITLE:
 Spalding Perspective

50L

DESIGNED Checker	DRAWN Author
SCALE	DATE MAR. 7, 2012
PROJECT No. 11-015	SHEET No. AC18



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PROJECT NAME:
 9800 Wilshire
 Beverly Hills, CA 90212
 APN: 4328-008-003

SHEET TITLE:
 Alley Entry Perspective

SDA

CHECKED	DRAWN
Checker	Author
SCALE	DATE
	MAR. 7, 2012
PROJECT No.	SHEET No.
11-015	AC19



Design Review Commission Report

455 North Rexford Drive
AC Meeting –March 21, 2012

Attached C:
Approval Resolution

RESOLUTION NO. AC-XX-XX

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW REVISION TO A PREVIOUSLY APPROVED A FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 9800 WILSHIRE BOULEVARD (PL1202054).

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 owner, GCIP Holdings, LLC, (Collectively the "Applicant"), has applied for architectural approval of a revision to a previously approved façade remodel of a commercial building located at 9800 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 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 March 21, 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, 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: March 21, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Fran Cohen, 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-XX-XX duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on March 21, 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