



Architectural Commission Report

Meeting Date: Wednesday, September 19, 2012
(Continued from the AC meeting on August 15, 2012)

Subject: **9955 Durant Drive**
Request for approval of a façade remodel of an existing multi-family residential building.
(PL1211633)

Project applicant: J.H. Properties (9955 Durant) Inc.

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

REPORT SUMMARY

This project was previously reviewed by the Architectural Commission on August 15, 2012. The Commission provided the applicant with comments regarding the façade remodel and directed that the project be returned for restudy. The comments provided to the applicant were primarily in regards to the rhythm between the modular boxes and the balconies, the tension between the windows and the modular surrounds, the relationship of the modular boxes to the façade, and the secondary statement of the design.

Based on the Commission's review, modifications to the previously proposed façade remodel include:

- Reconfiguration of the framing elements to maintain a continuous frame around the modular boxes;
- Extension of the modular box parapet further into the rooftop;
- Extension of the modular box plaster color into the interior courtyard;
- Variation between the depths of the balconies placed within a modular box and those placed outside a modular box;
- Reconfiguration of the fiber cement boards to a full horizontal configuration;
- Removal of the vertical steel element that was proposed on the existing screen; and
- Repainting of the entry canopy to match the modular box plaster color

A full list of the Commission's comments and the applicant prepared-responses is provided in Attachment A.

ZONING CODE COMPLIANCE

Applications for architectural 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

Attachment(s):

- August 15, 2012 AC Staff Report and Previously Proposed Project
- Applicant's Written Response to Commission's Comments
- Revised Design Plans, Cut Sheets & Supporting Documents
- Approval Resolution

Report Author and Contact Information:

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



Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – September 19, 2012

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

The project does not require public notification as it was continued from a previous hearing.



Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – September 19, 2012

Attachment A:

August 15, 2012 AC Staff Report and
Previously Proposed Project



Architectural Commission Report

Meeting Date: Wednesday, August 15, 2012

Subject: **9955 Durant Drive**
Request for approval of a façade remodel of an existing multi-family residential building.
(PL121 1633)

Project applicant: J.H. Properties (9955 Durant) Inc.

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing multi-family residential building located at 9955 Durant Drive. The existing building is a mid-century design and will be remodeled to a more contemporary design with the following modifications:

- Clear anodized aluminum windows;
- Color-blocked cement plaster façade finish;
- Four modular elements on the façade, comprised of plaster surrounds and fiber cement board planks;
- Vertical metal canopy affixed to existing decorative steel screen;
- Entry flooring tile and new glass entryway, and;
- Enhanced landscaping with new plants such as olive trees and low grassy shrubs, steel planter edges, and smooth trowel cement landscaping elements

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.

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PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.

Attachment(s):

- Detailed Design Description and Materials (Applicant Prepared)
- Design Plans, Cut Sheets and Supporting Documents
- Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191

cgordon@beverlyhills.org



9955 DURANT
 9955 DURANT DRIVE
 BEVERLY HILLS, CA 90212

AR SUBMITTAL

JH PROPERTIES INC.
 2A-20393 45TH AVENUE
 LANGLY, BC V2Y 3E3

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 LOS ANGELES, CA 90014 - 213.588.5627

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VIEW FROM DURANT DRIVE
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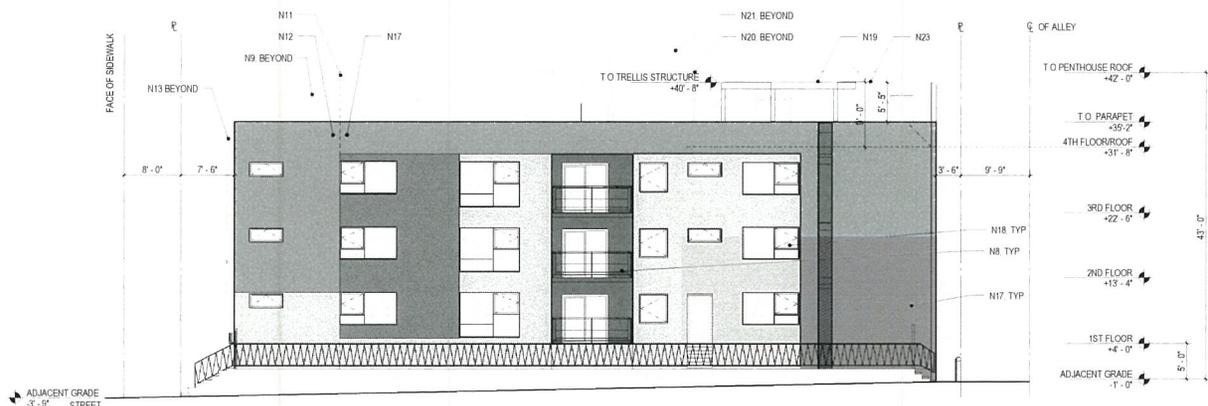
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PROPOSED SOUTH ELEVATION
1/16"=1'-0"

2



PROPOSED EAST ELEVATION
1/16"=1'-0"

4

NOTES

- 1 EXISTING AGGREGATE TILE REPAIR/REPLACE AS REQD
- 2 EXISTING MOTORIZED GARAGE GATE REPAIR PER SPEC- VERIFY FUNCTIONING OF (E) GATE OPERATOR
- 3 EXISTING STEPS DOWN- SEE PLAN
- 4 (N) ALL GLASS ENTRANCE
- 5 (E) ENTRY CANOPY WITH (N) SHT MTL CLADDING AND SHT MTL CLAD VERTICAL ARCHITECTURAL ELEMENT
- 6 (E) DECORATIVE STEEL SCREEN- REPAIR
- 7 (N) 1" X 6" VERTICAL FIBER CEMENT BOARD PLANKS WITH 1" SPACING AND INTEGRAL COLOR-SEE MATERIAL BOARD
- 8 (N) GLASS GUARDRAIL AT 42" AFF. PROJECTS 6" FROM FACE OF (E) FACADE
- 9 (N) PARAPET WALL
- 10 (E) GARAGE DOOR- REPAIR
- 11 (N) CLR ANODIZED ALUM REVEAL BY FRY REGLET
- 12 (N) EXT CEMENT PLASTER WITH INTEGRAL COLOR- LIGHT SAND FINISH TO MATCH (E)- SEE MATERIAL BOARD FOR COLOR OPTION
- 13 (N) 6" X 12" DEEP EXT CEMENT PLASTER BORDER
- 14 (E) CONC STAIR WITH (E) STEEL GUARDRAIL- REPAIR
- 15 EXTEND PORTION OF (E) EXTERIOR WALL TO ALIGN WITH (E) ADJACENT LOWER EXTERIOR WALL
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- 17 (E) EXT CEMENT PLASTER- PATCH REPAIR AND PAINT- SEE MATERIALS BOARD FOR COLOR OPTION
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- 19 (N) STEEL ROOFTOP TRELLIS
- 20 (E) RESIDENTIAL PENTHOUSE
- 21 (E) ELEVATOR PENTHOUSE
- 22 (E) CALL BOX TO BE RELOCATED
- 23 TRELLIS HEIGHT ENVELOPE @ 45 DEGREE ANGLE (NOT TO BE INTERSECTED/EXCEEDED)
- 24 (N) EXTERIOR CEMENT PLASTER PLANTER W/ BAMBOO PLANTING FOR PRIVACY
- 25 (N) 6" EXTRUDED ALUMINUM BUILDING ADDRESS NUMBERS- SEE OUT SHEET

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITAL
JH PROPERTIES INC
2A 20953 65TH AVENUE
LANGLEY BC V2Y 3E3

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PROPOSED ELEVATIONS

SHEET NUMBER

20

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Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – September 19, 2012

Attachment B:

Applicant's Written Response
to Commission's Comments

September 10, 2012

Response to Comments (AC Meeting August 15, 2012)

9955 Durant Drive

Case No. PI1211633

Request for approval of a façade remodel to an existing multi-family residential building

The existing street façade is oversized and “flat” in relation to the neighboring properties. The proposed street facade focuses on breaking down the scale by adding architectural elements, variety of materials and different window types. Instead of one large mass, it will now feel more scaled down into parts that belong to a unified whole. New french balconies and additional windows will open up the facade to the street.

The following are responses to the commission comments made at the August 15, 2012 hearing:

1. *There needs to be more movement between the modular boxes and the balconies. The current rhythm between these two elements is off.*

We have reconfigured the framing elements and maintained a continuous frame around all modular boxes. Fenestrations no longer break the continuity of these elements. See answer to #4 below for horizontal movement.

2. *Additional room should be provided between the windows and the plaster surrounds. The proposed spacing is very smashed.*

We had previously explored this, however, most of the windows are in existing locations and there is not enough space between the existing windows to have space between the framed elements and the windows. In this new scheme, we made the frames continuous (the fenestration does not break the frame anymore). We also developed the detailing of the windows to the frame element edge. Now there is more consistency and it is “cleaner” looking.

3. *The modular needs to be refined further as far as how the boxes stack and relate to each other and the façade. Consider making the framing even stronger.*

We have extended the modular box parapet farther into the rooftop to give them more volume and presence. Also, where the modular boxes wrap into the interior courtyard we have extended the box plaster color all the way into the courtyard. All of this gives the effect that the modular boxes have more volume and are wrapping around and over the existing façade.

4. *The concept brings the building to life but needs to have a secondary statement. The opportunity may be in the balconies.*

In response, we have added a layer of depth and “play” by differentiating the balcony offset on the façade. Where balconies are located within a modular box the guardrails will be mounted tightly to the fiber cement board surface. Where the balconies occur on stucco the guardrails will be pushed out 6” (maximum allowable) from stucco. See Section 16 Sheet 23 of AR Submittal II package for clarification.

5. *The inserted panels should read separately from the cement plaster.*

To clarify, the fiber cement board inside framing elements is not a “panel”. Rather, they are 1 x 6 planked members offset from the stucco by 1” and equally spaced 1” apart.

Architecture - Interior Design - Urban Design



Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – September 19, 2012

Attachment C:

Revised Design Plans, Cut Sheets
and Supporting elements



DURANT RESIDENCES

9955 DURANT
 9955 DURANT DRIVE
 BEVERLY HILLS, CA 90212

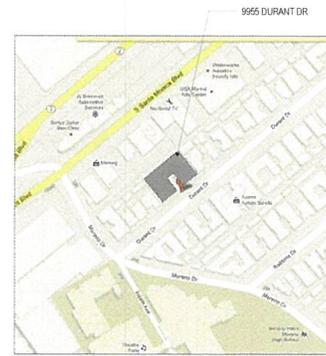
AR SURFICIAL, II
 ARCHITECTS, INC.
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 LAUREL, DC, 07783

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Vicinity Map
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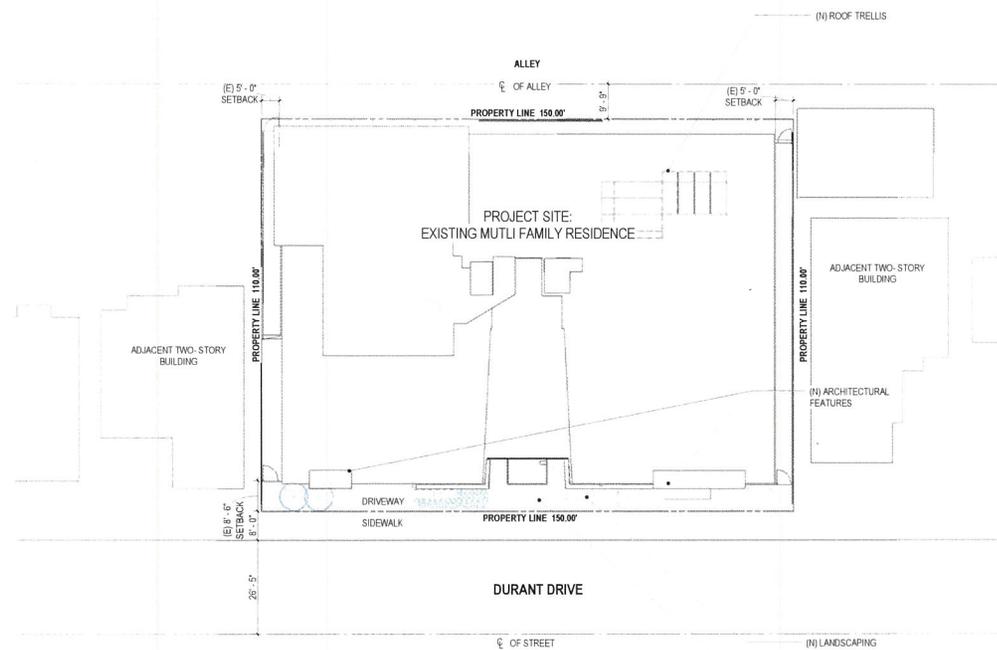
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SHEET INDEX

- 01 SITE MAP
- 02 SITE PHOTOS
- 03 EXTERIOR IMAGES
- 04 RENDERED IMAGE
- 05 MATERIALS BOARD
- 06 EXISTING/DEMO STREET LEVEL PLAN
- 07 EXISTING/DEMO 1ST FLOOR PLAN
- 08 EXISTING/DEMO 2ND FLOOR PLAN
- 09 EXISTING/DEMO 3RD FLOOR PLAN
- 10 EXISTING/DEMO 4TH FLOOR PLAN
- 11 EXISTING/DEMO ROOF PLAN
- 12 EXISTING ELEVATIONS
- 13 EXISTING ELEVATIONS
- 14 PROPOSED STREET LEVEL PLAN
- 15 PROPOSED 1ST FLOOR PLAN
- 16 PROPOSED 2ND FLOOR PLAN
- 17 PROPOSED 3RD FLOOR PLAN
- 18 PROPOSED 4TH FLOOR PLAN
- 19 PROPOSED ROOF PLAN
- 20 PROPOSED ELEVATIONS
- 21 PROPOSED ELEVATIONS
- 22 SECTIONS
- 23 SECTIONS
- 24 DETAILS
- 25 DETAILS
- 26 DETAILS
- L-1.0 LANDSCAPE PLAN
- L-2.0 LANDSCAPE DETAILS
- LT1.01 LIGHTING PLAN

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL II
JH PROPERTIES INC.
24-2030-15TH AVENUE
LANELEY, BC V2Y 3E3



PROPOSED SITE PLAN
10" = 164'

4

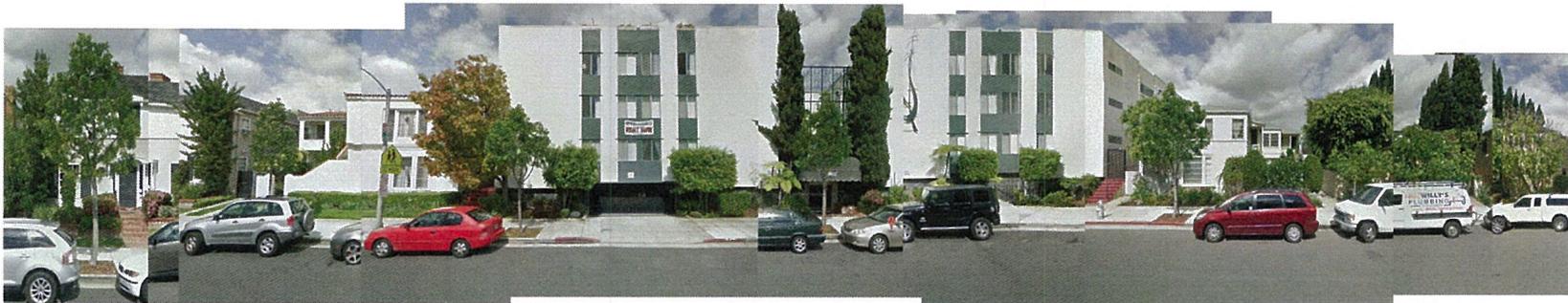


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SHEET NUMBER: 01

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1.

2.

4.

5.

3. PROJECT SITE- EXISTING
PROJECT SITE- PROPOSED

NORTH VIEW
TTS

1



PROPOSED NORTH VIEW
TTS

2



SOUTH VIEW
NTS

3

6.

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10.

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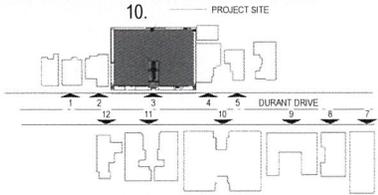


PHOTO KEY
1" = 100'-0"

4

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9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

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SCALE: As indicated

SHEET TITLE
SITE PHOTOS

SHEET NUMBER:

02

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EXISTING STREET FACADE

NTS

2



PROPOSED STREET FACADE

NTS

4

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 9955 DURANT DRIVE
 BEVERLY HILLS, CA 90212

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DATE
 9/10/12

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SHEET TITLE

EXTERIOR IMAGES

SHEET NUMBER

03

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9955 DURANT

9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL #

JH PROPERTIES INC
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SHEET TITLE

RENDERED IMAGE

SHEET NUMBER

04

VIEW FROM DURANT DRIVE
NTS

DURANT RESIDENCES | EXTERIOR MATERIAL SELECTIONS



CEMENT PLASTER PAINT COLORS



A: "CRISP WHITE SHIRT"
PANTH 93,000



B: "ZEPELIN"
PANTH 44,724

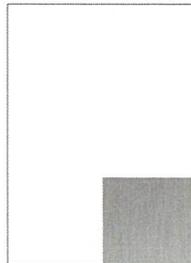


C: "GREY TWEED"
PANTH 26,919



D: "OBISIDIAN GLASS"
PANTH 12,000
*MATCH TO SIDE EXISTING ONLY

ALL PAINT COLORS ©1 BUZZI



1. WINDOW GLAZING AND BALCONIES- CLEAR GLASS



3. EXTERIOR FIBER CEMENT BOARD PLANK- SMOOTH FINISH COLOR OPTION- "BROWN STUDY"
PANTH 12,703



4. PLANTER EDGE- 5" STEEL



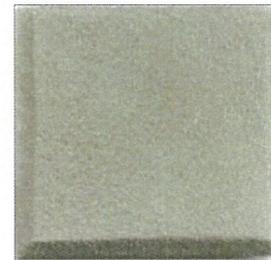
2. WINDOW FRAMES- CLEAR ANODIZED ALUMINUM



5. ENTRY FLOORING- TILE



6. PLANTERS- SMOOTH TROWEL CEMENT



EXTERIOR CEMENT PLASTER- LIGHT SAND FINISH TO MATCH EXISTING PLASTER

ARCHITECTURAL
REVIEW SUBMITTAL

PROJECT:
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

DATE:
SEPTEMBER 10, 2012

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architects interior designers urbanists

724 S SPRING ST 501 LOS ANGELES, CA 91504 OFFICE: 213 596 5002 HTTP://OMGIVING.COM

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9955 DURANT DRIVE
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AR SUBMITTAL #

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2A-20393 85TH AVENUE
LAKELEY, FL 32713

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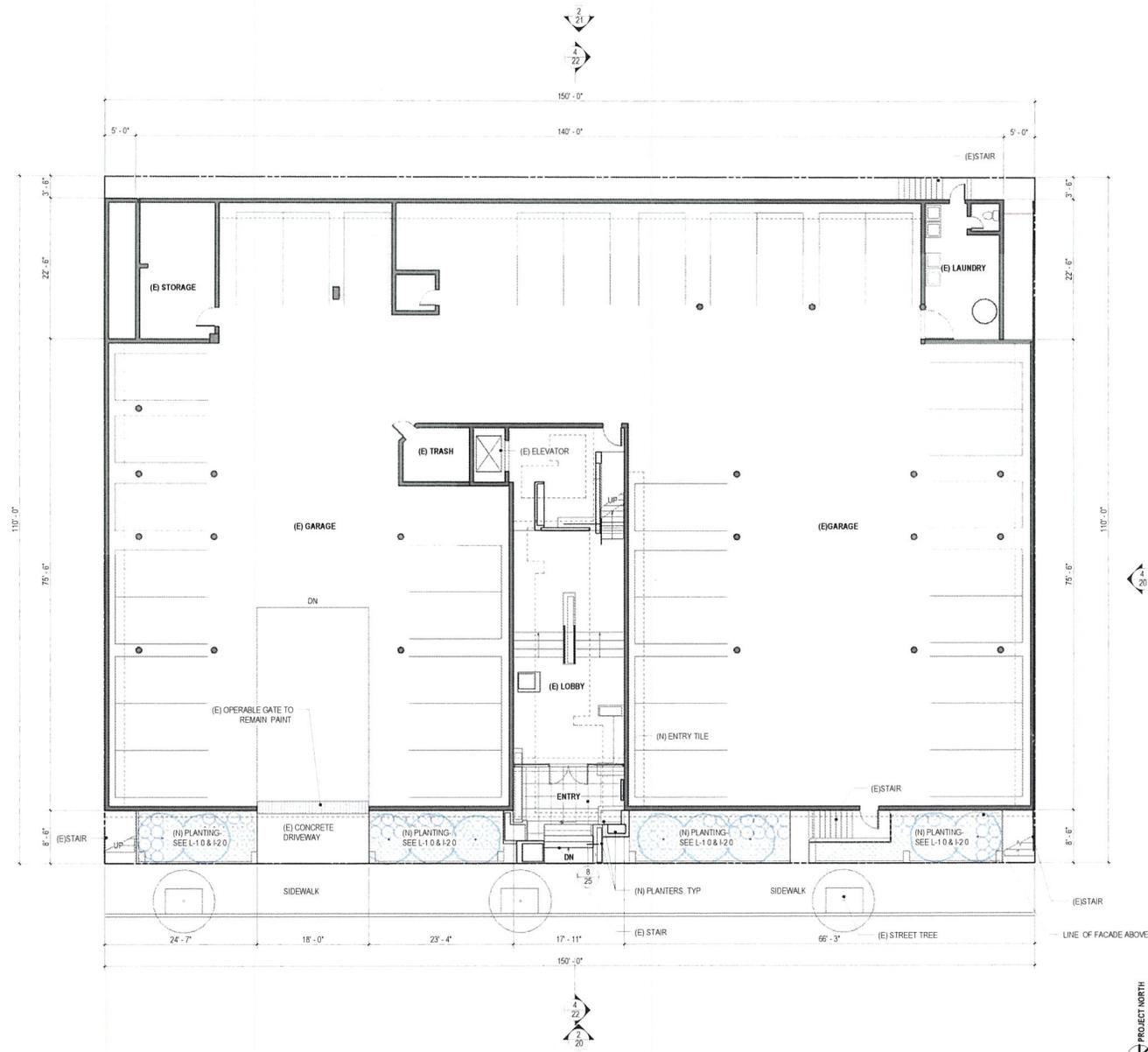
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MATERIALS BOARD
NTS

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PROPOSED STREET LEVEL PLAN
1/16"=1'-0"

PROJECT NORTH
TRUE NORTH

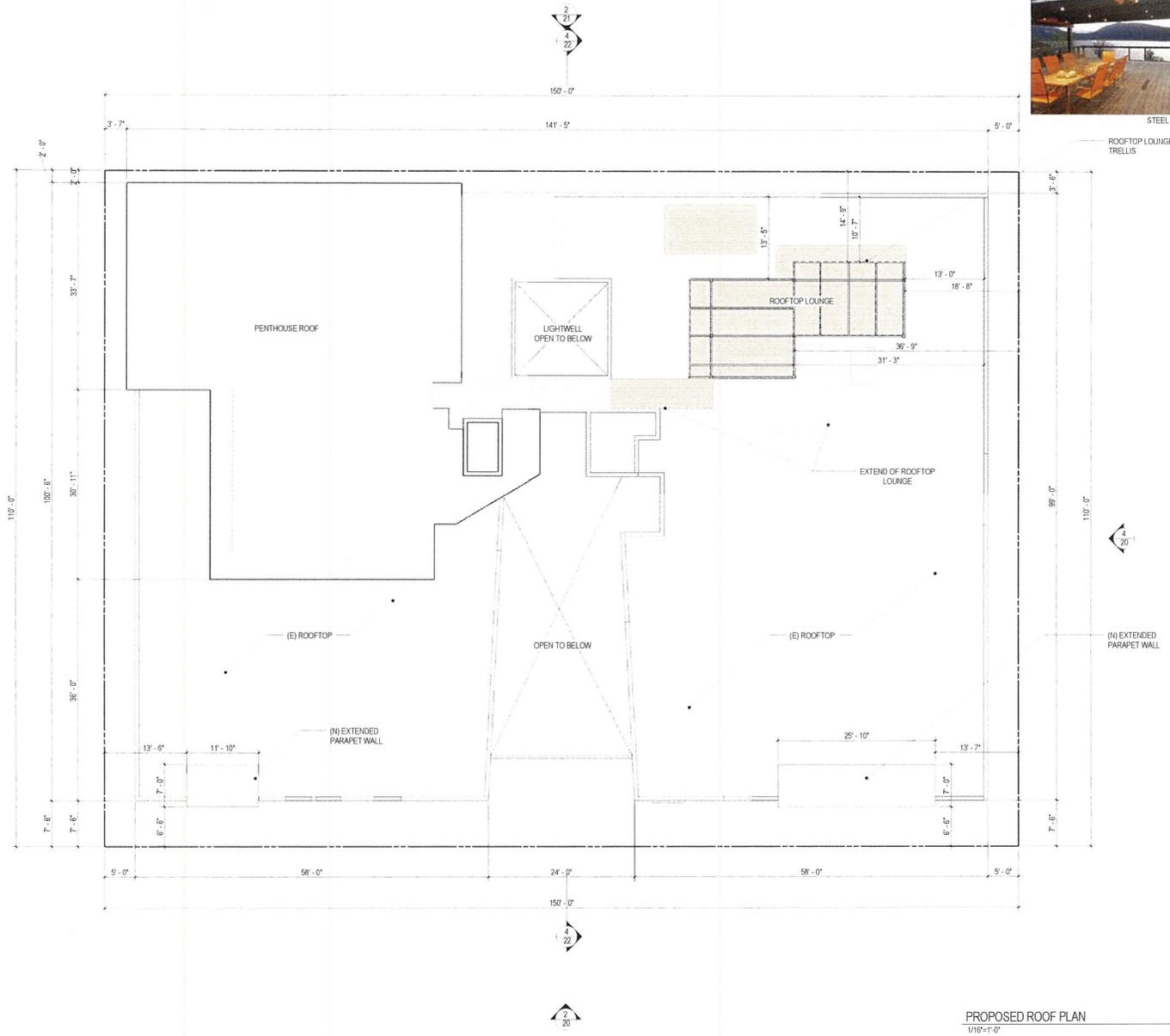
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9955 DURANT DRIVE
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SHEET NUMBER	14



STEEL TRELLIS IMAGE

ROOFTOP LOUNGE TRELLIS



(N) EXTENDED PARAPET WALL

PROPOSED ROOF PLAN
1/16"=1'-0"



9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

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SHEET TITLE
PROPOSED ROOF PLAN

SHEET NUMBER

19

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PROPOSED SOUTH ELEVATION
1/16"=1'-0"

2



PROPOSED EAST ELEVATION
1/16"=1'-0"

4

NOTES

- 1 EXISTING AGGREGATE TILE REPAIR/REPLACE AS REQD
- 2 EXISTING MOTORIZED GARAGE GATE REPAIR PER SPEC. VERIFY FUNCTIONING OF (E) GATE OPERATOR
- 3 EXISTING STEPS DOWN SEE PLAN
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- 25 (N) 6" EXTRUDED ALUMINUM BUILDING ADDRESS NUMBERS SEE CUT SHEET

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL II
JH PROPERTIES INC
24-2025 65TH AVENUE
LANELEY, BC V2Y 3E3

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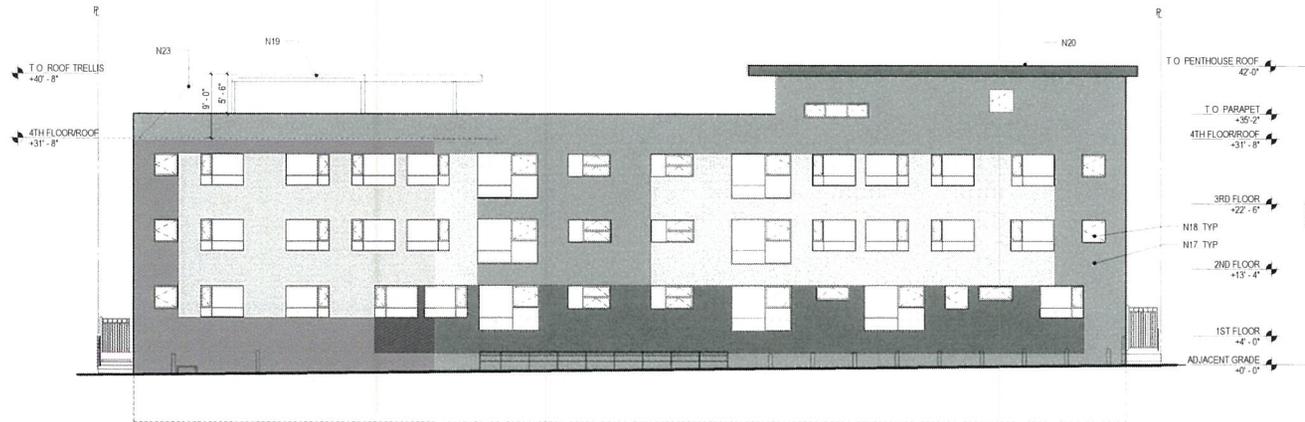
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PROPOSED ELEVATIONS

SHEET NUMBER

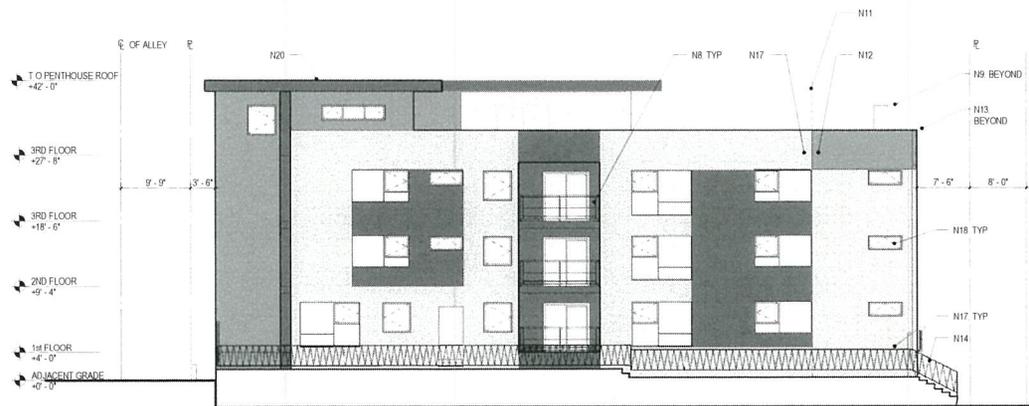
20

3/6/2012 8:48:04 PM



PROPOSED NORTH ELEVATION
1/16"=1'-0"

2



PROPOSED WEST ELEVATION
1/16"=1'-0"

4

NOTES

- 1 EXISTING AGGREGATE TILE REPAIR/REPLACE AS REQD
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- 10 (E) GARAGE DOOR REPAIR
- 11 (N) CLR ANODIZED ALUM REVEAL BY FRY REGLET
- 12 (N) EXT CEMENT PLASTER WITH INTEGRAL COLOR LIGHT SAND FINISH TO MATCH (E). SEE MATERIAL BOARD FOR COLOR OPTION
- 13 (N) 6" X 12" DEEP EXT CEMENT PLASTER BORDER
- 14 (E) CONC STAIR WITH (E) STEEL GUARDRAIL REPAIR
- 15 EXTEND PORTION OF (E) EXTERIOR WALL TO ALIGN WITH (E) ADJACENT LOWER EXTERIOR WALL
- 16 RELOCATED (E) STL ARCHITECTURAL ELEMENT REPAIR TO MATCH CANOPY
- 17 (E) EXT CEMENT PLASTER PATCH REPAIR AND PAINT. SEE MATERIALS BOARD FOR COLOR OPTION
- 18 (N) ALUM WINDOW OR FRENCH DOOR UNIT TO REPLACE (E). TYP ALL SEE CUT SHEET
- 19 (N) STEEL ROOFTOP TRELLIS
- 20 (E) RESIDENTIAL PENTHOUSE
- 21 (E) ELEVATOR PENTHOUSE
- 22 (E) CALL BOX TO BE RELOCATED
- 23 TRELLIS HEIGHT ENVELOPE @ 45 DEGREE ANGLE (NOT TO BE INTERSECTED/EXCEEDED)
- 24 (N) EXTERIOR CEMENT PLASTER PLANTER W/ BAMBOO PLANTING FOR PRIVACY
- 25 (N) 6" EXTRUDED ALUMINUM BUILDING ADDRESS NUMBERS SEE CUT SHEET

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL II

JH PROPERTIES INC
2A-20363-85TH AVENUE
LANHLEY, BC V2Y 3E3

omgiving

724 SOUTH SPRING STREET - SUITE 501
LOS ANGELES, CA 90014 - 213.576.5882

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JOB NO:
12-010

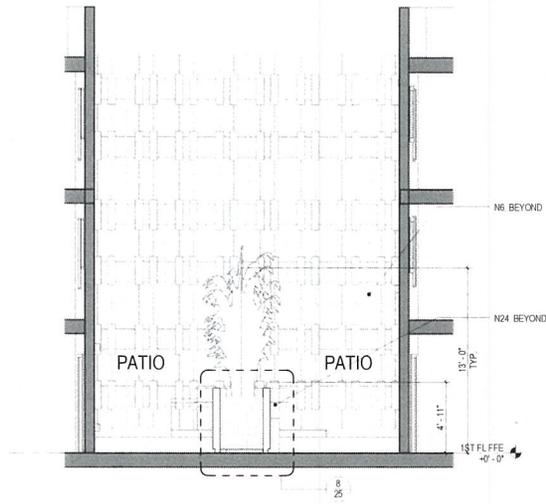
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9/10/12

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SHEET TITLE:
PROPOSED ELEVATIONS

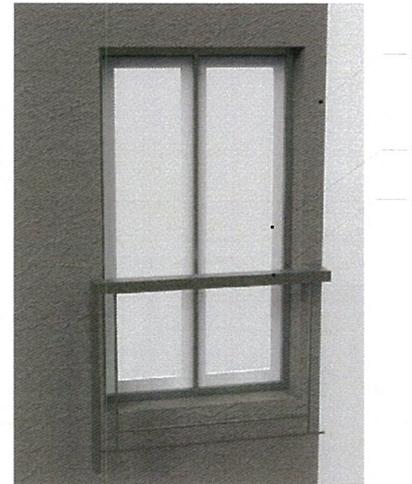
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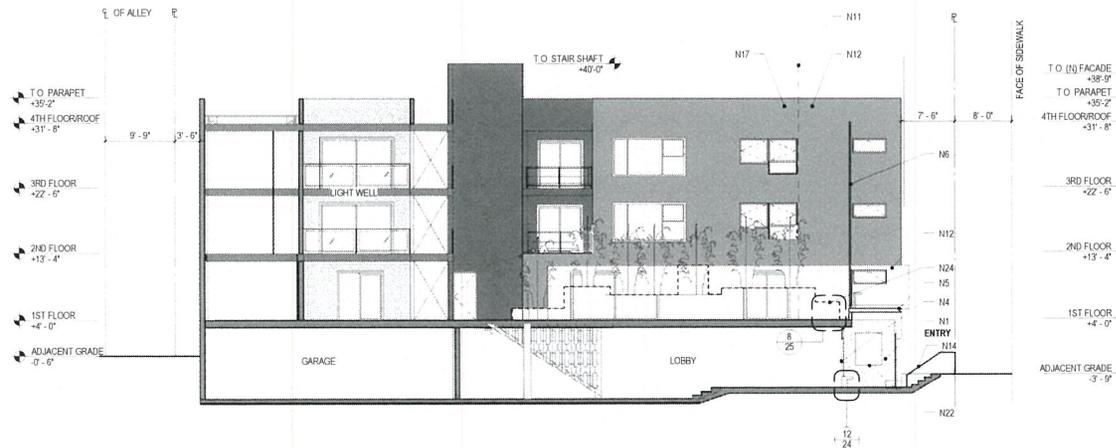
PRIVACY PLANTER SECTION
1/8"=1'-0"

10



RAILING AT BALCONETTE
NTS

2



PROPOSED SECTION AT COURTYARD
1/16"=1'-0"

4

NOTES

- 1 EXISTING AGGREGATE TILE REPAIR/REPLACE AS REQD
- 2 EXISTING MOTORIZED GARAGE GATE REPAIR PER SPEC. VERIFY FUNCTIONING OF (E) GATE OPERATOR
- 3 EXISTING STEPS DOWN. SEE PLAN
- 4 (N) ALL GLASS ENTRANCE
- 5 (E) ENTRY CANOPY WITH (N) SMOOTH TROWLED STUCCO W/ INTEGRAL COLOR-SEE MATERIALS BOARD
- 6 (E) DECORATIVE STEEL SCREEN. REPAIR
- 7 (N) 1" X 6" VERTICAL FIBER CEMENT BOARD PLANKS WITH 1" SPACING AND INTEGRAL COLOR-SEE MATERIAL BOARD
- 8 (N) GLASS GUARDRAIL AT 42" AFF. PROJECTS 6" FROM FACE OF (E) FACADE
- 9 (N) PARAPET WALL
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9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL #

JH PROPERTIES INC
2A-20963 85TH AVENUE
LANGLY, BC V2Y 3E3



724 SOUTH SPRING STREET - SUITE 501
LOS ANGELES, CA 90014 - 213.594.5882

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JOB NO: 12-010
DATE: 9/10/12
SCALE: As indicated
SHEET TITLE:

SECTIONS

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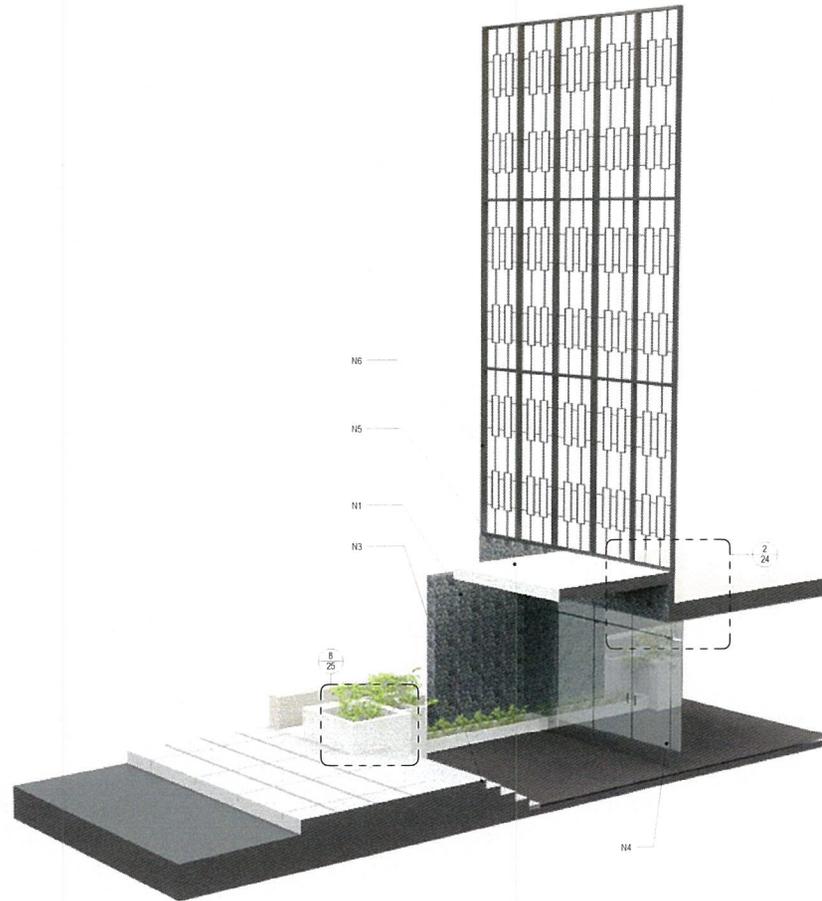
22

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FACADE SECTION AT BALCONETTE
NTS

16



FACADE SECTION AT MAIN ENTRY
NTS

4

NOTES

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9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL II

JH PROPERTIES INC.
24-2093-85TH AVENUE
LANEY, BC, V0V 9E1

omgiving

724 SOUTH SPRING STREET - SUITE 501
LOS ANGELES, CA 90014 - 213.576.5462

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JOB NO: 12-010

DATE: 9.10.12

SCALE: As indicated

SHEET TITLE:

SECTIONS

SHEET NUMBER:

23

9/9/2012 8:48:08 PM



BERKELEY SEDGE
CAREX TUMULICOLA



FRUITLESS OLIVE
OLEA EUROPEA 'WILSON'S FRUITLESS'



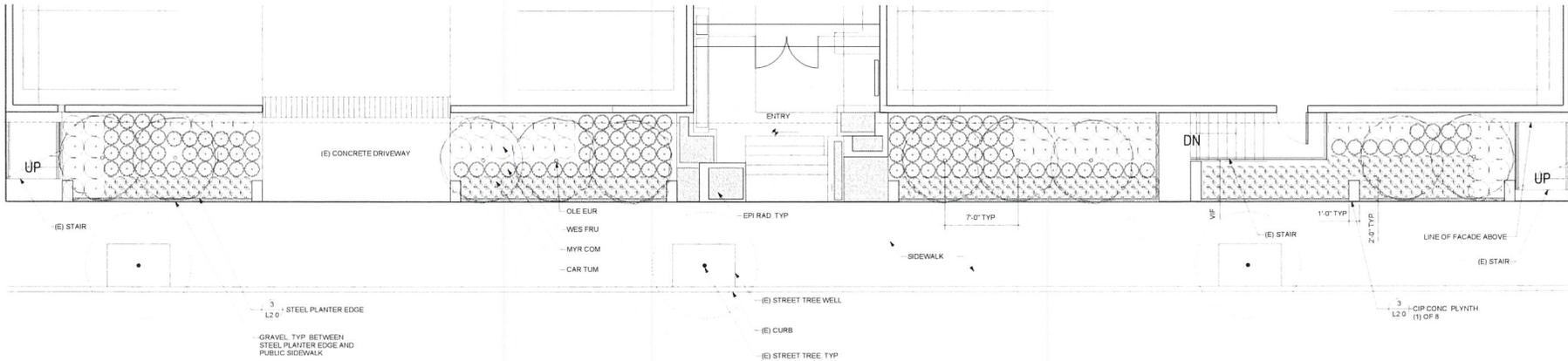
DWARF MYRTLE
MYRTUS COMMUNIS 'COMPACTA'



MEXICAN ORCHID
EPIDENDRUM RADICANS



COAST ROSEMARY
WESTRINGIA FRUTICOSA 'WHITE'



PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
TREES						
	OLE EUR	-OLEA EUROPEA 'WILSON'S FRUITLESS'	-WILSON'S FRUITLESS OLIVE	-36" BOX	- 10	-STANDARD, PHOTOS & FINAL PLACEMENT FOR APPROVAL PER L.A.
SHRUBS						
	CAR TUM	-CAREX TUMULICOLA	-BERKELEY SEDGE	-1 GAL	- 208	
	EPI RAD	-EPIDENDRUM RADICANS	-MEXICAN ORCHID	-1 GAL	- 70	-12" O.C.
	MYR COM	-MYRTUS COMMUNIS 'COMPACTA'	-DWARF MYRTLE	-5 GAL	- 119	
	WES FRU	-WESTRINGIA FRUTICOSA 'WHITE'	-COAST ROSEMARY	-5 GAL	- 50	

- GENERAL NOTES**
- TOTAL LANDSCAPE AREA = 785 S F
 - ALL PLANTING AREAS TO RECEIVE 2" OF MULCH AGUNAGA GREEN FOREST FLOOR 0.2 OR APPROVED EQUIVALENT (649)786-9558
- IRRIGATION NOTES**
- EXISTING IRRIGATION SYSTEM TO BE RETRO-FITTED AND INCLUDE THE FOLLOWING
 - SMART IRRIGATION CONTROLLER AND RAIN-SENSOR
 - WATER PRESSURE REGULATOR
 - CHECK VALVES
 - BACKFLOW DEVICE
 - ALL IRRIGATION TO BE DRIP TUBING NATAFIM OR APPROVED EQUIVALENT



DURANT RESIDENCES
9955 Durant Drive, Beverly Hills CA 90212



MTIA MARK TESSLER LANDSCAPE ARCHITECTURE
1424 2nd Street
Suite 234
Santa Monica
California 90401
310-305-2225 fax
310-305-0273 fax
www.marktessler.com

REVISIONS

DATE July 20, 2012

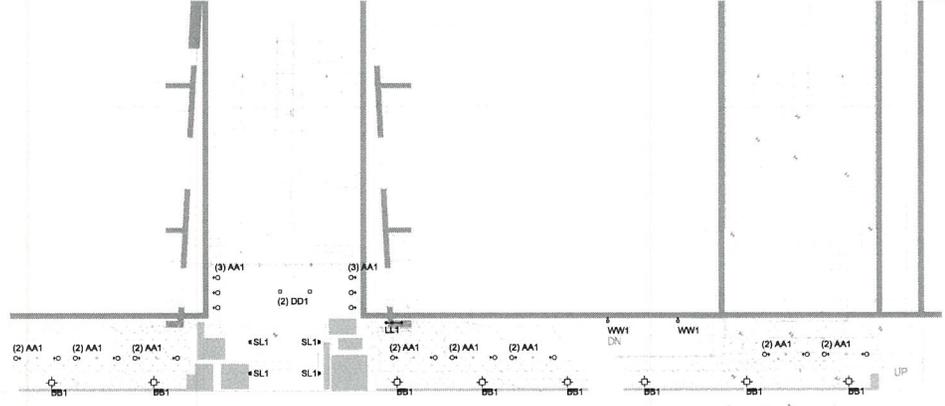
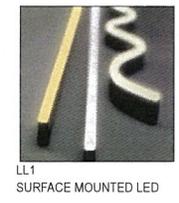
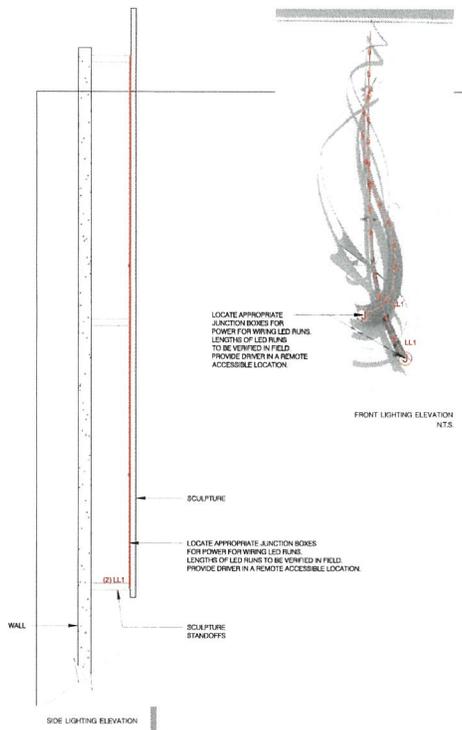
SCALE 1/4" = 1'-0"

DRAWING NAME

STREET FRONTAGE - PLANTING PLAN

SHEET

L-1.0



THE
RUZIKA
COMPANY
LIGHTING DESIGNERS - THEATRE CONSULTANTS

2 based in Irvine, Suite 200
Irvine, California 92614
(949) 253-9479
(949) 256-8181 fax
info@ruzika.com
www.ruzika.com

THIS DRAWING RELATES TO LIGHTING DESIGN INTENT ONLY. THE RUZIKA COMPANY DOES NOT ASSUME RESPONSIBILITY FOR STRUCTURAL INTEGRITY, BUILDING, ROOFING, CONSTRUCTION, FABRICATION, MATERIAL, OR EQUIPMENT.

THE RUZIKA COMPANY WILL NOT BE HELD RESPONSIBLE FOR THE ABILITY OF CONTRACTORS OR BUILDERS TO EXECUTE THE DESIGN PLANS.

ALL ELECTRICAL INFORMATION AND LOCAL ENERGY CODE COMPLIANCE FORMS TO BE PROVIDED BY A LICENSED ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

ALL EQUIPMENT ATTACHMENT DETAILS AND STRUCTURAL LOAD CALCULATIONS MUST BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.

FOR LIGHTING INFORMATION ONLY

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

<ISSUE SET>
JH PROPERTIES INC.
2A-20303-45TH AVENUE
LANGLEY, BC, V2Y 3E3

JOB NO.: 12-010
DATE: 08.13.12
SCALE: SCALE AS NOTED
SHEET TITLE: STREET LEVEL LIGHTING PLAN
SHEET NUMBER:

LT1.01
8/22/12 2:43 PM



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – September 19, 2012

Attachment D:
Approval Resolution

RESOLUTION NO. AC-56-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL OF A MULTI-FAMILY RESIDENTIAL BUILDING AT THE PROPERTY LOCATED AT 9955 DURANT DRIVE (PL1211633).

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

Section 1. Karin Liljegren, agent, on behalf of the property owner, J.H. Properties (9955 Durant) Inc. (Collectively the “Applicant”), has applied for architectural approval of a façade remodel of a multi-family residential building at the property located at 9955 Durant 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 **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, Chairperson
Architectural Commission

