



Architectural Commission Report

Meeting Date: Wednesday, December 19, 2012

Subject: **ST. JOHN**
9356 Wilshire Boulevard
Request for approval of a façade remodel and sign accommodation to allow multiple business identification signs and to allow a sign to be located on a wall abutting an alley or private property.
(PL1231172)

Project applicant: St. John

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and a sign accommodation for an existing St. John retail store at 9536 Wilshire Boulevard. The façade modifications include:

- Reduction in total width of storefront;
- New marmorino exterior plaster façade;
- New honed silver stone frame surrounding storefront system;
- New clear glass storefront system with polished stainless steel metal frame, and;
- LED down lights at the Wilshire Boulevard and alley entrances.

The signage proposed on the Wilshire Boulevard elevation requires a sign accommodation for multiple business identification signs. With the sign accommodation, the maximum total sign area for the Wilshire Boulevard elevation is 98.5 SF; the total sign area proposed for this elevation is 18.2 SF:

- One back-lit polished stainless steel business identification sign, located above the entrance, measured at 17.5 SF, and;
- Two non-illuminated polished stainless steel business identification signs, located on either side of the entrance, measured at 0.35 SF each.

The applicant is also requesting business identification sign on the rear alley, which requires a sign accommodation to allow a sign to be located on a wall abutting an alley and for multiple business identification signs on the alley elevation. With the sign accommodations, the maximum total sign area for the alley elevation is 75 SF; the total sign area proposed for this elevation is 8.6 SF:

- One back-lit polished stainless steel business identification sign, located above the alley entrance, measured at 8.2 SF, and;
- One silver vinyl window sign, located in the display case perpendicular to the alley entrance, measured at 0.4 SF.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets and Supporting Documents
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
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cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting – December 19, 2012

The applicant has also proposed a construction barricade. Since it does not contain a mural or similar graphic, it is not subject to review by the Architectural Commission; however, it has been included as part of the overall submittal package.

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

The sign accommodation request for this project requires mailed public notices within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notices for this project were mailed on Friday, December 7, 2012. To date staff has not received any comments in regards to the submitted 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):
 - We would like to add 2 signs flanking main entrance at eye level Number of signs proposed:
- Other: _____

C Describe the scope of work proposed including materials and finishes:

Please see attached sheets

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

- | | | | | |
|------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <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 |
- 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): _____

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:

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	Business ID Sign(s)	1	1'-3 3/4" high x 13'-4" wide	17.5 square ft	49.2 square ft
2	Business ID Sign(s)	2	2 1/4" high x 1'-10 1/2" wide	.35 square ft	Included in No. 1
3	Business ID Sign(s)	1	10 3/4" high x 9'-1 1/2" wide	8.2 square ft	12.4 square ft
4	Window Sign(s)	1	2 3/8" high x 2'-0" wide	0.4 square ft	5 square ft
5	Construction Barricade Sig	2	Please see sheet PR-7 for signage dimensions	39 square ft	62 square ft

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: Marmorino exterior specialty plaster + base to match plaster
Texture /Finish: Plaster - matte / stone - honed
Color / Transparency: Plaster - gray / stone - beige & gray

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

Material: Starfire glass + stainless steel frame/ trim
Texture /Finish: Glass - smooth / stainless steel - polished
Color / Transparency: Glass - clear / stainless steel - reflective

ROOF

Material: Existing to remain (not part of our lease)
Texture /Finish:
Color / Transparency:

COLUMNS

Material: Silver stone
Texture /Finish: Honed
Color / Transparency: Beige & Gray

BALCONIES & RAILINGS

Material: Stair rail at back entrance is existing to remain - stainless steel
Texture /Finish: Satin
Color / Transparency: Reflective

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

Material: Not applicable
Texture /Finish:
Color / Transparency:

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

AWNINGS, CANOPIES

Material: Not applicable
Texture /Finish:
Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: Not applicable
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material: Stainless steel
Texture /Finish: Polished
Color / Transparency: Reflective

BUILDING ID SIGN(S)

Material: Not applicable
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: New Recessed trimless 3"x3" square LED downlights at back entrance ceiling
Texture /Finish: Please see attached specification sheets
Color / Transparency: Please see attached specification sheets

PAVED SURFACES

Material: Silver stone at front entrance recessed entrance
Texture /Finish: Honed
Color / Transparency: Beige & Gray

FREESTANDING WALLS AND FENCES

Material: Not applicable
Texture /Finish:
Color / Transparency:

OTHER DESIGN ELEMENTS

Material: Not applicable
Texture /Finish:
Color / Transparency:

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

Not applicable

ARCHITECTURAL REVIEW BOARD APPLICATION – SUPPORTING DOCUMENT

PROJECT: ST. JOHN BEVERLY HILLS

LOCATION: 9536 WILSHIRE BLVD., BEVERLY HILLS, CA 90230

Section 2C

1. Renovate existing one-story Wilshire Blvd. facade:

- Provide a new branded storefront façade that utilizes the updated St John material palette in keeping with the brand vision to modernize and refresh the brand image.
- Replace existing bulgarian limestone facade & black granite base with custom exterior specialty plaster finish facade and base to match
- New stone oversized frame with polished stainless steel reveal at outer edge.
- New stone cladding at existing columns flanking entrance doors.
- New storefront system/ frame clad in polished stainless steel with clear starfire glazing.
- New clear star fire glass doors with polished stainless steel door pulls, base, and hardware.
- One new polished stainless steel back-lit signage logo applied to custom exterior specialty plaster finish facade.
- Two new polished stainless steel signage logos applied to stone columns flanking entrance doors.
- New exterior stone floor in front of recessed entrance.

2. Renovate existing one story Alley facade:

- Replace existing black granite facade and base with custom exterior specialty plaster finish facade and base to match.
- New clear star fire glass doors with polished stainless steel door pulls, base, and hardware.
- Nine new exterior down lights at recessed entrance ceiling
- New display window with polished stainless steel frame and clear star fire glass
- New vinyl window sign attached to interior of display window
- One new polished stainless steel back-lit signage logo applied to gray plaster finish facade.
- New exterior grade walk off mat at steps leading to entrance doors.

2. Renovate total of 7,000 S.F. of retail space and back of house
 - Demise existing space to reduce St John leased area from 11,758 S.F. to 7,000 S.F.

Section 4

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.*

Response: The proposed ground floor retail façade has a sophisticated, minimal design. The light gray toned façade blends well into the surrounding streetscape on Wilshire Blvd. St John's branding of minimalist simplicity and high-end materials align well with the taste and values of the city of Beverly Hills. The simple massing of the façade is balanced in arrangement and materials with the adjacent properties, and lends to broad vistas along Wilshire Blvd.

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.*

Response: External noise/ sound infiltration is limited due to the adjacent buildings, which provide a noise and vibration buffer to either side. Internal noise is minimized in the same way, and though the amount of storefront glazing may allow some noise penetration, this high-end retail boutique does not generate noticeable noise or vibration to the public right of way.

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.*

Response: The façade consists of a custom exterior grade specialty plaster in a silvery gray tone with a base finished to match the custom plaster. A honed silver stone frames the glazing and entrance with tones of beige and gray, and is also clad on the columns flanking the recessed entrance doors and on the floor below the recessed entrance. Large show windows and entrance glazing in clear star fire glass provide views from the street into the store. The St John logo is finished in polished stainless steel, as is the window frames, door frame and door hardware. The back alley façade entrance is clad in the same custom exterior grade specialty plaster as front facade. 9 New down lights shine onto landing at the top of existing steps. New entrance doors in clear star fire glass and polished stainless steel provide views from the alley into the store. A display window with a polished stainless steel frame and clear star fire glass provides a look into St John on the wall perpendicular to the entrance doors. The St John logo is finished in polished stainless steel above the entrance. The high-end custom materials and sleek minimal design exude a feel of luxury and beauty that Beverly Hills is known for.

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.*

Response: The proposed façade changes do not change the use of the building for purposes of the general plan. The project is located within the C-3 commercial district, surrounded by other retail stores, and in a pedestrian oriented area. These designations promote pedestrian oriented use, in keeping with the existing retail use of this property.

The glazing of the refreshed façade will continue to provide an unobstructed portal through the space, revealing pedestrian activity on Wilshire Blvd. from inside the store.

The façade renovation complements the city's land use elements, specifically LU2 – Community Character and Quality and LU11 – Well designed and Attractive Districts. The continued presence of this retail location in the district contributes to LU10 – Economically Viable Districts and LU15 – Economic Sustainability.

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.*

Response: The retail store is a permitted use under the municipal code for the commercial zone C-3. The project meets all applicable requirements in the municipal code.



Design Review Commission Report

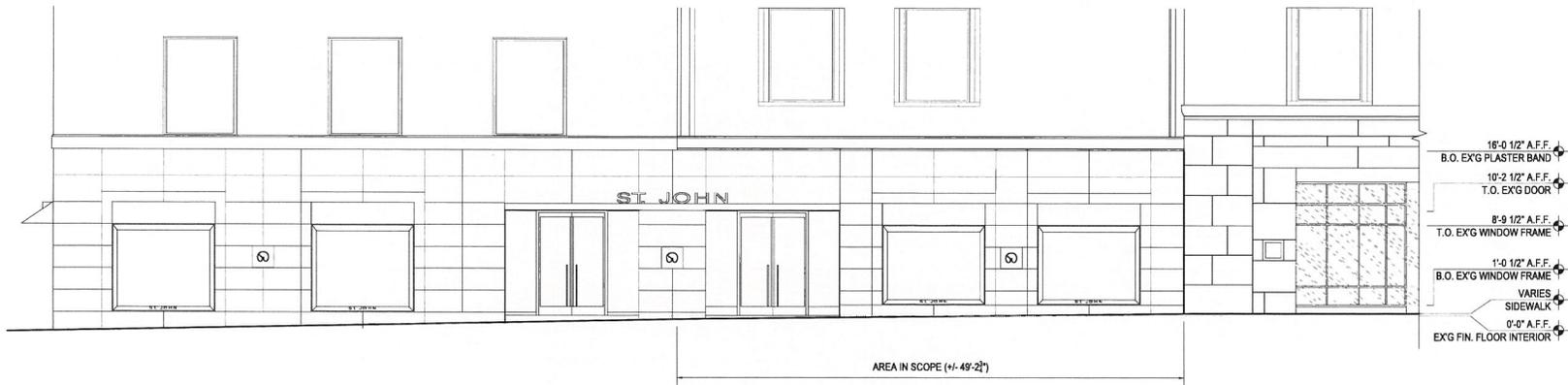
455 North Rexford Drive
AC Meeting – December 19, 2012

Attachment B:

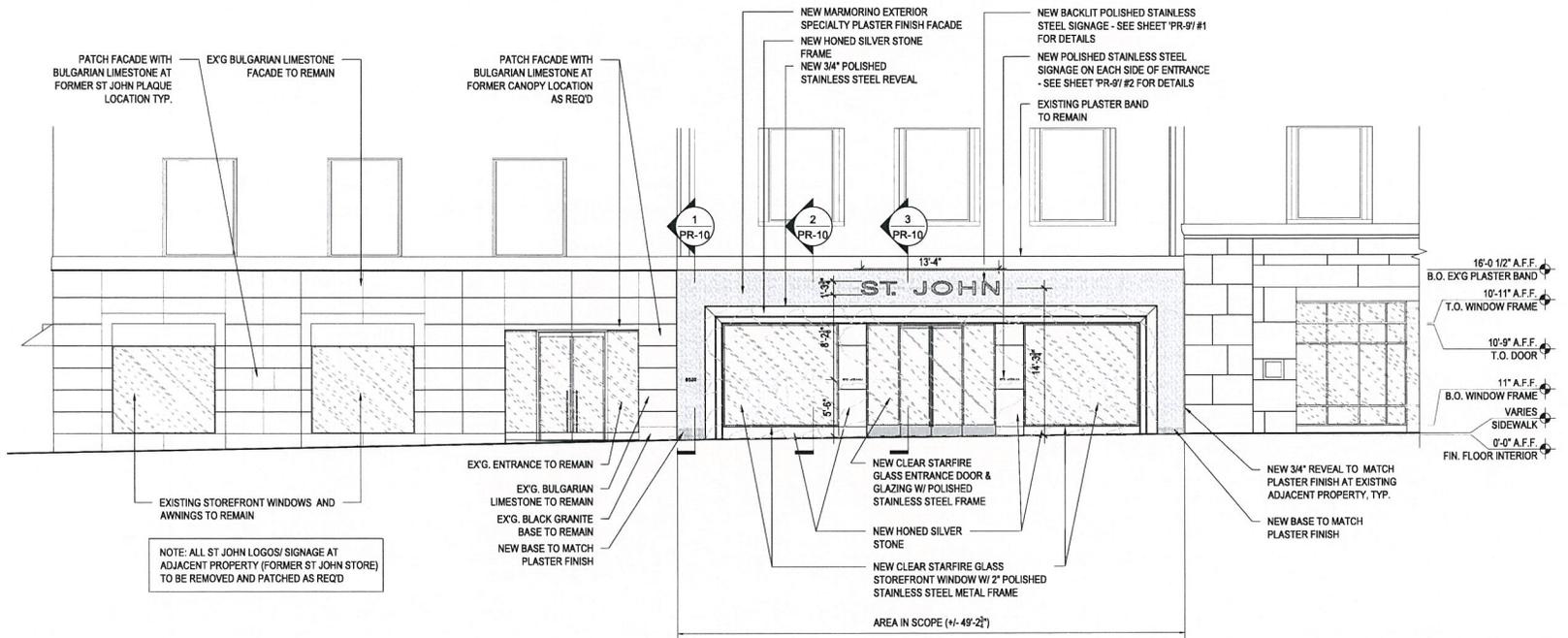
Design Plans, Cut Sheets
and Supporting Documents

PROJECT NO.: 212283
 DATE: NOVEMBER 21, 2012
 DRAWN BY: JMM
 CHECKED BY: ML
 AREA: 7,000 S.F. GROSS

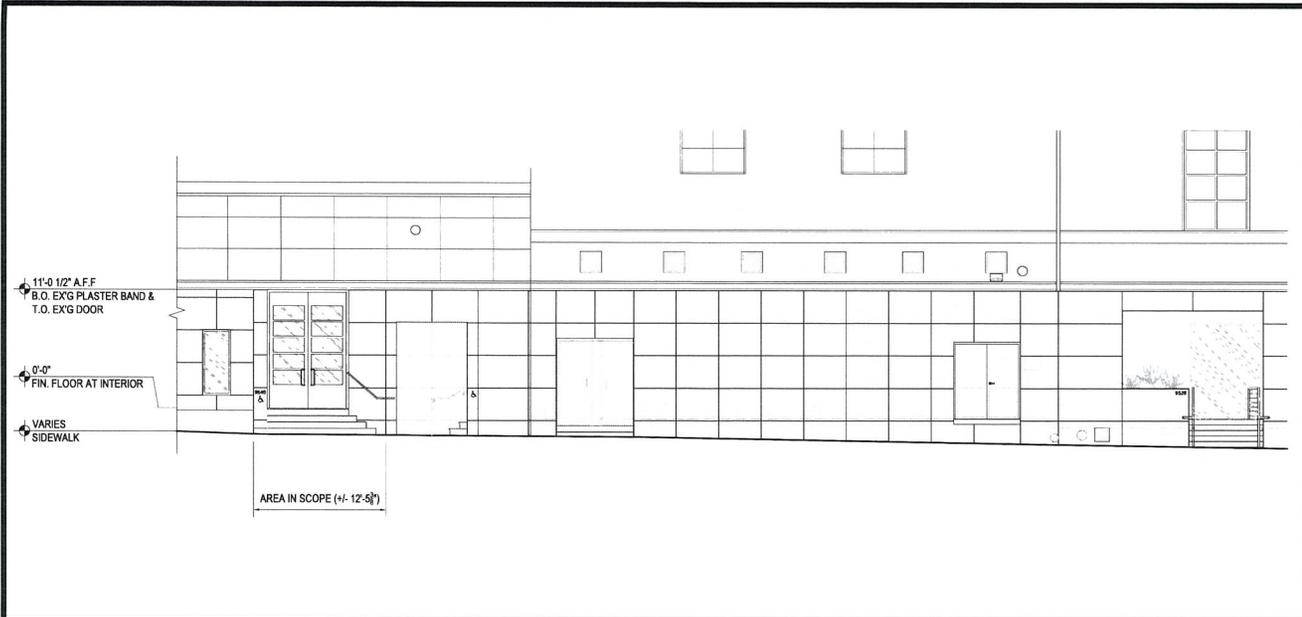
#	REVISION	DATE



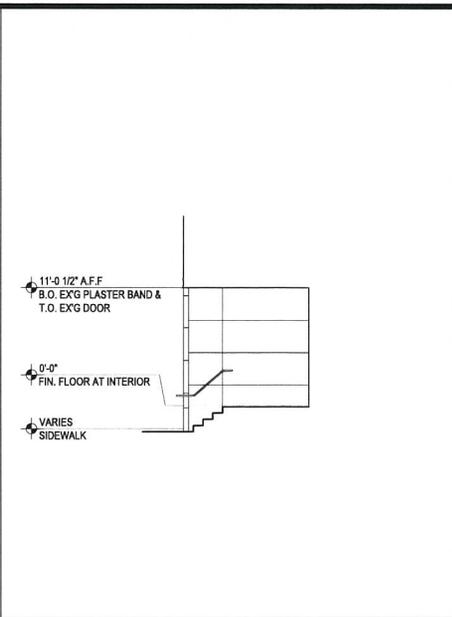
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 SCALE: 1/8" = 1'-0"



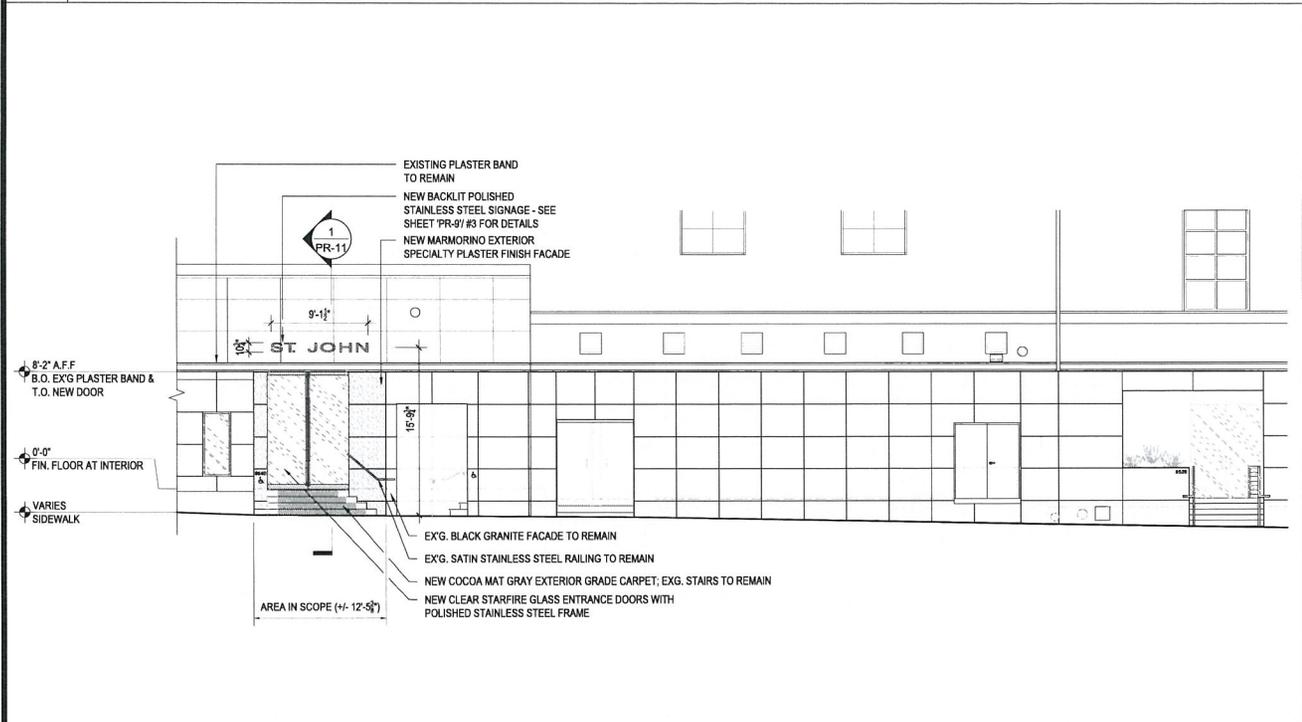
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 SCALE: 1/8" = 1'-0"



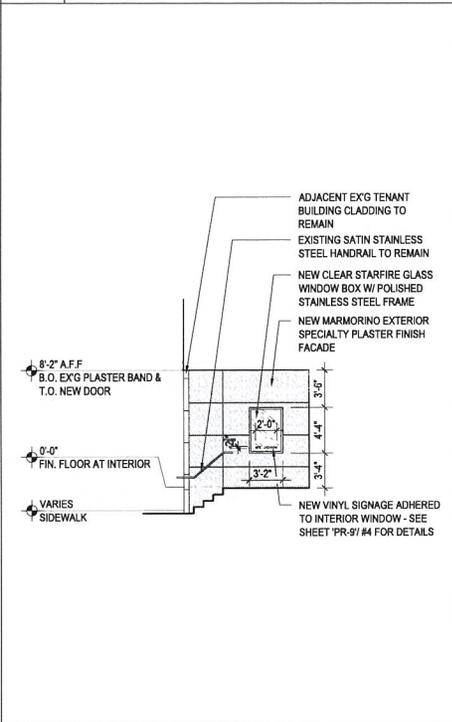
1 EXISTING ELEVATION - ALLEY
SCALE: 1/8" = 1'-0"



2 EXISTING ELEVATION - ALLEY
SCALE: 1/8" = 1'-0"



3 PROPOSED ELEVATION - ALLEY
SCALE: 1/8" = 1'-0"



4 PROPOSED ELEVATION - ALLEY
SCALE: 1/8" = 1'-0"

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ST JOHN
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PROJECT NO.: 212283
DATE: NOVEMBER 21, 2012
DRAWN BY: AKM
CHECKED BY: ML
AREA: 7,000 S.F. GROSS

#	REVISION	DATE

EXISTING AND PROPOSED ELEVATIONS ALLEY

PR-6



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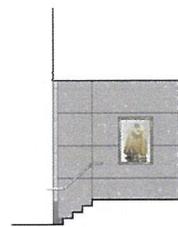
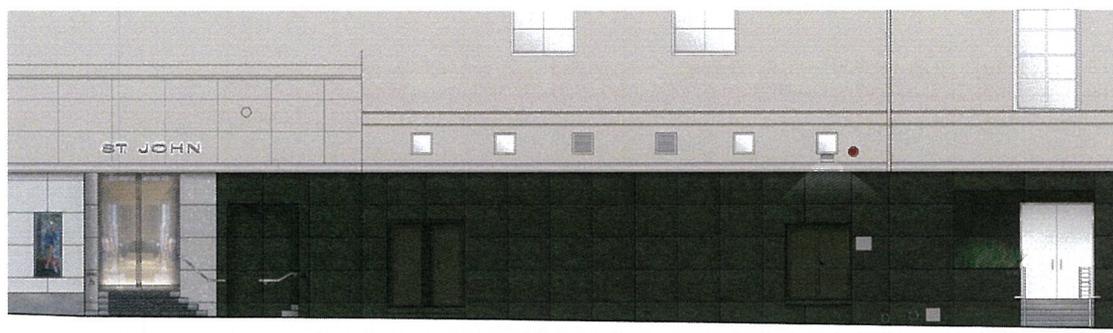
PROJECT NO: 212283
 DATE: NOVEMBER 21, 2012
 DRAWN BY: AKM
 CHECKED BY: ML
 AREA: 7,000 S.F. GROSS

#	REVISION	DATE

PROPOSED COLOR ELEVATIONS

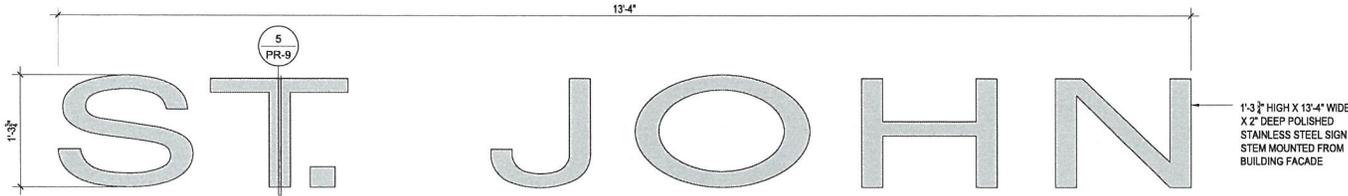
PR-7

1 PROPOSED ELEVATION - WILSHIRE BLVD.
 SCALE: 1/8" = 1'-0"



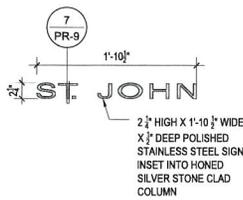
2 PROPOSED ELEVATION - ALLEY
 SCALE: 1/8" = 1'-0"

3 PROPOSED ELEVATION - ALLEY
 SCALE: 1/8" = 1'-0"

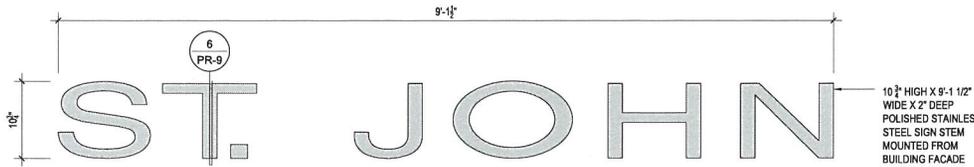


1'-3 3/4" HIGH X 13'-4" WIDE
X 2" DEEP POLISHED
STAINLESS STEEL SIGN
STEM MOUNTED FROM
BUILDING FACADE

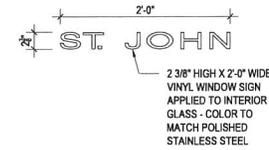
1 BUSINESS I.D. SIGN ELEVATION - WILSHIRE BLVD
SCALE: 1" = 1'-0"



2 1/2" HIGH X 1'-10 1/2" WIDE
X 1" DEEP POLISHED
STAINLESS STEEL SIGN
INSET INTO HONED
SILVER STONE CLAD
COLUMN



10 1/2" HIGH X 9'-1 1/2"
WIDE X 2" DEEP
POLISHED STAINLESS
STEEL SIGN STEM
MOUNTED FROM
BUILDING FACADE

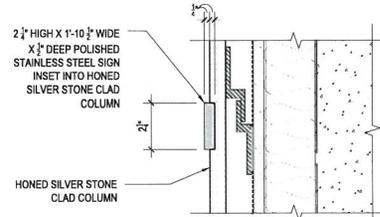
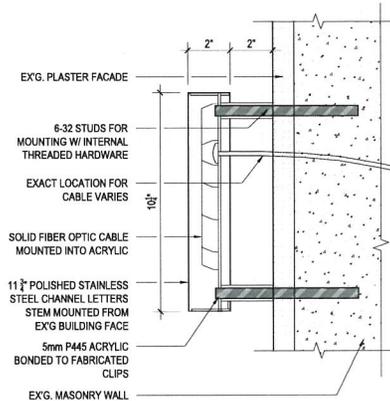
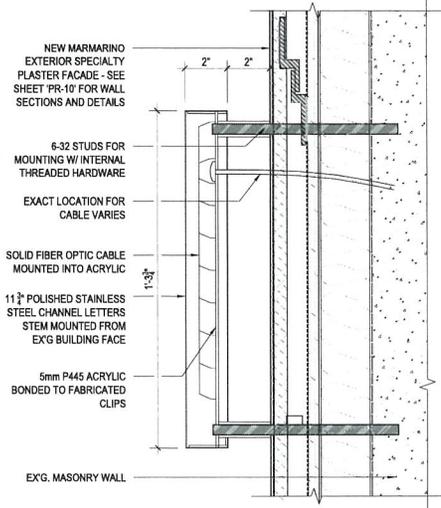


2 3/8" HIGH X 2'-0" WIDE
VINYL WINDOW SIGN
APPLIED TO INTERIOR
GLASS - COLOR TO
MATCH POLISHED
STAINLESS STEEL

2 SIGN EL. - WILSHIRE BLVD
SCALE: 1" = 1'-0"

3 BUSINESS I.D. SIGN ELEVATION - ALLEY
SCALE: 1" = 1'-0"

4 WINDOW SIGN EL. - ALLEY
SCALE: 1" = 1'-0"



7 DETAIL SECTION
SCALE: 3" = 1'-0"

SIGNAGE SCHEDULE

SIGN NUMBER	QUANTITY	TYPE	LOCATION	DIMENSIONS	TOTAL AREA	MAX AREA PERMITTED BY CODE
1	1	BUSINESS I.D. SIGN - POLISHED STAINLESS STEEL STEM MOUNTED ILLUMINATED - BACK LITE	WILSHIRE BLVD FACADE ABOVE ENTRANCE	1'-3 3/4" HIGH X 13'-4" WIDE X 2" THICK	17.5 SQ. FT.	49.2 SQ. FT.
2	2	BUSINESS I.D. SIGN - POLISHED STAINLESS STEEL SIGN INSET INTO STONE	WILSHIRE BLVD FACADE @ COLUMNS FLANKING ENTRANCE	2 1/2" HIGH X 1'-10 1/2" WIDE X 1 1/2" THICK	35 SQ. FT.	INCLUDED IN NO. 1
3	1	BUSINESS I.D. SIGN - POLISHED STAINLESS STEEL STEM MOUNTED ILLUMINATED - BACK LITE	ALLEY FACADE ABOVE ENTRANCE	10 1/2" HIGH X 9'-1 1/2" WIDE X 2" THICK	8.2 SQ. FT.	12.4 SQ. FT.
4	1	WINDOW SIGN - REMOVABLE SILVER VINYL LETTERS APPLIED TO INTERIOR GLASS	ALLEY FACADE DISPLAY WINDOW @ ENTRANCE SIDE WALL	2 1/2" HIGH X 2'-0" WIDE	0.4 SQ. FT.	5 SQ. FT.
5	1	BARRICADE SIGNAGE (SEE SHEET PR-8 FOR ELEVATIONS AND DETAILS)	WILSHIRE FACADE	SEE SHEET PR-8 FOR DIMENSIONS	29 SQ. FT.	62 S.F.
6	1	BARRICADE SIGNAGE (SEE SHEET PR-8 FOR ELEVATIONS AND DETAILS)	ALLEY FACADE	SEE SHEET PR-8 FOR DIMENSIONS	10 SQ. FT.	INCLUDED IN NO. 1

SIGNAGE NOTES

- SIZES AND CONDITIONS TO BE VERIFIED IN FIELD BEFORE SIGN FABRICATION.
- STEM MOUNT LOCATION TO BE PROVIDED BY G.C.
- SEE SHEET PR-8 FOR BARRICADE SIGNAGE DIMENSIONS

5 DETAIL SECTION
SCALE: 3" = 1'-0"

6 DETAIL SECTION
SCALE: 3" = 1'-0"

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MEP ENGINEER:
FISKAA

ST. JOHN
9536 WILSHIRE BLVD
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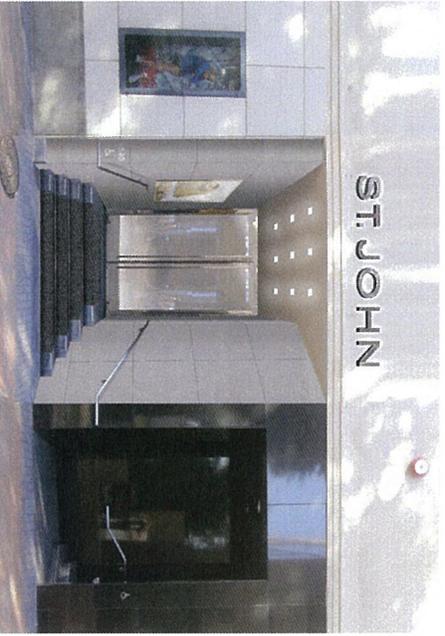
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PROJECT NO.: 212283
DATE: NOVEMBER 21, 2012
DRAWN BY: AKM
CHECKED BY: MLL
AREA: 1,000 S.F. GROSS
REVISION DATE

SIGNAGE DETAILS

PR-9



1 PROPOSED 3D RENDERING - WILSHIRE BLVD.
SCALE: 1/4"=1'-0"



1 PROPOSED 3D RENDERING - ALLEY
SCALE: 1/4"=1'-0"

ARCHITECT:

DAU

DAVID A. UDKOW
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ST. JOHN
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PROJECT NO.	21283
DATE	NOVEMBER 21, 2012
DRAWN BY	KIM
CHECKED BY	ML
APPROVED BY	STEFAN GROSS
DATE	FEBRUARY 7, 2013

3-D RENDERINGS

PR-14



Design Review Commission Report

455 North Rexford Drive
AC Meeting – December 19, 2012

Attachment C:
DRAFT Approval Resolution

RESOLUTION NO. AC-XX-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND SIGN ACCOMMODATION TO ALLOW MULTIPLE BUSINESS IDENTIFICATION SIGNS AND TO ALLOW A SIGN TO BE LOCATED ON A WALL ABUTTING AN ALLEY OR PRIVATE PROPERTY FOR THE PROPERTY LOCATED AT 9536 WILSHIRE BOULEVARD (ST. JOHN – PL1231172).

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

Section 1. St. John, applicant and tenant, on behalf of the property owner, CBRE Asset Services, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and sign accommodation to allow multiple business identification signs and to allow a sign to be located on a wall abutting an alley or private property for the property located at 9536 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 **December 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 environmental 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 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: **December 19, 2012**

William Crouch, Commission Secretary
Community Development Department

Zale Richard Rubins, Chairperson
Architectural Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, WILLIAM CROUCH, Secretary of the Architectural Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-XX-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on **December 19, 2012** and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

WILLIAM CROUCH
Secretary to the Architectural
Commission/Urban Designer
City of Beverly Hills, California