



Architectural Commission Report

Meeting Date: Wednesday, March 20, 2013
(Project was reviewed by the AC on November 14, 2012)

Subject: **207 SOUTH ROBERTSON BOULEVARD**
Request for approval of a new three-story commercial building
(PL1303143)

Project applicant: Adrien Labi

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

REPORT SUMMARY

The applicant is requesting review and approval of a new three-story commercial building at 207 South Robertson Boulevard. This project came before the Commission at its meeting on November 14, 2012 as a preview item. The project was well received with positive comments related to the overall design aesthetic, the balance of the building, and enhancement of the streetscape and the block.

The overall design aesthetic has not changed since previewed by the Commission; however, complete elevations and further details have been provided as part of this review. The primary elements of the building include the following:

Three-story component (front façade)

- A frameless spider window system with transparent blue glass;
- Natural gray fiber cement board surrounding the window system, and;
- Frameless glass entry door.

Two-story component (front façade)

- An aluminum curtain wall window system with transparent white glass;
- Gray plaster at the top of the window system;
- Natural gray fiber cement board on each side of the window system, and;
- A warm white plaster planter.

Rear Façade

- Warm white plaster on bottom third and upper third of façade;
- Natural gray fiber cement board on middle third of façade;
- Garden panel between middle third and upper third of façade.

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

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
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
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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 has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a categorical exemption pursuant to Section 15303 (Class 3) of the Guidelines. Specifically, the proposed project qualifies as new construction of a commercial building not exceeding 10,000 square feet of floor area on a site zoned for the proposed uses and therefore, is not anticipated to result in any significant environmental impacts.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



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

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

B Identify the scope of work (check all that apply):

- New construction
- Façade Remodel ONLY
- Business Identification Sign(s)
Number of signs proposed: _____
- Building Identification Sign(s)
Number of signs proposed: _____
- Sign Accommodation (explain reason for the accommodation request below):
Number of signs proposed: _____
- Other: _____
- Remodel: Int. & Ext, no floor area added
- Remodel: Int. & Ext, floor area added
- Awning(s): New Recovery
- Open Air Dining: #Tables _____ #Chairs _____

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

A NEW 3 STORY OFFICE BUILDING w/ 2100 SQFT OF OFFICE ON THE THIRD FLOOR w/ 2 LEVELS OF PARKING BELOW.

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 |
| <input type="checkbox"/> 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):
Storage antique cars

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	N/A				
2					
3					
4					
5					

B List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

FAÇADE (List all material for all portions visible from the street)

Material: TEXTON ANTICO™ , cement composite panel systems
 Texture /Finish: Exterior Plaster
 Color / Transparency: white and light gray

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

Material: Aluminum
 Texture /Finish: smooth
 Color / Transparency: Gray

ROOF

Material: Dixelent II roof covering
 Texture /Finish: N/A
 Color / Transparency: N/A

COLUMNS

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

BALCONIES & RAILINGS

Material: Stainless steel Cable railing
 Texture /Finish: N/A
 Color / Transparency: metallic gray

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

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



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

AWNINGS, CANOPIES

Material: Aluminum
Texture /Finish: N/A
Color / Transparency: Light Gray

DOWNSPOUTS / GUTTERS

Material: Aluminum
Texture /Finish: Painted
Color / Transparency: light gray

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

Landscaping will flow with the structure, walk ways and paths to keep the functionality of the site practical while allowing the landscape feel to be felt throughout

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.**

The modern contemporary aesthetics of the proposed design enhances the streetscape at Robertson Blvd. with a sleek looking design.

2. **Describe how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.**

The Proposed structure is reasonably protected against external and internal noise, vibrations, etc... by providing sound proofing panels around the building. Vertical gardens will be provided (at rear elevation wall) not only to protect the privacy of the residential neighbors but also to enhance the appearance of the rear facade. Plenty of landscape will be provided around the building to confirm with the cityscape.

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.**

Proposed building is not, in its exterior design and appearances of inferior quality because it was design to be appealing as people walk or drive along Robertson Blvd. The facade was designed differently from the typical glass structure. Instead of proposing a regular square symmetrical curtain wall system, the curtain wall was slanted to break the symmetry and make the design more attractive and appealing. Also the material chosen for this project were carefully selected so that they will enhance the building design.

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 proposed building is in harmony with the proposed development on land in the general area by articulating modern and contemporary architectural features that are found throughout. The original structures was a brick building and glass store front. The proposed design follows this language and upgrades it to open up the building through transparency so that public at street level engages with the design.

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.**

Project meets with all the required setbacks, height limits and material allowed to make sure the design confirms with all city of Beverly Hills regulations. This will increase property value and will motivate more building owners to remodel old structures that will enhance the city of Beverly Hills streetscape.



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Attached B:
Design Plans, Cut Sheets
and Supporting Documents

ROBERTSON PROJECT

209 S Robertson Blvd.

Beverly Hills, CA 90211

KEYNOTES

OWNER

209 S ROBERTSON LLC.
Adrien Labi
209 S Robertson Blvd.
Beverly Hills, CA 90211

310.994.1500 Email: adrienlabi@gmail.com

BUILDING CHIEF ENGINEER

ARCHITECT

Louis Skelton & Associates

2537-D Pacific Coast Hwy #168
Torrance, CA 90505

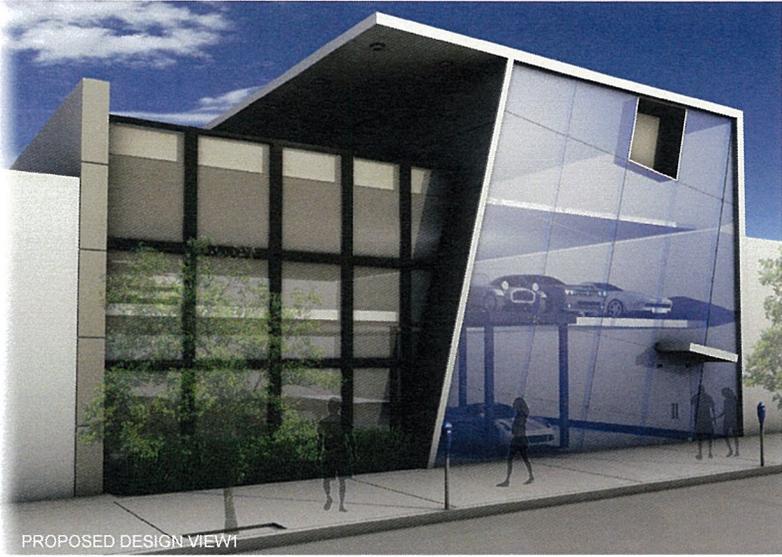
License No. C14342

DESIGNER

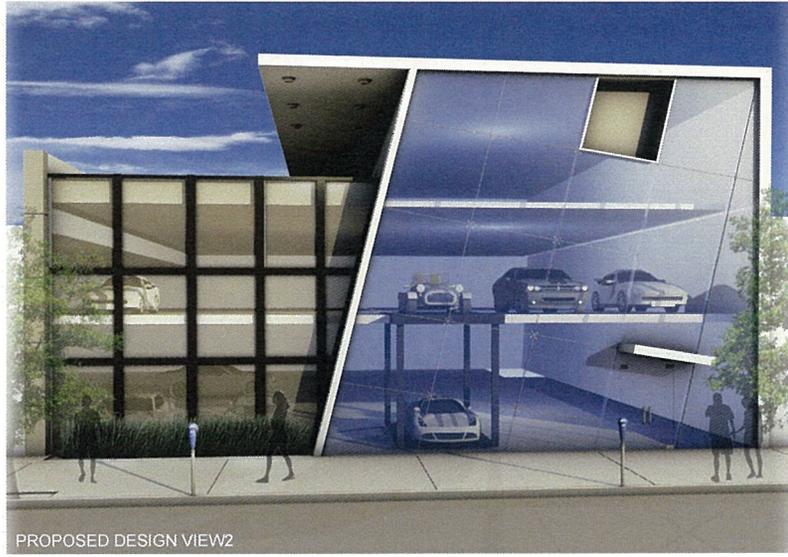
AMIT APEL DESIGN INC.
AMIT APEL

6411 Independence Ave.
WOODLAND HILLS, CA 91367

(818)346-9828



PROPOSED DESIGN VIEW1



PROPOSED DESIGN VIEW2

DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	
----------------------------------	--

CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:
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THIS DRAWING IS THE PROPERTY OF APEL DESIGN AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL RIGHTS RESERVED.

ROBERTSON PROJECT
209 S Robertson Blvd.
Beverly Hills, CA 90211

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	08.30.2011	11-0011	SEE DWG	
	DRAWN	CKD.BY	FLOOR	
	08	AA		

6411 Independence Ave
Woodland Hills, CA, 91367
Ph. 818.346.9828 Fax: 310.919.3001
www.apeldesign.com info@apeldesign.com



ASSOCIATED WITH
Louis Skelton, Architect



3 VICINITY MAP

DRAWING LIST

T1.1	TITLE SHEET
N1.1	GENERAL NOTE
A0.0	(E) 1ST LEVEL
A0.1	DEMOLITION FLOOR PLAN
A1.0	1ST AND 2ND FLOOR PLAN
A1.1	3RD FLOOR PLAN
A1.2	ROOF PLAN AND SCHEDULE
A2.0	SECTIONS
A3.0	ELEVATIONS
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS



3 BLOCK MAP

LEGAL DESCRIPTION

MAP REFERENCE #: M.B. 89-11-20

APN #: 4333009002

ZONE: C-3

TRACT: 6380

LOT: 16

BLOCK: None

YEAR BUILT: 1952

SCOPE OF WORK

A NEW 3 STORY OFFICE BUILDING w/ 2100 SQFT OF OFFICE ON THE THIRD FLOOR w/ 2 LEVELS OF PARKING BELOW.

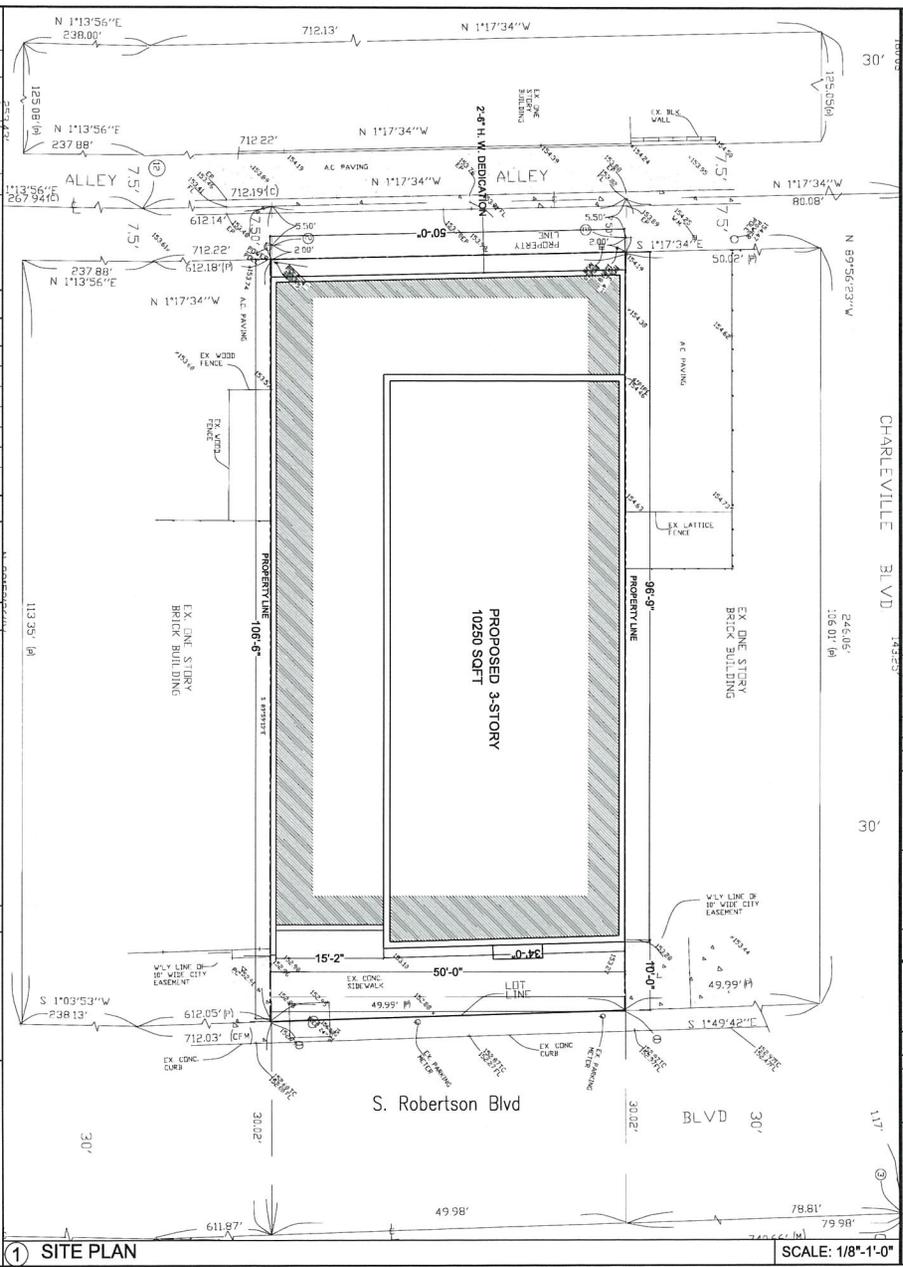
PROJECT DIRECTORY

OWNER	DESIGNER	GOVERNING CODE:	BUILDING DATA
209 S. ROBERTSON L.L.C. 209 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211 310.994.1500 Email: adrian@adad.com	AMIT APEL DESIGN INC. 6411 Independence Ave WOODLAND HILLS, CA 91367 AMIT APEL (818)345-9828 FAX: (310) 919-3001	2008 LABC / 2007 CBC CONSTRUCTION: GARAGE TYPE I, COMMERCIAL TYPE VB SCOPE: NEW CONSTRUCTION BUILDING HEIGHT: 3 STORY OCCUPANCY: BUSINESS GROUP "B" LOT AREA: 5344.14 SQ FT LOT SIZE: 106.49 X 50.02' ELEVATOR AND STAIRS: (1 STAIRS & 1 ELEVATOR)	1ST FLOOR = 3675.00 SQFT 2ND FLOOR = 4550.00 SQFT 3RD FLOOR = 2100.00 SQFT TOTAL = 10325.00 SQFT
ARCHITECT	SURVEY	PARKING ANALYSIS	HEIGHT LIMIT = MAX: NO LIMIT BUILDING HEIGHT = PROPOSED: 37'-0"
Louis Skelton & Associates 2537-D Pacific Coast Hwy #168 Torrance, CA 90505 License No. C14342	JERRY M. CROWLEY 2341 W. SILVER LAKE BLVD. LOS ANGELES, CA 90038 (323) 913-2553 FAX: (323) 913-2553	1ST FLOOR: STANDARD: 6 (FIVE) COMPACT: 0 (ZERO) ACCESSIBLE: 1 (ONE) (25X15) LOADING AREA: 1 (ONE) 2ND FLOOR: (CAR STORAGE) STANDARD: 7 (SEVEN) COMPACT: 0 (ZERO) ACCESSIBLE: 0 (ZERO) (25X15) LOADING AREA: 0 (ZERO) TOTAL PARKING REQUIRED: 6 SPACES REQUIRED PARKING (OFFICE: 1 PER 350 SQFT) 2100 / 350 = 6 SPACES PROVIDED: 6 SPACES	

BUILDING DATA

PARKING ANALYSIS

NO PROTECTION OF OPENING DUE TO LOCATION ON PROPERTY
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: 63 SQ.FT.
NO SPRAY APPLIED FIRE PROTECTION NEEDED
NO FIRE RESISTANT RATED SEPARATION NEEDED
ROOF COVERING IS A BUILT-UP MULTI-PLY SYSTEM
NO SPECIAL INSPECTIONS NEEDED
I.E.C.C. REPORT SUBMITTED WITH PLAN



KEYNOTES

ROBERTSON PROJECT
209 S Robertson Blvd.
Beverly Hills, CA 90211

CITY PLANNING REVIEW	2012.8.7	LT
DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

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ROBERTSON PROJECT
209 S Robertson Blvd,
Beverly Hills, CA 90211

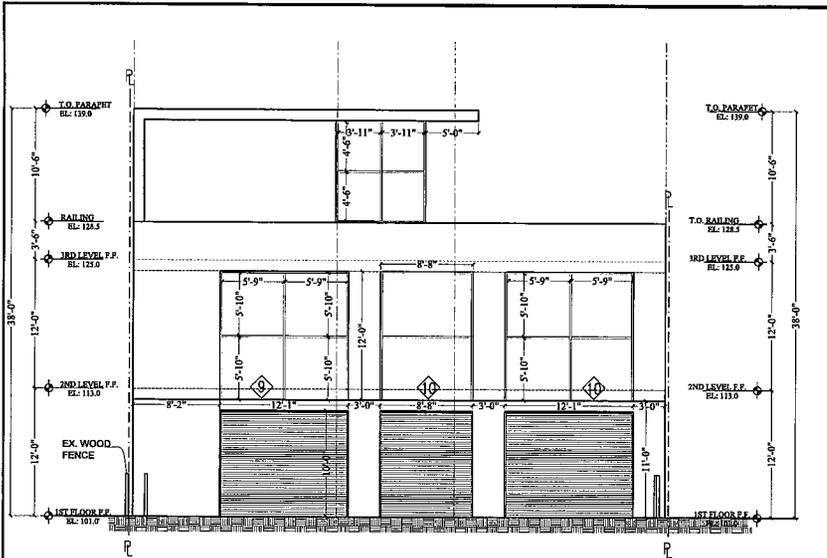
TITLE PAGE

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
	04.20.2012	11-0011	SEE DWG	T1.1
	DRAWN	CKD BY	FLOOR	
OS	AA			

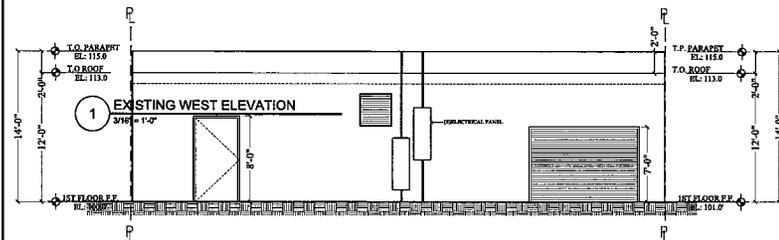
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ASSOCIATED WITH
Louis Skelton, Architect

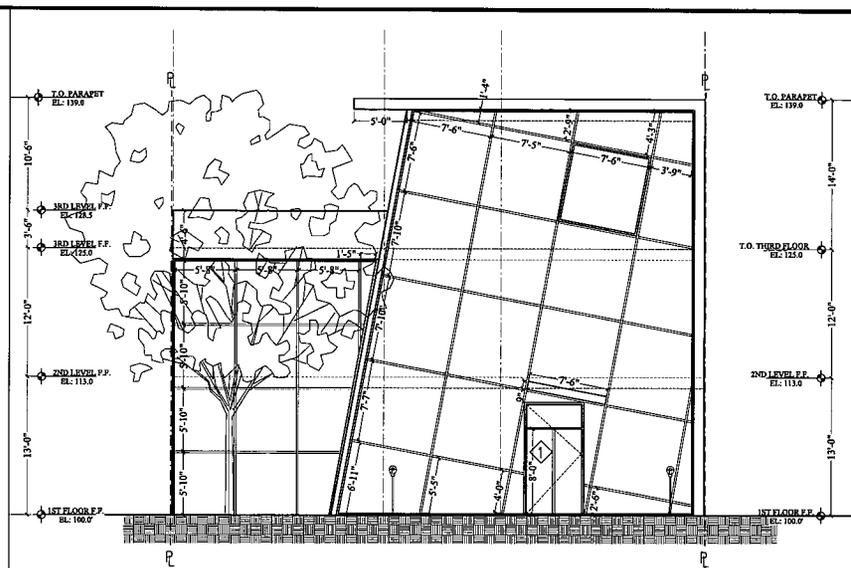
SCALE: 1/8"=1'-0"



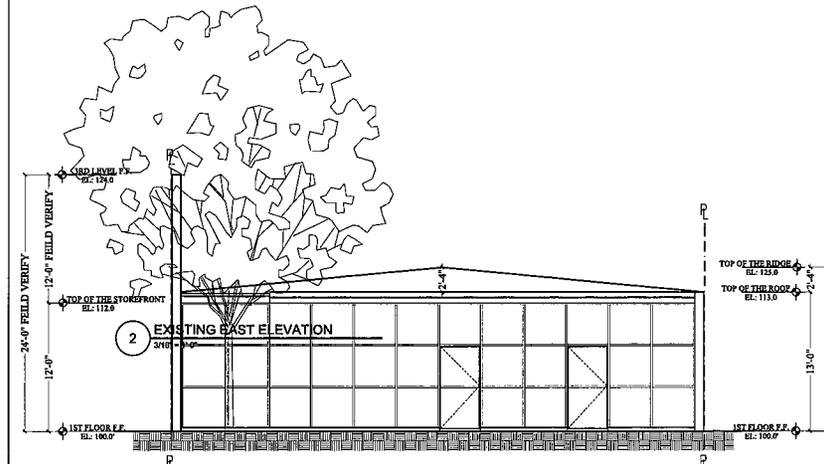
3 NEW WEST ELEVATION
3/16" = 1'-0"



1 EXISTING WEST ELEVATION
3/16" = 1'-0"



4 NEW EAST ELEVATION
3/16" = 1'-0"



2 EXISTING EAST ELEVATION
3/16" = 1'-0"

KEYNOTES

PLANNING SUBMITTAL	2012.8.7	LT
SECOND SUBMITTAL	04.20.11	MB
DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:
CLIENT/TENANT APPROVAL DATE:	

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ROBERTSON PROJECT
209 S Robertson Blvd.
Beverly Hills, CA 90211

EAST AND WEST ELEVATIONS

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	04.20.2012	11-0011	3/16"=1'-0"	A3.0
	FM	AA		

6411 Independence Ave
Woodland Hills, CA, 91364
Ph. 818.346.6828 | Fax 310.910.3001
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AMIT APEL DESIGN INC.
ASSOCIATED WITH

Louis Skelton, A_{rchitect}



Design Review Commission Report

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Attached C:
DRAFT Approval Resolution

RESOLUTION NO. AC-XX-13

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A NEW THREE-STORY COMMERCIAL BUILDING FOR THE PROPERTY LOCATED AT 207 SOUTH ROBERTSON BOULEVARD (PL1303143).

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

Section 1. **Adrien Labi**, applicant and property owner, (the “Applicant”), has applied for architectural approval of a **new three-story commercial building for the property located at 207 South Robertson 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 20, 2013 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environmental less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and

value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

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

2. **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.

3. **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.

4. **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.

5. **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.

6. **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.

7. **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.

8. **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

9. **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: March 20, 2013

William Crouch, Commission Secretary
Community Development Department

Zale Richard Rubins, Chairperson
Architectural Commission