



Architectural Commission Report

Meeting Date: Wednesday, November 20, 2013

Subject: **8801 Wilshire Boulevard**
Request for approval of a revision to a previously-approved façade remodel.
(PL11327716)

Project applicant: Dmitriy Kazakov – Gabbay Architects

Recommendation: Conduct public hearing and deny the requested revision.

REPORT SUMMARY

The applicant is requesting review and approval for a revision to a previously approved façade remodel. The original façade remodel project was approved by the Architectural Commission at their meeting on January 16, 2013; a sign program for the building was subsequently approved by the Architectural Commission at their meeting on February 20, 2013. At the time of original approval in January 2013, the proposed façade remodel included removing the canopy and stone cladding and installing new clear frameless glass storefront windows, and re-stuccoing and painting the façade to result in a clean, white and glass exterior accented with silver elements such as the painted louvers, painted fascia, and new chrome door and window hardware (see Attachment A).

During construction of the project, two modifications were made to the façade in the field:

- 1) The louvers at the second story were removed, leaving the second story windows exposed, and
- 2) The exterior paint color scheme was changed from white with silver accents (Dunn Edwards "Cotton Field" and "Muslin") to cream at the ground floor and gray at the second floor (Dunn Edwards "Faded Gray" and "Damask").

Staff was not able to make the determination that these changes "substantially complied" with the approved design and, as such, the applicant is requesting approval from the Architectural Commission for the installed revisions. No other changes to the design of the façade or signage are requested at this time.

URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed project, the changes executed in the field alter the character of the building in such a way that compromises the building's architecture and weakens a prominent corner in the city. No evidence has been presented as to why the changes were necessary and staff does not believe that sufficient findings exist to be able to approve the revision. Therefore staff recommends that the Architectural Commission deny the requested revision, thereby leaving the prior approval in effect.

Attachment(s):

- A. January 13, 2013 Staff Report and Previously Approved Plans
- B. Detailed Design Description and Materials (Applicant Prepared)
- C. Project Design Plans
- D. DRAFT Denial Resolution

Report Author and Contact Information:

Reina Kapadia, Limited Term Planner
(310) 285-1129
rkapadia@beverlyhills.org



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – November 20, 2013

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – November 20, 2013

Attachment A:

January 13, 2013 Staff Report and Previously Approved Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, January 16, 2013

Subject: **8801 Wilshire Boulevard**
Request for approval of a façade remodel and business identification sign.
(PL1231794)

Project applicant: Maksim Volovik – Gabbay Architects

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 to an existing commercial building at the northwest corner of Wilshire Blvd. and Robertson Blvd. The proposed modifications include removing façade elements such as the canopy and stone cladding, and installing new glass storefront windows, restuccoing and painting the façade, and cladding a beam in chrome that will be exposed by the change in window height.

Since no tenant has been identified yet, no signage is proposed at this time. However, staff has informed the applicant that a separate sign program will need to be prepared and reviewed by the Architectural Commission at a subsequent meeting. A special condition has been included in the draft resolution to ensure that a sign program is submitted prior to issuance of building or business identification signage for the building.

ZONING CODE COMPLIANCE

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PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.

Attachment(s):

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

Report Author and Contact Information:

Reina Kapadia, Limited Term Planner

(310) 285-1129

rkapadia@beverlyhills.org



BUILDING ELEVATION KEY NOTES

- 1 EXISTING WOOD FASCIA MUSLIN (DE6227)
- 2 DUNN EDWARDS COTTON FIELD (DE6253)
- 3 EXISTING METAL SCREEN MUSLIN (DE6227)
- 4 SIGN BAND
- 5 CLEAR FRAMELESS GLASS
- 6 (E) WOOD FINISH
- 7 (E) STUCCO REVEAL
- 8 (E) AWNING
- 9 (E) SIGN
- 10 (E) STUCCO
- 11 (E) MTL FRAME WINDOW TYP.
- 12 (E) STONE FINISH
- 13 CHROME DOOR HANDLE
- 14 CHROME DOOR STOP
- 15 STUCCO MUSLIN (DE6227)
- 16 CHROME BEAM

(P) COLOR ELEVATION A-A (WILSHIRE BLVD)

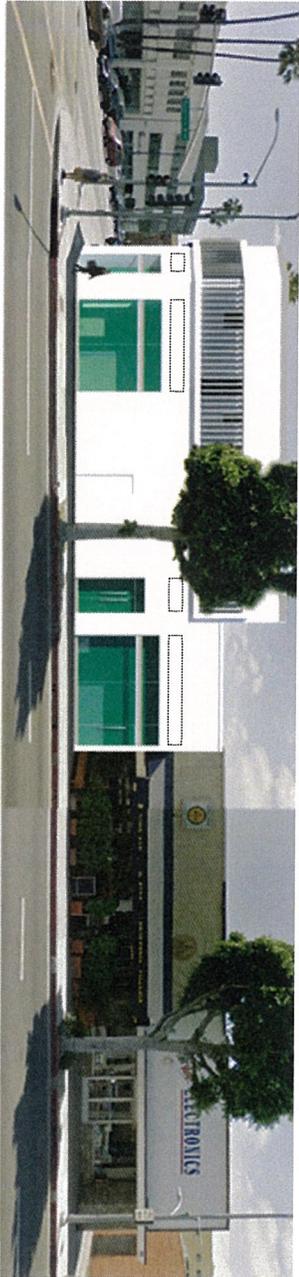


SHEET TITLE:
 (P) COLOR ELEVATION
 PROJECT TITLE:
 8801 NORTH ROBERTSON BLVD
 BEVERLY HILLS, CA, 90210

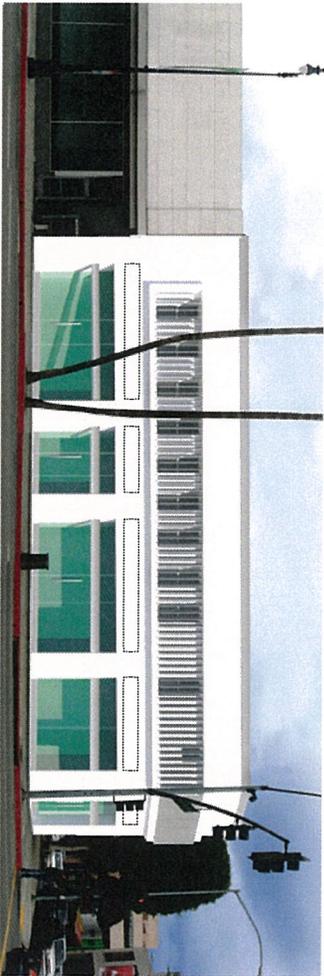
REVISION:
 DRAW:
 SCALE:
 DATE: 12-06-2012
 PROJECT NO:

SHEET NO.
A2.3

GABBAY ARCHITECTS
 1111 WILSHIRE BLVD SUITE 100 BEVERLY HILLS, CA 90210
 TEL: 310.274.0000 FAX: 310.274.0001



ROBERTSON BLYND RENDERING



WILSHIRE BLYND RENDERING

GABBAY ARCHITECTS

1000 WILSHIRE BLVD SUITE 710 BERKELEY, CALIFORNIA 94702
TEL: 310.842.8888 FAX: 310.842.1814

SHEET TITLE: ROBERTSON
RENDERING

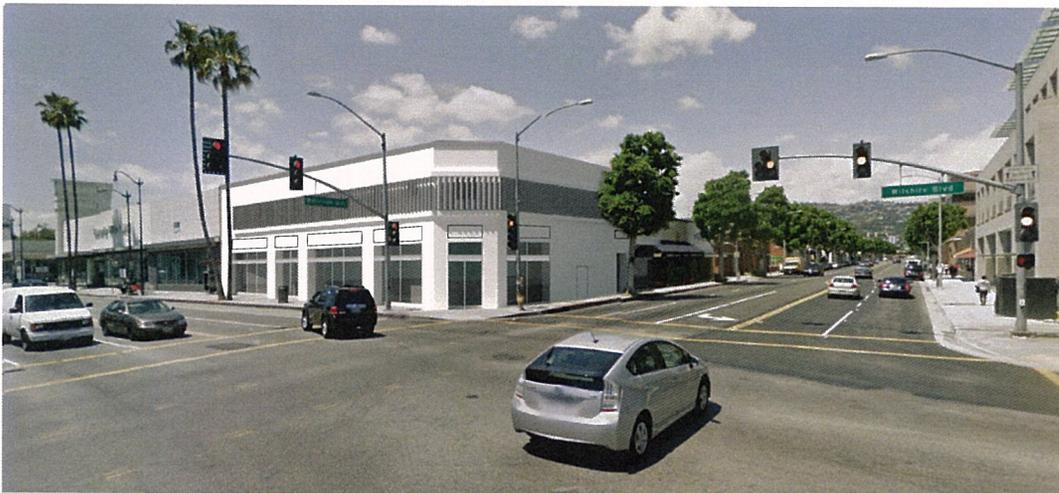
PROJECT TITLE: 1400 NORTH ROBERTSON BLVD
BERKELEY, CALIF. CA 94702

DATE: 04/20/10
SCALE: 1/8"=1'-0"
PROJECT NO: 1000

SHEET NO: 24



EXISTING STREETSCAPE



PROPOSED STREETSCAPE

<p>GABBAY ARCHITECTS <small>ARCHITECTS INC. 1000 WEST 10TH STREET LOS ANGELES, CA 90015 TEL: 310.885.0888 FAX: 310.885.1414</small></p>	
<p>SHEET TITLE: EXISTING + PROPOSED STREETSCAPE</p>	<p>REVISION:</p>
<p>PROJECT TITLE: 8801 NORTH ROBERTSON BLVD BEVERLY HILLS, CA, 90210</p>	<p>DATE: 12-20-12</p>
<p>SCALE:</p>	<p>PROJECT NO.:</p>
<p>SHEET NO.:</p>	<p>73</p>



Architectural Commission Report

445 North Rexford Drive, Room 280-A
AC Meeting – November 20, 2013

Attachment B:

Detailed Design Description
and Materials (applicant prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 101 N Robertson Blvd, Beverly Hills, CA 90210
Adjacent Streets: _____

B Property Owner Information¹

Name(s): Four Corners Investment Company, Benjamin Yadegar
Address: 101 N Robertson, Suite 204
City: Beverly Hills State & Zip Code: CA 90210
Phone: (310) 659-1838 Fax: _____
E-Mail: fourcorners101@hotmail.com

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

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

D Architect / Designer Information [Employed or hired by Applicant]

Name(s): Gabbay Architects, Dmitry Kazakov Registered Architect? Yes No
Address: 9107 Wilshire Blvd, Suite 715
City: Beverly Hills State & Zip Code: CA 90210
Phone: (310) 553-8866 Fax: _____
E-Mail: _____

E Landscape Designer Information [Employed or hired by Applicant]

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

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

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

G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.²

Property Owner's Signature & Date

Property Owner's Signature & Date

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

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

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
 - 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:

Replacing storefront windows and doors with frameless glass assembly.
 Replacing louvers on the 2nd floor in front of the existing windows.
 Paint facade with new colors (see AR submittal package for specs).
 Revisions to previously approved facade remodel.
 Revisions include removing louvers, changing paint colors.

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): _____

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: stucco
 Texture /Finish: smooth/ paint
 Color / Transparency: DEW319 Damask, DEW382 Faded Gray by DunnEdwards.com/ non transparent

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

Material: frameless glass
 Texture /Finish: clear/ sanded
 Color / Transparency: clear/ transparent

ROOF

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

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

N/A

SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)

A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:

- 1. Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**

Proposed facade remodel will add beauty and a sense of lightness to the image of Beverly Hills. The building will acquire a style - modern/ contemporary which is in tune with surrounding building facades.

- 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.**

Existing structure is reasonably protected against external noise, vibrations and other factors by the means of storefront glass assembly and existing windows of the 2nd floor.

- 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 facade remodel is using ecologically friendly materials such as glass and stucco - both materials are environmentally friendly.

- 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.**

N/A

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

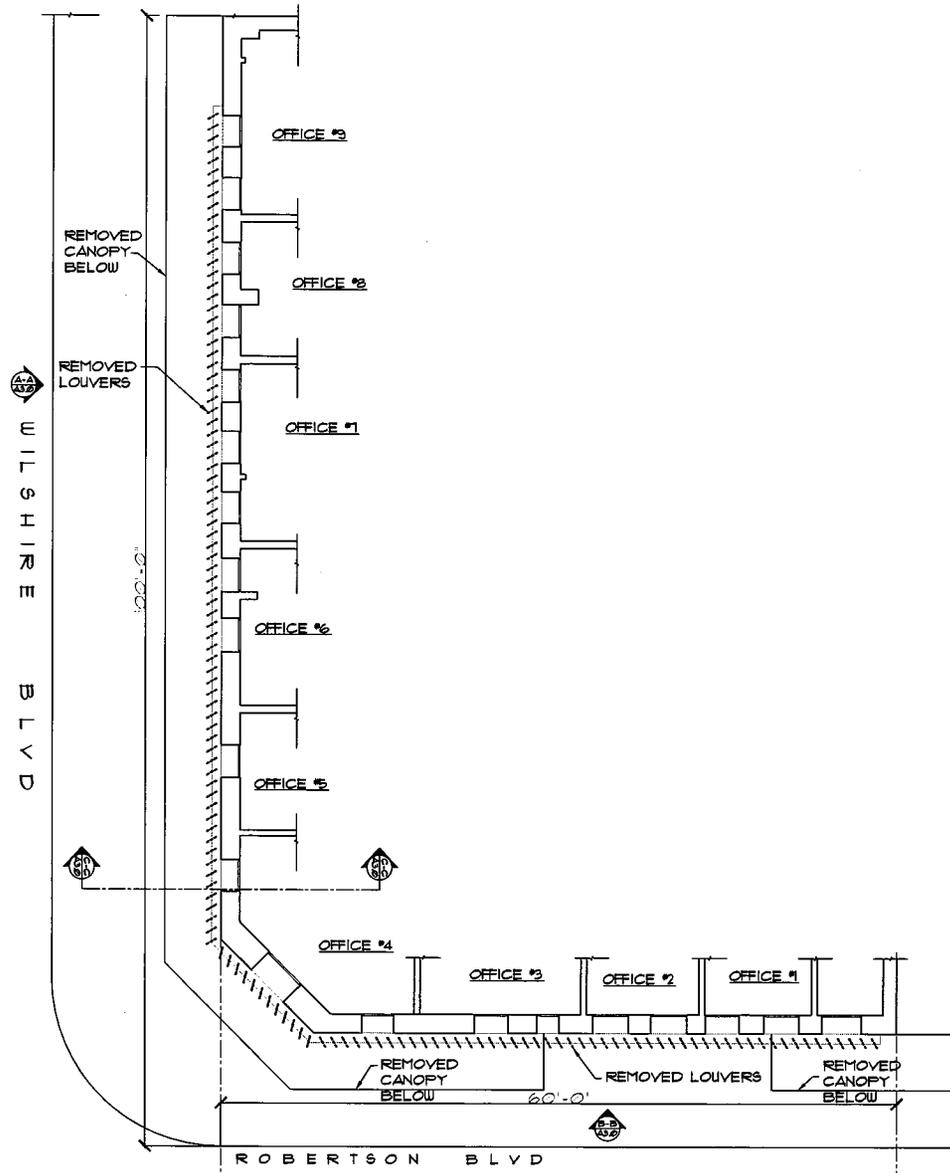
The facade remodel is in conformity with municipal code and other applicable laws.



Architectural Commission Report

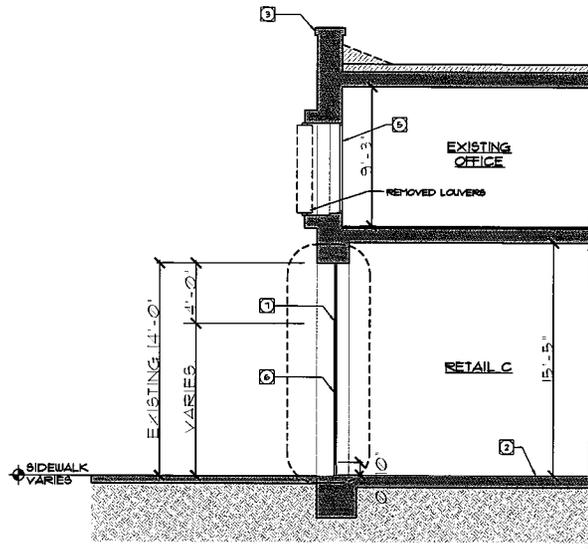
445 North Rexford Drive, Room 280-A
AC Meeting – November 20, 2013

Attachment C:
Project Design Plans



(E) PARTIAL 2ND FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 0 2 4 6 8 10 12 14

<p>GABBAY ARCHITECTS 9107 WILSHIRE BLVD., SUITE 716, BEVERLY HILLS CA TEL. 310.653.8866 FAX. 310.660.1816</p>			
		<p>101 N ROBERTSON BLVD</p>	
<p>SHEET TITLE: PARTIAL 2ND FLOOR PLAN</p>		<p>REVISION:</p>	
<p>PROJECT TITLE: 101 N ROBERTSON</p>		<p>DRAWN: DK SCALE:</p>	
		<p>DATE: 10.24.13</p>	
		<p>PROJECT NO.</p>	
		<p>SHEET NO. A 22</p>	



(N) SECTION C-C
 SCALE: 1/8" = 1'-0"
 0 1 2 3 4 5 10 15 FT

BUILDING SECTION KEY NOTES

- 1 (1) CONCRETE SLAB
- 2 (2) MOLDING PAINTED MUSLIN (DE6221)
- 3 (3) WINDOW TO REMAIN
- 4 (4) CLEAR FRAMELESS GLASS
- 5 (5) SAND BLASTED (3) GLASS

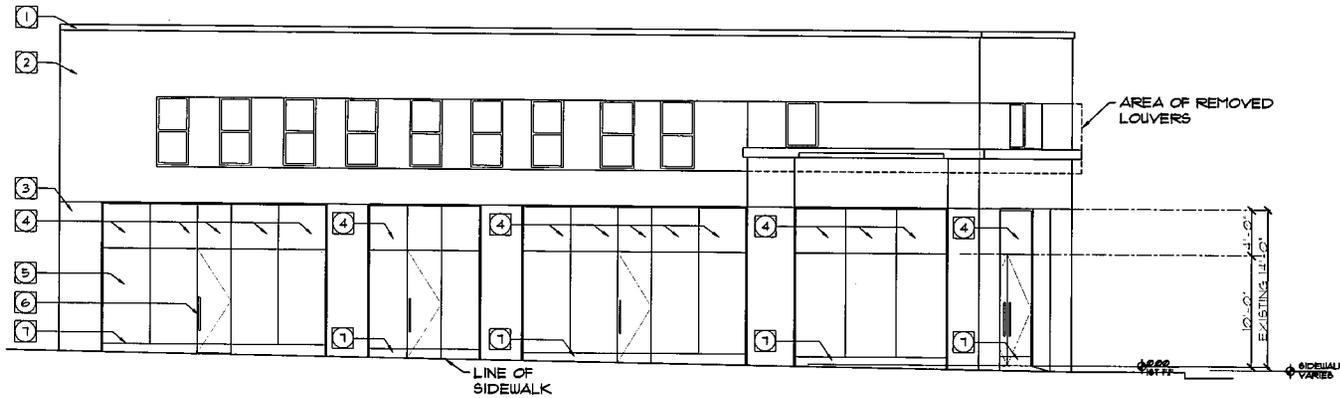
PROJECT TITLE:
 101 N ROBERTSON

SHEET TITLE:
 (N) SECTION

REVISION:	
DRAWN: DK	SHEET NO.
SCALE:	A 3.1
DATE: 10.04.13	
PROJECT NO.	

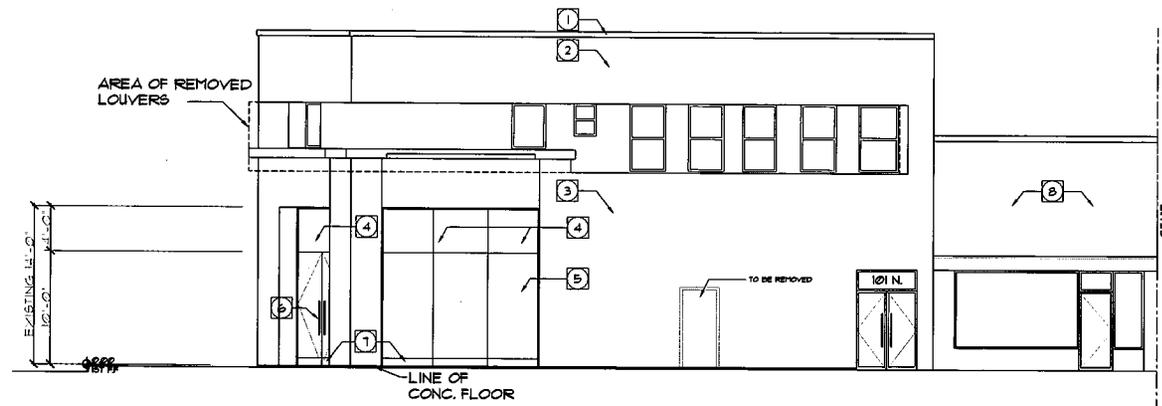
GABBAY ARCHITECTS
 9107 WILSHIRE BLVD. SUITE 716, BEVERLY HILLS CA
 TEL. 310.853.8688 FAX.310.860.1616

101 N ROBERTSON BLVD



- BUILDING ELEVATION KEY NOTES**
- 1 (E) WOOD FASCIA DUNN EDWARDS PAINTED DEW387 Faded Gray by DunnEdwards.com
 - 2 (E) STUCCO PAINTED DEW387 Faded Gray by DunnEdwards.com
 - 3 (E) STUCCO PAINTED DEW319 Demak by DunnEdwards.com
 - 4 SIGN BAND (SAND BLASTED GLASS) TYP
 - 5 CLEAR 3/4" FRAMELESS GLASS
 - 6 CHROME DOOR HANDLE TYP.
 - 7 10' CHROME BASE

(N) ELEVATION A-A (WILSHIRE BLVD)
SCALE: 1/8" = 1'-0"
0 1 2 3 4 5 6 7 8 9 FT

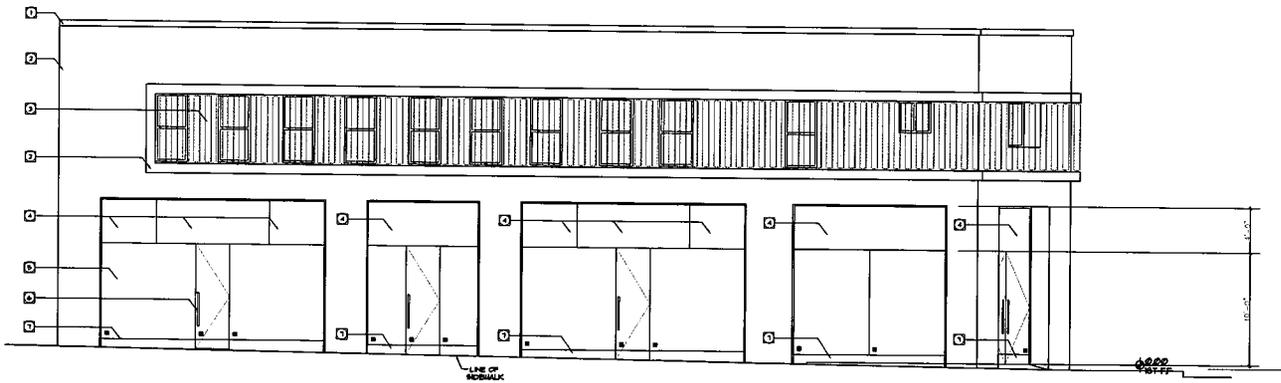


(N) ELEVATION B-B
SCALE: 1/8" = 1'-0"
0 1 2 3 4 5 6 7 8 9 FT

GABBAY ARCHITECTS
 9107 WILSHIRE BLVD., SUITE 715, BEVERLY HILLS CA
 TEL: 310.853.8686 FAX: 310.860.1518

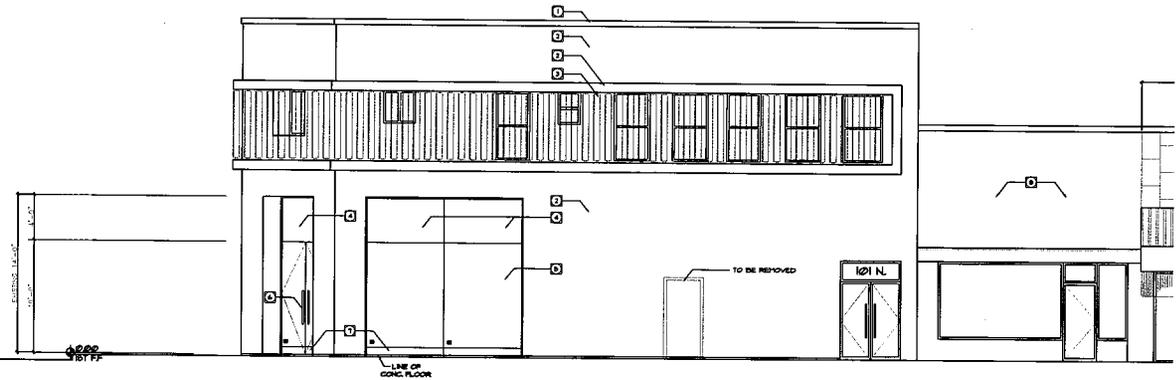
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<p>SHEET NO. A 4J</p>	

101 N ROBERTSON BLVD



(P) ELEVATION A-A (WILSHIRE BLVD)
SCALE: 3/8" = 1'-0"
0 1 2 3 4 5 6 FT

- BUILDING ELEVATION KEY NOTES**
- ① (E) WOOD FASCIA DUNN EDWARDS
PAINTED LUNAR LANDING (DE6241)
 - ② (E) STUCCO PAINTED DUNN EDWARDS
COTTON FIELD (DE6233)
 - ③ (E) METAL SCREEN PAINTED
LUNAR LANDING (DE6241)
 - ④ SIGN BAND (SAND BLASTED GLASS) TYP
 - ⑤ CLEAR 3/4" FRAMELESS GLASS
 - ⑥ CHROME DOOR HANDLE TYP.
 - ⑦ 12" CHROME BASE
 - ⑧ STUCCO PAINTED MUSLIN (DE6227)

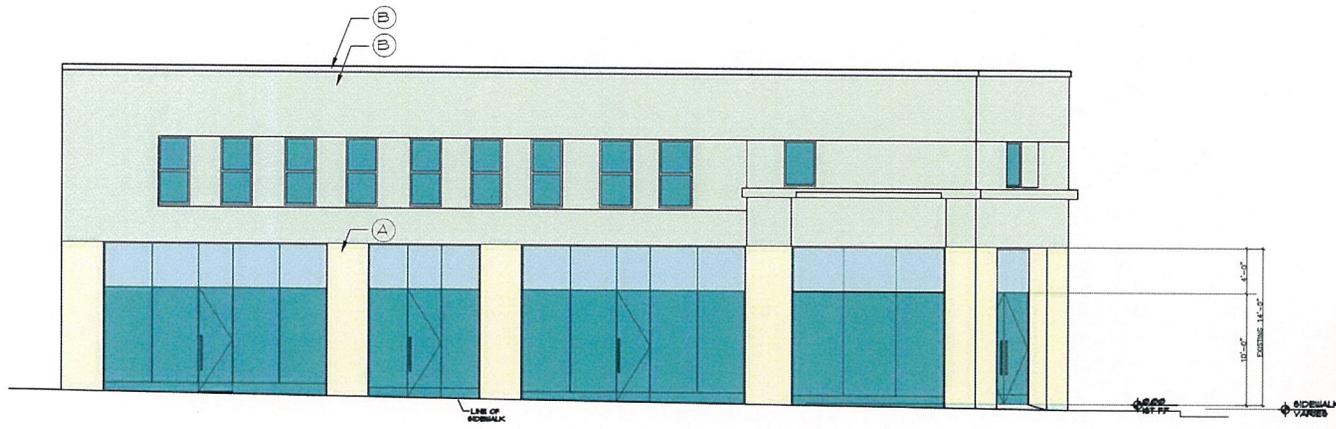


(P) ELEVATION B-B
SCALE: 3/8" = 1'-0"
0 1 2 3 4 5 6 FT

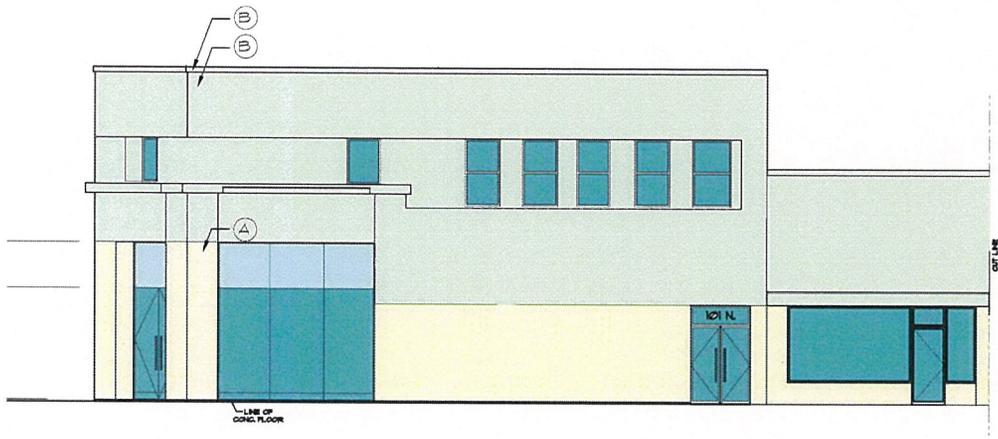
GABBAY ARCHITECTS
9107 WILSHIRE BLVD. SUITE 715, BEVERLY HILLS CA
TEL: 310.653.8866 FAX: 310.650.1818

<p>SHEET TITLE: APPROVED ELEVATIONS</p> <p>PROJECT TITLE: 101 N ROBERTSON</p>	<p>REVISION:</p> <p>DRAWN: DK SCALE:</p> <p>DATE: 10.04.13</p> <p>PROJECT NO.</p>
<p>SHEET NO. A 4.1B</p>	

101 N ROBERTSON BLVD

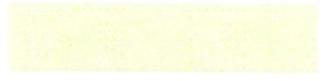


(N) ELEVATION A-A (WILSHIRE BLVD)
 SCALE: 3/32" = 1'-0"
 0 1 2 3 4 5 10 15 FT



(N) ELEVATION B-B
 SCALE: 1/8" = 1'-0"
 0 1 2 3 4 5 10 15 FT

△ DEW319 Damask by DunnEdwards.com



□ DEW382 Faded Gray by DunnEdwards.com



GABBAY ARCHITECTS
 9107 WILSHIRE BLVD. SUITE 715, BEVERLY HILLS CA
 TEL. 310.653.8806 FAX. 310.660.1816

SHEET TITLE:

COLORED ELEVATIONS

PROJECT TITLE:

101 N ROBERTSON

REVISION:

DRAWN: DK
 SCALE:

DATE: 10/04/13
 PROJECT NO.

SHEET NO.
 A 42

101 N ROBERTSON BLVD



S FACADE AFTER DEMOLITION
NOT TO SCALE

4



E FACADE BEFORE DEMOLITION
NOT TO SCALE

2



PERSPECTIVE PHOTO AFTER DEMO
NOT TO SCALE

3



PERSPECTIVE PHOTO BEFORE DEMO
NOT TO SCALE

1

101 N ROBERTSON

PHOTOS

PROJECT TITLE:

SHEET TITLE:

REVISION:

DRAWN: DK
SCALE:

DATE:
10.04.13
PROJECT NO.

SHEET NO.

A 9.1

**GABBAY
ARCHITECTS**
9107 WILSHIRE BLVD., SUITE 716, BEVERLY HILLS CA
TEL: 310.955.8888 FAX: 310.960.1816



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – November 20, 2013

Attachment D:

DRAFT Denial Resolution

RESOLUTION NO. AC XX-13

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS DENYING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A REVISION TO A PREVIOUSLY APPROVED FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 8801 WILSHIRE BOULEVARD (PL1327716).

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

Section 1. Dmitriy Kazakov, architect and agent, on behalf of the property owner, Benjamin Yadegar of Four Corners Investment Company, (Collectively the “Applicant”), has applied for architectural approval of a revision to a previously approved façade remodel for the property located at 8801 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 **November 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 not** in conformity with good taste and good design and, in general, **does not** contribute to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically, the project **does not** incorporate 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**, 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 not** appropriate to the building and surrounding improvements and **is not** well matched to the selected materials.

D. The proposed building or structure **is not** 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 **does not** comply with the applicable goals and policies set forth in the general plan, and, **is not** designed in a manner that complies with local ordinances. The overall design **is not** 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 **denies** the request defined in this resolution.

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: November 20, 2013

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission