



## Architectural Commission Report

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**Meeting Date:** Wednesday, November 20, 2013

**Subject:** **MOSAIC HOTEL**  
**125 Spalding Drive**

Request for approval of a façade remodel and landscaping. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.  
(PL1330102)

**Project agent:** Christopher Alex – Kollin Altomare Architects

**Recommendation:** Conduct public hearing to discuss the project details and provide the applicant with an approval.

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### REPORT SUMMARY

The applicant is requesting review and approval of a minor façade remodel and front yard landscaping for the existing Mosaic Hotel on Spalding Drive. The façade and landscaping remodel entails:

- Paint exterior façade in gray (Benjamin Moore “Graceful Gray”) and existing moldings in white (Benjamin Moore “Ice Mist”);
- Remove two non-structural columns at front entry;
- Recover existing awnings in black Sunbrella fabric with ¼ inch natural color Sunbrella piping detail;
- Replace landscaping in existing recessed planters with low succulent species;
- Remove existing crawling ivy from façade;
- Plant creeping fig on two stucco wall portions at ground floor behind existing signage (to remain); and
- Replace existing light fixtures on front façade.

### URBAN DESIGN ANALYSIS

Based on the Urban Designer’s review of the project, the proposed façade modifications provide a clean facelift to the building, and the landscape treatment at the ground floor enhances the pedestrian experience. Therefore, staff recommends approval of the proposed project.

### 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.

**Attachment(s):**

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

**Report Author and Contact Information:**

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(310) 285-1129  
[rkapadia@beverlyhills.org](mailto:rkapadia@beverlyhills.org)



## **Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – November 20, 2013

### **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.

The project has also been reviewed and found not be a historic resource. The property was evaluated as a potential historic resource on the City's 2004 Historic Survey and assigned Historic Resource Status Code 6Z – Found ineligible for National Register, California Register or Local designation through survey evaluation. Since the property has been substantially altered since construction and been found to be ineligible as a historic landmark, no further environmental assessment of the project as a cultural resource is necessary.

### **PUBLIC OUTREACH AND NOTIFICATION**

No public notification was required for this project.



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

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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 (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
- Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
  - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

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

- |   |  |
|---|--|
| <input type="checkbox"/> New construction   | <input checked="" type="checkbox"/> Remodel: Int. & Ext, <u>no</u> floor area added                                      |
| <input type="checkbox"/> Façade Remodel ONLY  | <input type="checkbox"/> Remodel: Int. & Ext, floor area added   |
| <input type="checkbox"/> Business Identification Sign(s)<br>Number of signs proposed: <input type="text"/>  | <input checked="" type="checkbox"/> Awning(s): <input type="checkbox"/> New <input checked="" type="checkbox"/> Recovery |
| <input type="checkbox"/> Building Identification Sign(s)<br>Number of signs proposed: <input type="text"/>  | <input type="checkbox"/> Open Air Dining: #Tables <input type="text"/> # Chairs <input type="text"/>                     |
| <input type="checkbox"/> Sign Accommodation (explain reason for the accommodation request below):<br>Number of signs proposed: <input type="text"/> |  |
| <input type="checkbox"/> Other: _____   |  |

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

Exterior facade improvements include replacement of landscaping in existing planters with low succulent species of plants as well as vertical foliage on first level to accent existing building signage to remain. Landscape and accent lighting at front facade will be replaced or added as indicated on plans. Building facade to be re-painted Benjamin Moore Graceful Gray (PPU18-12) with wood window and decorative plaster moldings to be re-painted Benjamin Moore Ice Mist (OC-67) per elevation included in drawing package. All fabric awnings throughout project to receive new fabric (Sunbrella Black, 4608 with 1/4" piping Sunbrella Natural, 4604). Decorative non-structural columns at front entry to be removed.

Interior improvements include new furnishings, fixtures and finishes throughout the public areas on the ground level of the hotel including the lobby, bar, seating areas, pool deck and restrooms. (3) existing rooms on the second level will also be renovated with new fixtures, finishes and furnishings.

**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):**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> General Office Building | <input type="checkbox"/> Multi-family Building | <input checked="" type="checkbox"/> Other (specify below): |
| <input type="checkbox"/> Retail Building         | <input type="checkbox"/> Vacant                | Hotel _____  |
| <input type="checkbox"/> Medical Office Building | <input type="checkbox"/> Restaurant            | _____  |

**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					
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:* Existing Plaster to remain - to be painted  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* Main field-Behr Graceful Gray PPU18-12, Trim and molding accents-Benjamin Moore Ice Mist OC-67

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

*Material:* Existing wood doors and windows to remain - to be painted  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* Benjamin Moore, Ice Mist OC-67

**ROOF**

*Material:* N/A Existing to remain  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**COLUMNS**

*Material:* N/A(2) Existing non-structural columns to be removed per plans and elevations included  
*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:* Sunbrella Fabric over existing tube steel frames  
*Texture /Finish:* Existing Fabric Awnings to receive new fabric on existing frames  
*Color / Transparency:* Main Canopy- Sunbrella Fabric - Black 4608 with 1/4" Piping-Natural 4604

**DOWNSPOUTS / GUTTERS**

*Material:* Existing gutters and downspouts to remain - to be painted where visible  
*Texture /Finish:*  
*Color / Transparency:* Benjamin Moore, Ice Mist OC-67

**BUSINESS ID SIGN(S)**

*Material:* N/A Existing Signs to remain - no change in size, type or color  
*Texture /Finish:*  
*Color / Transparency:*

**BUILDING ID SIGN(S)**

*Material:* N/A Existing Signs to remain - no change in size, type or color  
*Texture /Finish:*  
*Color / Transparency:*

**EXTERIOR LIGHTING**

*Material:* See cut sheets attached as part of submittal  
*Texture /Finish:*  
*Color / Transparency:*

**PAVED SURFACES**

*Material:* N/A Existing paved surfaces to remain  
*Texture /Finish:*  
*Color / Transparency:*

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

*Material:*  
*Texture /Finish:*  
*Color / Transparency:*

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

Proposed landscape scheme is to remain consistent with the scale of the entry area of the hotel using species of succulents and vertical foliage to frame and accent existing building signage.

**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 building modifications proposed for the first level facade provide a clean, well-manicured look in keeping with the image of Beverly Hills. The new paint and fabric awnings proposed are refined and create a color palette that is in good taste and of the highest quality. The removal of the dated and unnecessary columns at the entry area will also lend to the cleaner updated look proposed in the 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 improvements will have no impact on the existing structural layers of the building protecting against internal and external noise, vibrations and other factors and therefore would not tend to make the environment less desirable. The changes proposed include color change, awning fabric replacement, and additional landscape lighting, and therefore should not make the environment less desirable.

- 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.**

The project proposes treatments that will enhance and reinforce the look of the hotel without compromising the original spatial composition of the building and therefore would not cause the nature of the environment to materially depreciate in value.

- 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 existing hotel use is in harmony with proposed and future uses in the area. The proposed improvements maintain the overall scale and mass of the building while integrating a refreshed color scheme for the property. Therefore, the proposed application of materials and textures as noted on the plans are in overall harmony with the developments on the land in the surrounding area, and with the current General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.

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

The proposed improvements are clearly an enhancement to the overall look of the building. The replacement of the awning fabric as well as the new color scheme and landscape lighting conform to the current code requirements and do not detract from the appearance of the building and site.



**Architectural Commission Report**

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

**Attachment B:**  
Project Design Plans



FICUS PUMILA



AGAVE ATTENUATA



AEONIUM 'SUNBURST'



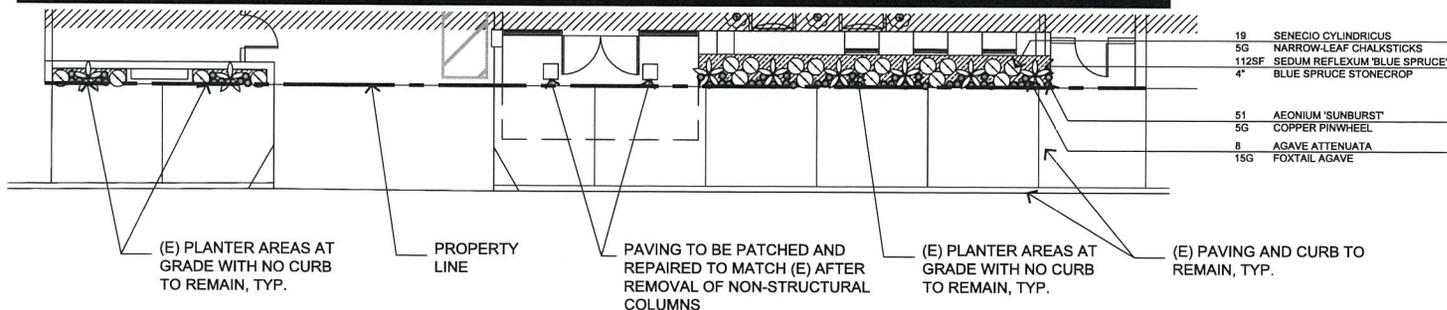
SENECIO CYLINDRICUS



SEDUM REFLEXUM 'BLUE SPRUCE'

PLANTING LEGEND— NON-ROTATING

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS	PLANT SIZE	SPACING
★	Agave attenuata	Foxtail agave	15 GAL	8		4'-5'H x 4'-5'W	8' O.C.
⊙	Aeonium 'Sunburst'	Copper Pinwheel	5GAL	51		1 3/4" x 2" W	6-12" O.C.
⊖	Senecio cylindricus	Narrow-leaf Chalksticks	5 GAL	19		1-2'H x 3-5' W	1'-8" O.C.
⊕	Sedum reflexum 'Blue Spruce'	Blue Spruce Stonecrop	4"	112 SF		3" x 15-18"	4" O.C.
⊗	Ficus pumila	Creeeping Fig	5 GAL	8		15-20'H x 15-18" W	6' O.C.
⊗	Phyllostachya vivida 'Robert Young'	Robert Young	24" BOX	12		30'H	3" O.C.
<b>GROUNDCOVERS</b>							
⊞	San Quintin Black Pebbles	black	1-2"	85 S.F.			



LANDSCAPE PLAN / ELEVATION

3/32"=1'-0" 1

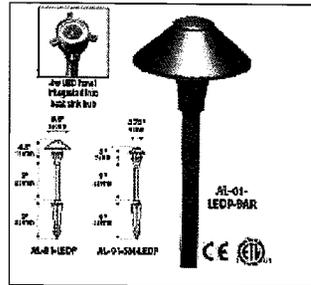
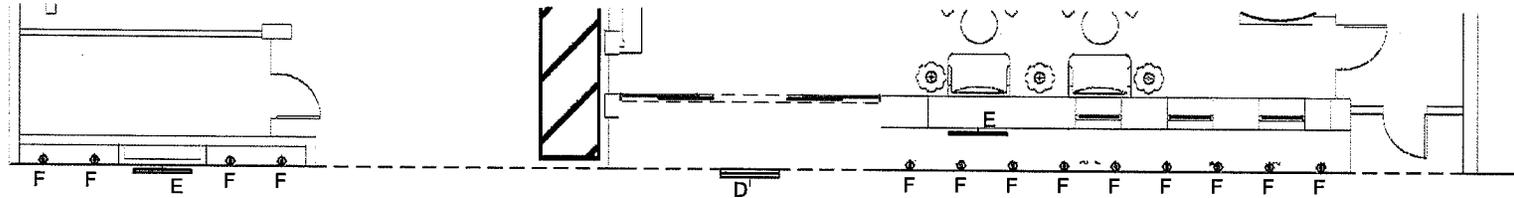
ARCHITECT OF RECORD  
**kolindornare architects**  
 1350 Coronado Avenue  
 Long Beach, CA 90804  
 T (562) 597-8700 F (562) 597-8022  
 www.kolindornare.com

PROJECT  
**THE MOSAIC HOTEL** | BEVERLY HILLS  
 125 S. SPALDING DRIVE, BEVERLY HILLS, CA

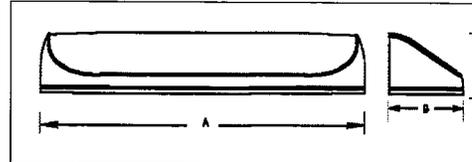
DATE  
 04 NOVEMBER 2013  
 DRAWN BY  
 LANDSCAPE PLAN / ELEVATION  
 SHEET NUMBER

A-8

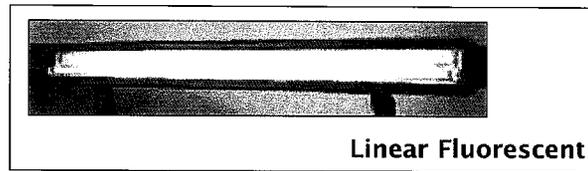
ALL PLANT MATERIALS AND PRODUCTS ARE TO BE REPRODUCED IN EXACT FORM AND QUANTITY AS SHOWN ON THESE PLANS. THE CLIENT AND ARCHITECT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT AND ARCHITECTURE FIRM ASSUME NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.



**TYPE F**  
IN-GROUND FIXTURE IN  
PLANTER BED AT  
LOCATIONS SHOWN



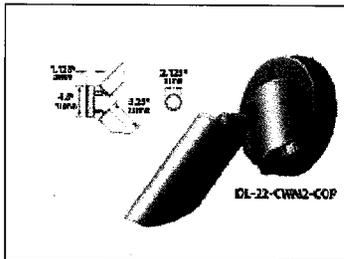
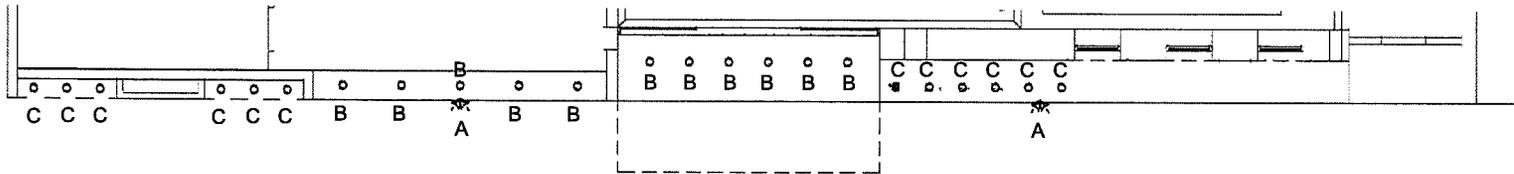
**TYPE D**  
WALL-MOUNTED  
FIXTURE LOCATED  
UNDER AWNING TO  
REPLACE EXISTING



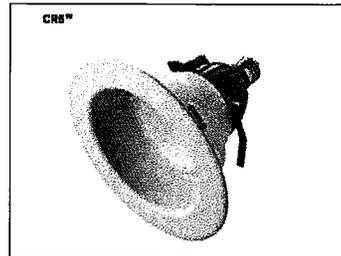
**TYPE E**  
WALL-MOUNTED  
FIXTURE TO REPLACE  
AT (2) (E) LOCATIONS  
OVER (E) SIGNS TO  
REMAIN

LANDSCAPE LIGHTING - PLAN

1/8"=1'-0" 1



**TYPE A**  
WALL-MOUNTED  
FIXTURE TO  
REPLACE AT (2)  
EXISTING  
LOCATIONS



**TYPE B (EXISTING RE-LAMPED)**  
**TYPE C (NEW)**  
RECESSED FIXTURE IN (E) SOFFITS

LANDSCAPE LIGHTING - REFLECTED CEILING PLAN

1/8"=1'-0" 2

PROJECT BY: **admittance technologies**  
 1585 Channing Avenue  
 Long Beach, CA 90804  
 T (562) 597-8700 F (562) 597-8700  
 www.admittance.com

FACADE RENOVATION FOR  
**THE MOSAIC HOTEL** | BEVERLY HILLS  
 125 S. SPALDING DRIVE, BEVERLY HILLS, CA

PROJECT NUMBER: 2013-00  
 DATE: 04 NOVEMBER 2013  
 SHEET TITLE: LANDSCAPE LIGHTING PLAN  
 SHEET NUMBER: A-9



EXISTING ELEVATION

1/8"=1'-0" 1

PROJECT OF RECORD  
**kolimotomarearchitects**  
 1350 Colorado Avenue  
 Long Beach, CA 90804  
 T (562) 997-4780 F (562) 997-4022  
 www.kolimotomare.com

**THE MOSAIC HOTEL** | BEVERLY HILLS  
 125 S. SPALDING DRIVE, BEVERLY HILLS, CA

PROJECT  
**THE MOSAIC HOTEL**  
 FACADE RENOVATION FOR  
 JOB NUMBER:  
 2013-50  
 DATE:  
 04 NOVEMBER 2013  
 DRAWING:  
 EXISTING  
 ELEVATION  
 SHEET NUMBER:

**A-10**

ALL RIGHTS RESERVED. ALL CONSTRUCTION RESPONSIBILITY AND PROPERTY RIGHTS IN THESE PLANS, SPECIFICATIONS, CONDITIONS OR CONTRACTS SHALL REMAIN SOLELY WITH KOLIMOTOMARE ARCHITECTS, INC. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED OR CONSIDERED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KOLIMOTOMARE ARCHITECTS, INC.

(E) PLASTER TRIM TO REMAIN - TO BE RE-PAINTED BENJAMIN MOORE ICE MIST, TYP.

(E) BUILDING PLASTER TO REMAIN - TO BE RE-PAINTED BEHR GRACEFUL GRAY, TYP.

(E) FLAG POLES TO REMAIN

(E) AWNING FRAMES TO REMAIN, FABRIC TO BE REPLACED WITH SUNBRELLA BLACK AND 1/4" NATURAL PIPING PER A-12



NEW LANDSCAPING AT (E) PLANTERS AND ON WALL PER A-8

NEW LIGHT POLE FIXTURE AT (E) LOCATION  
 NEW FIXTURE IN (E) LOCATION TO LIGHT SIGN  
 (E) SIGN TO REMAIN

NEW LIGHT FIXTURES BEYOND AWNING AND AT SOFFITS AS OCCUR PER A-9

NEW LIGHT POLE FIXTURE AT (E) LOCATION  
 NEW FIXTURE IN (E) LOCATION TO LIGHT SIGN  
 (E) SIGN TO REMAIN

NEW LANDSCAPING AT (E) PLANTERS AND ON WALL PER A-8

ELEVATION

1/8"=1'-0" 1

kolindtomarearchitects  
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 Long Beach, CA 90804  
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 www.kolindtomare.com

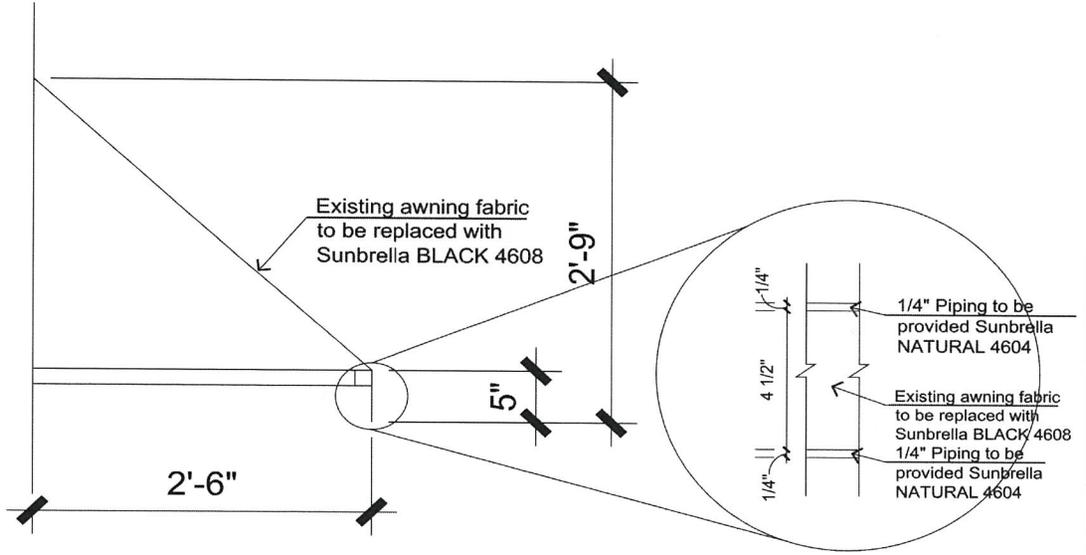
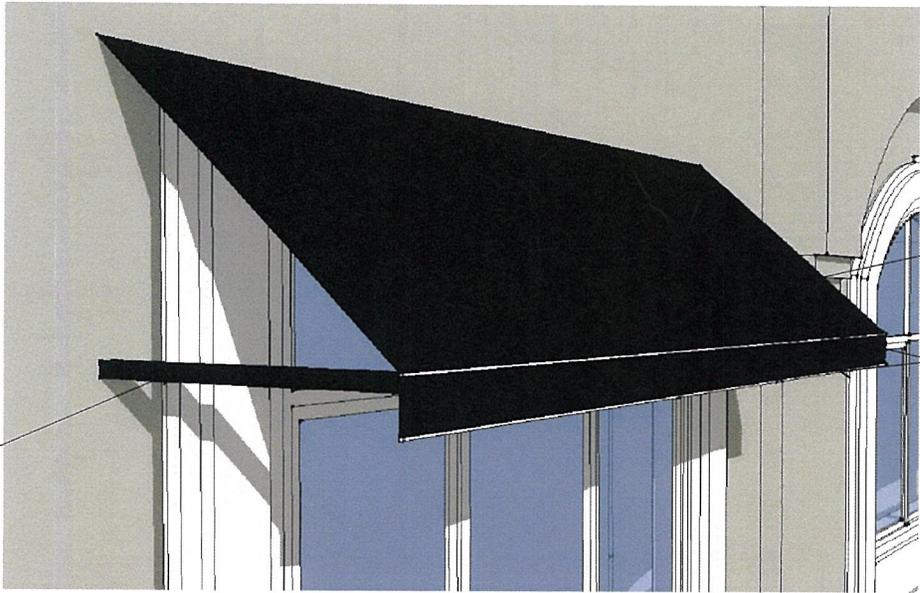
PROJECT: BEVERLY HILLS  
 128 S. SPALDING DRIVE, BEVERLY HILLS, CA

PROJECT: THE MOSAIC HOTEL  
 FACADE RENOVATION FOR

PROJECT: 2013-50  
 DATE: 04 NOVEMBER 2013  
 DRAWING: PROPOSED COLOR ELEVATION  
 SHEET NUMBER:

A-11

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AWNING FABRIC DETAIL

N.T.S.

1





STREETSCAPE PHOTO MONTAGE - WITH LANDSCAPE

1



STREETSCAPE PHOTO MONTAGE - WITHOUT LANDSCAPE

2

PROJECT: FACADE RENOVATION FOR **THE MOSAIC HOTEL** | BEVERLY HILLS  
 128 S. SPALDING DRIVE, BEVERLY HILLS, CA

kolindtormarchitects  
 1505 Comstock Avenue  
 Long Beach, CA 90804  
 T (562) 597-8700 F (562) 597-8022  
 www.kolindtormarchitects.com

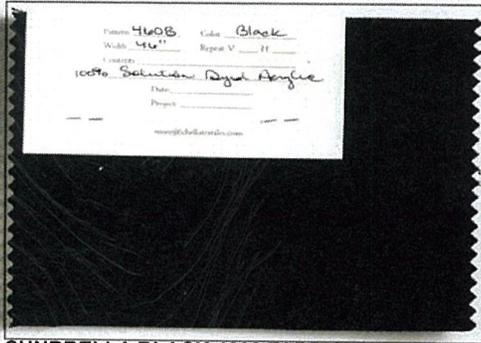
NOVEMBER 2013  
 STREETSCAPE  
 SHEET NUMBER: A-16

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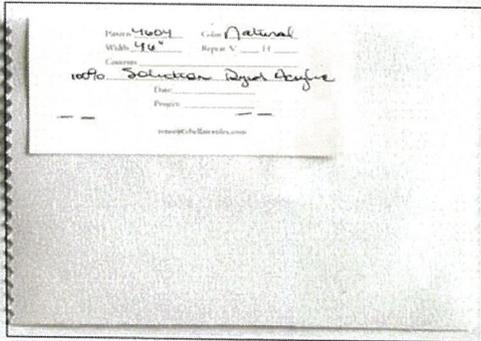
# THE MOSAIC HOTEL BEVERLY HILLS

125 S. SPALDING DRIVE, BEVERLY HILLS, CA

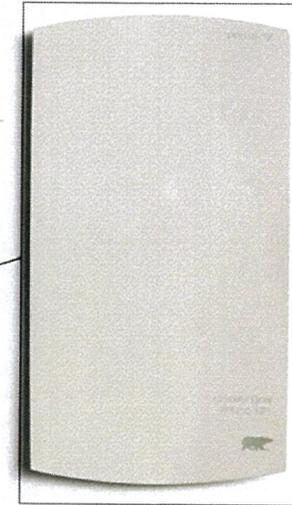
## FACADE RENOVATION



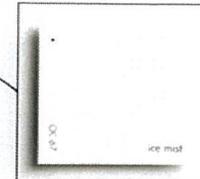
**SUNBRELLA BLACK 4608 FABRIC**  
AWNING FRAMES TO REMAIN AND BE PAINTED TO MATCH BLACK FABRIC



**SUNBRELLA NATURAL 4604 FABRIC**  
1/4" PIPING



PLASTER TO REMAIN - TO BE RE-PAINTED BEHR GRACEFUL GRAY



BUILDING PLASTER TRIM TO REMAIN - TO BE RE-PAINTED BENJAMIN MOORE ICE MIST



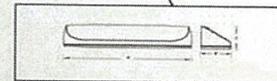
**TYPE E**  
WALL-MOUNTED FIXTURE OVER SIGNS



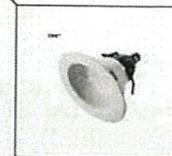
**TYPE A**  
WALL-MOUNTED FIXTURE AT FLAG POLES



**TYPE F**  
IN-GROUND FIXTURE IN PLANTERS



**TYPE E**  
WALL-MOUNTED FIXTURE UNDER AWNING



**TYPE B (E) FIXTURES RE-LAMPED**  
**TYPE C NEW FIXTURES**  
RECESSED FIXTURE IN SOFFITS

SAMPLE MATERIALS BOARD



**Architectural Commission Report**

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

**Attachment 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 FAÇADE REMODEL AND LANDSCAPING FOR THE PROPERTY LOCATED AT 125 SPALDING DRIVE (PL1330102-MOSAIC HOTEL).

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

Section 1. Christopher Alex of Kollin Altomare Architects, architect, Anna Anderson of The Mosaic Hotel, applicant, and Boutique Hotel Co. Beverly Hills, property owner, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and landscaping for the property located at 125 Spalding 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. The project has also been reviewed and found not be a historic resource. The property was evaluated as a potential historic resource on the City's 2004 Historic Survey and assigned Historic Resource Status Code 6Z – Found ineligible for National Register, California Register or Local designation through survey evaluation. Since the property has been substantially altered since construction and been found to be ineligible as a historic landmark, no further environmental assessment of the project as a cultural resource is necessary.

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 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:

Project-Specific Conditions

No project-specific conditions are proposed.

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.

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

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William Crouch, Commission Secretary  
Community Development Department

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James Blakeley III, Chair  
Architectural Commission