



Architectural Commission Report

Meeting Date: Wednesday, April 16, 2014

Subject: **9944 SOUTH SANTA MONICA BOULEVARD**
Request for approval of a façade remodel to an existing commercial building. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1404805)

Project agent: David Louis Swartz – HLW International

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel to an existing commercial building located at 9944 Wilshire Boulevard. The façade remodel includes the following components:

North Elevation (South Santa Monica Boulevard)

- Wood grain façade paneling;
- Storefront windows with painted aluminum frames (charcoal gray/black) with transparent windows (minimally tinted);
- Glass entry door with stainless steel hardware;
- Painted aluminum panel (blue/gray) above entrance door with stainless steel address numbers;
- Stainless steel entry railing, and;
- Corrugated metal mechanical screening.

East and West Elevations (parking lot)

- Painted exterior cement wall (light gray);
- Windows with painted steel frames (charcoal gray/black) with glass composite panels.

South Elevation (alley)

- Painted exterior cement wall (light gray);
- Windows with painted aluminum frames (charcoal gray/black) with transparent windows (minimally tinted);
- Repair existing glass block window grout, as necessary, and;
- Trash enclosure with galvanized and painted hollow metal doors.

Note: The increased wall height for the outdoor patio located directly adjacent to the rear property line will have to be set back a minimum of 6'-0" so as to meet development standards for properties located in the commercial and residential transitional area. Alternatively, the applicant may choose to maintain the height of the existing patio wall and clad it in a new material with no additional setback requirements.

Attachment(s):

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

Report Author and Contact Information:

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



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455 North Rexford Drive, Room 280-A

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URBAN DESIGN ANALYSIS

The proposed wood grain panel material is not an appropriate material for the building and does not relate to the overall aesthetic or architectural style of the building. It is recommended that an alternative material be considered that is more appropriate to the façade aesthetic.

Additionally, the ground floor windows adjacent to South Santa Monica Boulevard should be further recessed, as opposed to being flush with the façade, to more appropriately integrate with the adjacent door. Such windows should either extend to the adjacent grade or utilize a 45-degree slanted sill design element. Furthermore, the applicant should develop details for the building's architectural and security lighting.

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to discuss this analysis during the course of their review on the 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.

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 while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (David L. Fowler) is identified as the architect for an alteration in 1961. However, the building has been remodeled since that time and has lost historic integrity and is therefore not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this 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 (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):

- 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:

Work includes changing the elevation along the street side (S. Santa Monica Blvd) adding fire rated windows to the sides of the building, adding a landscaped balcony and replacement of existing glazing/ windows along the alley side of the building.

The proposed materials for the buildings include the following:
 Exterior Façade Along S. Santa Monica Blvd: Exterior Wood Grain Panel (Trespa Wood Decor Panel)
 Exterior Window Wall : Factory Painted Aluminum Storefront System with 1" thick Insulated Glass Units (Solarban 60)
 Exterior Cement Plaster on Side Walls and Rear of Building: Scratch Coat Painted Plaster Finish
 Signage: Stainless Steel Property Address Sign Only.
 Railing along S. Santa Monica Blvd: Stainless Steel Brushed Finish
 Windows along the Side of the Building: 2 Hour Rated Glass Wall System (TGP 120 Minute SG Curtain Wall)
 Accent Panel at Ramp Entrance to Building: Painted Aluminum Panel.

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

- R-4 R-4X R-4 R-4-P R-4X2
- R-3 RMCP C-3 C-3A C-3B
- C-5 C-3T-1 C-3T-2 C-3T-5 C-5
- Other: _____

E Lot is currently developed with (check all that apply):

- General Office Building Multi-family Building Other (specify below): _____
- Retail Building Vacant
- Medical Office Building 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	Business ID Sign(s)	None			
2	Building Address Sign	1	3'-0" X 12" High	3.00	Required by Code
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: 1. Exterior Wood Grain Panel 2. Cement Plaster 3. Aluminum Panel 4. Roof Screen
Texture /Finish: 1. Wood Grain Appearance 2. Painted Scratch Coat 3. Painted 4/ Solid Painted Corrugated
Color / Transparency: 1. Solid Gray/ Brown 2. Solid White w/ Slight Gray 3. Solid Blue/ Gray 4. Solid Gray Brown

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

Material: 1. Aluminum Frame for Windows 2. Glass within Windows 3. Steel Frame for Fire Rated Windows 4. Fire Rated Glass 5. All Glass Entrance Door
Texture /Finish: 1. Painted 2. Insulated Glass Unit 2. Smooth 3. Painted 4. Smooth 5. Smooth with Stainless Steel Hardware
Color / Transparency: 1. Charcoal Gray/ Black 2. Transparent with Minimal tint (Solarban 60) 3. Charcoal Gray/ Black 4. 3 1/2" thick glass composite panels 5. Blumcraft 1301 series door assembly.

ROOF

Material: Built Up Roofing - Asphaltic
Texture /Finish: Modified Cap Sheet
Color / Transparency: Solid White Granules over black Asphaltic Sheet

COLUMNS

Material: Cement Plaster (Only as Pilaster in Garage)
Texture /Finish: Scratch Coat
Color / Transparency: Solid White w/ Slight Gray

BALCONIES & RAILINGS

Material: Cement Plaster Wall
Texture /Finish: Scratch Coat Exterior Side
Color / Transparency: Solid White w/ Slight Gray

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

Material: None
Texture /Finish:
Color / Transparency:

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

AWNINGS, CANOPIES

Material: None
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: None
Texture /Finish: _____
Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: Stainless Steel Plate
Texture /Finish: #4 Finish - Brushed
Color / Transparency: Solid

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

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

PAVED SURFACES

Material: 1. Asphalt Parking Lot 2. Stone Paving @ Ramp Area 3. Cast or Poured Concrete
Texture /Finish: 1. Solid Black Asphalt 2. Honed Finish 3. Broom Finish
Color / Transparency: 1. Black Asphalt 3. Solid Gray 3. Pure Concrete Color

FREESTANDING WALLS AND FENCES

Material: CMU with Cement Plaster Over
Texture /Finish: Scratch Coat
Color / Transparency: Solid White w/ Slight Gray

OTHER DESIGN ELEMENTS

Material: None
Texture /Finish: _____
Color / Transparency: _____

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

The proposed improvements include landscape within private deck/patio areas not visible from the public right of way. The decks shall feature a mix of stationary built in planters as well as movable planter pots. The landscape proposed shall be suitable for the micro climates. Each deck area and shall be planted with drought tolerant planting consisting of ornamental grasses, succulents, small trees and perennials. The landscape shall provide eye interest featuring contrast in color, texture and height.

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 is a simple building following the simple themes of the newer renovated building to its east. The building materials were selected for both their longevity but also their beauty and warmth. The building was designed not to stand out in its environment rather to be simple and non obtrusive. There will be no company identification signage on the building other than the street address '9944'.

- 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 building makes effort to close itself off at the rear of the building from the structures/ residences along the alley side of the building. The balconies walls at the rear of the building are 7'-0" high giving both privacy to the users but also screening noise and views from the residential properties along the alley.

- 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.**

None

- 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 building is of the same general size and density as adjacent properties.

- 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.**



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Attachment B:
Project Design Plans



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hlw **HLW International LLP**
1556 20th Street, Suite B
Santa Monica, CA 90404
Tel 310 453 2800
www.hlw.com

DRAWING TITLE: EXTERIOR RENDERING (DAY VIEW)

SCALE:

PROJECT NO.: 13146

DRAWING NO.

AR-001



AERIAL ALONG S. SANTA MONICA BLVD TOWARDS CENTURY CITY



ALONG S. SANTA MONICA BLVD



EXISTING S. SANTA MONICA BLVD ELEVATION

PROPERTY WITHIN DASHED LINE



AERIAL ALONG ALLEY SIDE



PARKING LOT ALONG ALLEY SIDE



BACK OF BUILDING ALONG ALLEY

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hlw **HLW International LLP**
 1556 20th Street, Suite B
 Santa Monica, CA 90404
 Tel 310 453 2800
 www.hlw.com

DRAWING TITLE: EXISTING BUILDING IMAGES

SCALE:

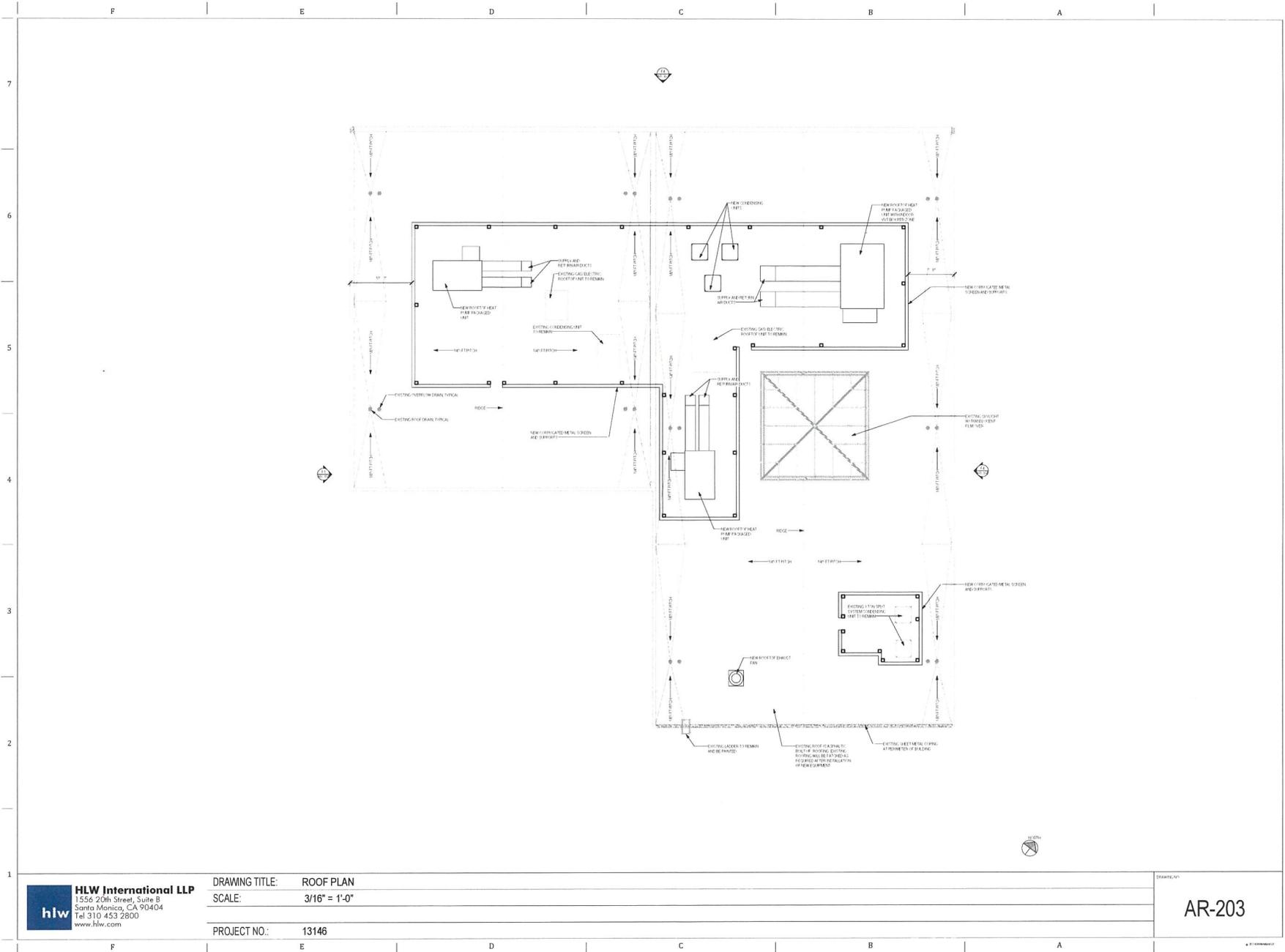
PROJECT NO.: 13146

DATE PLOTTED:

AR-015

3/26/2014 3:32:52 AM

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hlw **HLW International LLP**
 1556 20th Street, Suite B
 Santa Monica, CA 90404
 Tel 310 453 2800
 www.hlw.com

DRAWING TITLE: **ROOF PLAN**
 SCALE: **3/16" = 1'-0"**

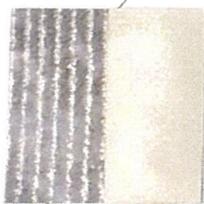
PROJECT NO.: **13146**

AR-203

F | E | D | C | B | A

7
6
5
4
3
2
1

9944 SANTA MONICA BLVD
SCOPE OF WORK: REMODEL



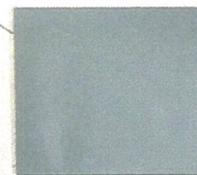
1 1/2" THICK CLEAR INSULATED GLASS UNITS WITH LOW-E COATING (IGLAR BAN 60)



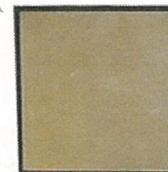
2 1/2" THICK CLEAR INSULATED GLASS UNITS WITH LOW-E COATING (IGLAR BAN 60)



3 EXTERIOR WOOD GRAIN PANELS



4 ALUMINUM PLATE CHAIRS PAINTED



5 EXTERIOR 1 1/4" DIAMETER A4 FINISH STAINLESS STEEL RAILING



6 EXTERIOR 2 1/2" X 3" STOREFRONT SYSTEM

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hlw **HLW International LLP**
1556 20th Street, Suite B
Santa Monica, CA 90404
Tel 310 453 2800
www.hlw.com

DRAWING TITLE: EXTERIOR MATERIAL BOARD

SCALE:

PROJECT NO.: 13146

DRAWING

AR-300

F | E | D | C | B | A



F4 North Elevation (COLOR) ARB



F1 South Elevation (COLOR) ARB

hlw **HLW International LLP**
 1556 20th Street, Suite B
 Santa Monica, CA 90404
 Tel 310 453 2800
 www.hlw.com

DRAWING TITLE: EXTERIOR COLOR ELEVATIONS
 SCALE: 3/16" = 1'-0"

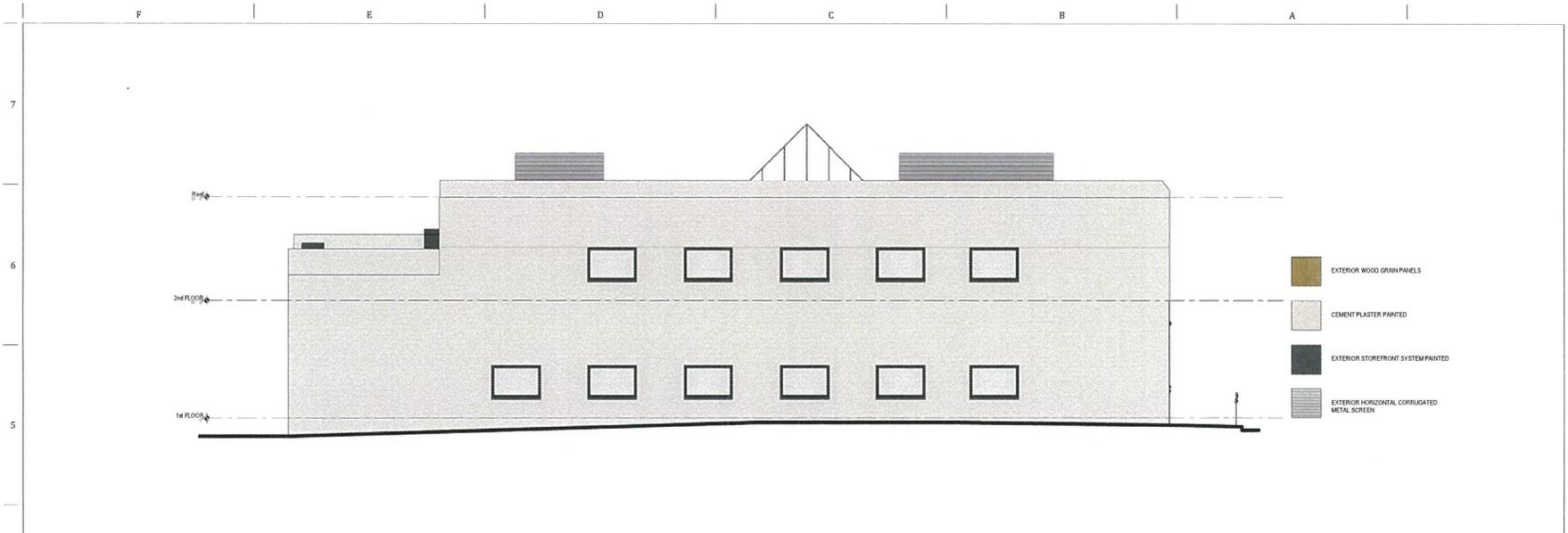
PROJECT NO.: 13146

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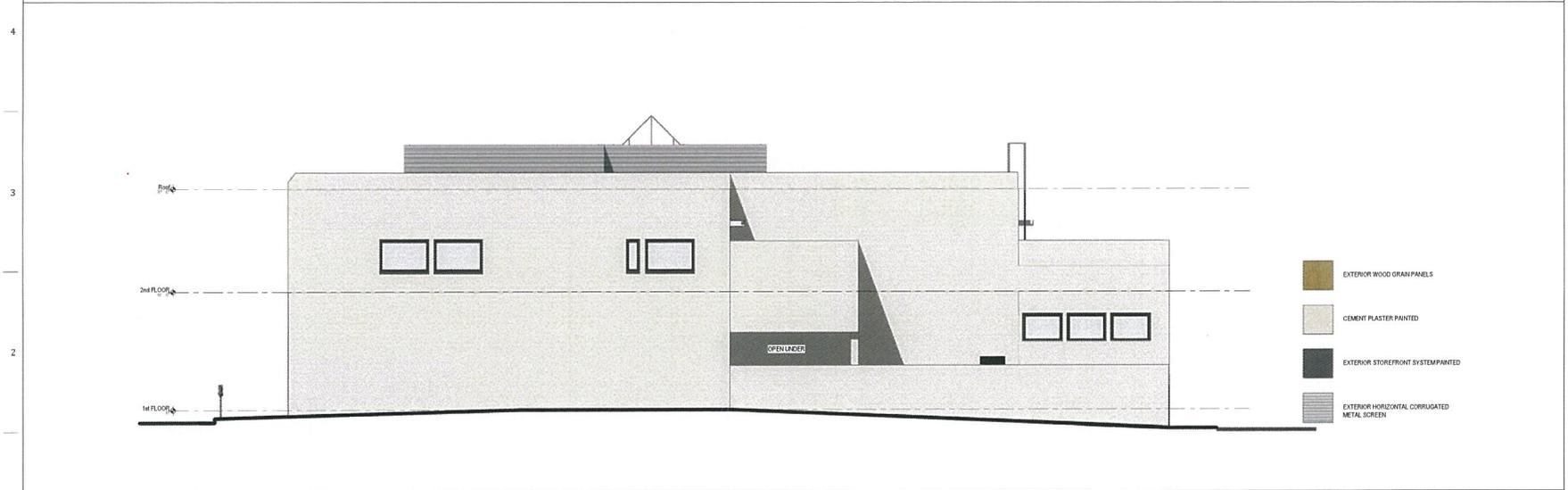
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F4 East Elevation (COLOR) ARB
3/16" = 1'-0"



F1 West Elevation (COLOR) ARB
3/16" = 1'-0"

hlw **HLW International LLP**
 1556 20th Street, Suite B
 Santa Monica, CA 90404
 Tel 310 453 2800
 www.hlw.com

DRAWING TITLE: EXTERIOR COLOR ELEVATIONS

SCALE: 3/16" = 1'-0"

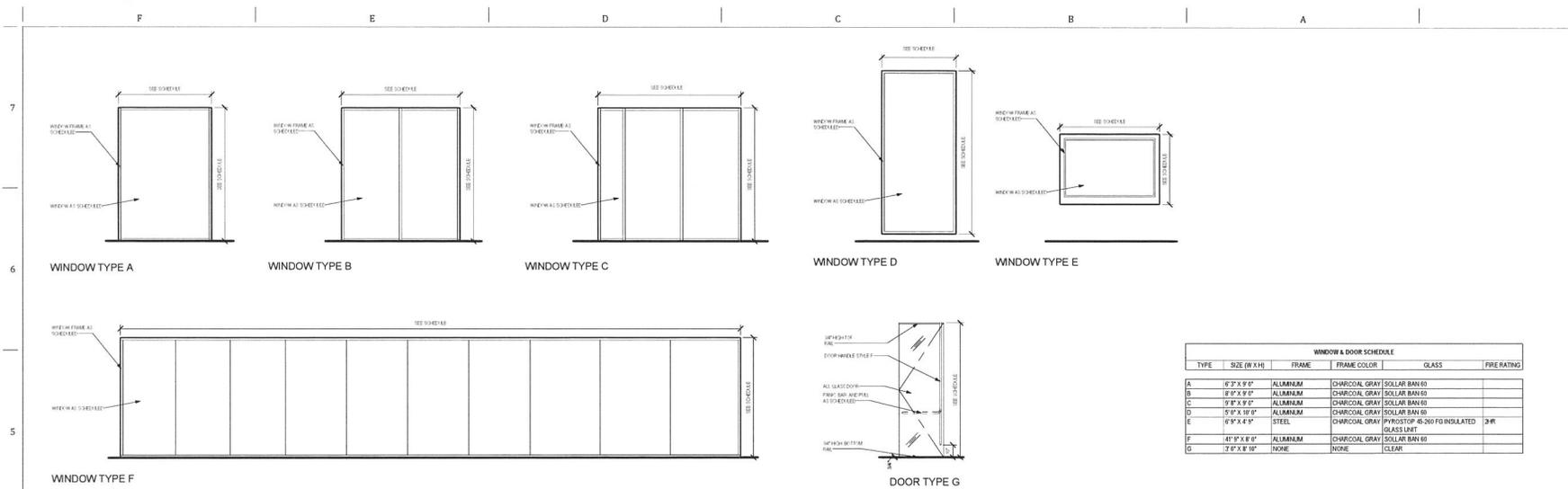
PROJECT NO.: 13146

DRAWING NO.

AR-302

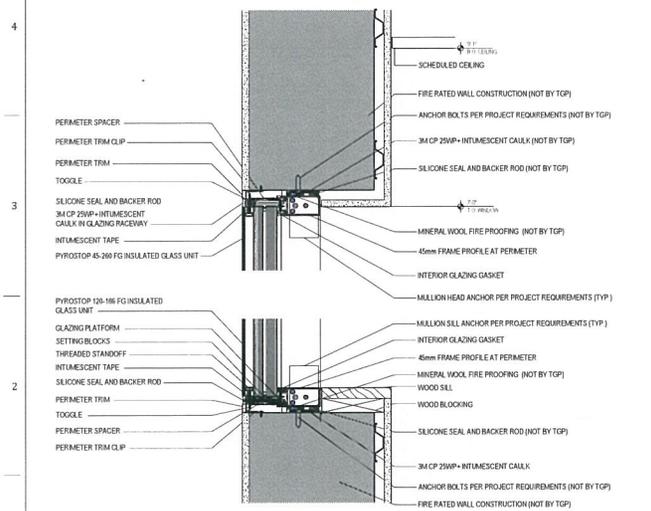
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WINDOW & DOOR SCHEDULE					
TYPE	SIZE (W X H)	FRAME	FRAME COLOR	GLASS	FIRE RATING
A	6'0" X 6'0"	ALUMINUM	CHARCOAL GRAY	SOLLAR BAN 60	
B	6'0" X 9'0"	ALUMINUM	CHARCOAL GRAY	SOLLAR BAN 60	
C	6'0" X 9'0"	ALUMINUM	CHARCOAL GRAY	SOLLAR BAN 60	
D	12'0" X 10'0"	ALUMINUM	CHARCOAL GRAY	SOLLAR BAN 60	
E	6'0" X 4'0"	STEEL	CHARCOAL GRAY	PYROSTOP 45-260 FG INSULATED GLASS UNIT	3-R
F	41'0" X 8'0"	ALUMINUM	CHARCOAL GRAY	SOLLAR BAN 60	
G	12'0" X 8'10"	NONE	NONE	CLEAR	

WINDOW & DOOR TYPES



F1 WINDOW TYPE E DETAIL

HLW International LLP
 1556 20th Street, Suite B
 Santa Monica, CA 90404
 Tel 310 453 2800
 www.hlw.com

DRAWING TITLE: DOOR, WINDOW SCHEDULE & DETAIL
 SCALE: As indicated
 PROJECT NO.: 13146

AR-310

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Architectural Commission Report

455 North Rexford Drive, Room 280-A

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Attachment C:

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR A FAÇADE REMODEL TO AN EXISTING COMMERCIAL BUILDING FOR THE PROPERTY LOCATED AT 9944 SOUTH SANTA MONICA BOULEVARD (PL1404805).

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

Section 1. David Louis Swartz, agent, on behalf of the property owner, Stretch Cunningham, LLC, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel to an existing commercial building for the property located at 9944 South Santa Monica 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. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (David L. Fowler) is identified as the architect for an alteration in 1961. However, the building has been remodeled since that time and has lost historic integrity and is therefore not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

Section 5. The Architectural Commission conducted a duly noticed public hearing on April 16, 2014 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 for this project.

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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: April 16, 2014

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission