



## Architectural Commission Report

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**Meeting Date:** Wednesday, May 21, 2014

**Subject:** **8822 OLYMPIC BOULEVARD (PL1406941)**  
Request for approval of a façade modification. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project agent:** Michael Nourmand and Omid Khorshidi

**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 façade modification for an existing commercial building located at 8822 Olympic Boulevard. The façade modification includes the following:

- Seven (7) white laminate glass windows with clear anodized aluminum frames located on the South Clark Drive elevation.

### URBAN DESIGN ANALYSIS

The building has an established architectural pattern that should be continued with the new window openings on South Clark Drive; however, the two street fronts do not appear to be from the same building as the new windows are proposing in a different architectural style. The exterior elevation appears to be dictated by the floor plan as opposed to looking at the building as a whole and its effect on the streetscape. As such, it is recommended that alternative window treatments be utilized to create a more uniform aesthetic for the building.

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

### 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

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) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



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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 existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

### **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:**

Eight new windows located along the Clark Street elevation. The window frames will be clear anodized aluminum with non-operable white laminated glass.

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

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

Material: Aluminum, and glass  
 Texture /Finish: Clear anodized finish  
 Color / Transparency: White laminated glass

**ROOF**

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

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

**DOWNSPOUTS / GUTTERS**

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

**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:**

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.**

The addition of windows along the Clark Avenue will transform the building into a contemporary structure in keeping with the existing architecture context of the Olympic corridor. The window material is progressive and of high quality assuring a sense of permanence and longevity giving the building an elegant and understated quality.

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 windows will emit no noise as it is a Law Firm. Street noise transferred into the existing building will be mitigated by using high quality glazing. No sound currently travels through the existing structure.

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 proposed materials are of high quality and will last with minimal maintenance. The custom made storefront system is of quality that can be seen in other similar buildings.

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 facade is both elegant and contemporary in appearance and will easily integrate with the adjacent design language.

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 size, and openings are all within the limits and confines of the local code.

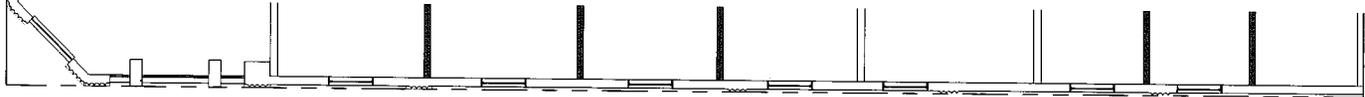


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**Attachment B**  
Project Design Plans



Top of Parapet  
17' - 10"

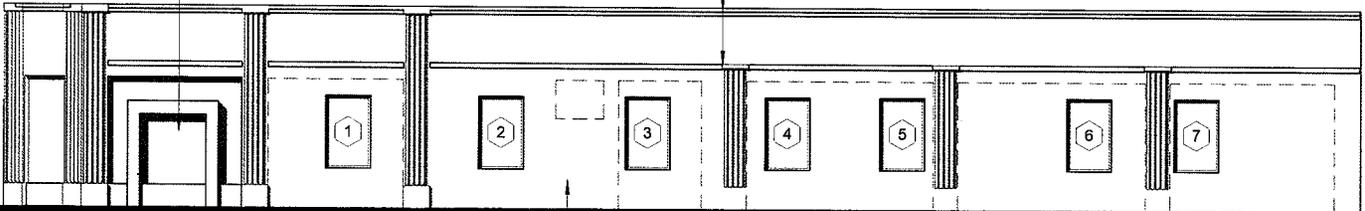
First Floor Plan  
0' - 0"

Area of existing URM openings  
Indicates interior existing walls

DRB West Elevation URM Existing Opening  
3/32" = 1'-0" ②

Existing clear glass to remain with no change.

Existing white Trim to remain with no change



Top of Parapet  
17' - 10"

First Floor Plan  
0' - 0"

Existing white Stucco is to remain with no change.

DRB West Elevation  
3/32" = 1'-0" ①

Window Schedule

Mark	Sill Height	Height	Width	Manufacturer	Model	Frame Finish	Description	Comments
1	3' - 6"	6' - 6"	4' - 0"	Kawneer	Trifab 400, equal or better	Clear Anodized Aluminium	Storefront Glazing System	Glass; White Laminate
2	3' - 6"	6' - 6"	4' - 0"	Kawneer	Trifab 400, equal or better	Clear Anodized Aluminium	Storefront Glazing System	Glass; White Laminate
3	3' - 6"	6' - 6"	4' - 0"	Kawneer	Trifab 400, equal or better	Clear Anodized Aluminium	Storefront Glazing System	Glass; White Laminate
4	3' - 6"	6' - 6"	4' - 0"	Kawneer	Trifab 400, equal or better	Clear Anodized Aluminium	Storefront Glazing System	Glass; White Laminate
5	3' - 6"	6' - 6"	4' - 0"	Kawneer	Trifab 400, equal or better	Clear Anodized Aluminium	Storefront Glazing System	Glass; White Laminate
6	3' - 6"	6' - 6"	4' - 0"	Kawneer	Trifab 400, equal or better	Clear Anodized Aluminium	Storefront Glazing System	Glass; White Laminate
7	3' - 6"	6' - 6"	4' - 0"	Kawneer	Trifab 400, equal or better	Clear Anodized Aluminium	Storefront Glazing System	Glass; White Laminate

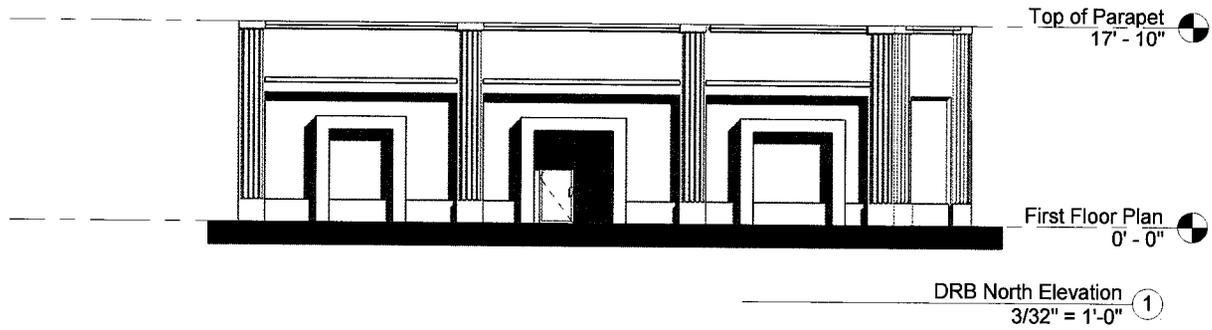
**Rubenstein**  
architects

**AMGED LLC**  
8822 W. Olympic Blvd.  
Beverly Hills, Ca 90211

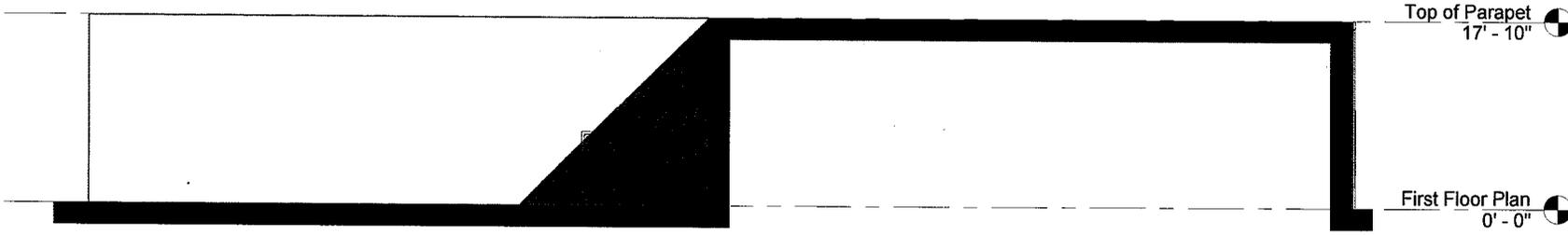
West Elevation

DRB-03

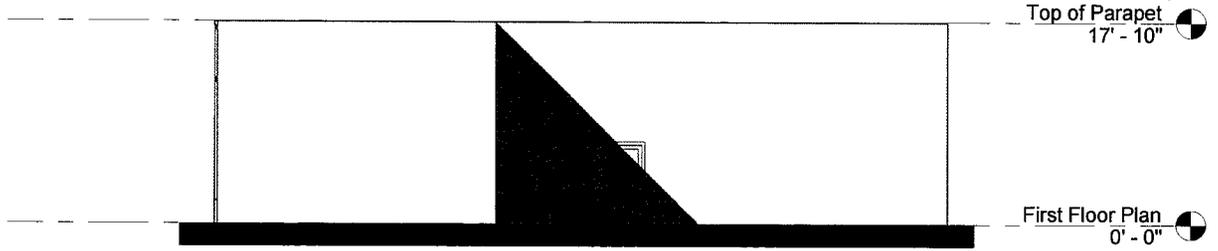
810 Newport Avenue, Suite 5, El Segundo, CA 90245 | Tel: 310.446.0182 | Fax: 310.364.1332 | rubensteinarch.com



DRB North Elevation ①  
3/32" = 1'-0"



DRB East Elevation ②  
3/32" = 1'-0"



DRB South Elevation ③  
3/32" = 1'-0"

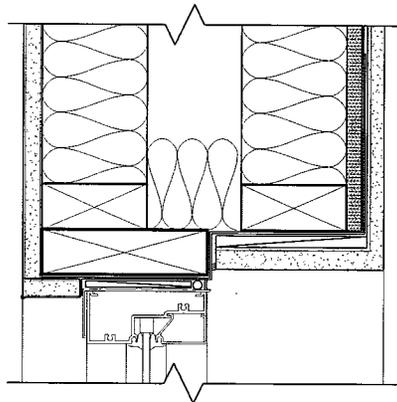
**Rubenstein**  
architects

**AMGED LLC**  
8822 W. Olympic Blvd.  
Beverly Hills, Ca 90211

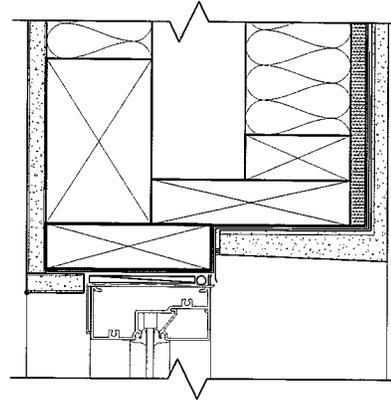
Elevations

DRB-04

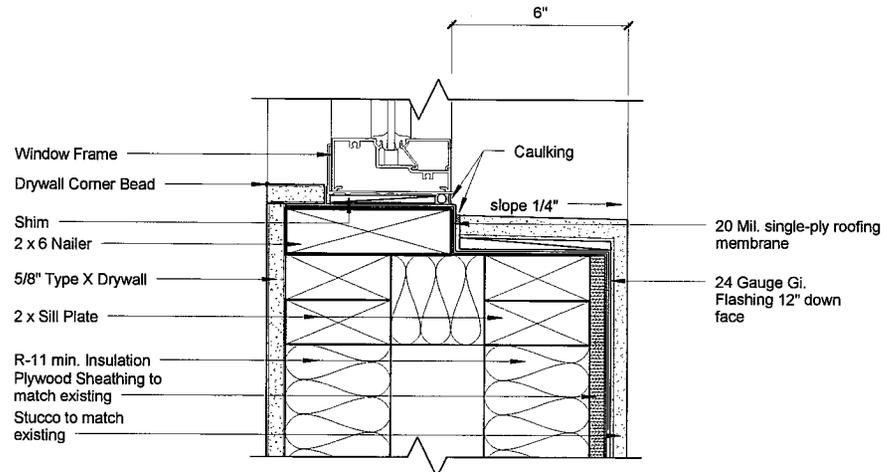
610 Newport Avenue, Suite 5, El Segundo, CA 90245 Tel. 310.446.0182 Fax. 310.364.1332 rubensteinarchitects.com



Jamb



Head



Sill

B2010.130.10 Kawneer Fixed Window Sill ①  
3" = 1'-0"

**Rubenstein**  
architects

**AMGED LLC**  
8822 W. Olympic Blvd.  
Beverly Hills, Ca 90211

Window Section

DRB-05



**Rubenstein**  
architects

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8822 W. Olympic Blvd.  
Beverly Hills, Ca 90211

South Clark Drive  
Rendering

**DRB-06**

DRB Clark Street Rendering  
12" = 1'-0"

1



8840 W. Olympic Blvd.



8827 W. Olympic Blvd.



8818 W. Olympic Blvd.

422 S. Clark Drive



418 S. Clark Drive



# Rubenstein architects

810 Newport Avenue, Suite 5, West Hollywood, CA 90068 | Tel: 310.446.0182 | Fax: 310.364.1332 | rubensteinarchitects.com

## AMGED LLC

8822 W. Olympic Blvd.  
Beverly Hills, Ca 90211

Vacinity Photos

DRB-07



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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 MODIFICATION FOR THE PROPERTY LOCATED AT 8822 OLYMPIC BOULEVARD (PL1406941).

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

Section 1. Michael Nourmand and Omid Khorshidi, agents, on behalf of the property owner, AMGED, LLC, (Collectively the “Applicant”), has applied for architectural approval of a façade modification for the property located at 8822 Olympic 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 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 existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

Section 5. The Architectural Commission conducted a duly noticed public hearing on May 21, 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 environmental less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, complaint with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

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

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

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

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

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: May 21, 2014

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William Crouch, Commission Secretary  
Community Development Department

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James Blakeley III, Chair  
Architectural Commission