



Architectural Commission Report

Meeting Date: Wednesday, May 21, 2014

Subject: **9265 BURTON WAY (PL1407094)**
Request for approval of a new five-story multi-family residential building. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Ed Levin – Levin-Morris Architects

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 new five-story multi-family residential building located at 9265 Burton Way. The project was reviewed by the Architectural Commission at their meeting on August 15, 2012 as a preview item (Attachment A) as the project required approval by the Planning Commission for various land use entitlements.

The comments provided by the Architectural Commission during their initial review related primarily to the flatness of the façade, the concept that the exterior was dictated by the interior, the discordant configuration of windows and balconies, and the use of materials.

The overall design aesthetic has not change significantly since the initial review by the Architectural Commission; however, it should be noted that the height of the building was reduced from six stories to five stories as a result of the approval granted by the Planning Commission.

The design of the proposed residential building is articulated by the following elements:

- Painted cement plaster façade walls in an ivory/off-white color;
- Painted cement plaster soffits in a light gray color;
- Wood-grained stone cladding in vertical alignment on the 2nd, 3rd, and 4th stories;
- Zinc cladding at building parapet and 5th floor columns;
- Clear glass windows and doors with clear anodized framing;
- Painted steel balcony guardrails;
- Glass mosaic entry column in a light gray color;
- Limestone pavers at the entry way;
- Precast concrete pavers for site and roof paving;
- Stone clad wall at first story – partially obscured by green wall, and;
- Front yard landscaping that includes King palm trees, Fruitless olive trees, 'Silver Sheen' for the green wall, and various other plantings.

Attachment(s):

- A. Project Preview Plans – August 15, 2012
- B. Detailed Design Description and Materials (Applicant Prepared)
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

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Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

URBAN DESIGN ANALYSIS

The proposed design does not appear to address the street or the pedestrian experience along Burton Way due to the stone wall and green screen at the first floor and adjacent to the sidewalk. The first floor design should be revised so as to provide greater transparency between the public and private space and utilize the 10'-0" landscaped setback to provide privacy to the units as opposed to a blank wall.

Additionally, the use of the wood-grained stone cladding provides too great a contrast with the building as it is not incorporated throughout the design and is not consistent with the proposed palette. The applicant should utilize a cooler-toned stone that better complements the proposed building.

Furthermore, the configuration of the street-facing balconies appears discordant as it breaks the rhythm of the design. Such configuration should be revised to as to more appropriately integrate with the building design and create a harmonious street-facing aesthetic.

Lighting details have not been provided by the applicant at this point and it is recommended that these be developed for further review by the Architectural Commission.

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

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AC Meeting – May 21, 2014

Attachment A

Project Preview Plans – August 15, 2012



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WEST HOLLYWOOD, CA 90048
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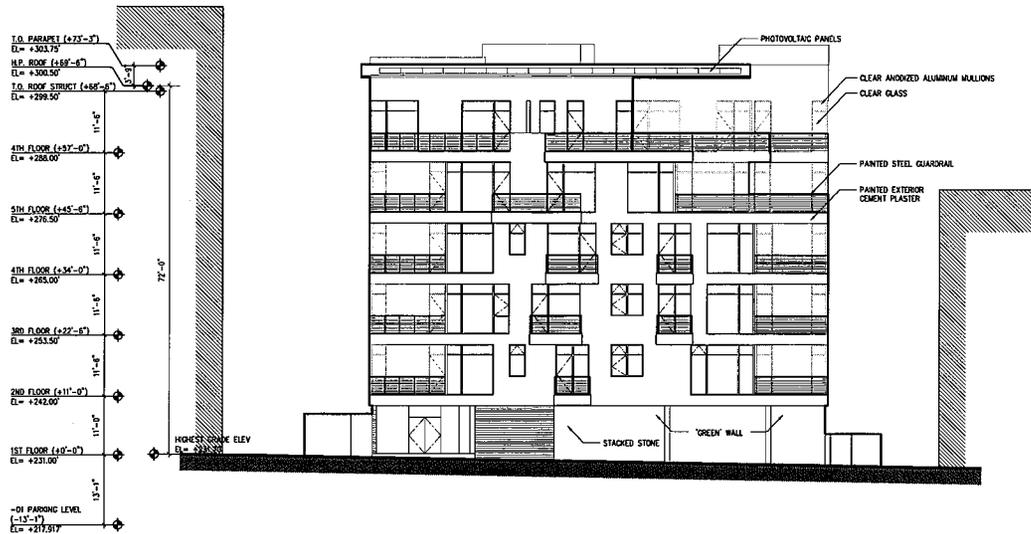
9265 BUNTON WAY
BEVERLY HILLS, CA 90210

PLANNING SUBMITTAL 6.01.2012
PLANNING SUBMITTAL REV 6.22.2012
ARCHITECTURAL COMMISSION 8.02.2012

DATE 02 AUGUST 2012
SCALE -
TYPE SE RENDERING
SHEET A4.00b



(C3) WEST ELEVATION
3/32" = 1'-0"



(A3) SOUTH ELEVATION
3/32" = 1'-0"



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Attachment B

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:

The project consists of a new 5-story, 23-unit multi-family residential building, with 2 levels of subterranean parking, 5 levels of residential units (including 2 affordable units), and rooftop common area.

Exterior finish materials include exterior cement plaster (very light sand finish), natural stone (honed finish), aluminum & glass windows and doors (clear anodized aluminum & clear double-glazing).

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
- 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: A certified EIR has determined that no historic resource exists on the project site

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	(none)				
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: exterior cement plaster / natural stone
Texture /Finish: very light sand finish / honed finish
Color / Transparency: cream / brown (all finishes opaque)

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

Material: aluminum frame & trim / double-glazed window units
Texture /Finish: clear anodized finish / float glass
Color / Transparency: natural silver / clear glass

ROOF

Material: public areas: precast concrete pavers / non-public: built-up roofing
Texture /Finish: light sandblasted finish / gravel cap sheet
Color / Transparency: light gray / white

COLUMNS

Material: glass mosaic
Texture /Finish: stippled (natural cast)
Color / Transparency: silver-gray

BALCONIES & RAILINGS

Material: steel
Texture /Finish: smooth / painted finish
Color / Transparency: silver

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~~ BALCONIES

Material: Fascia: zinc / paving: stone / soffit: exterior
Texture /Finish: smooth / honed / very light sand
Color / Transparency: natural weathered gray / light gray / light gray

DOWNSPOUTS / GUTTERS

Material: zinc
Texture /Finish: smooth
Color / Transparency: natural weathered gray

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: balconies: lensed, recessed downlights / walkways: low-intensity bollards
Texture /Finish: downlights: smooth trim rings / bollards: smooth
Color / Transparency: white / natural stainless steel (silver)

PAVED SURFACES

Material: public: dimensional stone / service & egress: precast concrete pavers
Texture /Finish: honed / light sandblasted finish
Color / Transparency: gray / gray

FREESTANDING WALLS AND FENCES

Material: exterior cement plaster
Texture /Finish: very light sand finish
Color / Transparency: light gray

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:

The landscape design was influenced by the angularity of the building and repeated in the landscape form. There is a repetition of palms along the front in response to linear rhythm of the front facade, and a softening at the pedestrian entry with olives identifying a transition space and a gateway from the public street to the lobby.

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 proposed building is an elegant modern structure, well suited to the broad landscaped boulevard that is Burton Way.

- 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 drawings for the proposed building indicate double glazing and well-insulated exterior walls as well as interior walls & floor/ceiling assemblies exceeding required STC and IIC requirements, all of which will protect against external and internal noise.

- 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 exterior design of the proposed structure well exceeds the architectural and construction detailing quality of the neighboring buildings on either side, and well exceed the architectural and construction detailing quality of typical multi-family residential structures in the City.

- 4. Describe how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.**

The proposed building conforms to the general plan, and is harmonious in scale with surrounding developments.

- 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.**

This is adequately described in the drawings for the proposed building.



Architectural Commission Report

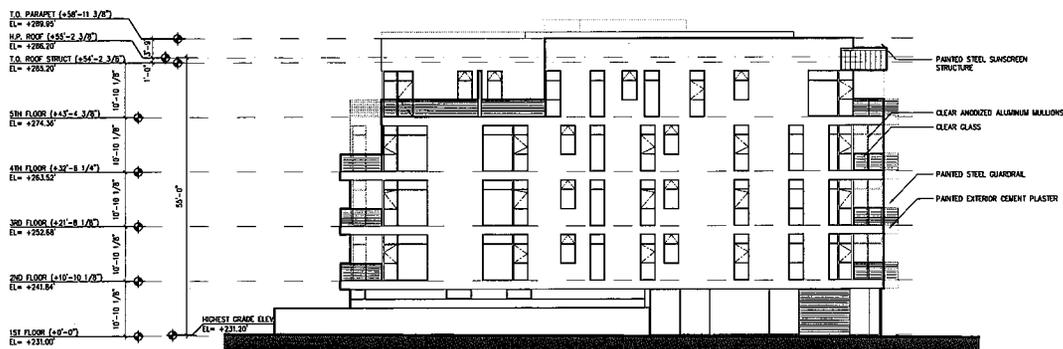
455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

Attachment C
Project Design Plans

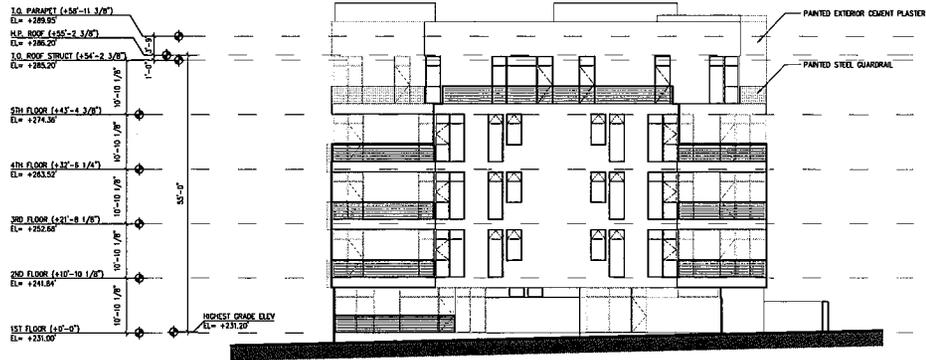


C3 SOUTH ELEVATION
3/24' - 1'-0"



A3 WEST ELEVATION
3/24' - 1'-0"

P:\1103 3225 Burton Way\mvg\shdwsh1103_A402.dwg, 5/7/2014 8:06:44 AM



C3 NORTH ELEVATION



A3 EAST ELEVATION
3/32" = 1'-0"

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PLANNING SUBMITTAL 6.9.2012
PLANNING SUBMITTAL REVISION 6.22.2012
ARCHITECTURAL COMMISSION 8.02.2012
PLANNING RESUBMITTAL 03.12.2014
PLANNING SUBMITTAL REVISION 03.12.2014
ARCHITECTURAL REVIEW SUBMITTAL 05.06.2014

DATE 07 MAY 2014

SCALE

TITLE

BUILDING ELEVATIONS

NO.

A4.02



#1 314 FOOTHILL



#2 9291 BURTON WAY



#3 315 N. ELM DR.



#4 PROJECT SITE

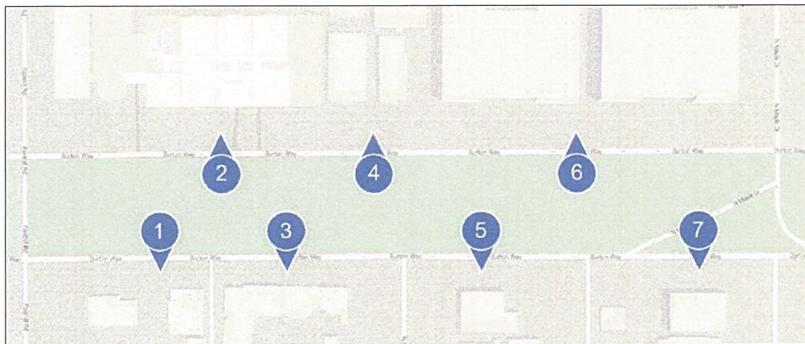


#5 314 N. ELM DR.



#6 9249 BURTON WAY

KEY LEGEND



#7 1006 HENFORD



#7 315 N. MAPLE DR.

1 2 3 4 5 6 7

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PLANNING SUBMITTAL REV 03.14.2014
ARCH REVIEW SUBMITTAL 05.06.2014



SITE PANORAMIC PHOTO

01



SITE PANORAMIC PHOTO W/ PROPOSED PROJECT

02



SITE PANORAMIC PHOTO W/ PROPOSED PROJECT WITH PARKWAY TREES REMOVED

03

DATE 07 MAY 2014
SCALE -
SITE PANORAMIC PHOTO
SHEET A4.22

1 2 3 4 5 6 7

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PLANNING SUBMITTAL REV 03.12.2014
PLANNING SUBMITTAL REV 03.14.2014
ARCH REVIEW SUBMITTAL 05.06.2014

DATE 07 MAY 2014
DRAWN
TITLE STREETScape PHOTO MONTAGE
PROJECT A4.23



STREETScape PHOTO MONTAGE W/O PARK WAY TREES

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EMPIRE
 PROPERTY GROUP
 LEVIN-MORRIS ARCHITECTS LLP

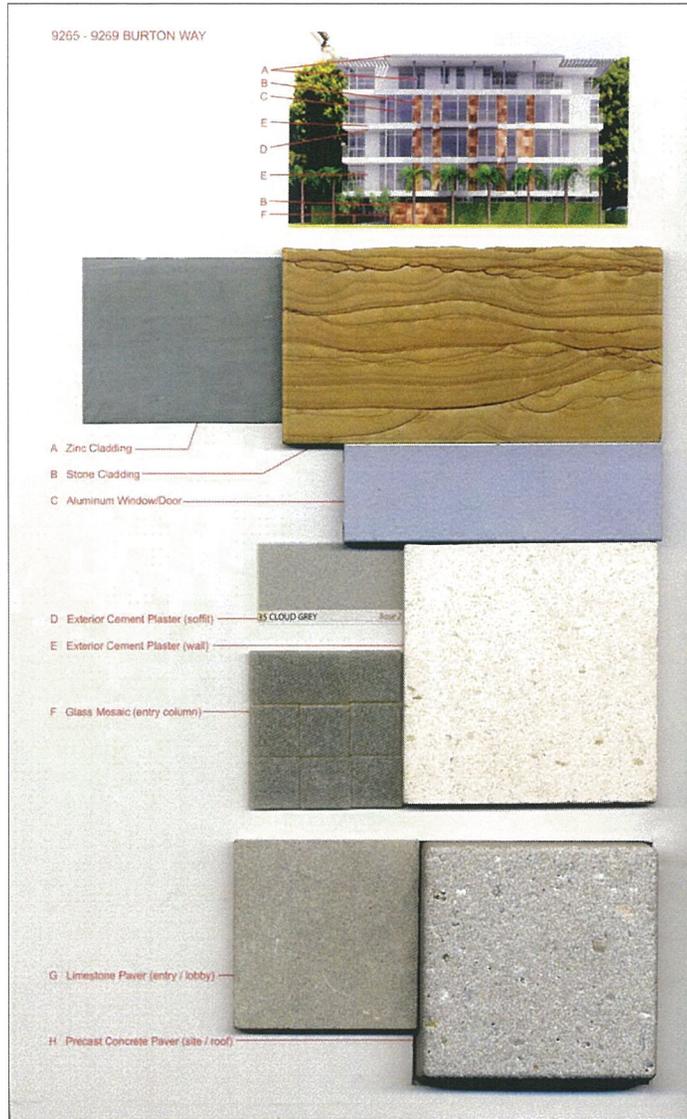
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PLANNING SUBMITTAL 6.01.2012
 PLANNING SUBMITTAL REV 6.22.2012
 ARCHITECTURAL COMMISSION 8.02.2012
 PLANNING RESUBMITTAL REV 03.12.2014
 PLANNING SUBMITTAL REV 03.14.2014
 ARCH REVIEW SUBMITTAL 05.06.2014

DATE 07 MAY 2014
 TIME
 TITLE 3D PERSPECTIVE RENDERING
 SHEET
 OF A4.24



SAMPLE MATERIALS BOARD

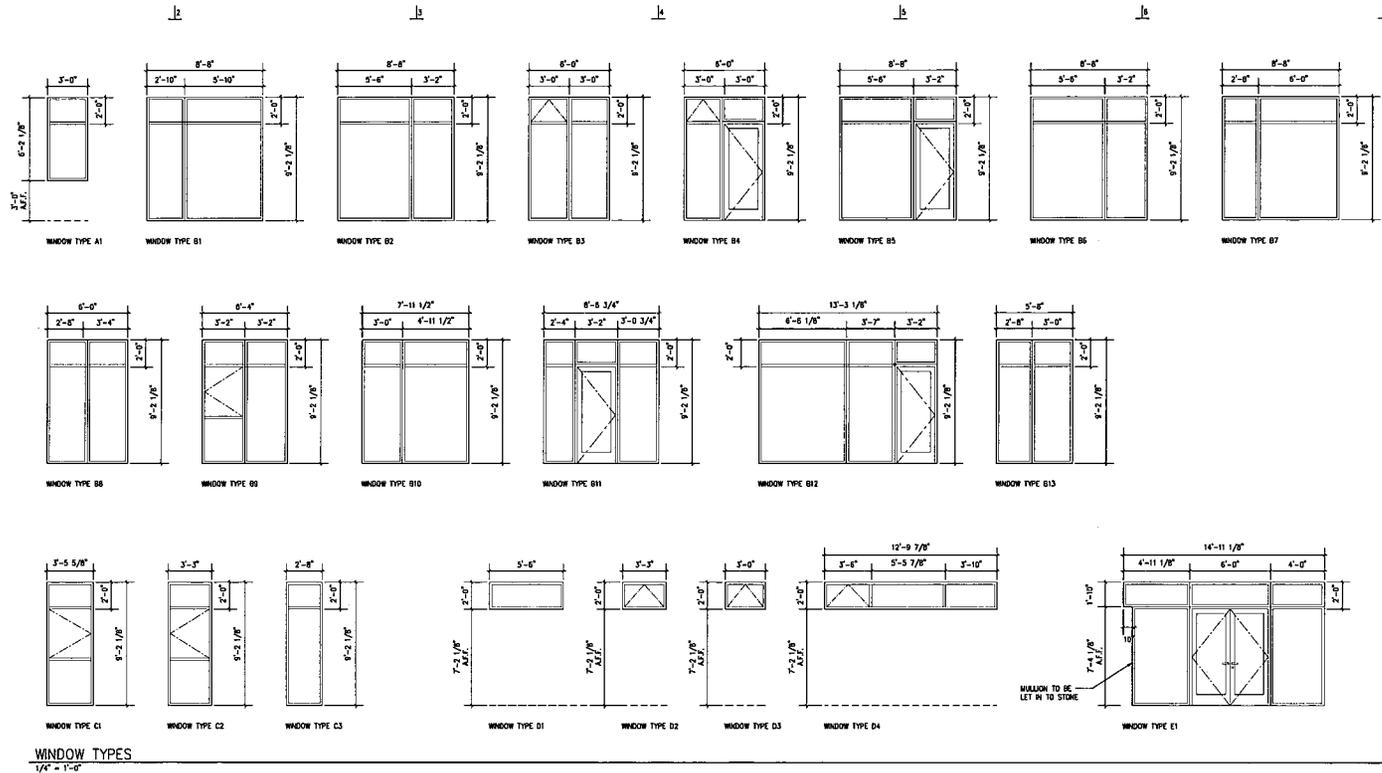
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BEVERLY HILLS, CA 90210

PLANNING SUBMITTAL	6.01.2012
PLANNING SUBMITTAL REV	6.22.2012
ARCHITECTURAL COMMISSION	8.02.2012
PLANNING RESUBMITTAL	03.12.2014
PLANNING SUBMITTAL REV	03.14.2014
ARCH REVIEW SUBMITTAL	05.04.2014

DATE	07 MAY 2014
SCALE	-
PROJECT	MATERIAL BOARD
SHEET	A4.25



WINDOW SCHEDULE

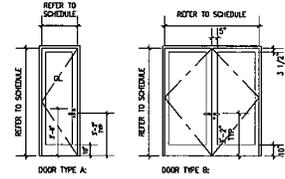
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		MATL.	FIN.	HEAD	JAMB	SILL
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B1	8'-8" x 9'-2 1/8"	AL	---	---	---	---
B2	8'-8" x 9'-2 1/8"	AL	---	---	---	---
B3	8'-0" x 9'-2 1/8"	AL	---	---	---	---
B4	8'-0" x 9'-2 1/8"	AL	---	---	---	---
B5	8'-0" x 9'-2 1/8"	AL	---	---	---	---
B6	8'-8" x 9'-2 1/8"	AL	---	---	---	---
B7	8'-8" x 9'-2 1/8"	AL	---	---	---	---
B8	8'-0" x 9'-2 1/8"	AL	---	---	---	---
B9	8'-4" x 9'-2 1/8"	AL	---	---	---	---
B10	7'-11 1/2" x 9'-2 1/8"	AL	---	---	---	---
B11	8'-6 3/4" x 9'-2 1/8"	AL	---	---	---	---
B12	12'-3 1/8" x 9'-2 1/8"	AL	---	---	---	---
C1	3'-5 5/8" x 9'-2 1/8"	AL	---	---	---	---
C2	3'-3" x 9'-2 1/8"	AL	---	---	---	---
C3	2'-0" x 9'-2 1/8"	AL	---	---	---	---
D1	5'-6" x 2'-0"	AL	---	---	---	---
D2	3'-3" x 2'-0"	AL	---	---	---	---
D3	3'-0" x 2'-0"	AL	---	---	---	---
D4	12'-4 7/8" x 2'-0"	AL	---	---	---	---
E1	14'-11 1/8" x 9'-2 1/8"	AL	---	---	---	---

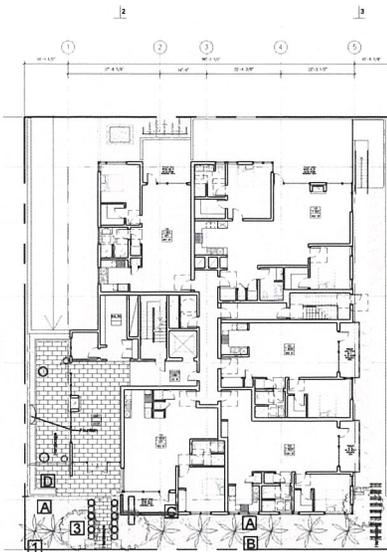
NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED

DOOR SCHEDULE

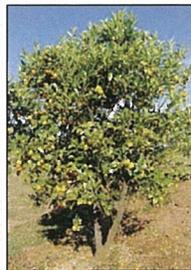
NO.	DOOR TYPE	DESCRIPTION	SIZE (HOM.)	THICK.	FRAME					REMARKS	
					MATL.	FIN.	GLAZ.	HEAD	JAMB		INCHES PER SQ.
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103F	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
202F	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302C	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302N	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
303F	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
303N	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302A	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302B	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302D	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302E	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302F	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302G	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302H	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302I	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302J	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
302K	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
403C	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
403D	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
403E	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
403F	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
403G	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
403H	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
403I	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
403J	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
PH0F	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
PH0G	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---
PH0H	A	TERRACE	2'-10" x 7'-2"	3/4"	AL/CL	ANOD.	F.T.	AL	---	---	---

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED





1 Archontophoenix cunninghamiana
King palm



2 Citrus (on roof)



3 Olea europea 'Swan Hill' - Fruitless olive



A Anigozanthos hybrids
Kangaroo paws



B Carex buchanii - Leatherleaf sedge



C Pittosporum tenuifolium 'Silver Sheen'
Kohuhu



D Prunus caroliniana
Carolina cherry



E Stephanotis floribunda
Madagascar jasmine

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PAUL LEWIS & ASSOCIATES
LANDSCAPE ARCHITECTURE
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T: 626 798 8200 F: 626 798 2217

**EMPIRE AT
BURTON
WAY LLC**
9265 BURTON WAY
BEVERLY HILLS, CA 90210

PLANNING 6.01.2012
SUBMITTAL
REV. PLANNING 3.11.2014
SUBMITTAL

DATE 1 JUNE 2012

SCALE 1/8" = 1' - 0"

TITLE FRONT ELEVATION
& PLANT IMAGERY

SHEET L1.1



Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – May 21, 2014

Attachment D

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 NEW FIVE-STORY MULTI-FAMILY RESIDENTIAL BUILDING FOR THE PROPERTY LOCATED AT 9265 BURTON WAY (PL1407094).

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

Section 1. Edward Levin, Levin-Morris Architects, agent, on behalf of the property owner, Empire at Burton Way, LLC, (Collectively the “Applicant”), has applied for architectural approval of a new five-story multi-family residential building for the property located at 9265 Burton Way.

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.

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, 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: May 21, 2014

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission