



Architectural Commission Report

Meeting Date: Wednesday, November 19, 2014

Subject: **150 EL CAMINO DRIVE (PL1430441)**

Request for approval of a revision to a previously approved façade remodel. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Andrew Mangan – Wolcott Interiors

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 revision to previously approved façade remodels for an existing office building located at 150 El Camino Drive. The replacement of the glass at the central portions of the façade (entry way and cube-modulated areas) was previously approved by the Commission in November 2013. In July 2014, the applicant returned to request approval of a complete re-glazing of the building.

The applicant is currently requesting revisions to the previously approved façade remodel, which include the following components:

- Alucobond panels in a natural brushed finish at the entry canopy and support structure
Previously approved in a silver metallic finish.
- Increased glazing on alley-elevation

URBAN DESIGN ANALYSIS

The proposed revisions maintain the high quality material choices utilized for other project proponents and the increased glazing is appropriate to the building. The revisions are within an acceptable palette and aesthetic and will serve to enhance positively the building and surrounding area.

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

Attachment(s):

- Previously Approved Plans
- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, AICP, Associate Planner
(310) 285-1191

cgordon@beverlyhills.org



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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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 as the site and improvements are not listed on the City's historic resource inventory. While the property was originally developed by an individual listed on the City's List of Master Architects (Maxwell Starkman), the property was developed in the 1980s and does not meet the 45-year age requirement, pursuant BHMC §10-3-3212, and is therefore not eligible for listing on the local register.

PUBLIC OUTREACH AND NOTIFICATION

No public notification was required for the project.



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Attachment A

Previously Approved Plans

CONSULTANT:
 CERTIFICATION:
 PROJECT:

**PHASE III
 EXTERIOR RENOVATIONS**
 AT
 150 EL CAMINO DRIVE
 BEVERLY HILLS, CA 90212

KENNEDY WILSON

FLOOR/LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.30.14	AC SUBMITTAL SET	

CLIENT APPROVAL BY: _____ DATE: _____
 SIGNATURE: _____ DATE: _____

We warrant drawings, specifications, items, quantities and other data contained herein to be true and correct and that we will defend, hold harmless and pay the reasonable costs of defense and any damages caused by our negligence, active or passive, in the preparation, use or reliance upon these drawings, specifications, items, quantities and other data. This warranty shall not apply to any drawings, specifications, items, quantities and other data prepared by others and incorporated into these drawings, specifications, items, quantities and other data. We warrant that the drawings, specifications, items, quantities and other data are prepared in accordance with the applicable laws and regulations of the State of California and the City of Beverly Hills. We warrant that the drawings, specifications, items, quantities and other data are prepared in accordance with the applicable laws and regulations of the State of California and the City of Beverly Hills. We warrant that the drawings, specifications, items, quantities and other data are prepared in accordance with the applicable laws and regulations of the State of California and the City of Beverly Hills.

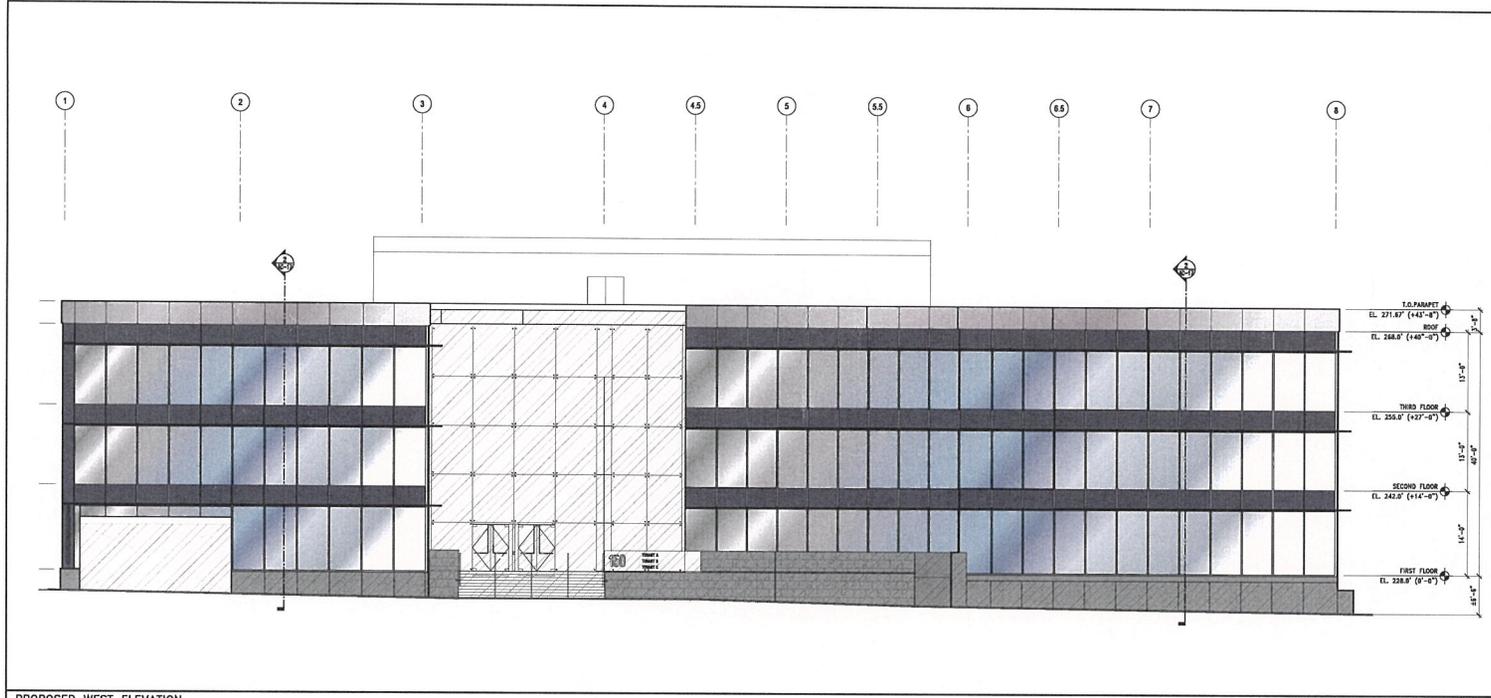
PROJECT NO: 14-781-833-11
 DRAWN BY: CS CHECKED BY: _____
 PROJECT MANAGER: RE
 DRAWING SCALE: AS NOTED
 SHEET SIZE: 30x42
 DRAWING TITLE:

CONSTRUCTION PLAN KEY NOTES

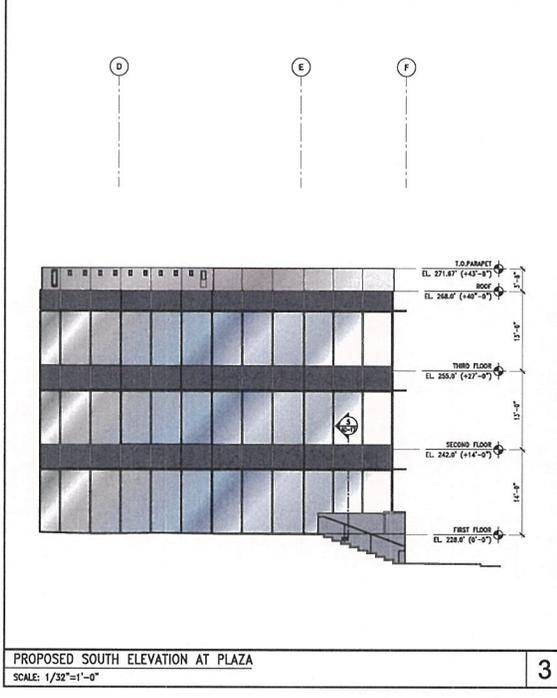
- ① STOREFRONT GLAZING: EXPOSED ALUMINUM VERTICAL MULLION AND BLEND HORIZONTAL MULLION INSULATED GLAZING SYSTEM. SEE DETAILS.
- ② PENETRATION GLAZING: EXPOSED ALUMINUM MULLION 1 IN RATED AND NON RATED PENETRATION GLAZING WINDOW. SEE DETAILS.
- ③ GLAZING FINIS: ALUMINUM SOLARSHIELD HORIZONTAL FINIS. SEE DETAILS.
- ④ PLUMB WALL FINIS: SMOOTH LIMESTONE PLASTER FINIS OVER EXISTING CONCRETE PLASTER AND PLUMB WALLS. PROVIDE CONTROL JOINTS FOR EXPANSION. SEE DETAILS.
- ⑤ WALL PANELS: ALUMINUM COMPOSITE PANEL MET SEAL SYSTEM. SEE ELEVATIONS FOR JOINT PATTERNS. SEE DETAILS.
- ⑥ PARAPET PANELS: ALUMINUM COMPOSITE PANEL MET SEAL SYSTEM. SEE ELEVATION FOR JOINT PATTERNS. SEE DETAILS.
- ⑦ RATED WALL: 2IN RATED LIGHT GAUGE METAL STUD WALL. SEE DETAILS.
- ⑧ STOREFRONT DOOR: ALUMINUM MULLION INSULATED GLAZING SWINGING DOOR. SEE DETAILS.
- ⑨ CONCRETE STAIR FINIS: STONE TILE OVER MORTAR BED OVER EXISTING CONCRETE STAIRS. SEE DETAILS.
- ⑩ HANDRAILS: BRUSHED STAINLESS STEEL PIPE STAIR HANDRAILS. SEE DETAILS.

CONSTRUCTION PLAN LEGEND

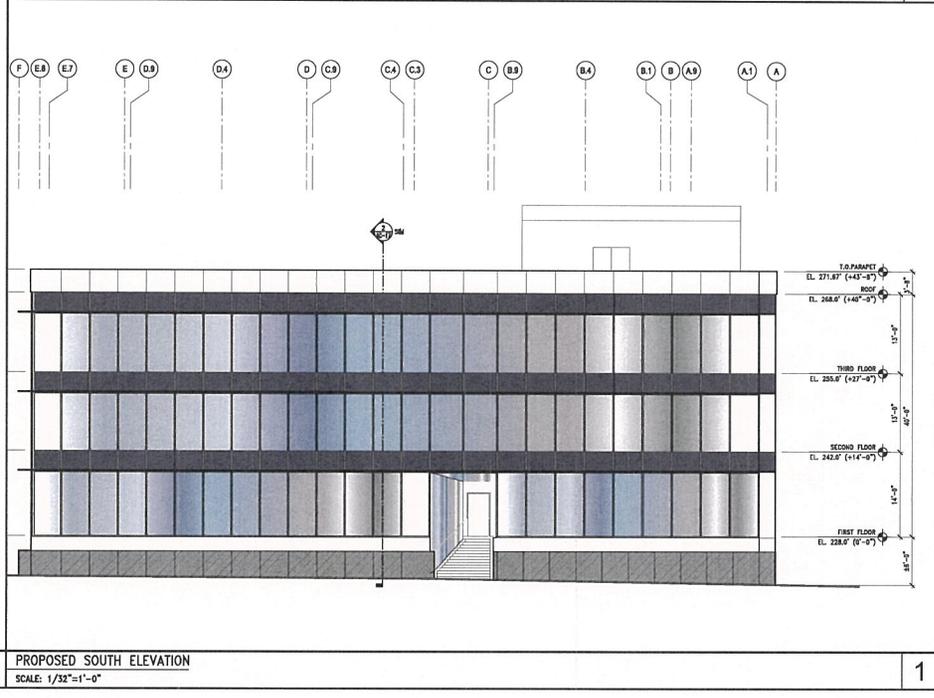
- NOT IN CONTRACT
- PROPERTY LINE
- NEW STOREFRONT GLAZING
- NEW PENETRATION GLAZING
- NEW NONRATED STUD WALL
- EXISTING NON RATED STUD WALL
- NEW 1IN RATED STUD WALL
- EXISTING CONCRETE WALL
- NEW STOREFRONT DOOR
- NEW NON RATED GLAZING
- NEW 1IN RATED GLAZING
- ALUMINUM SPANREL PANEL BOARD



PROPOSED WEST ELEVATION
 SCALE: 1/32"=1'-0"



PROPOSED SOUTH ELEVATION AT PLAZA
 SCALE: 1/32"=1'-0"



PROPOSED SOUTH ELEVATION
 SCALE: 1/32"=1'-0"

11.5.21.14.01 150 El Camino - Renovation and Rehabilitation/Phase III/AC Submittal Set



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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:

- DEMOLITION OF EXISTING THREE STORY GLAZING SYSTEM ON NORTH, WEST, SOUTH, AND EAST FACADES AND NORTH AND SOUTH PLAZA FACADES.
- DEMOLITION OF EXISTING BRICK CLADDING AT EAST PLINTH WALL AND SOUTH EXIT STAIR ALCOVE.
- NEW THREE STORY GLAZING SYSTEM WITH SOLAR SHADE FINS AND SPANDREL PANEL BEHIND AT WEST AND SOUTH FACADES AND NORTH AND SOUTH PLAZA FACADES.
- NEW ALUMINUM COMPOSITE PANEL WALL CLADDING AT EAST AND NORTH FACADES.
- NEW ALUMINUM COMPOSITE PANEL CLAD PARAPET AT ALL FACADES
- NEW PLASTER FINISH AT EAST PLINTH

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

- | | | | | |
|---------------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4X | <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4-P | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP | <input checked="" type="checkbox"/> C-3 | <input type="checkbox"/> C-3A | <input type="checkbox"/> C-3B |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2 | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5 |
| <input type="checkbox"/> Other: _____ | | | | |

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

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below): _____

F Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?

Yes No If yes, please list Architect's name: MAXWELL STARKMAN, AIA

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 MULLIONS

Material: VERTICAL ALUMINUM MULLIONS
Texture /Finish: SMOOTH FACTORY FINISH PAINT
Color / Transparency: ALUCABOND SUMMER SUEDE METALLIC COOL PVDF-3

WINDOWS/DOORS GLAZING

Material: INSULATED VISION GLAZING
Texture /Finish: SOLARBAN STARPHIRE 72
Color / Transparency: 60 VANCEVA #3123 ON SURFACE #2

ROOF PARAPET

Material: ALUMINUM COMPOSITE PANELS
Texture /Finish: SMOOTH FACTORY FINISH PAINT
Color / Transparency: ALUCABOND NATURAL BRUSHED 50 STAINLESS

FACADE FINS

Material: ALUMINUM SLOT SOLARSHADE FINS
Texture /Finish: SMOOTH BRUSHED ALUMINUM
Color / Transparency: PPG DURANAR SUNSTORM SILVER ANODIZE

FACADE PANELS

Material: ALUMINUM COMPOSITE PANELS
Texture /Finish: SMOOTH FACTORY FINISH PAINT
Color / Transparency: ALUCABOND SUMMER SUEDE METALLIC COOL PVDF-3

PLINTH WALL

Material: ARCSTONE LIMESTONE PLASTER
Texture /Finish: SMOOTH BURNISHED
Color / Transparency: MISTY GREY

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

EXTERIOR STAIR

Material: STONE TILE
Texture /Finish: VELVET FINISH
Color / Transparency: STONE SOURCE SPA WHITE QUARTZITE

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

CC 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 PROPOSED GLAZING SYSTEM IS AN ARTICULATE BALANCE OF TRANSPARENCY, DEPTH, AND COLOR. EXPOSED VERTICAL MULLIONS AND HORIZONTAL SOLARSHADE FINS EXPRESS DEPTH. SOLAR GREY VISION GLAZING WITH METALLIC SPANDREL PANELING BEHIND BALANCE TRANSPARENCY WITH OPACITY. WARM AND COOL GREY HUES OF ALUMINUM MULLION, FIN, SPANDREL, AND PARAPET PROVIDE SUBTLE BUT COMPLEMENTARY VARIATIONS IN COLOR.

2. *Describe how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.*

EXISTING SINGLE PANE LAMINATED GLAZING IS REPLACED WITH HIGHLY EFFICIENT DUAL PANE LOW-E COATED INSULATED GLAZING THROUGHOUT BUILDING. SPANDREL CAVITIES INCORPORATE SOUND ATTENUATING BATT INSULATION.

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.*

HIGH QUALITY MATERIALS AND FABRICATION INCLUDE PPG GLAZING, ARCADIA MULLION AND FIN SYSTEMS, AND ALUCABOND COMPOSITE ALUMINUM CLADDING WILL DRAMATICALLY IMPROVE THE AESTHETIC CHARACTER AND MATERIALITY OF THIS BUILDING.

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 DESIGN OF THIS BUILDING WAS CONDUCTED IN CONCERT WITH THE BUILDING RENOVATION AT 151 EL CAMINO AND THE SURROUNDING CONTEXT TO INSURE ITS CHARACTER IS HARMONIOUS WITH AND SEAMLESSLY INTEGRATED INTO THE CONTEXT OF THE NEIGHBORHOOD.

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.*

EXTENSIVE EFFORT WAS MADE TO INSURE THIS RENOVATION MEETS OR EXCEEDS ALL CODE COMPLIANT CONSIDERATIONS INCLUDING THE LOCAL MUNICIPAL CODE REGARDING HEIGHT, MASSING, HISTORIC PRECEDENCE, ENERGY EFFICIENCY AND THOUGHTFUL AESTHETIC CHARACTER.

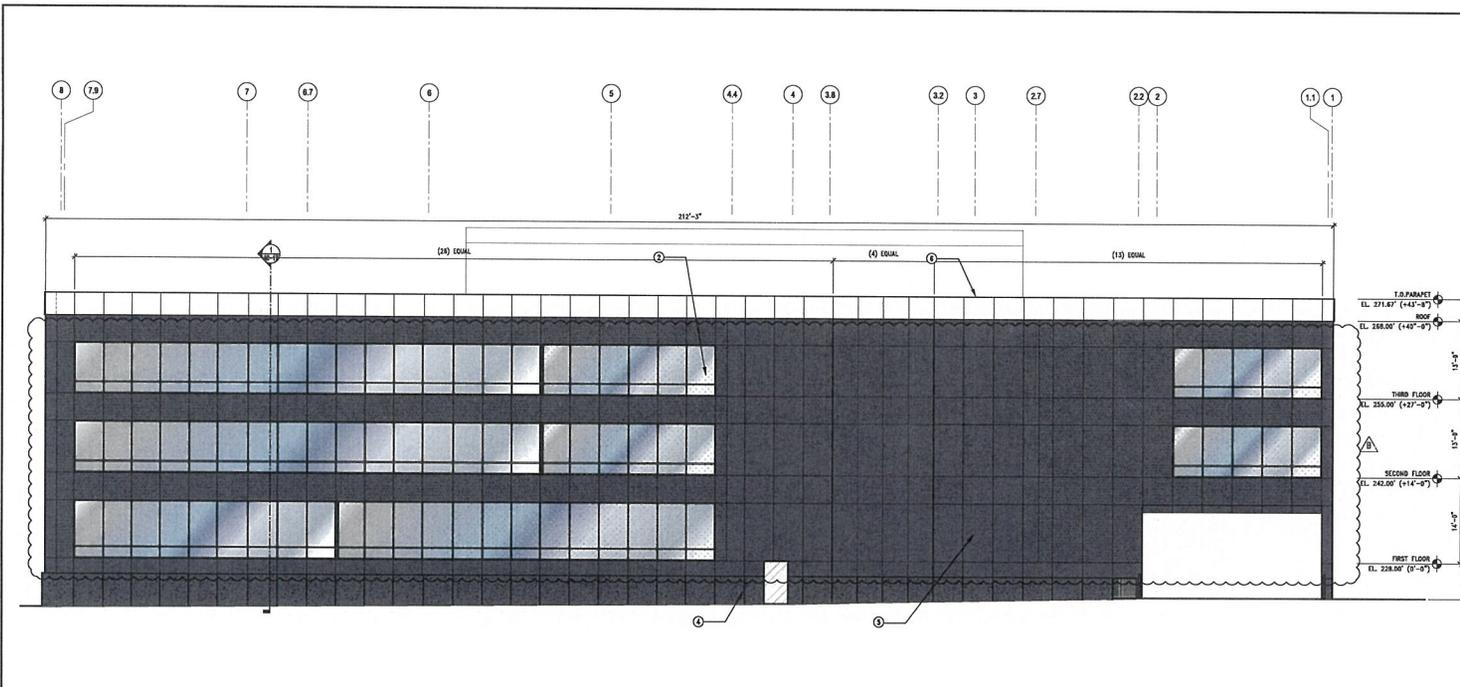


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Attachment C
Project Design Plans

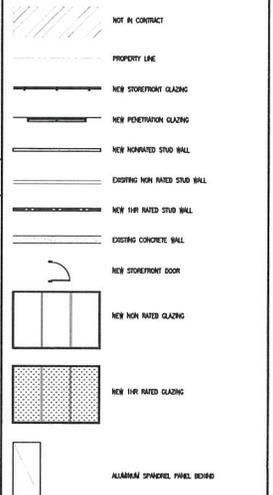


PROPOSED EAST ELEVATION
SCALE: 1/32"=1'-0"

CONSTRUCTION PLAN KEY NOTES

- ① STOREFRONT GLAZING:
EXISTING ALUMINUM VERTICAL MULLION AND BLIND HORIZONTAL MULLION INSULATED GLAZING SYSTEM. SEE DETAILS.
MULLIONS: ALUMINUM MULLION IN SHAMBER SLIDE METALLIC COOL KNIFE PAINT FRESH.
GLAZING: POLYCARBONATE (PC) INSULATED GLAZING UNITS.
- ② PENETRATION GLAZING:
EXISTING ALUMINUM MULLION 1 HR RATED AND NON RATED PENETRATION GLAZING SYSTEM. SEE DETAILS.
MULLIONS: ALUMINUM MULLION IN SHAMBER SLIDE METALLIC COOL KNIFE PAINT FRESH.
GLAZING: CONFORMALAM 60 RATED INSULATED GLAZING UNITS.
- ③ GLAZING FRESH:
ALUMINUM SOLIDSHADE HORIZONTAL FINIS. SEE DETAILS.
SURFACES: ANODIZED BRUSHED BRASS. SOLID ANODIZED ALUMINUM SURSHADE FIN.
- ④ PLUMB WALL FRESH:
SPOON LAMINATE PLASTER FRESH OVER EXISTING CONCRETE PLASTER AND PLUMB WALLS. PROVIDE CONTROL JOINTS PER ELEVATION. SEE DETAILS.
WALL FINISH: ANODIZED COAT IN MOST SHAPE BRUSHED PLASTER WALL FRESH.
- ⑤ WALL PANELS:
ALUMINUM COMPOSITE PANEL NET SEAL SYSTEM. SEE ELEVATION FOR JOINT PATTERN. SEE DETAILS.
PANELS: ANODIZED ACM PANELS IN SHAMBER SLIDE METALLIC COOL FRESH.
- ⑥ PARTIAL PANELS:
ALUMINUM COMPOSITE PANEL NET SEAL SYSTEM. SEE ELEVATION FOR JOINT PATTERN. SEE DETAILS.
PANELS: ANODIZED ACM PANELS IN NATURAL BRUSHED SO FRESH.
- ⑦ RATED WALL:
TYPE RATED LIGHT GAUGE METAL STUD WALL. SEE DETAILS.
- ⑧ STOREFRONT DOOR:
ALUMINUM INSULATED GLAZING SHIMMING DOOR. SEE DETAILS.
MULLIONS: ALUMINUM MULLION IN SHAMBER SLIDE METALLIC COOL KNIFE PAINT FRESH.
GLAZING: POLYCARBONATE (PC) INSULATED GLAZING UNITS.
- ⑨ CONCRETE STAIR FINISH:
STONE TILE OVER MORTAR BED OVER EXISTING CONCRETE STAIRS. SEE DETAILS.
STONE: SPA WHITE VELVET GRANITE TILE FRESH.
- ⑩ HANDRAILS:
BRUSHED STAINLESS STEEL PIPE STAIR HANDRAILS. SEE DETAILS.
- ⑪ PORCH & TRELLIS AND PORTAL:
ALUMINUM COMPOSITE PANEL NET SEAL SYSTEM. SEE ELEVATION FOR JOINT PATTERN. SEE DETAILS.
PANELS: ANODIZED ACM PANELS IN NATURAL BRUSHED SO FRESH.

CONSTRUCTION PLAN LEGEND



W|O|L|C|O|T|T
ARCHITECTURE | INTERIORS
3839 Canby Avenue, Culver City, California 90232
T 310.204.2200 | F 310.838.6100
design@wocott.com | www.wocott.com

CERTIFICATION:

CERTIFICATION:

PROJECT:
**PHASE III
EXTERIOR RENOVATIONS**
AT
150 EL CAMINO DRIVE
BEVERLY HILLS, CA 90212

FLOOR/LEVEL:

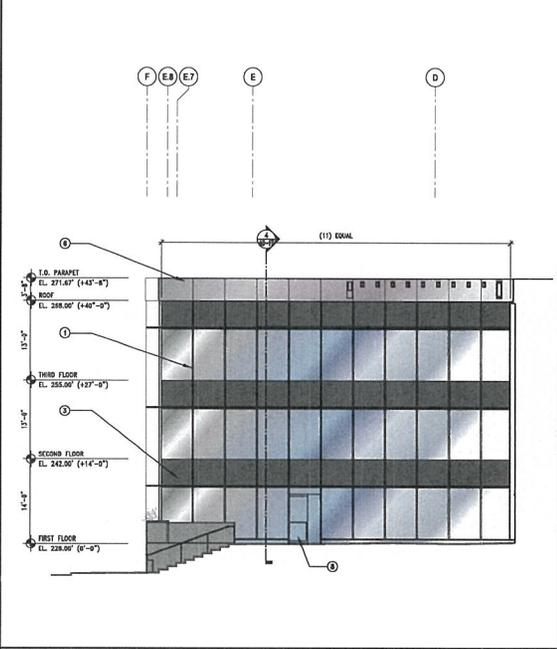
ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.30.14	AC SUBMITAL SET	
11.03.14	REVISIONS	

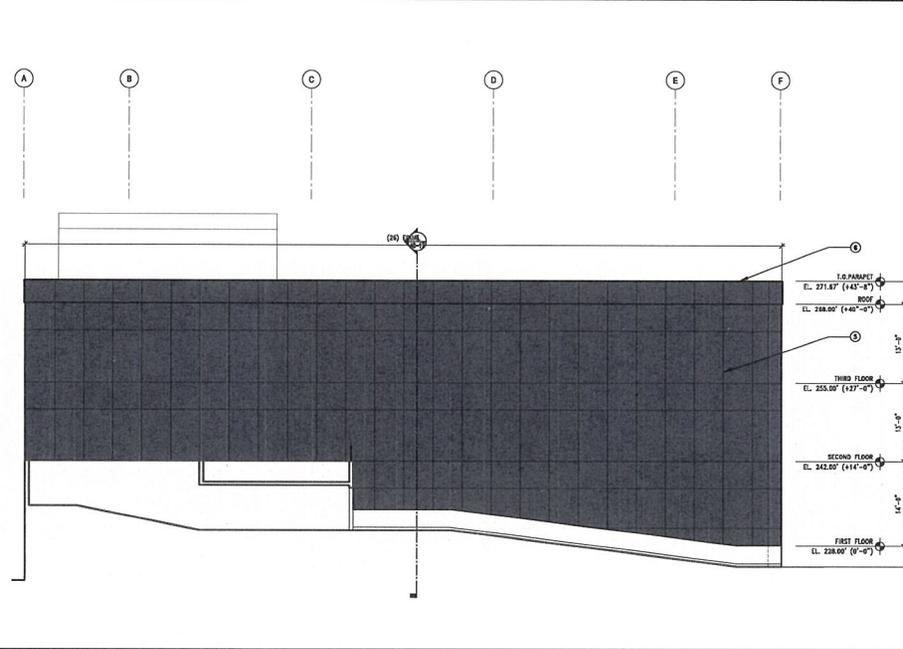
CLIENT APPROVAL BY: _____ DATE: _____
SIGNATURE: _____

PROJECT NO: **14-781-833-15**
DRAWN BY: A. ORSHO CHECKED BY: A. WAGNER
PROJECT MANAGER: R. DINE
DRAWING SCALE: AS NOTED
SHEET NO: 3042

DRAWING TITLE:
**PROPOSED
ELEVATIONS**
SHEET NO:
AC-16



PROPOSED NORTH ELEVATION AT PLAZA
SCALE: 1/32"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/32"=1'-0"

11/15/14 05:11 PM D:\Clients\14-781-833-15\14-781-833-15-03.dwg

CONSULTANT:

CERTIFICATION:

PROJECT:

**PHASE III
 EXTERIOR RENOVATIONS**
 AT
 150 EL CAMINO DRIVE
 BEVERLY HILLS, CA 90212

KENNEDY WILSON

FLOOR/LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
	06.30.14	AC: SUBMITTAL SET
△	08.14.14	REVISIONS
△	11.03.14	REVISIONS

CLIENT APPROVAL BY:

SIGNATURE: DATE:

PROJECT NO: 14-781-833-15

DRAWN BY: A. DINE DIGNED BY: A. WILSON

PROJECT MANAGER: R. ERBE

DRAWING SCALE: AS NOTED

SHEET SIZE: 30x42

DRAWING TITLE:

**PROPOSED
 RENDERINGS**

SHEET NO:

AC-19



SOUTHEAST CORNER VIEW

SCALE: N.T.S.

3



SOUTHWEST CORNER VIEW

SCALE: N.T.S.

2



NORTHWEST CORNER VIEW

SCALE: N.T.S.

4



COURTYARD VIEW

SCALE: N.T.S.

1



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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 TO ALLOW A REVISION TO A PREVIOUSLY APPROVED FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 150 EL CAMINO DRIVE (PL1430441).

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

Section 1. Andrew Mangan, architect, on behalf of the property owner, Kennedy Wilson International, (Collectively the “Applicant”), has applied for architectural approval of a revision to a previously approved façade remodel for the property located at 150 El Camino 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 to not be a historic resource as the site and improvements are not listed on the City's historic resource inventory. While the property was originally developed by an individual listed on the City's List of Master Architects (Maxwell Starkman), the property was developed in the 1980s and does not meet the 45-year age requirement, pursuant BHMC §10-3-3212, and is therefore not eligible for listing on the local register.

Section 5. The Architectural Commission conducted a duly noticed public hearing on November 19, 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

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: November 19, 2014

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission