



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, April 15, 2015

Subject: **ETCO HOMES (PL1504815)**
9212 Olympic Boulevard
Request for preliminary review of a new three-story commercial building.

Project agent: Afshin Etebar – Ectco Homes

Recommendation: Review the proposed project and provide the applicant with design feedback.

REPORT SUMMARY

The applicant is requesting preliminary review of a new three-story commercial building located at 9212 Olympic Boulevard. Based on the current proposal, the project requires review by the Planning Commission for various land use entitlements.

As such, the project is currently before the Architectural Commission as a preview item to receive preliminary feedback on the proposed design. Project design plans are included in Attachment A and it is recommended that the Commission review the plans and provide the applicant team with general design feedback.

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.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.

Attachment(s):
A. Project Design Plans

Report Author and Contact Information:
Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting – April 15, 2015

Attachment A
Project Design Plans

1



Wood Composite
Bronze color
At bldg wall, fence
& gate

2



Brick Veneer
Cedar color
At bldg wall &
columns

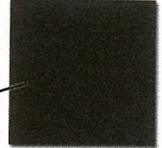
3



Concrete
Natural accent
At landscape wall
and ramp



4



Metal Panel
Bronze color
At bldg façade, and
window / door trim

5



Metal Trim
Aluminum color
At bldg shade device,
canopy and lighting

6



Glazing
Solarban Low E 60
Solarbronze + Clear



BUCILLA GROUP ARCHITECTURE, INC.

19782 MacARTHUR BLVD. SUITE 270
IRVINE CA 92612
949.851.9080 OFFICE
949.623.0084 FAX

9212 OLYMPIC BLVD.

BEVERLY HILLS, CALIFORNIA
ETCO HOMES

2

02.05.15