



## Architectural Commission Report

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**Meeting Date:** Wednesday, May 20, 2015

**Subject:** MASERATI / THE AUTO GALLERY (PL1504810)

**9022 Wilshire Boulevard**

Request for approval of a revision to a previously approved façade modification. The Architectural Commission previously adopted a Categorical Exemption for the project on April 15, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

**Project agent:** Michael Hastings

**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 revision to a previously approved façade modification for Maserati / The Auto Gallery located at 9022 Wilshire Boulevard. The project was conditionally approved by the Architectural Commission at their regular meeting on Wednesday, April 15, 2015 with the following project-specific condition:

*The existing door and arched transom window shall be removed and replaced with a fixed glass window to match the finish and configuration of the existing storefront system.*

The requested revision to the approved project is to maintain the existing door and arched transom window in its current condition. A letter of explanation has been provided by the project architect regarding the request and is included in Attachment A of this report.

No changes in the approved business identification signage are proposed as part of the current request.

### URBAN DESIGN ANALYSIS

The subject door and arched transom window on the eastern portion of the Wilshire Boulevard elevation are existing conditions that do not detract from the overall architecture of the building.

### 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.

**Attachment(s):**

- A. Letter of Explanation (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

**Report Author and Contact Information:**

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



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### **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 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 outreach and notification was not required for this project.



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**Attachment A**

Letter of Explanation  
(applicant prepared)

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John Kaliski AIA C 17,945 URBAN STUDIO

## John Kaliski Architects

### Requested Alteration To Architectural Commission Condition of Approval for 9022 Wilshire / Beverly Hills Maserati

Auto Gallery/Beverly Hills Maserati (Auto Gallery) requests that the Architectural Commission consider an alteration to the April 15, 2015 condition of approval of exterior improvement and signs for the 9022 Wilshire/Beverly Hills Maserati application and project.

Our understanding is that the Architectural Commission with the following condition approves all exterior improvements and signs.

- **The existing door and arched transom window shall be removed and replaced with a fixed glass window to match the finish and configuration of the existing storefront system.**

Auto Gallery, the architect, and the owner's representative have reviewed conditions in the field, requested drawings of proposed improvements based upon the condition of approval, and priced the proposed improvement with a contractor. For the following reasons the Auto Gallery team believes that the existing condition meets the intent of the Architectural Commission approval as follows.

- **When the project was presented, both the architect and the owner's representative did not accurately describe the existing condition. They believed that the existing condition of the window was a wood door and frame painted white. In fact, and in keeping with the condition of approval noted above, the existing wood door, wood frame, and transom have already been replaced by two fixed glass panels and bronze anodized frames and a wood frame below the transom painted to match the frames and the other storefronts at the project.**

The Auto Gallery team further notes that the portion proposed for replacement constitutes approximately 10% of the length of the Wilshire frontage, is at the eastern edge of this frontage, and except when directly across the street from this frontage is always viewed from an oblique angle, minimizing its visibility. Additionally, the design as presented places the approved signage over the main showroom window, further diminishing the importance of the separated storefront glass length that is in question.

Auto Gallery and team have reviewed replacing the matching existing condition to eliminate the arch and raise the sill approximately 6". The cost for this, approximately \$16,500 all in, seems out of proportion to the result. If asked to complete the approved condition, Auto Gallery will replace the existing fixed glass storefront system with an equivalent window system that is approximately 4" higher at the sill and 3" lower at the head with only marginal and minimal differences in appearance since the storefront already matches the other storefront.

- **Auto Gallery and team respectfully request that the condition be altered to not require the change in the eastern storefront portion and appreciates the consideration of this alteration of the condition of approval by the Architectural Commission and City staff.**

If you have any questions or need any additional information, please contact John Kaliski at (213) 383-7980.



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**Attachment B**  
Project Design Plans



Site Context Wishire Blvd. looking Southeast

03



Site Context Wishire Blvd. looking Southwest

01



Site Context Wetherly Dr. looking Northeast

04



Site Context Wishire Blvd. looking South

02

**John Kalski Architects**

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Contact:

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Ivan Laguna  
ilaguna@johnkalski.com

Project:

**Maserati of Beverly Hills**

9022 Wilshire Blvd  
Beverly Hills, CA 90211

Client:

**The Auto Gallery**

21301 Ventura Blvd  
Woodland Hills, CA 91364

No.	Date	Issue Notes
1	03/24/15	Pre-Submittal Meeting
2	03/28/15	Architecture Review-Submittal
3	05/04/15	Architecture Review Re-submittal

Drawn By: \_\_\_\_\_ Reviewed By: \_\_\_\_\_

Date: 5/4/15 Project No: 1406

File Name: 1406 150501 Facade Mod for ARB.vwx

**EXISTING CONDITIONS**

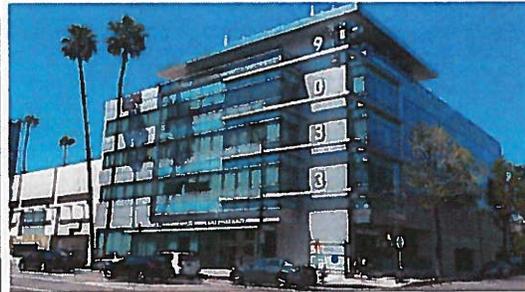
**A1.1**

All drawings, documents, specifications, reports, computer files, field notes and notes contained herein are instruments of service prepared by the Architect and shall remain the property of the Architect.



Adjacent Property 9014 Wilshire Blvd.

G



Adjacent Property 9033 Wilshire Blvd.

D



Adjacent Neighborhood @ Wetherly Dr.

A



Adjacent Property 9006 Wilshire Blvd.

H



Adjacent Property 9025 Wilshire Blvd.

E



Adjacent Alley @ Wetherly Dr.

B



Adjacent Property 9000 Wilshire Blvd.

I



Adjacent Property 9001 Wilshire Blvd.

F



Adjacent Property 9030 Wilshire Blvd.

C

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Ivan Laguna  
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Project:  
**Maserati of Beverly Hills**  
9022 Wilshire Blvd  
Beverly Hills, CA 90211

Client:

**The Auto Gallery**  
21301 Ventura Blvd.  
Woodland Hills, CA 91384

No.	Date	Issue Notes
1	03/26/15	Pre-Submittal Meeting
2	03/20/15	Architecture Review Submittal
3	05/04/15	Architecture & Review Pre-submittal

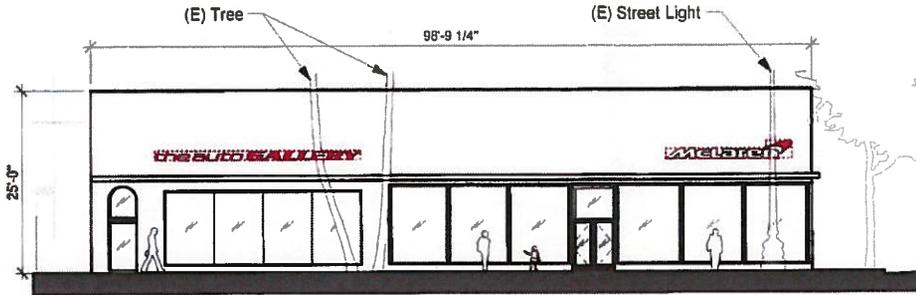
Drawn By	Reviewed By

Date	Project No.
5/4/15	1406

File Name  
1406 150501 Facade Mod for ARB.vwx

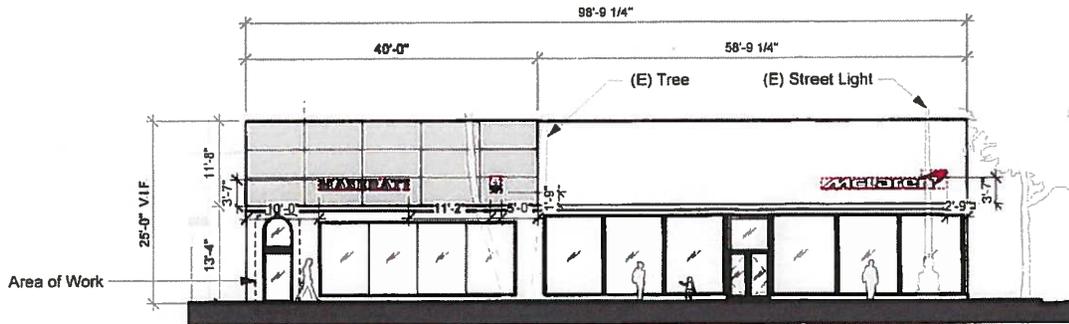
**ADJACENT PROPERTIES**  
**A1.2**

All drawings, documents, specifications, reports, computer files, hard copies and other confidential items are instruments of service prepared by the Architect and shall remain the property of the Architect.



(E) Wilshire Blvd. Elevation  
Scale: 1/16" = 1'-0"

01



(N) Wilshire Blvd. Elevation  
Scale: 1/16" = 1'-0"

02

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Project:  
**Maserati of Beverly Hills**  
6022 Wilshire Blvd.  
Beverly Hills, CA 90211

Client:  
**The Auto Gallery**  
2301 Ventura Blvd  
Woodland Hills, CA 91354

No	Date	Issue Notes
1	03/24/15	Pre-Submittal Meeting
2	03/29/15	Architecture Review Submittal
3	05/04/15	Architecture Review Re-submittal

Drawn By	Reviewed By
Date	Project No
5/4/15	1406
File Name	
1406 150501 Facade Mod for ARB.vwx	

**WILSHIRE BLVD.  
ELEVATIONS**

**A2.0**

All drawings, documents, specifications, reports, computer files, hard data and notes contained herein are instruments of service prepared for the Architect and shall remain the property of the Architect.



View looking West on Wilshire Blvd.

01



View looking East on Wilshire Blvd.

02



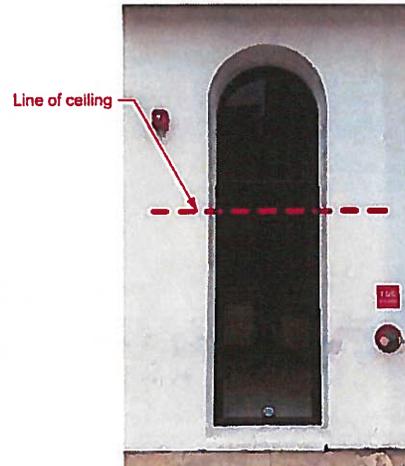
Detail of existing mullion

03



Side view of door

04



Front view of door

05



Side view of door

06

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21301 Ventura Blvd  
Woodland Hills, CA 91364

No.	Date	Issue/Notes
1	03/24/15	Pre-Submittal Meeting
2	03/30/15	Architecture Review Submittal
3	05/06/15	Architecture Review Re-submittal

Drawn By	Reviewed By
Date	Project No
5/4/15	1406
File Name	
1406_150501_Facade Mod for ARB.vwx	

### SITE CONDITIONS

## A3.0

All drawings, documents, specifications, reports, computer files, field data and notes contained herein are instruments of service prepared by the Architect and shall remain the property of the Architect.



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**Attachment C**

DRAFT Approval Resolution

RESOLUTION NO. AC XX-15

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR A REVISION TO A PREVIOUSLY APPROVED FAÇADE MODIFICATION FOR THE PROPERTY LOCATED AT 9022 WILSHIRE BOULEVARD (PL1504810 – MASERATI / THE AUTO GALLERY).

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

Section 1. Michael Hastings, agent, on behalf of the property owner, Mark S. Karlan, Trustee, and the tenant, Maserati / The Auto Gallery, (Collectively the “Applicant”), has applied for architectural approval for a revision to a previously approved façade modification for the property located at 9022 Wilshire 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 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 20, 2015** 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 20, 2015**

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William Crouch, Commission Secretary  
Community Development Department

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Barry Bernstein, Chair  
Architectural Commission