



## 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, August 19, 2015

**Subject:** **O'GARA COACH COMPANY (PL1511190)**  
**8955 Olympic Boulevard**

Request for approval of a façade remodel and landscaping to an existing commercial building and a second-story addition. The Planning Commission previously adopted a Categorical Exemption for the project on July 23, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

**Project agent:** Andrew Althaus – Behr Browsers Architects, Inc.

**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 façade remodel and landscaping to an existing commercial building and a second-story addition for O'Gara Coach Company located at 8955 Olympic Boulevard. The Conditional Use Permit (CUP) for this property was approved by the Planning Commission on Thursday, July 23, 2015. As such, the review by the Architectural Commission is limited only to those exterior portions of the building and site that relate to the project's aesthetics.

This project was previously reviewed by the Architectural Commission as a project preview item (no formal action was taken) on October 15, 2014. The project was generally well received in concept with the primary comments relating to the proposed dark paint color and the aesthetic integration of the Olympic Boulevard façade with the entire building.

As a result, the applicant has modified the design, specifically at the southwest corner of the building, to better integrate the façade with the entire building. The project includes the following components:

### Façade Remodel + Landscaping

- Stairwell tower consisting of dark gray-painted metal panels;
- Angled standing seam metal roof;
- Clear anodized aluminum storefront with clear glazing at ground and second floors;
- Gray-painted concrete façade base;
- Exterior plaster paint scheme of gray and off-white colors;
- Ground floor façade brow projection with downlights to be reconstructed to match the original;
- Gray-painted painted metal railings at second floor outdoor area;
- Recessed infill windows on S. Almont Drive and alley elevations;
- Gray-painted canopy structure (adjacent to building);
- Gray-painted metal fencing at parking lot perimeter;
- Four (4) 24" box fern pine trees adjacent to S. La Peer Drive, and;

#### Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Preview Plans (October 15, 2014)
- C. Applicant-prepared Response to Project Preview Comments
- D. Project Design Plans
- E. DRAFT Approval Resolution

#### Report Author and Contact Information:

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



## Architectural Commission Report

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- A variety of Green Beauty boxwoods, Carolina Cherry trees, rose bushes, Chinese Star jasmine, and ground cover at the parking lot perimeter.

*Note: All business and building identification signage is shown for conceptual purposes only and is not part of the current request; however, the Commission may provide general comments regarding the signage. A project-specific condition has been included in the draft approval resolution (Attachment E) that a sign program be returned to the Architectural Commission for review and approval prior to the building's final inspection.*

### **URBAN DESIGN ANALYSIS**

The proposed project presents a visually interesting aesthetic that contains a variety of elements to create a cohesive and internally compatible design scheme. While the building is large in size, it is appropriately modulated to reduce its scale and impact on the adjacent streets and neighborhood through a creative use of colors, materials, and physical configurations, such as the angled roof and the stairwell – both of which are distinctive design elements in their own right. Additionally, the entry is clearly marked and will create a positive sense of arrival for the building's users.

The currently closed windows on Olympic Boulevard will be opened with clear glazing to provide a more integrated interior/exterior relationship with the building for passersby. This will result in a design that is welcoming to the streetscape and, specifically, the pedestrian experience in the area. Furthermore, the variety in the landscaping will provide an appropriate visual buffer from the parking lot to the surrounding residential and commercial areas.

It is anticipated that through the use of a visually interesting aesthetic, high quality materials, and an improved interior/exterior relationship that the project will have a positive impact to the surrounding streetscapes and neighborhood.

### **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. 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.



## **Architectural Commission Report**

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The Planning Commission previously adopted a Categorical Exemption for the project on July 23, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

### **PUBLIC OUTREACH AND NOTIFICATION**

As the project required review by the Planning Commission, the project was publicly noticed in a manner consistent with the requirements set forth for a Conditional Use Permit (CUP) to ensure all interested parties are notified about the project throughout its full entitlement review. As such, an on-site noticed was posted on the subject property on August 7, 2015, ten (10) days prior to the public hearing. Additionally, a mailed notice was sent to all property owners and residents within five hundred feet (500') of the project site on August 7, 2015, ten (10) days prior to the public hearing. To date staff has not received comments in regards to the submitted 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):
    - To accommodate multiple Auto Brands (includes 2 business ID) 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:**

Remodel of an existing auto dealership and service facility. Voluntary structural upgrades to be done as a part of the interior and exterior remodel to improve the strength of the building. Interior to be remodeled and mezzanine removed. Exterior windows along Olympic to be enlarged. Windows to be added to East facade facing the parking lot. A new stair tower to be added at the south-east corner of the building to provide access to a new roof-top terrace. A new entrance feature to be added over the existing entry including a new awing matching the architecture of the new stair tower. Some existing windows along the west and north facades to be filled in. New exterior finish with seamless (butt-joint) energy efficient glass to be installed.

A new covered trash enclosure to be added in the parking area with mechanical on the roof and screening.

Parking lot to be reconfigured to provide new landscaped setback on alley. Parking lot to accommodate 24 vehicles as per existing conditions. Parking area to be resurfaced in decorative pavers.

**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
- Auto Dealership & Service
- 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	Business ID Sign(s)	6	SEE PLANS	SEE PLANS	100 SF
2	Building ID Sign(s)	2	SEE PLANS	SEE PLANS	2% OF VERTICAL SURFACE AREA
3	Business ID Sign(s)	2	SEE PLANS	SEE PLANS	5 SF EACH
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:* Cement Plaster; Perforated Metal (@ stair tower and entry element)  
*Texture /Finish:* Plaster = Smooth; Perforated Metal = Smooth  
*Color / Transparency:* Plaster = White; Perforated Metal = ±50% transparent & painted Medium Grey

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

*Material:* Storefront = Aluminum Frame; Roll-up Doors = Metal  
*Texture /Finish:* Natural / Smooth  
*Color / Transparency:* Storefront = Clear Anodized frames w/Clear Glass; Roll-ups = Light Grey

**ROOF**

*Material:* Built-up on Barrel Vault & Flat Roof; Standing Seam over Rooftop Balcony  
*Texture /Finish:* Built-up = N/A; Standing Seam = Smooth Painted  
*Color / Transparency:* Built-up = White; Medium Gray in Metal Frame & Standing Seam

**COLUMNS**

*Material:* N/A  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BALCONIES & RAILINGS**

*Material:* Metal  
*Texture /Finish:* Smooth Painted  
*Color / Transparency:* Medium Grey

**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**

*Material:* Standing Seam Metal  
*Texture /Finish:* Smooth Painted  
*Color / Transparency:* Medium Grey

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

*Material:* TBD Based on Final Auto Brands  
*Texture /Finish:* TBD Based on Final Auto Brands  
*Color / Transparency:* TBD Based on Final Auto Brands

**BUILDING ID SIGN(S)**

*Material:* TBD Based on Final Auto Brands  
*Texture /Finish:* TBD Based on Final Auto Brands  
*Color / Transparency:* TBD Based on Final Auto Brands

**EXTERIOR LIGHTING**

*Material:* LED lighting on stair Tower and Entry Feature; Also on underside of rooftop Canopy  
*Texture /Finish:*  
*Color / Transparency:* Multi-color (ability to change color)

**PAVED SURFACES**

*Material:* Concrete Pavers  
*Texture /Finish:*  
*Color / Transparency:* Combination of Grey's pattern TBD

**FREESTANDING WALLS AND FENCES**

*Material:* Cement Plaster (lower) Perforated Metal (above)  
*Texture /Finish:* Cement Plaster = Smooth Painted; Perforated Metal = painted  
*Color / Transparency:* Cement Plaster = white; Perforated Metal Medium Grey

**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:**

Trees along LaPeer to be replaced as the existing trees excrete a sap that is damaging to the vehicles on display. Propose that Trees along Olympic be replaced as well as they are damaging the sidewalk and block visibility to the retail aspect of the project. Low planting will be provided along Olympic in the existing planter along the parking. Higher planting will be provided along the alley to soften the view from the adjacent residential.

**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 existing building has been vacant for approximately 20 years. It was previously an auto dealership and service center. This revitalization of this site will enhance the area. The materials being used are high quality. O'Gara Coach Company is well regarded in the community and maintains their existing property just a block down the street. It is proposed that Bentley will be relocating from their current facility to this new site.

- 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.**

There is no change in use from what this property was previously, Doors and windows are to be insulated to help mitigate noise. Existing openings to alley to be removed and replaced with solid panels to mitigate 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 materials and finishes used in the project will be superior to those that are currently on the project as well as many of the surrounding structures. The materials need to be compatible with the quality of the vehicles (Bentley, Bugatti, Lamborghini) being sold.

- 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 use is consistent with adjacent uses to the west (Infinity) and the the east (O'Gara Rolls Royce/Bentley)

- 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 building is existing relative to setbacks, etc. The stair tower height is within the 45' maximum allowed. The height of the roof over the terrace and clerestory is approximately 27'. We have added landscape setbacks along the alley side as required.



**Architectural Commission Report**

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**Attachment B**

Project Preview Plans

(October 15, 2014)





1231 Northside Boulevard  
San Jose, CA  
95128

Phone: 408.298.1100  
Fax: 408.298.1101

Website: [www.bbh.com](http://www.bbh.com)

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ADDITIONS

ALTERATIONS

DEMOLITION

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02 STREETScape MONTAGE - PROPOSED



01 STREETScape MONTAGE - EXISTING

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95128

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A9201



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – August 19, 2015

**Attachment C**

Applicant-prepared Response to  
Project Preview Comments

Francisco A. Behr AIA

President

Michael J. Bowers AIA

Executive Vice President

Andrew E. Althaus AIA

Vice President

Rossana Behr

Executive Director

## MEMORANDUM

TO: **CITY OF BEVERLY HILLS – PLANNING DIVISION**  
455 N. Rexford Drive  
Beverly Hills, CA 90210  
310.285.1141 (T)  
310.858.5966 (F)

ATTENTION: Cindy Gordon  
Assistant Planner

FROM: Andrew Althaus, AIA  
Vice President / Director of Operations

DATE: 3 August 2015

PROJECT: **O’GARA – OLYMPIC SHOWROOM & SERVICE**  
Beverly Hills, CA

PROJECT NO: 36415

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The following is a list of modifications made to the project in response to both the Architectural Review Committee’s comments at the preview meeting of Oct 15th 2014, as well as comments received from the Planning Commission Hearing of July 23rd 2015.

1. COMMENT: Provide additional detail to Almont elevation. (olympic significantly transformed as well as Lapeer. Need more articulation. *RESPONSE: Wrapped upper level glass at clerestory. Relocated elevator to west side of project. Elevator tower created added articulation and allowed for stepping of Olympic height to residential side.*
2. COMMENT: Too much of the black color used. *RESPONSE: Redistributed some of the dark color and changed it to a dark grey to soften the tone.*
3. COMMENT: The folded roof appears too narrow and appears to be “facade like” along Olympic. *RESPONSE: Increased depth of roof element, and extended the roof screen element to capture its new depth at the relocated elevator tower. This modification is also in response to #1 above.*
4. COMMENT: Make adjustments to the site plan to accommodate flatbeds on site for the off loading of vehicles. *RESPONSE: increased the width of the entry and exit gates, modified the planter at the alley to allow for the required turning radius of a flatbed truck to exit into the alley.*

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Suite 250  
Westlake Village  
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805.496.1101  
805.494.1421 Fax  
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URBAN DESIGN  
PLANNING  
INTERIORS



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – August 19, 2015

**Attachment D**  
Project Design Plans

300 N. W. ...  
Suite 250  
Westville, Virginia  
California 94023  
909.474.1101  
909.446.1431 fax  
www: behrbrowsers.com

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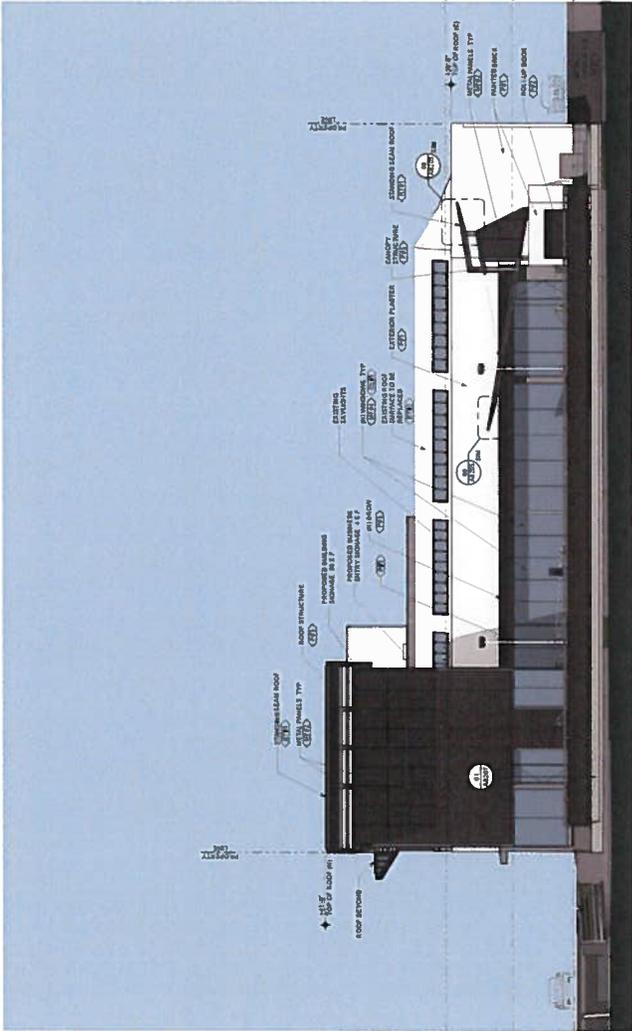


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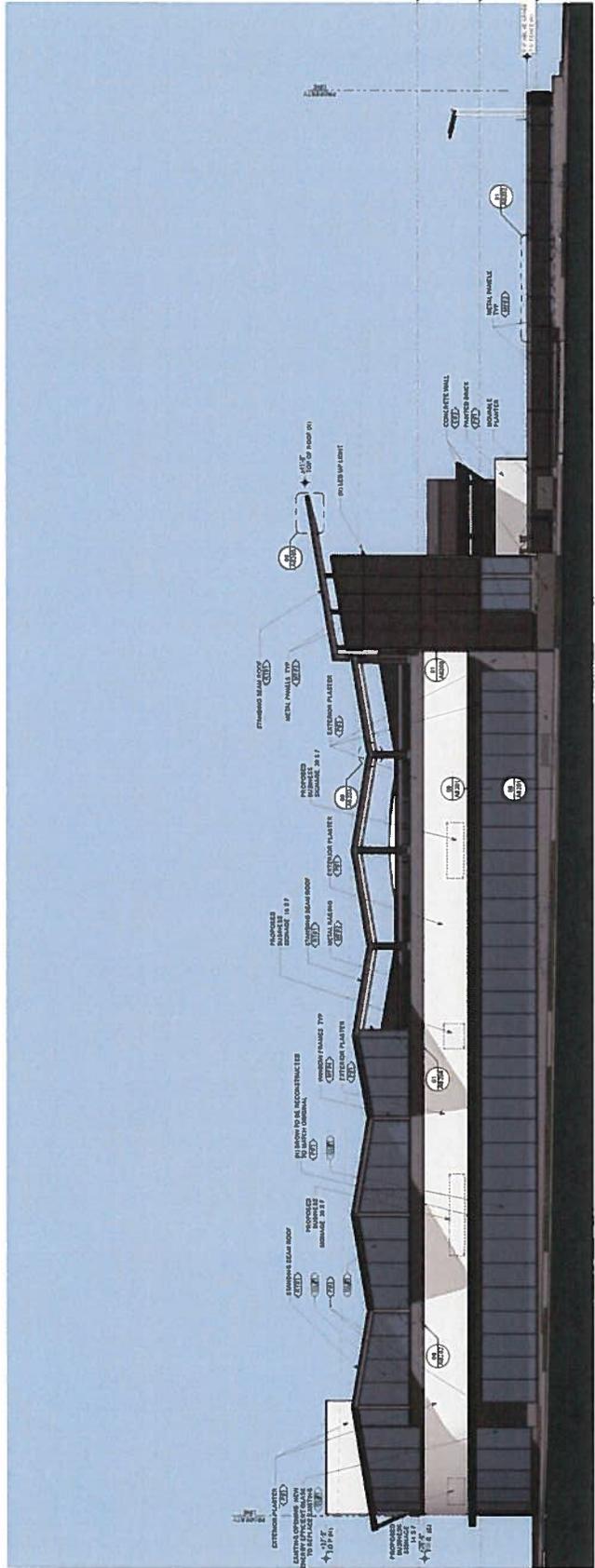
NOTES:  
1. FOR TYPICAL NOTES SEE SHEET ARCH-0001.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**MATERIAL LEGEND**

- (C1) CONCRETE (FORMED IN PLACE)
- (C2) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE
- (C3) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH
- (C4) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN
- (C5) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER
- (C6) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT
- (C7) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT
- (C8) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT
- (C9) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN
- (C10) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER
- (C11) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER AND GROUT
- (C12) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN
- (C13) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER
- (C14) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER AND GROUT
- (C15) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN
- (C16) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER
- (C17) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER AND GROUT
- (C18) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN
- (C19) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER AND GROUT AND STAIN AND SEALER
- (C20) CONCRETE (FORMED IN PLACE) WITH EXPOSED AGGREGATE AND POLYMER BRUSHED FINISH AND STAIN AND SEALER AND GROUT AND PAINT AND GROUT AND STAIN AND SEALER AND GROUT



**(B) WEST EXTERIOR ELEVATION - LAPPER DR. (PROPOSED)**  
SCALE: 1/8" = 1'-0"



**(A) SOUTH EXTERIOR ELEVATION - OLYMPIC BLVD. (PROPOSED)**  
SCALE: 1/8" = 1'-0"

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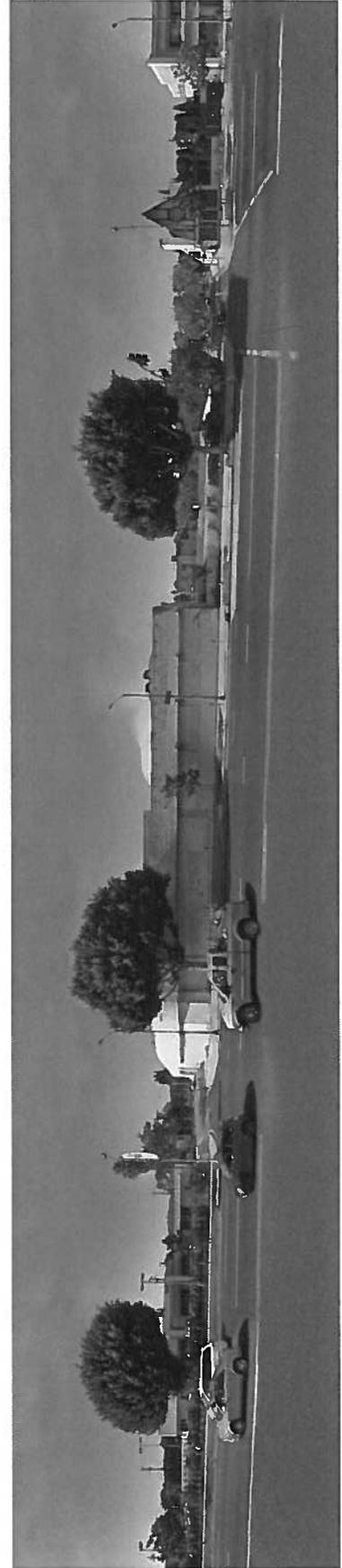
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Suite 210  
Westlake Village  
California 91381  
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LANDSCAPE ARCHITECTURE

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02 STREETScape MONTAGE - PROPOSED



01 STREETScape MONTAGE - EXISTING

BEHR BROWERS ARCHITECTS, INC.  
2427 N. HERCULES BOULEVARD, SUITE 210  
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CITY OF WESTLAKE  
OLYMPIC SHOWROOM  
& SERVICE

3855 W. OLYMPIC BLVD. BEVERLY HILLS, CA 90211

Project Number: 0415 Date: 08/15/15  
Drawing Title: 01 STREETScape MONTAGE - EXISTING  
Drawing Number: 01  
Scale: 1/8" = 1'-0"

Author: J. B. BROWN  
Checked: J. B. BROWN  
Date: 08/15/15

Project: 0415  
Drawing: 01

Sheet: 01  
Title: 01 STREETScape MONTAGE - EXISTING

Scale: 1/8" = 1'-0"

Date: 08/15/15

Author: J. B. BROWN

Checked: J. B. BROWN

Date: 08/15/15

Project: 0415

Drawing: 01

Sheet: 01

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Scale: 1/8" = 1'-0"

Date: 08/15/15

Author: J. B. BROWN

Checked: J. B. BROWN

Date: 08/15/15

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Date: 08/15/1

2425N Wetlands Boulevard  
Suite 250  
Woodside Village  
California 92082  
855-676-1501  
855-676-1537 Fax  
email: info@behbrowsers.com

ARCHITECTS  
PLANNING  
DESIGN  
INTERIORS



BEHR BROWERS ARCHITECTS, INC. is a professional architectural firm providing a wide range of architectural services to its clients. The firm is a member of the National Architectural Accreditation Board (NAAB) and is licensed in the State of California. The firm's services include architectural design, construction administration, interior design, and landscape architecture. The firm is committed to providing high-quality, innovative architectural solutions to its clients.

BEHR BROWERS ARCHITECTS, INC.  
1200 N. GARDEN STREET, SUITE 200  
ANAHEIM, CALIFORNIA 92810  
855-676-1501  
855-676-1537 FAX

OLYMPIAN CONSULTANTS  
OLYMPIC SHOWROOM  
& SERVICE

8855 W OLYMPIC BLVD, BEVERLY HILLS, CA 90211

Project: Olympic Showroom  
Client: Olympian Consultants  
Date: 10/15/2021  
Time: 10:00 AM

Project: Olympic Showroom  
Client: Olympian Consultants  
Date: 10/15/2021  
Time: 10:00 AM

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Client: Olympian Consultants  
Date: 10/15/2021  
Time: 10:00 AM

IMAGES -  
PERSPECTIVE  
RENDERING

A9401



01 RENDERING - PERSPECTIVE

34251 Verdugo Boulevard  
Suite 220  
Van Nuys, CA 91411  
Tel: 818.708.1101  
Fax: 818.708.1102  
www.bhrbrowsers.com

ARCHITECTURE  
INTERIORS  
LANDSCAPE  
PLANNING  
DESIGN



BEHR BROWERS ARCHITECTS, INC. is a professional architectural firm providing a wide range of architectural services to its clients. The firm is a member of the American Institute of Architects (AIA) and the California State Board of Architecture. The firm's services include architectural design, interior design, landscape architecture, and project management. The firm is committed to providing high-quality, innovative architectural solutions to its clients.

BEHR BROWERS ARCHITECTS, INC.  
34251 VERDUGO BOULEVARD, SUITE 220, VAN NUYS, CA 91411  
TEL: 818.708.1101 FAX: 818.708.1102  
WWW.BHRBROWSERS.COM



OLYMPIA CONSULTANTS  
& SERVICE

8000 W OLYMPIC BLVD BEVERLY HILLS CA 90211

Project Number: 001  
Date: 08/15/15  
Time: 11:57 AM

Client: BEHR BROWERS ARCHITECTS, INC.

Address: 34251 VERDUGO BOULEVARD, SUITE 220, VAN NUYS, CA 91411

Architect: BEHR BROWERS ARCHITECTS, INC.

Architect's License: 12512

Architect's Registration: 12512

Architect's Registration: 12512

Architect's Registration: 12512

IMAGES -  
PERSPECTIVE  
RENDERING



# LANDMARK DESIGN

**Landscape Architecture**  
 275 E. HILLCREST DR. SUITE 170  
 THOUSAND OAKS, CA 91320  
 PH 805-494-8155 FX 805-494-9061  
 LICENSE NUMBER 2962  
 WWW.LANDMARKDESIGN.COM



**STAMP**

**CLIENT**  
 OYAMA COACH COMPANY, LLC  
 8823 WEST OLYMPIC BOULEVARD  
 BEVERLY HILLS, CA 90211

**PROJECT**  
 AUTO DEALERSHIP  
 8823 W. OLYMPIC BLVD.  
 BEVERLY HILLS, CA

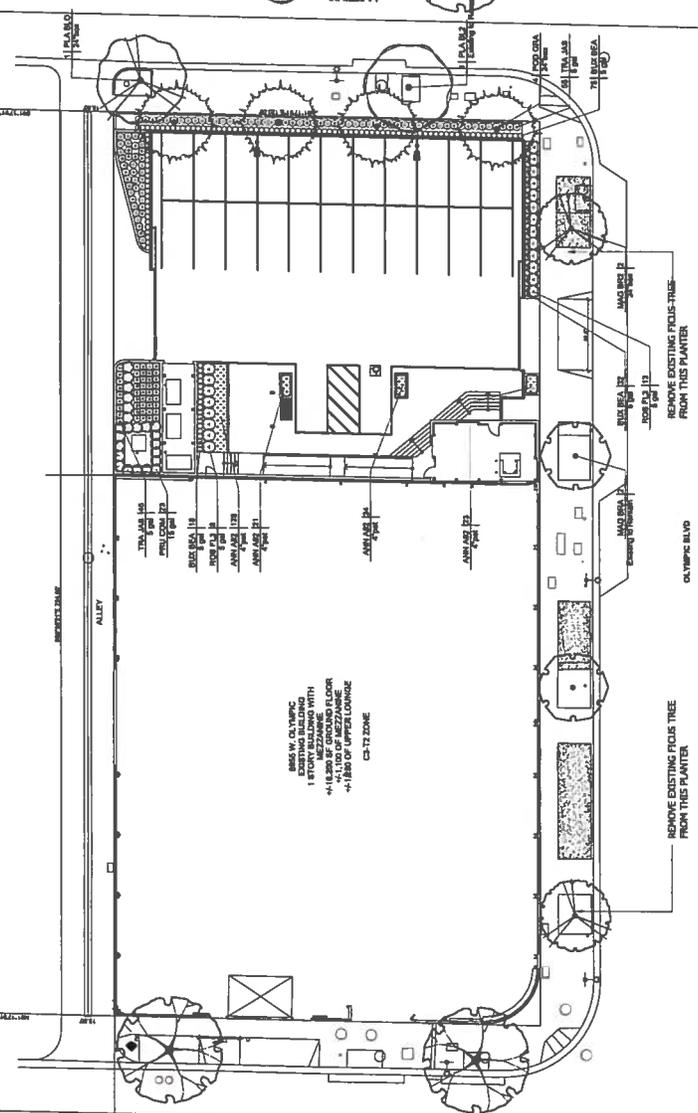
**PROJECT NUMBER**  
 54003  
**DATE**  
 06.18.15 100% C.U.P. RE-SUBMITTAL  
**REVISIONS**

**DRAWN BY** AP **CHECKED BY** CA  
**SHEET TITLE**

**PLANTING PLAN**  
**SCALE**  
 1/16" = 1'-0"  
**SHEET NUMBER**  
 L-0

## PLANT SCHEDULE

CODE	BOTANICAL NAME / COMMON NAME	COUNT	SIZE	QTY
MAG B2A	MAGNOLIA CAMBODIANA 'SULIST' / SOUTHERN MAGNOLIA	4	8'-11" X 4'-5"	1
MAG B2A	MAGNOLIA CAMBODIANA 'SULIST' / SOUTHERN MAGNOLIA	EXISTING TO REMAIN		
PLA B10	PLATANUS A. BLOODGOOD / BLOODGOOD / LONDON PLANE TREE	2	18'-12" X 4'-5"	1
PLA B12	PLATANUS A. BLOODGOOD / BLOODGOOD / LONDON PLANE TREE	EXISTING TO REMAIN		
POD C0A	PODOCARPUS GRACILIOR / FERN PINE	2	9'-10" X 3'-4"	4
ULM P0A	ULMUS PARVIFOLIA / EVERGREEN ELM	2		2
BUX B0A	BUXUS MICROPHYLLA 'SUNSHINE' / GREEN BEAUTY / GREEN BEAUTY BOWWOOD	5	5 GAL	10
PRU C0A	PRUNUS CAROLINIANA 'COMPACTA' / CAROLINA CHERRY	15	5 GAL	30
ROSA B0A	ROSA x 'FLOWER CARPET CORAL' / ROSE	15	5 GAL	30
TRU J0A	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5	5 GAL	10
ANR B01	ANNUAL COLOR / TO BE SELECTED BY LANDSCAPE ARCHITECT	500	4" POT	100
TUR P0A	TURP PAMANTH / AMANTHUS	500		100



**PODOCARPUS GRACILIOR**  
 FERN PINE



**ANNUAL COLOR**  
 TO BE SELECTED BY LANDSCAPE ARCHITECT



**PLATANUS A. BLOODGOOD**  
 LONDON PLANE TREE



**TRACHELOSPERMUM JASMINOIDES**  
 STAR JASMINE



**MAGNOLIA G. 'RUSSET'**  
 SOUTHERN MAGNOLIA



**ROSA x 'FLOWER CARPET CORAL'**  
 CORAL GROUNDCOVER ROSE



**ULMUS PARVIFOLIA**  
 EVERGREEN ELM



**PRUNUS CAROLINIANA 'COMPACTA'**  
 CAROLINA CHERRY



**BUXUS J. 'GREEN BEAUTY'**  
 GREEN BEAUTY BOWWOOD



**Architectural Commission Report**  
455 North Rexford Drive, Room 280-A  
AC Meeting – August 19, 2015

**Attachment E**  
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 OF A FAÇADE REMODEL AND LANDSCAPING TO AN EXISTING COMMERCIAL BUILDING AND A SECOND-STORY ADDITION FOR THE PROPERTY LOCATED AT 8955 OLYMPIC BOULEVARD (PL1511190 – O’GARA COACH COMPANY).

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

Section 1. Andrew Althaus, Behr Browsers Architects, Inc., agent, on behalf of the property owner, Chanukah LLC, and the tenant, O’Gara Coach Company, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and landscaping to an existing commercial building and a second-story addition for the property located at 8955 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 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 to 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.

The Planning Commission previously adopted a Categorical Exemption for the project on July 23, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

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

1. A comprehensive sign program shall be returned to the Architectural Commission for review and approval prior to the building’s final inspection.

Standard Conditions

2. **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.
3. **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.
4. **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.
5. **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.

6. **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.
7. **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.
8. **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.
9. **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: August 19, 2015

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Ryan Gohlich, Commission Secretary  
Community Development Department

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Andrea Gardner Apatow, Chair  
Architectural Commission