



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, September 16, 2015

Subject: **9595 WILSHIRE BOULEARD (PL1518298)**
Request for preliminary review of a façade remodel to an existing commercial building.

Project agent: David Renken – Skidmore, Owings & Merrill, LLP

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

REPORT SUMMARY

The applicant is requesting preliminary review of a façade remodel to an existing commercial building located at 9595 Wilshire Boulevard. The project is currently undergoing historic review for the “brise soleil” component and, as such, the project is before the Architectural Commission as a preview item to receive preliminary feedback on the proposed design. The project will be scheduled for formal review by the Architectural Commission once final historic clearance has been granted.

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 – September 16, 2015

Attachment A
Project Design Plans



3



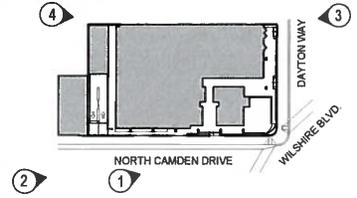
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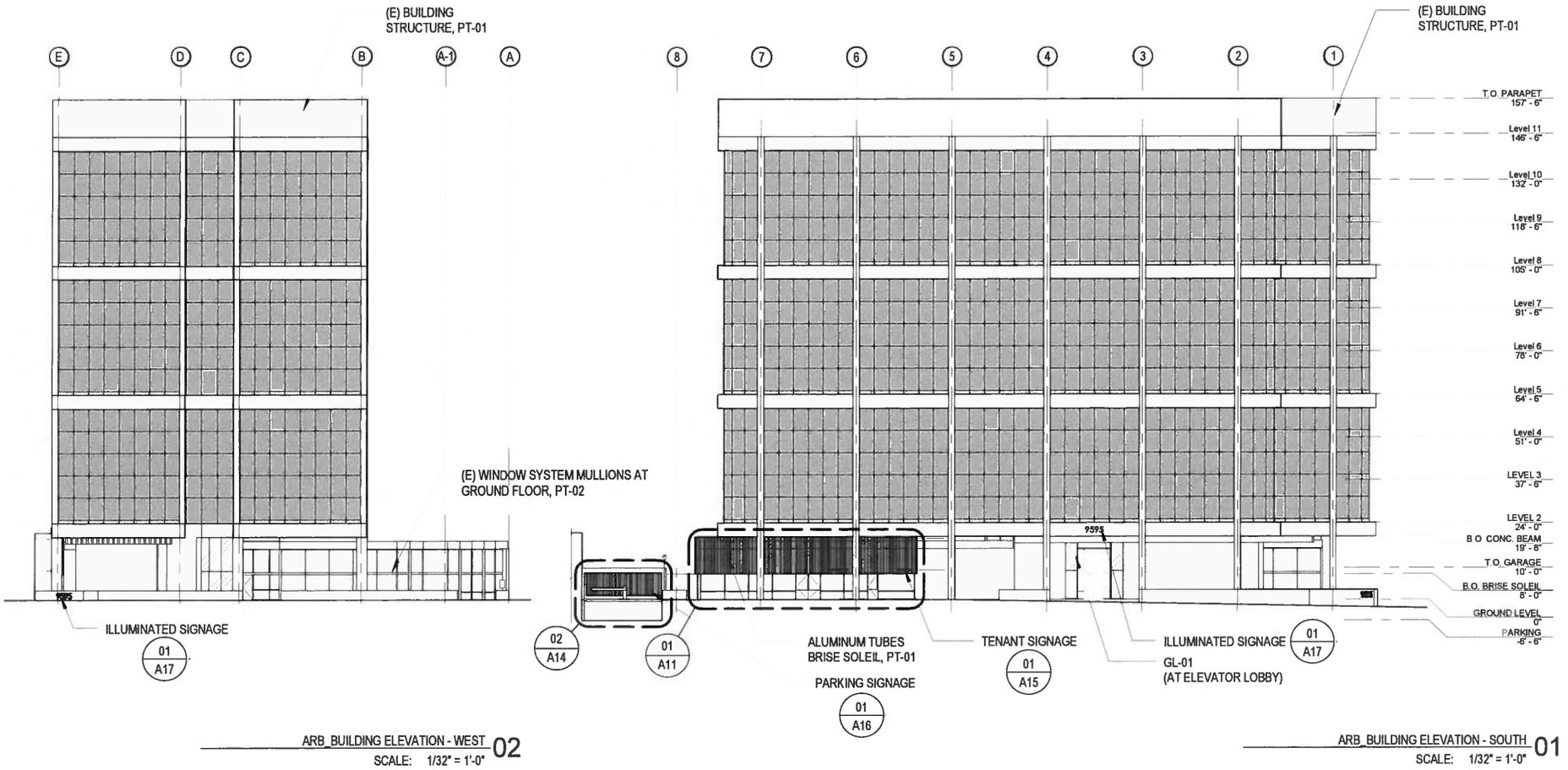
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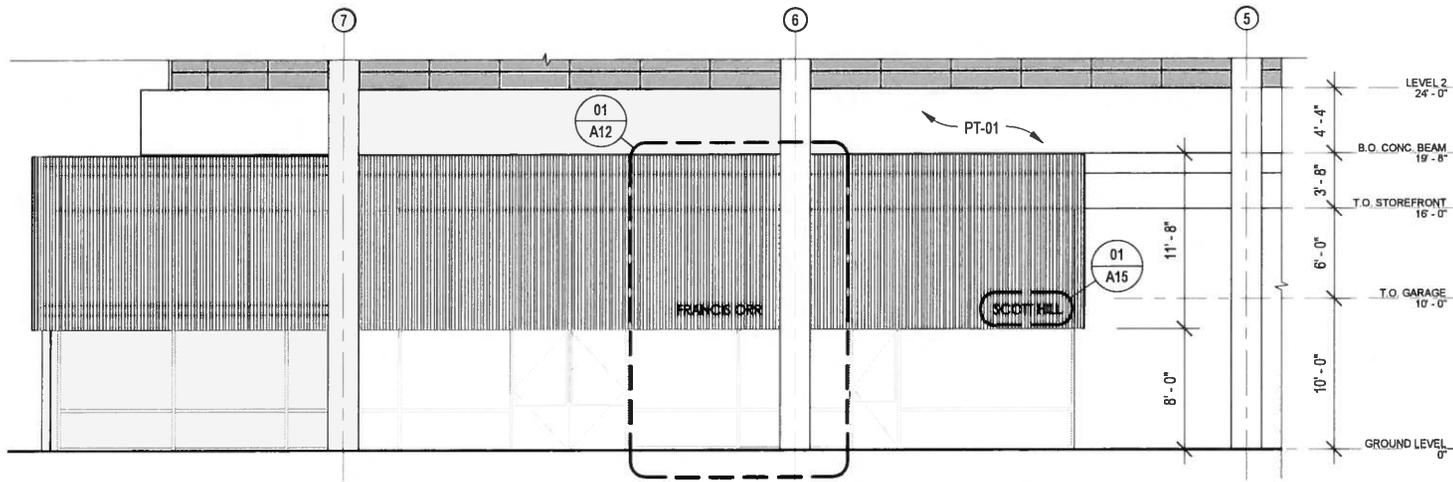
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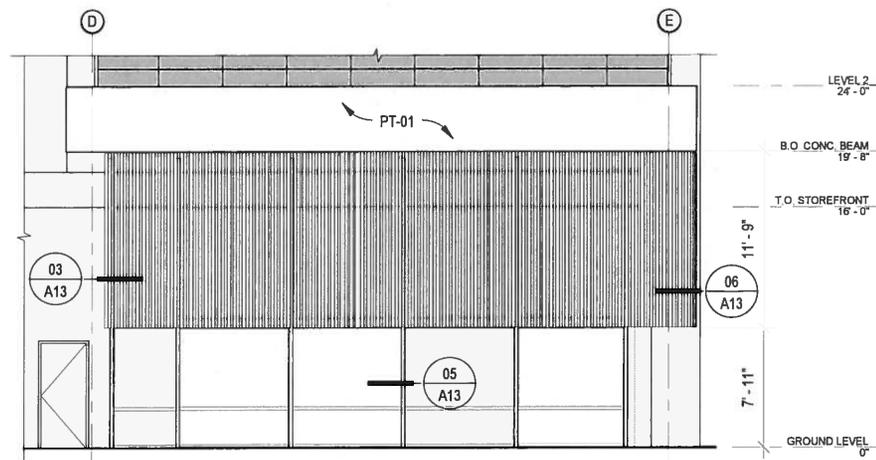
ARCHITECT	SOM SHEPHERDSON MERMELAN ARCHITECTS
CLIENT	CBRE COMMERCIAL REAL ESTATE SERVICES A BLACK HILLS COMPANY
PROJECT	9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212
SCALE	NTS
DATE	07/13/15
SITE PHOTOGRAPHY	
A4	



ARCHITECT.	SOM SHELLER MORSE PARTNERSHIP ARCHITECTS INC.
CLIENT	CBRE COMMERCIAL REAL ESTATE SERVICES CORPORATION
PROJECT	9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212
SCALE	1/32" = 1'-0"
DATE	06/18/15
BUILDING ELEVATIONS	
A7	

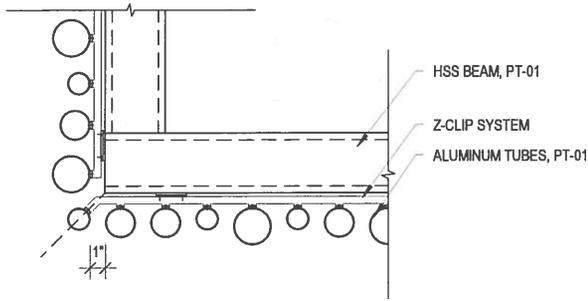


SOUTH ELEVATION - BRISE SOLEIL 02
SCALE: 1/8" = 1'-0"

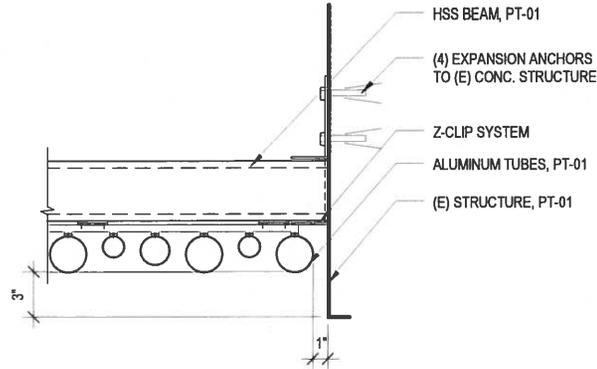


EAST ELEVATION - BRISE SOLEIL 01
SCALE: 1/8" = 1'-0"

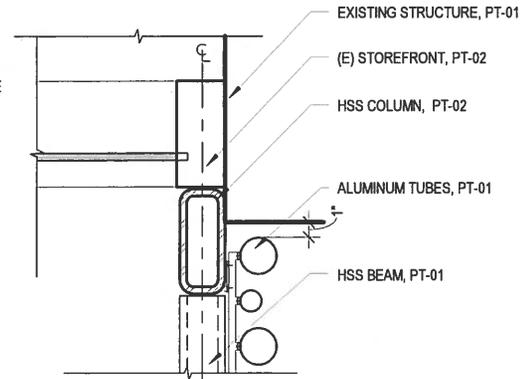
ARCHITECT:	SOM SHoP ARCHITECTS 100 CALIFORNIA STREET SAN FRANCISCO, CA 94111
CLIENT:	CBRE 1100 CALIFORNIA STREET SAN FRANCISCO, CA 94108
PROJECT:	9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212
SCALE:	1/8" = 1'-0"
DATE:	08/26/15
ELEVATIONS AT BRISE SOLEIL	
A11	



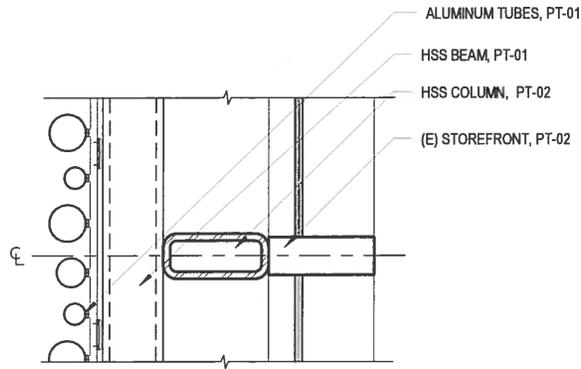
BRISE SOLEIL - OUTSIDE CORNER 06
SCALE: 1 1/2" = 1'-0"



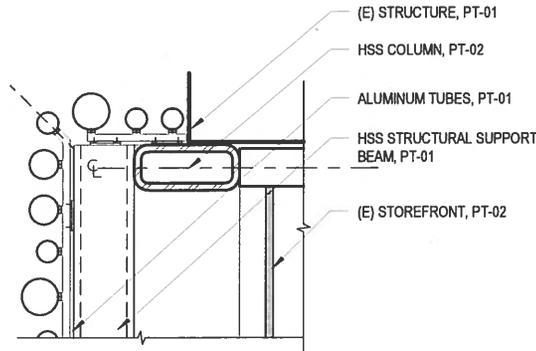
BRISE SOLEIL - END AT EXISTING STRUCTURE 04
SCALE: 1 1/2" = 1'-0"



BRISE SOLEIL DETAIL END AT EXISTING STOREFRONT 02
SCALE: 1 1/2" = 1'-0"



BRISE SOLEIL - COLUMN @ (E) MULLION 05
SCALE: 1 1/2" = 1'-0"

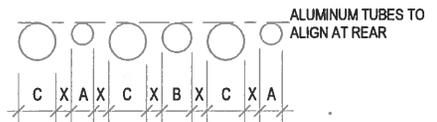


BRISE SOLEIL - CORNER @ MULLION 03
SCALE: 1 1/2" = 1'-0"

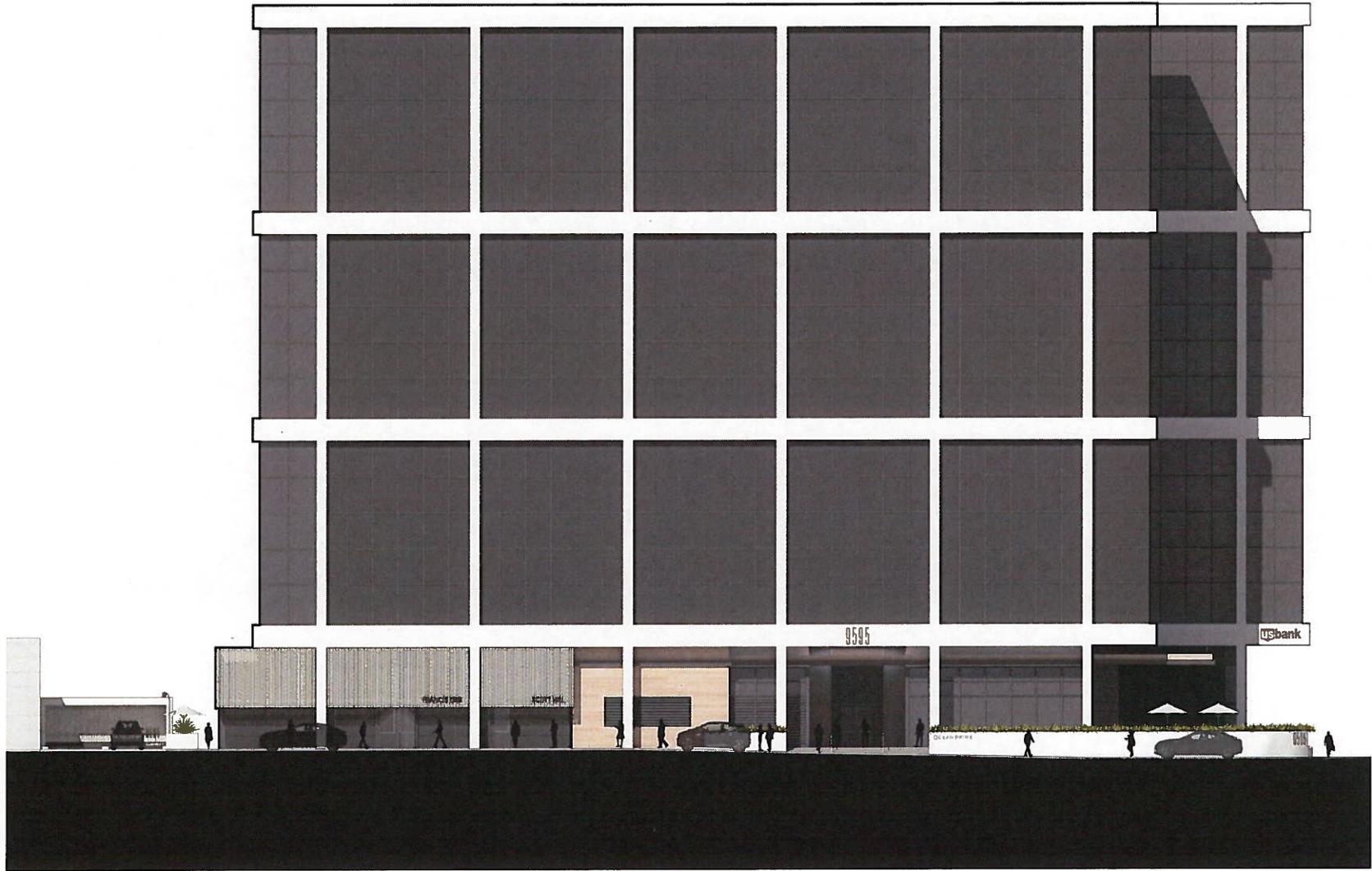
TUBE SIZES:
A = 1 1/2" DIAMETER
B = 2" DIAMETER
C = 2 1/2" DIAMETER
TUBE SPACING:
X = 2" (SOLAR STUDIES AND IN PLACE MOCK UP OF TUBES TO BE UTILIZED TO ESTABLISH FINAL TUBE SPACING)

PATTERN TO BE RANDOM:
A - 33.3%, B - 33.3%, C - 33.3%
ALWAYS START AND END SEGMENT WITH "C"

TUBES TO BE POWDER COATED TO MATCH PT-01



BRISE SOLEIL - TUBE PATTERN 01
SCALE: 1 1/2" = 1'-0"



BUILDING ELEVATION FROM CAMDEN DRIVE
NTS

ARCHITECT
SOM
SHEPHERDSON OMEGA MAYER
ARCHITECTS
1000 15TH AVENUE
SUITE 2000
DENVER, CO 80202

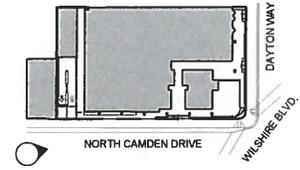
CLIENT
CBRE
COMMERCIAL REAL ESTATE
1535 AVENUE OF THE STARS
SUITE 2000
FORT MYERS, FL 33902

PROJECT
9595 WILSHIRE BLVD.
BEVERLY HILLS, CALIFORNIA 90212

SCALE
DATE 06/18/15

RENDERED BUILDING
ELEVATION FROM CAMDEN
DRIVE

A18



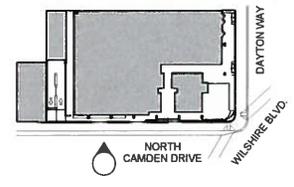
ARCHITECT
SOM
SKIDMORE OWINGS & MERRILL LLP
 110 N. MICHIGAN AVENUE
 SUITE 1000
 ANN ARBOR, MI 48106

CLIENT
CBRE
COMMERCIAL REAL ESTATE
 1000 AVENUE OF THE STARS
 SUITE 1000
 FORT MYERS, FL 33902

PROJECT
9595 WILSHIRE BLVD.
BEVERLY HILLS, CALIFORNIA 90212

SCALE
 NTS
 DATE
 07/13/15

RENDERING AT VIEW BACK
 TO 9595 WILSHIRE FROM
 CAMDEN DRIVE
A22



ARCHITECT:

SOM
SKIDMORE OWINGS & MERRILL LLP
 100 MADISON AVENUE
 NEW YORK, NY 10017
 PH: 212 512 2000
 FAX: 212 512 2001
 WWW.SOM.COM

CLIENT:

CBRE
COMMERCIAL REAL ESTATE
 100 CALIFORNIA STREET
 SUITE 2000
 SAN FRANCISCO, CA 94111
 PH: 415 774 2000
 WWW.CBRE.COM

PROJECT:

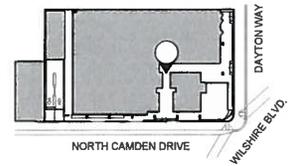
9595 WILSHIRE BLVD.
 BEVERLY HILLS, CALIFORNIA 90212

SCALE:

NTS
 DATE: 08/25/15

RENDERING AT RETAIL
 TENANTS - BRISE SOLEIL

A23



ARCHITECT

SOM
SHoP ARCHITECTS
 OFFICE OF ARCHITECTURE
 300 N. LA ST. SUITE 200
 LOS ANGELES, CA 90012

CLIENT:

CBRE
COMMERCIAL REAL ESTATE
 SERVICES

PROJECT

9595 WILSHIRE BLVD.
 BEVERLY HILLS, CALIFORNIA 90212

SCALE

NTS
 DATE 08/26/15

RENDERING AT ELEVATOR
 LOBBY

A24



TR1 - TRASH
ESCOFET - LAUREL & HARDY
FINISH CONC-01



B1 - BENCH
LANDSCAPE FORMS - PALISADE
FINISH: JAHARA HARDWOOD



T1 - TABLE SQUARE
T2 - TABLE ROUND
ARPER - GINGER
FINISH: BLACK



C1 - CHAIR
JANUS ET CIE - EASY
FINISH: BLACK



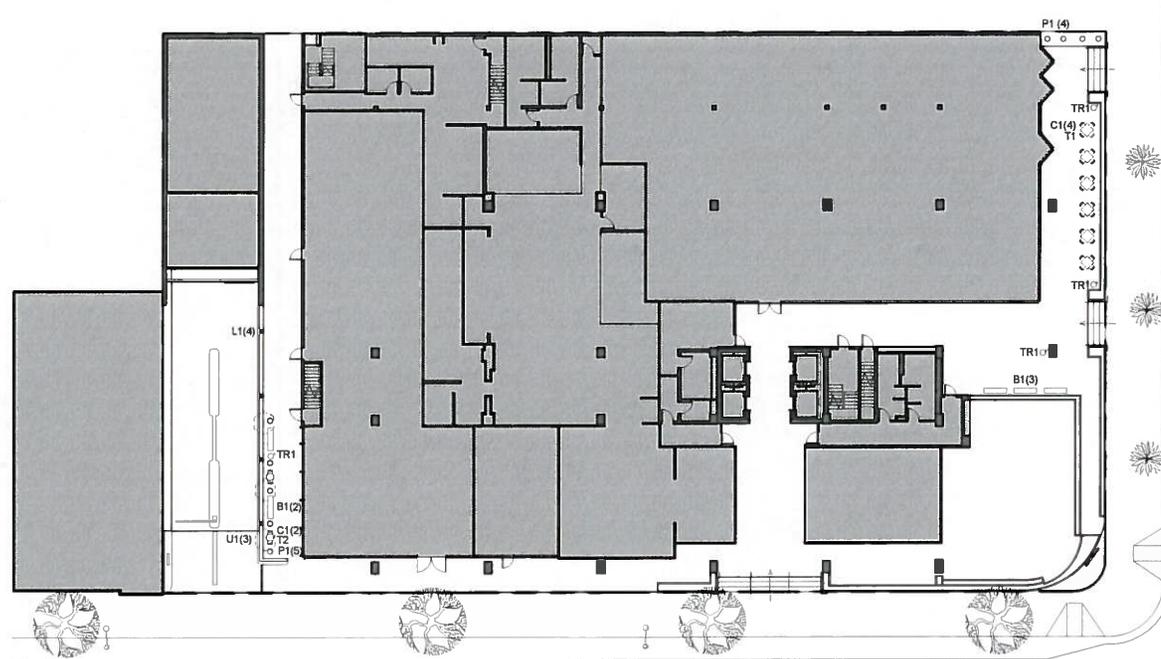
L1 - SITE LIGHTING
SELUX OLIVIO
FINISH: MTL-01



P1 - PLANTER (IMAGE SHOWN FOR PLANTER ONLY)
ESCOFET - CONICA
FINISH CONC-01
PLANTINGS: ALOE BARBERAE (ALOE TREE),
SENECIO TALINOIDES (BLUE FINGER)



U1 - UMBRELLA
MATCH (E) AT OCEAN PRIME RESTAURANT



FURNITURE PLAN - GROUND FLOOR

SCALE: 1/32" = 1'-0"

01

A25

SITE FURNITURE AND
FIXTURE PLAN

SCALE: 1/32" = 1'-0"

DATE: 06/18/15

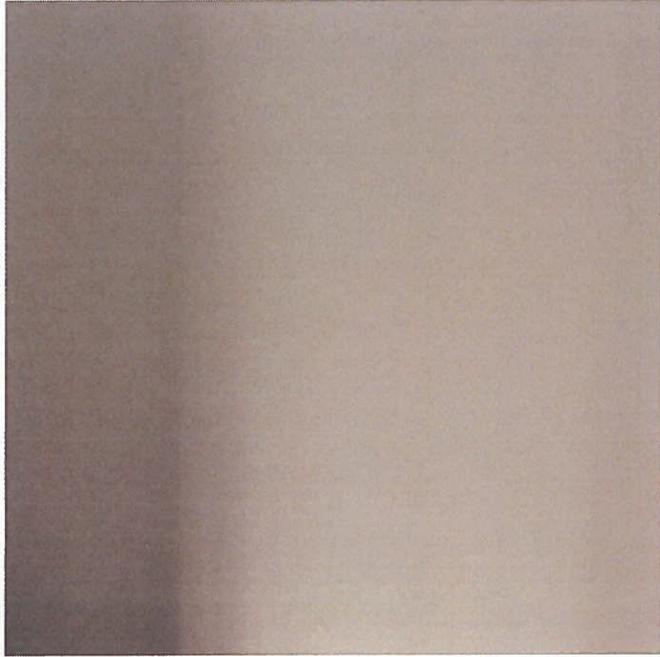
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BEVERLY HILLS, CALIFORNIA 90212

CLIENT:

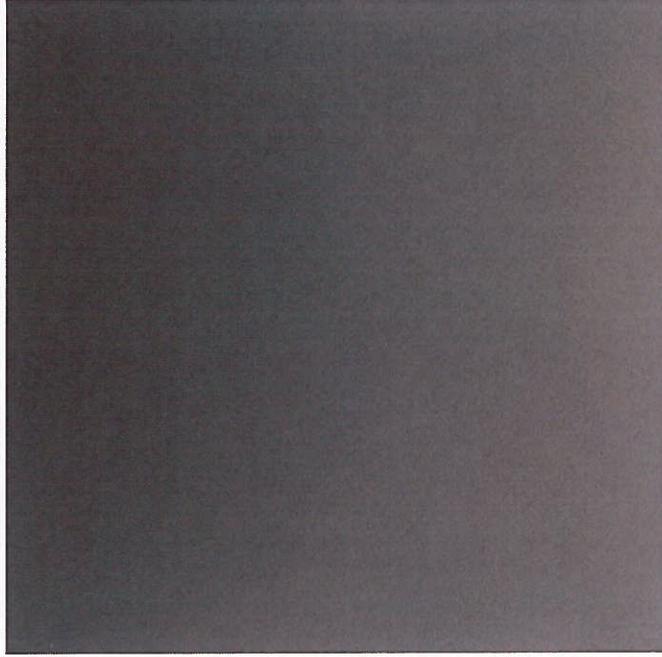
CBRE
COMMERCIAL REAL ESTATE
CORPORATION

ARCHITECT:

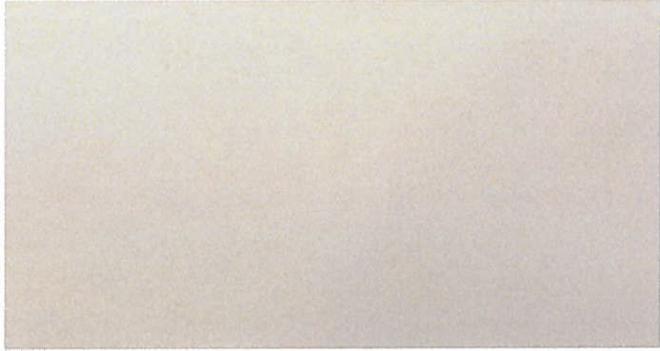
SOM
SHoP ARCHITECTS
100 CALIFORNIA STREET
SAN FRANCISCO, CA 94111



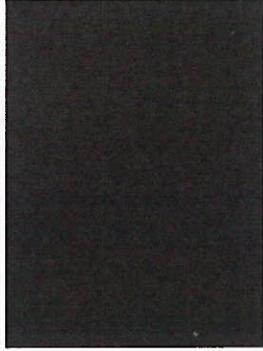
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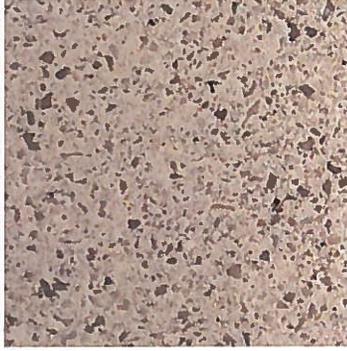
02



03



04



05

9595 WILSHIRE BOULEVARD
PROJECT MATERIALS

- 01 **MTL-01** STAINLESS STEEL
- 02 **GL-01** ACID ETCHED GREY MIRROR
- 03 **PT-01** PAINT AND POWDER COATINGS
- 04 **PT-02** NEW AND RE FINISHED MULLIONS
- 05 **CONC-01** SITE ACCESSORIES

SOM

ARCHITECT SOM <small>SCHWAB, OMERCAU & MERRITT ARCHITECTS</small>	CLIENT: CBRE <small>COMMERCIAL REAL ESTATE CORPORATION</small>	PROJECT: 9595 WILSHIRE BLVD. <small>BEVERLY HILLS, CALIFORNIA 90212</small>	PROJECT MATERIALS	A26
		SCALE:		
		DATE:	06/18/15	