



Architectural Commission Report

Meeting Date: Wednesday, September 16, 2015

Subject: **9956 SOUTH SANTA MONICA BOULEVARD (PL1518744)**
Request for preliminary review of a façade remodel to an existing commercial building.

Project agent: Murray Fischer – Law Offices of Murray Fischer

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 9956 South Santa Monica 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

The project site was posted with an on-site notice on Friday, September 4, 2015.



Design Review Commission Report

455 North Rexford Drive
AC Meeting – September 16, 2015

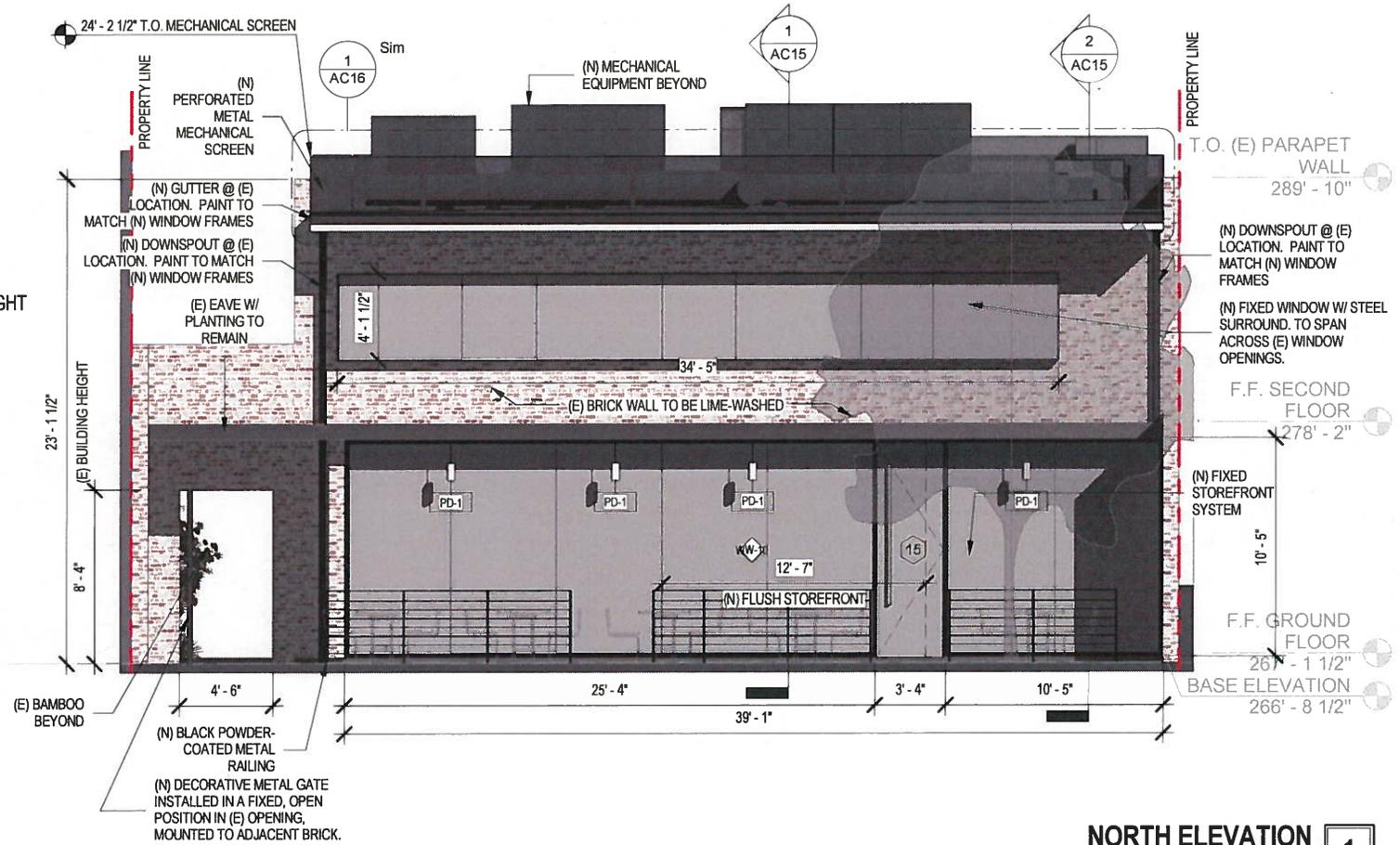
Attachment A
Project Design Plans



HINKLEY - ARIA OUTDOOR PENDANT LIGHT



METAL GATE FINISH REFERENCE



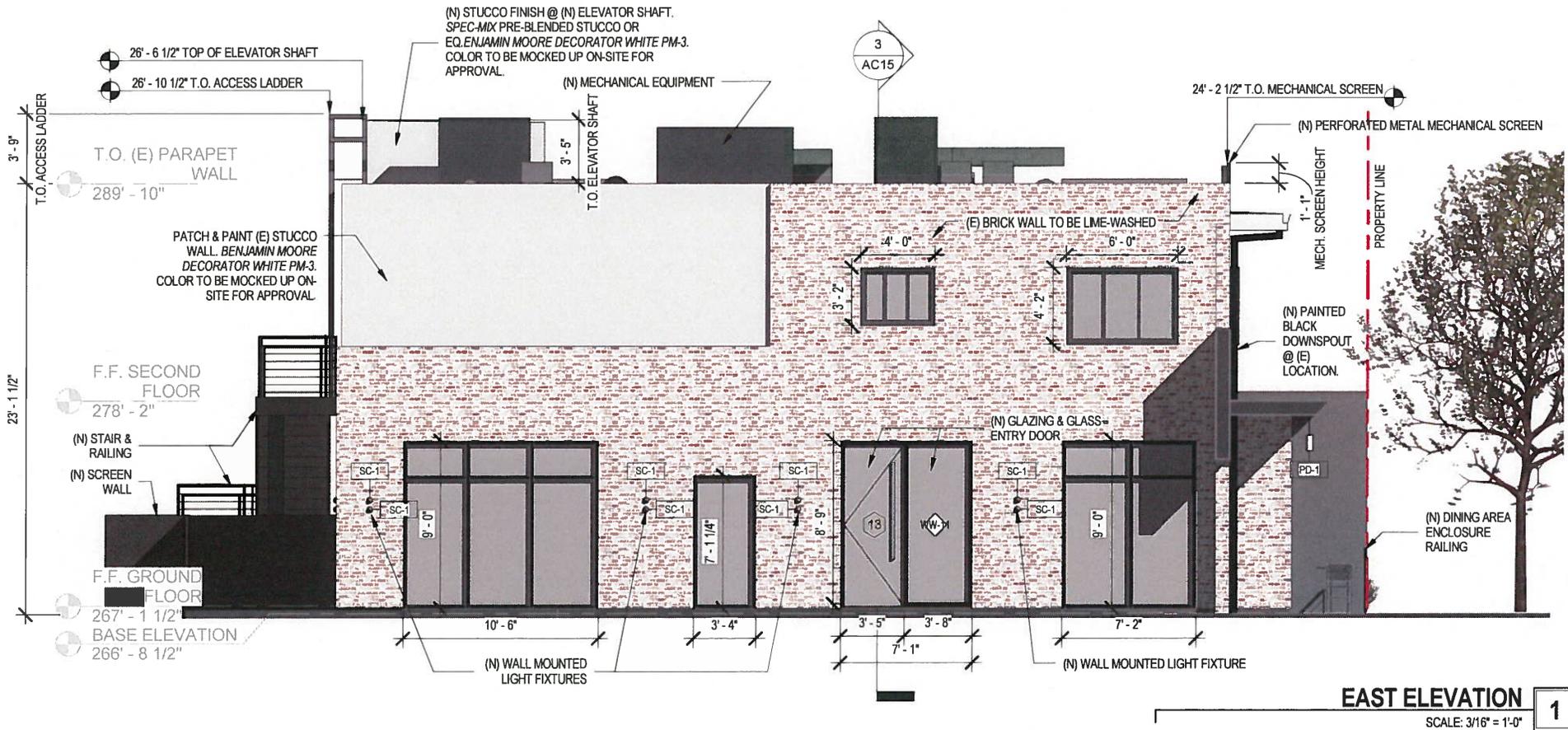
NORTH ELEVATION 1

SCALE: 3/16" = 1'-0"



PROJECT NAME:
 NERANO
 9960 SANTA MONICA BLVD. BEVERLY HILLS, CA 90212
 APN: 4328-002-004
 NORTH ELEVATION

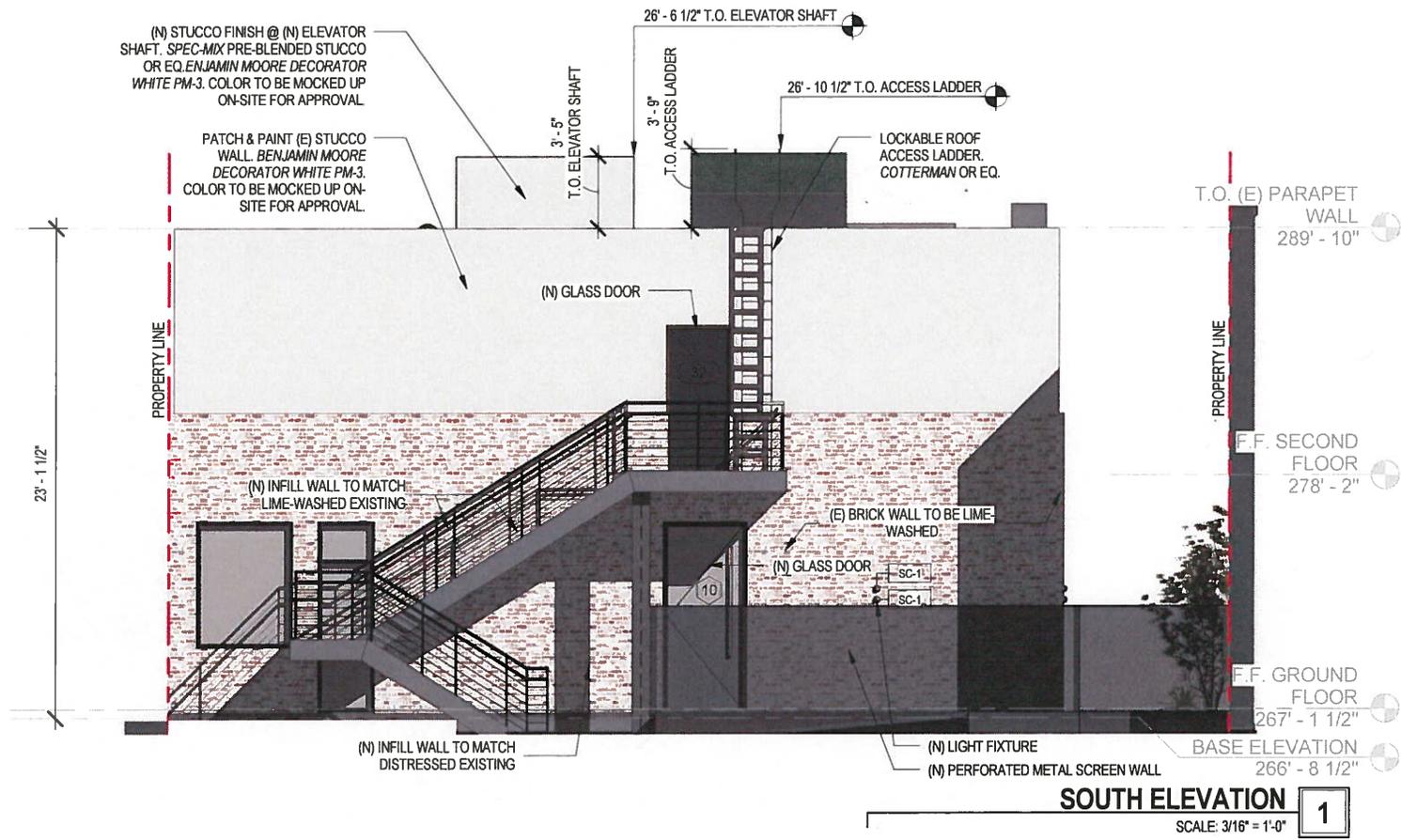
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DATE	8/19/15
SHEET No	AC10



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PROJECT NAME:
NERANO
9960 SANTA MONICA BLVD. BEVERLY HILLS, CA 90212
APN:4328-002-004
EAST ELEVATION

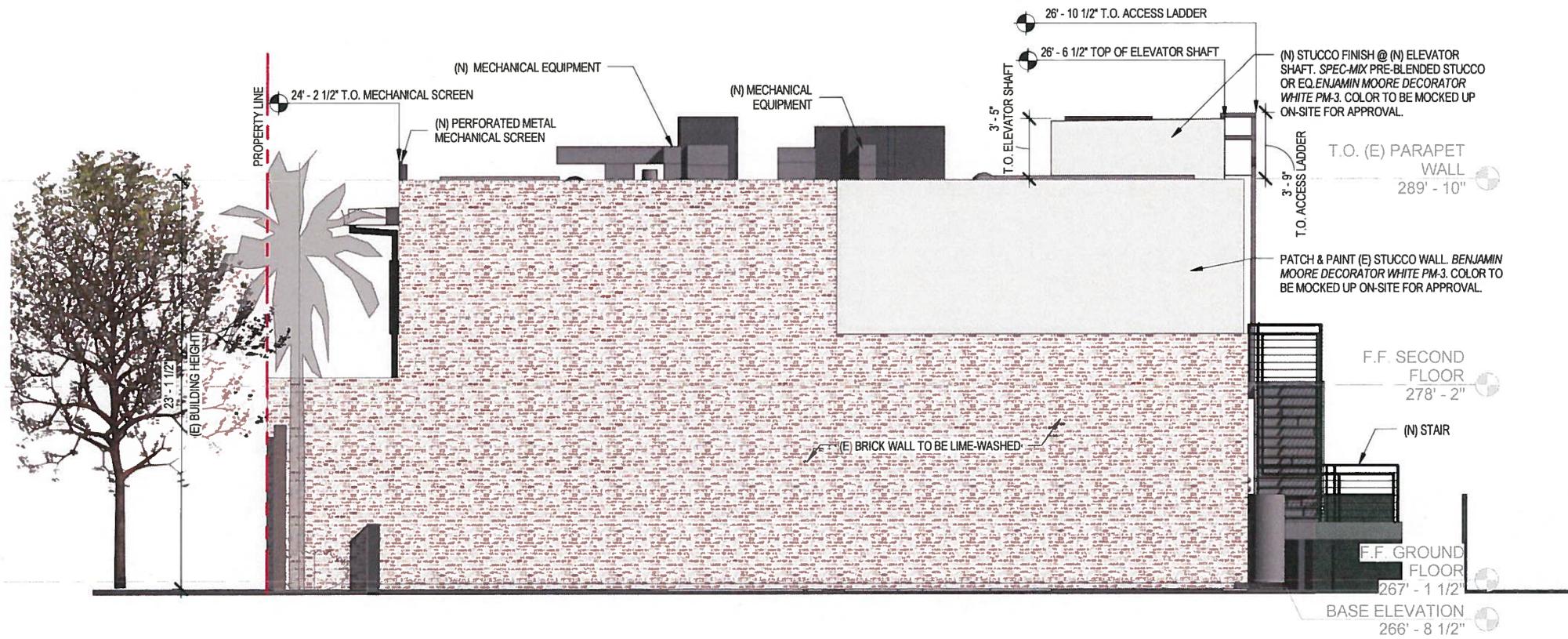
PROJECT No
14-011
DATE
8/19/15
SHEET No
AC11



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PROJECT NAME:
 NERANO
 9960 SANTA MONICA BLVD. BEVERLY HILLS, CA 90212
 APN: 4328-002-004
 SOUTH ELEVATION

PROJECT No	14-011
DATE	8/19/15
SHEET No	AC12

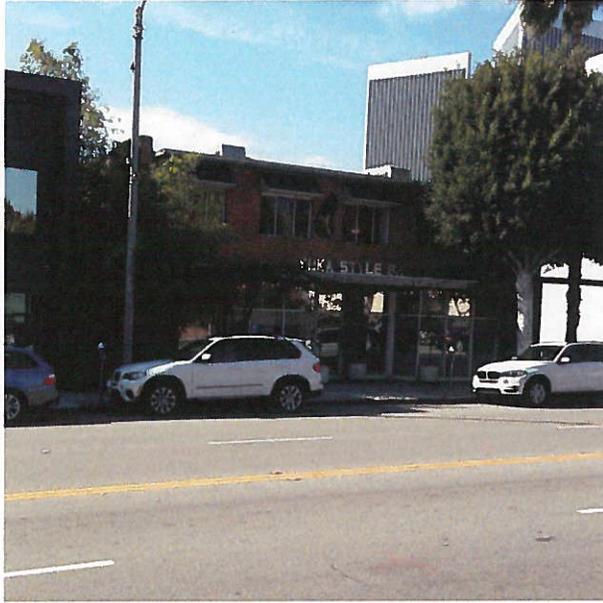


WEST ELEVATION 1
SCALE: 3/16" = 1'-0"



PROJECT NAME:
NERANO
9960 SANTA MONICA BLVD. BEVERLY HILLS, CA 90212
APN:4328-002-004
WEST ELEVATION

PROJECT No	14-011
DATE	8/19/15
SHEET No	AC13



EXISTING BUILDING FROM ACROSS SANTA MONICA BLVD



EXISTING BUILDING FRONT VIEW



EXISTING BUILDING REAR VIEW



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PROJECT NAME:
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 APN: 4328-002-004
 EXISTING BUILDINGS

PROJECT No	14-011
DATE	8/19/15
SHEET No	AC26



ba
belzberg architects

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PROJECT NAME:
NERANO
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APN:4328-002-004
NORTHWEST PERSPECTIVE

PROJECT No	14-011
DATE	8/19/15
SHEET No	AC40



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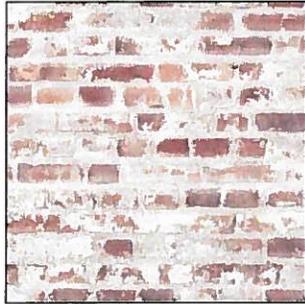
APN:4328-002-004

NORTHEAST PERSPECTIVE

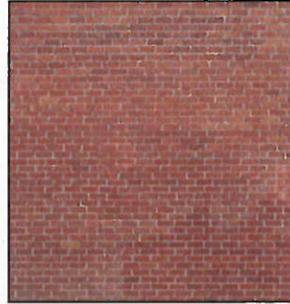
PROJECT No
14-011

DATE
8/19/15

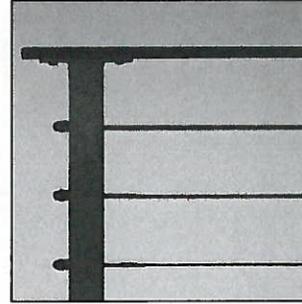
SHEET No
AC41



NEW, LIMEWASHED BRICK TREATMENT



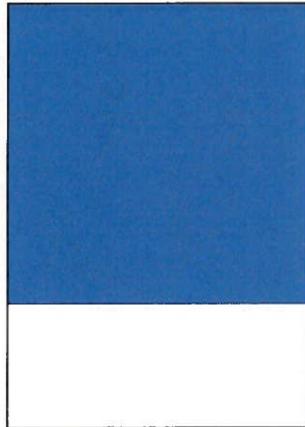
EXISTING BRICK



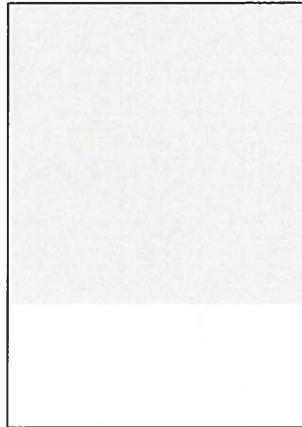
EXTERIOR DINING RAILING EXAMPLE



STOREFRONT METAL FRAME EXAMPLE



BUSINESS SIGN FINISH:
BENJAMIN MOORE
"BIG COUNTRY BLUE 2066-30"



EXTERIOR STUCCO COLOR:
BENJAMIN MOORE
"DECORATORS WHITE PM-3"



EXTERIOR STUCCO TEXTURE EXAMPLE



METAL GATE FINISH EXAMPLE



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PROJECT NAME:
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APN:4328-002-004

SAMPLE MATERIALS BOARD

PROJECT No

14-011

DATE

8/19/15

SHEET No

AC50