



Architectural Commission Report

Meeting Date: Wednesday, October 21, 2015

Subject: **135-145 SOUTH MAPLE DRIVE**
Request for approval of a façade remodel and landscaping for existing multi-family residential buildings. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Todd Riley – Landry Design Group

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 for existing multi-family residential buildings located at 135-145 South Maple Drive. The project was previously reviewed by the Architectural Commission as a project preview on July 15, 2015; no formal action was taken. The comments provided by the Commission related primarily to its compatibility with the existing building form, integration into the overall neighborhood, and further development of architectural details.

As a result of the Commission's comments, the applicant developed additional architectural details. The overall design has remained substantially the same as the preview and includes the following components:

Façade Remodel

- Sculpted stucco façade ribbons painted in various gray colors;
- LED façade illumination in ribbon recesses;
- Paint existing wall beyond proposed ribbon in light gray color;
- Clad existing architectural fins in metal with satin nickel finish;
- New perforated steel garage door and pedestrian gate in satin nickel finish;
- New glass front door to match existing window glazing, and;
- Poured in place concrete wall with glazed openings.

Landscaping

- Three (3) multi-trunk Arbutus Marina trees;
- Three (3) Blue Palo Verde trees;
- Existing palm tree to remain;
- A variety of shrubs and ground cover vegetation, and;
- Two bronze uplights for each tree (total of 14 lights).

URBAN DESIGN ANALYSIS

The streetscape of the 100-block of South Maple Drive exhibits a highly eclectic palette of architectural styles and scales, ranging from boxy contemporary buildings to smaller-scaled, traditionally styled

Attachment(s):

- A. Detailed Design Description and Materials (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



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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buildings. The ultra-contemporary, and somewhat futuristic, design proposed for the subject buildings will present another unique aesthetic to the streetscape. However, the design may be perceived as static and constrained in its execution as both of the buildings are identical with no differentiation between the configuration and coloration of the façade ribbons. Additionally, the contemporary nature of the proposed façade may contrast with the existing mid-Century form of the building as it becomes a secondary element to the stucco ribbons.

Project-specific conditions have not been proposed as part of this analysis; however, the Commission may wish to consider the comments during the course of their review and propose project-specific conditions deemed necessary to make the findings required for approval.

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.

PUBLIC OUTREACH AND NOTIFICATION

As the project is located in a multi-family residential zone, an on-site notice at the subject property must be posted at least ten (10) days prior to the hearing. The site was posted at both 135 South Maple Drive and 145 South Maple Drive on Friday, October 9, 2015. To date, staff has not received comments in related 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):
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:

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
- 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 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 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: Plaster
Texture /Finish: Smooth
Color / Transparency: 3 tones of warn light gray

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

Material: Existing to remain
Texture /Finish:
Color / Transparency:

ROOF

Material: Existing to remain
Texture /Finish:
Color / Transparency:

COLUMNS

Material: Existing to remain
Texture /Finish:
Color / Transparency:

BALCONIES & RAILINGS

Material: Plaster and glass
Texture /Finish: smooth
Color / Transparency: Warm light gray

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: N/A
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: Existing to remain
Texture /Finish: _____
Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: Metal
Texture /Finish: Smooth
Color / Transparency: Satin sheen nickel

BUILDING ID SIGN(S)

Material: _____
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: LED rope lighting at facade
Texture /Finish: Smooth
Color / Transparency: Not visible

PAVED SURFACES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: Stucco
Texture /Finish: Smooth
Color / Transparency: Warm light gray

OTHER DESIGN ELEMENTS

Material: Existing fins to remain
Texture /Finish: Applied finish of satin sheen nickel
Color / Transparency: Nickel

C Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:

Contemporary to compliment the modern architecture.

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 proposed facade renovation represents a tasteful upgrade to an older building that is showing signs of age. The use of simple materials applied with a creative geometry

- 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 will be no change to the noise impacts-- internal or external-- because the proposed project is a faced remodel only.

- 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 proposed remodel is designed to remedy exactly this situation, The existing building has aged in a way that has compromised the appearance of a building that may have once been quite nice.

- 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 size bulk and scale of the buildings are consistent with some other tall buildings on this block of Maple Drive. No new floor area, or change in height are proposed, so the overall impact of the renovation will be minimal.

- 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 high quality materials, finishes, lighting, and landscaping that are proposed all conform to the high design standards, rules and regulations of the City of Beverly Hills.



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Attachment B
Project Design Plans

MAPLE

137 & 145 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90212



LANDRY DESIGN GROUP

SHEET INDEX

| | |
|---------------|------------------------------|
| ARCHITECTURAL | |
| COVER | PROJECT INFORMATION |
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| A-1.1 | COLOR ELEVATION |
| A-1.2 | NEIGHBORHOOD PHOTOS |
| A-1.3 | STREET PANORAMAS |
| A-3.0 | PLOT PLAN |
| A-3.1 | SITE PLAN - 145 S. MAPLE DR. |
| A-3.2 | SITE PLAN - 137 S. MAPLE DR. |
| A-5.0 | ENTRY DOOR ELEVATION |
| A-6.0 | 145 EXTERIOR ELEVATIONS |
| A-6.1 | 137 EXTERIOR ELEVATIONS |
| A-6.2 | AREA EXHIBIT |
| A-6.3 | AREA EXHIBIT |
| A-6.4 | AREA EXHIBIT |
| A-8.0 | WALL SECTIONS |
| A-8.1 | WALL SECTIONS |
| A-9.0 | DETAILS |
| A-9.1 | DETAILS |
| A-9.2 | LIGHT COVE SPEC. |
| LANDSCAPE | |
| LP-1 | PLANTING PLAN |
| LP-2 | PLANTING LEGEND |
| LT-1 | LIGHTING PLAN |



**LANDRY
DESIGN
GROUP**

137 SOUTH MAPLE DRIVE
LOS ANGELES, CA 90024
PHONE: 310.442.1882
FAX: 310.442.1883
www.landrydesign.com

MAPLE DRIVE
145 & 137 S. MAPLE DRIVE
BEVERLY HILLS, CA 90210

COVER

DATE 10.05.2014

SCALE AS NOTED

DRAWN

JOB # 1503.00

SHEET NO.

A-0.0

COVER

CONSULTANTS

ARCHITECT

LANDRY DESIGN GROUP
1818 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90025

LANDSCAPE ARCHITECT

DAVID LAFORGA
LANDSCAPE ARCHITECTURE
956 THIRD AVENUE
LOS ANGELES, CA 90019

PROJECT INFORMATION:

ADDRESS:

137 SOUTH MAPLE DRIVE,
BEVERLY HILLS, CA 90212

LEGAL DESCRIPTION:

ASSESSORS NO.: 4331013008

PROJECT DESCRIPTION:

FACADE RENOVATION AND UPGRADE OF AN EXISTING
MULTI-FAMILY APARTMENT COMPLEX.

BEVERLY HILLS ZONING :
OCCUPANCY :
USE :

R-4
MFR MED DENSITY
MULTI-FAMILY

FIRE SPRINKLERS REQUIRED:
SPRINKLER SYSTEM TO BE APPROVED BY FIRE DEPARTMENT PRIOR TO INSTALLATION.

ADDRESS:

145 SOUTH MAPLE DRIVE,
BEVERLY HILLS, CA 90212

LEGAL DESCRIPTION:

ASSESSORS NO.: 4331013042

PROJECT DESCRIPTION:

FACADE RENOVATION AND UPGRADE OF AN EXISTING
MULTI-FAMILY APARTMENT COMPLEX.

BEVERLY HILLS ZONING :
OCCUPANCY :
USE :

R-4
MFR MED DENSITY
MULTI-FAMILY

LOT CALCULATIONS:

EXISTING BUILDING TO REMAIN.
NO ADDITIONAL SQUARE FOOTAGE ADDED.
NO CHANGES TO THE ROOF.
NO CHANGES TO THE BUILDING STRUCTURE.

EXISTING BUILDING HEIGHT TO REMAIN

REQUIRED SETBACKS

FRONT (per city setback map) = 15'

REAR = EXISTING TO REMAIN

SIDE = EXISTING TO REMAIN

PROPOSED SETBACKS

FRONT = EXISTING TO REMAIN

REAR = EXISTING TO REMAIN

SIDE = EXISTING TO REMAIN

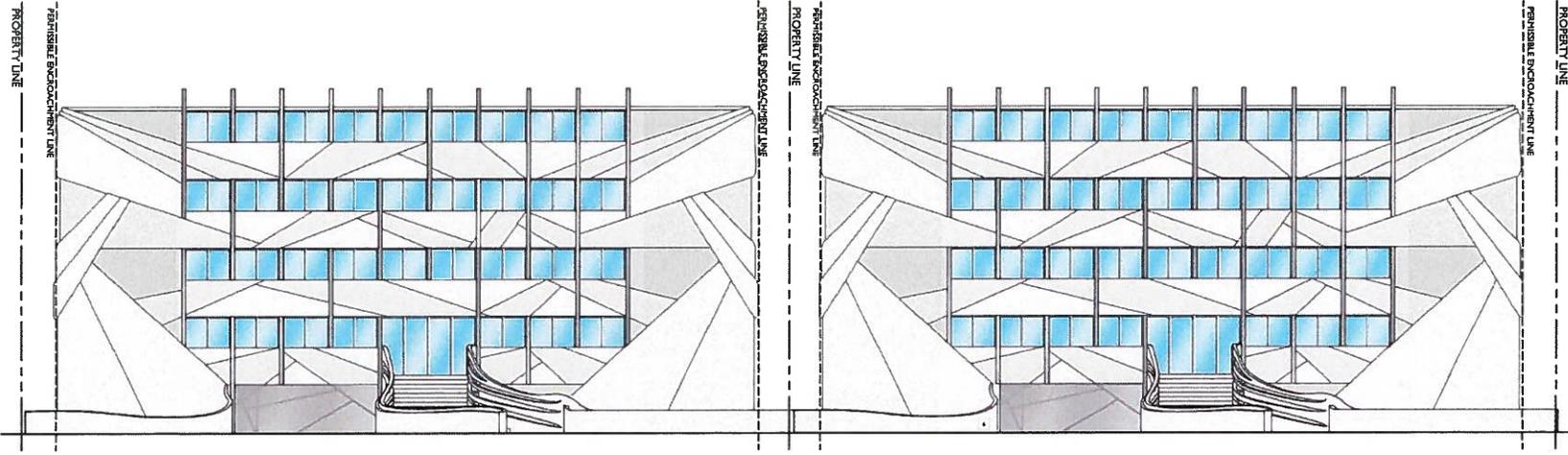
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ARTIST'S RENDERING IS A CONCEPTUAL IMAGE ONLY



| | | | | | | | |
|---|---|---------|------------------------------|------|------------|--------|-------|
| LANDRY DESIGN GROUP 1818 S SEPULVEDA BLVD LOS ANGELES, CA 90025 T. 310.444.1404 F. 310.444.1405 | FOR MORE 137 & 145 SOUTH MAPLE DRIVE | JOB # | 1503.00 | DATE | 10.05.2015 | SHEET | A-1.0 |
| | | DRAWING | COLOR RENDERING - NIGHT VIEW | | SCALE | N.T.S. | |



- STUCCO COLOR LEGEND
- GRAY #1
 - GRAY #2
 - GRAY #3
 - GRAY #4

- METAL COLOR LEGEND
- SATIN NICKEL

STREET FACADE

| | | | | |
|---|---|-----------------------|--------------------|----------------|
| LANDRY DESIGN GROUP 1818 S SEPULVEDA BLVD LOS ANGELES, CA 90025 T 310.444.1404 F 310.444.1405 | JOB NAME 137 & 145 SOUTH MAPLE DRIVE | JOB # 1503.00 | DATE 10.05.2015 | SHEET A-1.1 |
| | DRAWING COLOR ELEVATION | SCALE 1'-0" = 1/8" | | |



9



6



2



1



8



5



PROJECT SITE - PHOTOGRAPH



11



4



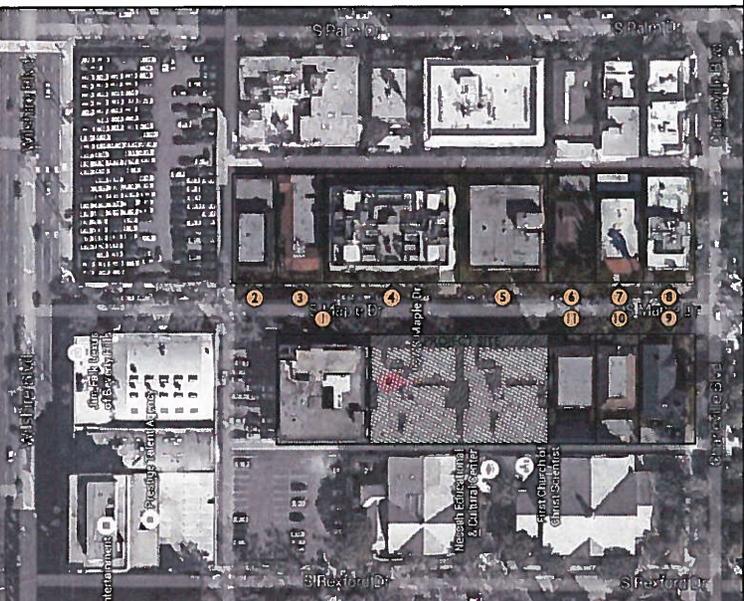
10



7



3



PHOTOGRAPHS KEY PLAN

DATE: 07.23.2015
 TIME: 1503.00
 SCALE: 1'-0" = 1/8"

137 & 145 SOUTH MAPLE DRIVE
 NEIGHBORHOOD PHOTOS

LANDRY DESIGN GROUP
 1818 S SEPULVEDA BLVD
 LOS ANGELES, CA 90025
 T 310.444.1404
 F 310.444.1405

A-1.2



PROPOSED STREET PANORAMA



EXISTING STREET PANORAMA

PROJECT
A-1.3

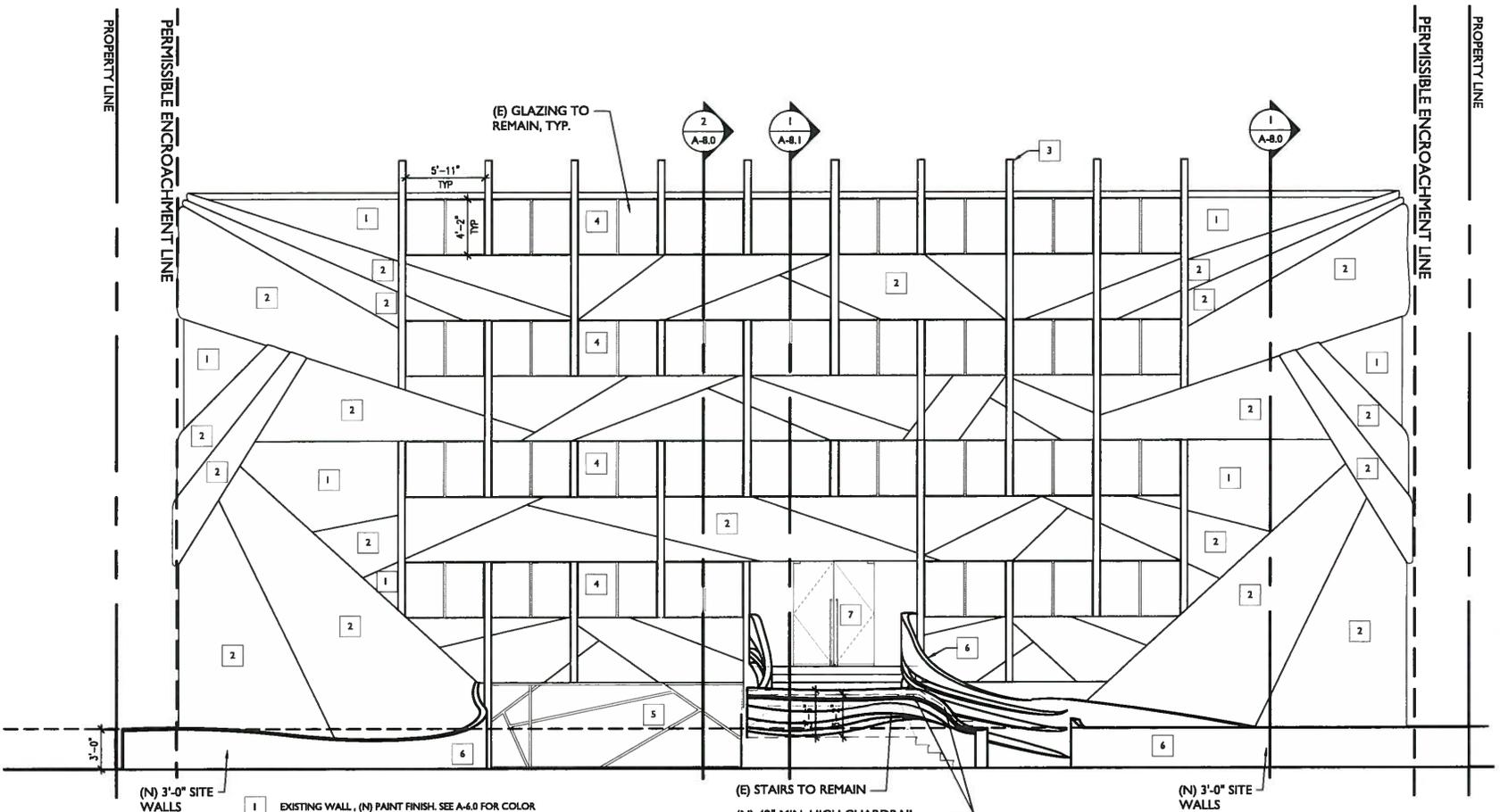
DATE
10.05.2015

JOB #
1503.00

SCALE
1'-0" = 1/8"

JOB NAME
137 & 145 SOUTH MAPLE DRIVE
DRAWING
STREET PANORAMAS

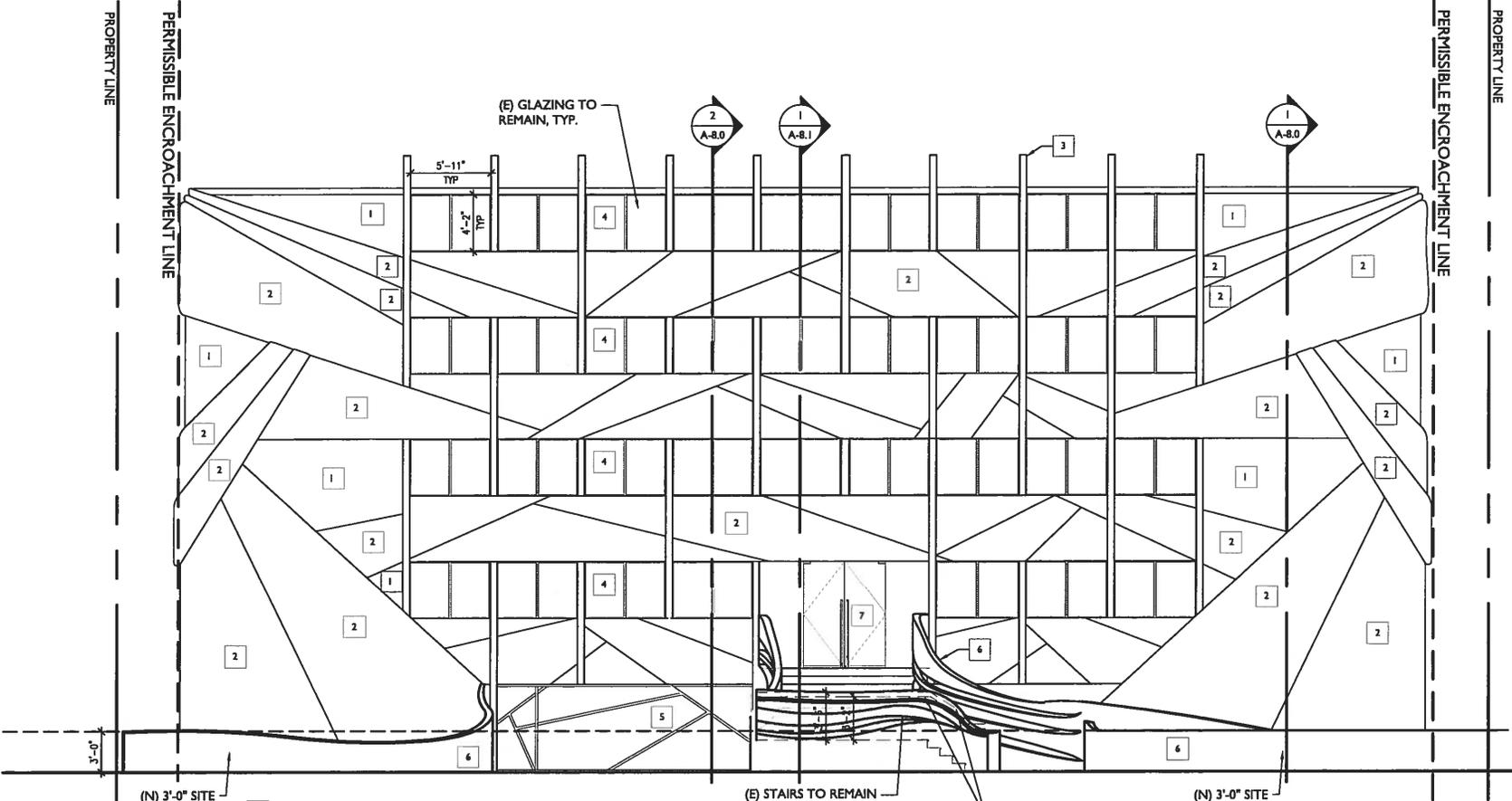
LANDRY DESIGN GROUP
1818 S SEPULVEDA BLVD
LOS ANGELES, CA 90025
T 310.444.1404
F 310.444.1405



- 1 EXISTING WALL, (N) PAINT FINISH. SEE A-6.0 FOR COLOR
- 2 NEW STUCCO OVER SCULPTED BACKER. SEE A-6.0 FOR COLOR, SEE AREA EXHIBIT FOR ALL LOCATIONS.
- 3 EXISTING FIN TO REMAIN, (N) METAL CLADDING. SEE A-6.0 FOR COLOR
- 4 EXISTING WINDOW SYSTEM TO REMAIN. NO MODIFICATIONS
- 5 (N) LIGHT GRAY POWDER COATED PERFORATED STEEL GARAGE DOOR AND PEDESTRIAN GATE. SEE A-6.0 FOR COLOR, SEE DETAIL S/A-9.1
- 6 (N) POURED IN PLACE CONCRETE WALLS W/ GLAZED OPENINGS. SEE A-6.0 FOR COLOR
- 7 (N) GLASS FRONT DOOR TO MATCH EXISTING WINDOW GLAZING

(E) STAIRS TO REMAIN
 (N) 42" MIN. HIGH GUARDRAIL WITH CONTINUOUS 34" MIN AND 38" MAX HIGH HANDRAIL
 OPEN TO PUBLIC VIEW ABOVE 36".
 OPAQUE AREA = 20 SF.
 CLEAR GLASS AREA= 22 SF

| | | | |
|-----------------------|------------|-----------------------|--------------|
| DATE | 10.05.2011 | DATE | 10.05.2011 |
| PROJ # | 1503.00 | SCALE | 1/8" = 1'-0" |
| JOB NAME | | DRAWING | |
| 137 SOUTH MAPLE DRIVE | | EXTERIOR ELEVATIONS | |
| LANDRY DESIGN GROUP | | 1818 S SEPULVEDA BLVD | |
| | | LOS ANGELES, CA 90025 | |
| | | T 310.444.1404 | |
| | | F 310.444.1405 | |



- 1 EXISTING WALL, (N) PAINT FINISH. SEE A-6.0 FOR COLOR
- 2 NEW STUCCO OVER SCULPTED BACKER. SEE A-6.0 FOR COLOR, SEE AREA EXHIBIT FOR ALL LOCATIONS.
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- 4 EXISTING WINDOW SYSTEM TO REMAIN. NO MODIFICATIONS
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(E) STAIRS TO REMAIN
 (N) 42" MIN. HIGH GUARDRAIL WITH CONTINUOUS 34" MIN AND 38" MAX HIGH HANDRAIL
 OPEN TO PUBLIC VIEW ABOVE 36".
 OPAQUE AREA = 20 SF.
 CLEAR GLASS AREA = 22 SF

PLANTING LEGEND

| TREES | | | | |
|--------|---------------------------------------|---------|-----|-------------|
| SYMBOL | BOTANICAL/COMMON NAME | SIZE | QTY | REMARKS |
| | ARBUS 'MARINA' ARBUS | 36" Box | 3 | Multi-Trunk |
| | CERCIDIUM FLORIDUM BLUE PALO VERDE | 36" Box | 3 | |

| SHRUBS | | | | |
|--------|---|--------|-----|---------|
| SYMBOL | BOTANICAL/COMMON NAME | SIZE | QTY | REMARKS |
| (A) | AGAVE ATTENUATA HUNTINGTON BLUE | 5 Gal | 4 | |
| (C) | CISTANTHE GRANDIFLORA CALANDRINA | 5 Gal | 6 | |
| (E) | CHONDROPETALUM ELEPHANTIN. CAPE RUSH | 5 Gal | 5 | |
| (G) | COLEONEMA P. 'SUNSET GOLD' PINK BREATH OF HEAVEN | 5 Gal | 19 | |
| (D) | CORDYLINA A. 'RED STAR' RED STAR DRACAENA | 5 Gal | 41 | |
| (F) | DRACAENA DRACO DRAGON TREE | 15 Gal | 2 | |
| (H) | ECHEVERIA PERLE V. NURNBERG ECHEVERIA | 1 Gal | 8 | |
| (I) | DIANELLA T. 'VARIEGATA' VARIEGATED FLAX LILY | 5 Gal | 41 | |
| (J) | PEROVSKIA A. 'BLUE SPIRES' RUSSIAN SAGE | 5 Gal | 13 | |

| GROUNDCOVER | | SPACING | | |
|-------------|---|---------|----------|---------|
| SYMBOL | BOTANICAL/COMMON NAME | SIZE | QTY | REMARKS |
| | FESTUCA GLAUCA 'ELIJAH BLUE' BLUE FESCUE | 1 Gal | 18" O.C. | |
| | SENECIO MANDRALISCAE SENECIO | 4" Pots | 2" O.C. | |

APPROX. (2) 3'-4" BOULDER SIZES
APPROX. (3) 1'-2" BOULDER SIZES

2" THICK CALIF. GOLD GRAVEL - WITH FILTER FABRIC. SOUTHWEST BOULDER AND STONE. COLOR: BEIGE

3"-5" SANTA FE COBBLE (STABILIZED) - WITH FILTER FABRIC. SOUTH WEST BOULDER AND STONE. COLOR: ASSORTED

NOTES:

- ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A SHAWTOWN OR EQUAL ROOTBARRIER.
- CONTRACTOR TO INSTALL STEEL EDGE BETWEEN PLANTERS AND ROCK AREAS.
- ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF MEDIUM WALK ON BARK (3/4" - 1/2").



CERCIDIUM 'DESERT MUSEUM'
TREES



ARBUS 'MARINA'



DRACAENA



AGAVE ATTENUATA
SHRUBS



CISTANTHE GRANDIFLORA



CHONDROPETALUM E.



COLONEMA P. 'SUNSET GOLD'



CORDYLINA 'RED STAR'
SHRUBS



ECHEVERIA PERLE



DIANELLA T. VARIEGATA



PEROVSKIA A. 'BLUE SPIRES'



FESTUCA GLAUCA
GROUNDCOVER



SENECIO MANDRALISCAE



CALIFORNIA GOLD



SANTA FE COBBLE

LP-2

DATE: 10.02.2015
JOB #:
SCALE: 1'-0" = 1/16"

JOB NAME: 137 AND 145 SOUTH MAPLE DRIVE
DRAWING: PLANTING LEGEND AND IMAGES

DAVID LAFORGA ARCHITECTURE
LOS ANGELES, CA 90011
P. 310.321.1148



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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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 FAÇADE REMODEL AND LANDSCAPING FOR EXISTING MULTI-FAMILY RESIDENTIAL BUILDINGS FOR THE PROPERTIES LOCATED AT 135-145 SOUTH MAPLE DRIVE (PL1526906).

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

Section 1. Todd Riley, Landry Design Group, agent, on behalf of the property owners, United El Segundo Inc, (Collectively the “Applicant”), has applied for architectural approval for a façade remodel and landscaping for existing multi-family residential buildings for the properties located at 135-145 South Maple Drive.

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 **October 21, 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: **October 21, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission