



Architectural Commission Report

Meeting Date: Wednesday, February 17, 2016

Subject: **9595 WILSHIRE BOULEVARD (PL1518298)**
Request for approval of a façade modification, outdoor seating elements, and business identification signage. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

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

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 modification and business identification signage for the existing commercial building located at 9595 Wilshire Boulevard. The project was previously reviewed by the Architectural Commission as a project preview item on September 16, 2015 (Attachment A) while it underwent further historic review to ensure the modifications were consistent with the Secretary of the Interior's Standards for Rehabilitation (hereinafter, SOI Standards). Such historic review is necessary as the building is identified as a contributor to a potential California Register district (Criterion 3) of Post World War II modern office buildings on the City's 2006 Historic Resources Survey Report (Survey Area 5: Commercial Properties). The applicant has worked with City staff and the City's historic consultant to ensure the proposed project is consistent the SOI Standards. As designed, the project is consistent with the SOI standards and includes the following components:

Façade Modification + Outdoor Seating Elements

- Brise soleil comprised of white powder-coated aluminum tubes with $\frac{3}{4}$ " spacing at North Camden Drive storefronts (excludes Ocean Prime tenant space);
- Replace entry doors at Francis Orr storefront to match adjacent (Scott Hill) storefront;
- Paint existing storefront mullions in a dark bronze color;
- Paint existing commercial building to match brise soleil (white);
- White powder-coated aluminum tubes at exterior elevator lobby and parking entrance;
- Dark grey/black powder-coated metal seating elements, hardwood benches, umbrellas, stainless steel light fixtures, and concrete landscape planters in outdoor area located to the north/northwest of the building.

Business Identification Signage

- One (1) 7.8 SF (Francis Orr) and one (1) 6.6 SF (Scott Hill) internally-illuminated signs with a perforated metal faces located on the brise soleil

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum allowable sign area for business identification signage for a ground floor business with street frontage is two square

Attachment(s):

- Project Preview Plans (September 16, 2015)
- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:
Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



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feet (2') in area for each one foot (1') of ground floor street frontage, in no event to exceed 100 square feet. Based on storefront lengths of 49'-3" (Francis Orr) and 18'-6" (Scott Hill) the maximum sign areas are 98.5 SF and 37 SF, respectively. As proposed, both business identification signs are consistent with the standards set forth in the BHMC.

Note: The existing business identification signs will be removed as part of the project.

URBAN DESIGN ANALYSIS

The proposed brise soleil will introduce an aesthetic that is complementary to the existing modern office building while mitigating solar heat gain for the west-facing retail tenants. The spacing and rhythm of the brise soleil is proposed in such a manner as to provide visibility through to the storefronts and to be separated a sufficient distance from the face of the building and its vertical/horizontal components, which are required design configurations to ensure consistency with the SOI Standards. Additionally, the brise soleil will connect various components of the building, such as the parking entrance and exterior elevator lobby, into one cohesive design element. It is anticipated that the brise soleil, along with the painting of the building to match and business identification signage, will serve as a positive enhancement to the building and the surrounding commercial area.

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 to be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

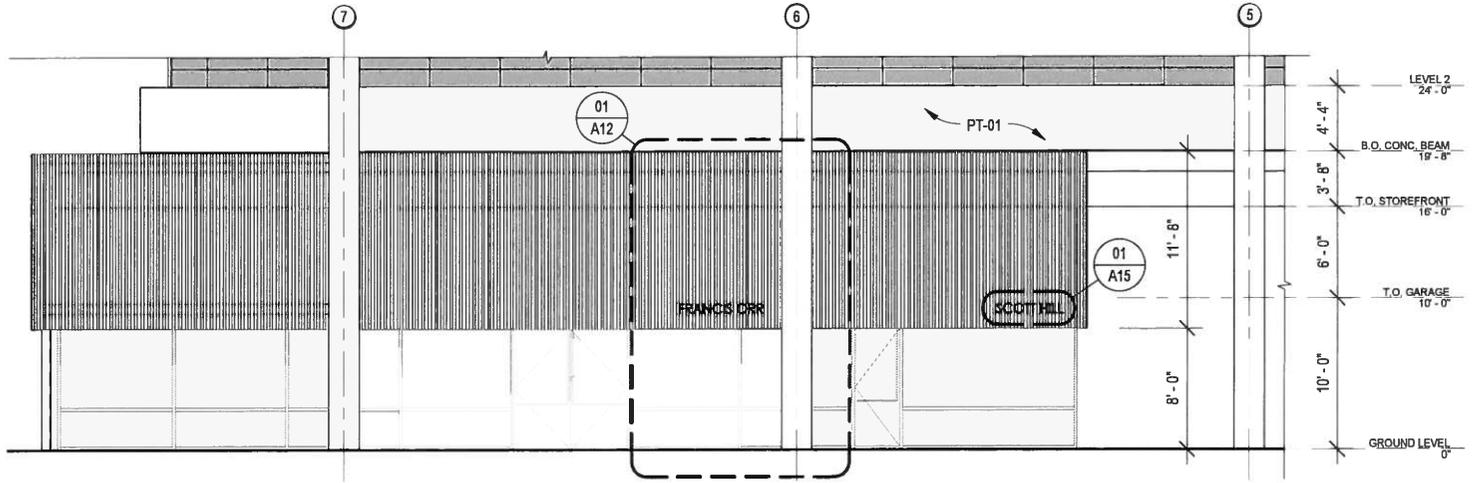
PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.

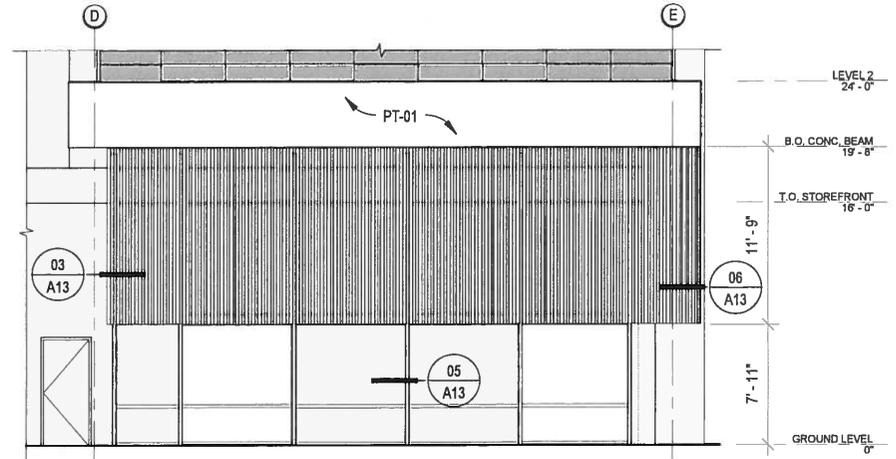


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Attachment A
Project Preview Plans
(September 16, 2015)

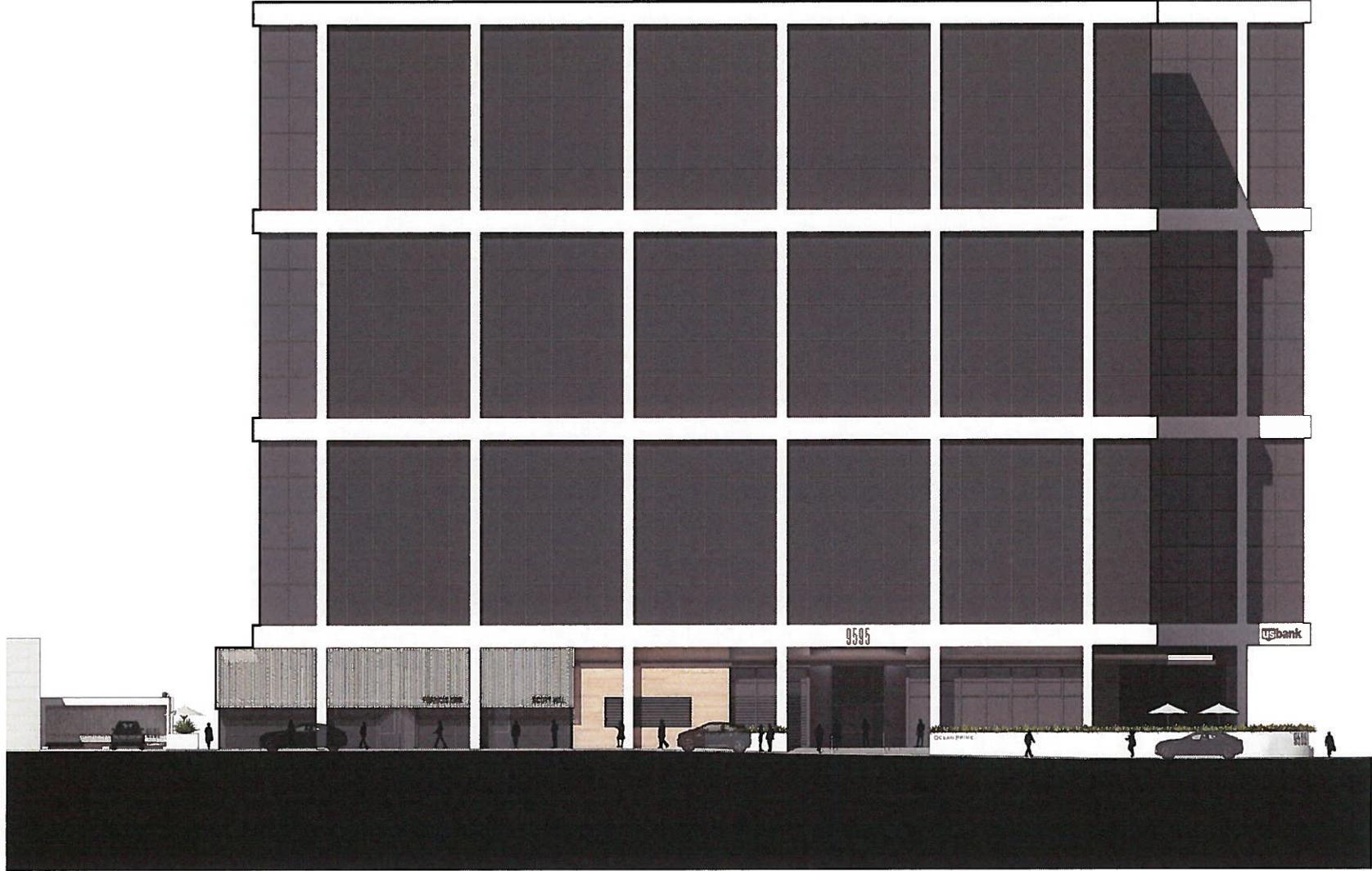


SOUTH ELEVATION - BRISE SOLEIL 02
SCALE: 1/8" = 1'-0"



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

ARCHITECT: SOM SHELLER AND GARDNER ARCHITECTS 1000 AVENUE OF THE STARS SUITE 1000 FARMINGTON, CT 06030	CLIENT: CBRE COMMERCIAL REAL ESTATE SERVICES 1000 AVENUE OF THE STARS SUITE 1000 FARMINGTON, CT 06030	PROJECT: 9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212	SCALE: 1/8" = 1'-0"	A11
			DATE: 08/26/15	



BUILDING ELEVATION FROM CAMDEN DRIVE
NTS

ARCHITECT.
SOM
SHEPHERDSON
MORRISON
PARTNERS ARCHITECTS
P.C.

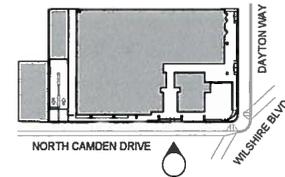
CLIENT.
CBRE
COMMERCIAL REAL ESTATE
CORPORATION
A JPMORGAN CHASE & CO. COMPANY

PROJECT.
9595 WILSHIRE BLVD.
BEVERLY HILLS, CALIFORNIA 90212

SCALE.
DATE. 06/18/15

RENDERED BUILDING
ELEVATION FROM CAMDEN
DRIVE

A18



ARCHITECT:
SOM
SHoP ARCHITECTS AND PARTNERS LLP
 200 WEST 10TH AVENUE
 SUITE 2000
 DENVER, CO 80202

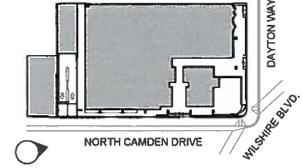
CLIENT:
CBRE
1115 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33902

PROJECT:
9595 WILSHIRE BLVD.
 BEVERLY HILLS, CALIFORNIA 90212

SCALE
 NTS
 DATE
 07/13/15

RENDERING AT CAMDEN
 DRIVE ENTRANCE

A21



ARCHITECT:
SOM
 SHoP ARCHITECTS
 100 CALIFORNIA STREET
 SAN FRANCISCO, CA 94111

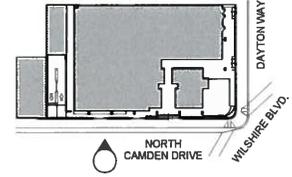
CLIENT:
CBRE
 175 CALIFORNIA STREET
 SAN FRANCISCO, CA 94111

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
SHEPHERDSON OMMEN & NEASE
ARCHITECTS LLP
SAN FRANCISCO, CA

CLIENT:
CBRE
1500 AVENUE OF THE STARS
SUITE 1000
FARMINGTON, CT

PROJECT:
9595 WILSHIRE BLVD.
BEVERLY HILLS, CALIFORNIA 90212

SCALE:
NTS
DATE: 08/25/15

RENDERING AT RETAIL
TENANTS - BRISE SOLEIL

A23



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Attachment B
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 (see Section 6 for plan size requirements).
- Architectural Commission Review
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - 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:

The proposed site improvements at 9595 Wilshire originate from the original modernist design and are both of a qualitative and quantitative nature. The goal is to modernize the building image (specifically at the sidewalk), mitigate solar and heat gain for the western ground floor tenants, unify/clarify architectural vocabulary and palette and clarify pedestrian and vehicular entries through materiality, lighting and signage. The overall image is envisioned as classic, sophisticated and active. The scope of work includes painting the building a shade brighter of the existing off-white (removal of the aged-yellow tone), a new brise soleil for the west ground floor tenants, a refined site signage program, new high performance LED site lighting, additional seating areas and removal of varied tenant entries. The new brise soleil is fashioned after a modernist architectural screen and comprised of powder coated vertical metal tubes ranging in 3 different sizes from 1½" – 2½". Furthermore, this new component will be used to articulate the entry of the garage and will be used in a premium state, all stainless steel, to clad the unique exterior elevator lobby. In addition matte bronzed mirror will flank the sides of the elevator shafts. All signage, building and tenant, will be of a bronze tone and mostly of a unified san-serif font and back/halo lit. New seating areas will be in premium classic furniture within the building palette and augmented with umbrellas and potted sculptural drought tolerant vegetation.

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: 2006 Survey

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	Building ID	2	26.5" x 22.0" 26.5" x 22.0"	4.125 4.125	
2	Tenant ID	2	1' x 7'-10" 1' x 6'-8"	7.83 6.66	98.5 37.0
3	Building ID - Parking	1	26.5" x 22.0"	4.125	
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: Existing Concrete/ New Metal Brise Soleil
Texture /Finish: Painted
Color / Transparency: White/ Opaque (PT-01)

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

Material: Existing Frames (Re finished)
Texture /Finish: Painted
Color / Transparency: Dark Bronze/ Opaque (PT-02)

ROOF

Material: Existing to Remain
Texture /Finish: N/A
Color / Transparency: N/A

COLUMNS

Material: Existing Concrete
Texture /Finish: Painted
Color / Transparency: Off White/ Opaque (PT-01)

BALCONIES & RAILINGS

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

OUTDOOR DINING ELEMENTS (List all material for all outdoor dining elements.)

Material: Metal
Texture /Finish: Powder Coated
Color / Transparency: Dark Grey/ Black

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Aluminum
Texture /Finish: Powder Coated
Color / Transparency: Dark Bronze (PT-02)

BUILDING ID SIGN(S)

Material:
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: Stainless Steel
Texture /Finish: Brushed
Color / Transparency: Silver/ Opaque

PAVED SURFACES

Material: Existing Tile to Remain
Texture /Finish: N/A
Color / Transparency: N/A

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: Metal Tubes Brise Soliel
Texture /Finish: Powder Coated
Color / Transparency: White/ Opaque (PT-01)

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

New exterior planting is contained within new, site planter pots. Existing landscape associated with Ocean Prime Steak House to remain.

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.

- Complimentary to the classic/ modernist architectural vocabulary of the existing project
- Clarifies the properties building and tenant entrances.
- Promotes site and street activity.
- New elements add high level of detail and premium material to the 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.

The added brise soliel elements will provide solar protection for the building and its tenants. All other modification are to meet current building codes and constructed of premium materials.

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 project utilizes premium materials both on both interior and exterior.
- Exterior brise soleil is constructed of high quality aluminum tubes with a powder coated finish.
 - Interior brise soleil is constructed of stainless steel tubes.
 - New LED lighting is being added throughout the site.
 - Signage to be powder coated metal with halo LED lighting.

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 existing building foot print and massing will remain as is. Relationship to adjacent properties, land use, and development strategy remain as is. Existing height is maintained as is current set back from the street.

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.

Project will conform to all City of Beverly Hills codes, and approval processes.



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Attachment C
Project Design Plans



③



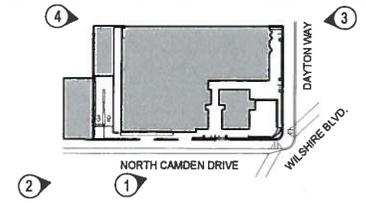
①



④



②



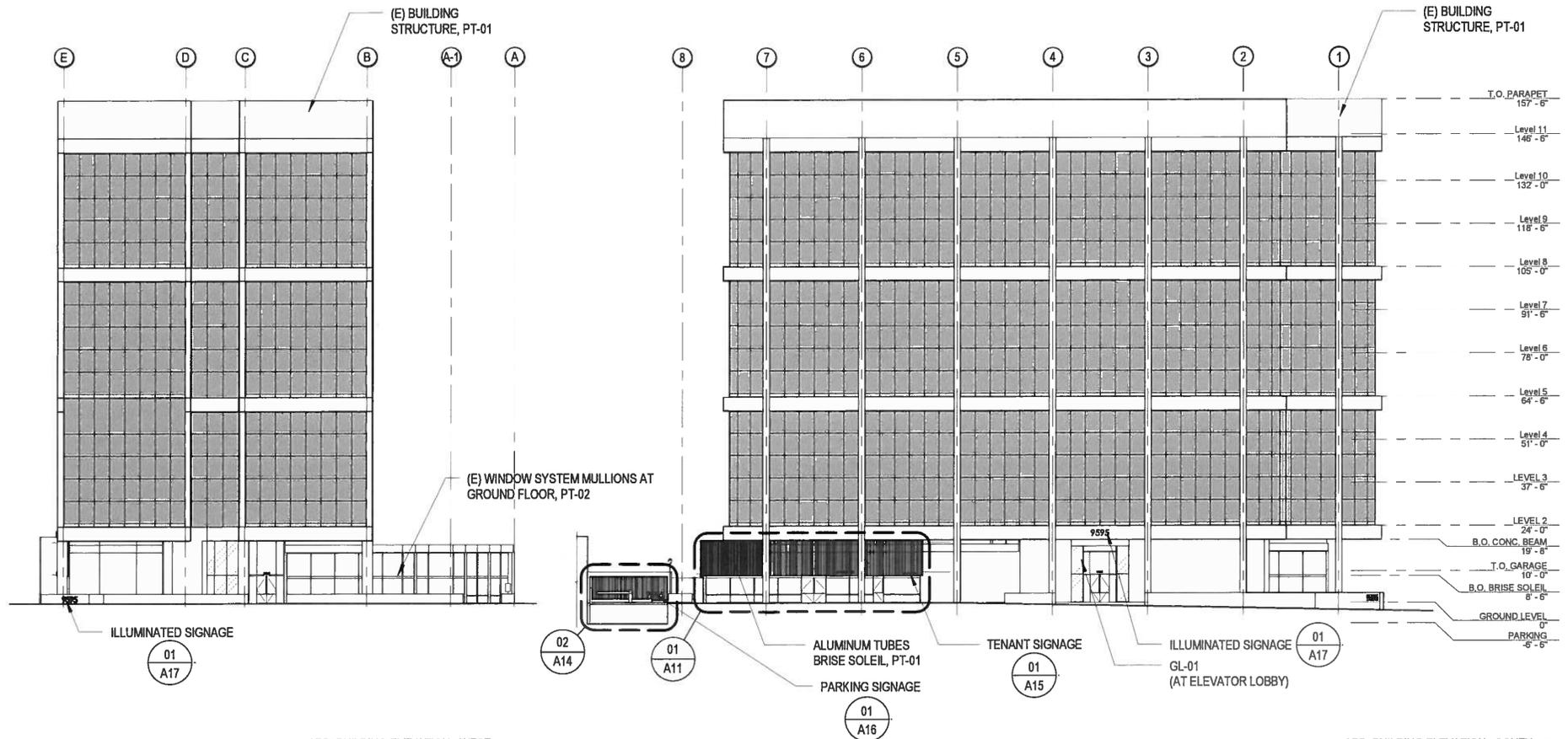
ARCHITECT:	SOM SHoP ARCHITECTS LLP 300 SOUTH GARDEN STREET, SUITE 200 PASADENA, CA 91101 PHONE: 626.799.3000
CLIENT:	CBRE 1500 AVENUE OF THE STARS, SUITE 1500 FARMINGTON HILLS, MI 48334
PROJECT:	9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212
SCALE:	NTS
DATE:	01/28/2016
SITE PHOTOGRAPHY	
A4	

SCALE: 1/32" = 1'-0"
DATE: 01/28/2016

PROJECT: 9595 WILSHIRE BLVD.,
BEVERLY HILLS, CALIFORNIA 90212

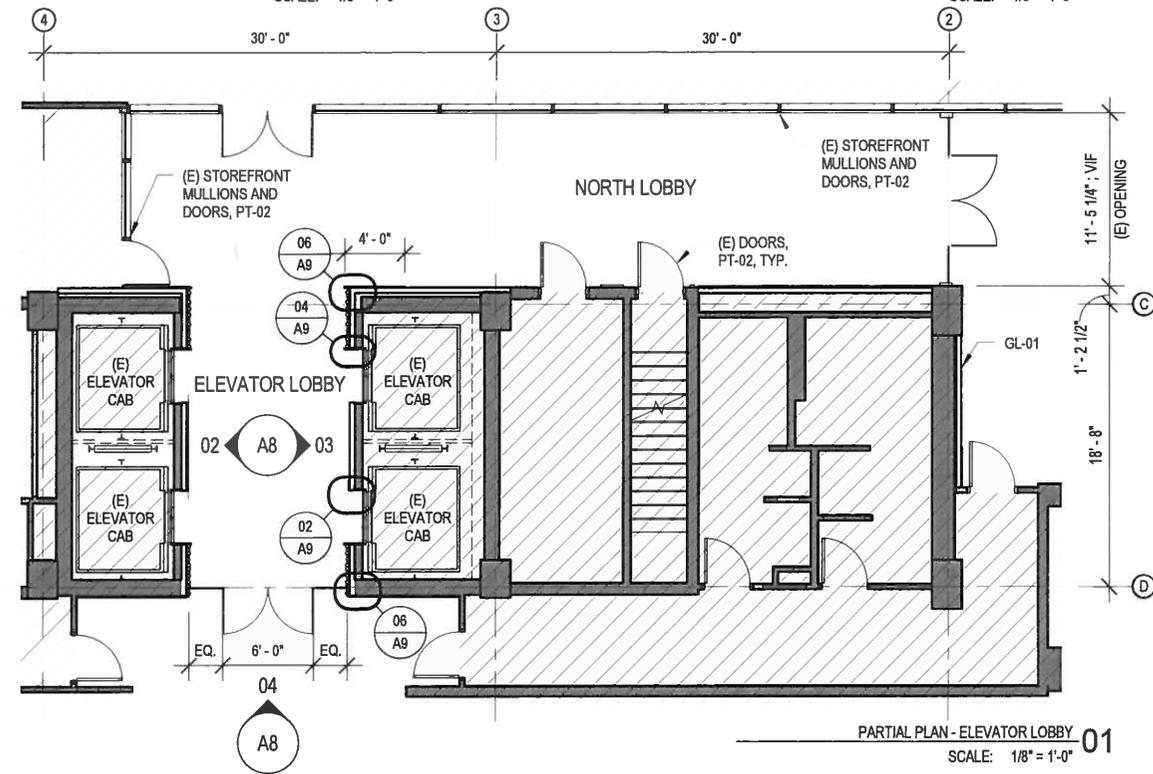
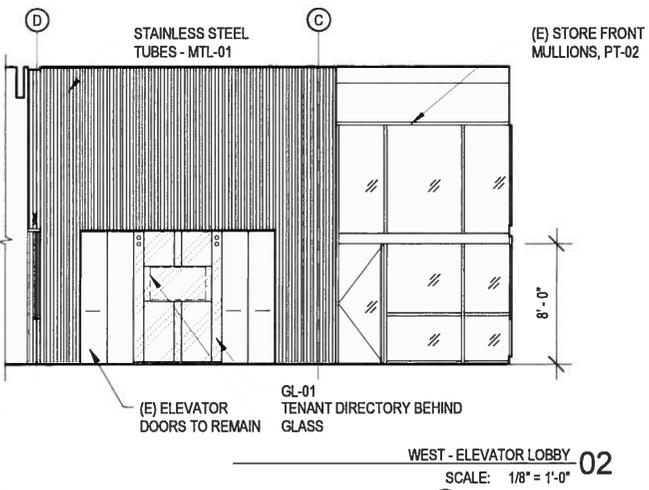
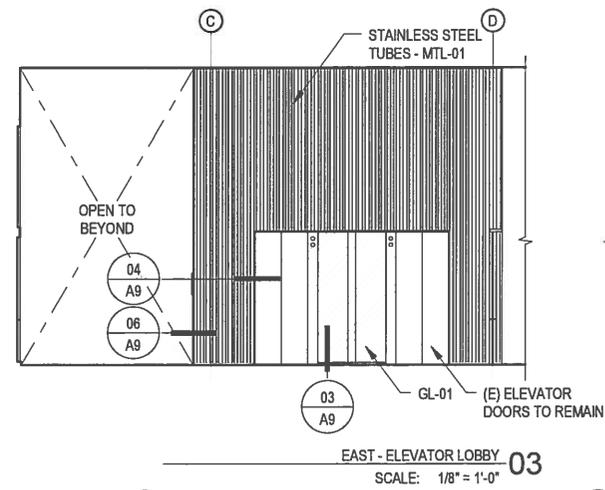
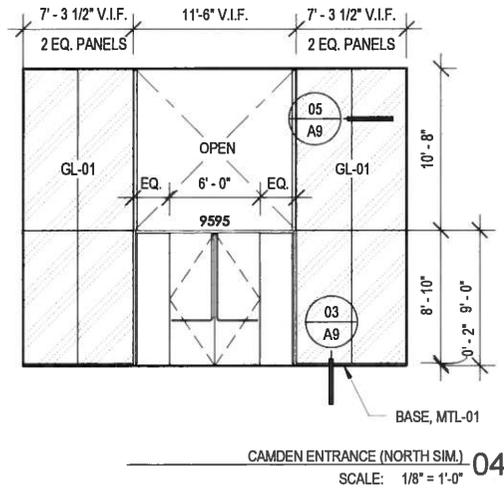
CLIENT: **CBRE**
COMMERCIAL REAL ESTATE
CORPORATION

ARCHITECT: **SOM**
SKIDMORE OWINGS & MERRILL LLP
ARCHITECTS

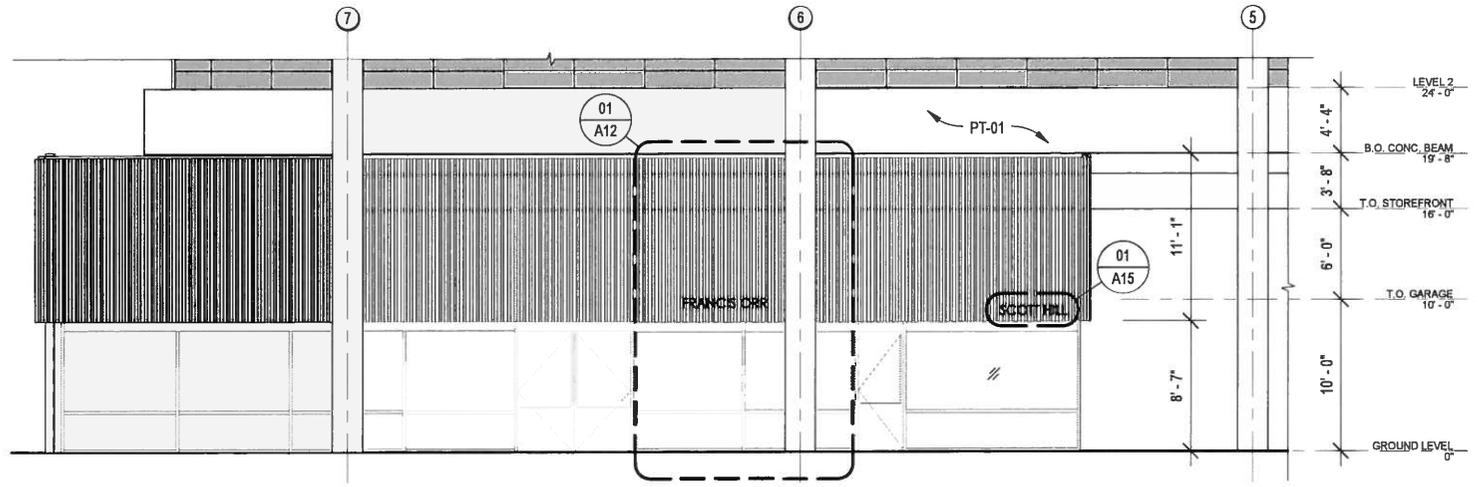


ARB BUILDING ELEVATION - WEST 02
SCALE: 1/32" = 1'-0"

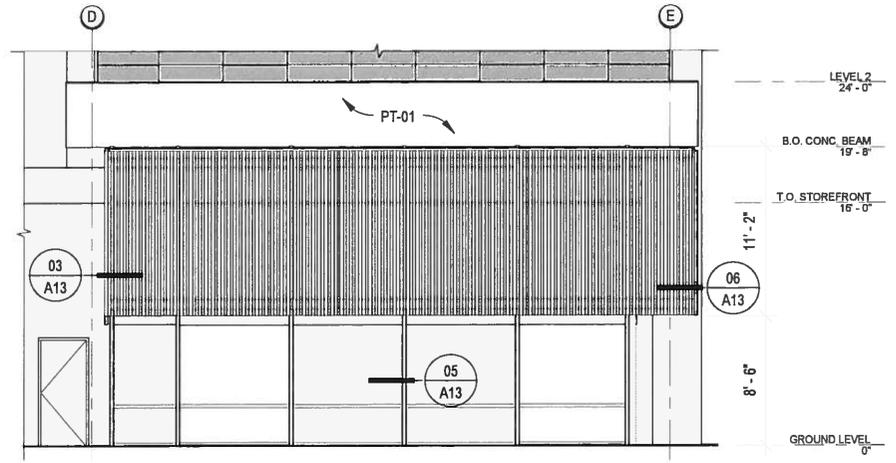
ARB BUILDING ELEVATION - SOUTH 01
SCALE: 1/32" = 1'-0"



ARCHITECT	SOM
CLIENT	CBRE
PROJECT	9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212
SCALE	1/8" = 1'-0"
DATE	01/28/2016
PARTIAL PLAN AND ELEVATIONS AT ELEVATOR LOBBY	
A8	

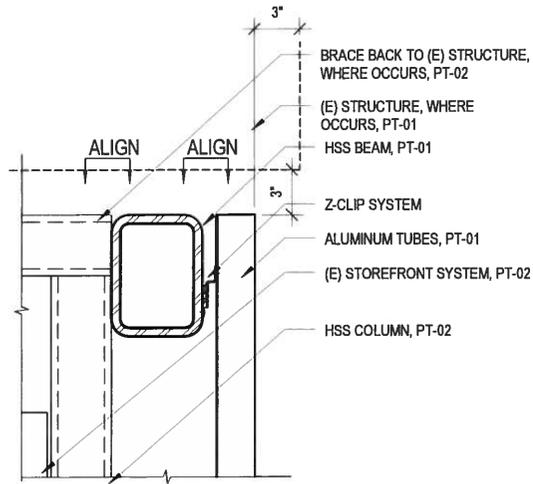


SOUTH ELEVATION - BRISE SOLEIL 02
SCALE: 1/8" = 1'-0"

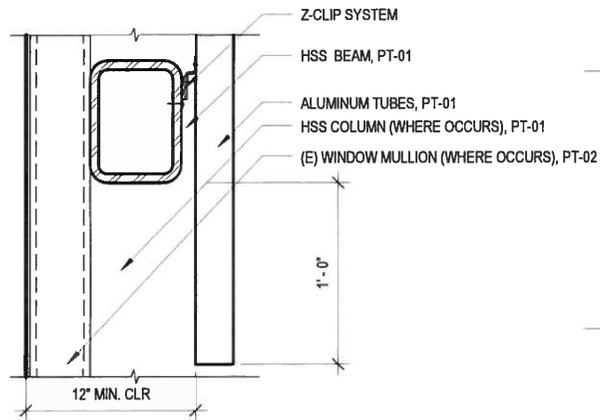


EAST ELEVATION - BRISE SOLEIL 01
SCALE: 1/8" = 1'-0"

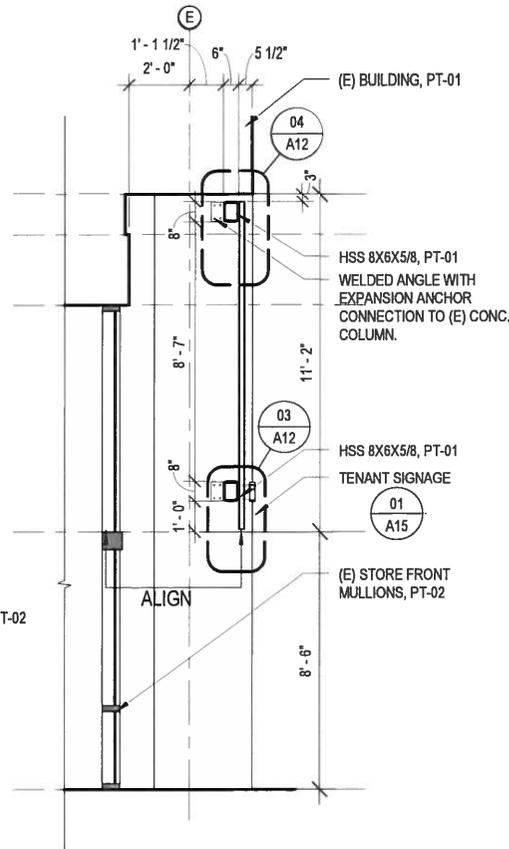
ARCHITECT:	SOM SHoP ARCHITECTS 1000 AVENUE OF THE STARS SUITE 1000 FARMINGTON, CT 06030
CLIENT:	CBRE 1155 AVENUE OF THE STARS SUITE 1000 FARMINGTON, CT 06030
PROJECT:	9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212
SCALE:	1/8" = 1'-0"
DATE:	01/28/2016
ELEVATIONS AT BRISE SOLEIL	
A11	



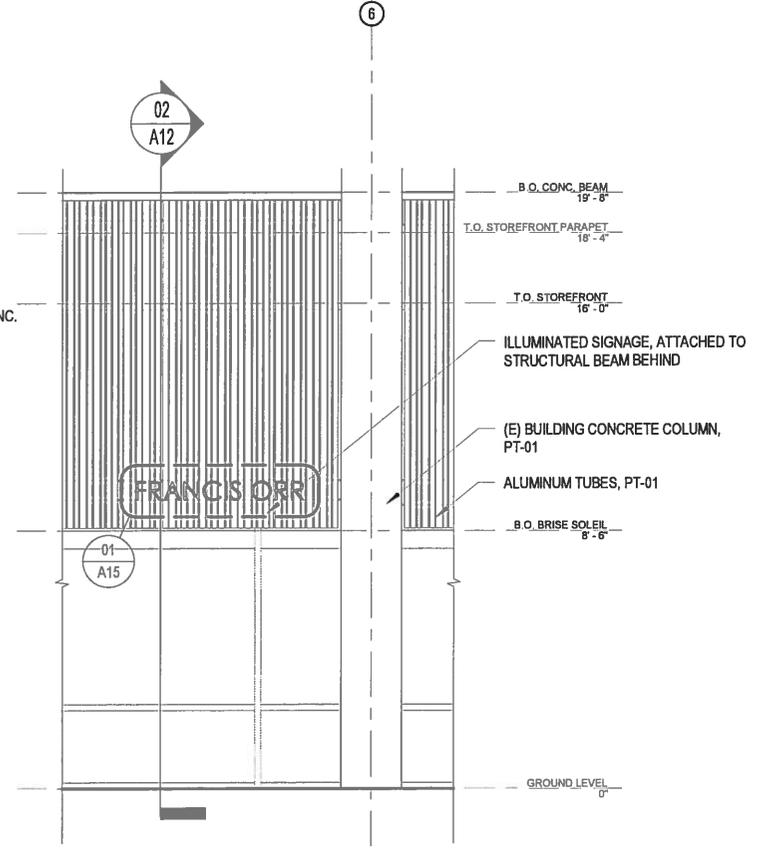
BRISE SOLEIL - TOP CONDITION 04
 SCALE: 1 1/2" = 1'-0"



BRISE SOLEIL - BOTTOM CONDITION 03
 SCALE: 1 1/2" = 1'-0"

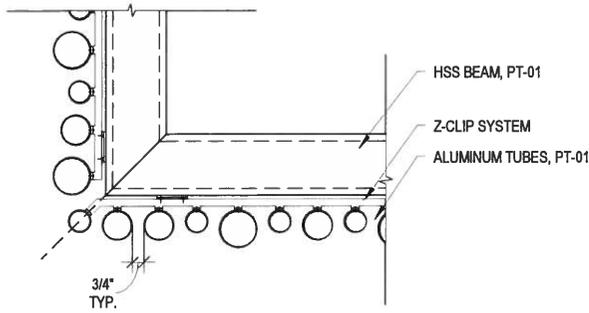


WALL SECTION - BRISE SOLEIL @ SIGNAGE 02
 SCALE: 1/4" = 1'-0"

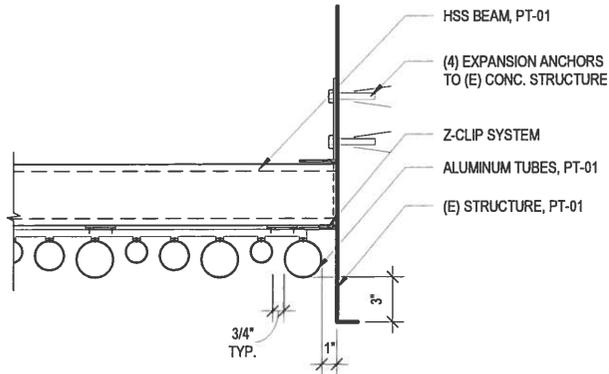


PARTIAL ELEVATION - BRISE SOLEIL @ SIGNAGE 01
 SCALE: 1/4" = 1'-0"

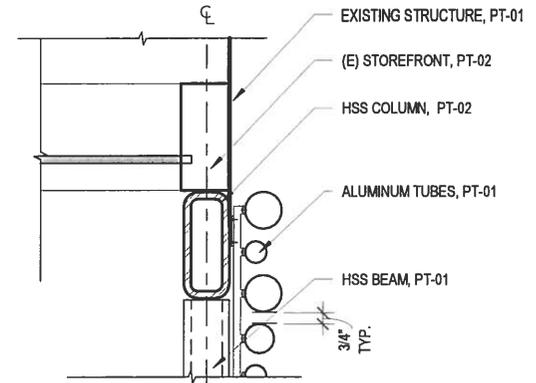
ARCHITECT:	SOM SHEPHERD HUNTER PARTNERSHIP ARCHITECTS 100 CALIFORNIA STREET SAN FRANCISCO, CA 94104 TEL: 415.774.2900 WWW.SOM-ARCHITECTS.COM	CLIENT:	CBRE COMMERCIAL REAL ESTATE CORPORATION	PROJECT:	9595 WILSHIRE BLVD., BEVERLY HILLS, CALIFORNIA 90212		DETAILS AT BRISE SOLEIL	A12
					SCALE:	As indicated		
				DATE:	01/28/2016			



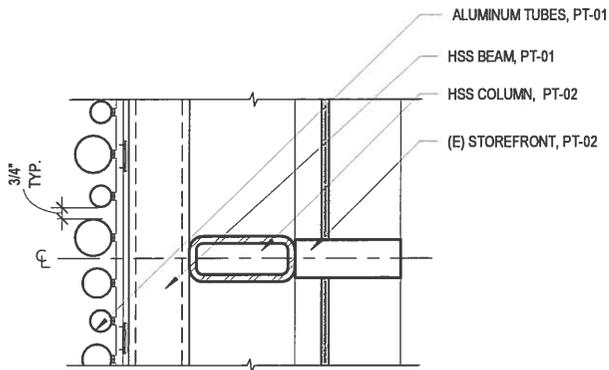
BRISE SOLEIL - OUTSIDE CORNER 06
SCALE: 1 1/2" = 1'-0"



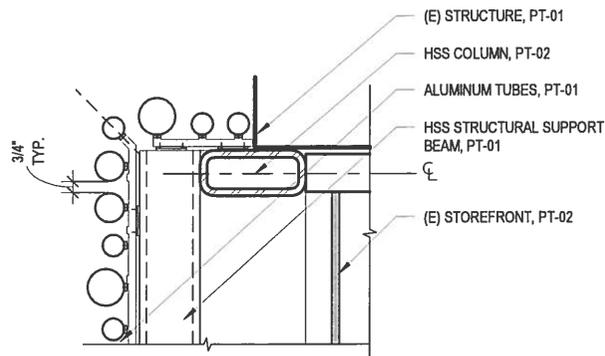
BRISE SOLEIL - END AT EXISTING STRUCTURE 04
SCALE: 1 1/2" = 1'-0"



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"

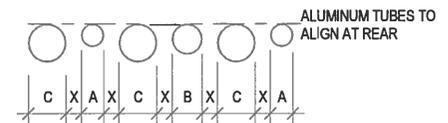


BRISE SOLEIL - CORNER @ MULLION 03
SCALE: 1 1/2" = 1'-0"

TUBE SIZES:
A = 1 1/2" DIAMETER
B = 2" DIAMETER
C = 2 1/2" DIAMETER
TUBE SPACING:
X = 3/4"

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"

A13

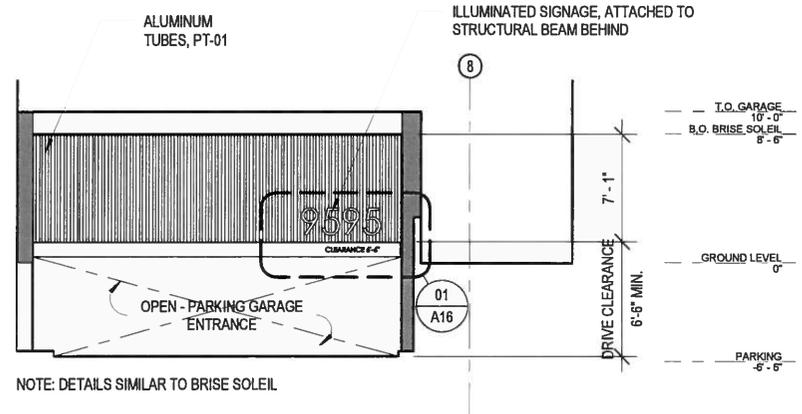
DETAILS AT BRISE SOLEIL

SCALE: 1 1/2" = 1'-0"
DATE: 01/28/2016

PROJECT: **9595 WILSHIRE BLVD.**
BEVERLY HILLS, CALIFORNIA 90212

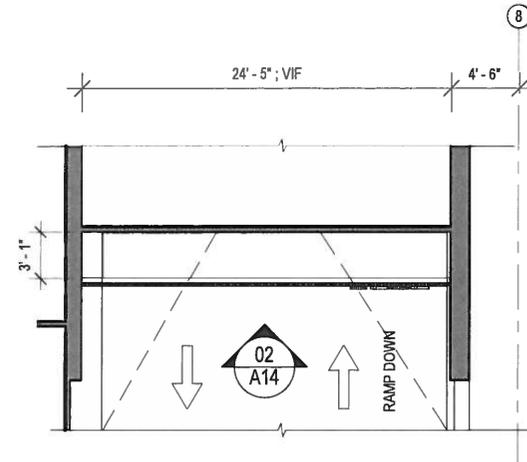
CLIENT: **CBRE**
A GLOBAL REAL ESTATE SERVICES COMPANY

ARCHITECT: **SOM**
SHEPHERD, SHIMMUR & ASSOCIATES, INC.
ARCHITECTS



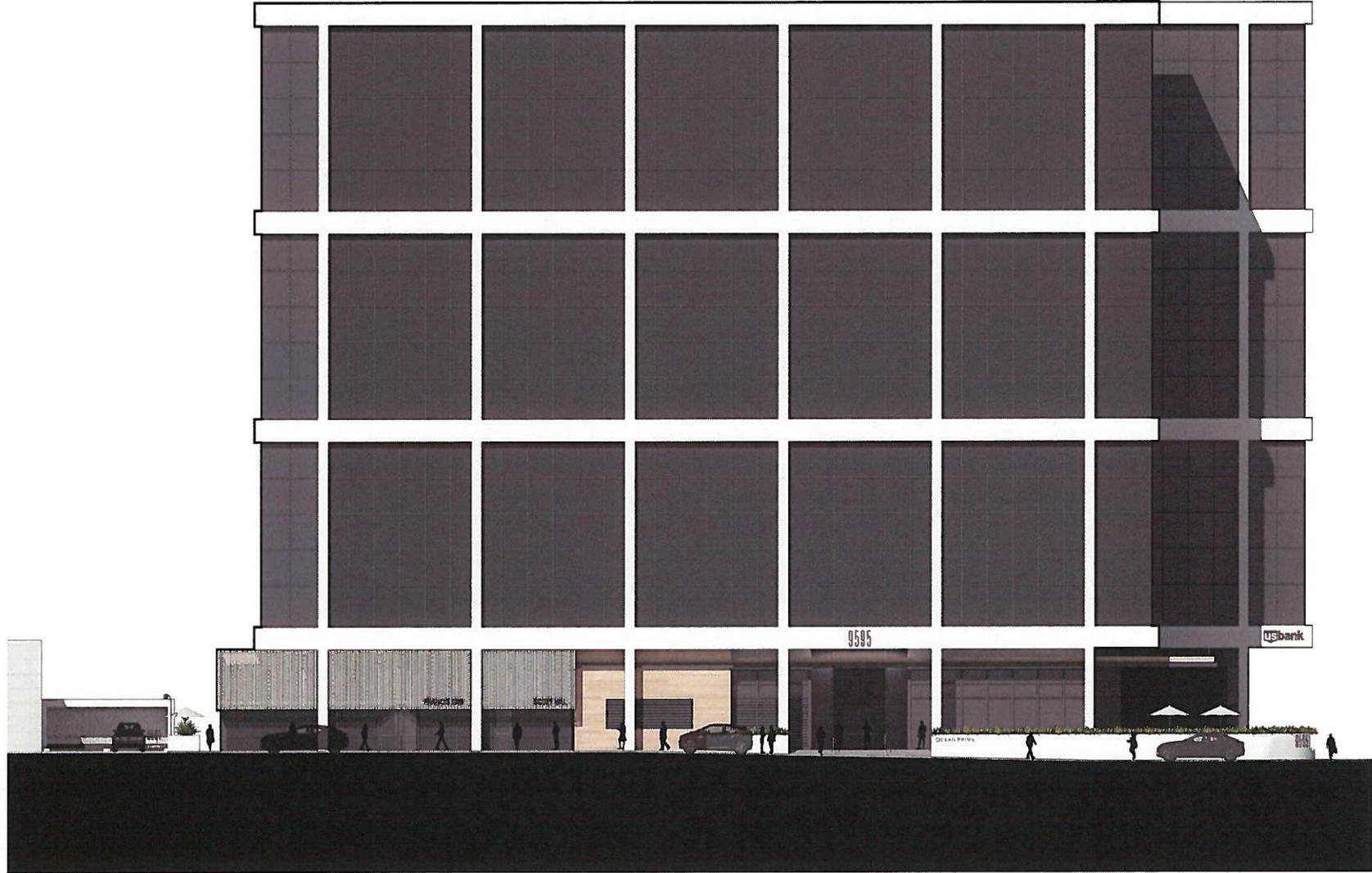
NOTE: DETAILS SIMILAR TO BRISE SOLEIL

SOUTH ELEVATION - GARAGE ENTRY 02
SCALE: 1/8" = 1'-0"



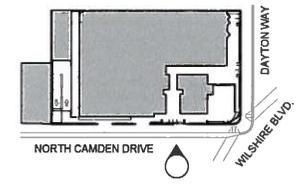
PARTIAL PLAN - GARAGE ENTRANCE 01
SCALE: 1/8" = 1'-0"

ARCHITECT: SOM SHoP ARCHITECTS LLP 100 CALIFORNIA STREET SAN FRANCISCO, CA 94111	CLIENT: CBRE COMMERCIAL REAL ESTATE MANAGEMENT CORPORATION	PROJECT: 9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212	SCALE: 1/8" = 1'-0"	PARTIAL PLAN AND ELEVATION AT GARAGE ENTRANCE A14
		DATE: 07/28/2016		

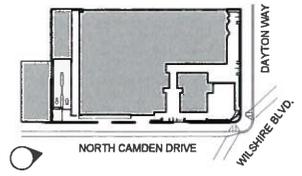


BUILDING ELEVATION FROM CAMDEN DRIVE
NTS

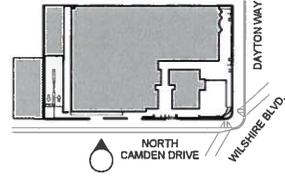
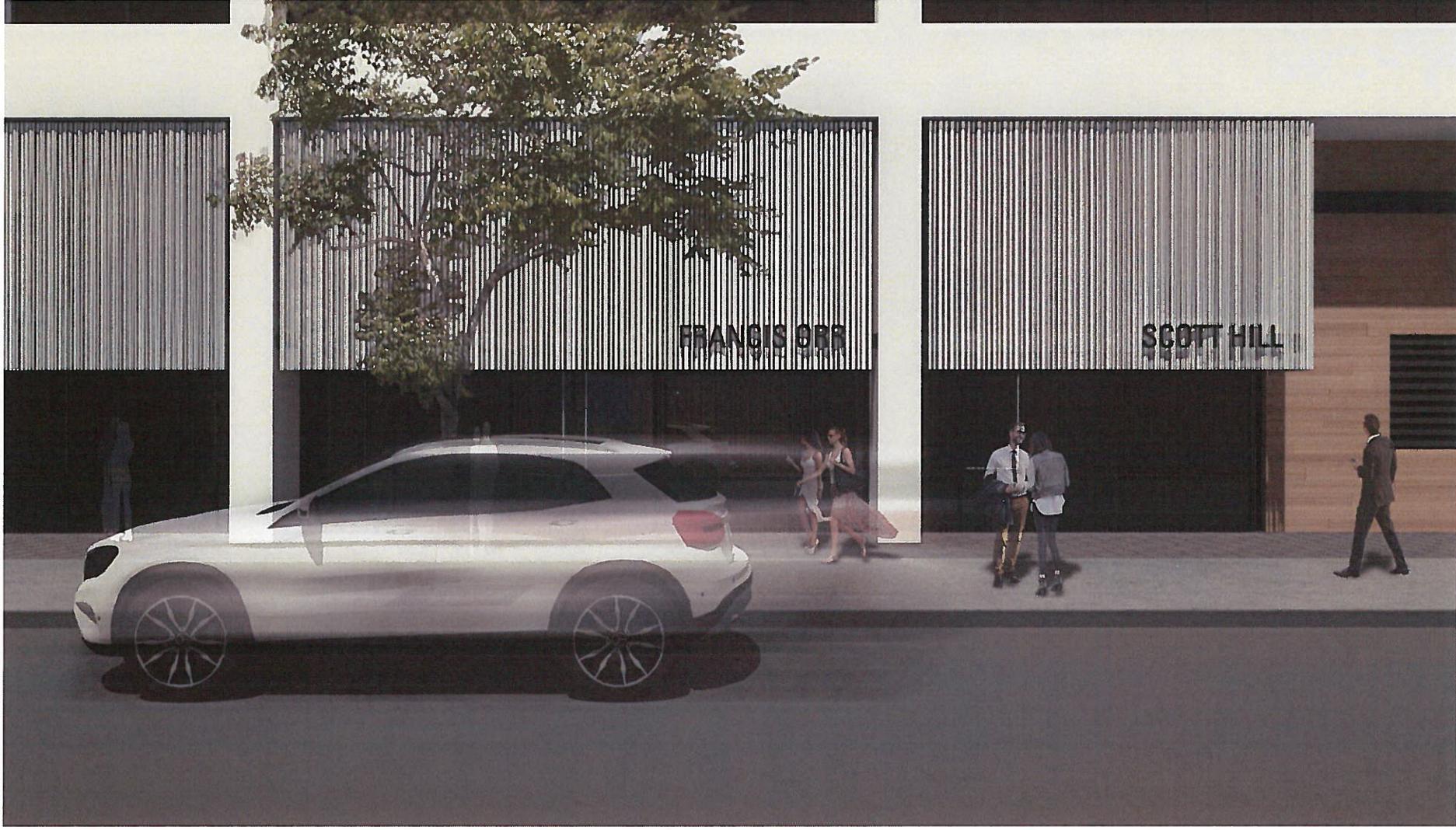
ARCHITECT: SOM SOMERSET ARCHITECTURE 1000 CALIFORNIA STREET SAN FRANCISCO, CA 94109	CLIENT: CBRE 1550 AVENUE OF THE STARS SUITE 1500 FORT MYERS, FL 33901	PROJECT: 9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212	SCALE: DATE: 01/29/2016	RENDERED BUILDING ELEVATION FROM CAMDEN DRIVE	A18
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ARCHITECT: SOM SHEPHERDSON OMEGA MERRITT ARCHITECTS LLP 100 CALIFORNIA STREET, SUITE 200 SAN FRANCISCO, CA 94111	CLIENT: CBRE COMMERCIAL REAL ESTATE SERVICES 100 CALIFORNIA STREET, SUITE 200 SAN FRANCISCO, CA 94111	PROJECT:	9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212	
		SCALE:	NTS	DATE: 01/28/2016
		RENDERING AT CAMDEN DRIVE ENTRANCE		
		A21		



ARCHITECT:	SOM SHEPHERDSON OMEGA MERRITT ARCHITECTS LLP 1000 CALIFORNIA STREET SUITE 2000 SAN FRANCISCO, CA 94109
CLIENT:	CBRE COMMERCIAL REAL ESTATE SERVICES 100 CALIFORNIA STREET SUITE 2000 SAN FRANCISCO, CA 94109
PROJECT:	9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212
SCALE:	NTS
DATE:	01/28/2016
RENDERING AT VIEW BACK TO 9595 WILSHIRE FROM CAMDEN DRIVE	
A22	



ARCHITECT
SOM
SHoP ARCHITECTS INC.
 200 WEST WASHINGTON STREET
 SUITE 2000
 CHICAGO, IL 60601

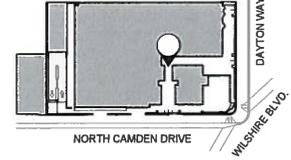
CLIENT
CBRE
1500 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33902

PROJECT:
9595 WILSHIRE BLVD.
BEVERLY HILLS, CALIFORNIA 90212

SCALE NTS
 DATE 01/28/2016

RENDERING AT RETAIL
 TENANTS - BRISE SOLEIL

A23



ARCHITECT
SOM
 SHoP ARCHITECTS
 200 WEST WASHINGTON STREET
 SUITE 200
 CHICAGO, IL 60601
 TEL: 312.267.2600
 WWW.SHOPARCHITECTS.COM

CLIENT:
CBRE
 1500 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33902
 TEL: 888.242.2222
 WWW.CBRE.COM

PROJECT
9595 WILSHIRE BLVD.
 BEVERLY HILLS, CALIFORNIA 90212

SCALE
 NTS
 DATE 01/28/2016

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



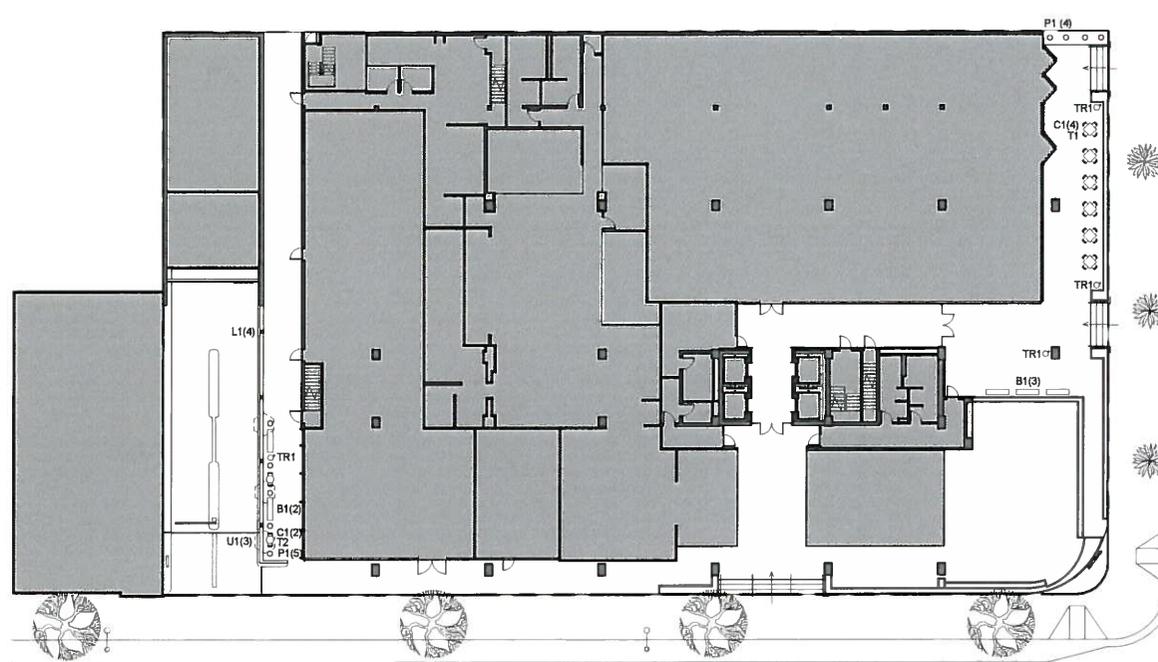
L1 - SITE LIGHTING
SELUX OLIVIO
FINISH: MTL-01



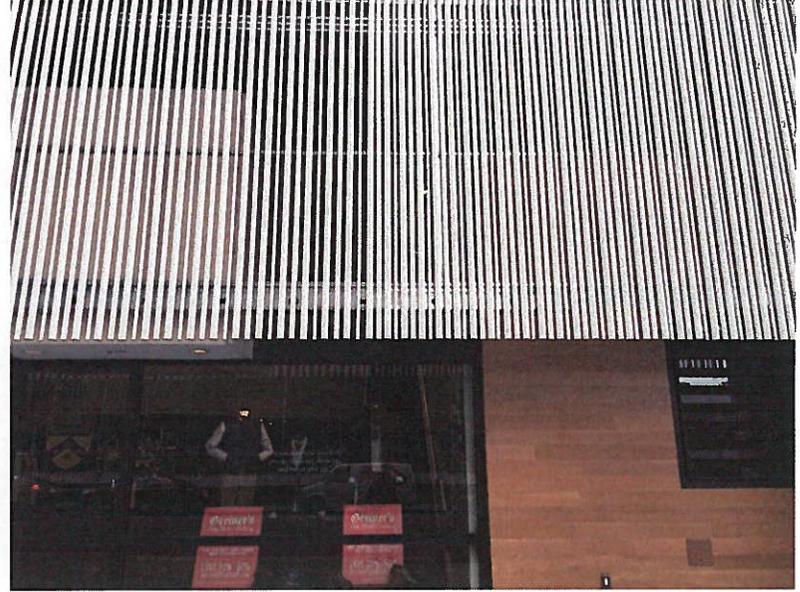
P1 - PLANTER (IMAGE SHOWN FOR PLANTER ONLY)
ESCOFET - CONICA
FINISH CONC-01
PLANTINGS: ALOE BARBERAE (ALOE TREE),
SENECIO TALINOIDES (BLUE FINGER)



U1 - UMBRELLA
MATCH (E) AT OCEAN PRIME RESTAURANT



FURNITURE PLAN - GROUND FLOOR 01
SCALE: 1/32" = 1'-0"



NOTE: MOCK-UP SHOWS TWO TUBE SPACING STUDIES. RIGHT SIDE OF
 MOCK UP REPRESENTS DESIGN SUBMITTED - 3/4" SPACING.

ARCHITECT: SOM <small>SHoP ARCHITECTS INC. 100 CALIFORNIA STREET SAN FRANCISCO, CA 94111</small>	CLIENT: CBRE <small>COMMERCIAL REAL ESTATE CORPORATION 100 CALIFORNIA STREET SAN FRANCISCO, CA 94111</small>	PROJECT: 9595 WILSHIRE BLVD. BEVERLY HILLS, CALIFORNIA 90212	SCALE:	A27
			DATE:	
			DATE:	01/28/2016
MOCK-UP PHOTOS				



Architectural Commission Report
455 North Rexford Drive, Room 280-A
AC Meeting – February 17, 2016

Attachment D
DRAFT Approval Resolution

RESOLUTION NO. AC XX-16

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR A FAÇADE MODIFICATION, OUTDOOR SEATING ELEMENTS, AND BUSINESS IDENTIFICATION SIGNAGE FOR THE PROPERTY LOCATED AT 9595 WILSHIRE BOULEVARD (PL1518298).

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

Section 1. David Renken, Skidmore, Owings & Merrill, LLP, agent, on behalf of the property owner, CSHC 9595 Wilshire, LLC, (Collectively the “Applicant”), has applied for architectural approval for a façade modification, outdoor seating elements, and business identification signage for the property located at 9595 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 Hills 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 be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

Section 5. The Architectural Commission conducted a duly noticed public hearing on February 17, 2016 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 environment 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.

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: February 17, 2016

Ryan Gohlich, AICP, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission