



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, April 20, 2016

Subject: **9475 SOUTH SANTA MONICA BOULEVARD (PL1529498)**
Request for approval of a revision to a previously approved façade remodel. The Commission previously adopted a Categorical Exemption on November 18, 2015; no further environmental review is required at this time.

Project Agent: John Wyka – John Wyka Architecture

Recommendation: Conduct a 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 revision to a previously approved façade remodel for the commercial retail building located at 9475 South Santa Monica Boulevard. The revision includes the following:

- Remove and replace the five rectangular windows located directly above the entryway with one singular opening; installation and materials to remain as approved.

Note: A revision to the approved storefront configuration was previously approved by City staff to reduce the length of the storefront glazing at the entryway on the ground floor.

URBAN DESIGN ANALYSIS

The proposed revision will maintain the clean and modern aesthetic of the storefront previously approved by the Architectural Commission; however, modifications have been identified that may further enhance the façade, including:

- Consider the introduction of an eyebrow element, awning feature, specialty glazing unit, or architectural component, in conjunction with the revised fenestration design to add greater interest to the façade. In addition, continue to review the size of the revised window opening to increase, if possible, its dimensions to create greater alignment with the storefront system and/or to develop a relationship between the openings in the façade overall.

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider such comments during the course of its review.

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

Attachment(s):

- A. Approved Project Plans (November 18, 2015)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:
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(310) 285-1191
cgordon@beverlyhills.org



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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.

The Architectural Commission previously adopted a Categorical Exemption for the project on November 18, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

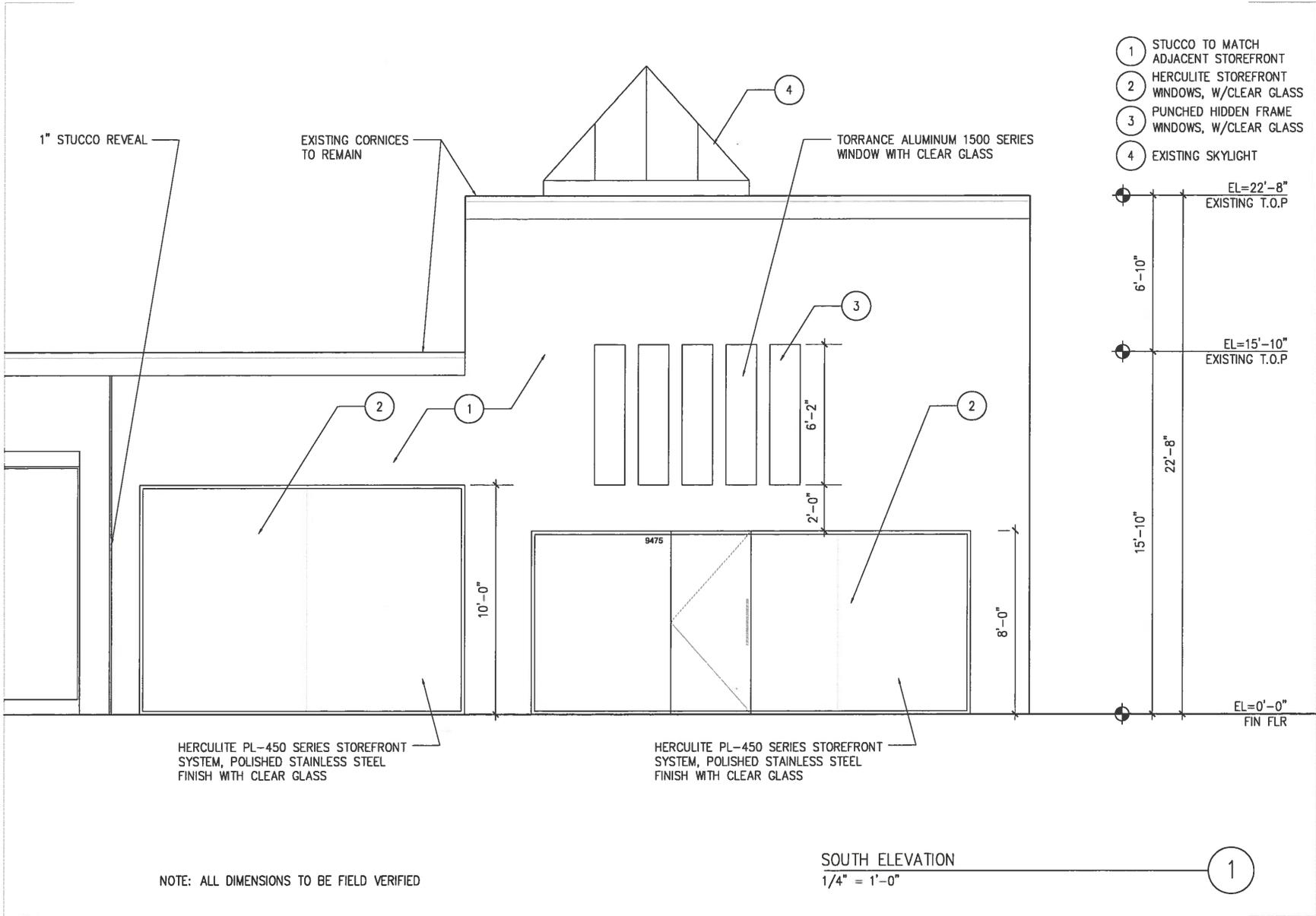
PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.



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Attachment A
Approved Project Plans
(November 18, 2015)



**JOHN WYKA
ARCHITECTURE**

PROJECT ADDRESS:
9475 S. SANTA MONICA BLVD.
BEVERLY HILLS, CA 90212

PROJECT TEAM:
474 N. RODEO DRIVE, L.L.C.
OWNER
9320 WILSHIRE BLVD., STE. 300
BEVERLY HILLS, CA 90212
T: 310-246-0885

JOHN WYKA ARCHITECTURE
ARCHITECT
829 OCEAN PARK BLVD., #2
SANTA MONICA, CA 90405
T: 310-450-4356

REVISIONS:

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SHEET TITLE
ELEVATION
SCALE
1/4" = 1'-0"
DATE
11-2-2015
ISSUED FOR
DESIGN REVIEW
DRAWN BY

CONTRACTOR NOTE:
This information is provided for the contractor's use only. It is not intended to be used for construction or other purposes. The contractor is responsible for verifying all dimensions and conditions on site to the extent required to ensure proper fit and finish.

A4.01

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED

SOUTH ELEVATION
1/4" = 1'-0"

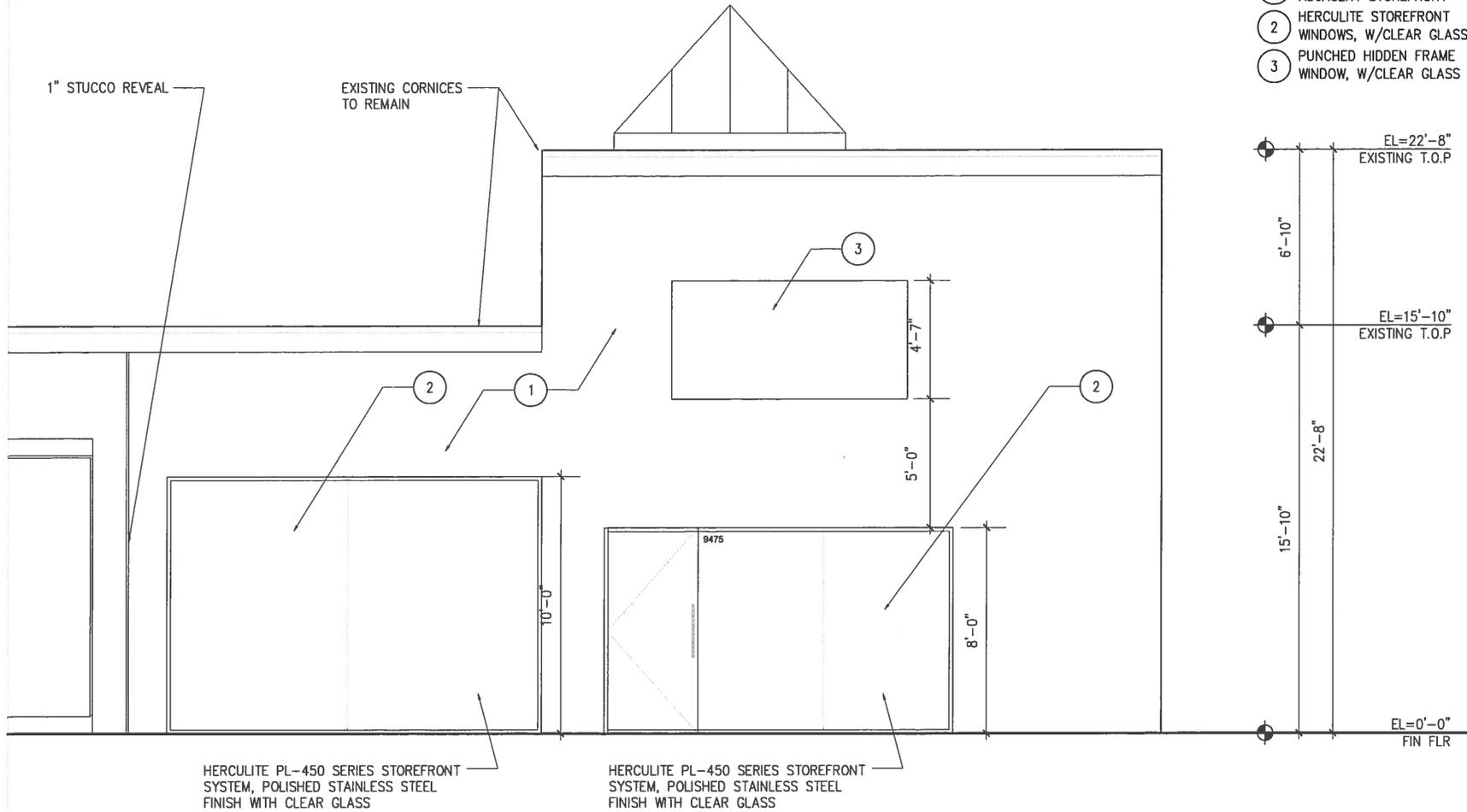
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Attachment B
Project Design Plans

PROPOSED



- 1 STUCCO TO MATCH ADJACENT STOREFRONT
- 2 HERCULITE STOREFRONT WINDOWS, W/CLEAR GLASS
- 3 PUNCHED HIDDEN FRAME WINDOW, W/CLEAR GLASS

JOHN WYKA ARCHITECTURE

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REVISIONS:

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SHEET TITLE _____
ELEVATION _____
SCALE _____
1/4" = 1'-0"
DATE _____
04-4-2016
ISSUED FOR _____
DESIGN REVIEW _____
DRAWN BY _____

CONTRACTOR NOTE:
The information contained in this drawing is subject to change without notice and shall not be used for the construction or other purposes, or for any other purpose, without the written consent of the architect. It is the contractor's responsibility to verify all dimensions and conditions in the field before beginning work.

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED

SOUTH ELEVATION
1/4" = 1'-0"

1

A4.01



NEW SOUTH ELEVATION

1

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SHEET TITLE _____
ELEVATION _____
SCALE _____
NTS _____
DATE _____
04-4-2016 _____
ISSUED FOR _____
DESIGN REVIEW _____
DRAWN BY _____

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**JOHN WYKA
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REVISIONS:

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474 N. RODEO DR. 9497 S. SANTA MONICA BLVD. 9495 S. SANTA MONICA BLVD. 9475 S. SANTA MONICA BLVD. 9469 S. SANTA MONICA BLVD. 9465 S. SANTA MONICA BLVD. 9461 S. SANTA MONICA BLVD. 9455 S. SANTA MONICA BLVD. 475 N. BEVERLY DRIVE



465 N. BEVERLY DR.

468 N. RODEO DRIVE

SHEET TITLE _____
SITE CONTEXT _____
SCALE _____
NTS _____
DATE _____
04-4-2016 _____
ISSUED FOR _____
DESIGN REVIEW _____
DRAWN BY _____

DISCLAIMER NOTICE:
This document is intended to be a design to submit.
It is not intended to be a final design and should not be used for construction or other purposes.
The architect, designer or other professional responsible for this document is not responsible for any errors or omissions.
It is recommended that the client obtain a design professional.

STREETSCAPE

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Attachment C
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 REVISION TO A PREVIOUSLY APPROVED FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 9475 SOUTH SANTA MONICA BOULEVARD (PL1529498).

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

Section 1. John Wyka, John Wyka Architecture, agent, on behalf of the property owner, 474 N. Rodeo Drive, LLC, (Collectively the “Applicant”), has applied for architectural approval for a revision to a previously approved façade remodel for the property located at 9475 South Santa Monica 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 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 Architectural Commission previously adopted a Categorical Exemption for the project on November 18, 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 **April 20, 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, complaint 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: April 20, 2016

Mark Odell, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission