



# Architectural Commission Report

**Meeting Date:** Wednesday, June 15, 2016

**Subject:** **325 NORTH MAPLE DRIVE (PL1607764)**  
Request for approval of a façade remodel and landscaping to an existing commercial building. The Planning Commission previously adopted a Categorical Exemption for the project on August 15, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

**Project Agent:** 325 Maple Venture Owner, LLC

**Recommendation:** Conduct a public hearing to discuss the project details and provide the applicant with an approval.

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## REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and landscaping to an existing commercial building located at 325 North Maple Drive. A Development Plan Review Permit was approved by the Planning Commission on August 15, 2015 and the review by the Architectural Commission is limited only to those exterior portions of the building and site that relate to the project's aesthetics.

The project was previously reviewed by the Architectural Commission as a project preview item on May 18, 2016 (no formal action was taken). The project was well received in concept and, subsequently, the applicant has continued to develop architectural details for the proposed design. The project proposes to maintain the overall scale and mass of the existing building while introducing a more modern aesthetic with the following modifications:

- Light and dark gray plaster façade finish;
  - Entry-adjacent white-painted metal feature walls;
  - Charcoal-painted aluminum storefront system with mullions;
  - Monolithic glazing at building entry and retail component;
  - Concrete stairs to provide access street access to/from the garden level;
  - Charcoal-painted metal louvres at the parking area along north elevation;
  - Charcoal-painted metal structural damper near northeast building corner;
  - Wood and painted metal handrail along east elevation;
  - Charcoal-painted metal sunshades to cover new windows on south elevation;
- Note: Per Condition #3 of Reso No. 1753 (Planning Commission), any windows on the south side of the building adjacent to the alley must be made using translucent glass and shall be shielded by window scoops.*
- Exterior architectural façade lighting and garden level lighting;
  - One 72-inch box statement tree (Western Sycamore/Platanus Racemosa) at the northeast building corner within the garden level;

**Attachment(s):**

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:  
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cgordon@beverlyhills.org



## Architectural Commission Report

325 North Maple Drive

June 15, 2016

- Five 36-inch box trees (Japanese Maple/Acer Palmatum) along the east elevation within the garden level, and;
- Various shrub and grass plantings within the garden level and along the north elevation.

### URBAN DESIGN ANALYSIS

The proposed building improvements create a modern aesthetic, which represent significant upgrades to the existing building facades and landscaping at this location. Consideration may be given by the design team for increasing the depth and/or width of the proposed retail component on the ground floor to create a more useable pedestrian hub for this structure and the surrounding commercial building users. The designers shall provide architectural detailing and material specifications for final review and approval by the City's Urban Designer prior to submitting for building plan check 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 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 Planning Commission previously adopted a Categorical Exemption for the project on August 15, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

### PUBLIC OUTREACH AND NOTIFICATION

As the project required review by the Planning Commission, the project was publicly noticed in a manner consistent with the requirements set forth for a Development Plan Review Permit to ensure all interested parties are notified about the project throughout its full entitlement review. As such, an on-site noticed was posted on the subject property on Friday, June 3, 2016, at least ten (10) days prior to the public hearing. Additionally, a mailed notice was sent to all property owners and residents within five hundred feet (500') of the project site on Friday, June 3, 2016, at least ten (10) days prior to the public hearing. To date staff has not received comments in regards to the submitted project.



**Architectural Commission Report**

325 North Maple Drive

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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:**

The Project includes the re-purposing of the former Post Office building located at the corner of Maple Drive and Third Street into a creative office space on the existing garden, 1st, 2nd and expanded 3rd floors which also includes retail space along Third Street. The existing structure is a steel moment frame structure with exterior cement plaster and painted aluminum windows. As part of the renovation, the exterior facade will be improved to include new windows with high performance glazing, painted aluminum and wood tone features. The existing plaster will be refinished and painted. The design intent is to provide light-filled spaces that connect the indoor and outdoor spaces in a highly functional, yet thoughtfully creative design. The property will be infused with green elements and sustainable materials, creating an environment that is both modern and serene, but also versatile and inviting and timeless in its design. The retail located along Third Street is placed to enhance pedestrian access. All parking will be located within the existing parking structure on site.

**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:* Existing Cement Plaster / New Cement Plaster  
*Texture /Finish:* Existing - Patch & Repair, Painted w/ Elastomeric Paint / New - Skim Coat w/ Integral Color  
*Color / Transparency:* White, Light Gray, Dark Gray

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

*Material:* Aluminum  
*Texture /Finish:* Painted, High Performance Coat  
*Color / Transparency:* Warm Gray

**ROOF**

*Material:* Existing Concrete topping slab with applied traffic coating  
*Texture /Finish:* Anti-skid  
*Color / Transparency:* Light Gray

**COLUMNS**

*Material:* Steel  
*Texture /Finish:* Painted Flat  
*Color / Transparency:* White, Warm Gray

**BALCONIES & RAILINGS**

*Material:* Synthetic Wood, Painted Metal  
*Texture /Finish:* Stained  
*Color / Transparency:* Gray

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

*Material:* TBD  
*Texture /Finish:*  
*Color / Transparency:*

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

**AWNINGS, CANOPIES**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

*Material:* Internal \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUSINESS ID SIGN(S)**

*Material:* TBD \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUILDING ID SIGN(S)**

*Material:* TBD \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**EXTERIOR LIGHTING**

*Material:* TBD \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**PAVED SURFACES**

*Material:* Exterior Colored Concrete/ Epoxy Terrazzo \_\_\_\_\_  
*Texture /Finish:* Light Sand Blast Anti-slip \_\_\_\_\_  
*Color / Transparency:* White sand cement with light aggregate / white epoxy terrazzo \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**OTHER DESIGN ELEMENTS**

*Material:* Metal \_\_\_\_\_  
*Texture /Finish:* Exterior Louvers and Screens, Structural Dampers \_\_\_\_\_  
*Color / Transparency:* Dark Gray \_\_\_\_\_

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

Creating a strong identity on a prominent corner, the new vision for the entryway into the 325 Building, brings together landscape and a bold, 3-dimensional folded metal feature wall that lets the user know that they have moved from the street edge to the modern workspace within. Visible from the windows that line the east side of the re-imagined building, the courtyard acts as a buffer between the structure and the street, creating an intimate seating area for the tenants while providing green space that will shade the sloped courtyard and the building façade. Pockets allow for gathering and refuge, while complimenting the identity of the building and blending into the adjacent landscapes. Planting envelops this corner of the building, bringing much needed greening to highly urbanized neighborhood with a specimen tree as a corner feature.



**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 re-purposing will improve the existing building by considerably improving not only the aesthetics of the building itself, but the way in which it engages its surroundings. New exterior materials of metal and glazing will significantly improve the exterior character of the building, while designed spaces actively engage the street level and pedestrian traffic. In addition, new hardscape and softscape features extend from the building to provide a new sense of place.

- 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 re-purposing will allow for the exterior facade to be improved from a sound and environmental aspects. Along with the re-purposing, new high energy efficient mechanical equipment, variable refrigerant flow (VRF) that typically range from 50 dB(A) at low speeds and 65 dB(A) at high speeds which are considerably lower than typical air handler units. These units will also afford to consolidate and potentially decrease the over all rooftop mechanical area.

- 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 new design will improve the overall appearance, status, and experience of the existing structure. Carefully chosen materials and the design of contemporary occupiable spaces, both indoor and outdoor, are complemented by new landscape elements that, together, revitalize both the existing building and the local environment.

- 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 currently sits adjacent to office buildings along Third Street and Maple Drive. The exterior facade will be enhanced to represent a sophisticated office building, while landscaping enhancements along Maple Dr. extending to 3rd St. emphasize the transition to neighboring residential buildings.

- 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 existing building was originally designed under Federal Guidelines. Subsequently, any improvements proposed have been reviewed with the city municipal code and other applicable laws to meet these requirements. For example, building height, area, setbacks and parking requirements are currently being met.



**Architectural Commission Report**

325 North Maple Drive

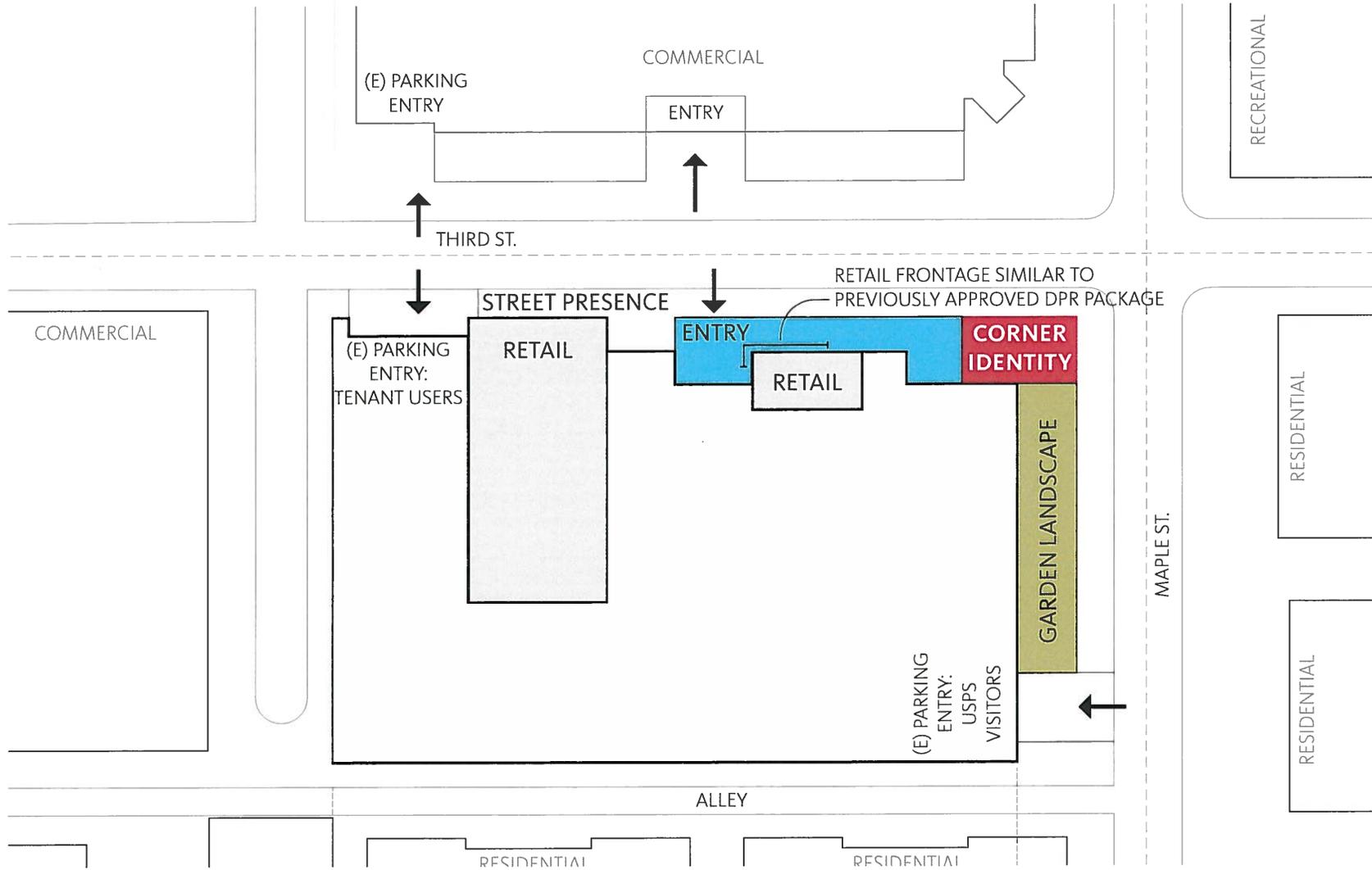
June 15, 2016

**Attachment B**  
Project Design Plans

# 1. EXISTING SITE MAP

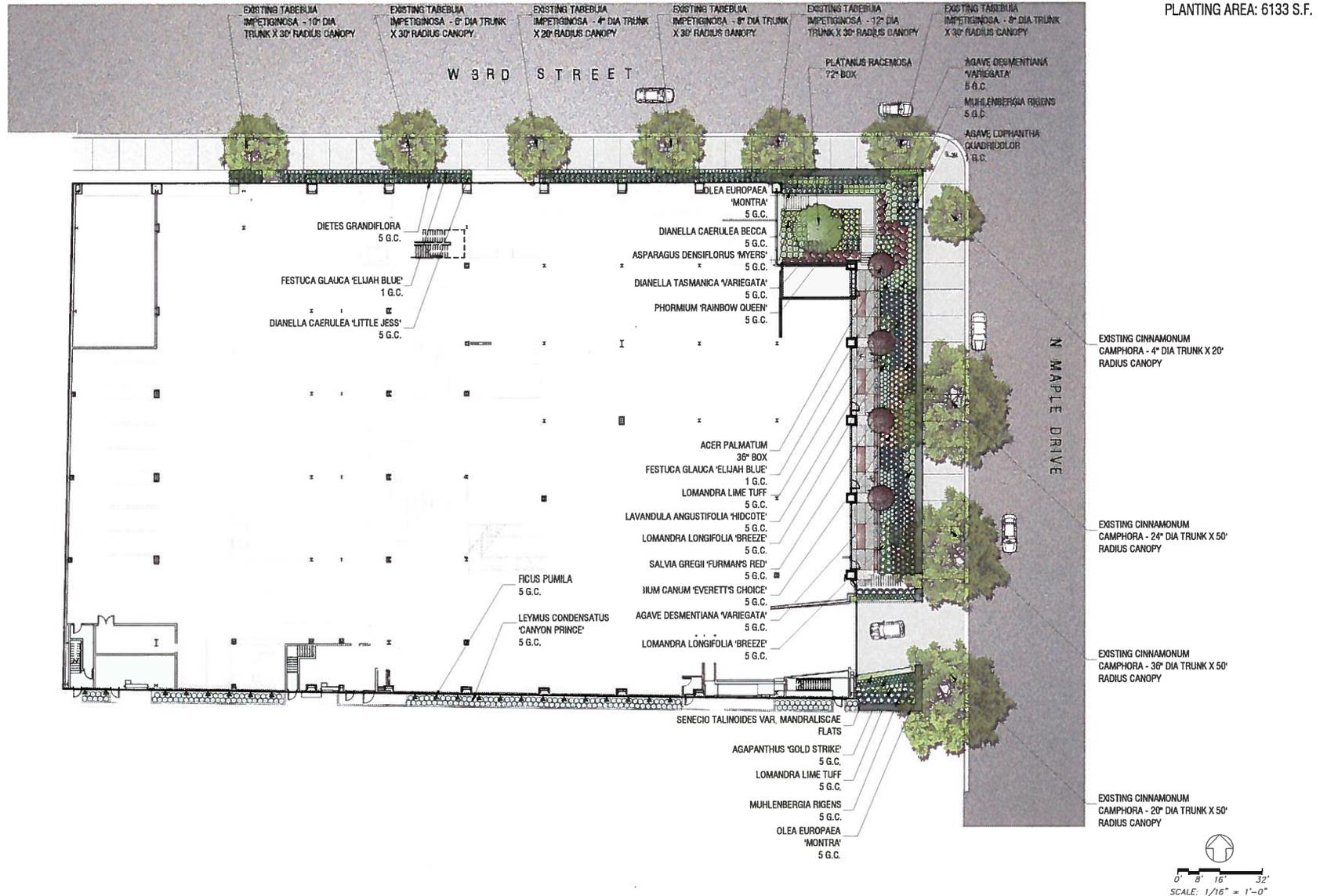


# 1. PLANNING STRATEGY





## 2. LANDSCAPE PLANTING PLAN - GROUND LEVEL



## 2. PROPOSED LANDSCAPE PALETTE - TREES AND PLANTS

### TREES



PLATANUS RACEMOSA  
WESTERN SYCAMORE



ACER PALMATUM  
JAPANESE MAPLE

### SHRUBS & GRASSES



AGAPANTHUS 'GOLD STRIKE'  
GOLD STRIKE LILY OF THE LILE



AGAVE DESERTIANA 'VARIEGATA'  
VARIEGATED SMOOTH AGAVE



AGAVE LOPHANTHA QUADRICOLO  
QUADRICOLO CENTURY PLANT



ASPARGAGUS DENSIFLORUS 'HYERS'  
FOXTAIL FERN



DIANELLA CAERULEA BECCA  
PAROO LILY



DIANELLA CAERULEA 'LITTLE JESS'  
LITTLE JESS FLAX LILY



DIANELLA TASMANICA 'VARIEGATA'  
WHITE STRIPED FLAX LILY



DIETES GRANDIFLORA  
FORTNIGHT LILY



EUPHORBIA CANUM 'EVERETT'S CHOICE'  
EVERETT'S CALIFORNIA FLUCHSA



FESTUCA GLAUCA 'ELIJAH BLUE'  
ELIJAH BLUE FESCUE



LAVANDULA ANGUSTIFOLIA 'HIDCOTTE'  
ENGLISH LAVENDER



LEYMUS CONDENSATUS 'CANYON PRINCE'  
CANYON PRINCE WILD RYE



LOMANDRA LONGIFOLIA BREEZE  
DWARF MAT RUSH



LOMANDRA LIME TUFT  
MAT RUSH



MUHLENBERGIA RIGENS  
DEER GRASS



OLEA EUROPEA 'MORTINI'  
LITTLE OLIVE



PHORADENDRUM 'RAINBOW QUEEN'  
RAINBOW QUEEN RED FLAX

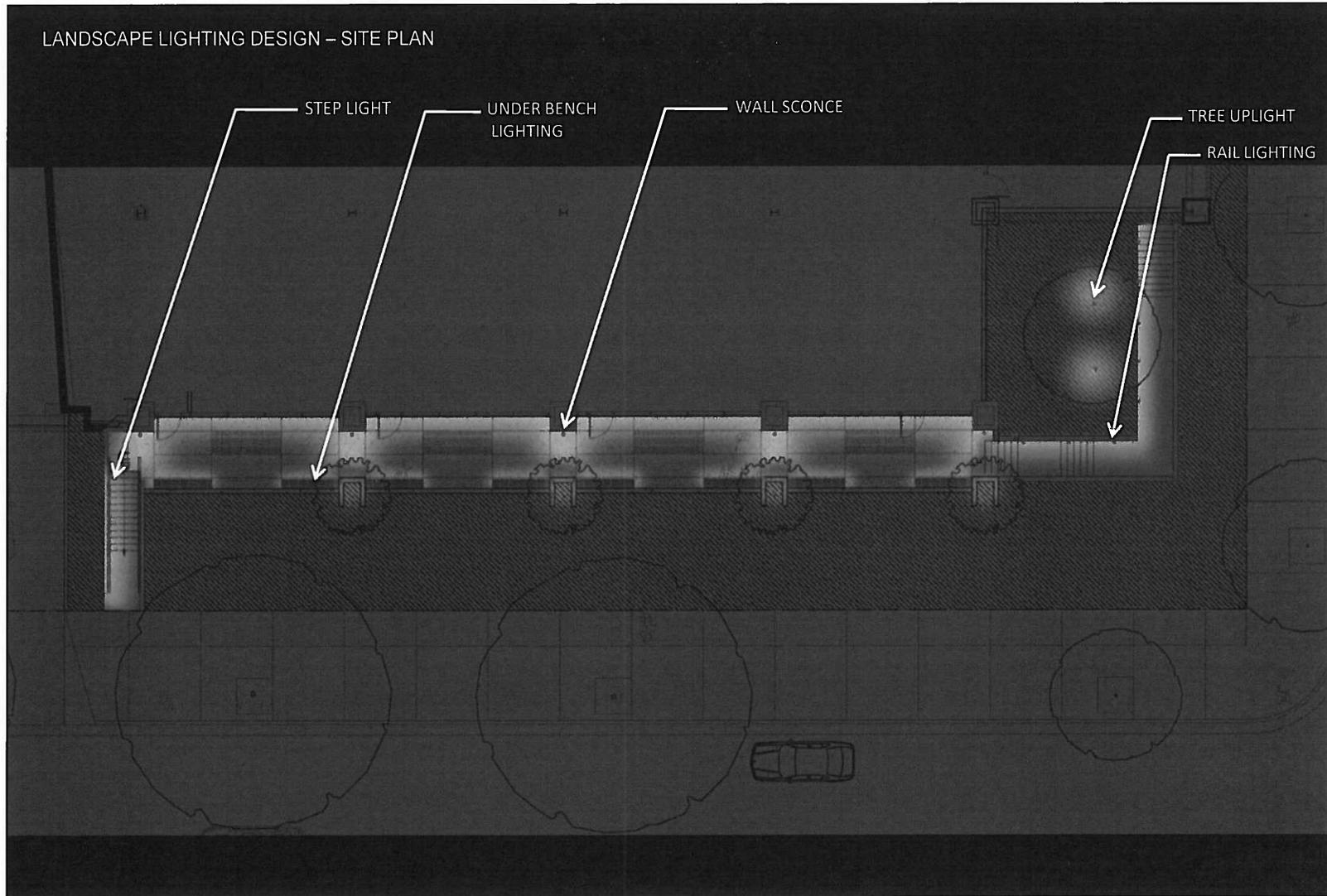


SALVIA GREGGIA 'FLAMINGO'  
FLAMINGO RED AUTUMN SAGE

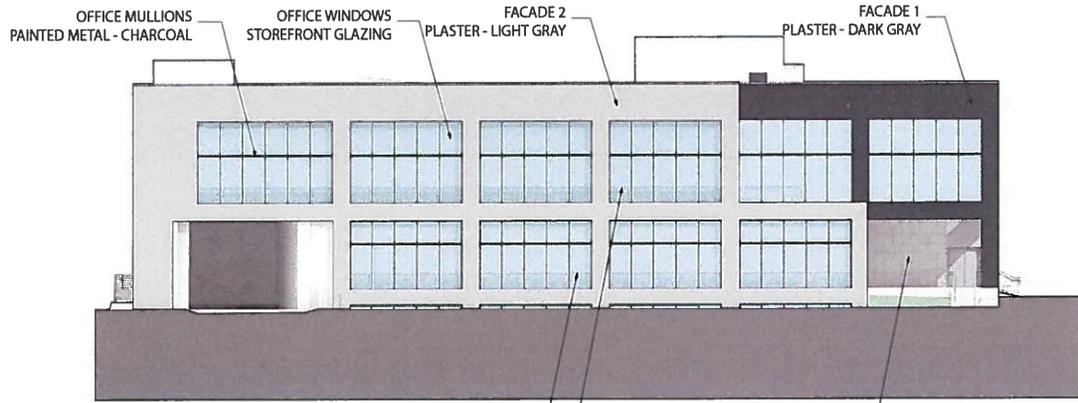


SENECIO TALICOIDES VAR. MANDRALISCAE  
BLUE FRINGER

## 2. PROPOSED LANDSCAPE LIGHTING PLAN

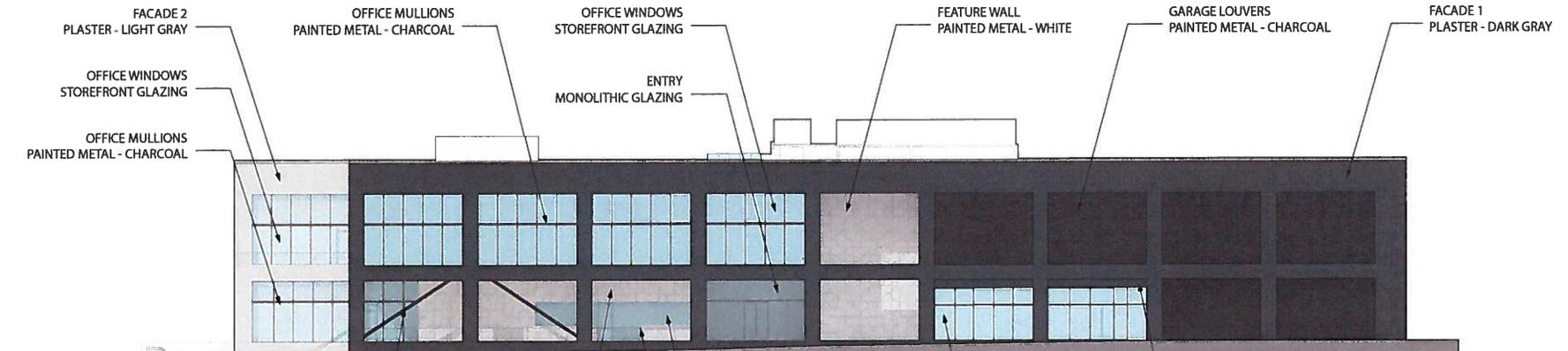


### 3. COLOR ELEVATIONS



EAST ELEVATION

HANDRAIL  
WOOD & PAINTED METAL  
FEATURE WALL  
PAINTED METAL - WHITE

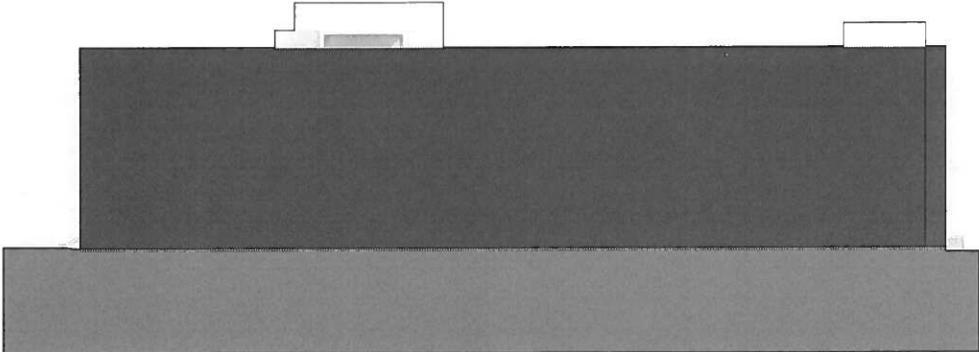


NORTH ELEVATION

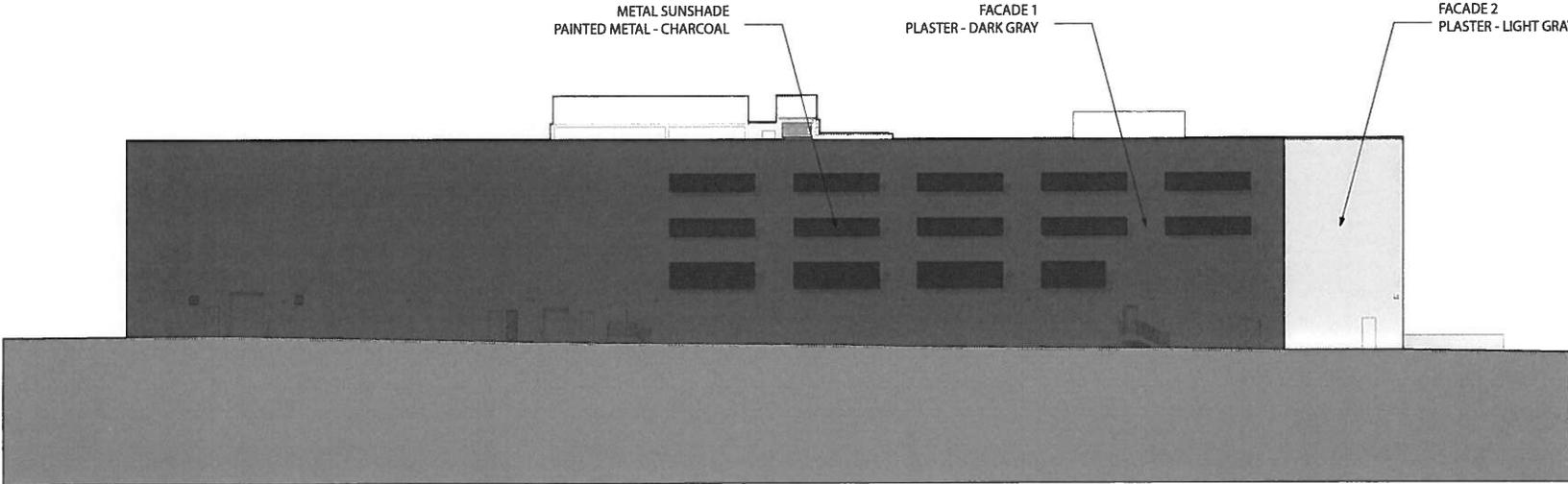
STRUCTURAL DAMPER  
PAINTED METAL - CHARCOAL  
FEATURE WALL  
PAINTED METAL - WHITE  
RETAIL 1 WINDOWS  
MONOLITHIC GLAZING  
HANDRAIL  
WOOD & PAINTED METAL  
RETAIL 2 WINDOWS  
STOREFRONT GLAZING  
FORMED METAL CHANNEL  
PAINTED METAL - CHARCOAL

### 3. COLOR ELEVATIONS

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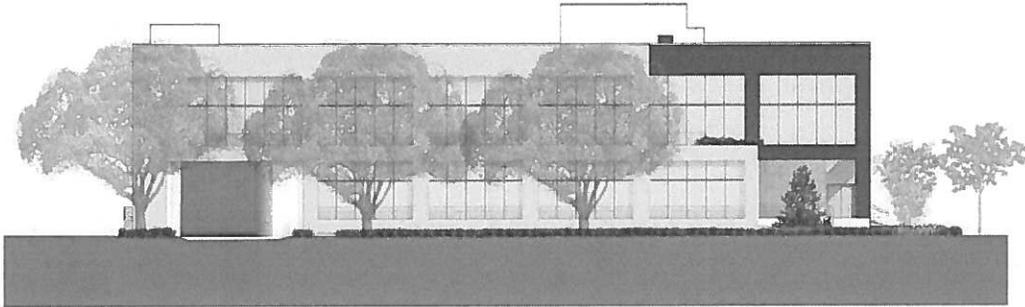
WEST ELEVATION



SOUTH ELEVATION

### 3. PROPOSED LANDSCAPING - ELEVATIONS

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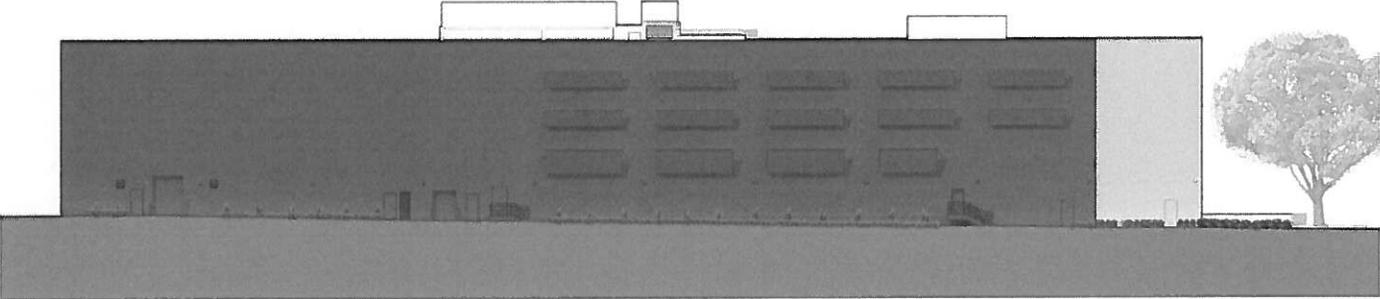
EAST ELEVATION



NORTH ELEVATION

### 3. PROPOSED LANDSCAPING - ELEVATIONS

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SOUTH ELEVATION

### 3. PROPOSED LIGHTING SCHEME



# 5. EXISTING CURRENT STRUCTURE

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# 5. EXISTING CURRENT STRUCTURE

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5. VIEW: PANORAMIC - MAPLE DRIVE & 3RD STREET

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5. VIEW: PANORAMIC - 3RD STREET

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5. VIEW: MAPLE DR. AND 3RD STREET



## 5. VIEW: 3RD STREET - DUSK



325 MAPLE DR. BEVERLY HILLS, CA 90210 | MAY 31, 2016 | ARB SUBMITTAL

Gensler



W  
Worthe Real Estate Group



**Architectural Commission Report**  
325 North Maple Drive  
June 15, 2016

**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 FAÇADE REMODEL AND LANDSCAPING FOR THE PROPERTY LOCATED AT 325 NORTH MAPLE DRIVE (PL1607764).

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

Section 1. 325 Maple Venture Owner, LLC, property owner, has applied for architectural approval for a façade remodel and landscaping for the property located at 325 North 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 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 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 Planning Commission previously adopted a Categorical Exemption for the project on August 15, 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 June 15, 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: June 15, 2016

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Mark Odell, Urban Designer  
Community Development Department

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Andrea Gardner Apatow, Chair  
Architectural Commission