



Architectural Commission Report

Meeting Date: Wednesday, September 21, 2016

Subject: **9350 WILSHIRE BOULEVARD (PL1621684)**
9350 Wilshire Boulevard
 Request for approval of a façade remodel, business identification signage, and a sign accommodation for building identification signage. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Agent: Steven Hakim – Hakim Holdings

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel, business identification signage, and a sign accommodation for building identification signage for an existing commercial building located at 9350 Wilshire Boulevard.

The project was previously reviewed by the Architectural Commission as a project preview item on June 15, 2016 (no formal action was taken). The project was well received in concept with the primary comments relating to architectural and signage details. 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 modern aesthetic with the following components:

- Powder coated bent aluminum façade panels with LED illumination on the north and west elevations;
- White painted stucco on the south and east elevations;
- Clear glazed windows with a clear anodized system in a horizontal ribbon configuration;
- Honed white marble at building base and landscape planters;
- Existing ground floor retail storefront system to remain, and;
- Removal of existing wireless antenna boxes on north elevation.

Business Identification Signage (Wells Fargo)

WILSHIRE BOULEVARD				
Location	Size	Quantity	Illumination	Material
Lower facade	54.4 SF	1	Internal	Translucent acrylic
ATM	2 SF	1	External	Acrylic
TOTAL SIGN AREA: 56.4 SF (2 SIGNS)				

Note: No changes are proposed to the existing ATM signage.

- Attachment(s):
- Detailed Design Description and Materials (Applicant Prepared)
 - Project Design Plans
 - DRAFT Approval Resolution

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



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S. CRESCENT DRIVE				
Location	Size	Quantity	Illumination	Material
Lower façade	27 SF	1	Internal	Translucent acrylic
TOTAL SIGN AREA: 27 SF (1 SIGN)				

The proposed business identification signage is generally consistent with the sizes and locations of the existing business identification signage; however, final sign details are requested to ensure that there is no increase in the letter height of the two façade-mounted signs. The primary modification is the removal of the existing aluminum back panel on the two façade-mounted signs.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, a ground floor business with street frontage may erect a business identification sign [...] that does not exceed two (2) square feet in area for each one foot (1') of ground floor street frontage [...]. However, in no event shall such sign exceed one hundred (100) square feet. A secondary sign, no greater than five square feet, may also be permitted. Additionally, a ground floor business with street frontage may also have a business identification sign located on a street face of the building other than the face that contains the main entrance or address of the business. Such sign shall not exceed two (2) square feet in area for each one foot (1') of ground floor street frontage [...]. However, in no event shall such sign exceed thirty (30) square feet in area.

Based on a Wilshire Boulevard elevation of approximately 80'-0", and a South Crescent Drive elevation of approximately 133'-0", the maximum sign area for the corner tenant is 130 SF. As proposed, the combined sign area is 83.4 square feet and is consistent with the standards set forth in the Beverly Hills Municipal Code.

Sign Accommodation (Building Identification Sign)

WILSHIRE BOULEVARD				
Location	Size	Quantity	Illumination	Material
Building entry	36 SF	1	Internal	Perforated aluminum panel
TOTAL SIGN AREA: 54.4 SF (1 SIGN)				

Pursuant to BHMC §10-4-605, the Architectural Commission may grant a sign accommodation to allow building identification signs to be located in areas other than those permitted (i.e., located less than 25'-0" above grade) provided that the signs located on any one side of a building do not exceed two percent (2%) of the vertical surface area of that side, excluding penthouse walls. Based upon a vertical surface area of 8,827 square feet, the maximum building identification sign area is 176.5 square feet. As proposed, the building identification sign area is consistent with the standards set forth in the BHMC.

Note: Sign locations were identified for future building identification signs on the upper portion of the façade. Full details have not been provided and such signage would be subject to a



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separate architectural review process. A condition of approval has been added regarding any future building identification signage.

URBAN DESIGN ANALYSIS

The existing building was originally designed by Sidney Eisenshtat, who is considered a local master architect, and completed in 1956. The building, however, has gone through a number of significant changes over time and the character-defining features that once identified the multi-story structure with the original designer have now been compromised.

The proposed building improvements create a modern aesthetic which represents significant upgrades to the existing building facades at this location. As the project moves forward, final material specifications and architectural details shall be provided for staff review and approval, along with a physical sample of the proposed metal cladding material with final finish. In addition, a sample of the storefront glazing shall be provided and the specification shall include clear glazing at the pedestrian level. The color temperature for the wall-grazing architectural lighting shall also be provided to ensure the final specification for the color temperature is appropriate for the setting and will not be overly harsh and/or cause a nuisance.

Project-specific conditions have been proposed in the draft approval resolution (Attachment C); however, the Commission may wish to add/amend/delete any project-specific conditions deemed necessary to make the required findings 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 existing improvements to be demolished or altered were designed by an architect or builder identified on the City's Master Architect list (Sidney Eisenshtat); however, based upon a review by the City's Urban Designer, the building has since lost historic integrity and is no longer considered a potential historic resource.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this 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:

Facade renovations on Crescent, Wilshire, and Elm facades. New painted aluminum panels and window systems on Crescent and Wilshire sides, and a new painted stucco finish on Elm. Ground floor lobby renovation, including new stone flooring and cladding and new fabric wall coverings.

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	Building Sign	1	3'6" x 20'	70 SF	MAX 2% OF TOTAL FACADE AREA (3,707 SF) = 74.1 SF
2	Building Sign	1	4'6" x 35"	157.5 SF	MAX 2% OF TOTAL FACADE AREA (8,827 SF) = 176.5 SF
3	Tenant Sign	1	2'8" x 20"	54.43 SF	
4	Tenant Sign	1	4'6" x 6'	27 SF	
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: Aluminum _____
Texture /Finish: Painted / Matte _____
Color / Transparency: White / Silver _____

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

Material: aluminum frames / glass panes _____
Texture /Finish: Matte _____
Color / Transparency: Dark window frames _____

ROOF

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

COLUMNS

Material: Stone _____
Texture /Finish: Honed _____
Color / Transparency: White _____

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

Material: Aluminum _____
Texture /Finish: Matte _____
Color / Transparency: Gray _____

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

Applicant to provide no later than Thursday, September 15. Electronic copies will be provided to the Architectural Commission and hard copies will be provided at the meeting.

- 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.**

Applicant to provide no later than Thursday, September 15. Electronic copies will be provided to the Architectural Commission and hard copies will be provided at the meeting.

- 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.**

Applicant to provide no later than Thursday, September 15. Electronic copies will be provided to the Architectural Commission and hard copies will be provided at the meeting.

- 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.**

Applicant to provide no later than Thursday, September 15. Electronic copies will be provided to the Architectural Commission and hard copies will be provided at the meeting.

- 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.**

Applicant to provide no later than Thursday, September 15. Electronic copies will be provided to the Architectural Commission and hard copies will be provided at the meeting.



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Attachment B
Project Design Plans



CRESCENT AND WILSHIRE CORNER



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PROJECT RENDERING

A1.4



WILSHIRE - FROM WEST



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PROJECT RENDERING

A1.5



WILSHIRE - FROM EAST



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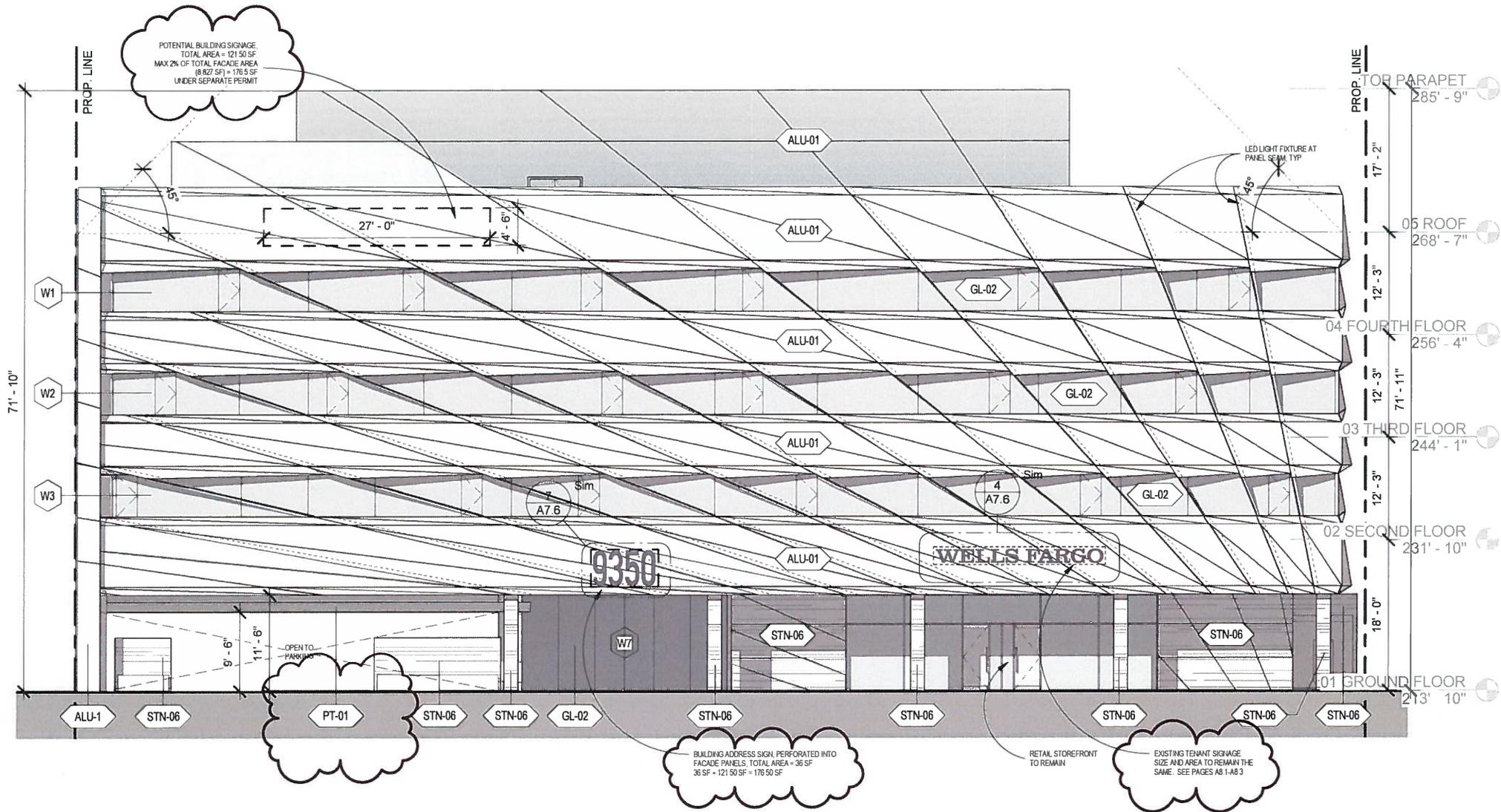
PROJECT RENDERING

A1.6



CONCEPT LIGHTING

ba belzberg architects	2321 MAIN ST SANTA MONICA, CA 90405 310.453.9611 www.belzbergarchitects.com	9350 WILSHIRE 9350 WILSHIRE BLVD BEVERLY HILLS, CA 90212	NO. DESCRIPTION	DATE 9/2/2016 1:37:59 PM	PROJECT RENDERING	A1.7
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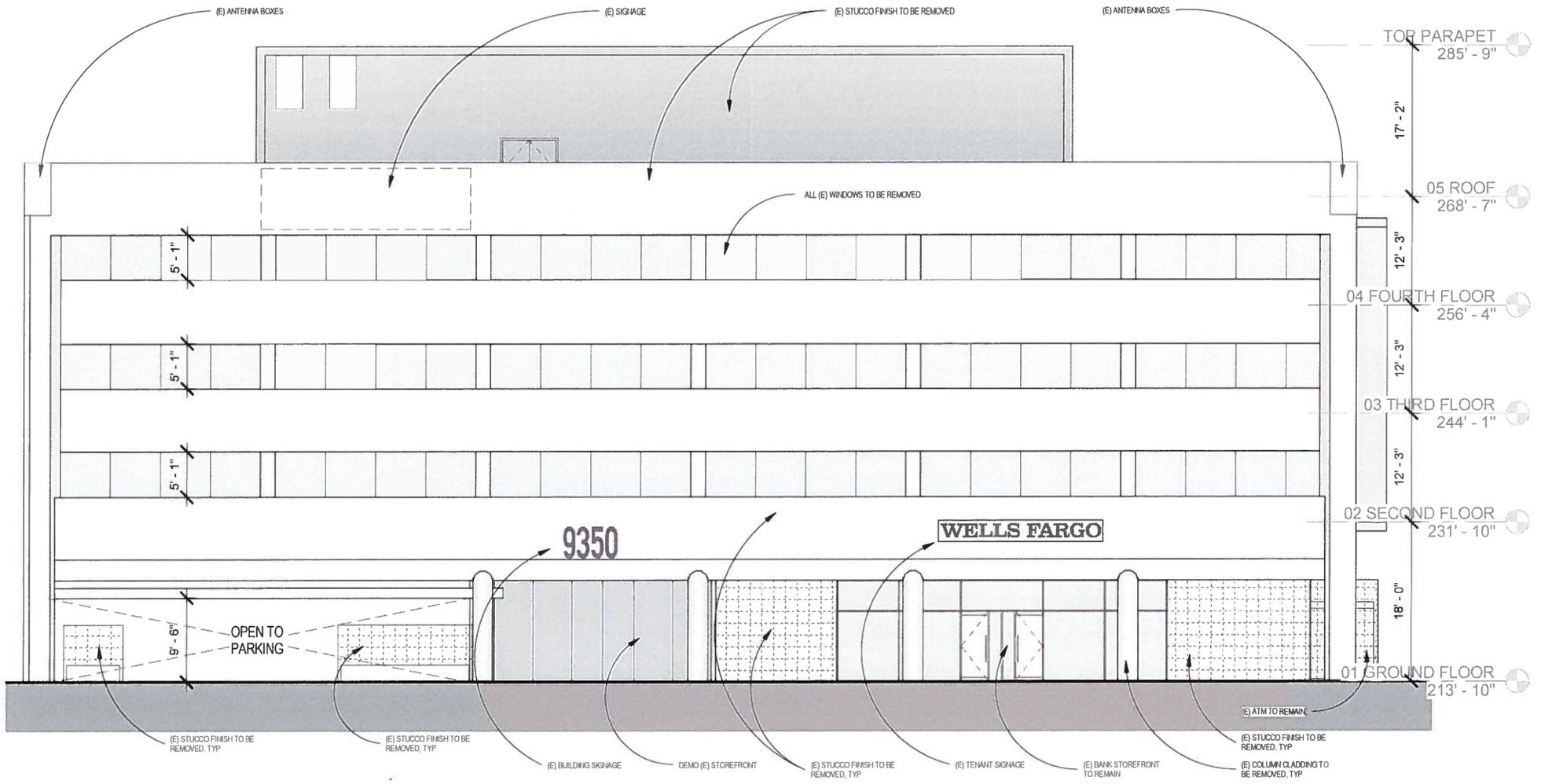
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NORTH ELEVATION

3/32" = 1'-0"

A3.0



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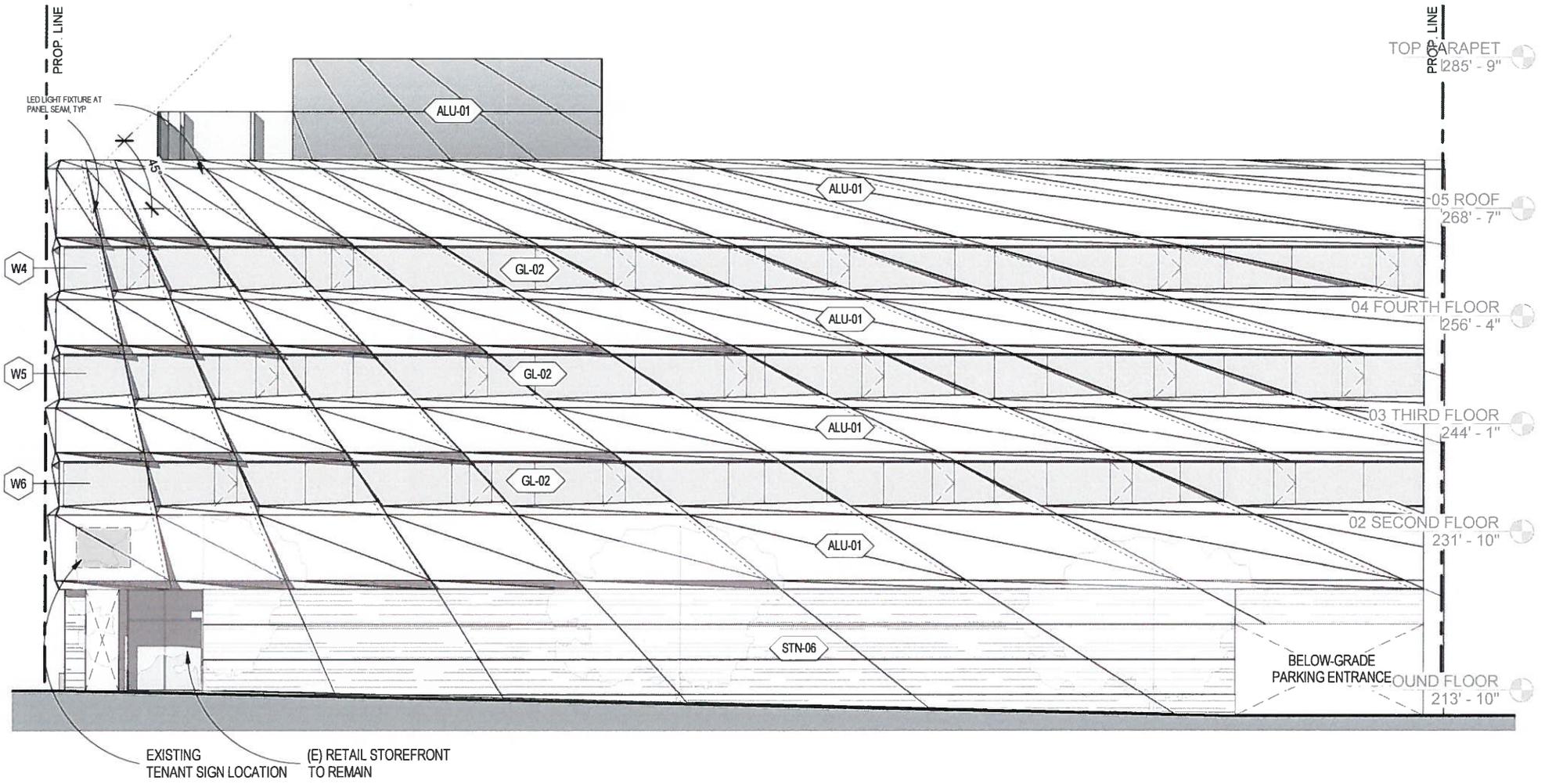
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(E) NORTH ELEVATION

3/32" = 1'-0"

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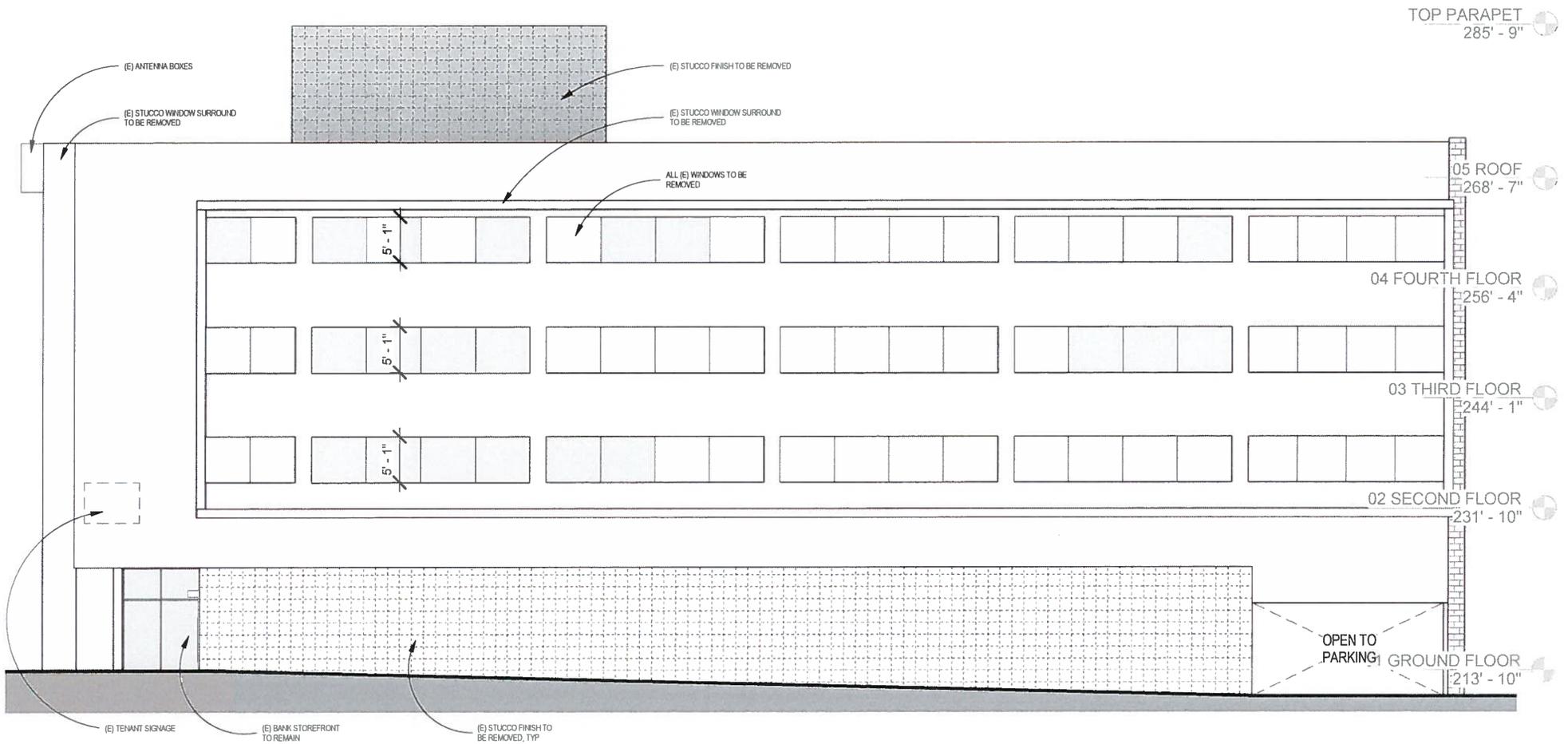
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WEST ELEVATION

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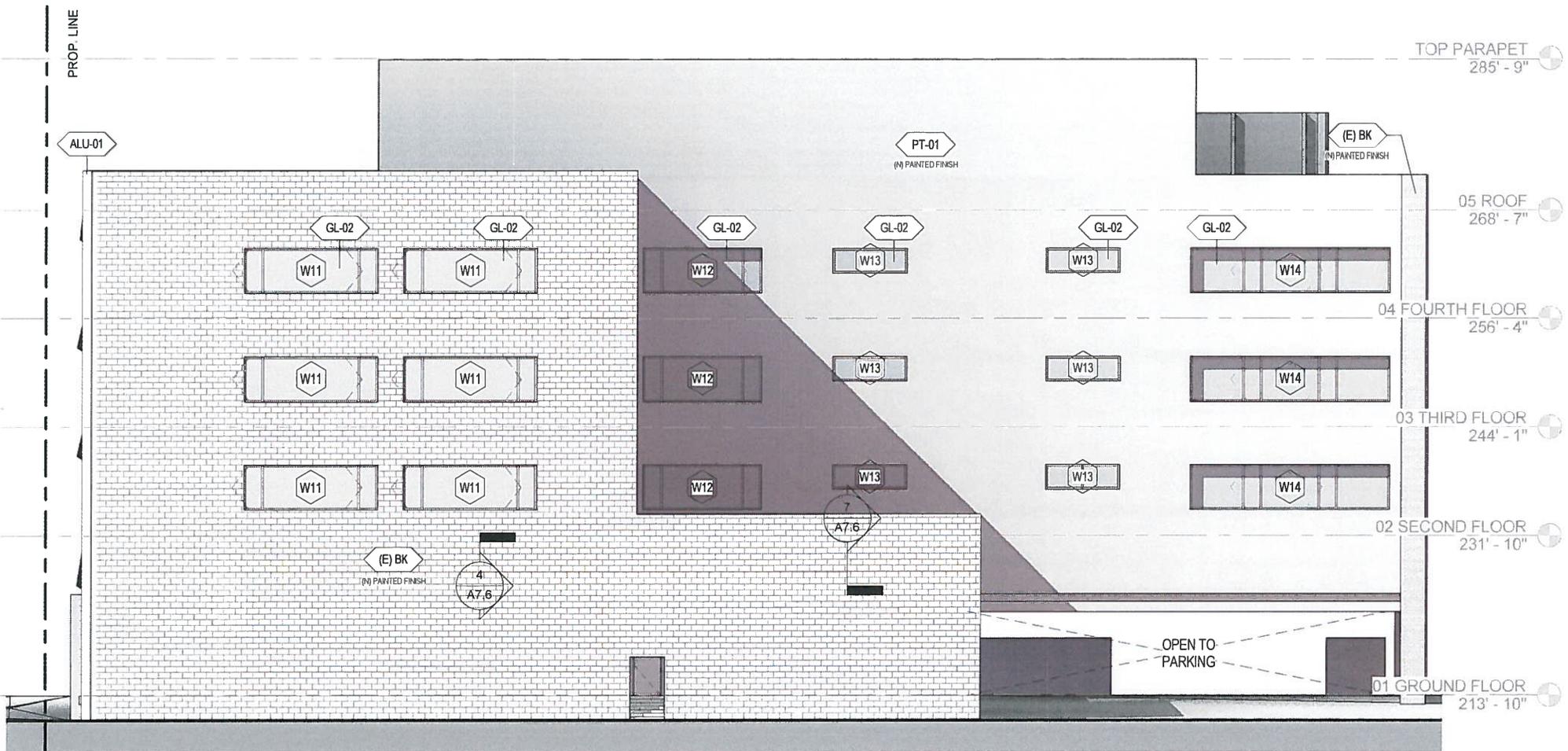
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(E) WEST ELEVATION

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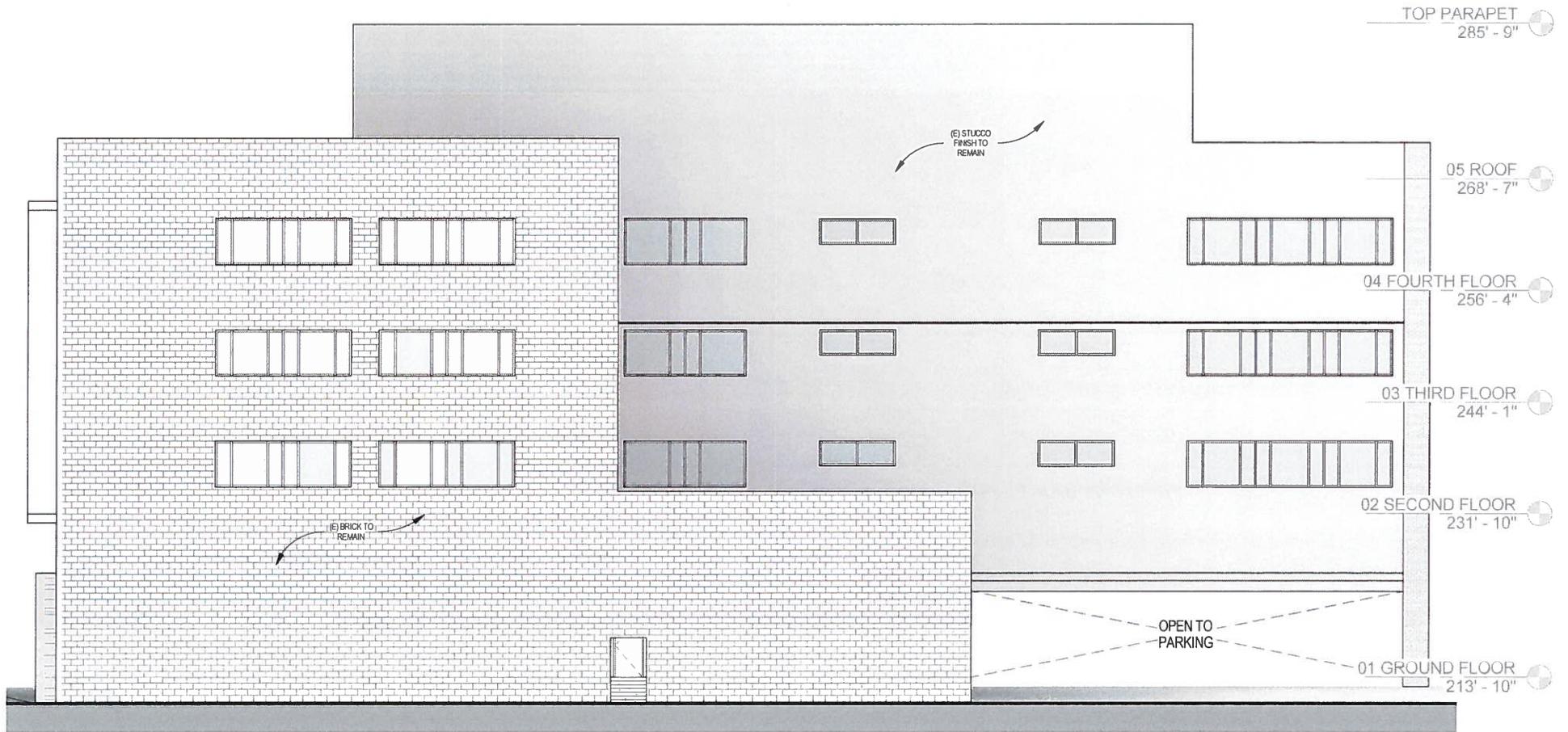
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SOUTH ELEVATION

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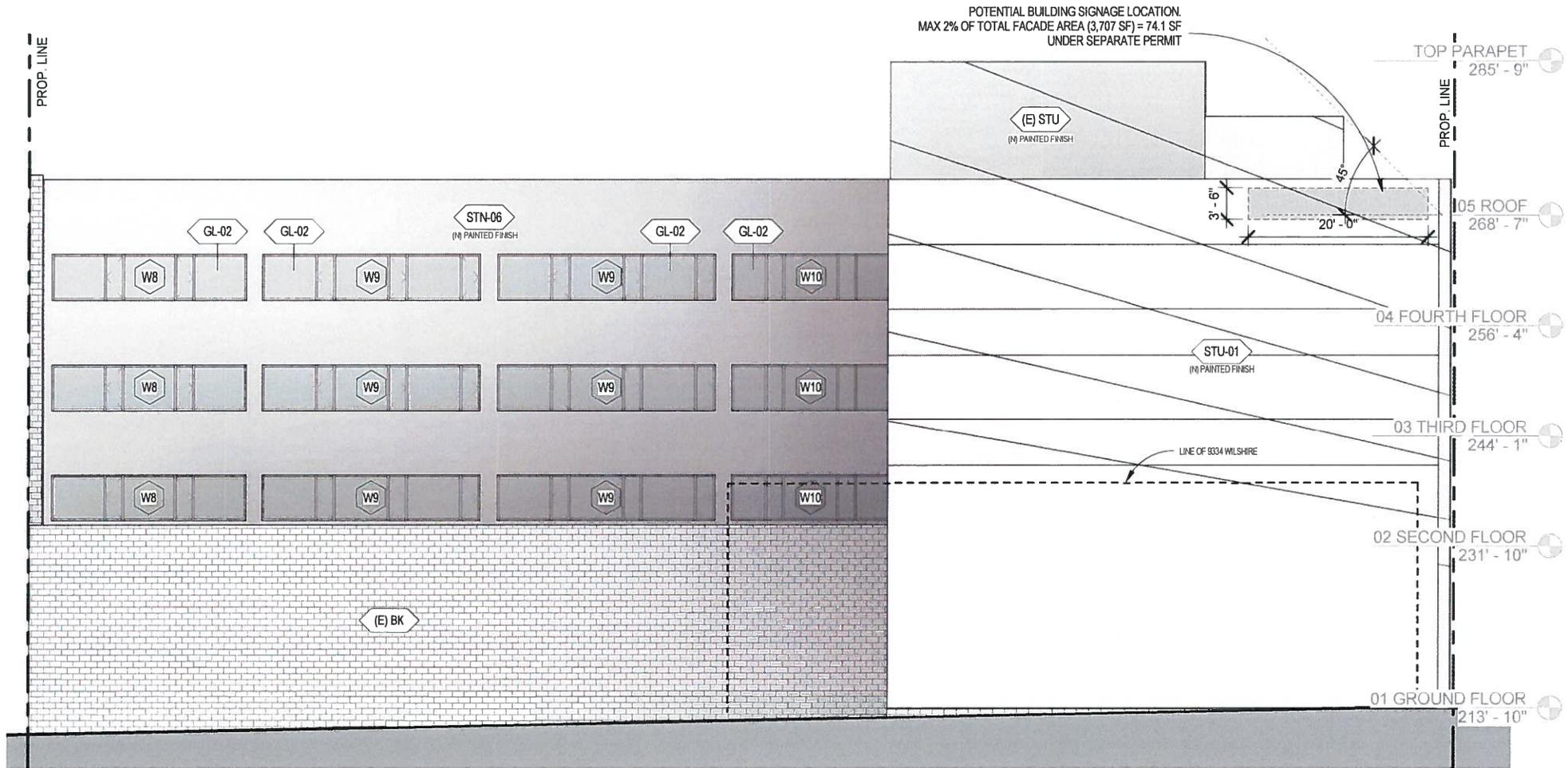
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(E) SOUTH ELEVATION

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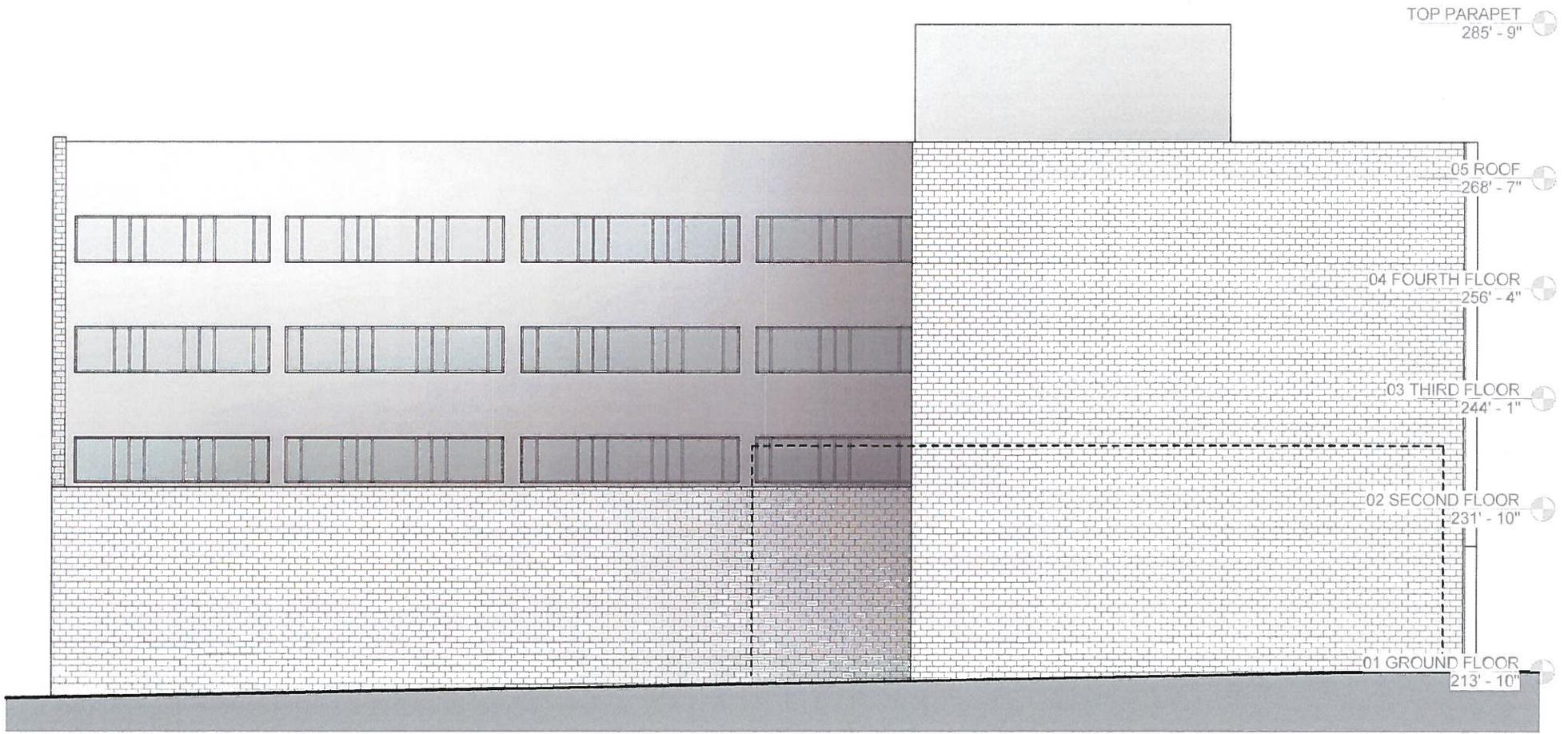
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EAST ELEVATION
 3/32" = 1'-0"

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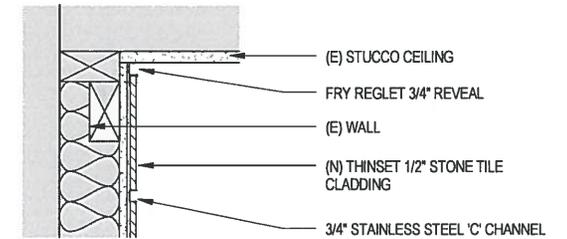
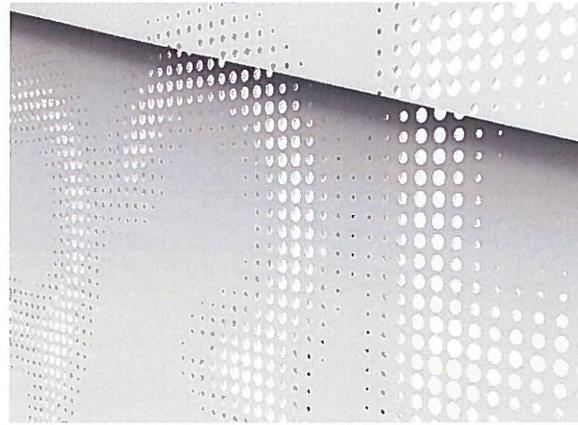
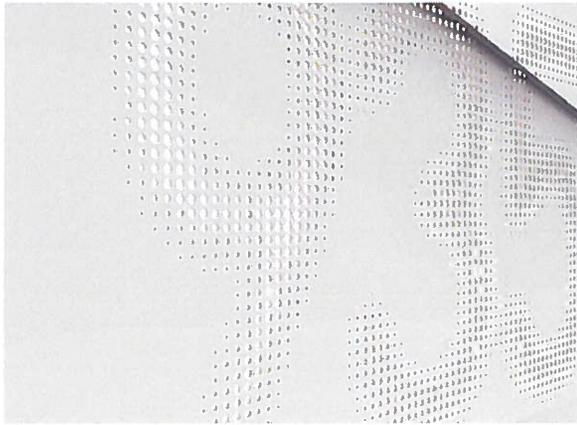
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(E) EAST ELEVATION

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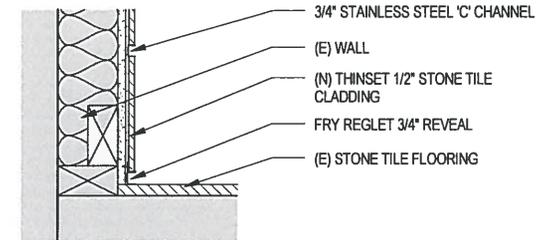
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STONE CLADDING @ CEILING

3

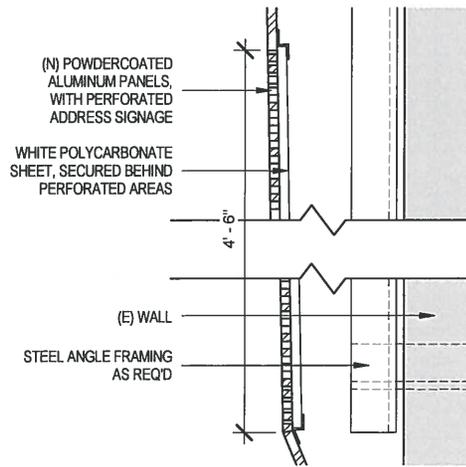
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STONE CLADDING @ FLOOR

2

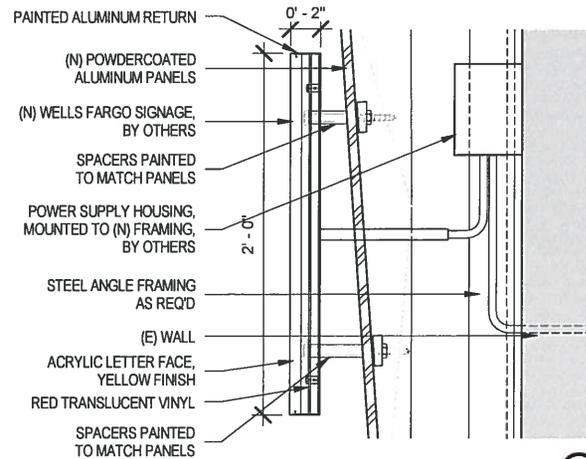
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ADDRESS SIGNAGE DETAIL

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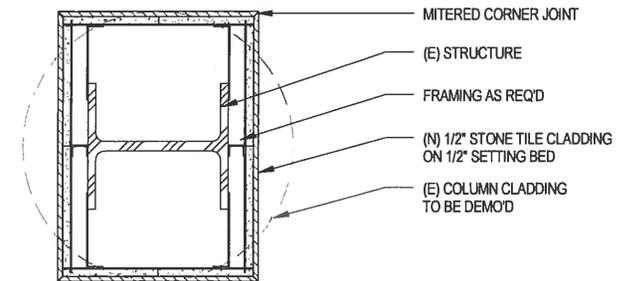
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WELLS FARGO SIGNAGE DETAIL

4

SCALE: 1 1/2" = 1'-0"



TYP COLUMN @ GROUND FLOOR

1

SCALE: 1" = 1'-0"



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EXTERIOR DETAILS

As indicated

A7.6



Status:
Current

Color & Materials

Vinyl

V2		Translucent Yellow 3M Scotchcal 3630-4039
V4		Translucent Red 3M Scotchcal 3630-2236
V24		Diffuser Film White 30% Translucent 3M 3635-30

Paint

P1		Red, Semi-Gloss Finish <i>Option 1</i> Matthews Paint MP65837 <i>Option 2</i> AkzoNobel SIGN20361 <i>Option 3</i> Sherwin Williams G4-5778847 or LV1-1225874 (single stage)
P2		Black, Full-Gloss Finish <i>Option 1</i> Matthews Paint MP30132 <i>Option 2</i> AkzoNobel SIGN80597 <i>Option 3</i> Sherwin Williams G4-5778846 or LV-1225481 (single stage)

Material

M2	Aluminum
M9	Polycarbonate Clear
M18	3/4" Acrylic Clear

Light Source

L28	GE Light Tape Red, GETRPD-1
L29	GE Light Tape Warm White, GETP35-1

Notes & Samples

- 2" deep fabricated aluminum letters, face lit and halo illuminated, with letters pin-mounted off building/wall surface.
- WELLS FARGO FACE MATERIAL:** 3/4" clear acrylic with 1/8" shoulder routed out from the back with first surface applied translucent yellow vinyl, and black paint for the drop shadow.
 - Second surface applied 30% white diffuser film. The 30% diffuser film is applied to the entire letter face second surface.
 - Black paint is to be applied last, on top of the yellow vinyl, for the drop shadow part of the letter face. The drop shadow must be applied to the edges of the acrylic letter face to prevent light leaks.
 - Acrylic face attached along the top and bottom of the letter returns with countersunk flat-head screws, painted to match the return color.
- WELLS FARGO LETTER RETURNS:** .063" aluminum painted Wells Fargo red with clearcoat, semigloss.
 - Return depth 2"
 - Sign contractor to determine and provide internal surface finish; recommended high reflective white, painted with Spraylat Star-Brite White EF as manufactured by Spraylat Corporation (914-738-1600, <http://www.spraylat.com>).
 - Aluminum returns stack welded to back of letter face.
- WELLS FARGO LETTER BACK:** .118" thick clear polycarbonate with second surface applied translucent Wells Fargo red vinyl (outside of letter).
 - Polycarbonate back attached to acrylic block spacers on letter baffle.
 - Maximum spacing from top edge of polycarbonate letter back and edges of letter return is .080".
- WELLS FARGO LETTER BAFFLE:** .125" thick aluminum baffle stack welded to letter returns for LED attachments.

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5a. 1/2"x1/2"x1/2" acrylic block spacers, attached to baffle with LORD adhesive (as manufactured by Lord Corporation (877-275-5673, www.lord.com) for letter back attachment.

5b. Interior aluminum baffle letter surface finish high reflective white, painted with Spraylat Star-Brite White EF as manufactured by Spraylat Corporation (914-738-1600, <http://www.spraylat.com>).

6. **WELLS FARGO ILLUMINATION (YELLOW FACE LIT/RED HALO):** Face illumination GE Light Tape Warm White LEDs, GETP35-1. Halo illumination GE Light Tape Red LEDs, GETRPD-1. Sign contractor responsible for determining final layouts based on letter form and size.

6a. Recommended power supply for GE Light Tape LEDs is GEPS12-60-U-NA. Sign contractor responsible for determining the appropriate number of power supplies used matching amperage and wattage as indicated.

6b. LEDs to be mounted to outside edges of aluminum baffle letter.

6c. In order to splice light tape together, Insulation Displacement Connectors (IDC) can be used on manufactured letters.

7. **MOUNTING:** Letters to be pin-mounted off existing building/wall surface by 1/4" diameter aluminum studs. Studs painted to match mounting surface.

7a. Sign contractor responsible for field survey of existing conditions prior to shop drawing submittal to include appropriate mechanical fasteners and anchors in shop drawings for mounting lettering to existing wall surfaces.

7b. Dimension for pin mounting is based on the cap height of the letters. See dimensions.

8. **DIGITAL ARTWORK:** Refer to digital files

SIGN CONTRACTOR TO PROVIDE

- Shop drawings
- Engineering calculations
- Layout patterns (Copy, LED)
- Local sign permits
- Fabrication sample (complete sign, in production review)
- Fabricator to verify in field (prior to fabrications, prior to installation)

WELLS FARGO TO PROVIDE

- Digital files for all artwork

Source URL: <https://www.besigntoolbox.com/retail/retail-sign-components/retail-primary-building-id-letters/low-profile-manufactured/lpm-fih-45>

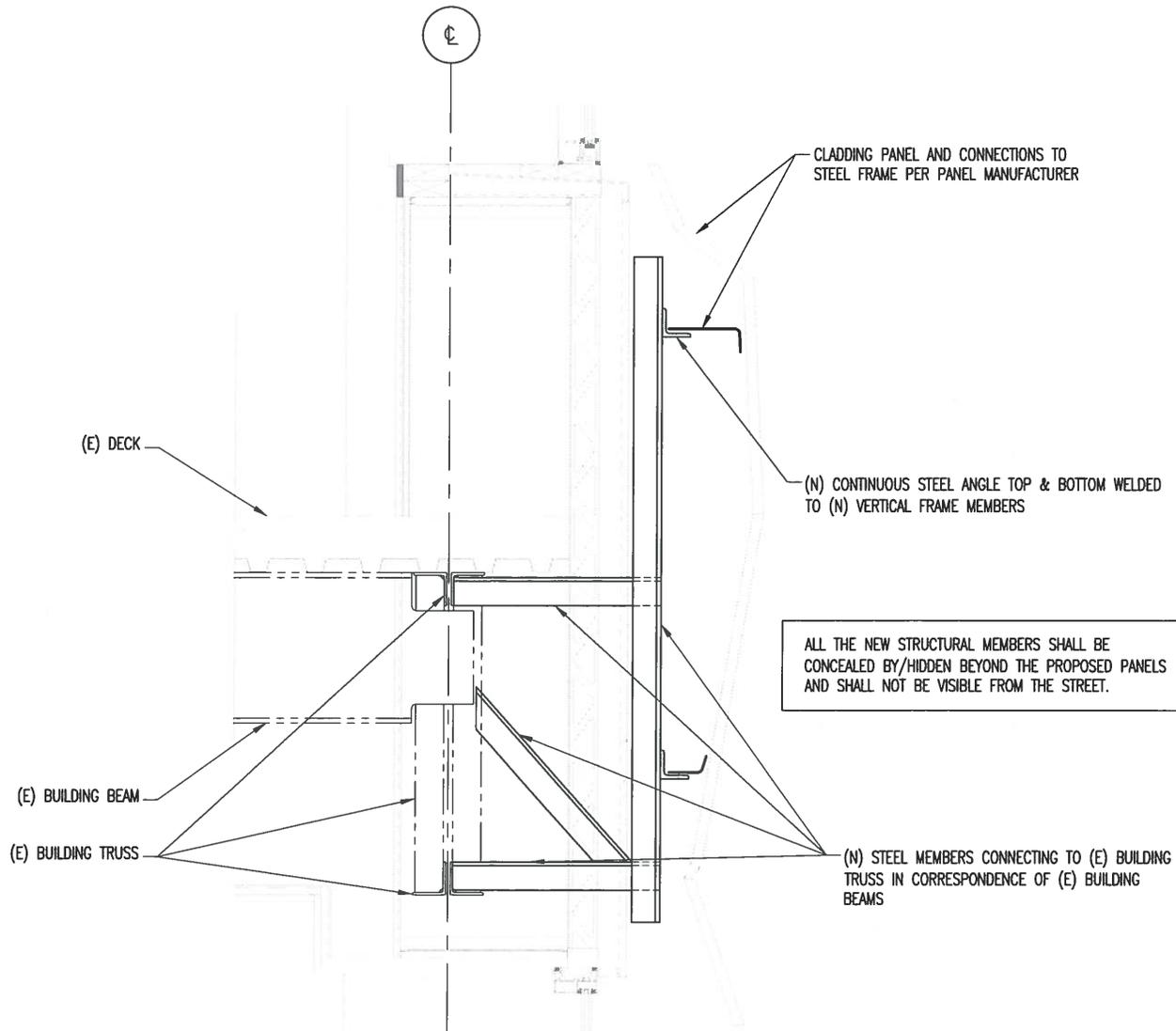
Revision No.: 2

Print Date: 08/12/2016

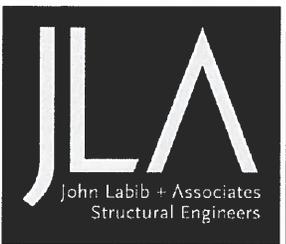
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	2321 MAIN ST SANTA MONICA, CA 90405 310.453.9611 www.belzbergarchitects.com	9350 WILSHIRE 9350 WILSHIRE BLVD BEVERLY HILLS, CA 90212	NO. DESCRIPTION	DATE 9/2/2016 1:40:15 PM	WELLS FARGO	<h1>A8.3</h1>



TYPICAL CONNECTION OF CLADDING TO BUILDING STRUCTURE



319 Main Street
 El Segundo
 California 90245
 t: 213 - 239 9700
 f: 213 - 239 9699

PROJECT: 9350 WILSHIRE

JLA JOB #: 16184

DATE: -

DESCRIPT.: -

SCALE: -

REF: NA

RFI: NA

REVISION



SSK 01



Architectural Commission Report
9350 Wilshire Boulevard
September 21, 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 OF A FAÇADE REMODEL, BUSINESS IDENTIFICATION SIGNAGE, AND A SIGN ACCOMMODATION FOR BUILDING IDENTIFICATION SIGNAGE FOR THE PROPERTY LOCATED AT 9350 WILSHIRE BOULEVARD (PL1621684).

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

Section 1. Steven Hakim, Hakim Holdings, agent, on behalf of the property owner, Wilshire 9350, LLC, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, business identification signage, and a sign accommodation for building identification signage for the property located at 9350 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 existing improvements to be demolished or altered were designed by an architect or builder identified on the City's Master Architect list (Sidney Eisenshtat); however, based upon a review by the City's Urban Designer, the building has since lost historic integrity and is no longer considered a potential historic resource.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **September 21, 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 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

1. Final architectural details, including but not limited to those listed below, shall be provided to the City's Urban Designer for final review and approval prior to the project being submitted for the plan check process:
 - a. Material specifications;
 - b. Physical sample of metal cladding material with final finish;
 - c. Storefront glazing specification and sample, which shall specify clear glazing at the pedestrian level;
 - d. Color temperature for the wall-grazing architectural lighting.
2. Final sign specifications shall be provided to ensure the letter height for the proposed business identification signage does not exceed what is currently installed on site.
3. Any future building identification signage beyond the address building signage approved by this resolution shall be subject to a separate architectural review process once final sign plans have been prepared.

Standard Conditions

4. **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.
5. **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.

6. **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.
7. **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.
8. **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.
9. **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.
10. **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.
11. **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: **September 21, 2016**

Mark Odell, Urban Designer
Community Development Department

Gidas Peteris, Chair
Architectural Commission