



Architectural Commission Report

Meeting Date: Wednesday, September 21, 2016

Subject: **ETCO HOMES (PL1621823)**
9212 Olympic Boulevard

Request for approval of a new three-story office building and a sign program, which includes a sign accommodation for multiple building identification signs and a sign accommodation to allow business identification signage to project above a canopy. The Planning Commission previously adopted a Categorical Exemption for the project on July 14, 2016 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Project Agent: Afshin Etebar – EHI-9222, LLC C/O Ecto Homes

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 new three-story office building and a sign program, which includes a sign accommodation for multiple building identification signs and a sign accommodation to allow business identification signage to project above a canopy for the property located at 9212 Olympic Boulevard. A Conditional Use Permit and Minor Accommodation were approved by the Planning Commission on July 14, 2016 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 April 15, 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. However, as a result of the Planning Commission's approval, the height of the building has been reduced from its initial height of 45'-0" with a 10'-0" clerestory to a current height of 35'-0" with a 6'-0" clerestory. Additionally, an exterior patio has been added to the third floor, adjacent to Olympic Boulevard, to allow for greater modulation along the streetscape.

The proposed three-story structure is designed in a contemporary style with a horizontal orientation and is comprised of the following materials:

- Wire cut brick veneer;
- Aluminum- and bronze-colored metal facade panels;
- Poured in place concrete façade accents;
- Solarbronze storefront glazing with a bronze-colored storefront system;
- Bronze-colored light fixtures, metal canopies (with LED), and shade devices (with LED);
- Glass railings at the front and rear patios with bronze metal channel at the base;
- Warm gray-colored block wall (side elevations), and;
- Dark brown wood slat gates and concrete wall (alley elevation)

Attachment(s):

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

Report Author and Contact Information:
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9212 Olympic Boulevard (Etco Homes)

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Sign Program

Building Identification Signage

OLYMPIC BOULEVARD				
Location	Size	Quantity	Illumination	Material
Upper façade	25.6 SF	1	Halo	Stainless steel
Mid facade	7.9 SF	1	Halo	Stainless steel
TOTAL SIGN AREA: 33.5 SF (2 SIGNS)				

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-605, the Architectural Commission may grant a sign accommodation to allow multiple building identification signs 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 3,500 square feet, the maximum building identification sign area is 70 square feet. As proposed, the building identification sign area is consistent with the standards set forth in the BHMC.

Business Identification Signage

OLYMPIC BOULEVARD				
Location	Size	Quantity	Illumination	Material
Ground floor canopy	Height: 14"	2	Edge	Stainless steel

Pursuant to BHMC §10-4-306, the Architectural Commission may grant a sign accommodation to permit business identification signage, constructed of individual letters that do not exceed fourteen inches (14") in height, above the top surface of a marquee, awning, canopy, or similar architectural element which projects more than twelve inches (12") from the face of a building, provided such sign is parallel to the wall of the building to which the architectural element is attached. As proposed, the building identification sign area is consistent with the standards set forth in the BHMC.

URBAN DESIGN ANALYSIS

The area surrounding the proposed project consists of a mix of low-rise commercial buildings, surface parking lots, and multiple-family residential buildings to the south. The final design resolution is crafted to integrate well into this existing urban setting and responds appropriately to the architectural context. Final resolution with manufacturer specifications and architectural details shall be provided for further staff review and approval to ensure the aesthetics and finishes are appropriate for this site, as follows:

- Review the final specification called out on the elevations and material specifications (Call-out #10) for smooth-finish exposed concrete to ensure this is the correct specification, rather than a smooth steel-troweled cement-plaster finish which may be the intent along the front façade of the structure.



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- Provide the final manufacturer specifications and detailing for the proposed metal cladding on the facades of the building. Metal finishes for the cladding, fixed awning element along the ground floor and the articulated metal fin feature on the upper floor shall be coordinated to ensure the finishes proposed are complementary.
- Restudy the glazing proposed for the retail storefronts at the ground level along the main street-facing elevation to consider clear glazing at this location, rather than a tinted glazing specification, as found on the upper floors of the structure.
- Final specifications for all exterior lighting shall be provided and shall include the color temperature and wattage of all proposed fixtures to ensure the intensity is appropriate during evening hours.

Project-specific conditions have been proposed in the draft approval resolution (Attachment D); 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 Planning Commission previously adopted a Categorical Exemption for the project on July 14, 2016 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 Conditional Use Permit and Minor Accommodation 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, September 9, 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, September 9, 2016, at least ten (10) days prior to the public hearing.

At the time of printing, staff had received one letter from an interested party and it is included in Attachment C of this report.



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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:

Construct a new 3 story Office Building with ground floor Retail and 3 levels of sub-t parking garage

Sub-T Parking Garage	Concrete structure
Bldg levels 1, 2, 3	Concrete structure with concrete block sidewalls & interior metal studs
Exterior Finishes	Bronze trim at windows & doors - with bronze solar-ban glazing
	Metal clad panels in bronze and aluminum
	Brick veneer base columns and fin walls

D Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/>)

- | | | | | |
|---------------------------------------|---------------------------------|--|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4X | <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4-P | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP | <input type="checkbox"/> C-3 | <input type="checkbox"/> C-3A | <input type="checkbox"/> C-3B |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input checked="" type="checkbox"/> C-3T-2 | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5 |
| <input type="checkbox"/> Other: _____ | | | | |

E Lot is currently developed with (check all that apply):

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below): _____

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	Bldg Address Number	bldg address 1 at front 1 at rear	1'-2" x 4'-3" 1.16 x 4.25 = 4.9	(1) x4.9 = 4.9 front (1) x4.9 = 4.9 rear	
2	Business ID Sign(s)	tenant sign 3 at front	1'-2" x 6'-10" 1.16 x 6.83 = 7.9	(3) x7.9 = 23.7	
3	Business ID Sign(s)	bldg sign 1 at front	1'-10" x 14'-0" 1.83x 14.0 = 25.62	(1) x 25.6 = 25.62	
4	Address no. at ramp wall	address no. 2 at rear	1'-2" x 4'-3" 1.16 x 4.25 = 4.93	(2) x 4.93 = 9.86	
5	parking sign at ramp wall	Parking sign 1 at rear	1'-2" x 7'-0" 1.16 x 7.0 = 8.12	(1) x 8.12 = 8.12	

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: Metal Cladding / Brick Veneer
Texture /Finish: Smooth Finish / Wire Cut Old Chicago Brick
Color / Transparency: Bronze and Aluminum / per spec above

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

Material: Metal Frame & Hardware / Glazing
Texture /Finish: Smooth Finish / Solarban Low e60
Color / Transparency: Bronze / Solarbronze

ROOF

Material: GAF
Texture /Finish: Multi overlapping layers per Manufacturer Specifications
Color / Transparency: Cool Reflective

COLUMNS

Material: Brick Veneer - thin series
Texture /Finish: Wirecut Brick Old Chicago
Color / Transparency: Mixed blend - Coronado

BALCONIES & RAILINGS

Material: Metal channel bottom with seamless glass panels
Texture /Finish: Bronze channel / Solarban glazing
Color / Transparency: Bronze trim / Solarbronze glazing

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

Material: Brick Veneer with wood trim boards above
Texture /Finish: Wire Cut Chicago Brick / Smooth comp board
Color / Transparency: Mixed Blend - Coronado / Dark Brown

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

AWNINGS, CANOPIES

Material: Metal
Texture /Finish: Smooth
Color / Transparency: Bronze and Aluminum

DOWNSPOUTS / GUTTERS

Material: NA - none exposed
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material: Metal
Texture /Finish: Smooth
Color / Transparency: Bronze and Aluminum

BUILDING ID SIGN(S)

Material: Metal
Texture /Finish: Smooth
Color / Transparency: Bronze and Aluminum

EXTERIOR LIGHTING

Material: Metal
Texture /Finish: Smooth
Color / Transparency: Bronze with Pearl lens

PAVED SURFACES

Material: Concrete / Brick
Texture /Finish: Brushed / Paver to match Coronado veneer at walls and columns
Color / Transparency: Natural / Coronado Brick Color

FREESTANDING WALLS AND FENCES

Material: Concrete block at PL edges
Texture /Finish: Precision Block
Color / Transparency: Warm Grey

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:

Building Front
Paved brick surface in front of building with improved street trees at ROW edge

Building Rear
Shrubs / plants along sides of loading zone, court and entry walk to lobby doors
Brick Veneer wall with wood trim above to 6' high
enclosing loading zone and outdoor courtyard

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.

In summary -

1. Class A Office Bldg that attracts tenants seeking new office and retail space reflecting today's design standards
 - a. High Ceilings, Efficient Lighting, energy efficient, flexible space, great identity, ample parking, ease of access and convenient location
 - b. Use of quality exterior facade panels / trim of bronze and aluminum cladding (no stucco)
 - c. Use of quality window and door systems with bronze trim
 - d. Use of articulated entry canopies and shade devices to layer depth of bldg facade treatments

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.

In summary -

1. Olympic Articulation - brick columns are at PL edge
glazing facade is set back 16" from PL with sound attenuation
2. Alley Articulation - bldg ground level is setback 37'-6" and has a 6'-0" high court wall setback at 18'-0" and second floor are setback 40' from PL with sound attenuation glazing,
while the third floor is setback 60' from the PL with sound attenuation glazing.

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.

In summary -

1. This is a Class A Office Bldg -
 - a. Occupied by owner / applicant as Corporate HQ on third floor.
 - b. The quality of luxury project work that the owner / applicant constructs within the city of Beverly Hills, will continue in the high level of design, construction, detailing and long term care and management for their Corporate office.

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.

In summary -

1. This is a C-3T-2 Commercial - Transition Zone
 - a. This proposed development meets the criteria as a C-3T-2 Use in the General Plan; a zone located between existing residential and commercial spaces as a transitional use.

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.

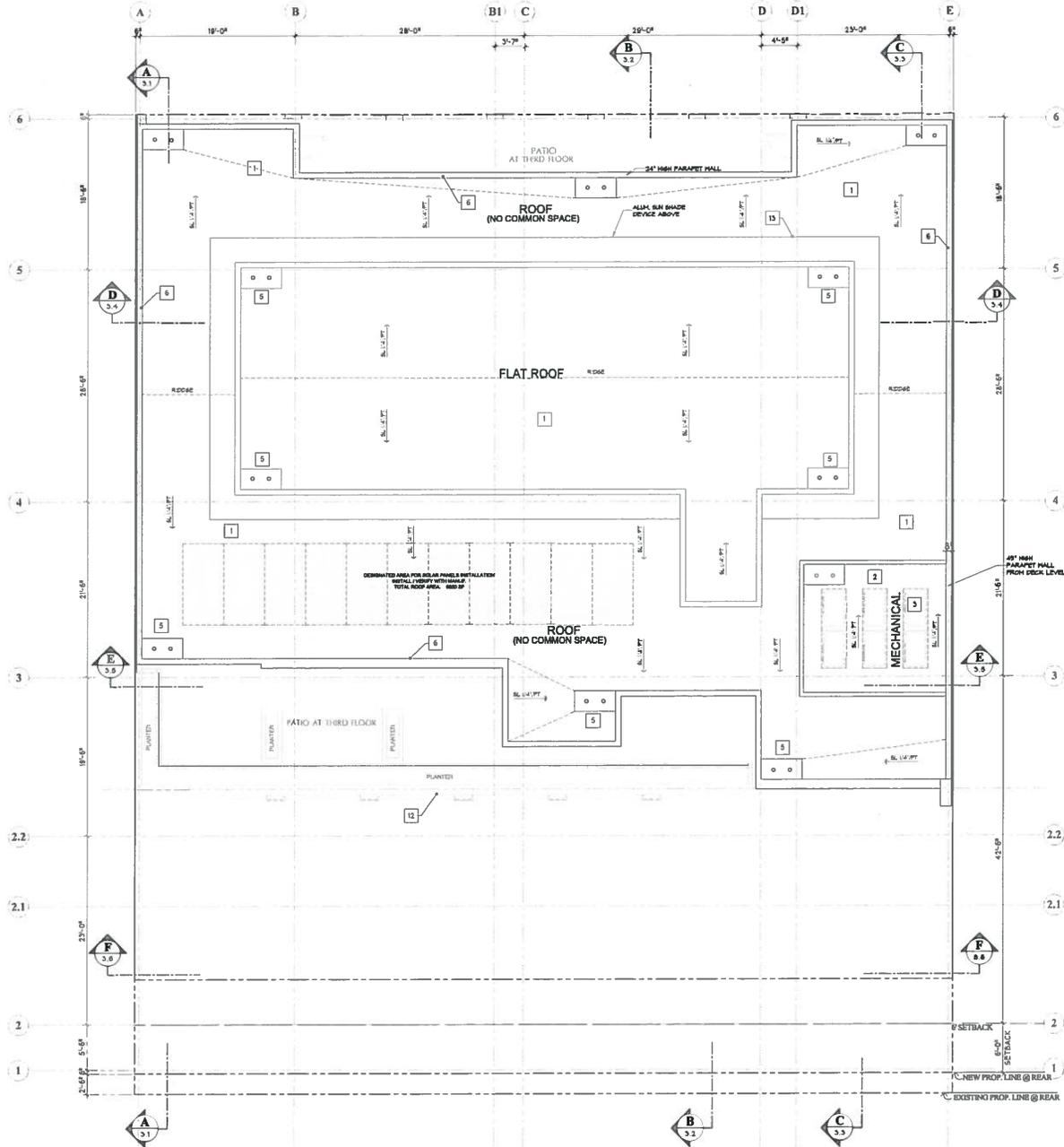
In summary -

1. This is a C-3T-2 Commercial - Transition Zone
 - a. The proposal meets specific design standards for use, setbacks, heights, parking and access.
 - b. Please see sheet SP-1.0 for the Project Summary



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Attachment B
Project Design Plans



2 ROOF PLAN NOTES:

- 1 ROOF COVERING CLASS X BASIS, THE SUBMITTAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE AND THE REQUIREMENTS OF THE ARCHITECT. THE SUBMITTAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECT.
- 2 MECHANICAL AREA TO VERIFY MECHANICAL DRAWING FOR EXACT DIMENSIONS AND FOR EXACT LOCATION OF MECHANICAL EQUIPMENT.
- 3 1/2\"/>

ROOF COVERING NOTES:

- 1 ROOF COVERING CLASS X BASIS, THE SUBMITTAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE AND THE REQUIREMENTS OF THE ARCHITECT. THE SUBMITTAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECT.
- 2 MECHANICAL AREA TO VERIFY MECHANICAL DRAWING FOR EXACT DIMENSIONS AND FOR EXACT LOCATION OF MECHANICAL EQUIPMENT.
- 3 1/2\"/>

ATTIC CALCULATIONS AND NOTES:

FOR ALL ROOFING AREAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE AND THE REQUIREMENTS OF THE ARCHITECT. THE SUBMITTAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECT.

ADDITIONAL NOTES:

- 1 ROOF COVERING CLASS X BASIS, THE SUBMITTAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE AND THE REQUIREMENTS OF THE ARCHITECT. THE SUBMITTAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECT.
- 2 MECHANICAL AREA TO VERIFY MECHANICAL DRAWING FOR EXACT DIMENSIONS AND FOR EXACT LOCATION OF MECHANICAL EQUIPMENT.
- 3 1/2\"/>

PERMIT NO: 080218
SD SUBMIT DATE: 08/20/18
PLOT DATE: 08/09/18

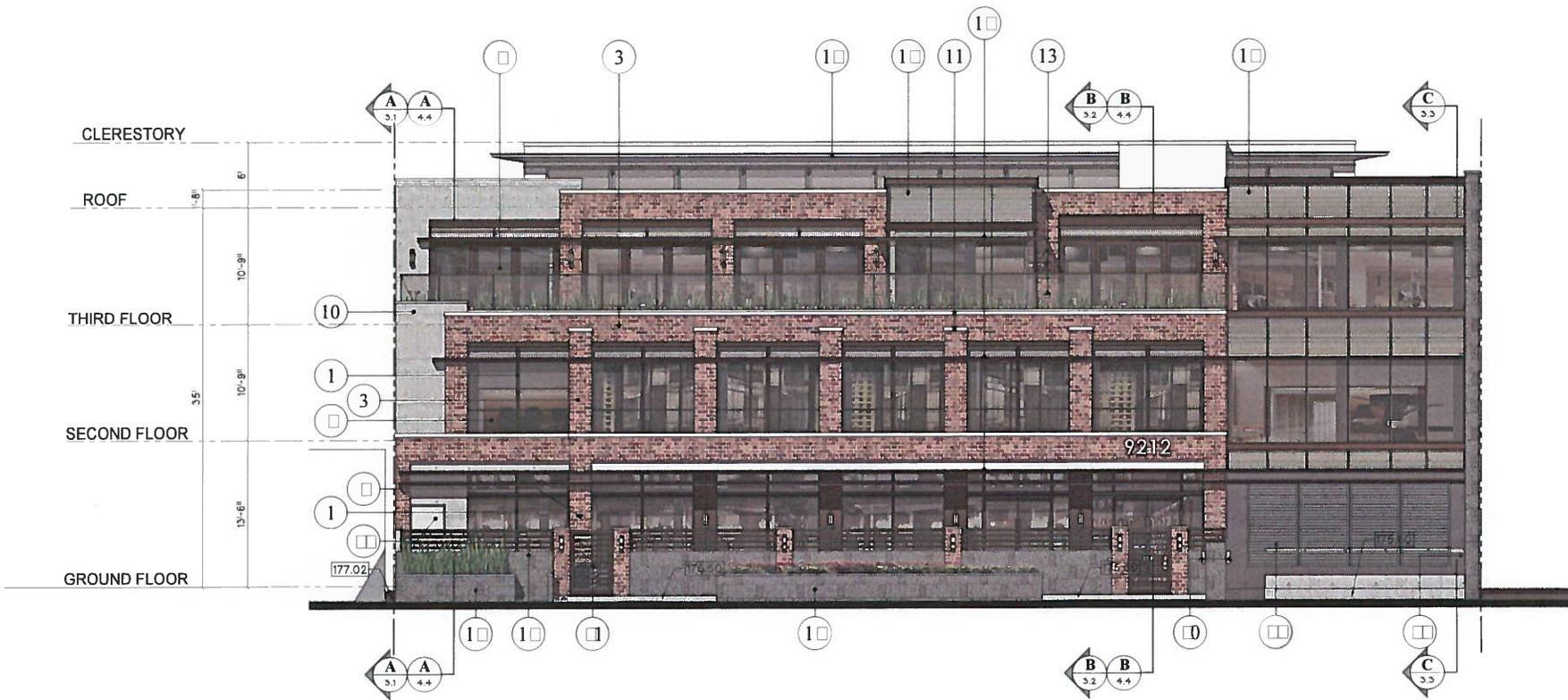
NO	DATE	DESCRIPTION
080218	08/20/18	Architect Commission, Submittal
080218	08/20/18	Architect Commission, Revised

Project Number: BCA No. 14018
Sheet Title: ROOF PLAN - CLERESTORY ROOF PLAN

Roof: 6848 SF
Clerestory: 2008 SF (29.3%)

Scale: 1/4" = 1'-0"

CLERESTORY ROOF PLAN
 SEE SHEET A-C FOR MORE INFO ON NOTES/LEGENDS
 SCALE 1/4" = 1'-0"



REAR ELEVATION (SOUTH)
SCALE 3/16" = 1'-0"

MATERIAL LEGEND

No.	Design Element	Color	Manufacturer	Elevation Location	Size	No.	Design Element	Color	Manufacturer	Elevation Location	Size
1	Windows - Doors / Hardware	House - Hardware	Waters W & B	at Front & Rear Elevation	per elev & door window schedule	12	Hert. Shade Device	Bronze	Fabricated	above 2nd & 3rd level windows	10" projection applied to window schedule
2	Cladding	SolarBrick	SolarBrick Low E NO	at Front & Rear Elevation - Clerestory	per specification	13	Glass Railing	Substrucast	SolarBrick Low E NO	at Front & Rear Elevation - Clerestory	48"-60" in-voider post
3	Brick Veneer / columns & facade	Wire Cut Brick - Old Chicago	Crownado	at Front & Rear Elevation	4"x12"	14	Stainless Panel	Stainless	per manuf	at Front & Rear Elevation	18"x24"
4	Exit Wall Light	House Frame with Pearl lens	Fabricated	at Front & Rear 18" High Brick Columns + Landscape planters	6"x12"	15	Shade Device	Stainless	per manuf	clerestory surround	31" projection
5	Holding Canopy	House	Fabricated	at Front & Rear Elev	48" projection	16	Brick Veneer Wall and Cap	Wire Cut Brick - Old Chicago	Crownado	Alley Elevation	16" high
6	Signage - Canopy	Stainless / Backlit	Fabricated	at Front & Rear Elev	Dimensions: 11'2" x 6'11" 11'6" x 8'9" - 7'9" 11'2" x 4'3" 11'6" x 2'3" - 4'9"	17	Brick Veneer Wall and Cap	Wire Cut Brick - Old Chicago	Crownado	Alley Elevation	48" high
7	Signage - 18" High at Brick Veneer	Stainless / Backlit	Fabricated	at Front & Rear Elev	Dimensions: 1'2" x 6'10" 1'10" x 8'8" - 7'9" 1'10" x 4'3" - 4'9"	18	Brick Veneer Wall and Cap with wood slat above	Wire Cut Brick - Old Chicago	Crownado	Alley Elevation	60" high
8	Signage - 18" High at Stainless Panel	House - Backlit (House)	Fabricated	at Front & Rear Elev	Dimensions: 1'2" x 6'10" 1'10" x 8'8" - 7'9" 1'10" x 4'3" - 4'9"	19	Brick Veneer Wall and Cap with Signage	Wire Cut Brick - Old Chicago	Crownado	Alley Elevation	60" high
9	Signage - 18" High at Brick Veneer Wall	Stainless - Backlit (rear)	Fabricated	at Front & Rear Elev	Dimensions: 1'2" x 6'10" 1'10" x 8'8" - 7'9" 1'10" x 4'3" - 4'9"	20	Wood Slat Glaze	Dark Brown	Fabricated	Alley Elevation	42" x 72"
10	Expanded Concrete Brick Veneer Column Cap & Wall Veneer Cap	smooth finish	poured in place	at Front & Rear Elevation	Per elevation	21	Black Screen Doors	Stainless	Fabricated	Alley Elevation	2'-9x2' panels with nominal bearing
11	Stainless steel	Stainless steel	Fabricated	above 2nd level	metal cap per elev	22	Black Wall	warm grey	Angelus	Side 18" elevations	
						23	Exit Doors	warm grey	Metal Door	at Front & Rear Elevation	36"x96"
						24	Hickory Railing	SolarBrick stainless backlit	Install on base with waterproofing/cladding	at Front & Rear Elevation	48" - 60" panels
						25	Signage - brick wall	Stainless	Fabricated	at rear alley ramp	12" x 48"

ARCHITECT
BUCILLA GROUP ARCHITECTURE

10765 Wilshire Blvd. Suite 210, Beverly Hills, CA 90212
TEL: 310 551 9888 FAX: 310 551 9889



PROJECT TITLE TO BE SUPPLEMENTED ONLY

Project
**NEW COMMERCIAL BLDG.
9212 OLYMPIC BLVD.
BEVERLY HILLS, CALIFORNIA**

OWNER:
**EHI-9222, LLC
ETCO HOMES
8447 WILSHIRE BLVD., SUITE 400
BEVERLY HILLS, CA 90211**

NO.	DATE	DESCRIPTION
000110	Arch/1	Commission Submittal
000110	Arch/1	Commission Review/1

Project Number
BGA No. 14018

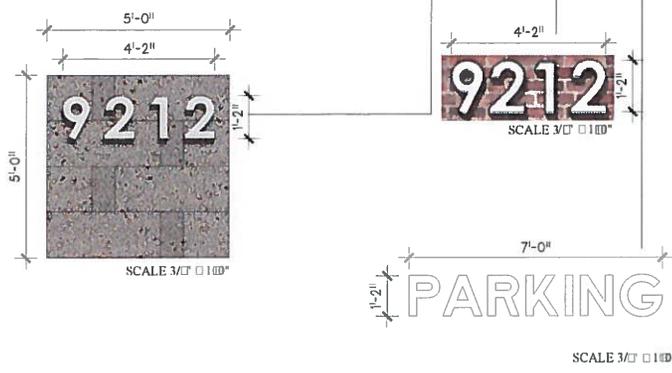
Sheet Title

REAR ELEV.

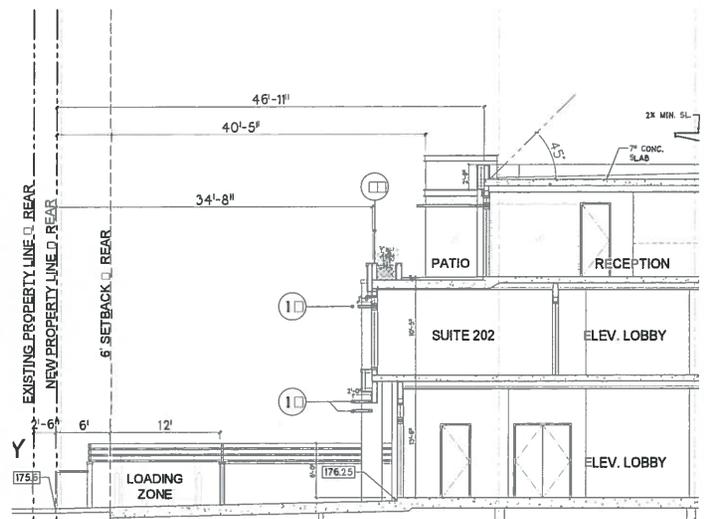
Sheet No.
A-4.3



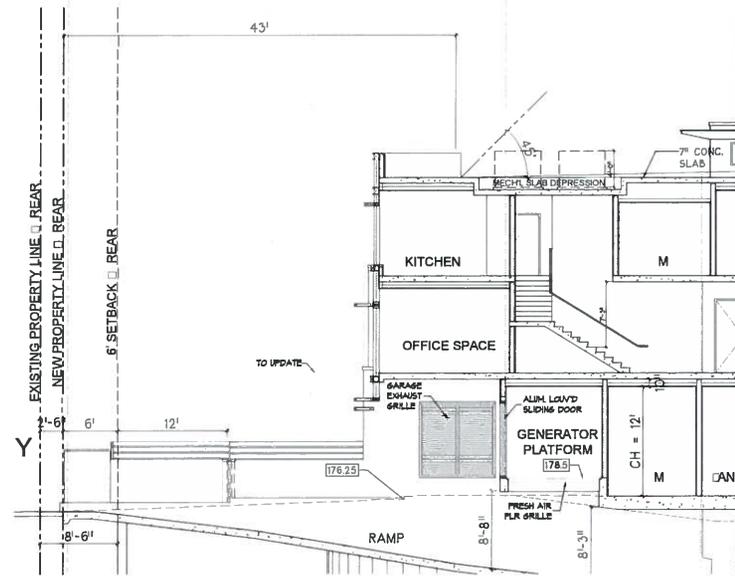
REAR ELEVATION (SOUTH)
SCALE 3/16" = 1'-0"



BUILDING SIGNAGE



PARTIAL SECTION B - B
SCALE 3/16" = 1'-0"



PARTIAL SECTION C - C
SCALE 3/16" = 1'-0"

ARCHITECT
BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
SERVICES PROFESSIONAL LAND MANAGEMENT
10150 WILSHIRE BLVD., SUITE 210, BEVERLY HILLS, CA 90212
TEL: 310 947 8800 FAX: 310 947 8801



PROJECT
**NEW COMMERCIAL BLDG.
9212 OLYMPIC BLVD.
BEVERLY HILLS, CALIFORNIA**

OWNER
**EHI-9222, LLC
ETCO HOMES
8447 WILSHIRE BLVD., SUITE 400
BEVERLY HILLS, CA 90211**

NO.	DATE	DESCRIPTION
000118	Archit Commission	Submitted
000118	Archit Commission	Revised

PERMIT NO:
BO SUBM. DATE: 08/02/18
PLOT DATE: 08/02/18

Project Number
BCA No. 14018

BUILDING SIGNAGE & ADDITIONAL SECTIONS

Sheet No
A-4.7



Architectural Commission Report

9212 Olympic Boulevard (Etco Homes)

September 21, 2016

Attachment C

Public Comment

Cindy Gordon

From: Scott Reardon <[REDACTED]>
Sent: Monday, September 12, 2016 12:33 PM
To: Cindy Gordon
Subject: Construction Adjacent to Avon Rent-A-Car on Olympic

To whom it may concern:

I saw a sign today mentioning development of a 3-story complex on Olympic Blvd on what is currently a parking lot. I see that the overall project was already approved; I was on vacation at the time and did not know about this.

I have been a resident one block away since 1998. I have some concerns about this project.

- The noise and commotion from this project is a concern. We have had so many construction projects in this neighborhood, and it is already noisy due to Hillel School.
- Most of the buildings in this neighborhood are two stories. At three stories, this is out of scale.
- There are a number of strip malls on this stretch of Olympic. Many are vacant and have been for years. One or two have been vacant since I came here in '98. Others see tenants come and go; it seems hard to attract customers or do well here. I am worried this project is going to be a white elephant. I don't really see the demand for more businesses on this street.
- We already have a bad traffic problem here, mainly due to Hillel School. The construction is going to cause more traffic, as will the building once completed.

We have had enough new buildings put up in this neighborhood. It is becoming too dense. I would prefer this project be scaled back or stopped entirely.

In talking with neighbors, none of us are in favor of this project.

Thanks for taking residents' concerns into account.

Scott Reardon



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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 OF A NEW THREE-STORY OFFICE BUILDING AND A SIGN PROGRAM, WHICH INCLUDES A SIGN ACCOMMODATION FOR MULTIPLE BUILDING IDENTIFICATION SIGNS, AND A SIGN ACCOMMODATION TO ALLOW BUSINESS IDENTIFICATION SIGNAGE TO PROJECT ABOVE A CANOPY FOR THE PROPERTY LOCATED AT 9212 OLYMPIC BOULEVARD (PL1621823 – ETCO HOMES).

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

Section 1. Afshin Etebar, agent, on behalf of the property owner, EHI-9222, LLC C /O ETCO Homes, (Collectively the “Applicant”), has applied for architectural approval of a new three-story office building and a sign program, which includes a sign accommodation for multiple building identification signs, and a sign accommodation to allow business identification signage to project above a canopy for the property located at 9212 Olympic 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 Planning Commission previously adopted a Categorical Exemption for the project on July 14, 2016 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 **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 plans, details, and material specifications shall be provided to the City's Urban Designer for final review and approval. Specifically, the following items shall be considered:
 - a. Review the final specification called out on the elevations and material specifications (Call-out #10) for smooth-finish exposed concrete to ensure this is the correct specification, rather than a smooth steel-troweled cement-plaster finish.
 - b. Provide the final manufacturer specifications and detailing for the proposed metal cladding on the facades of the building. Metal finishes for the cladding, fixed awning element along the ground floor and the articulated metal fin feature on the upper floor shall be coordinated to ensure the finishes proposed are complementary.
 - c. Restudy the glazing proposed for the retail storefronts at the ground level along the main street-facing elevation to consider clear glazing at this location, rather than a tinted glazing specification, as found on the upper floors of the structure.
 - d. Final specifications for all exterior lighting shall be provided and shall include the color temperature and wattage of all proposed fixtures to ensure the intensity is appropriate during evening hours.

Standard Conditions

2. **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.
3. **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.

4. **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.
5. **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.
6. **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.
7. **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.
8. **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.
9. **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