Architectural Commission Report

Meeting Date: Wednesday, March 21, 2018

Subject: 9900 WILSHIRE BOULEVARD
One Beverly Hills (PL1803623)
Request for a preliminary review for the construction of two gateway statements for One Beverly Hills.

Project Agent: David Shu- Wanda Beverly Hills Properties, LLC.

Recommendation: Conduct a public hearing to discuss the project details and provide the applicant with comments on the preliminary proposal.

REPORT SUMMARY
On March 15, 2017, the Architectural Commission reviewed and approved the façade treatments, landscape elements, and exterior lighting for the new “One Beverly Hills” mixed-use building located at 9900 Wilshire Boulevard. Pursuant to the language set forth in the Development Agreement, the current proposal for a “Gateway Statement” is required in the Specific Plan for this site, as referenced below, and subject to the review and approval of the Architectural Commission:

Prior to issuance of a Certificate of Occupancy for any portion of the Project, Developer shall construct or install two significant “gateway statements” to enhance the significance of the entry to Beverly Hills. One gateway statement shall be located along Wilshire Boulevard and the other gateway statement shall be located along Santa Monica Boulevard. Both gateway statements shall be provided on the Project site in an area that is clearly visible to the general public entering Beverly Hills. The gateway statements may take the form of public art, landscaping, architectural features such as fountains, or other features satisfactory to the City of Beverly Hills...

The applicant is requesting preliminary review for the construction of two gateway statements for the One Beverly Hills Project. The conceptual design includes a contemporary semi-circular wall of Corten Steel and concrete with significant landscape features. Accordingly, at this time the Architectural Commission is being asked to provide comments on the Gateway Statement design that includes the proposed material palette, landscape and lighting plan. Project design plans are included in Attachment A and it is recommended that the Commission review the plans and provide the applicant team with general design feedback.

URBAN DESIGN ANALYSIS
The overall approved building and site design incorporates a unique contemporary aesthetic which includes a high-grade material palette. A lush water-wise landscaping selection with high-quality hardscape specifications and a profusion of larger trees sizes are also proposed for this setting that help to offset the built form at the ground level appropriately.

Attachment(s):
A. Detailed Design Description and Materials (Applicant Prepared)
B. Project Design Plans

Report Author and Contact Information:
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fsolis@beverlyhills.org
The "Gateway Statement" builds on the contemporary architectural aesthetics of the project and general landscaping proposed to create concentrated landscaped nodes that highlight the main northern and southern entries to the project.

PUBLIC OUTREACH AND NOTIFICATION
Public outreach and notification was not required for this project.
Attachment A
Detailed Design Description
and Materials (applicant prepared)
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):
- [x] New construction
- [ ] Remodel: Int. & Ext, no floor area added
- [ ] Remodel: Int. & Ext, floor area added
- [ ] Façade Remodel ONLY
- [ ] Awning(s): [ ] New [ ] Recovery
- [ ] Business Identification Sign(s)
- [ ] Building Identification Sign(s)
- [ ] Open Air Dining: [ ] Tables [ ] # Chairs
- [ ] Sign Accommodation (explain reason for the accommodation request below):
  - Number of signs proposed: _______

C  Describe the scope of work proposed including materials and finishes:
The project consists of two Gateway Statement elements. One is located the northwest end of the site at corner of Wilshire Blvd and the private residential driveway. The other is located at the southwest end of the site at the corner of Santa Monica Blvd and the private residential driveway.

Both are comprised of architectural components that include a feature wall comprised of architectural concrete, corten steel and landscaping that is comprised of a large specimen silk floss tree and select plantings that highlight the varied landscape of the 7 acre site. The maximum height of the wall at Wilshire varies from 1'-0" to 6'-4" in height. The wall Santa Monica Blvd is a constant 4'-0" in height and is approximately 40' long.

D  Identify the Project Zoning (City Zoning Map: http://gis.beverlyhills.org/)
- [x] 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: specific plan "9900 Wilshire Specific Plan"

E  Lot is currently developed with (check all that apply):
- [ ] General Office Building
- [ ] Multi-family Building
- [ ] Retail Building
- [x] Medical Office 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)?
- [x] Yes
- [ ] No
- If yes, please list Architect's name: Richard Meier and Partners
**SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)**

A  Indicate in the chart below all applicable signage details:

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<tr>
<th>Type of Sign</th>
<th>Quantity</th>
<th>Dimensions</th>
<th>Square Ft</th>
<th>Maximum Area Permitted by Code</th>
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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:
- Texture /Finish:
- Color / Transparency:

**WINDOWS/DOORS** (Include frame, trim, glass, metal, etc.)
- Material:
- Texture /Finish:
- Color / Transparency:

**ROOF**
- Material:
- Texture /Finish:
- Color / Transparency:

**COLUMNS**
- Material:
- Texture /Finish:
- Color / Transparency:

**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:**
- **Texture/Finish:**
- **Color/Transparency:**

### BUILDING ID SIGN(S)
- **Material:**
- **Texture/Finish:**
- **Color/Transparency:**

### EXTERIOR LIGHTING
- **Material:**
- **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.

   Wilshire Boulevard is a major point of entry to the City of Beverly Hills. The new public and private gardens at One Beverly Hills and the existing Beverly Gardens Park to the north of Wilshire provide a consistent landscape expression to frame this western gateway. To further distinguish this major entrance into the Garden City at One Beverly Hills, the finishes and color of the site landscape are collected in an architectural concrete and corten steel composition that will evoke a bouquet of flowers. A large silk floss tree stands beside this bouquet. The ground plane of the landscape is tilted, making the color and plant material more visible and welcomes both new visitors and residents to...

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 Gateway Statements are prominent architectural and landscape elements that announce the entrance to Beverly Hills, they will introduce many of the architectural and landscape elements that will occur elsewhere in the project at a scale that is appropriate to it's location on Wilshire and Santa Monica Blvds.

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.

   Architectural concrete utilizes improved concrete mix, color, and formwork to create a very high-quality finish. Corten steel has a variety of applications including building cladding, garden walls and large scale outdoor art. Both of these finishes are well-suited to the exterior and will in fact develop a luster that will enrich their appearance over time.

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 proposed finishes will be used throughout the site in the landscaping, site and buildings. Located near the public right of way, the proposed project introduces these finishes at an approachable, pedestrian scale.

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 proposed project is designed within the prescribed standards of the Specific Plan. Structures will be engineered to the applicable building code standards.
Attachment B
Project Design Plans
WILSHIRE BLVD GATEWAY: PERSPECTIVE VIEW
SANTA MONICA BLVD GATEWAY