



**STAFF REPORT
CITY OF BEVERLY HILLS**

**For the Architectural
Commission Meeting of
September 10, 2008**

TO: Architectural Commission

FROM: Ryan Gohlich, Assistant Planner

SUBJECT: **PL 0753434 – 208 Lasky Drive**
New 4-unit Condominium Project.
(PL 0753434)

***Continued from the October 10, 2007, March 12, 2008, and June 11,
2008 meetings.***

STATUS

B. Raean Construction Inc., on behalf of Alex Ashtiani, the property owner of 208 S. Lasky Drive, has returned with revised plans and requests an approval to construct a new three-story, four-unit condominium building on the property located at 208 S. Lasky Drive. The project was approved by the Planning Commission on April 25, 2007.

PROJECT ELEMENTS

The project includes the following elements:

❖ ***Building Modulation***

- Inset of ten feet provided along the northwest corner of the building, facing S. Lasky Drive.
- A portion of the third floor has been set back approximately 4 feet at the southwest corner of the building.

❖ ***Materials and Finishes***

- Balcony Guard Rails – Frazee Paint 'Tankard'
- Building Accent Color – Frazee Paint 'Siberian Ice'
- Molding and Accent Pieces – Pre-cast
- Planters – Antique red brick
- Roof – Clay finish tile, 'De Anza Blend'
- Stucco – Rough finish, 'Shamrock Stucco, 137 Pebbles'
- Window and door frames – Wood, stained
- Windows and Doors – Wood, metal, Frazee Paint 'White Shadow', glazed glass

❖ **Landscaping**

- Landscaping is proposed in planters and swaths which will provide a variety of trees, shrubs, and ground cover. Such landscaping is proposed along all sides of the development. The selection of trees and shrubs provides a variety of drought resistant species.

BACKGROUND

The proposed project was previously heard by the Commission at its October 10, 2007, March 12, 2008, and June 11, 2008 meetings. The Commission reviewed the project and requested that several changes be made to the plans. The Commission then granted preliminary approval of the project and requested the following changes:

Revisions Requested by Commission at October 2007, March 2008, and June 11, 2008 Meetings	Applicant's Modifications
That the height of the adjacent buildings be shown on the plans for massing comparison.	The maximum height of the adjacent buildings was added to the revised plans.
That the entrance to the building be moved from the side of the building to the front or that a more easily identifiable entryway be created at the side of the building.	A more easily identifiable entryway was designed for the side of the building, which incorporates the use of wrought iron arches. The arches help to direct pedestrians to the entryway, and create an identifiable opening.
A less ornate railing detail be selected.	A less ornate railing detail was selected, which more appropriately conforms with the architectural style of the building. The proposed railing has been changed to contain vertical lines that follow the architectural style of the building.
Additional thought be given to modulation of the façade to reduce the appearance of "stacking" created by the windows and doors.	A portion of the third floor (at the south west corner of the building) was stepped back to provide additional modulation. Additionally, the center windows of the façade were redesigned with smaller dimensions to reduce the overall symmetry of the façade.
Lighting materials, hardscape, and irrigation plans be finalized and returned to the Commission for review.	Final landscape plans have been submitted for the Commission's review, which contain lighting, hardscape, and irrigation. The landscape plan from the previous meeting has been maintained, but has been modified with the addition of planter lights, lighting along walkways, and irrigation detail.
Changes Requested at the June 11, 2008 Meeting	
Architectural specifications of the proposed arched, wrought iron entryway detail should be provided.	The applicant has included the wrought-iron detail in the final plans, and has provided a photograph of the finished product, as used in another one of the applicant's projects.

Spacing of the windows located along the vertical centerline of the façade should be restudied to allow for additional spacing between the window frames and the molding detail above the second floor window.	The applicant has lowered the 1 st and 2 nd floor windows along the vertical centerline of the façade by 9 inches to allow for additional spacing between the window frames and the molding detail above the second floor window.
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ANALYSIS

Given the design revisions, staff feels that the proposed building will be a harmonious addition to the existing neighborhood, and that all findings required by the Architectural Commission can be made in support of the project. For further analysis, please see the previous staff reports (attached).

ARCHITECTURAL CRITERIA

Pursuant to Municipal Code Section 3-3010 the Architectural Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of the following criteria:

(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.

The proposed new building represents a thoughtful and comprehensive design through the use of quality materials and unifying colors. As conditioned, the project would contribute to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality. The design of the new building is most closely linked to the Mediterranean Revival architectural style.

(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 new condominium building is in conformance with the City's code requirements regarding external and internal noise, vibrations, and other factors. From the underground parking garage the first floor of the building can be accessed via the stairwell or elevator, which are both fully contained within the building. Additionally, the first floor can be accessed by using walkways located along the external portion of the building. The remaining second and third floors are accessed via internal hallways, which are connected to the stairwell and elevator. This design will help to limit the levels of noise experienced by the neighboring properties as a result of regular use and

activities associated with residents and guests arriving at and leaving the building. Noise generated by automobiles has also been minimized by providing 12 parking spaces located in a single-level subterranean garage which is accessed from the rear alley.

(c) The proposed building 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 materials proposed for the new building appear to be of good quality and execution and it is not anticipated that the building would cause any depreciation of the local environment in terms of appearance and value.

(d) 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.

This is a proposal to construct a new multi-family residential building. The subject property is currently improved with, and is adjacent to, existing multi-family residential buildings. All construction and final build-out, either in height or density has been conditioned under a previous approval to be in substantial conformance with the City's Municipal Code. As conditioned the project is consistent with the prevailing uses and development in the area, the General Plan and with any precise plans adopted pursuant to the General Plan.

(e) The proposed building or structure 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.

Subject to review of the final construction documents, the proposed new building is in conformity with the standards of the Beverly Hills Municipal Code and other applicable laws insofar as the location and appearance of the buildings and structures involved.

RECOMMENDATION

Based on the foregoing criteria and pending the information and conclusions that may result from testimony received during the Architectural Commission deliberations, staff recommends that the Architectural Commission review the information and materials provided, and approve the project as presented.


Ryan Gohlich, Assistant Planner