



STAFF REPORT
CITY OF BEVERLY HILLS

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

TO: Architectural Commission

FROM: Shena Rojemann, Assistant Planner

SUBJECT: PL 0833678 – **“SILVER CONDOS”**
457 North Oakhurst Drive
Façade Design

PROJECT INFORMATION

Applicant	San Besbeli of Gabbay Architects
Address	457 North Oakhurst Drive
Project Name	Silver Condos
Project Type	Façade Design

PROJECT DESCRIPTION

The project is located on the south west corner of Civic Center Drive and North Oakhurst Drive. The Development Plan Review, R-4 Permit and Tentative Tract Map (TTM 70324) for the new 4 story, 5 unit condominium building with subterranean parking were unanimously approved by the Planning Commission on May 21, 2008. The applicant is proposing the following elements:

Façade

The façade contains a abundant amount of modulation created by the multiple balconies, various sizes of windows, and architectural projections and embellishments. The following materials are proposed:

- Walls - smooth white stucco;
- Façade details - redwood cladding;
- Doors and window frames - satin bronze aluminum;
- Glass - green tinted;
- Railings - painted white.

ANALYSIS

Overall, the proposed façade design has a dramatic style that will provide a modern unique presence to North Oakhurst Drive. The proposed stucco white walls, redwood cladding details and green tinted windows create a clean façade that will help enhance the overall appearance of the neighborhood.

The applicant has also submitted a detailed landscape plan which contains a variety of mature trees, lush vegetation and groundcover. The abundant landscaping will help contribute to the City's garden-like quality.

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 remodel creates a dramatic, modern façade. The design appears in keeping with (and in some cases superior to) the quality of nearby multi-family residences. The proposed facade design is in 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.

(b) The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.

The proposed building design elements appear to conform to requirements for internal or external noise, vibrations or other factors. As proposed, the building design would not appear to make the environment less desirable in this regard, and the finding can be met.

(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 facade remodel do not appear to be inferior in quality or execution and would therefore not degrade the local environment in appearance or 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.

The proposed facade design is in conformity with the prevailing uses in the general area and with other similar projects approved by the Commission. Furthermore, the overall composition and design of the façade would be in harmony with proposed or future uses in the area as would be allowed in compliance with the current General Plan for Beverly Hills, 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.

The submitted plans have been reviewed in concept by the Building and Safety Department and preliminarily reviewed by Staff for adherence to Title 10 of the Beverly Hills Municipal Code. The proposed façade design 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.

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 approve the project with the follow conditions:

1. The walls of the exterior ramps along Civic Center Drive and Oakhurst Drive will include breaks and railing elements to soften the look and architecturally connect them with the proposed building.



SHENA ROJEMANN