



STAFF REPORT
CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of July 21, 2010

TO: Architectural Commission

FROM: Georgana Millican, Associate Planner

SUBJECT: **447 North Doheny Drive**
La Terrace, a 22-Unit Condominium Project
Request to revisit window above entry that was returned for restudy
(PL 0662126)

PROJECT INFORMATION

Applicant/Owner	Edward Levin, Architect
Address	447 North Doheny Drive
Project Name	Condominium Project
Project Type	Request to reconsider the second floor window above the entry that was returned for restudy

PROJECT DESCRIPTION

Edward Levin, Architect with Levin-Morris Architects on behalf of the property owner, is requesting that the Architectural Commission reconsider their request for restudy of the second story window above the entry (request letter attached). At the meeting of June 16, 2010, the Applicant presented revised Final landscape plans along with revised façade details, exterior lighting and signage plans for a new 22-unit condominium project, 5 stories high, with 61 parking spaces provided in a two-level subterranean parking garage which is currently under construction and located at **447-451 North Doheny Drive**. The Architectural Commission approved all of the requests with the exception of the stone material in the second floor window above the entry. The Commission returned that element for restudy.

Request

Reconsider the Restudy of the Front Entry Recess/Second Floor Spandrel Glass Window – Applicant was unable to find a spandrel glass that went well with the proposed stone façade. Therefore the Applicant is proposing mullions with stone panels. (Note this is already installed and the building and photos will be shown at the meeting). Applicant states that they studied alternate materials and tinting the stone darker with none of the alternatives satisfactory to the owner.

If the Commission feels that the findings can be made to approve the material, the following are the required findings:

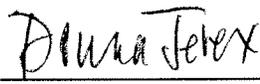
ARCHITECTURAL CRITERIA

Pursuant to Municipal Code Section 10-3.3010 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 the good taste and good design and in general contributes 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.***
- (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.***
- (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.***
- (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.***

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 if the Architectural Commission can make the required findings, that the plans be approved. Alternatively, the Architectural Commission may deny the requested façade material. approve the FINAL PLANS for the revised façade elements, landscape, lighting and signage plans subject to the following conditions:

for 

Georgana Millican
Associate Planner

Attachment:
Letter from Applicant

1 July 2010

Ms. Georgana Millican, Associate Planner
Planning & Community Development
City of Beverly Hills
455 North Rexford Drive
Beverly Hills, California 90210-4817

LEVIN~MORRIS

RE: Case No. 05009044/PL0662126
447 North Doheny Drive

Dear Georgana:

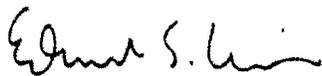
At the 16 June 2010 meeting the Architectural Commission approved our revised plans, except that they requested that the second floor windows at the inset entry be returned for restudy. We note that the full Commission was not present, and that one Commissioner was recused on the matter.

We have studied alternate materials for the proposed stone, and we have investigated tinted penetrating sealers to darken the existing stone. In our opinion, and that of the building Owners, none of these alternatives is satisfactory, and none of them is in keeping with our vision for the design of the building.

Accordingly, we do not wish to modify the proposed design. So, with all due respect to the Commission, we ask that this issue be reconsidered by the Architectural Commission at its next meeting on 21 July. Both we and the Owners feel very strongly that the design is appropriate in its current proposed form.

We note that the Architectural Commission's legal charge is to uphold City design standards. And we are firmly convinced that our building design far exceeds all applicable design standards and criteria. We have no doubt that we meet or exceed all legal findings for approval, and that no finding can be made that could conceivably justify denial of the design in its current proposed form.

Sincerely,
Levin-Morris Architects LLP


Edward S. Levin
Principal

