



STAFF REPORT
CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of September 15, 2010

TO: Architectural Commission

FROM: Ryan Gohlich, Associate Planner

SUBJECT: PL 101 8955 - **"215 S. La Cienega"**
215 South La Cienega Boulevard
Revisions to Façade Remodel

PROJECT INFORMATION

Applicant/Owner	Ed Levin on behalf of the 215 S La Cienega Partnership
Address	215 South La Cienega Boulevard
Project Name	215 S. La Cienega
Project Type	Revisions to Façade Remodel (Previously Approved in 2009)

PROJECT DESCRIPTION

Ed Levin, on behalf of the 215 S La Cienega Partnership, the property owner of 215 South La Cienega Boulevard, requests approval for a façade remodel to an existing office building.

A façade remodel using a glass screen was approved by the Commission in 2009. The original approval consisted of an angular glass façade that used varying levels of transparency within the glass to create architectural interest. Since that time, another architect was hired to explore less costly options than the folded profile of the approved glass screen.

The revised design straightens out the screen, thereby allowing a lighter supporting frame and glass detailing. In an effort to capture some of the dynamic aspect of the original proposal, the current iteration uses graduated coloring that is darker at both extreme edges and lighter at the center. Several color options were originally explored, including blue, orange, red, and the proposed green. The green was selected when the applicant team discovered that the original faced columns (two of which will be exposed in the final design) were originally clad in pistachio green terrazzo, and will be restored as part of the final product. A color copy of one of the terrazzo columns is provided as an attachment.

The architect has provided the following description for the methodology of how the glass screen will be attached to the building:

The glass is supported with mullions only at top and bottom, which means there are three horizontal lines of mullions, which will have a clear anodized finish. There are no vertical mullions at all; the horizontal mullions are supported by steel angles that in turn are supported on steel tubes projecting from the building face. Each glass panel is captured top and bottom, and has only a thin (3/16") line of clear silicone sealant connecting to the panels at each side. At the ends, the mullions are held back one foot, to expose the glass edges, thereby emphasizing the nature of the glass as screen. Behind the glass screen are two lines of LED lighting that provide a soft green glow (max. 27 fc / min 9 fc at maximum power); the lights will be tuned for color and may be trimmed down in output, but it is the intent that they be set at a particular color and output—not used to dynamically change the color.

The applicant is also proposing an optional sun shade/canopy located at the penthouse level of the building. Examples of both options (with and without the sun shade) are provided in the attached plans.

A materials sample board and contextual photo montage showing neighboring buildings will be provided at the meeting.

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 specific criteria. If the Commission is able to determine that the project is in conformance with the following findings, the Commission may approve the project. Findings must be made at the meeting.

- (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.***

- (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.

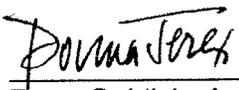
(e) The proposed building or structure is in conformity with the standards of this Code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.

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 the Architectural Commission consider the proposed project revisions and determine whether the required findings can be made in support of the project. In the event that the Commission is able to make all required findings, staff recommends inclusion of the following standard conditions of approval:

STANDARD CONDITIONS

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on September 15, 2010.
2. This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
3. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
4. Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
5. A copy of the City's approval letter shall be scanned onto the final plans.

For 

Ryan Gohlich, Associate Planner

Attachments:

Close-up of Terrazzo Column
Plans

