



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of December 15, 2010**

TO: Architectural Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: **Oakhurst 34 Condominiums**
432-438 North Oakhurst Drive
Façade Re-design
PL 101 7203

Continued from the November 17, 2010 meeting.

PROJECT INFORMATION

| | |
|---------------------|-----------------------------------|
| Applicant | Hamid Gabbay of Gabbay Architects |
| Address | 432-438 North Oakhurst Drive |
| Project Name | Oakhurst 34 Condominiums |
| Project Type | Façade Re-design |

PROJECT DESCRIPTION

The project is located on the east side of North Oakhurst Drive between Beverly Boulevard and Civic Center Drive. The Development Plan Review, R-4 Permit and Tentative Tract Map for the new 5 story, 34 unit condominium building with subterranean parking were approved by the Planning Commission on September 28, 2005.

The Architectural Commission reviewed this project at its meeting on August 18, 2010 and directed the applicant to restudy the design and return to the Commission for further review. The applicant returned with a revised design at the October 20, 2010 meeting. At that meeting the Commission directed the applicant to revised the drawings to address the Commission's concerns and to meet with a subcommittee (composed of Commission Blakeley and Commission Bernstein) to review the changes to the project. The applicant met with the subcommittee on November 10th. As a result of that meeting, the applicant made some changes to the project and the project was then returned to the Commission on November 16th.

Due to a misunderstanding of the direction given to the applicant at the October 20, 2010, the Commission did not further review the project at the November 16th meeting, but rather was of

the understanding that the project had already been approved and therefore no action was taken. Following the November 16th meeting, staff reviewed the taped October meeting and found that the Commission had not stated that the project was approved, but rather had directed the project to meet with a subcommittee for review, and then return to the Commission for further evaluation at the next meeting. Thus, the applicant is now returning for further review of the project. The following is a summary of the Commission's comments and the applicant's response to the comments:

| Architectural Commission Comments | Applicant's Response |
|---|---|
| 1. Provide a landscape plan which includes plant species, plant sizes and landscape lighting. | 1. The applicant has submitted a complete landscape plan which includes lighting, for the Commission's review. The landscape architect will also be present at the meeting to answer any questions the Commission may have. |
| 2. Provide cut sheets of all the exterior lighting. | 2. The applicant provided cut sheets of all the exterior lighting. |
| 3. Provide the cut sheets of the entry lighting and a section of the entry. | 3. The applicant has provided cut sheets of the entry lighting and a section of the entry. |
| 4. Provide sections of the garage entrance which shows the modulation along this portion of the façade. | 4. The applicant has provided sections of the garage entrance. |
| 5. Provide window cut sheets. | 5. The applicant has provided further details for the window systems. |
| 6. Provide a larger sample of the wood material proposed along the front façade. | 6. Due to installation issues (the wood material could not be used on the bottom portions of the overhangs), the applicant team has changed to the wood material to a copper material. A sample of this material will be provided at the meeting. |
| 7. Provide alternative design options to reduce the 'heavy top' look of the façade. | 7. The applicant is now proposing a copper material as opposed to a wood material. |
| 8. Consider using a lighter color palette for the façade. | 8. The applicant will be providing a revised materials board at the meeting. |
| 9. Provide wall sections which illustrate the connections details for the balconies, the railings and the façade materials. | 9. The applicant has provided details/sections of the requested elements. |
| 10. Provide a complete architectural set of plans on the standard plan size – 24" x 36" | 10. The applicant has provided the drawings on the standards size plans. |
| 11. Provide an elevation of the garage gate. | 11. The applicant has provided further details for the garage gate. |

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Architectural Commission deliberations, staff recommends the Architectural Commission either provide the applicant with further direction and return the item for restudy, or approve the project with any conditions the Commission may wish to add, in addition to the condition below and the standard conditions of approval (attached).

A handwritten signature in black ink, appearing to read 'Shena Rojemann', written over a horizontal line.

Shena Rojemann, Associate Planner

Attachments

Exhibit A – Standard Conditions of Approval

EXHIBIT A
Standard Conditions of Approval

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on December 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.