



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of March 16, 2011**

TO: Architectural Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: 450-460 NORTH PALM DRIVE
450-460 North Palm Drive
New 5-story multi-family residential building
PL 110 2683

PROJECT INFORMATION

Applicant	David Hudson
Address	450-460 North Palm Drive
Project Name	450-460 North Palm Drive
Project Type	New 5-story multi-family residential building

PROJECT DESCRIPTION

The Project site is located on the east side of North Palm Drive, between Civic Center Drive and Beverly Boulevard. The site is currently vacant. The Commission previously reviewed and approved a project for this site on November 10, 2005. That approval has since expired¹. As such the applicant is before the Commission for the review of the project. The proposed project contains an 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 stucco painted
- Façade details – stucco with line screed, aluminum clad trim, opaque glass with aluminum trim, trellis features
- Doors and window frames - metal
- Glass (in windows and doors) – clear glass
- Railings - aluminum painted

The applicant has also submitted a detailed landscape plan which contains a variety of mature trees, lush vegetation and groundcover and other landscape features which include:

- River washed cobbles
- Steel planters
- Concrete benches

A materials board will be presented at the meeting.

¹ Pursuant to the Beverly Hills Municipal Code Section 10-3-207, approvals granted by the Architectural Commission shall expire if not exercised within three (3) years after the approval.

ANALYSIS

The use of high quality materials and modern style shall be cohesive with existing development along North Palm Drive. The proposed design offers a clean finish and is consistent in quality with the other projects in the area.

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 design creates a dramatic, modern façade. The design appears in keeping with 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 design 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 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 standard conditions of approval (attached).



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 March 16, 2011.
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 shall 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.