



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of November 17, 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 October 20, 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 Commission's concerns and the applicants reponse to those concerns are listed below:

Continued on the next page.

Architectural Commission Requests October 20, 2010	Applicant's Response
1. The side facades need to be refined.	1. The applicant has made changes to the side façade which include adding windows.
2. The openings need to be clearly defined.	2. The applicant has refined the openings to be more defined.
3. The balconies need to be refined.	3. The applicant has extended the wood band along the entire bottom of the balconies and has refined the railings.
4. Extend the wood band across the entire top of the building.	4. The applicant has extended the wood band across the entire top of the building.
5. Use a third tonality at recessed portions of the façade.	5. The applicant has incorporated a third tonality at the recessed portions of the façade.

RECOMMENDATION

As a result of the changes the applicant has made in response to the Commission's comments and the subcommittee's support of the project, staff recommends the Architectural Commission approve the project with any conditions the Commission may wish to add, in addition to the conditions below and the standard conditions of approval (see Exhibit B attached).

1. The landscape plan shall be returned to the Commission for further review and shall include elevations of the block glass walls, material samples of the hardscaped and lighting details.



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 November 17, 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.