



Architectural Commission Report

Meeting Date: Wednesday, August 17, 2016

Subject: **407 NORTH MAPLE DRIVE (PL1614617)**
Request for approval of façade modifications and landscaping. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Agent: Patrick Rippe – Tishman Speyer

Recommendation: Conduct a public hearing to discuss the project details and provide the applicant with an approval, as conditioned.

REPORT SUMMARY

The applicant is requesting approval of façade modifications and landscaping for the existing commercial building located at 407 North Maple Drive. The proposed increase in floor area as a result of the façade modifications will require a Development Plan Review Permit approval. Any approval granted by the Architectural Commission is conditioned upon the project receiving a Development Plan Review Permit.

The project will maintain the overall form of the building with the primary enhancements located in the courtyard and landscaped areas and will include the following components:

Façade Enhancements

- Double height entry vestibule, projecting into the existing courtyard, comprised of Starphire glazing with three pivot entry doors, two swing doors, and interior steel mullions in a champagne bronze finish;
- Feature light fixture and mullion uprights located on the interior of the entry vestibule;
- Second floor terrace (located directly above entry vestibule) with metal paneling in a champagne color and stainless steel guardrails;
- Enclosure of existing courtyard arcade with Clearwall curtain wall system, and;
- Replacement of four windows on alley elevation with metal louvres to match existing window frame.

Landscaping Enhancements

- Four distinct landscaped areas (entry gardens, threshold planters, raised courtyard planters, and planted islands) which contain a variety of shrubs and groundcover;
- Ten strawberry trees (48" box) located in the entry gardens adjacent to the sidewalk;
- Four fruitless olive trees (48" box) located adjacent to the raised courtyard planters near the new entry vestibule;
- Patterned "paver rug" with grey tile pavers in central walkway;
- Sawcut banding on existing paving adjacent to interior arcade, and;
- Three varieties of site lighting located within landscaped areas, along planter edges, and within seating areas.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:
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cgordon@beverlyhills.org



Architectural Commission Report

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URBAN DESIGN ANALYSIS

The proposed improvements to the existing commercial structure represent upgrades to the entry area and glazed ground floor (internal arcade) storefront system with reinvigorated landscaped and hardscaped areas for the significantly recessed courtyard space located along North Maple Drive. Such improvements will serve as an enhancement to the overall building and streetscape.

The design team shall provide final architectural detailing and material specifications, including a sample of the infill hardscaping, the wood decking, bench seating for final review and approval by the City's Urban Designer prior to submitting for building plan check review. In addition, planting container sizes and quantities shall be included in the final landscaping plan for the project.

Project-specific conditions have been proposed in the draft approval resolution (Attachment C); however, the Commission may wish to add/amend/delete any project-specific conditions deemed necessary to make the required findings for approval.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

PUBLIC OUTREACH AND NOTIFICATION

As the project will require review by the Director of Community Development for a Development Plan Review Permit (DPR), the project was publicly noticed in a manner consistent with the requirements set forth for a DPR to ensure all interested parties are notified about the project throughout its full entitlement review. As such, an on-site noticed was posted on the subject property on Friday, August 5, 2016 and a mailed notice was sent to all property owners and residents within one hundred feet (100') plus block-face of the project site on Friday, August 5, 2016. To date staff has not received comments in regards to the submitted project.



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Attachment A

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
 - Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

B Identify the scope of work (check all that apply):

- New construction
 - Façade Remodel ONLY
 - Business Identification Sign(s)
Number of signs proposed:
 - Building Identification Sign(s)
Number of signs proposed:
 - Sign Accommodation (explain reason for the accommodation request below):
_____ Number of signs proposed:
 - Other: _____
- Remodel: Int. & Ext, no floor area added
 - Remodel: Int. & Ext, floor area added
 - Awning(s): New Recovery
 - Open Air Dining: #Tables #Chairs

C Describe the scope of work proposed including materials and finishes:

To enhance the presence of the entrance at 407 Maple, an elegant and beautiful architectural gesture is being proposed through the addition of a new glass volume. Not only will this become the receiving space for those visiting the building, it will also become a visually stimulating feature for people who pass by the site. In addition, the new glass volume will strongly enhance the interior and exterior connection through the proposal of three unique and prominent pivot doors that are integrated into the design of the east facade. The new roof of this glass volume will become an extension of the existing second floor terrace; therefore creating a greater and more vibrant outdoor space. Beyond this glass volume itself, a new glass arcade enclosure is being proposed that will close off the existing exterior arcade to not only increase the tenant space from within, but also seamlessly continue the new architectural narrative that is being introduced by the cube.

D Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/>)

- R-4 R-4X R-4 R-4-P R-4X2
- R-3 RMCP C-3 C-3A C-3B
- C-5 C-3T-1 C-3T-2 C-3T-5 C-5
- Other: _____

E Lot is currently developed with (check all that apply):

- General Office Building Multi-family Building Other (specify below): _____
- Retail Building Vacant
- Medical Office Building Restaurant

F Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?

Yes No If yes, please list Architect's name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1					
2					
3					
4					
5					

B List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

FAÇADE (List all material for all portions visible from the street)

Material: GLASS CURTAIN WALL, STEEL MULLIONS, STAINLESS STEEL PATCH FITTINGS, METAL PANEL
Texture /Finish: SOLID, SMOOTH SURFACE
Color / Transparency: VIRACON LOW-E CLEAR GLASS, VIRACON INSULATED GLAZING UNIT, CHAMPAGNE BRONZE MULLION

WINDOWS/DOORS (Include frame, trim, glass, metal, etc.)

Material: ALUMINUM FRAME
Texture /Finish: SOLID, SMOOTH SURFACE
Color / Transparency: LOW-E CLEAR GLASS, CHAMPAGNE BRONZE MULLION

ROOF

Material: STONE PAVERS TO MATCH EXISTING
Texture /Finish:
Color / Transparency: BEIGE

COLUMNS

Material: ENCLOSED BY METAL PANEL
Texture /Finish: SOLID, SMOOTH SURFACE
Color / Transparency: CHAMPAGNE METAL PANEL

BALCONIES & RAILINGS

Material: METAL PANEL, STAINLESS STEEL
Texture /Finish: SOLID, SMOOTH SURFACE
Color / Transparency: CHAMPAGNE METAL PANEL

OUTDOOR DINING ELEMENTS (List all material for all outdoor dining elements.)

Material: N/A
Texture /Finish: N/A
Color / Transparency: N/A

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

AWNINGS, CANOPIES

Material: N/A
Texture /Finish: N/A
Color / Transparency: N/A

DOWNSPOUTS / GUTTERS

Material: N/A
Texture /Finish: N/A
Color / Transparency: N/A

BUSINESS ID SIGN(S)

Material: N/A
Texture /Finish: N/A
Color / Transparency: N/A

BUILDING ID SIGN(S)

Material: N/A
Texture /Finish: N/A
Color / Transparency: N/A

EXTERIOR LIGHTING

Material: ALUMINUM
Texture /Finish: SOLID, SMOOTH
Color / Transparency: BLACK

PAVED SURFACES

Material: CONCRETE TO MATCH EXISTING
Texture /Finish:
Color / Transparency: GRAY

FREESTANDING WALLS AND FENCES

Material: N/A
Texture /Finish: N/A
Color / Transparency: N/A

OTHER DESIGN ELEMENTS

Material: N/A
Texture /Finish: N/A
Color / Transparency: N/A

C Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:

The landscape design for 407 Maple creates a lively and dynamic plaza that enhances the new entrance to the building. Replacing thirsty Ficus trees and lawn with new low-water-use shrubs and ornamental grasses will help to conserve water while providing park-like vegetation on site. New, sculptural planters and custom wood benches create informal gathering spaces which will help invigorate the plaza. Enhanced concrete paving and new panels of stone at the entry will create a strong connection between the sidewalk and the entry to the building and will refresh the overall appearance of the site.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)

A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:

- 1. Describe how 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 addition is a 2-story high, 3 sided glass "cube" entry lobby extending out from the existing main entrance into the courtyard. Its purpose is to create a more inviting entry while allowing a more free flowing interior space for future tenants.

The proposed storefront glass wall, encloses the existing 12 ft. wide, outdoor "arcade". Its purpose also creates a more user friendly interior floor space at the courtyard level while offering a more visual and physical connection to the courtyard, enhanced with new landscape and hardscape elements for today's desirable +

- 2. Describe how 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 location of both proposed additions occur within an existing interior courtyard. Away from the street, the addition allows it to be protected against external and internal noises.

- 3. Describe how the proposed building or structure 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 exterior additions are made up of aluminum and glass walls at the new lobby and enclosure, replacing the "arcade". This adds a freshening to the courtyard level exterior while complimenting the existing modern design of aluminum and glass punched windows and grey stone cladding. The design intention is to increase the appearance and value.

- 4. Describe how 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 existing building is a well maintained 4-story commercial multi-tenant development of similar size and design vernacular with the surrounding community. The proposed development does not attempt to alter the general nor the precise plans adopted for the Beverly Hills. While the proposed additions complement the existing building design, they also occur within the building's interior courtyard with little visibility from the street and from adjacent properties.

- 5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The proposed addition is in conformance with the standards of the municipal code relative to location and appearance by limiting the additions to within the building property lines and easements, occurring within the confines of the existing interior courtyard of this development.



Architectural Commission Report

407 North Maple Drive
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Attachment B
Project Design Plans



ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE:

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



TISHMAN SPEYER



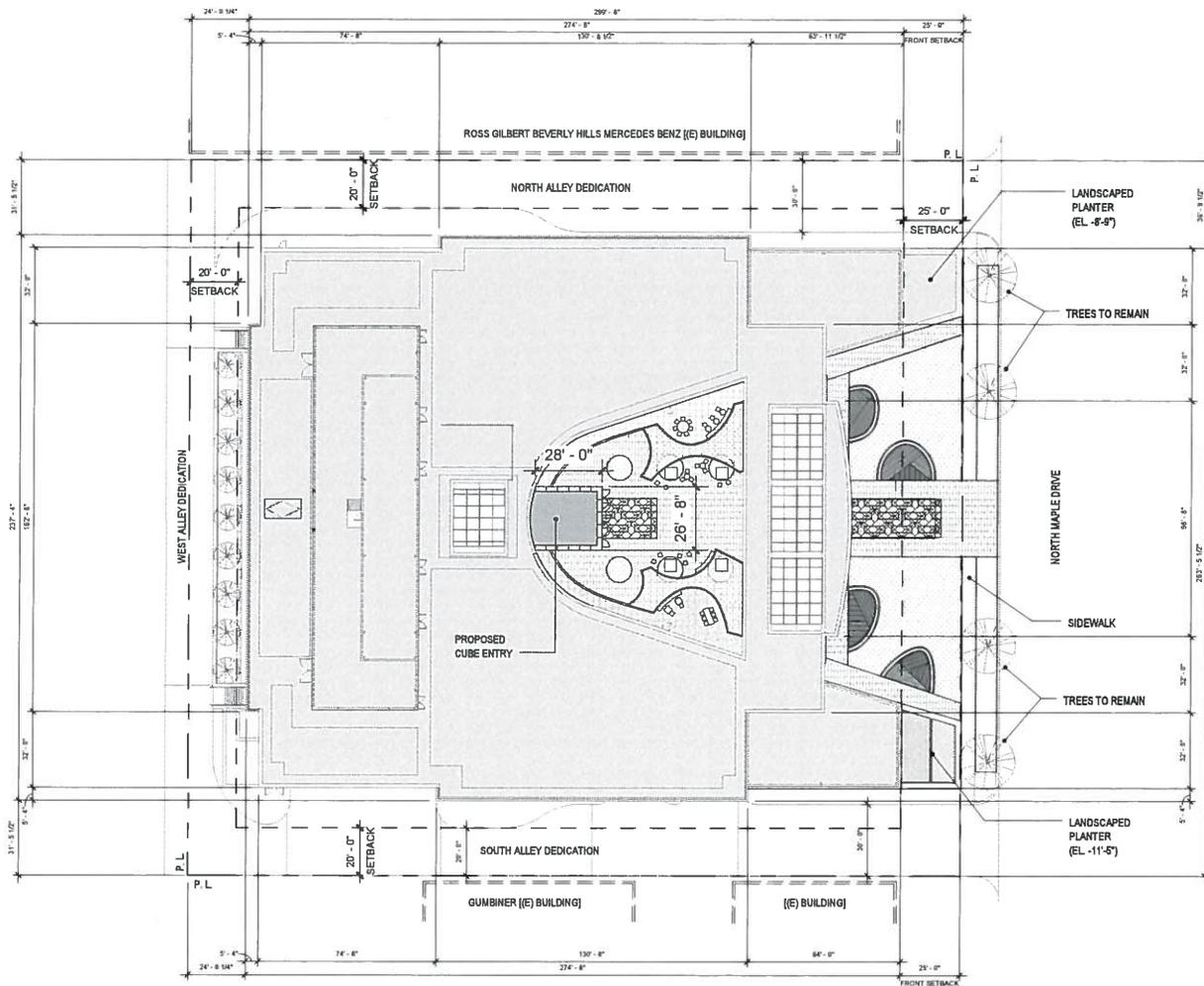
523 WEST 6TH STREET, SUITE 300
LOS ANGELES, CALIFORNIA 90014
PHONE 213 243 3333
FAX 213 243 3334



PANELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

COVER SHEET

ARB 0-00



PROPERTY / PARCEL AREA:
97,216 SF

MAXIMUM ALLOWABLE FLOOR
AREA PER CBC:
F.A.R. = 2
97,216 SF X 2 = APPROX. 194,000 SF

EXISTING FLOOR AREAS:
(EXTERIOR, MECHANICAL/EQUIPMENT,
RESTROOMS INCLUDED)

- PARKING LEVEL C = 63,452 SF
- PARKING LEVEL B = 70,732 SF
- PARKING LEVEL A = 69,999 SF
- BASEMENT / LOBBY LEVEL = 31,330 SF
- FIRST FLOOR = 37,241 SF
- SECOND FLOOR = 43,387 SF
- THIRD FLOOR = 42,423 SF

TOTAL BUILDING AREA = 358,564 SF

NEW FLOOR AREA TAKEOFFS

- PARKING LEVEL C = 63,452 SF
- PARKING LEVEL B = 70,732 SF
- PARKING LEVEL A = 69,999 SF
- BASEMENT / LOBBY LEVEL = 34,788 SF
- FIRST FLOOR = 38,179 SF
- SECOND FLOOR = 43,387 SF
- THIRD FLOOR = 42,423 SF

TOTAL BUILDING AREA = 362,960 SF



ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: 1" = 50'-0"

PLOT PLAN

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



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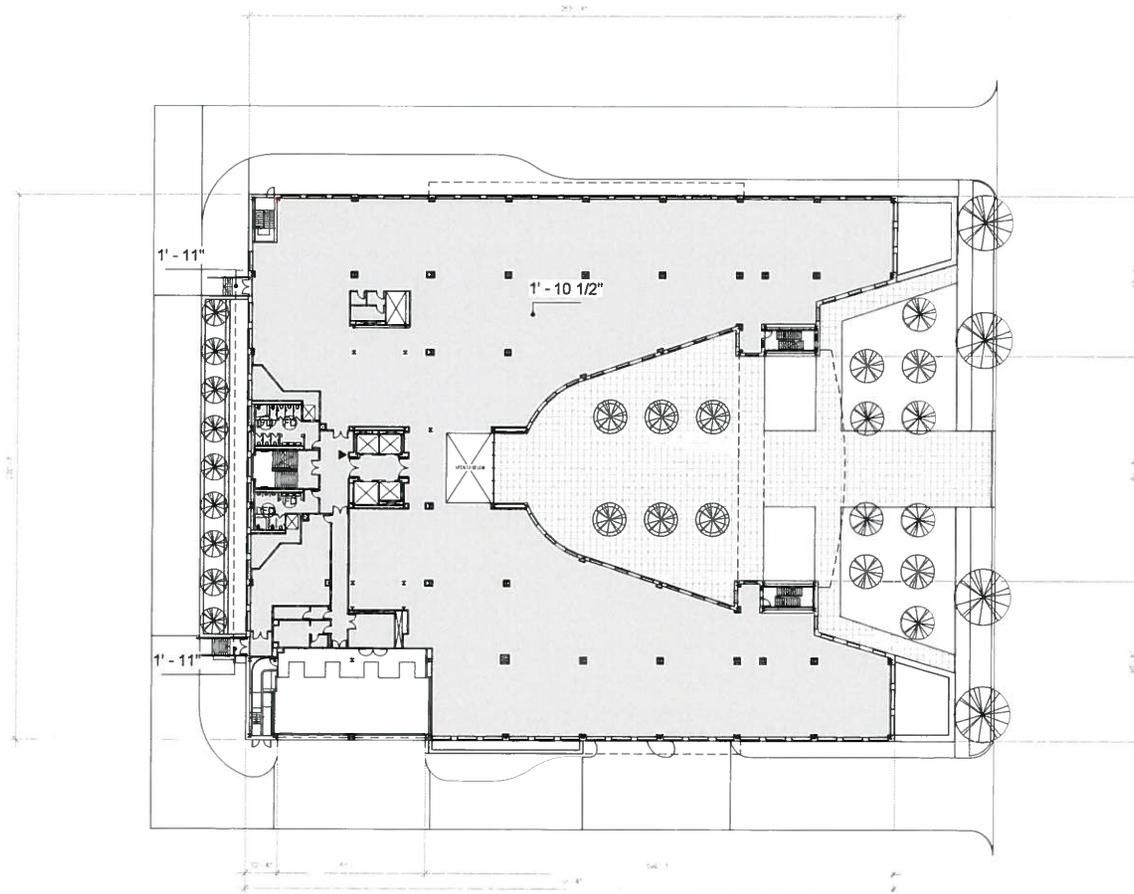


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PAMELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

ARB 1-00



ARCHITECTURAL REVIEW BOARD DRAWINGS

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SCALE: 1" = 50'-0"

EXISTING - FIRST FLOOR PLAN

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



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ARB 1-05



ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE:

NEW BUILDING DESIGN - VIEW FROM N. MAPLE DRIVE

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



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PAMELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

ARB 2-00



ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE:

PERSPECTIVE VIEW - NEW ENTRY VOLUME DESIGN

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



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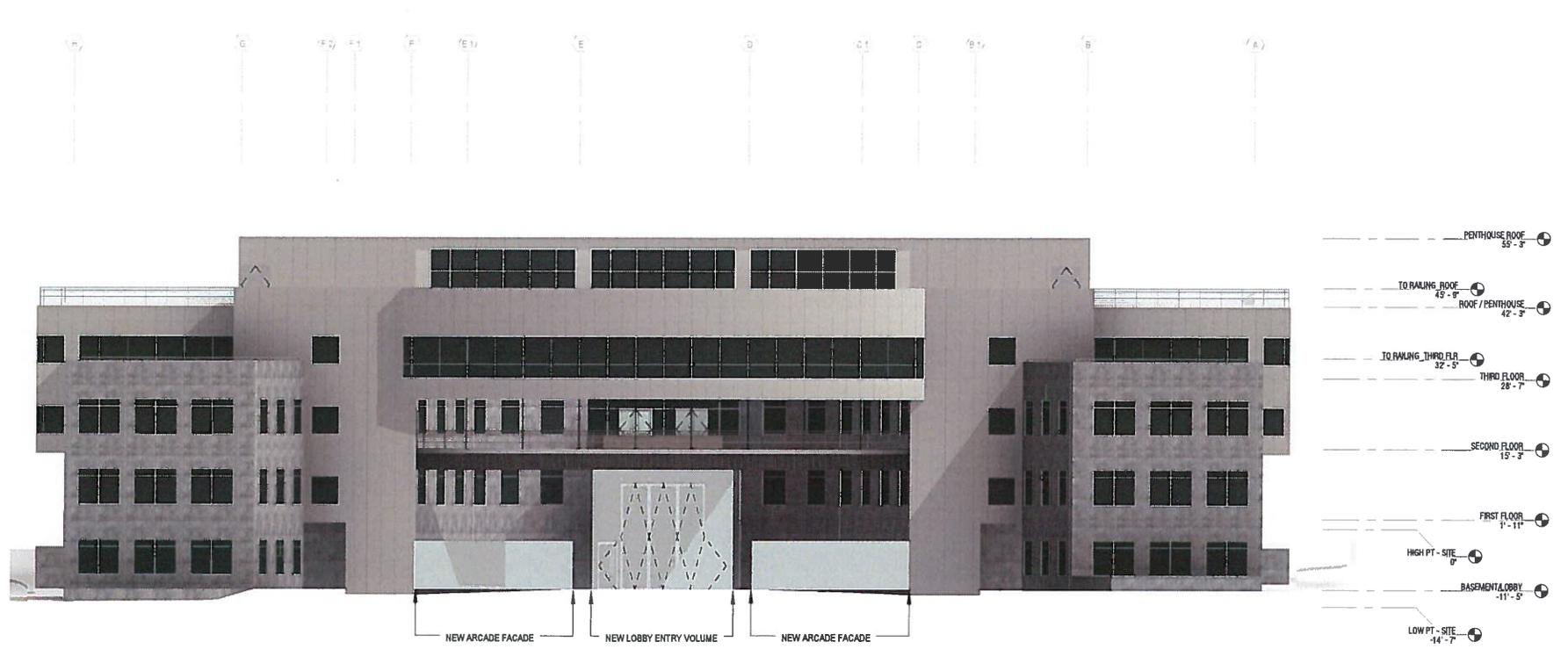


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ARB 2-01



ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: 1" = 20'-0"

ELEVATIONS - EAST

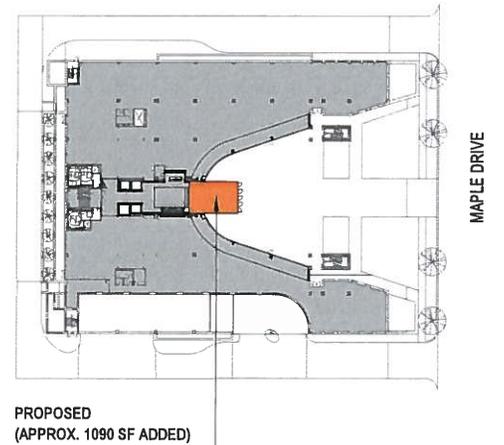
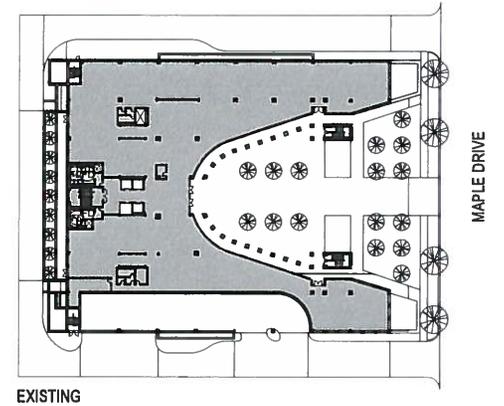
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ARB 2-20



ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: 1" = 100'-0"

LOBBY ENTRY

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



TISHMAN SPEYER

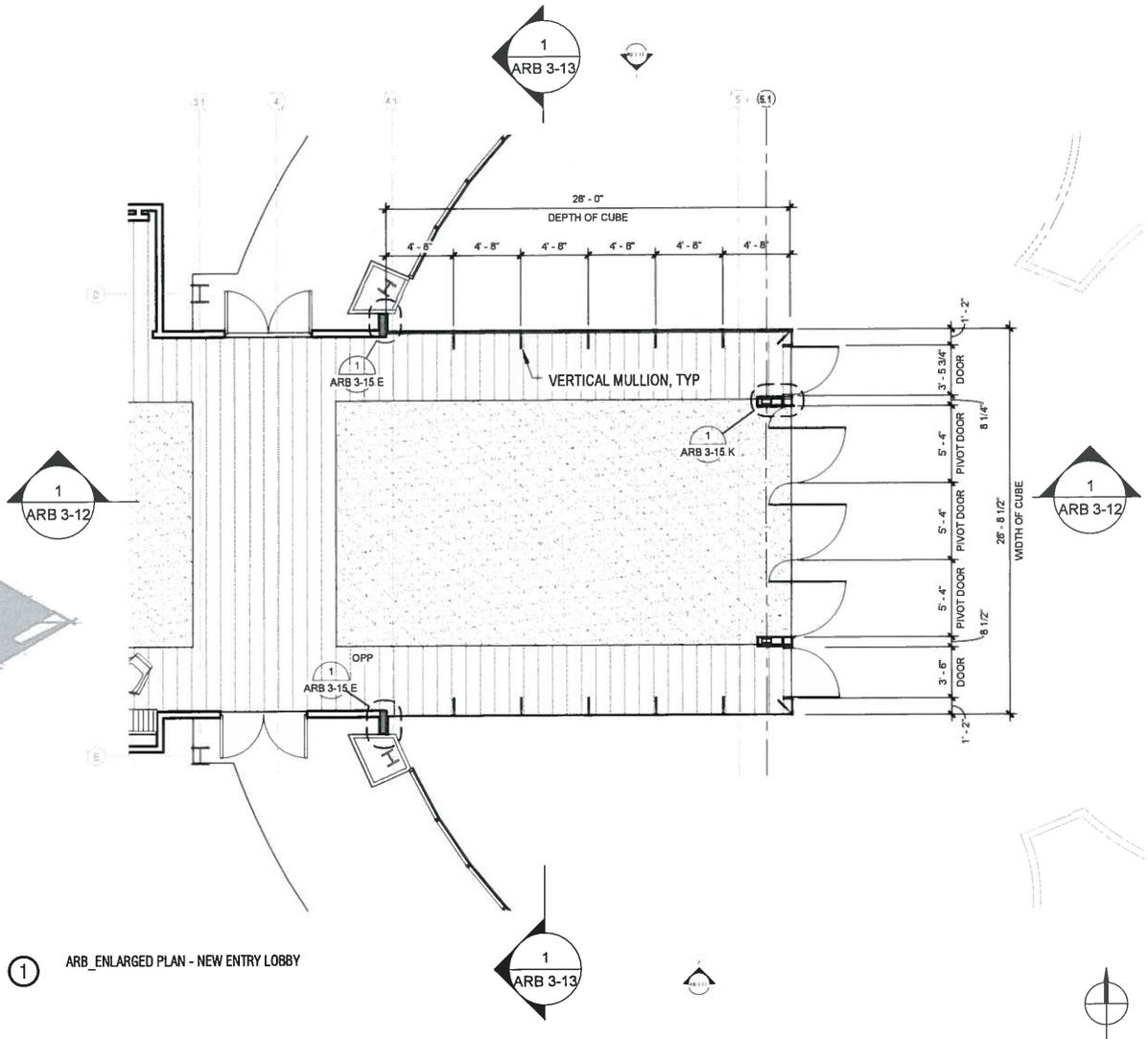
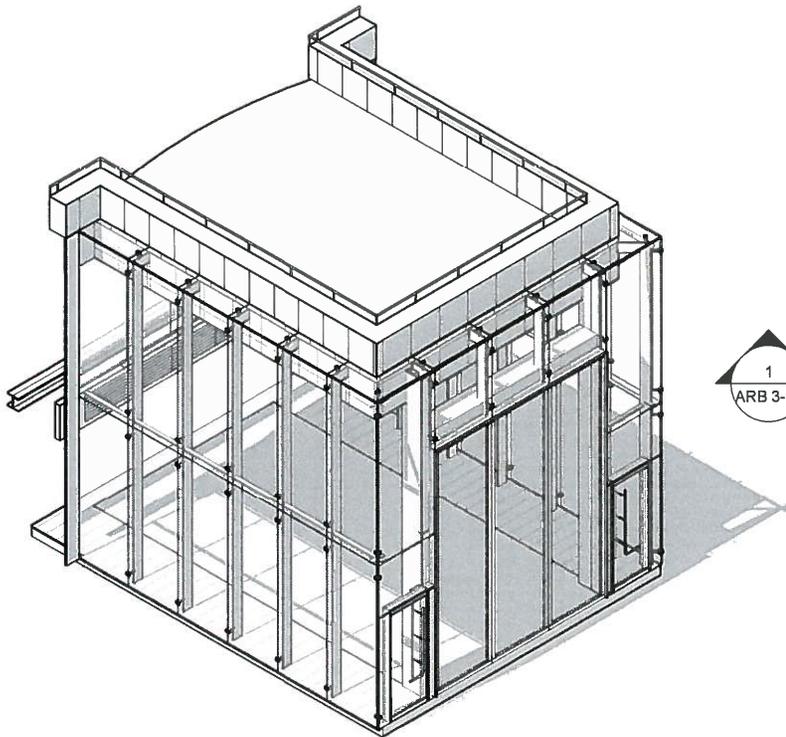


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PAHOLA BURTON & COMPANY LANDSCAPE ARCHITECTURE

ARB 3-10



① ARB_ENLARGED PLAN - NEW ENTRY LOBBY

ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: 1/8" = 1'-0"

ENLARGED PLAN - LOBBY ENTRY

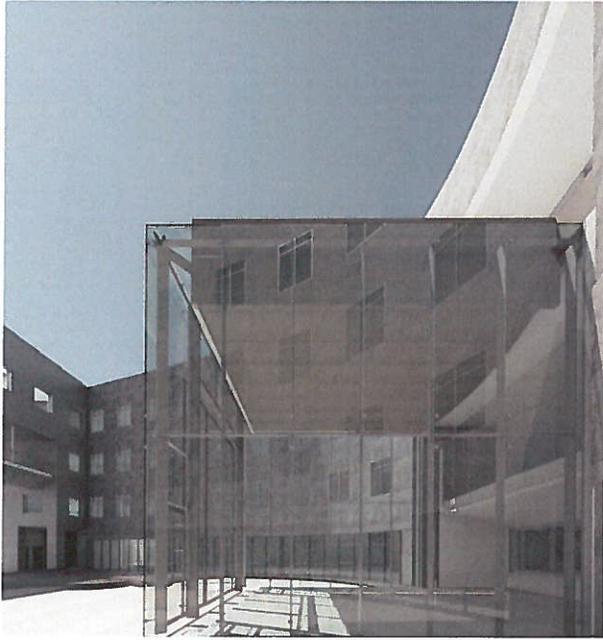
407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



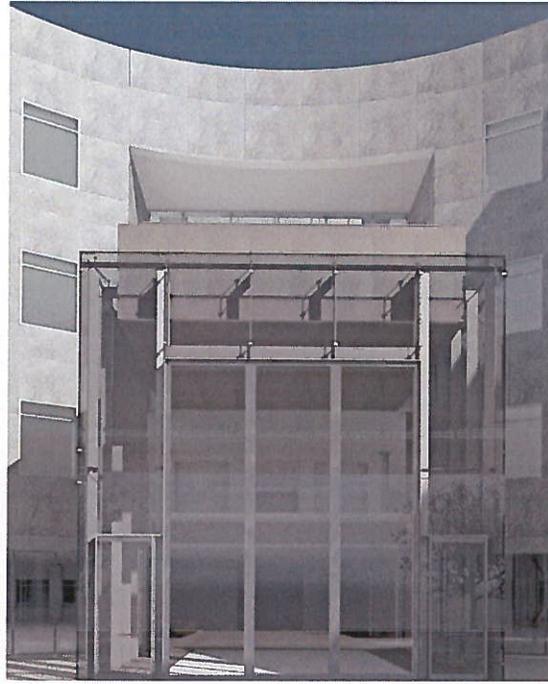
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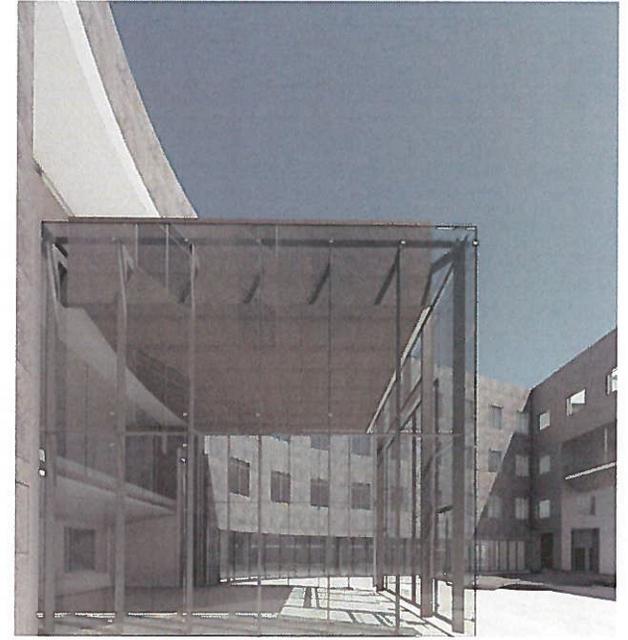
ARB 3-10.A



PERSPECTIVE ELEVATION - NORTH



PERSPECTIVE ELEVATION - EAST



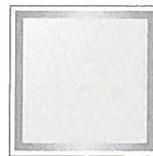
PERSPECTIVE ELEVATION - SOUTH



EXISTING STONE



EXISTING METAL
PANEL



NEW GLAZING
VIRACON
STARPHIRE 13



NEW MULLION
PPG DURANAR SUNSTORM
CHAMPAGNE BRONZE



NEW METAL PANEL
KAWNEER PERMANODIC
ANODIZED FINISH
CHAMPAGNE NO. 18

ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE:

COLORED ELEVATIONS - LOBBY ENTRY

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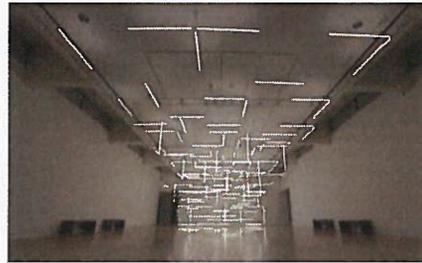


PANELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

ARB 3-11.B

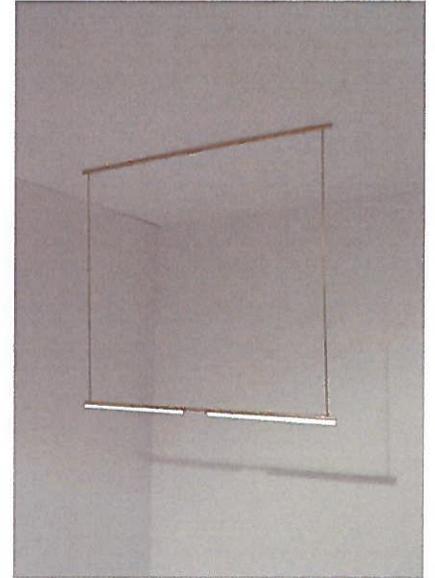


L-1: MULLION UPLIGHTS



EXAMPLE: FEATURE LIGHTING COMPOSITION

L-2: FEATURE LIGHTING FIXTURE



ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE:

LIGHTING AT LOBBY ENTRY

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



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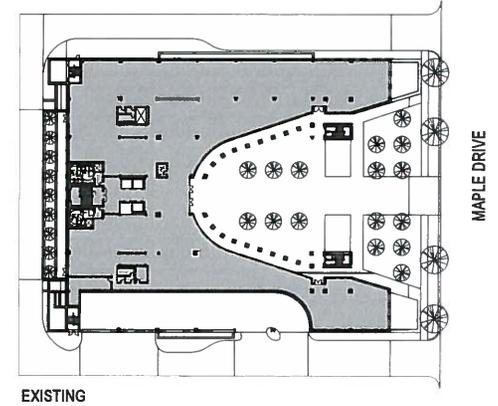
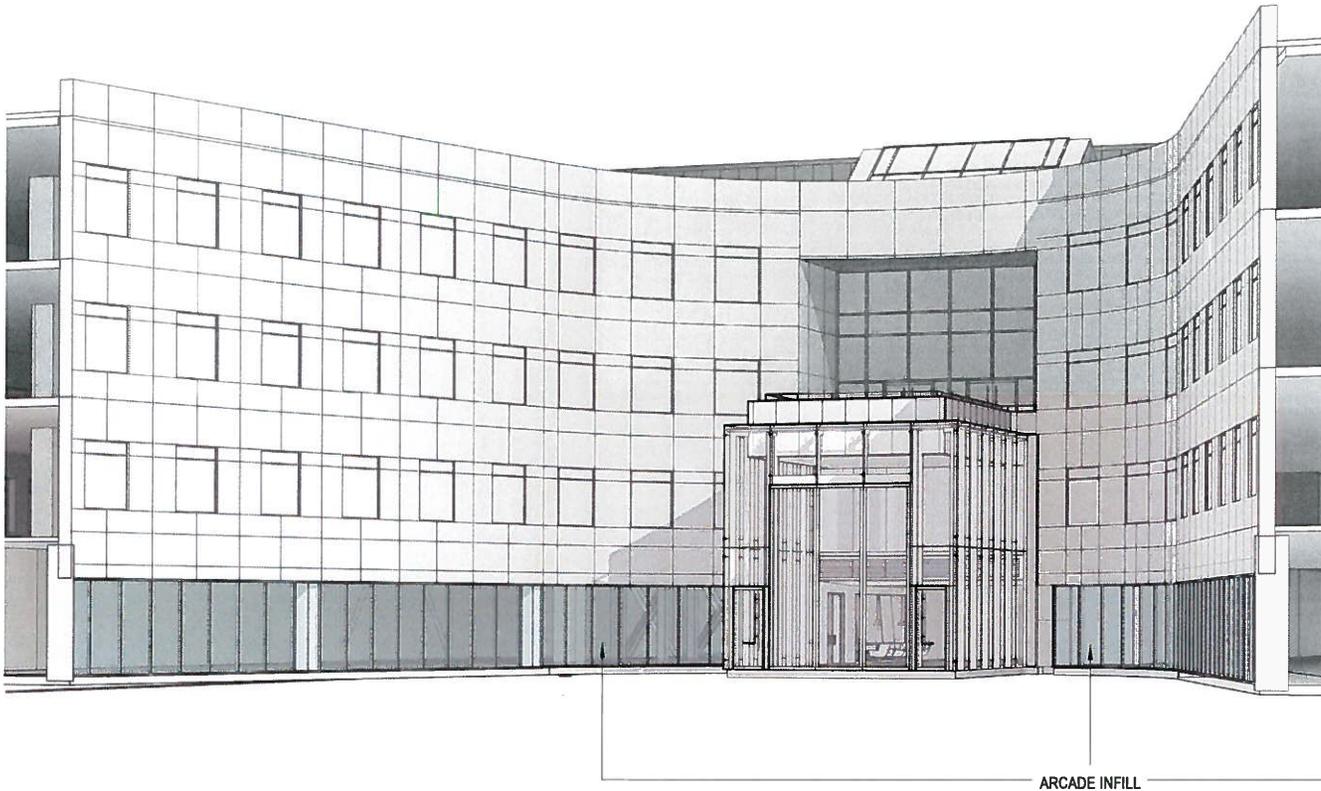


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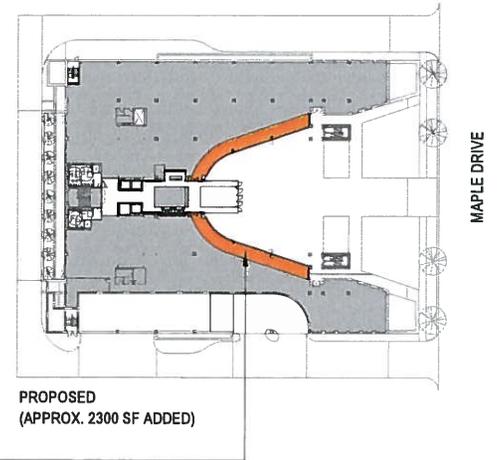


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ARB 3-14



EXISTING



PROPOSED
(APPROX. 2300 SF ADDED)

ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: 1" = 100'-0"

ARCADE

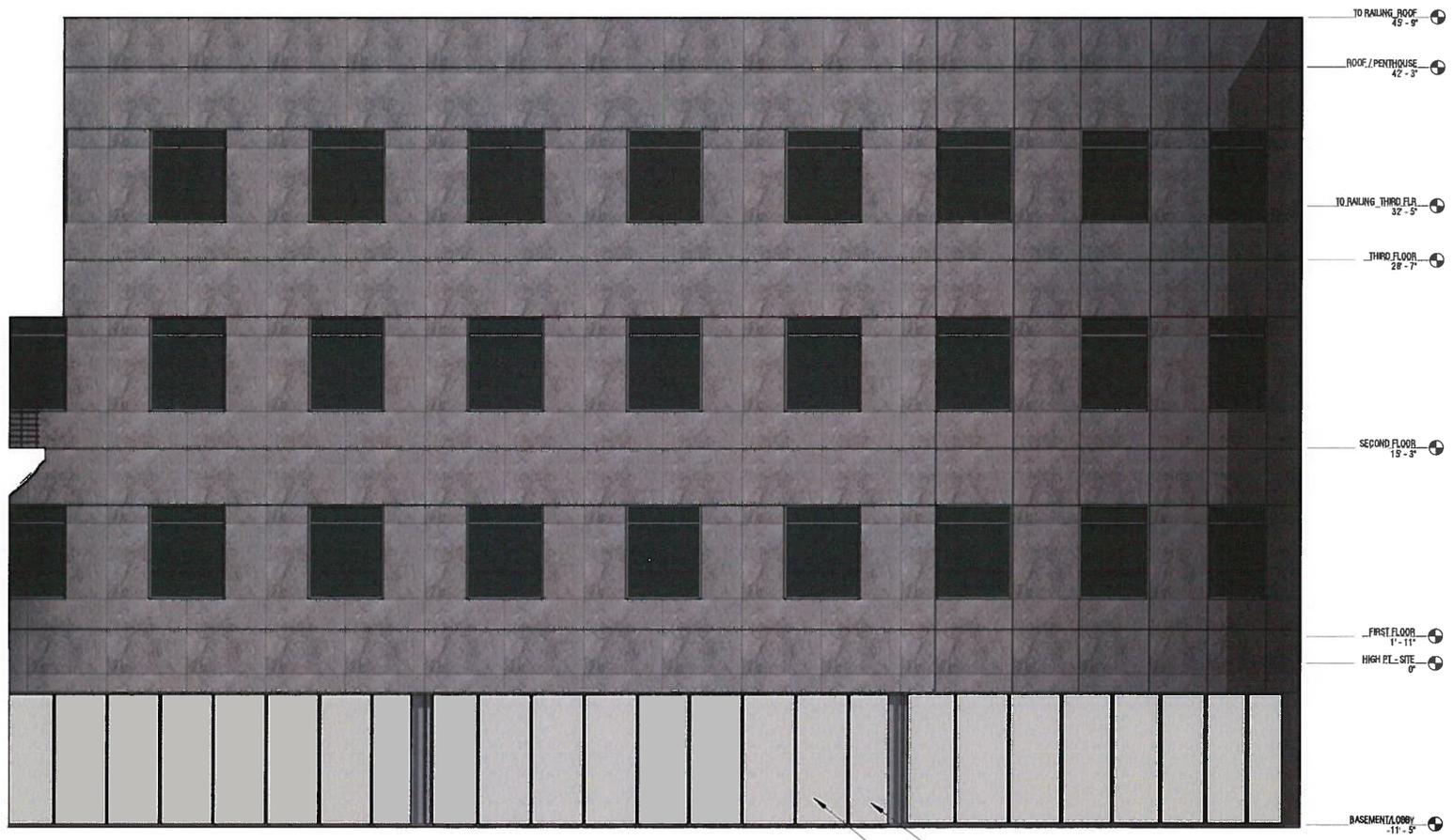
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ARB 3-20



ARCADE STOREFRONT SYSTEM:
 KAWNEER CLEARWALL CURTAIN WALL SYSTEM
 3'-9" X 9'-0" GLAZED PANEL,
 VERTICAL ON CENTER, TYPICAL.
 OPPOSITE SIMILAR.

ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: 1/8" = 1'-0"

ARCADE ELEVATION - SOUTH

407 MAPLE DRIVE
 BEVERLY HILLS, CALIFORNIA 90210



TISHMAN SPEYER

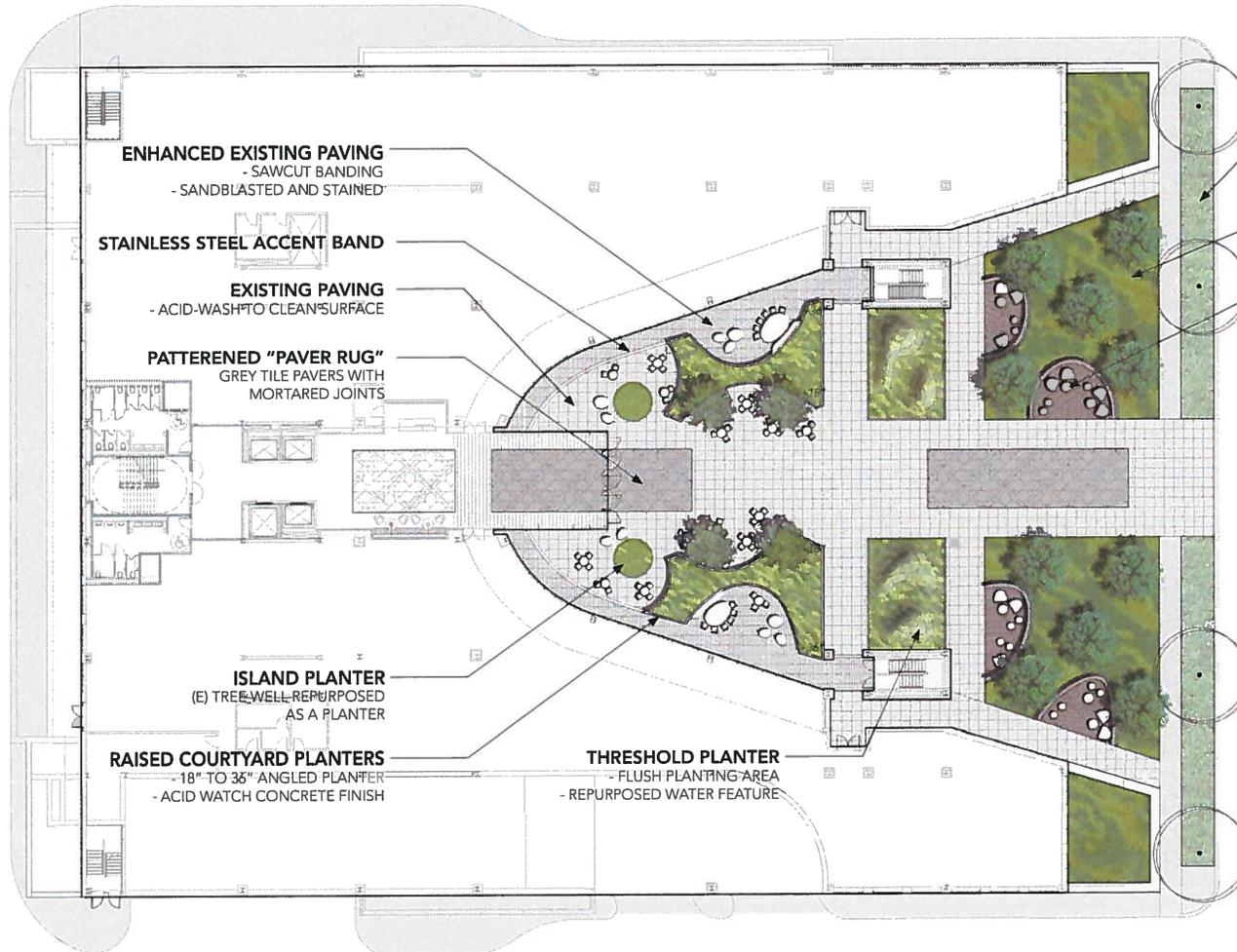


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PANELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

ARB 3-21



ENHANCED EXISTING PAVING
 - SAWCUT BANDING
 - SANDBLASTED AND STAINED

STAINLESS STEEL ACCENT BAND

EXISTING PAVING
 - ACID-WASH TO CLEAN SURFACE

PATTERNED "PAVER RUG"
 GREY TILE PAVERS WITH
 MORTARED JOINTS

ISLAND PLANTER
 (E) TREE WELL REPURPOSED
 AS A PLANTER

RAISED COURTYARD PLANTERS
 - 18" TO 36" ANGLED PLANTER
 - ACID WASH CONCRETE FINISH

THRESHOLD PLANTER
 - FLUSH PLANTING AREA
 - REPURPOSED WATER FEATURE

(E) PARKWAY

ENTRY GARDENS
 - NEW PLANTING IN (E) PLANTERS

GARDEN PODS
 - WOOD DECK ON GRADE
 - ARCING WOOD BENCH
 - LOUNGE SEATING

NORTH MAPLE DRIVE

HARDSCAPE AREA CALCULATIONS

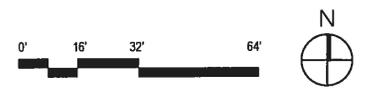
EXISTING CONCRETE PAVING TO REMAIN
 8598 SF

ENHANCED EXISTING PAVING
 1950 SF

PATTERNED "PAVER RUG"
 1827 SF

WOOD DECKING
 988 SF

STAINLESS STEEL BAND (8" WIDE)
 88 LF



ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: 1/32" = 1'-0"

LANDSCAPE PLAN - HARDSCAPE AND SITE ELEMENTS

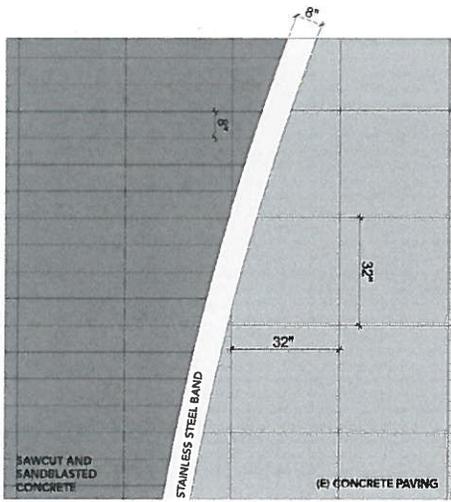
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ARB L-03



Concrete paving diagram



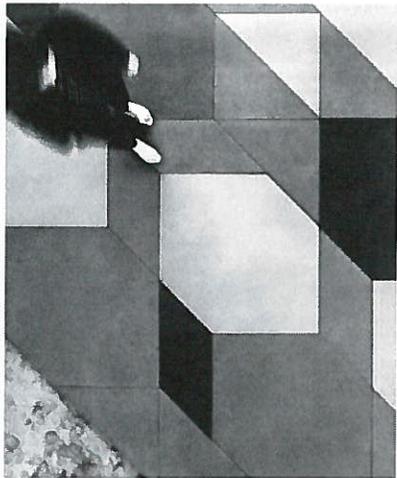
Enhanced Concrete



Stainless Steel Band



Existing Concrete



"Paver Rug"



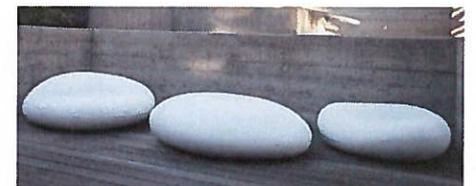
Angled wood pattern at Garden Pods



Moveable Chairs in Courtyard



Lounge Seating at Garden Pods



Stone Ottomans in Courtyard

ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: N/A

HARDSCAPE AND SITE IMAGERY

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



TISHMAN SPEYER

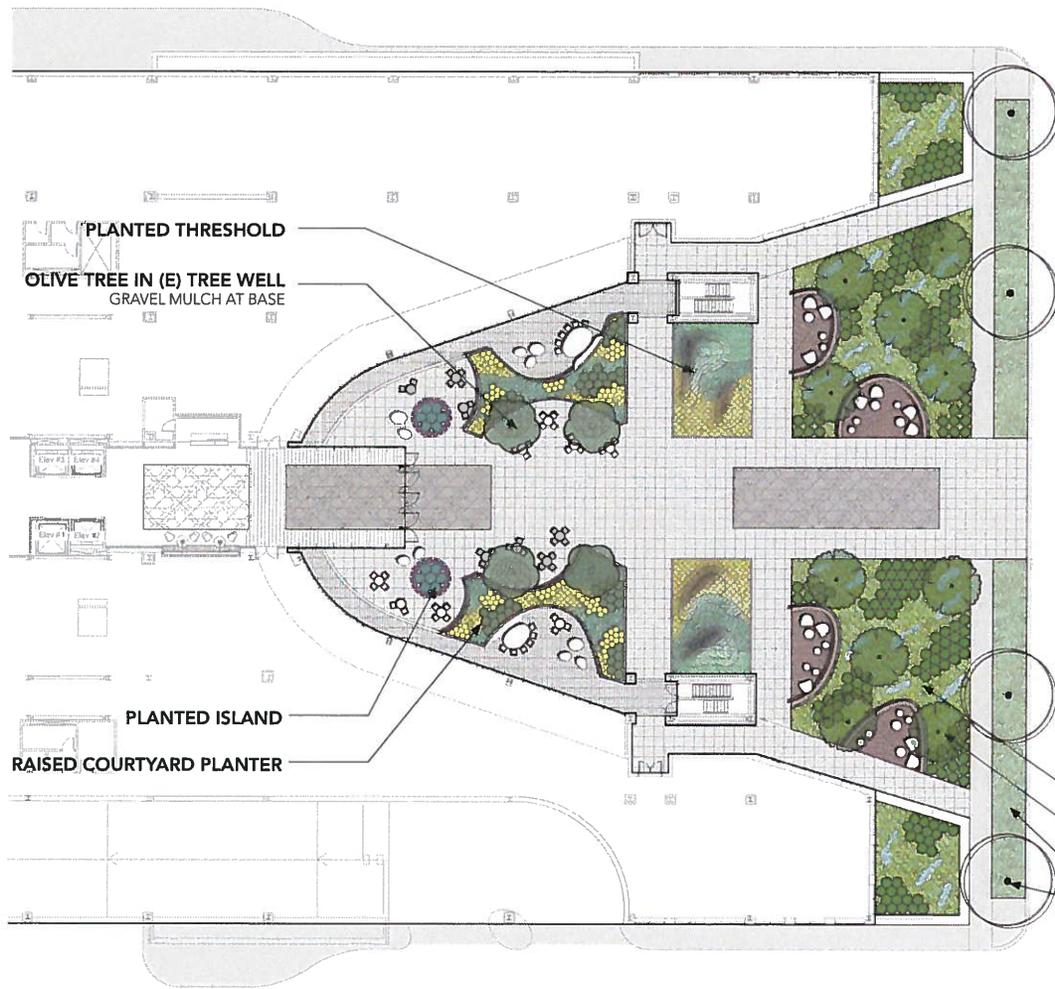


523 WEST 6TH STREET, SUITE 300
LOS ANGELES, CALIFORNIA 90014
PHONE 213 243 3333
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PAMELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

ARB L-04



PLANTED THRESHOLD
OLIVE TREE IN (E) TREE WELL
GRAVEL MULCH AT BASE

PLANTED ISLAND
RAISED COURTYARD PLANTER

NORTH MAPLE DRIVE

ENTRY GARDEN
ARBUTUS TREE
(E) LAWN PARKWAY
(E) CAMPHOR TREES
- STREET TREE
- PROTECTED IN PLACE, TYP.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT SIZE	QTY	
	(E) CINNAMOMUM CAMPHORA	EXISTING CAMPHOR TREE	-	4	
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	48" BOX	10	
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	48" BOX	4	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT SIZE	QTY	
	ARCTOSTAPHYLOS PAJAROENSIS 'PARADISE'	PENINSULAR MANZANITA	15 GAL	213	
	CLIVIA MINIATA	BUSH LILLY	5 GAL	102	
	CONVOLVULUS SABATIUS 'MOROCCAN BEAUTY'	GROUND MORNING GLORY	5 GAL	38	
	PITTOSPORUM CRASSIFOLIUM 'NANA'	KARO PITTOSPORUM	5 GAL	55	
	ZAMIA FURFURACEA	CARDBOARD PALM	15 GAL	14	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEETFLAG	1 GAL	12" o.c.	757 SF
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	12" o.c.	868 SF
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	18" o.c.	288 SF
	IRIS MIX	SEE PLANT MIX LEGEND	FLAT	18" o.c.	403 SF
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	9" o.c.	3,227 SF



ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: 1/32" = 1'-0"

LANDSCAPE PLAN - PLANTING PLAN

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210

TISHMAN SPEYER

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PAMELA BURTON & COMPANY LANDSCAPE ARCHITECTS

ARB L-06

TREES



Olea wilsonii
(Fruitless olive tree)



Arbutus x 'Marina'
(Strawberry tree)

PLANTED ISLAND



Zamia furfuracea
(ardboard Palm)



Convolvulus 'Moroccan Beauty'
(Blue Morning Glory)

RAISED COURTYARD PLANTERS



Acorus gramineus 'Ogon'
(Golden Variegated Sweet Flag)



Clivia miniata
(Bush Lily)



Pittosporum crassifolium 'Nana'
(Dwarf Karo)



Carex tumulicola
(Foothill Sedge)

ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: N/A

PLANT PALETTE

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



TISHMAN SPEYER



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PAMELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

ARB L-07

PLANTED THRESHOLD



Acorus gramineus 'Ogon'
(Golden Variegated Sweet Flag)



Carex tumulicola
(Foothill Sedge)



Dianella tasmanica 'Little Rev'
(Little Rev Flax Lily)

ENTRY GARDEN



Arctostaphylos pajaroensis 'Paradise'
(Pajaro Mazanita)



Sesleria autumnalis
(Autumn Moor Grass)



Iris douglasiana
(Douglas iris)

ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: N/A

PLANT PALETTE

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



TISHMAN SPEYER



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PANELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

ARB L-08



ARCHITECTURAL REVIEW BOARD DRAWINGS

08/01/16

SCALE: 1/16" = 1'-0"

EAST ELEVATION - AT INSTALLATION

407 MAPLE DRIVE
BEVERLY HILLS, CALIFORNIA 90210



TISHMAN SPEYER

nbbj

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PB&Co

PAMELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

ARB L-11



Architectural Commission Report
407 North Maple Drive
AC Meeting – August 17, 2016

Attachment C
DRAFT Approval Resolution

RESOLUTION NO. AC XX-16

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT OF FAÇADE MODIFICATIONS AND LANDSCAPING FOR THE PROPERTY LOCATED AT 407 NORTH MAPLE DRIVE (PL1614617).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Patrick Rippe, Tishman Speyer, agent, on behalf of the property owner, 407 N. Maple, L.P., (Collectively the “Applicant”), has applied for architectural approval of façade modifications and landscaping for the property located at 407 North Maple Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions, or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Hills Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the Architectural Commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It

can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **August 17, 2016** at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

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. Specifically, the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

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 project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure 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. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, 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 project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development 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. As conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the Planning Commission found contributed to the determination of the project as a “character contributing building” in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the Planning Commission to be a project that qualifies as a “character contributing building” under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

1. The approval of project components that relate to the expansion of floor area shall be contingent upon the applicant securing a Development Plan Review Permit. Any architectural modifications required as a result of such approval may be subject to additional architectural review.

2. Final architectural details and material specifications, including a sample of the infill hardscaping, wood decking, and bench seating shall be provided to the City's Urban Designer for final review and approval.
3. Planting container sizes and quantities shall be included in the final landscaping plan for the project, subject to final review and approval by the City's Urban Designer.

Standard Conditions

4. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
5. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
6. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
7. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
8. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or

designee, and shall include sufficient design information to evaluate project compliance during construction.

9. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

10. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.

11. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **August 17, 2016**

Mark Odell, Urban Designer
Community Development Department

Gidas Peteris, Chair
Architectural Commission