



Architectural Commission Report

Meeting Date: Wednesday, October 19, 2016

Subject: **BEVERLY GARDENS PARK RESTROOM FACILITY (PL1626578)**
1302 Park Way
Request for review of a new restroom facility located in Beverly Gardens Park. The City Council will consider a Categorical Exemption, pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Project Agent: Mandana Motahari – RTK Architects, Inc.
City of Beverly Hills – Department of Public Works

Recommendation: Conduct a public hearing to discuss the project details and provide recommendations regarding project aesthetics

REPORT SUMMARY

The applicant is requesting review of a new restroom facility to replace the existing facility currently located in Beverly Gardens Park. The project is subject to final review and approval by the City Council; however, the project is before the Architectural Commission to review the project's aesthetics.

The attached plans include renderings and elevations, which provide the Commission with a perspective of the building and how it is integrated into the park and its surroundings. The project consists of the following:

- Architectural panel façade system (solid and perforated leaf pattern) finished in a metallic amber color;
- CMU wall with natural stone veneer and stone parapet cap;
- Painted CMU block wall at restroom entries and building base, and;
- Powder-coated bronze building signage and security gates.

URBAN DESIGN ANALYSIS

The proposed restroom facility in Beverly Gardens Park is in response to the expansion of the existing restroom facility to better accommodate public functions at this site and to replace an aging structure. The new design incorporates high-quality materials and finishes and creates a contemporary and artful aesthetic that will be a dramatic improvement to the existing structure. Staff would encourage the landscape team to develop a planting plan in the future that will help to engage this new facility with its site and appropriately augment the contemporary architectural design presented.

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

Attachment(s):
A. Detailed Design Description and Materials (Applicant Prepared)
B. Project Design Plans

Report Author and Contact Information:
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(310) 285-1191
cgordon@beverlyhills.org



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9701 Wilshire Boulevard
October 19, 2016

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 City Council will consider a Categorical Exemption, pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this 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:

Replace the existing ±535 SF. park restroom facility with a new ±761 restroom at the same location.

Exterior Materials:

Facade System - Ventilated high-density, high-performance solid composite phenolic architectural panel.
 Color : Metallic Amber (solid and perforated); over painted concrete masonry block and steel structure.

Feature Wall at Entry - Natural Stone over Concrete Masonry Block wall.

Exterior Lighting: (landscape lighting to be part of the Beverly Gardens Park project)
 Entry Walkway - Existing street light to remain, augmented with a louvered recessed fixture in the concrete curb of the entry walkway.

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

- | | | | | |
|------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4X | <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4-P | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP | <input type="checkbox"/> C-3 | <input type="checkbox"/> C-3A | <input type="checkbox"/> C-3B |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2 | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5 |
- Other: Park Zone

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

- | | | |
|--|--|--|
| <input type="checkbox"/> General Office Building | <input type="checkbox"/> Multi-family Building | <input checked="" type="checkbox"/> Other (specify below): |
| <input type="checkbox"/> Retail Building | <input type="checkbox"/> Vacant | <u>Park with restroom facility</u> |
| <input type="checkbox"/> Medical Office Building | <input type="checkbox"/> 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	Wall Signage	2	6" X 6"		
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: Trespa High Performance Solid Composite Phenolic Architectural Panels
Texture /Finish: Smooth / high-pressure compact laminate
Color / Transparency: Metallic Amber / solid and perforated areas

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

Material: Metal
Texture /Finish: Smooth / Painted
Color / Transparency: Gray / Solid

ROOF

Material: Class 'A' thermoplastic single ply roofing. (Flat roof - not visible)
Texture /Finish: Smooth
Color / Transparency: White

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: NA (Internal gutters and down spouts)
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

Material: Metal_stud mount
Texture /Finish: Smooth
Color / Transparency: Bronze

EXTERIOR LIGHTING

Material: Recessed lighting at entry walk curb
Texture /Finish: Louvered metal grill / Painted
Color / Transparency: Gray set in natural color concrete curb

PAVED SURFACES

Material: Concrete
Texture /Finish: Top Cast / Exposed aggregate
Color / Transparency: Complementary to adjacent decomposed granite paths

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: Natural Stone on CMU wall at Entry
Texture /Finish: Rough / Honed Natural stone
Color / Transparency: Chateau D'or MTC Collection / Opaque

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

N.A. Separate submittal for Beverly Gardens Park project.

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 restroom facility is designed to be complementary to the park surroundings, where the color and material pallet merges with the surrounding yellow ochers, browns, and greens found in the foliage and trees. Thus the project avoids drawing attention away from the true center of interest, the adjacent lily pond. Occupying approximately the same footprint and height of the existing facility it replaces, a floating stone clad entry wall further brings the building project down to the scale of the landscape and acts as a backdrop to the new planting area fronting Canon Dr.. The façade is perforated in patterns inspired by tree leaves. In the evening it will provide a sense of security as glowing leaves of light guide one to the restroom facility.

- 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.**

As a public restroom facility set in a park setting, care was given to place the structure a good distance away from the sidewalks and paths so noises can dissipate. The sidewalk is further buffered by an entry vestibule and equipment room. Between the men's and woman's restrooms, internal noises are completely isolated from one another with a full height double plumbing wall. For passive security reasons, and to take advantage of natural ventilation, the restrooms are not completely isolated from the park through the use of the perforated architectural panels located just below the roof line.

- 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 selection of durable long lasting materials was utilized so that the appearance and value of the structure holds up over time. The primary structure is more utilitarian and constructed of durable concrete block. It will be skinned on the exterior with a artistically crafted architectural facade which is made of a high performance solid composite phenolic panel which is graffiti and impact resistant, U.V. stable and color fast in direct sunlight, and easy to clean and maintain.

- 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 proposed building is in harmony with its site through its modest scale and complementary material pallet merging it with the landscape.

- 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 buildings location and scale do not substantially deviate from the existing facility it is replacing, the proposed design meets the standards of the municipal code as well as federal and state codes for disabled accessibility.



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Attachment B
Project Design Plans

BEVERLY GARDENS PARK RESTROOM REPLACEMENT



PROJECT TITLE:

BEVERLY GARDENS PARK RESTROOM FACILITY

SCALE:

AS NOTED

JOB NO.:

1511900

DATE:

10.05.16

A0

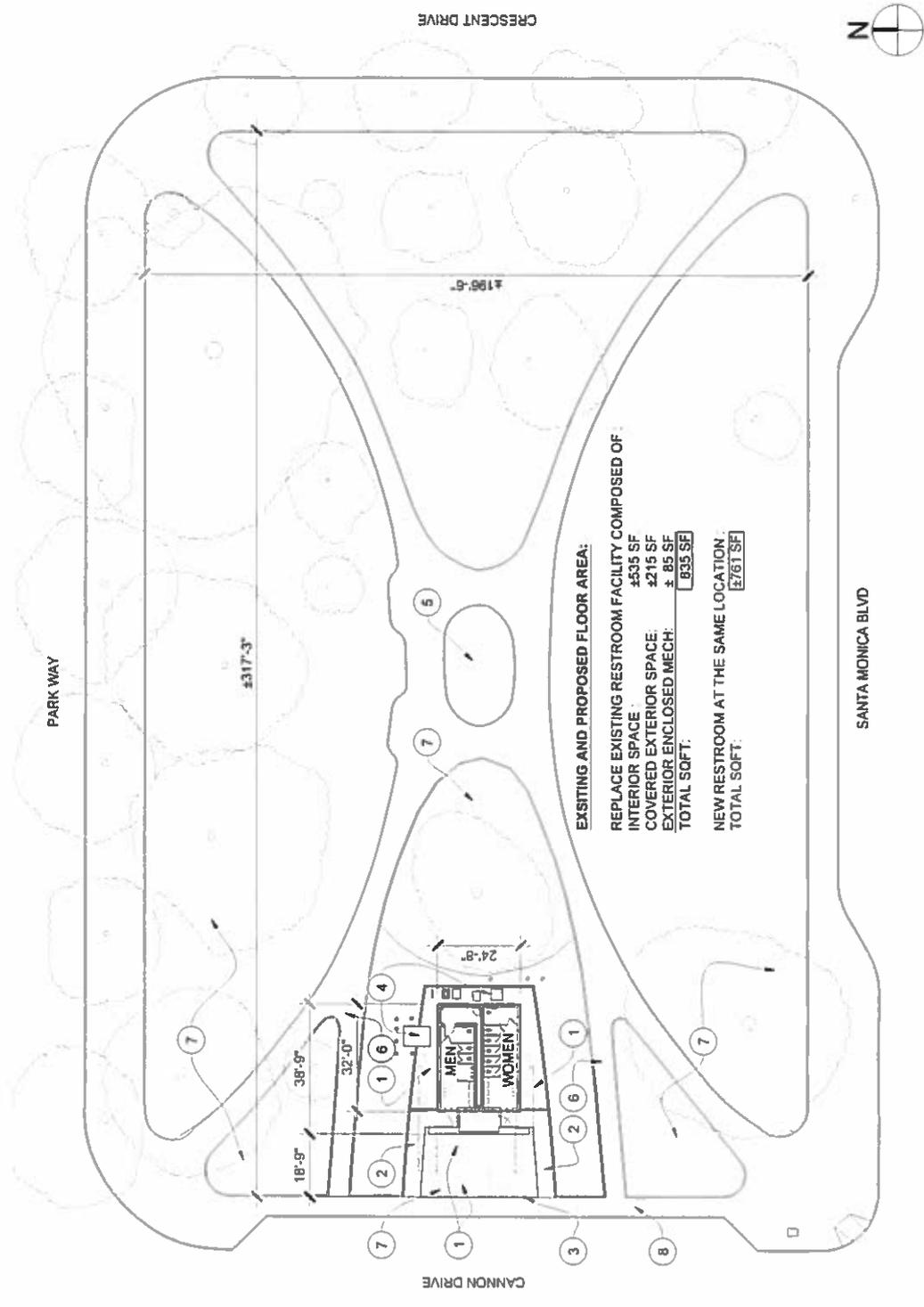
THESE PLANS ARE THE PROPERTY OF RTK ARCHITECTS
AND SHOULD BE KEPT IN CONFIDENCE.

RTK

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L.A., CA 90232 310 837 3606

- KEY NOTES:**
1. DASHED LINE OF EXISTING STRUCTURE TO BE REMOVED
 2. NEW CONCRETE ENTRY WALK
 3. EXISTING STREET LIGHT
 4. EXISTING OR PROPOSED SITE EQUIPMENT SEE ENLARGED FLOOR PLANS
 5. EXISTING SCULPTURE
 6. EXISTING DG PATH
 7. LANDSCAPING BY OTHERS
 8. EXISTING SIDEWALK

- LEGEND:**
- EXISTING TREE



EXISTING AND PROPOSED FLOOR AREA:

REPLACE EXISTING RESTROOM FACILITY COMPOSED OF:

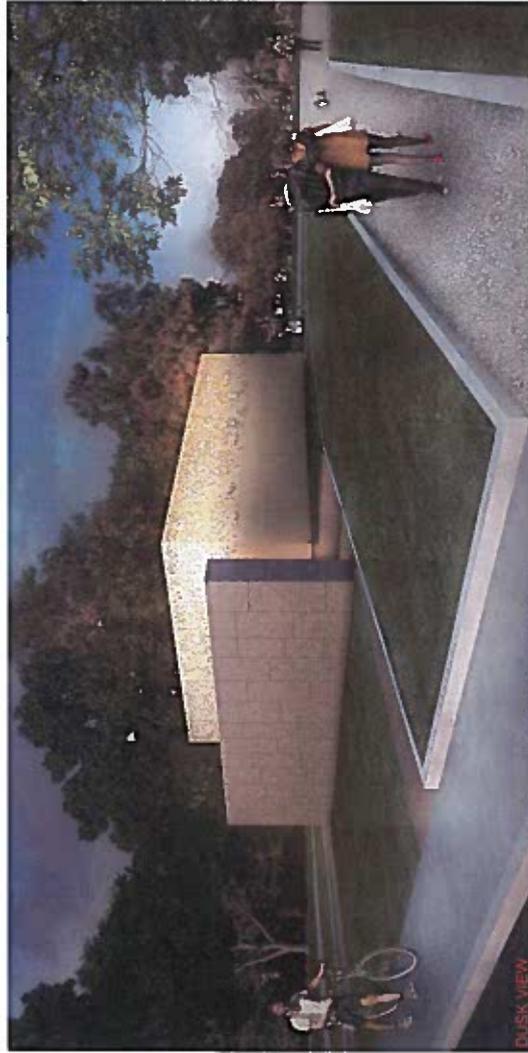
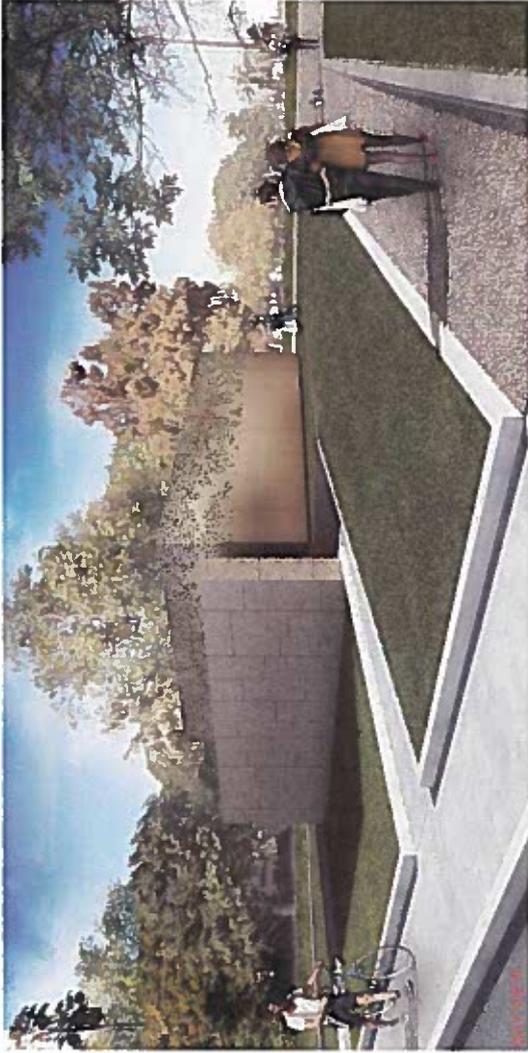
INTERIOR SPACE	± 535 SF
COVERED EXTERIOR SPACE	± 215 SF
EXTERIOR ENCLOSED MECH.	± 85 SF
TOTAL SOFT:	835 SF

NEW RESTROOM AT THE SAME LOCATION:

TOTAL SOFT:	8761 SF
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PLOT PLAN
SCALE: 1/32" = 1'-0"

1



PROJECT TITLE:

SCALE:

JOB NO.:

DATE:

BEVERLY GARDENS PARK RESTROOM FACILITY

AS NOTED

1511900

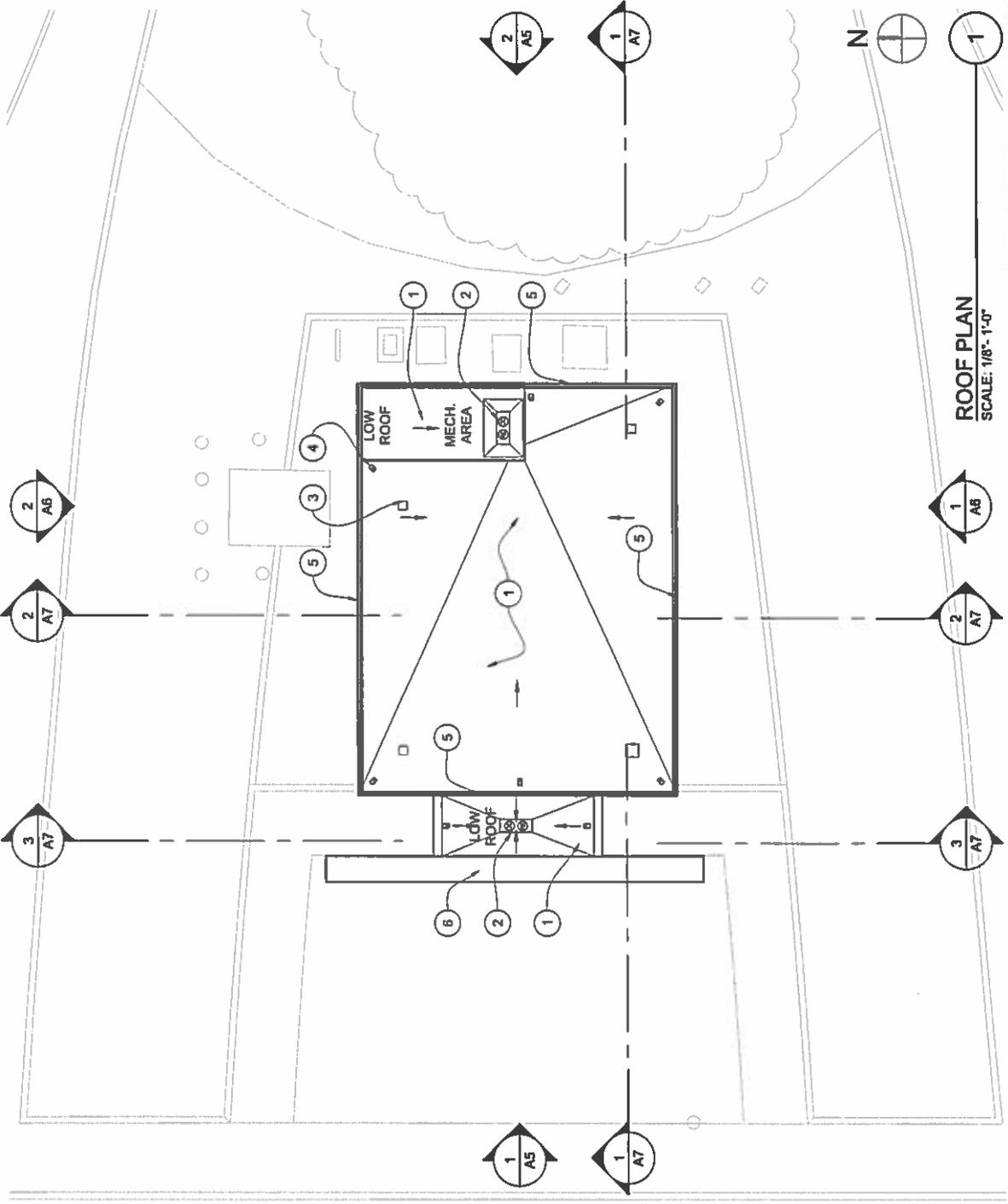
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THE FIRM IS AN EQUAL OPPORTUNITY EMPLOYER. THE FIRM IS AN AFFIRMATIVE ACTION EMPLOYER. THE FIRM IS AN EQUAL OPPORTUNITY EMPLOYER.

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A10



KEY NOTES:

1. CLASS 'A' THERMOPLASTIC SINGLE PLY, ROOFING BY SIKA SARNAFIL INC. (ICC #ESR-1157)
2. COMBO ROOF DRAIN OVERFLOW DRAIN
3. WIFI ACCESS POINT, DAISY CHAIN AND CONNECTED TO FIBER NETWORK
4. SECURITY CAMERA
5. ARCHITECTURAL PANEL SYSTEM
6. STONE WALL CAP

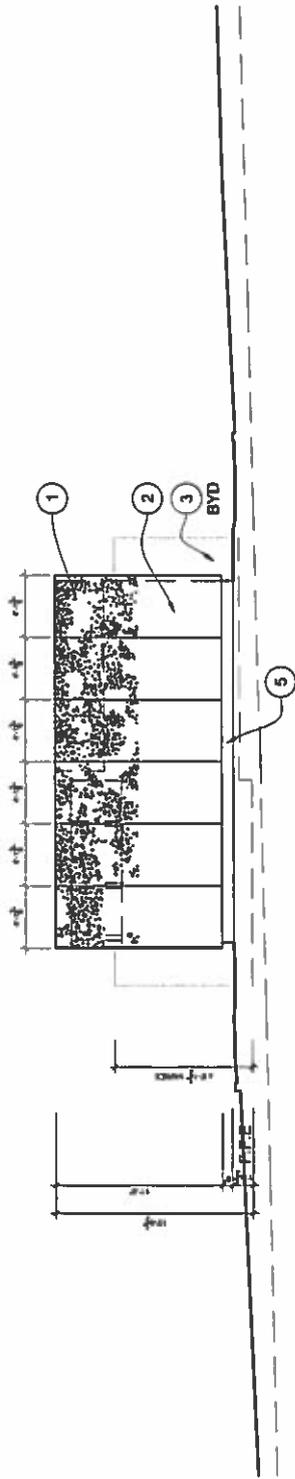
LEGEND:

- COMBO ROOF AND OVERFLOW DRAIN
- ROOF SLOPE MIN. 2%
- WIFI ACCESS POINT
- SECURITY CAMERA

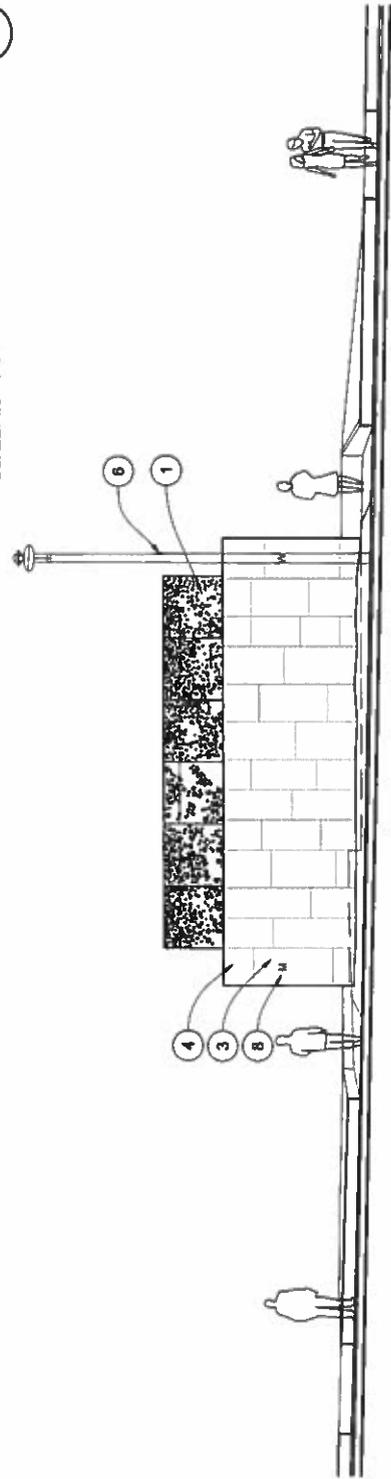
ROOF PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES:

1. ARCHITECTURAL PANEL SYSTEM:
PERFORATED PORTION OF PANEL SYSTEM, 3/4" THICK TRESPA METEON, METALLICS SERIES, EXTERIOR FACE COLOR: AMBER WITH CUSTOM CNC PERFORATED LEAF PATTERN.
2. ARCHITECTURAL PANEL SYSTEM:
SOLID PORTION OF PANEL SYSTEM
3. NATURAL STONE VENEER
4. STONE PARAPET CAP
5. PAINTED CMU BLOCK WALL
6. EXISTING STREET LIGHT
7. SCHEDULED DOOR
8. STEEL STUD MOUNT LETTER SIGNAGE PAINTED TO MATCH ARCHITECTURAL PANELS



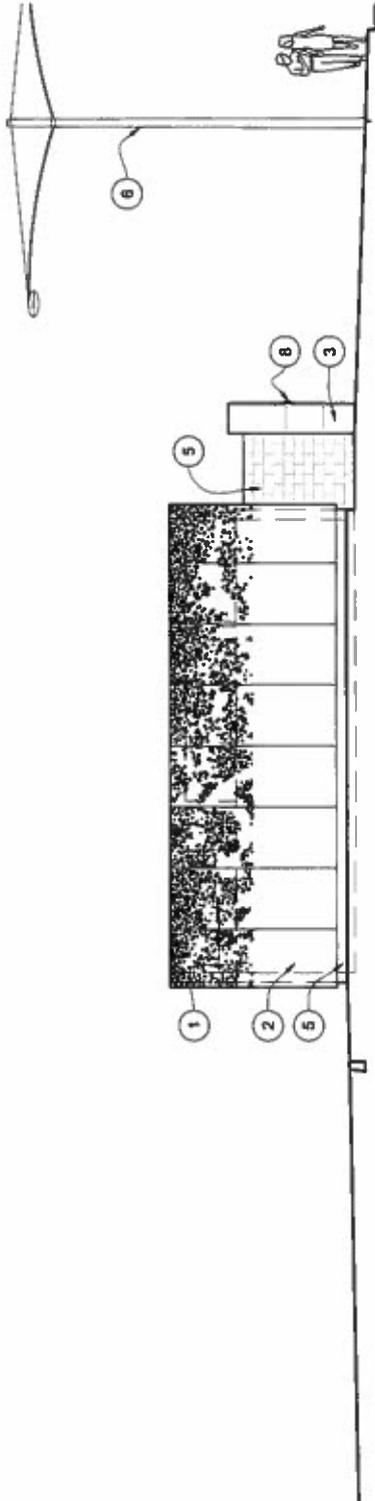
EAST ELEVATION
SCALE: 1/8" = 1'-0"



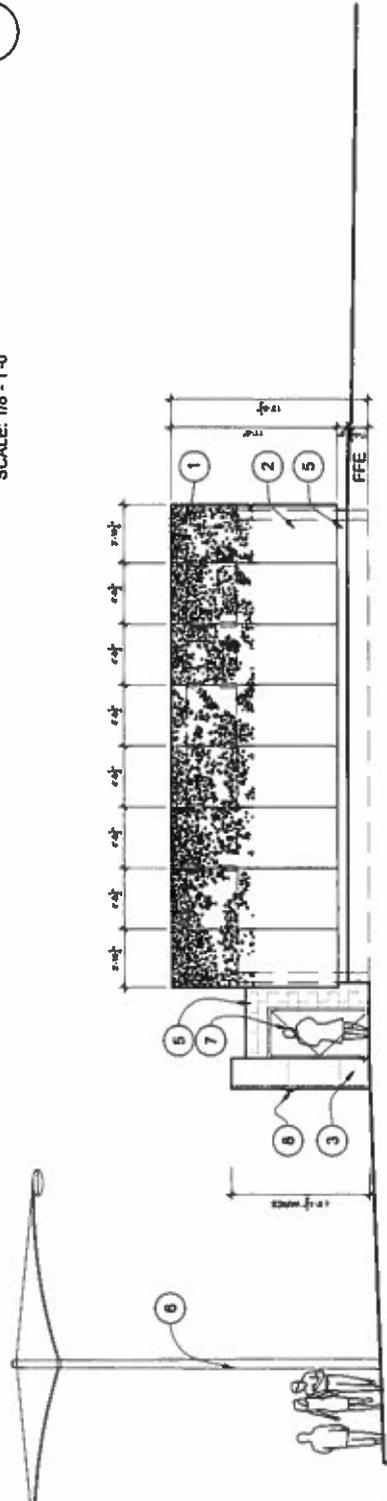
WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES:

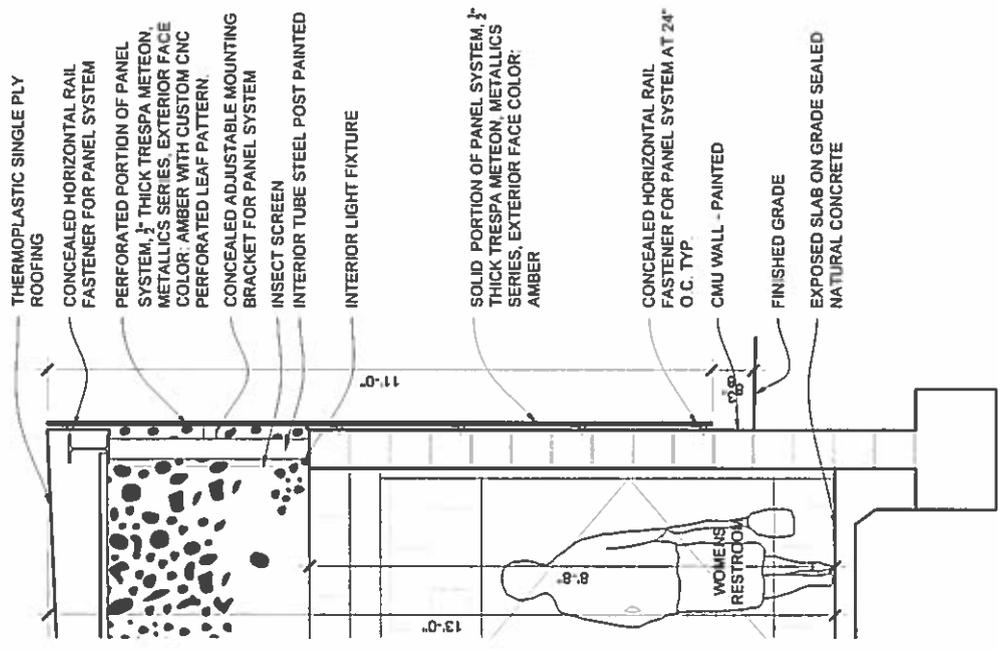
1. ARCHITECTURAL PANEL SYSTEM:
PERFORATED PORTION OF PANEL SYSTEM, 1/2" THICK TRESPA METEON, METALLICS SERIES, EXTERIOR FACE COLOR: AMBER WITH CUSTOM CNC PERFORATED LEAF PATTERN.
2. ARCHITECTURAL PANEL SYSTEM:
SOLID PORTION OF PANEL SYSTEM
3. NATURAL STONE VENEER
4. STONE PARAPET CAP
5. PAINTED CMU BLOCK WALL
6. EXISTING STREET LIGHT
7. SCHEDULED DOOR
8. STEEL STUD MOUNT LETTER SIGNAGE PAINTED TO MATCH ARCHITECTURAL PANELS



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

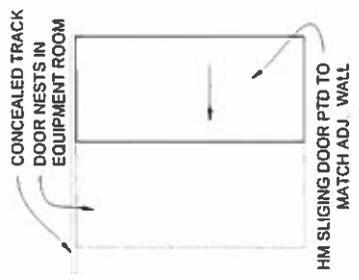


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

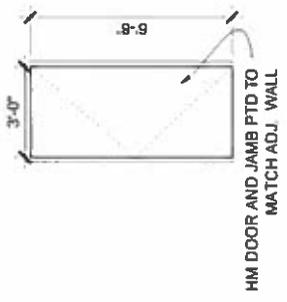


1

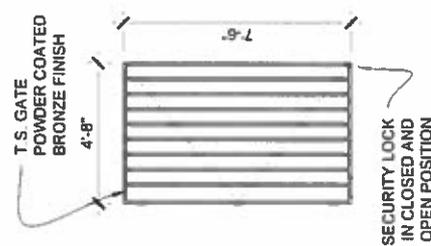
TYP. WALL SECTION I
SCALE: 1/2" = 1'-0"



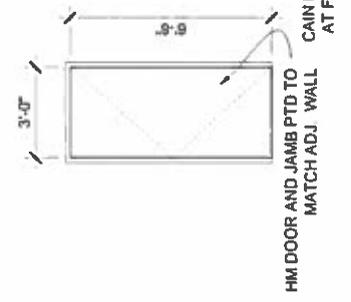
03



04



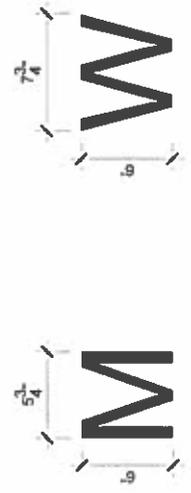
01



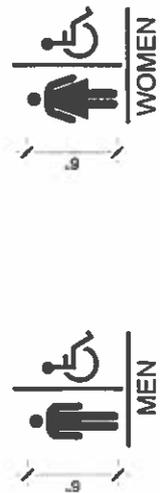
02

2

DOOR SCHEDULE
SCALE: 1/4" = 1'-0"



BUILDING SIGNAGE - METAL STUD MOUNTED POWDER COATED BRONZE FOR MEN'S AND WOMEN'S RESTROOMS



ADA WALL SIGNAGE WITH BLACK GRAPHICS ETCHED INTO METALLIC AMBER PANEL AT ENTRY VESTIBULE

3

SIGNAGE
SCALE: 1 1/2" = 1'-0"



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 10



IMAGE 11



IMAGE 12



IMAGE 13



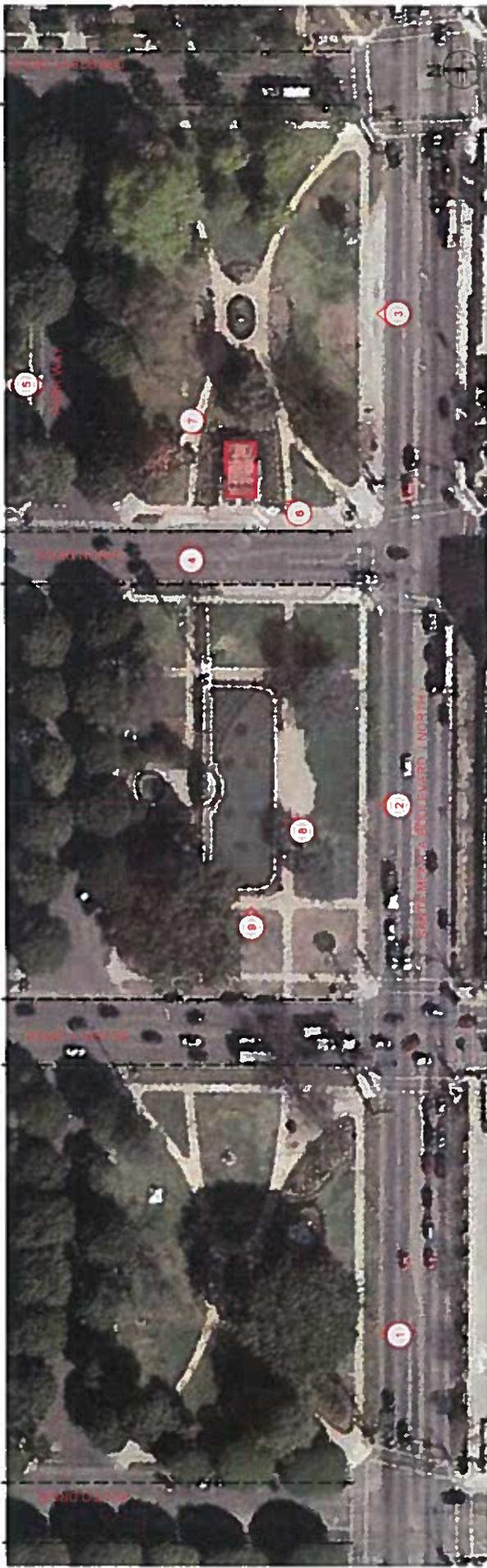
IMAGE 14



IMAGE 15



IMAGE 16



PROJECT TITLE:
SCALE:
JOB NO.
DATE:

BEVERLY GARDENS PARK RESTROOM FACILITY

A9
AS NOTED
1511900
10.05.16

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