

Attachment 5

Staff Report for June 18, 2014

Architectural Commission

Hearing



Architectural Commission Report

Meeting Date: Wednesday, June 18, 2014

Subject: **Waldorf Astoria
9876 Wilshire Boulevard**

Request for approval of the new Waldorf Astoria Hotel building. The City Council previously certified a Final Environmental Impact Report for the project on April 21, 2008 pursuant to the California Environmental Quality Act, and no further environmental review is required at this time. (PL1408652)

Project agent: Kent Warden – Alagem Capital

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

REPORT SUMMARY

The applicant is requesting review and approval of the building material and design for the new Waldorf Astoria Hotel building located at 9876 Wilshire Boulevard. The project landscape design and lighting will be presented to the Architectural Commission at a later date.

The hotel building utilizes a palate of materials including:

- Insulated clear vision glass;
- Clear tempered glass;
- Insulated clear glass;
- Lime stone;
- Painted Aluminum bronze;
- Bronze.

BACKGROUND

The new Waldorf Astoria building was approved as part of the Beverly Hills City Council's approval of the Beverly Hilton Specific Plan in 2008. The overall building envelope, including the location and distribution of buildings and open space on the site, is dictated by the Specific Plan. The Specific Plan calls for the building to be designed to reflect modern architecture design principles which honor the original Welton Becket architecture of The Beverly Hilton Wilshire Tower. Further it states "The architectural design shall reflect the California climate and indoor/outdoor living through extensive transparency, open balconies, and high degree of connectivity between the interior and exterior landscaped spaces."

Pursuant to the language set forth in the Specific Plan, "the final design, materials, and finishes of the buildings, and the proposed landscaping shall be subject to review and approval of the City's Architectural Commission." Accordingly, at this time the Architectural Commission is being asked to review the final design aesthetic, including the proposed building material palate. The landscaping plan

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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and lighting plan will be provided to the Architectural Commission at future hearing for review and approval, in keeping with the requirements of the Specific Plan.

With respect to signage within the Specific Plan Area, Section 4.7 of the Specific Plan states that “a uniform sign plan, satisfactory to the Director (the “Unified Sign Plan”) shall be prepared for the Specific Plan Area. The Unified Sign Plan shall encompass all exterior signage, including both permanent and temporary signs, and include locations of all new signage. The Director shall have the authority to approve or conditionally approve the Unified Sign Plan, and that decision shall be appealable to the Planning Commission. After approval of the Unified Sign Plan all signs that, in the determination of the Director, are consistent with the approved Unified Sign Plan, shall be issued a building permit without further discretionary review. The provisions of Title 10, Chapter 4 of the Municipal Code are not applicable to the Unified Sign Program.” In accordance with these provisions, signage for the project is not subject to review and approval by the Architectural Commission at this time, as a Unified Sign Plan will be submitted to the Director at a later date for consideration.

URBAN DESIGN ANALYSIS

The proposed building represents a sleek, streamlined, and elegant design aesthetic and the building sits on the site well. The building material palate choice is appropriate and sophisticated while the overall use of the balconies on the site creates integral shading and contributes to an energy efficient design while creating indoor/outdoor living reflecting the California climate as required by the Specific Plan.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code, including the associated Specific Plan as is the case of the Waldorf Astoria hotel. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur prior to the issuance of a building permit. The applicant has been advised that changes during review may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate. In the event that any condition imposed by the Architectural Commission is in conflict with the adopted Specific Plan, Development Agreement or other applicable entitlements, those provisions shall prevail.

ENVIRONMENTAL ASSESSMENT

On April 21, 2008 the City Council adopted Resolution No. 08-R-12600, which certified a Final Environmental Impact Report for the project. The subject resolution was adopted in accordance with the provisions of the California Environmental Quality Act, and the City Council made environmental findings and adopted a statement of overriding considerations for the project. The Final Environmental Impact Report encompasses all aspects of the Specific Plan, including Architectural Review. Accordingly, no new environmental assessment is required at this time, and the Architectural Commission may rely on the Final Environmental Impact Report in its review of the project.



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PUBLIC OUTREACH AND NOTIFICATION

The project was previously reviewed at numerous public hearings before the Planning Commission and City Council as part of the approval of the Specific Plan adoption process. The Architectural Commission's review of the project constitutes a public hearing and any interested individuals may attend the hearing and offer comments on the project. Agenda notice of the hearing was posted at the City of Beverly Hills Public Library and online on the City's website.



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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:

Consistent with the Beverly Hilton Specific Plan, new, approximately 214,238 square foot, 12-story hotel to replace existing surface parking lot and single-story structure to be demolished. The new five-star hotel contains 170 guest rooms and restaurant, function, and guest serving spaces and uses. Building exterior materials include stone and curtain wall glass with aluminum mullions, as shown on the accompanying plans and materials board.

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: Beverly Hilton Specific Plan

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

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

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: Welton Becket

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 | Not applicable | | | | NOTE: Under Beverly Hills Specific Plan, signage to be reviewed by Director of Community Development. (See Specific Plan Sec. 4.7.) |
| 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: Lamira Limestone
Texture /Finish: Honed
Color / Transparency: Cream

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

Material: Insulated glazing Unit with painted aluminum mullions (Curtain Wall System)
Texture /Finish:
Color / Transparency: Viracon VE1-2M

ROOF

Material: Concrete paver on pedestal system
Texture /Finish: Trowel
Color / Transparency: Light grey

COLUMNS

Material: Bronze (at entry lobby only)
Texture /Finish: Metal
Color / Transparency: Bronze

BALCONIES & RAILINGS

Material: Laminated Glass
Texture /Finish:
Color / Transparency: Clear

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: Bronze (at entry)
Texture /Finish: Metal
Color / Transparency: Bronze

DOWNPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: To be provided
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

The project's landscaping will be separately presented to the Architectural Review Commission for its review.

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.**

Located at the intersection of the two most important boulevards in Beverly Hills, the building provides an iconic landmark for the city. The hotel is designed to make guests and visitors feel welcome, that their arrival has been anticipated and that they are embarking on an experience in Beverly Hills of utmost, world-class luxury and relaxation. The building's exterior design allows for great city, mountain and park system views with the rooftop and every guestroom providing terraces filled with natural light and taking advantage of Southern California's year-round, Mediterranean climate.

- 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 building envelope consists of curtain wall systems, window wall systems, and metal stud framed walls with mechanically fastened stone panels on the exterior. All glazing surfaces will consist of 1" thick insulated glazing units to minimize solar heat gain and exterior noise. All solid walls will be constructed of metal stud framing, with dense glass, insulation and sheathing.

- 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 building's world-class architectural design respects its legendary location. Curving white stone and intricate ornamentation signify the hotel's clean, contemporary design which draws its inspiration from the rich history of California's streamline moderne style. The Waldorf Astoria Beverly Hills' design with its elegant lines, smooth stone surfaces, polished metals, and sleek glass will be a unique compliment and iconic addition to The Beverly Hilton's mid-century architecture.

- 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.**

On April 29, 2008, the City Council adopted the Beverly Hilton Specific Plan for the overall Beverly Hilton site. The BH Specific Plan was found to be consistent with the General Plan as amended for the reasons more fully set forth in Section 5.2 of the Specific Plan, which are incorporated herein by reference. The proposed Waldorf Astoria hotel at the location proposed would implement the East Luxury Hotel provisions in the BH Specific Plan. Specifically, the Waldorf Astoria hotel will "enhance the exceptional qualities of Beverly Hills by adding a luxury branded hotel and hotel amenities to the City."

- 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 hotel is consistent with the East Luxury Hotel provisions in Sec. 4.9.F of the BH Specific Plan. The hotel will be located at the intersection of Wilshire and Santa Monica Blvds., will be set back approx. 30' from Wilshire Blvd., is designed to reflect modern architecture design principles that honor the original Welton Becket architecture of The Beverly Hilton Wilshire Tower, and reflects the California climate and indoor /outdoor living through extensive transparency, open balconies and high degree of connectivity between the interior and exterior landscaped spaces. It is substantially consistent with Specific Plan Fig. 20A.

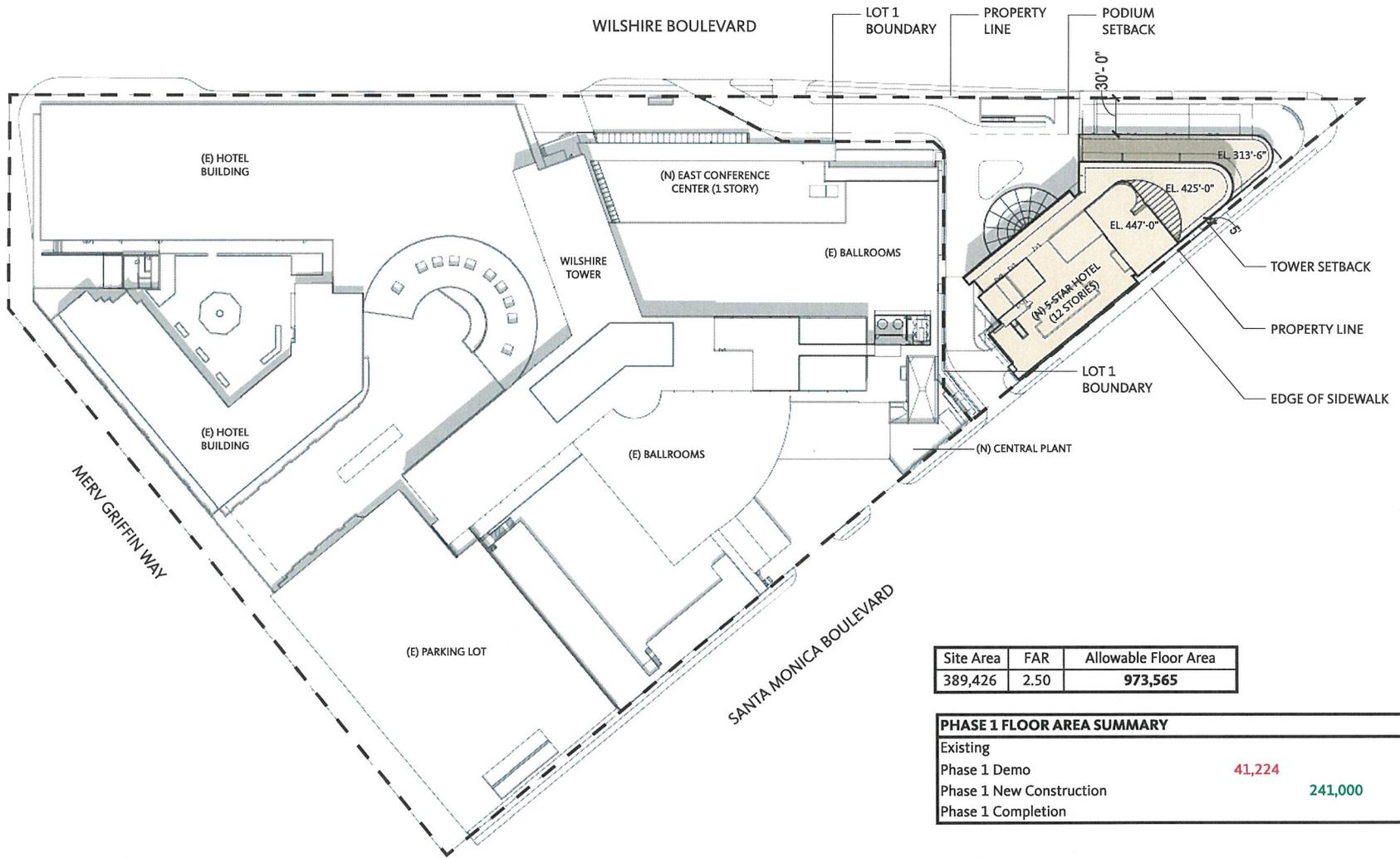


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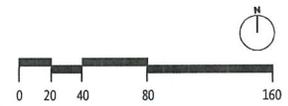
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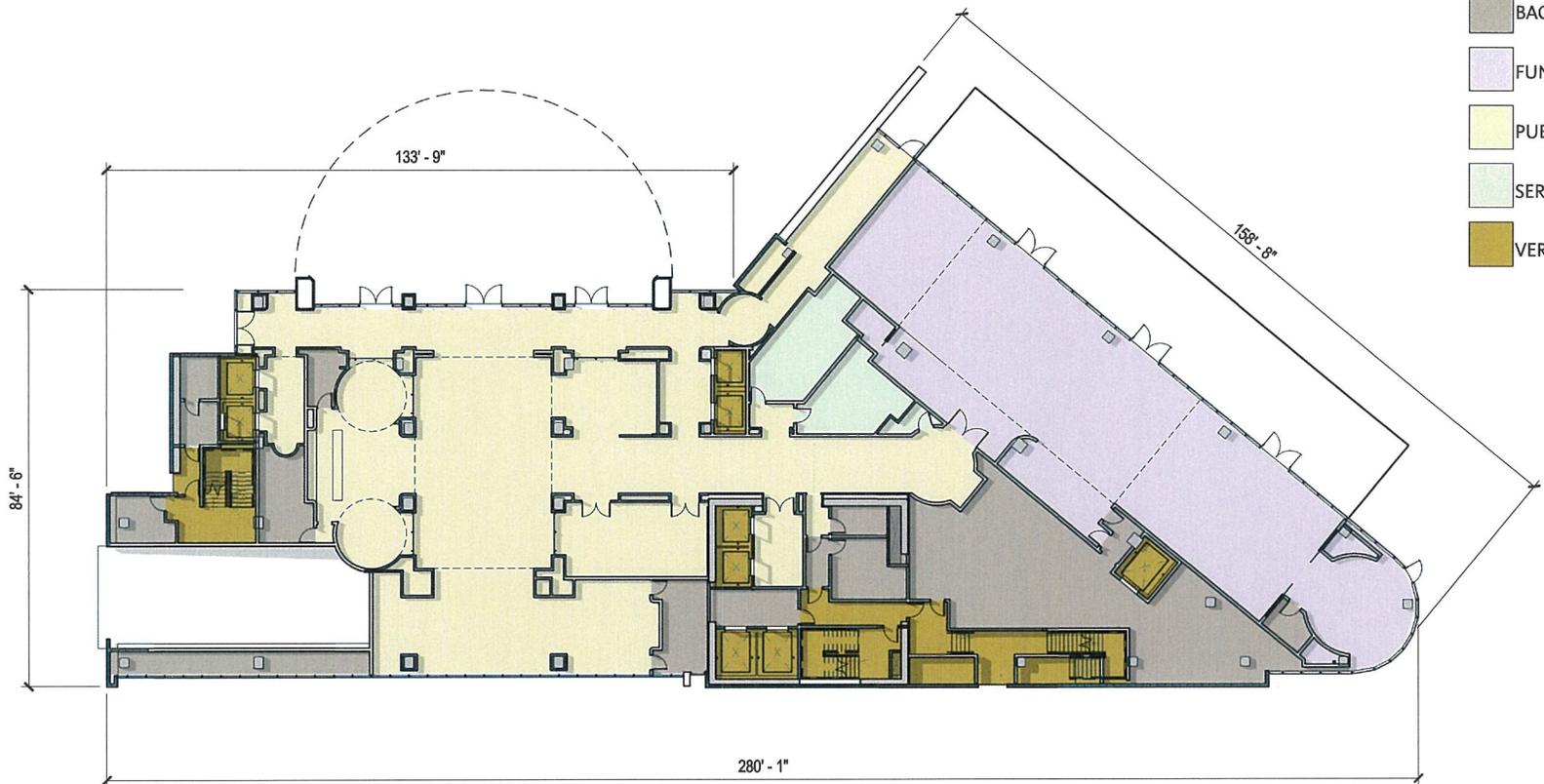
Attachment B:
Project Design Plans



| Site Area | FAR | Allowable Floor Area |
|-----------|------|----------------------|
| 389,426 | 2.50 | 973,565 |

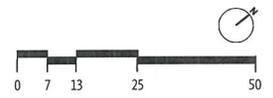
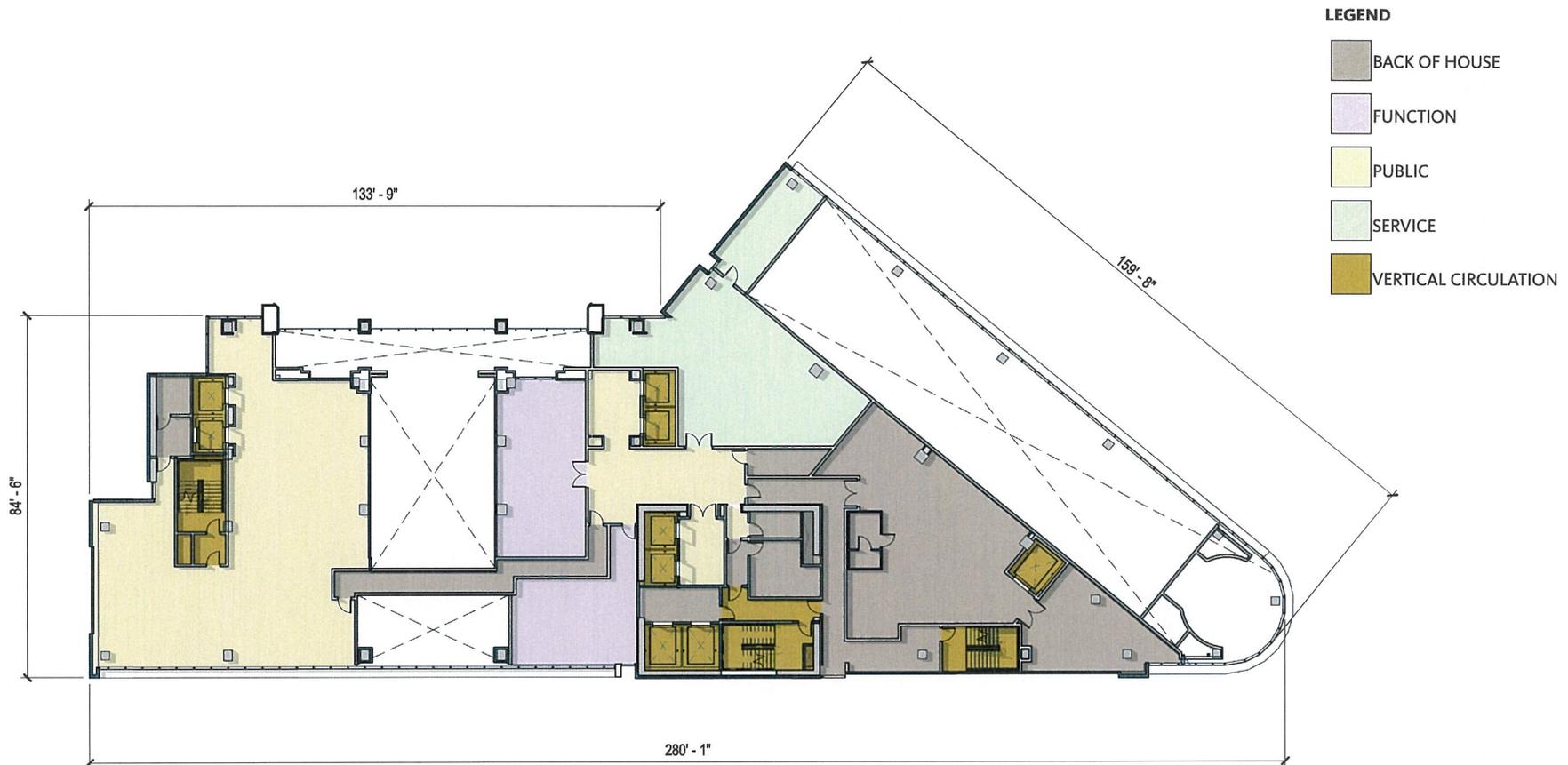
| PHASE 1 FLOOR AREA SUMMARY | | |
|----------------------------|--------|---------|
| Existing | | 543,537 |
| Phase 1 Demo | 41,224 | |
| Phase 1 New Construction | | 241,000 |
| Phase 1 Completion | | 743,313 |

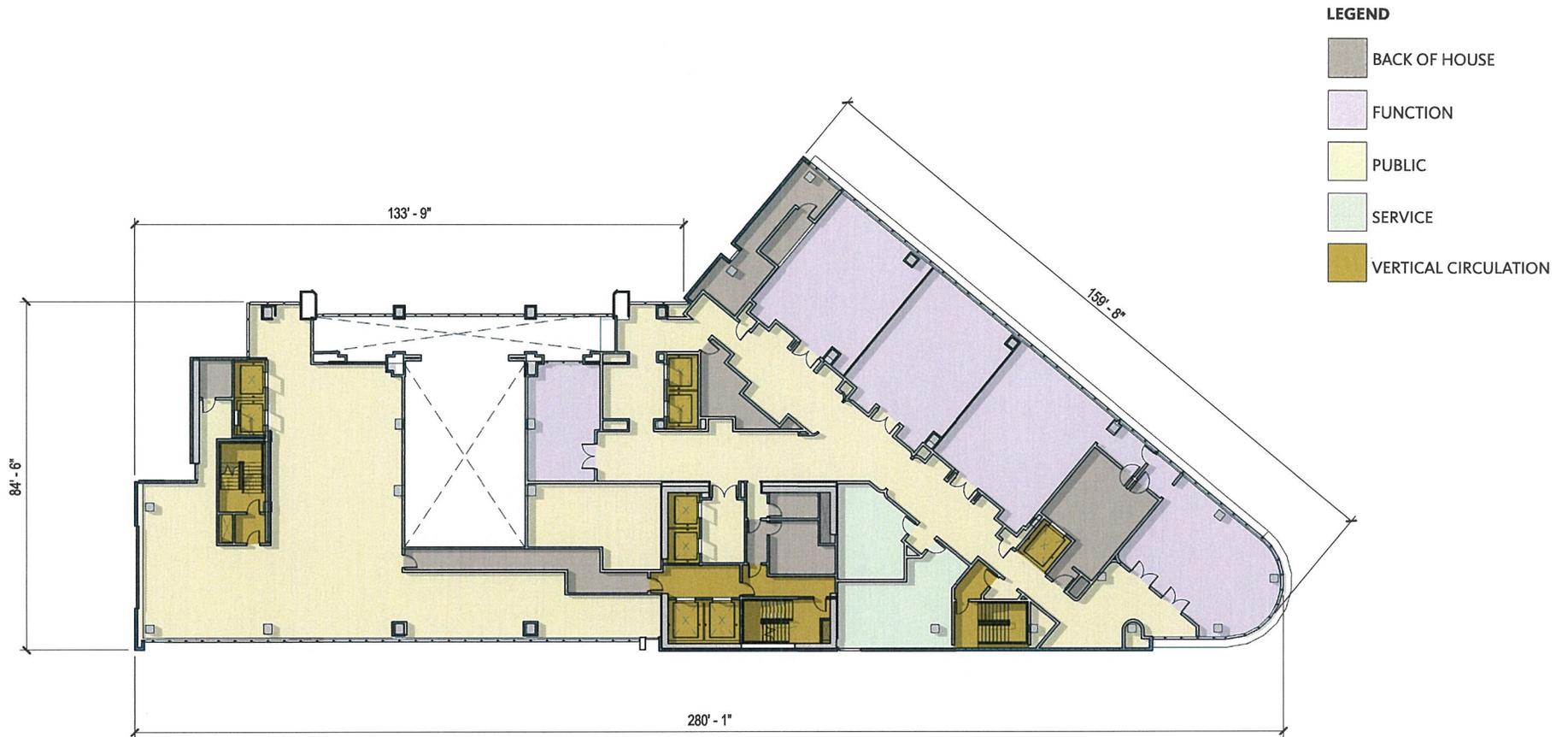




- LEGEND**
- BACK OF HOUSE
 - FUNCTION
 - PUBLIC
 - SERVICE
 - VERTICAL CIRCULATION

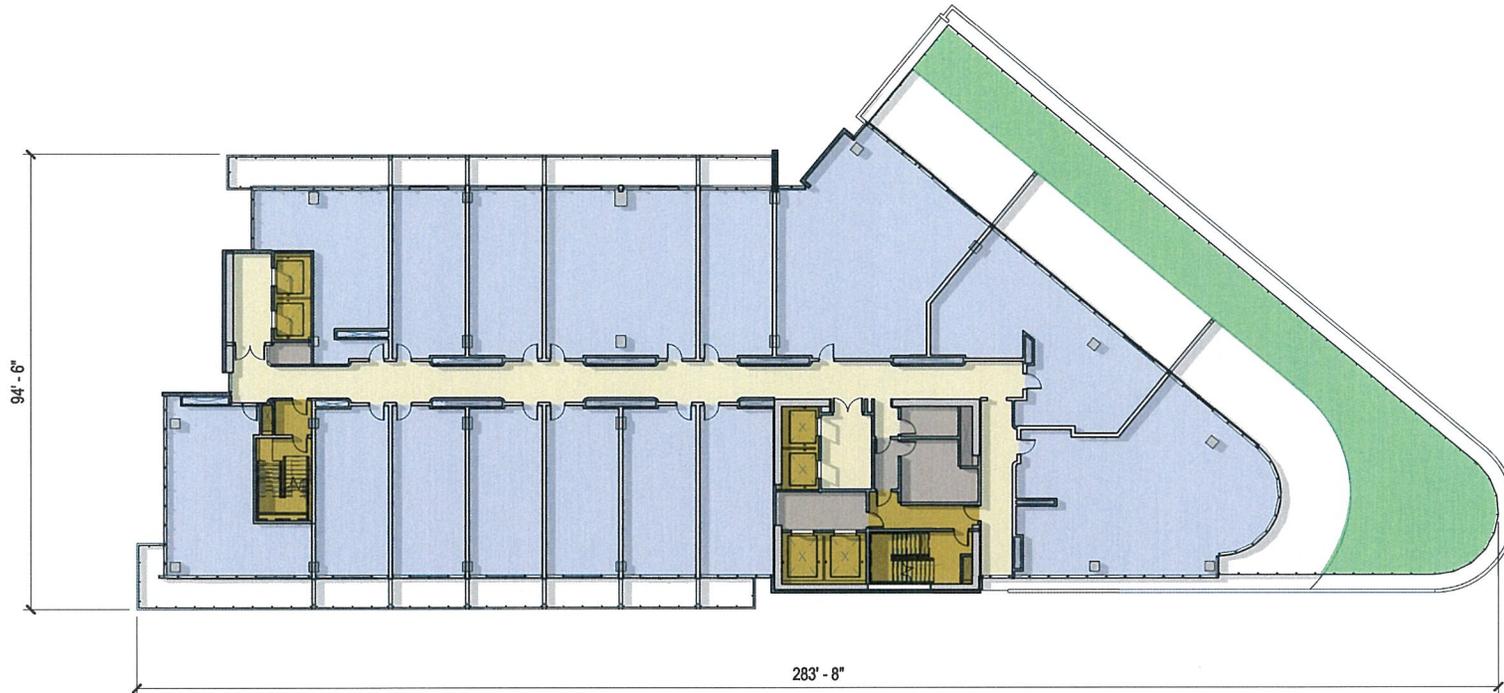






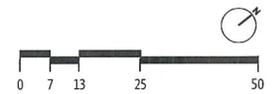
- LEGEND**
- BACK OF HOUSE
 - FUNCTION
 - PUBLIC
 - SERVICE
 - VERTICAL CIRCULATION

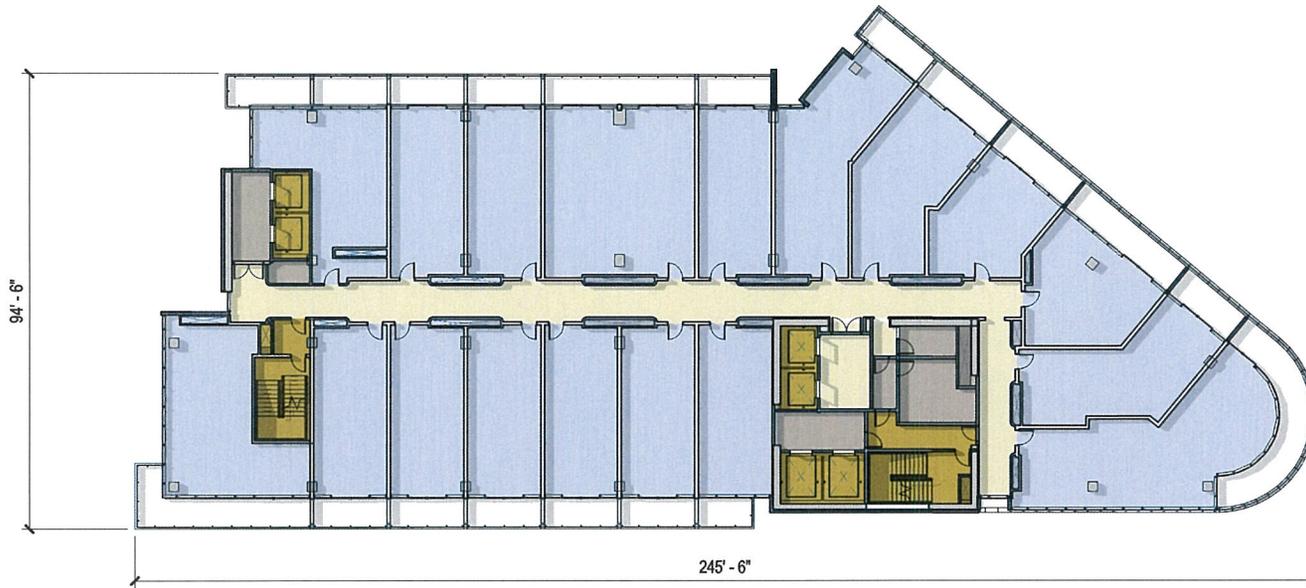




LEGEND

- BACK OF HOUSE
- GUESTROOM
- PUBLIC
- VERTICAL CIRCULATION
- PLANTING

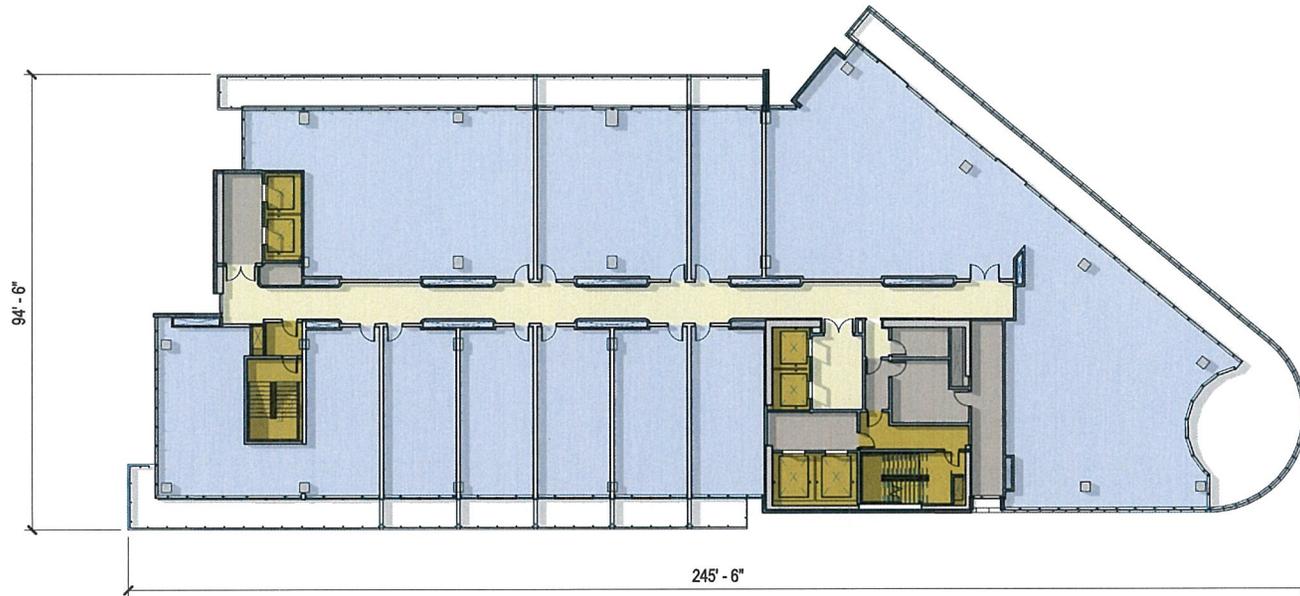




LEGEND

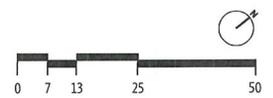
- BACK OF HOUSE
- GUESTROOM
- PUBLIC
- VERTICAL CIRCULATION

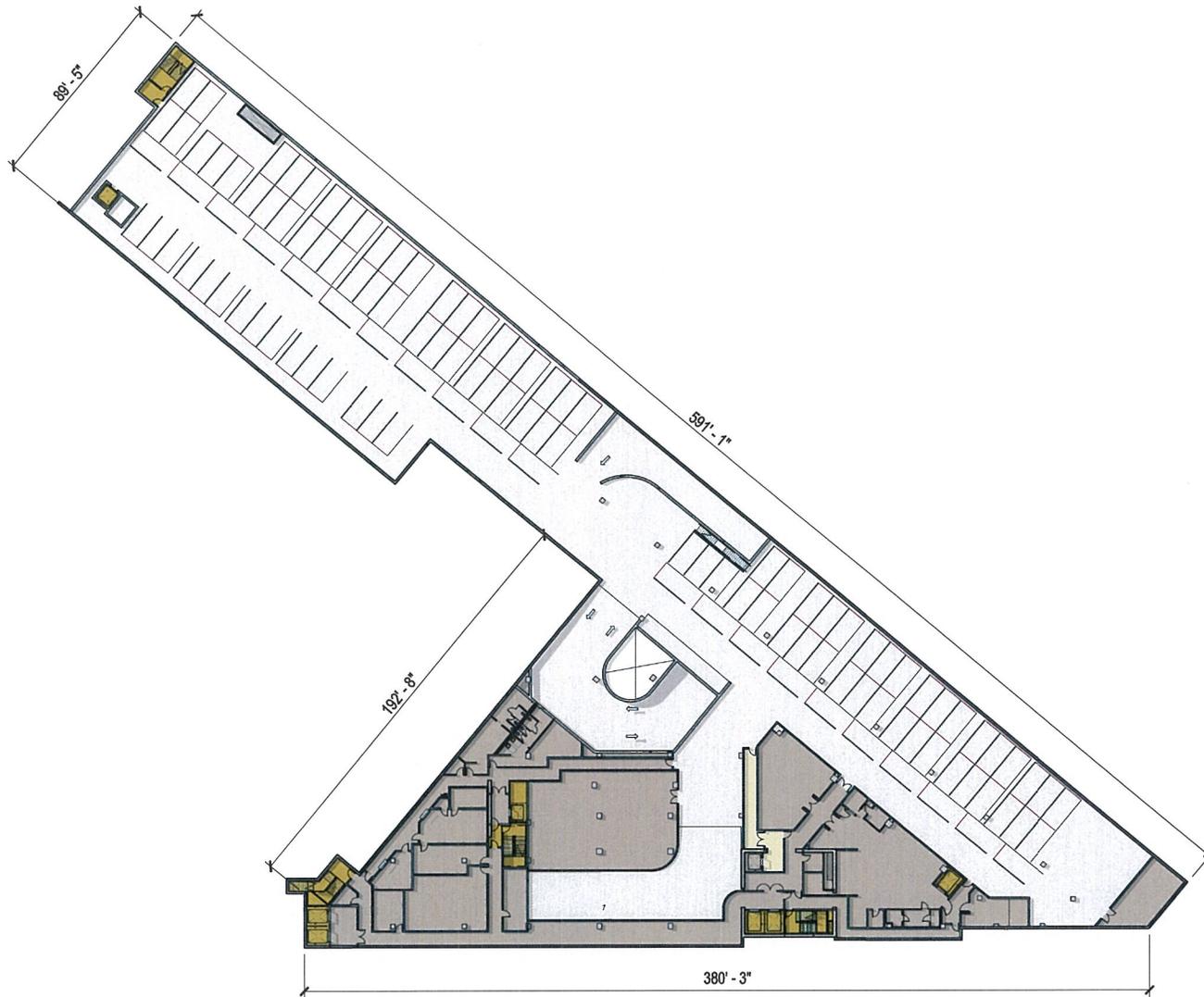




LEGEND

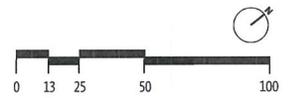
- BACK OF HOUSE
- GUESTROOM
- PUBLIC
- VERTICAL CIRCULATION

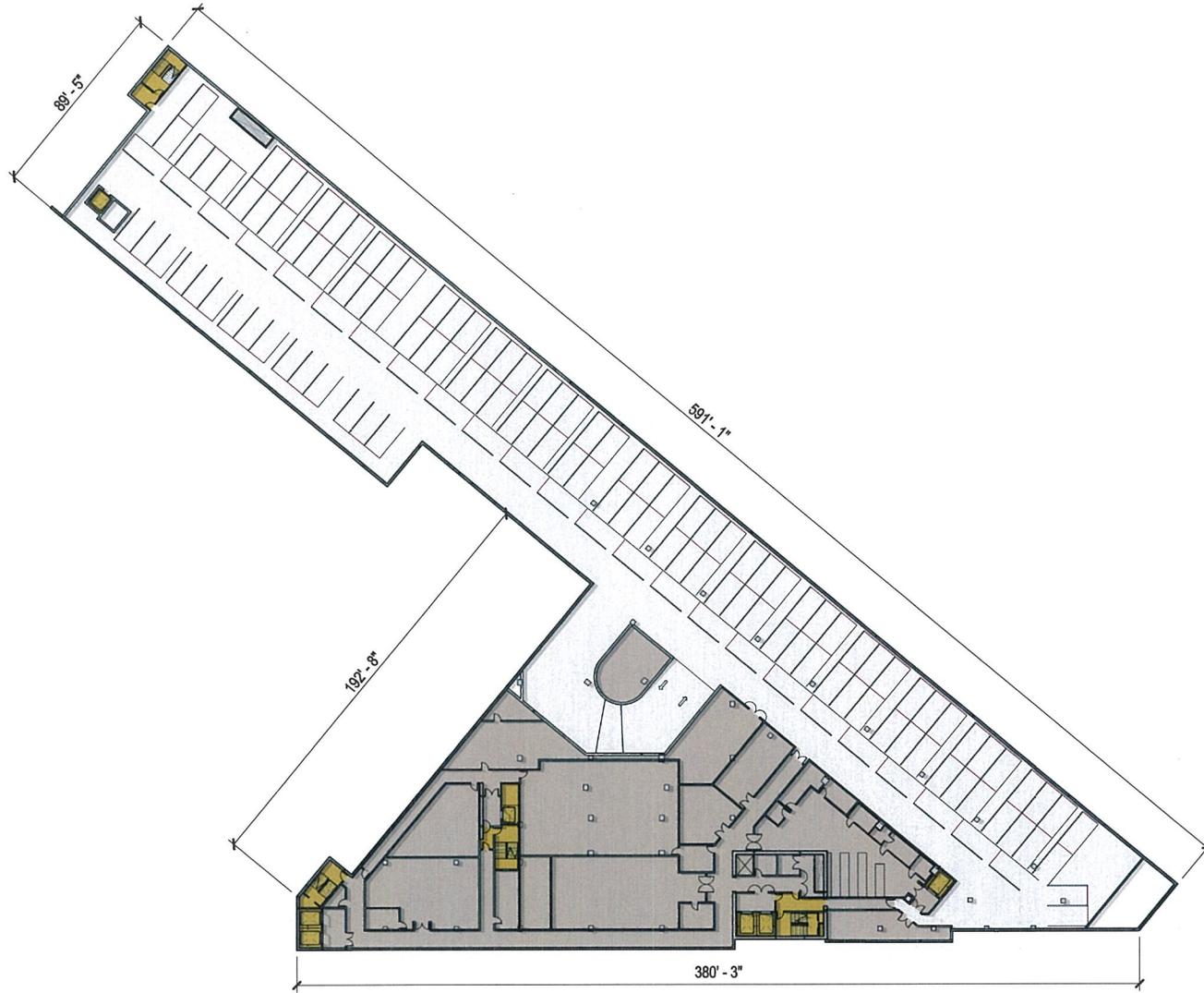




LEGEND

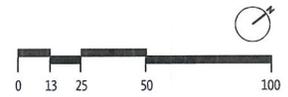
-  BACK OF HOUSE
-  PARKING
-  PUBLIC
-  VERTICAL CIRCULATION

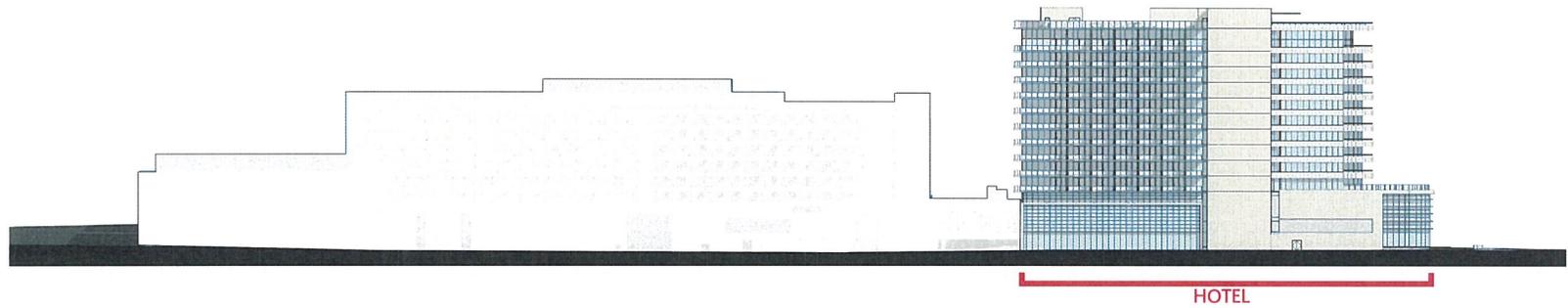




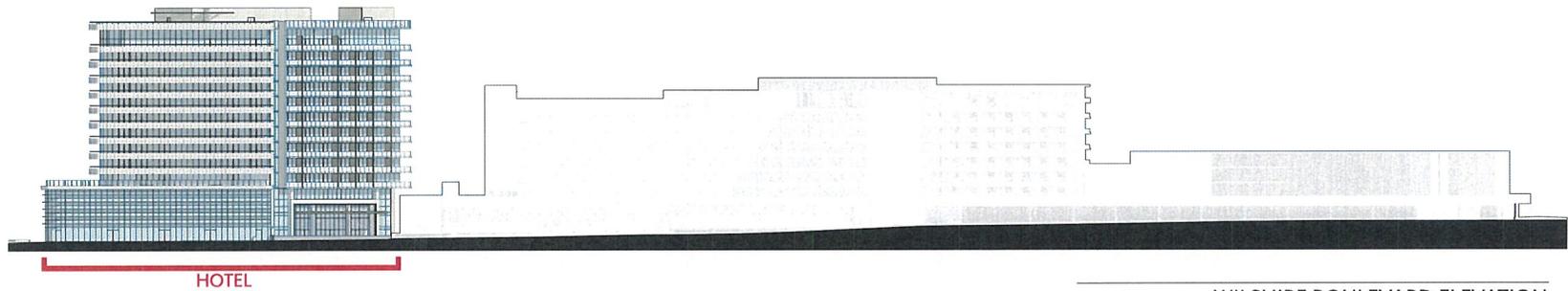
LEGEND

- BACK OF HOUSE
- PARKING
- VERTICAL CIRCULATION



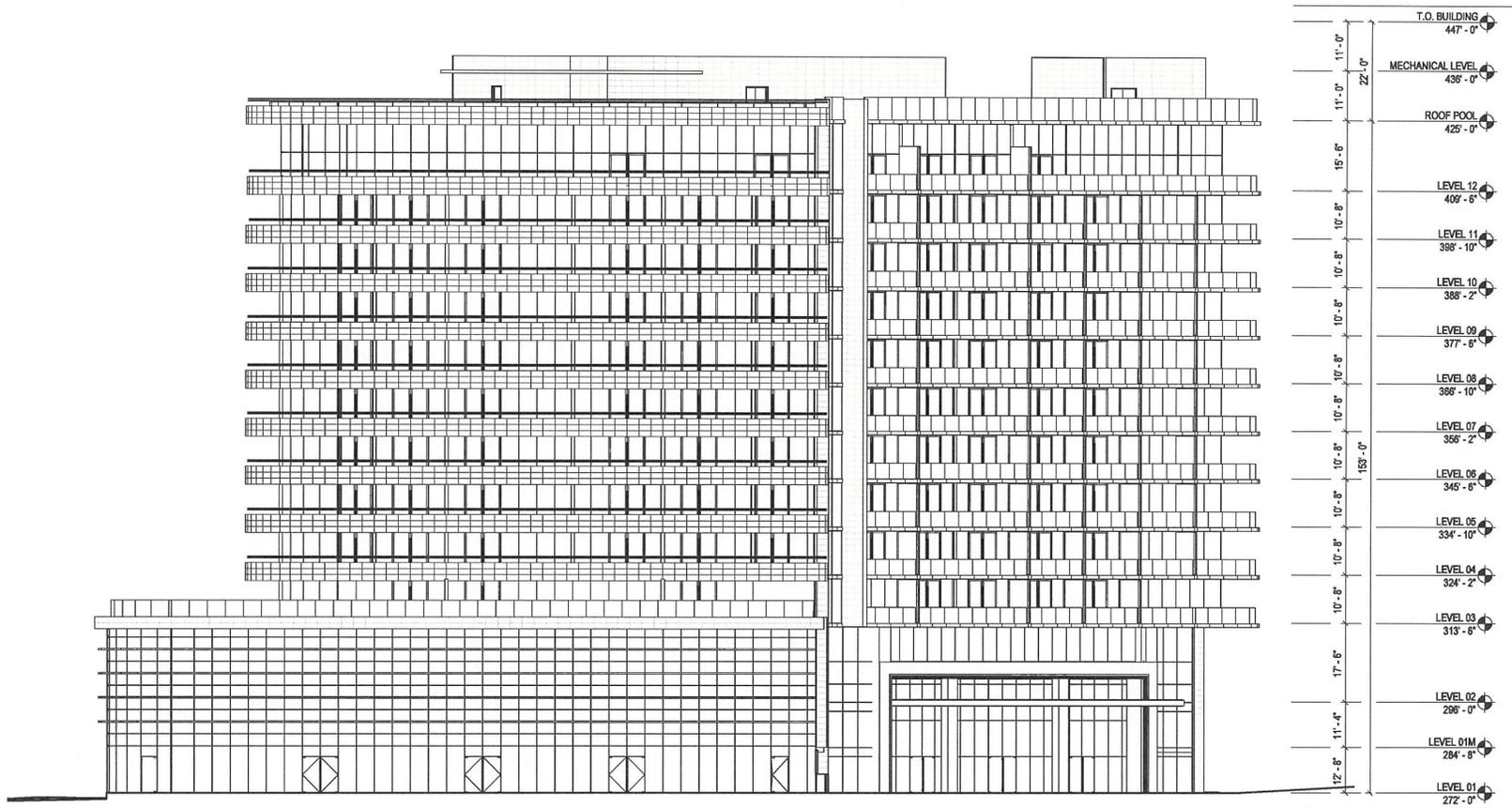


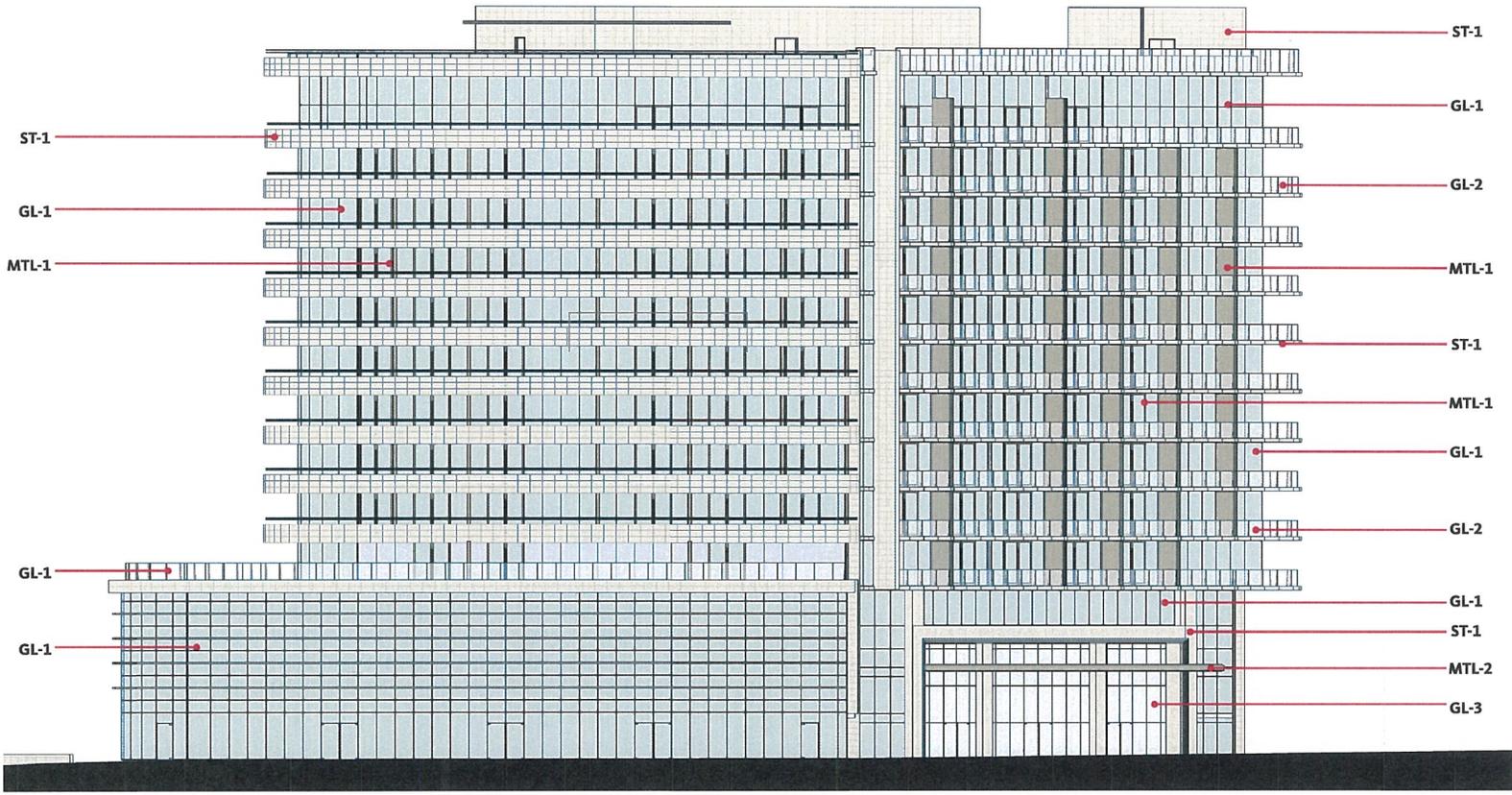
SANTA MONICA BOULEVARD ELEVATION



WILSHIRE BOULEVARD ELEVATION



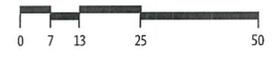
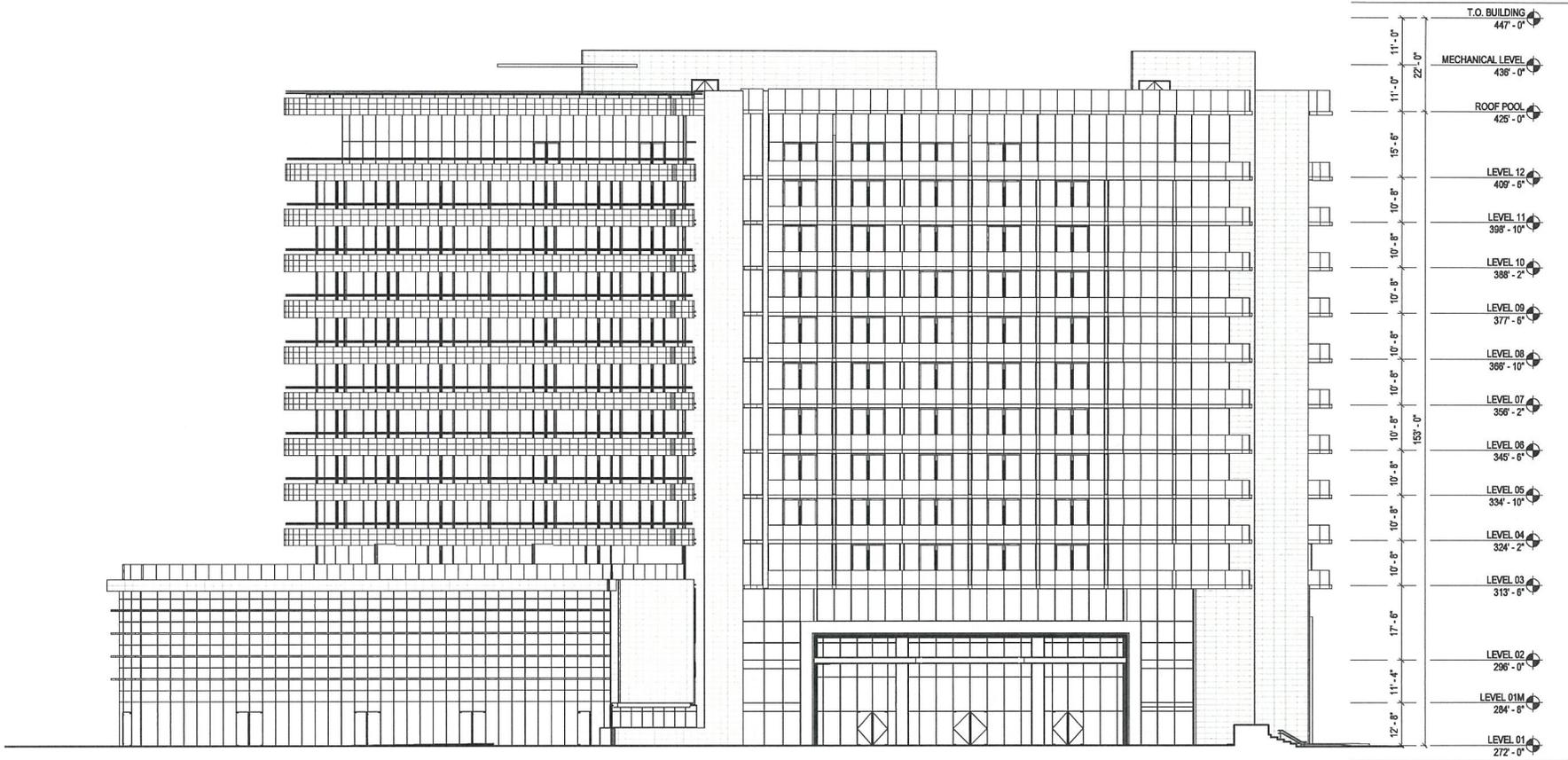


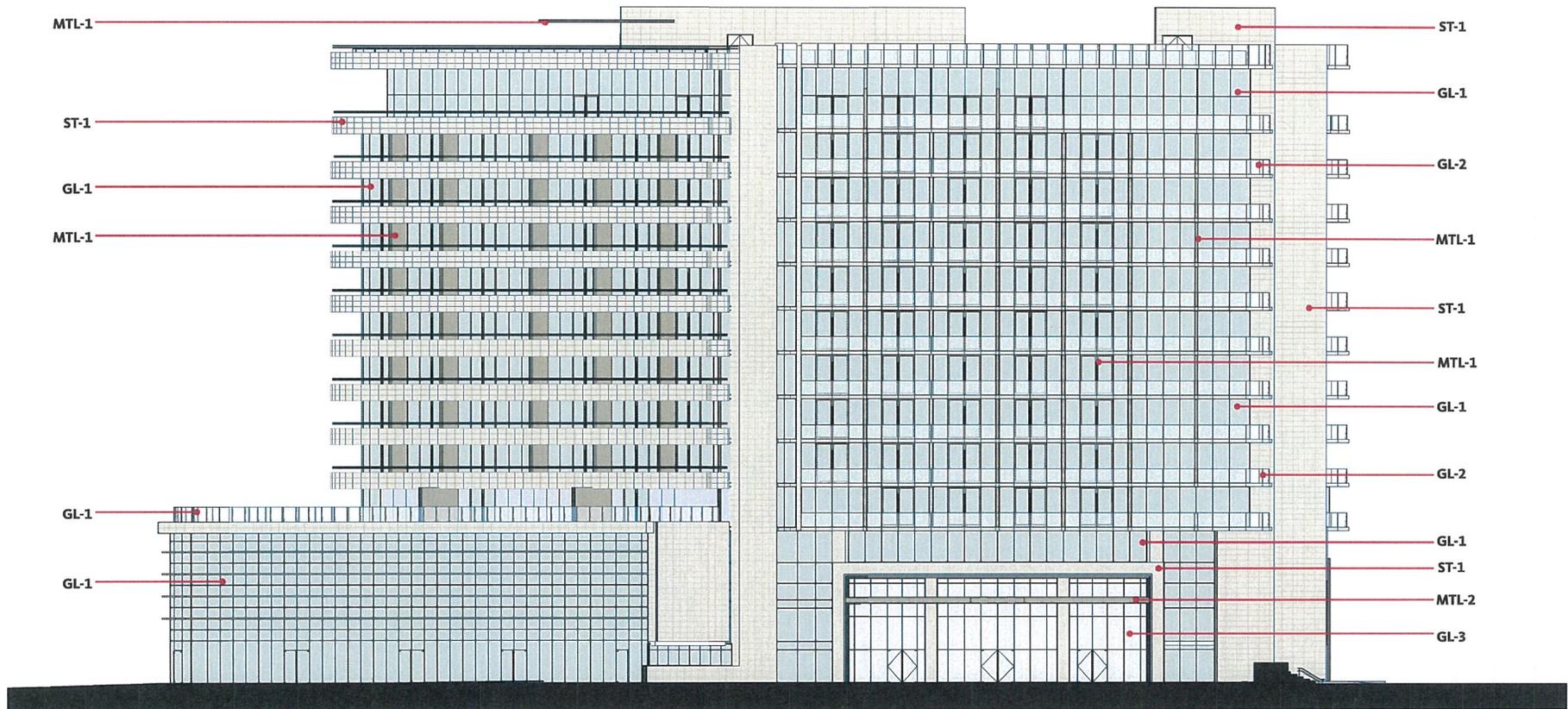


MATERIAL LEGEND

- GL-1** INSULATED VISION GLASS
- GL-2** CLEAR TEMPERED GLASS
- GL-3** INSULATED CLEAR GLASS
- ST-1** LIME STONE
- MTL-1** PAINTED ALUMINUM (BRONZE)
- MTL-2** BRONZE



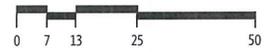
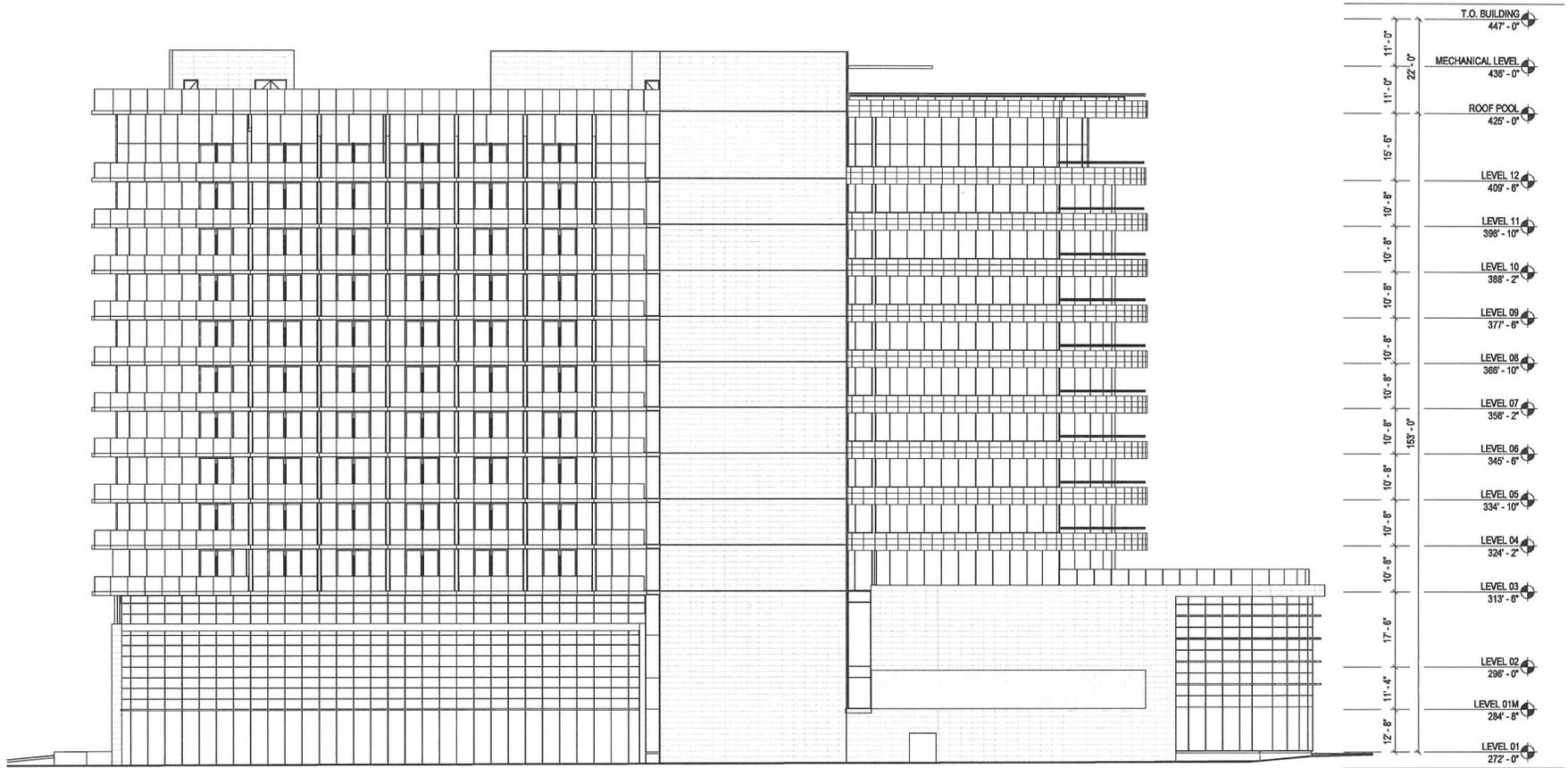


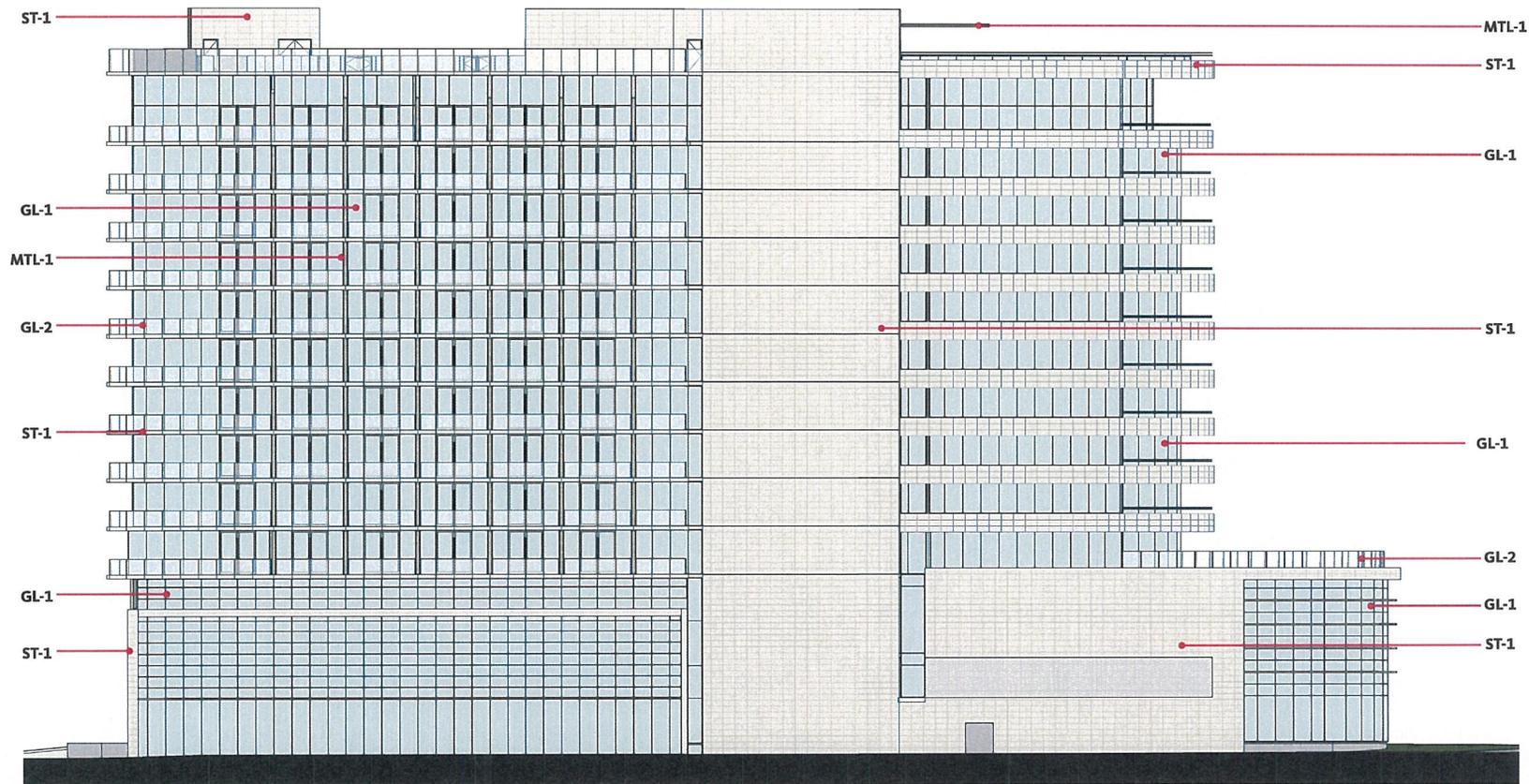


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- GL-3** INSULATED CLEAR GLASS
- ST-1** LIME STONE
- MTL-1** PAINTED ALUMINUM (BRONZE)
- MTL-2** BRONZE



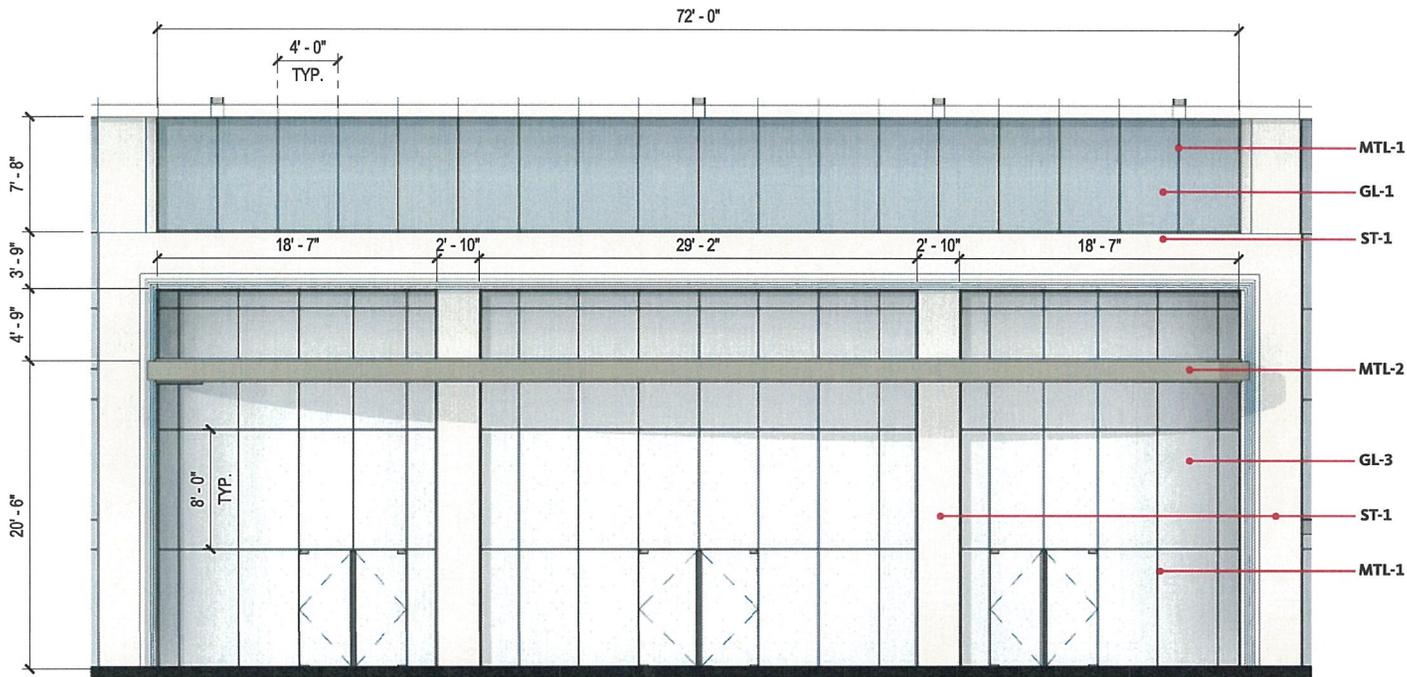




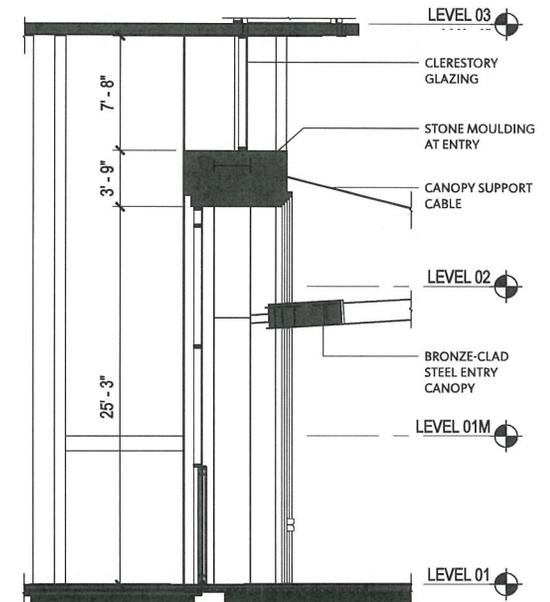
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- MTL-2** BRONZE

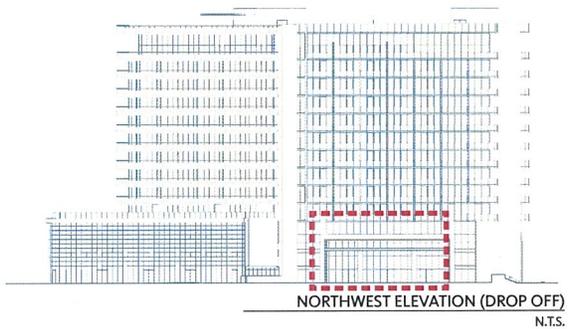




ENTRY LOBBY ELEVATION
1/8" = 1'-0"



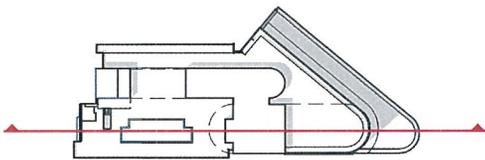
ENTRY LOBBY SECTION
1/8" = 1'-0"



MATERIAL LEGEND

| | | | |
|-------------|------------------------|--------------|---------------------------|
| GL-1 | INSULATED VISION GLASS | MTL-1 | PAINTED ALUMINUM (BRONZE) |
| GL-2 | CLEAR TEMPERED GLASS | MTL-2 | BRONZE |
| GL-3 | INSULATED CLEAR GLASS | | |
| ST-1 | LIME STONE | | |





KEY PLAN
1:100 SCALE

EAST / WEST OVERALL BUILDING SECTION











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Attachment C:

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR APPROVAL OF A NEW HOTEL FOR THE PROPERTY LOCATED AT 9876 WILSHIRE BOULEVARD (PL1408652 – WALDORF ASTORIA HOTEL).

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

Section 1. Kent Warden, agent, on behalf of the property owner, Oasis West Realty, LLC, and the tenant, Waldorf Astoria Hotel (Collectively the “Applicant”), has applied for architectural approval of a new hotel building for the property located at 9876 Wilshire Boulevard.

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 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. On April 21, 2008 the City Council adopted Resolution No. 08-R-12600, which certified a Final Environmental Impact Report for the project. The subject resolution was adopted in

accordance with the provisions of the California Environmental Quality Act, and the City Council made environmental findings and adopted a statement of overriding considerations for the project. The Final Environmental Impact Report encompasses all aspects of the Specific Plan and development of the project, including Architectural Review. Accordingly, no new environmental assessment is required at this time, and the Architectural Commission relied on the Final Environmental Impact Report in its review of the project.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **June 18, 2014** 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, complaint 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. Lighting plans and landscape plans shall be submitted to the Architectural Commission for review and approval.
2. The Architectural Commission approval granted by this resolution is specific to the final design aesthetic and building material palate only, and shall not be construed to constitute approval of building massing, siting, height, floor area, or any other project aspects controlled by the Specific Plan, Development Agreement, and the ordinances and resolutions adopted by the City Council for the project. In the event that the Architectural Commission’s approval is found to be in conflict with any of the requirements of the Specific Plan, Development Agreement, or the ordinances and resolutions adopted by the City Council, the requirements of the Specific Plan, Development Agreement, and ordinances and resolutions adopted by the City Council shall prevail.

Standard Conditions

3. **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.

4. **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.
5. **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.
6. **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.
7. **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.
8. **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.
9. **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.

10. **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: **June 18, 2014**

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission