



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Architectural Commission  
Meeting of April 21, 2010**

**TO:** Architectural Commission

**FROM:** Rita Naziri, Senior Planner

**SUBJECT: PL 1008281– Beverly Wilshire Office Building**  
231 North Beverly Drive  
Landscape Plan

**PROJECT INFORMATION**

<b>Applicant / Owner</b>	Konstanze Valdez of Gensler
<b>Address</b>	231 North Beverly Drive
<b>Project Name</b>	Beverly Wilshire Office Building
<b>Project Type</b>	Landscape Plan

**BACKGROUND**

The project site is located at 231-265 North Beverly Drive in the City's Business Triangle. The project is a 6-story commercial building which is under construction at this time. On January 9, 2008, the project plans were approved by the Architectural Commission that included exterior finishes and preliminary landscape plans. The Architectural Commission approval was subject to several conditions of approval including exterior finishes and a detailed landscape plan to be returned to the Commission for review at a later date.

The original plans included a preliminary landscape plan with exterior finishes for the terrace and planters. The applicant is proposing a landscape plan detailing the final planting materials at this time.

**PROJECT ELEMENTS**

The Project consists of six stories and 88 feet in height. The building is constructed of structural steel over a subterranean parking garage. The building design is a modern architectural style with terraces on second and fifth floor. On January 9, 2008, the Architectural Commission approved the project exterior finishes and materials including a PRELIMINARY landscape plan that contained plant species and hardscape finishes for the second floor. As proposed, the landscape zones are provided on the open

terraces on the second floor, facing Beverly Drive and the alley. The approved plans illustrate black glass cullet finish for planters and stone paving for the terrace surface on the second floor. The project was conditioned to provide a detailed landscape plan and return to the Architectural Commission for final review. The following species and materials are proposed at this time:

1. Sagina Subulata & Aurera, Irish and Scotch Moss, 4" O.C/ 2" Square Plug
2. Phyllusstachys Bambusoides, Giant Timber Bamboo 36" Box, 36" O.C. 53 Plants
3. River Rock
4. Podocarpus Gracilior, Fern Pine, 30" box, 5 trees
5. Festuca Ruba, Red Fescue Mix, Sod mix

The landscape plan dated April 6, 2010 notes that all exterior finishes regarding the terrace surface and planters will be provided by the future tenant as part of tenant improvement plan.

## **CRITERIA**

Pursuant to Municipal Code Section 3-3010 the Architectural Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of the following criteria:

***(a) The plan for the proposed building or structure is in conformity with good taste and good design and in general contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.***

The building design reflects a modern design theme that includes materials and finishes such as combination of glass materials in a specific pattern with metallic silver-blue metal fin accent. The proposed landscape plan is proposed on the second floor terraces which does not have street presence, but will complement the building design. The applicant is noting that the terrace finishes would be completed as part of tenant improvements at a later date, while such finishes have been already received approval by the Architectural Commission. If the applicant is planning to modify the surface materials, it is recommended that these modifications be reviewed and approved by the Architectural Commission prior to issuance of a certificate of occupancy. Therefore, as conditioned, the landscape plan is in conformity with good taste and design, and generally contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

***(b) The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise,***

***vibrations, and other factors which may tend to make the environment less desirable.***

An Environmental Impact Report was prepared for this project which studied the aesthetics impacts of the project, including the proposed exterior finishes and landscape plan. No mitigation for aesthetic impacts was required. Therefore, as conditioned, the proposed building would not make the environment less desirable.

***(c) The proposed building is not in its exterior design and appearance of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.***

The proposed building will provide a rich visual and pedestrian experience characteristic for the Business Triangle. The proposed materials for construction of the project in general meet the proposed architectural style of the project. As conditioned, the proposed landscape plan appears to complement the project design; therefore, the proposal landscape appears to be in keeping with the quality of materials of the surrounding development and would not cause the nature of the environment to materially depreciate in appearance or value.

***(d) The proposed building or structure is in harmony with the proposed developments on land in the General area, with the General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.***

As conditioned, the proposed landscape plan presents no tangible or implied matter that would be in opposition with the harmony of the proposed development in the area, with the General Plan for Beverly Hills and with any precise plans adopted pursuant to the General Plan an amended.

***(e) The proposed building or structure is in conformity with the standards of this Code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.***

As conditioned, the proposed landscape plan is required to be in conformity with the standards of the Beverly Hills Municipal Code and other applicable laws.

## **RECOMMENDATION**

Based on the foregoing criteria and pending the information and conclusions that may result from testimony received during the Architectural Commission deliberations, staff recommends the Architectural Commission approves the proposal subject to the following condition that:

1. The exterior finishes including the terrace surface and planter finishes shall be reviewed and approved by the Architectural Commissions. Such finishes shall be installed prior to issuance of certificate of occupancy.
2. The proposed irrigation system for landscape plan shall be reviewed by the Building and Safety Division.
3. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.

  
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Rita Naziri