



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of June 16, 2010**

TO: Architectural Commission

FROM: Georgana Millican, Associate Planner

SUBJECT: **447 North Doheny Drive**
La Terrace, a 22-Unit Condominium Project
Revised landscape plans, exterior colors, exterior lighting and signage
(PL 0662126)

PROJECT INFORMATION

Applicant/Owner	Edward Levin, Architect
Address	447 North Doheny Drive
Project Name	Condominium Project
Project Type	Revised Landscape Plans And Exterior Colors And Exterior Lighting And Signage

PROJECT DESCRIPTION

Edward Levin, Architect with Levin-Morris Architects on behalf of the property owner, is presenting revised Final landscape plans along with revised façade details, exterior lighting and signage plans for a new 22-unit condominium project, 5 stories high, with 61 parking spaces provided in a two-level subterranean parking garage which is currently under construction and located at **447-451 North Doheny Drive**. At its meeting of July 11, 2007, the Architectural Commission gave FINAL approval to the building façade, unless changes were made to the building, and requested that the Applicant return with Final Plans for:

- Hardscape paving;
- Landscape plan;
- Lighting plans, fountain features and any signage.

The Applicant presented and obtained approval for Final Plans for hardscape paving and landscape plans along with revisions to the façade elements including new Venetian plaster at the November 18, 2009 Architectural Commission meeting (minutes attached). The lighting plans and signage were not available at that time.

The Applicant has made some changes to the landscape plan and façade elements (revised spandrel glass second floor window above the entry door and building colors including elimination of the Venetian Plaster) and is returning for approval of the changes along with the exterior lighting and signage plans as shown on the following chart.

Architectural Commission Requests: July 2007	Applicant's Response/AC Approved (November 2009)	Applicant's Response (June 2010)
Hardscape Plan	Hardscape plan for the front setback including location of planters. Planter walls shall be six inch block walls finished in stucco to match the building. Planter walls to have stone caps on top of all planter walls and stone clad on the walls along entry (stone to match building stone). Applicant will present paving materials at meeting.	No Change
Final Landscape Plan	<p>Final Landscape Plan – includes five (5) 36 inch (36") box trees within the front yard setback of Camphor tree, Swan Hill Olive and Rosewood Tree. A variety of shrubs and groundcover planting material is included for the planters.</p> <p>Along the sides of the building, six (6) 24 inch (24") Carolina Laurel Cherry trees are proposed on each side of the building with Star Jasmine groundcover in the side planters.</p>	<p>Accent trees were changed from Olive Trees to King Palms.</p> <p>Additional annual color was proposed in substitution for the Nandina on the previously approved plan.</p> <p>Four foot bronze colored pedestrian gates were added at the emergency exit walkways on the north and south</p>

<p>Sign Plan</p>	<p>A sign plans was in the process of being finalized and will be presented to the Commission upon completion.</p>	<p><u>Sign Plan</u></p> <p><i>Building Identification</i> – One building identification sign located on the façade to the right of the entry. Sign size – 14 inches high by 6 feet long (6.5 square feet). Pin-mounted with aluminum letters painted bronze color with text “La Terrasse.”</p> <p><i>Address</i> – “447” in same bronze color as building id., pin-mounted. Size 8 inches by 19 inches.</p> <p><i>Alley Parking Entry/Exit Signs</i> –</p> <p><i>Entry</i> – Plaque with name and address of building. Size 24 inches tall by 30 inches wide (5 square feet)</p> <p><i>Exit</i> – Plaque with address and “Exit Only – No Entry.” Size 18 inches tall by 24 inches wide (3 square feet)</p>
<p>Lighting Plan</p>	<p>A lighting plan was in the process of being finalized and will be presented to the Commission upon completion.</p>	<p><u>Lighting Plan</u></p> <ul style="list-style-type: none"> • <i>Tree lighting</i> – Each tree is proposed with four uplights and two downlights. • <i>Path lights</i> – A total of 13 path lights are proposed along the front walkways. • <i>Egress lights</i> – 21 egress lights are proposed along the north and south walkways. • <i>Exterior Soffits</i> at unit terraces • <i>Exterior Walls</i> at common areas and units without soffits • <i>Entry lights</i> at entry columns • <i>Garage ramp</i> lights. <p>(Spec sheets for lights are provided with Plans)</p>
<p>Any changes to the façade shall return to the Commission.</p>	<p>Elements of the building façade were revised as follows:</p> <ul style="list-style-type: none"> • Bronze metal features under the windows and the balconies have been removed and Venetian plaster is proposed in a tone compatible with the former metal. (Plaster 	<p>Elements of the building façade have been revised as follows:</p> <ul style="list-style-type: none"> • <u>Venetian plaster</u> previously approved by the AC was reportedly too dark and contrasting when applied to the building and the subtle modulation provided by Venetian plaster was not visible from the ground. The Applicant is proposing a lighter tan paint color Dunn-Edwards “Baked Potato”. (sample mock up to be shown at the

	<p>sample color to be shown)</p> <ul style="list-style-type: none"> • Stone line on the first floor level of the building (shown on Sheet A-4.01) has been simplified and where it used to “step up” it is now in a straight line. • Windows and railings are all painted in the same dark bronze patina. Bronze upper railing of railing is revised to match rest of the railing (sample to be shown). • Railing design has been revised from flat vertical members to horizontal flat members to work with the horizontal lines of the building. Note that a mock up of the railing is installed on the building on the southern Doheny side; photos of the installed railing will be presented at the meeting. 	<p>meeting).</p> <ul style="list-style-type: none"> • <u>Front Entry Recess/Second Floor Spandrel Glass Window</u> – Applicant was unable to find a spandrel glass that went well with the proposed stone façade. Therefore the Applicant is proposing mullions with stone panels. (Note this is already installed and the building and photos will be shown at the meeting).
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ARCHITECTURAL CRITERIA

Pursuant to Municipal Code Section 10-3.3010 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 the good taste and good design and in general contributes the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

The revised façade elements, landscape, signage and lighting plans introduce high quality materials and will contribute to the beauty of the adjacent residential area. These qualities represent good taste and good design, and therefore, the proposal would not compromise 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.**

The proposed revised façade elements, landscape, lighting and signage plans do not encompass significant structural changes, nor do they appear to modify any existing barriers to external or internal noise and would not tend to make the environment less favorable.

- (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 revised façade elements, landscape, lighting and signage plans presented utilizes quality materials in keeping with the local environment, and therefore would not materially depreciate the local environment 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.**

The submitted plans for the revised façade elements, landscape, lighting and signage plans are in harmony with the proposed developments on the surrounding land and with any precise plans adopted pursuant to the General Plan. The project site is on North Doheny Drive in an area zoned for multi-family residential uses and the proposed plans are for a condominium building which is in keeping with the adjacent multi-family residential area and the General Plan designation for the area.

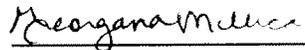
- (e) The proposed building or structure is in conformity with the standards of this Code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The submitted plans for the landscape plan have been reviewed in concept by the Building and Safety Department and preliminarily reviewed by Staff for adherence to Titles 9 and 10 of the Beverly Hills Municipal Code.

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 that the Architectural Commission approve the FINAL PLANS for the revised façade elements, landscape, lighting and signage plans subject to the following conditions:

1. Final plans shall substantially conform to the plans approved by the Architectural Commission on June 16, 2010.
2. This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
3. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
4. Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
5. A copy of the City's approval letter shall be scanned onto the final plans.



Georgana Millican
Associate Planner

Attachment:

Architectural Commission meeting minutes dated November 18, 2009

AYES: Commissioners Bernstein, Meyer, Cohen, Langh, Vice Chair Rubins, and Chair Rennett

NOES: None.

CARRIED.

(RETURNED TO ORDER)

F. CONTINUED ITEMS

(Chair Rennett recused himself from this item)

- 2. 447 North Doheny Drive
22-UNIT CONDOMINIUM PROJECT**
Final plans for new condominiums
(PL 066 2126)

Present: Edward Levin, Architect
Paul Lewis, Landscape Architect

Staff member Millican gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

Commissioner Bernstein questioned the applicant regarding the stone. The applicant stated that the stone was a Jerusalem stone.

Commissioner Meyer stated that he likes the project and felt that the railings were greatly improved from the previous submittal.

Commissioner Cohen questioned the applicant regarding the colors and the railings. The applicant stated that Venetian plaster is at the window and the railing color is the same as on the window (metallic finish).

Commissioner Langh questioned the applicant regarding the hardscape material and the paving on the walkway. The applicant stated that the paving was at the entrance space. Commissioner Langh stated that the palette complemented the building and he could support the project with the proposed changes, including the landscape.

Commissioner Bernstein questioned the applicant regarding the garage and wanted to know if it was beneath the landscape area. The applicant stated that the garage was beneath the landscape area.

ACTION:

Moved by: Commissioner Langh and seconded by Commissioner Cohen; that the plans be approved subject to the following conditions:

- 1) Lighting and signage shall return to the Architectural Commission.
- 2) Any future modifications to the approved plans shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.

AYES: Commissioners Bernstein, Meyer, Cohen, Langh, and Vice Chair Rubins,

NOES: None.

CARRIED.

(Chair Rennett rejoined the meeting)

**5. 465 North Roxbury Drive
RoxSan BUILDING**

Building Façade Remodel and Sign Accommodation for Parking Entrance Identification Sign and Multiple Building Identification Signs
(PL 094 5891)

Present: Stephen Kanner of Kanner Architects

Staff member Nguyen gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

Commissioner Bernstein wanted to know the color of the sign on Santa Monica Boulevard. The applicant stated that the shear wall was pale grey.

The Commission expressed concerns regarding the illumination of intensity of the vertical fins, and the color of the canopy. The Commission was also concerned about how to control the intensity of the lights at the fins.

Chair Rennett stated that he likes the idea of a strong color for the canopy, but did not like the color green.

Commissioner Cohen stated that the light metallic blue color as it integrates better with the building.

The Commission stated that they could support the fins as long as they could see them to determine the intensity of the lighting.

Chair Rennett expressed concerns regarding lighting the solar panels and with the edges being white. The applicant stated that the edges are better white.