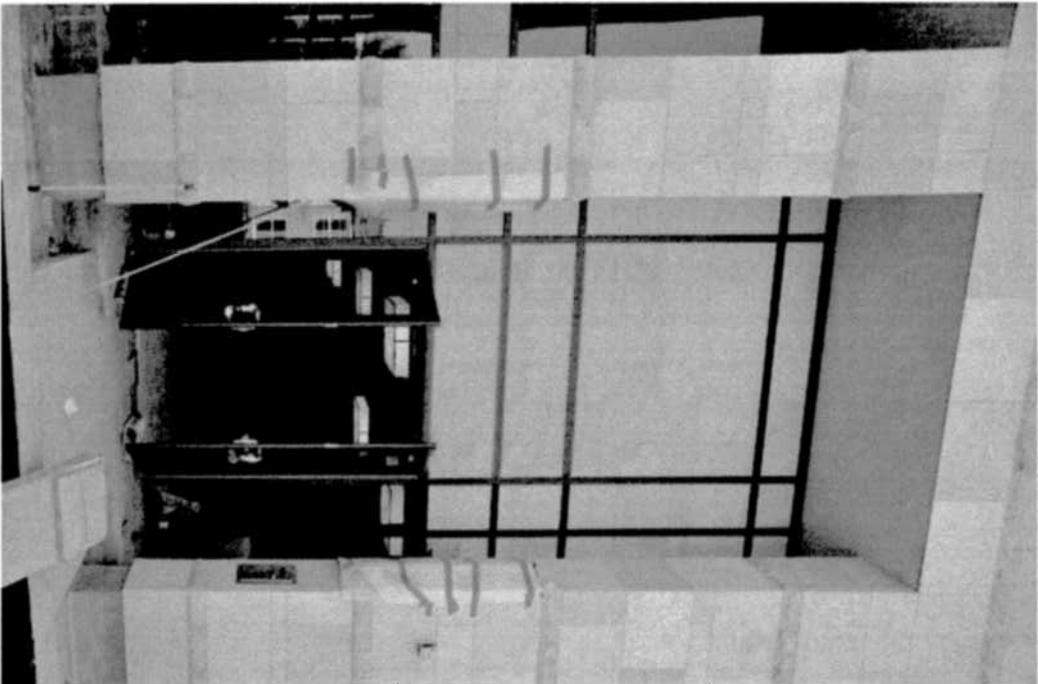




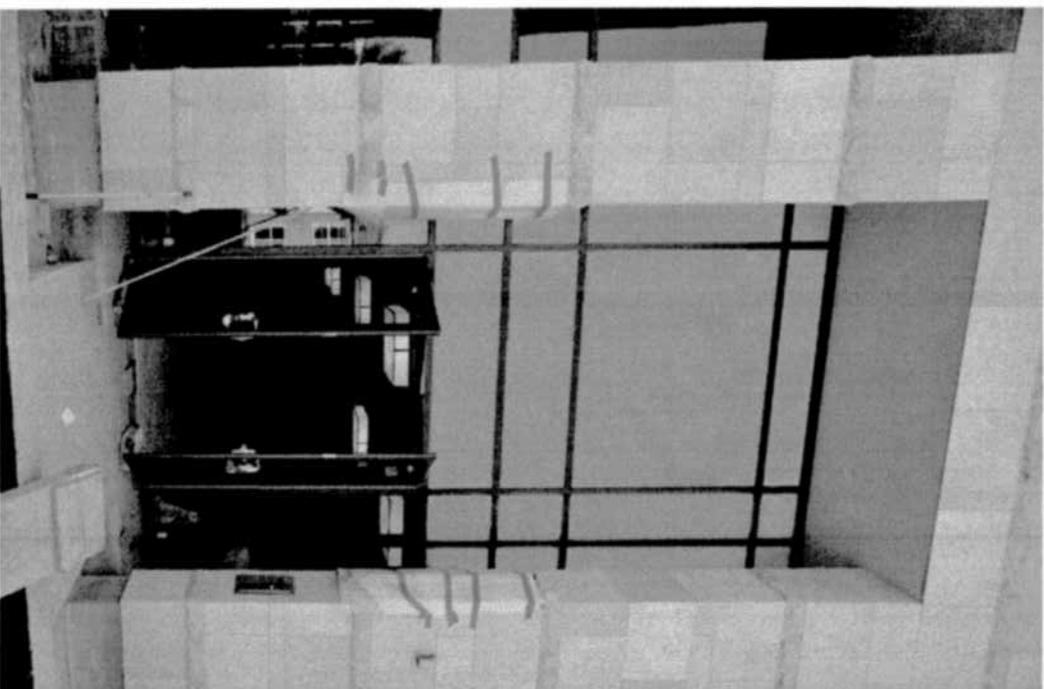
Architectural
Commission

August 18, 2010

La Terrasse Condominiums



Existing Elevation



Proposed-Baked Potato



Architectural
Commission

August 18, 2010

La Terrasse Condominiums



Façade View/Subject of Request



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of August 18, 2010**

TO: Architectural Commission

FROM: Georgana Millican, Associate Planner
Donna Jerex, Senior Planner

**SUBJECT: 447 North Doheny Drive
La Terrasse, a 20-Unit Condominium Project
Review of Materials and Color for Building Entry
(PL 066 2126)**

PROJECT INFORMATION

Applicant/Owner	Edward Levin, Architect
Address	447 North Doheny Drive
Project Name	20- Unit Condominium Project
Project Type	Request to reconsider the second floor window above the entry that was returned for restudy

PROJECT DESCRIPTION

Pursuant to direction provided by the Commission at the July 2010 meeting, the applicant (Edward Levin, Architect with Levin-Morris Architects on behalf of the property owner) will present an alternative stone sample and color to be installed inside the building entry glass at the second level.

Since the July meeting, the applicant has worked with a stone installer to find a way to stain the limestone darker without having it turn orange, as all of the earlier tests did. The applicant has now obtained a sample he feels almost perfectly matches the tone of the building's accent paint. Given that there was discussion at the July meeting to use plaster panels painted to match the accent color, the applicant believes that this would be a viable solution. Photos are attached that show a detail of the existing stone at the entry, and a modified version showing the effect of the latest stone stain. A stone sample with the darker stain will be provided at the August meeting along with the existing sample board showing all of the other materials, including the paint finish for the mullions and other metal work.

If the Commission feels that the findings can be made to approve the material, the following are the required findings:

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.***
- (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.***
- (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.***
- (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.***
- (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.***



Donna Jerex
Senior Planner

Attachments:

Photos – Existing & Proposed (2)