



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of October 20, 2010**

TO: Architectural Commission

FROM: Shena Rojemann, Assistant Planner

SUBJECT: **PL 1017203 – “Oakhurst 34 Condominiums”**
432-438 North Oakhurst Drive
Façade Re-design

Continued from the August 18, 2010 meeting.

PROJECT INFORMATION

Applicant	Hamid Gabbay of Gabbay Architects
Address	432-438 North Oakhurst Drive
Project Name	Oakhurst 34 Condominiums
Project Type	Façade Re-design

PROJECT DESCRIPTION

The project is located on the east side of North Oakhurst Drive between Beverly Boulevard and Civic Center Drive. The Development Plan Review, R-4 Permit and Tentative Tract Map for the new 5 story, 34 unit condominium building with subterranean parking were approved by the Planning Commission on September 28, 2005.

The Architectural Commission reviewed and approved an (Attachment A) for this project on February 8, 2006. Since that approval, the applicant has redesigned the façade of the building and has resubmitted for the Architectural Commission’s review of the new design. At its meeting on August 18, 2010, the Commission reviewed the revised project and had the following concerns:

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Architectural Commission Requests August 18, 2010	Applicant's Response
1. The Commission requested to see the building within the context of the streetscape.	1. The applicant will be presenting a digital presentation of the project within the context of the streetscape at the meeting on October 20, 2010.
2. All the elements of the design do not work together and more detail is needed.	2. The applicant has redesigned the project and is not proposing a different design in conjunction with different materials.
3. The building looks commercial and not residential in nature.	3. The applicant has redesigned the project.
4. The modulation at the entry is not depicted on the floor plans.	4. The applicant has redesigned the project.
5. The stone façade along the ground floor does not connect with the other elements of the façade.	5. The applicant has redesigned the project and the stone façade is no longer proposed along the ground floor.
6. More detail should be included on the landscape plan.	6. The applicant has provided a more detailed landscape 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 proposed design creates a dramatic, modern façade. The design appears in keeping with the quality of nearby multi-family residences. The proposed facade design is in 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.

(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 building design elements appear to conform to requirements for internal or external noise, vibrations or other factors. As proposed, the building design would not appear to make the environment less desirable in this regard, and the finding can be met.

(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 materials proposed for the facade remodel do not appear to be inferior in quality or execution and would therefore not degrade 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 proposed facade design is in conformity with the prevailing uses in the general area and with other similar projects approved by the Commission. Furthermore, the overall composition and design of the façade would be in harmony with proposed or future uses in the area as would be allowed in compliance with the current 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.

The submitted plans have been reviewed in concept by the Building and Safety Department and preliminarily reviewed by Staff for adherence to Title 10 of the Beverly Hills Municipal Code. The proposed façade design 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.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Architectural Commission deliberations, staff recommends the Architectural Commission either provide the applicant with further direction and return the item for restudy, or approve the project with any conditions the Commission may wish to add, in addition to the standard conditions of approval (see Exhibit B attached).



Shena Rojemann, Associate Planner

Attachments

Exhibit A – Design approved by the Architectural Commission on February 8, 2006

Exhibit B – Standard Conditions of Approval

EXHIBIT A
Design approved by the Architectural
Commission on February 8, 2006



EXHIBIT B
Standard Conditions of Approval

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on August 18, 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.