



Architectural Commission Report

Meeting Date: Wednesday, January 18, 2012

Subject: **332-336 NORTH OAKHURST DRIVE**
Request for a project preview review of a new multi-family project.
(PL120 0334)

Project agent(s): Sam Ghanouni, Designer
Charles Hefner, AIA, Architect

Recommendation: Conduct public hearing to discuss the project details and provide the applicant with design feedback and direction.

REPORT SUMMARY

The applicants are requesting a project preview review of a new multi-family project to be located at 332-336 North Oakhurst Drive. The proposed project would be a 5-story, 37-unit condo building designed in a modern style of architecture. The project materials include wood patterned Trespa panels, steel troweled study and cable style railings. The applicant is seeking design input from the Commission before continuing to further proceed in the current design direction.

ZONING CODE COMPLIANCE

Applications for architectural review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

Shena Rojemann, Associate Planner

(310) 285-1192

srojemann@beverlyhills.org



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455 North Rexford Drive, Room 280-A

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Attached A:

Detailed Design Description
and Materials (applicant prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 332-334-336 N Oakhurst Drive, Beverly Hills, CA
Adjacent Streets: 3rd Street and Santa Monica Blvd.

B Property Owner Information¹

Name(s): Pinnacle North LLC
Address: 201 N Glenroy
City: Los Angeles State & Zip Code: CA 90049
Phone: 310-991-7632 Fax:
E-Mail

C Applicant Information [individual(s) or entity benefiting from the entitlement]

Name(s): Sam Ghanouni and Charles Hefner
Address: 9049 Alcott Street Unit # 205
City: Los Angeles State & Zip Code: CA 90035
Phone: 310-430-1976 Fax:
E-Mail samghanouni@me.com

D Architect / Designer Information [Employed or hired by Applicant]

Name(s): Charles Hefner & Sam Ghanouni Registered Architect? Yes No
Address: 9049 Alcott Street Unit # 205
City: Los Angeles State & Zip Code: CA 90035
Phone: 310-430-1976 Fax:
E-Mail samghanouni@me.com

E Landscape Designer Information [Employed or hired by Applicant]

Name(s):
Address:
City: State & Zip Code:
Phone: Fax:
E-Mail

F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.

Name(s): Sam Ghanouni and Charles Hefner
Address: 9049 Alcott Street Unit # 205
City: Los Angeles State & Zip Code: CA 90035
Phone: 310-430-1976 Fax:
E-Mail samghanouni@me.com

G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.²

Property Owner's Signature & Date

Property Owner's Signature & Date

¹ If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups: Group A – Chairperson or president of the board; Group B – board secretary or chief financial officer.
² A signed and dated authorization letter from the property owner is also acceptable.

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
 - Ten (10) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

B Identify the scope of work (check all that apply):

- 8 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:

We are Proposing this Project in Modern Style and Materials Consist of Trespa Panels (Wood Pattern), Steel Troweled Stucco and Cable Railing.

C Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/UNITEGIS/>)

- 8 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

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

- General Office Building n Multi-family Building Other (specify below):
- Retail Building Vacant
- Medical Office Building Restaurant

F Are any protected trees located on the property? (See the City’s tree removal guidelines at: <http://www.beverlyhills.org/services/building/plans/tree.asp>.)

Yes No

If YES, provide the following information:

Tree Type: Heritage Tree(s) Native Tree(s) Urban Grove

Species:

Quantity/Sizes:

Reason for Removal:

G 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:

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> (i.e. business ID, building ID, parking, etc.)	<u>Dimensions</u> (length x width)	<u>Square Feet</u>	<u>Maximum Area Permitted by Code</u>	<u>Maximum Area Permitted w/ Sign Accommodation</u> (if applicable)
1					
2					
3					
4					
5					

C 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: Steel Troweled Stucco, Trespa Panels
 Texture /Finish: Smooth Stucco, Wood Pattern Panels
 Color / Transparency: Light Tan, Wood pattern

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

Material: Aluminum
 Texture /Finish: Smooth
 Color / Transparency: Dark Brown

ROOF

Material: Asphalt Type A Roofing
 Texture /Finish:
 Color / Transparency: Black

CHIMNEY(S)

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

COLUMNS

Material: Steel
 Texture /Finish: Smooth
 Color / Transparency: Silver

BALCONIES & RAILINGS

Material: Cable Railing
 Texture /Finish: Smooth
 Color / Transparency: Silver Color

OUTDOOR DINING ELEMENTS (List all material for all outdoor dining elements.)

Material:
 Texture /Finish:
 Color / Transparency:

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

AWNINGS, CANOPIES

Material: Trespa Panel
Texture /Finish: Wood Pattern
Color / Transparency:

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material:
Texture /Finish:
Color / Transparency:

BUILDING ID SIGN(S)

Material: Steel
Texture /Finish: Smooth
Color / Transparency: Silver

EXTERIOR LIGHTING

Material:
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: Concrete and Tiles
Texture /Finish: Smooth
Color / Transparency: Dark Gray

FREESTANDING WALLS AND FENCES

Material: Steel Mesh Fence
Texture /Finish: Smooth
Color / Transparency: Silver

OTHER DESIGN ELEMENTS

Material:
Texture /Finish:
Color / Transparency:

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

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.

We are trying to create modulation more than what's required to break the mass. The modular design with high quality materials and simplistic modern are adding into a better design.

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.

We are using well insulated wall and floors and we will field test for result. The minimum STC and IIC is not our goal. For instance we are proposing 1.5" thick gyp crete which gives us nearly STC of 80 and with We-Cork material we can make it close to 90. Exterior Walls are also well insulated and Windows are Dual Glazed with heavy duty frames.

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.

Trespa Panels usually have over 20 years of warranty. It only goes to show how of great quality these material this product is.
For Steel Troweled Stucco we are coating them with elastomeric paint which protects the stucco from crack lines and a lot more durable.
Heavy Duty Aluminum Windows and Doors are done by Superior Windows or SkyLine and Doors which is top of the line products.

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.

There are many new construction in the area and most of them whether built or under construction or permitted are Conservative Modern and we are trying to stay within boundary.

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.

We have gone through Concept Review and have incorporated planning dept. comments.



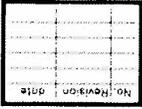
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Attached B:

Design plans, cut sheets
and supporting elements



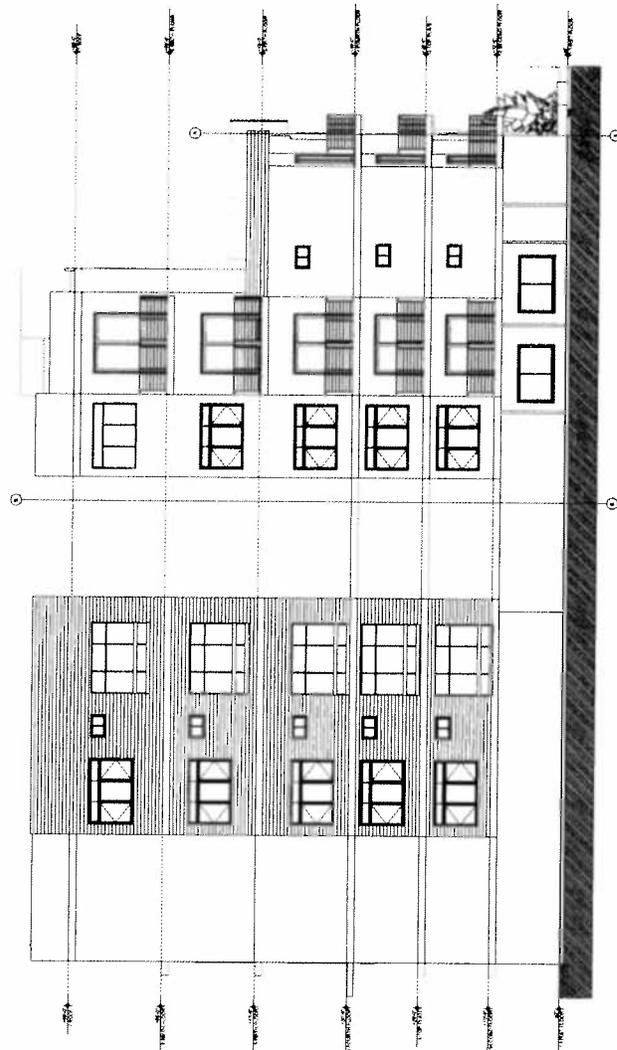
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Pinnacle North
 201 N. GLENROY AVE
 LOS ANGELES, CA 90048

PROJECT
 OAKHURST CONDO
 222 N. SAN GABRIEL
 LOS ANGELES, CA 90012

ELEVATIONS

DATE: 04/20/09
 DRAWN BY: JAC
 CHECKED BY: JAC
 DRAWN: JAC
 JOB: A05-2011
 SHEET: A7
 OF SHEETS



NORTH ELEVATION
 SOUTH ELEVATION (REVERSE)

