



Architectural Commission Report

- Meeting Date:** Wednesday, August 21, 2013
(Continued from the Architectural Commission meeting on Wednesday, July 17, 2013)
- Subject:** **131 SOUTH MAPLE DRIVE**
Request for approval of a façade remodel and new landscaping to an existing multi-family residential building. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1309685)
- Project agent:** Nicole Stubblefield - Omgivning
- Recommendation:** Conduct public hearing to discuss the project details and provide the applicant with an approval.
-

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and new landscaping for an existing multi-family residential building located at 131 South Maple Drive. The project was previously reviewed by the Architectural Commission at its meeting on Wednesday, July 17, 2013 (Attachment A). At that meeting, the Commission provided positive comments regarding the overall design aesthetic but asked that the project be continued to a future meeting so that project details could be further revised. The comments consisted primarily of the following:

- Zoning compliance at the entryway;
- Use of stacked stone veneer at landscape planters;
- Driveway screening on the South Maple Drive elevation;
- Coloring and material of the existing lattice block wall, and;
- Size and species of landscaping along South maple Drive.

The Commission also requested that Commissioner Gardner-Apatow review the revised landscape plans prior to additional review by Commission. The revised plans, which are the same as those included in Attachment C of this report, were under review by Commissioner Gardner-Apatow at the time of printing. Additional comments will be provided at the Commission meeting on August 21, 2013.

As a result of the Commission's comments provided at the July meeting, the project has been modified with the following changes:

- Elimination of the vertical return at the entryway;
- Use of cement plaster for the front planter with a darkened color to match the stair tower and anchor the building;
- Recess driveway screen wall and extend existing planter wall into the garage, and;
- Incorporation of Melaleuca trees and appropriate ground coverings into landscaping plan.

The applicant has prepared a list of changes, which has been included for the Commission's review in Attachment B.

Attachment(s):

- A. Previously Proposed Staff Reports and Plans
- B. Response to Comments (Applicant Prepared)
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 21, 2013

URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed project, the revised design enhances the existing architecture and appropriately accentuates the curved form of the building through the use of color. The revised screen wall recess at the ground floor allows the balconies above it to float and reduces the impact on the streetscape.

ZONING CODE COMPLIANCE

Applications for design 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

No public notification was required for this project.



Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 21, 2013

Attachment A:

Previously Proposed Staff Reports and Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, July 17, 2013

Subject: **131 SOUTH MAPLE DRIVE**
Request for approval of a façade remodel and new landscaping to an existing multi-family residential building. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1309685)

Project agent: Nicole Stubblefield - Omgivning

Recommendation: Conduct public hearing to discuss the project details and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and new landscaping to an existing multi-family residential building. The existing building is proposed to be remodeled to a more contemporary design with the following modifications:

- Paint existing primary stucco façade in "Fossil Grey";
- Paint existing façade corner column in "Approaching Storm" (blue);
- Paint penthouse and balcony recesses in "Honeysweet" (golden yellow);
- Paint north elevation horizontal bands in "Stratosphere" (light grey);
- Opening of balconies directly adjacent to façade corner column;
- Removal of corner add-ons at southeast building corner;
- Aluminum windows on east (street-facing) elevation;
- Wood blank security gates on east and west (alley) elevations and at balconies;
- Stone facing at existing planter wall on east elevation;
- Entry tile (black in color);
- Grey powder coated sheet metal finish on existing entry awning (*note: awning is also proposed to have vertical return to grade*);
- Two 48" box "Bloodgood" trees, and;
- Various ground plants in blue and green tones.

DESIGN ANALYSIS

Based on staff's review of the proposed design, the color scheme and articulation of the proposed façade design is appropriate in scale and complements the architectural style. However, staff recommends that the penthouse paint color be revised to the "Fossil Grey" utilized on the horizontal bands so that it recesses from the street. As currently proposed, the "Honeysweet" color currently proposed creates a feeling of bulk and mass at the penthouse level that should be reduced to the greatest extent possible.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – June 19, 2013

A project-specific condition has been added to the draft resolution of approval that reflects this recommendation.

ZONING CODE COMPLIANCE

Applications for design 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.



131 S. MAPLE

131 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90210

AR SUBMITTAL
JH PROPERTIES, INC (131 MAPLE)
24 2085 45TH AVENUE
LANGLEY, BC V2Y 2E3



174 SOUTH SPRING STREET, SUITE 301
LOS ANGELES, CA 90014 213.934.9487

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SCALE:

SHEET TITLE
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PROPOSED NORTH ELEVATION ①



PROPOSED EAST ELEVATION ②

NOTES

- 1 (N) ALUM WINDOW UNIT TO REPLACE (E) TYP EAST FACADE ONLY.
- 2 (N) PIVOT DOOR ENTRANCE WISIDELITE
- 3 (N) WOOD PLANK GUARDRAIL AT 42" AFF
- 4 PATCH & REPAIR STUCCO WHERE CORNER PARAPET REMOVED MATCH (E) EXT PLASTER FINISH
- 5 (N) SECURITY GATE
- 6 METAL CLADDING AT (E) CANOPY STRUCTURE
- 7 (N) PAINT AT EXTERIOR TYPICAL ALL ELEVATIONS
- 8 (N) METAL CLAD CANOPY RETURN
- 9 (N) STONE FACING AT (E) PLANTER WALL
- 10 (E) COLUMN BEYOND
- 11 (N) EXT CEM PLASTER FINISH PAINT
- 12 (E) STAIRWELL WINDOWS TO REMAIN
- 13 (E) WINDOWS TO REMAIN
- 14 PENTHOUSE PATIO ENCLOSURE
- 15 (E) CONCRETE SLAB PROJECTIONS TO BE PAINTED C I. SEE MATERIALS BOARD.

131 S. MAPLE
 131 SOUTH MAPLE DRIVE
 BEVERLY HILLS, CA 90210

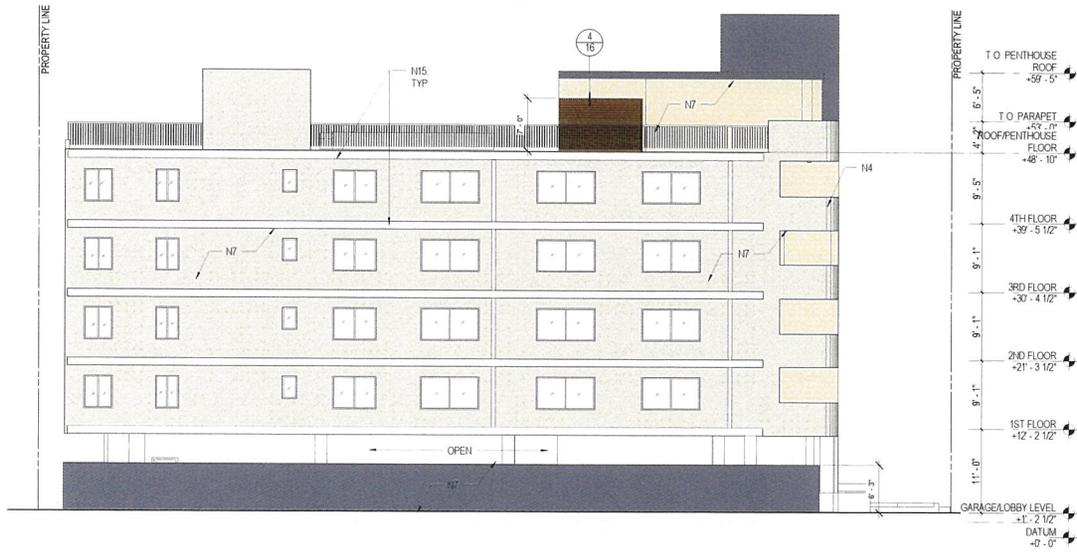
AR SUBMITTAL
 JH PROPERTIES, INC (131 MAPLE)
 2A 20363 BETH AVENUE
 LANGLEY, BC V2Y 3E3

omgiving
 726 SOUTH SPRING STREET - SUITE 101
 LOS ANGELES, CA 90014 213.976.3482

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 SHEET TITLE: PROPOSED ELEVATIONS

SHEET NUMBER: 13
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PROPOSED SOUTH ELEVATION
1/16" = 1'-0"

1



PROPOSED WEST ELEVATION
1/16" = 1'-0"

2

NOTES

- 1 (R) ALUM WINDOW UNIT TO REPLACE (E) TYP EAST FACADE ONLY
- 2 (R) PIVOT DOOR ENTRANCE WISDELITE
- 3 (R) WOOD PLANK GUARDRAIL AT 42" AFF
- 4 PATCH & REPAIR STUCCO WHERE CORNER PARAPET REMOVED MATCH (E) EXT PLASTER FINISH
- 5 (R) SECURITY GATE
- 6 METAL CLADDING AT (E) CANOPY STRUCTURE
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- 8 (R) METAL CLAD CANOPY RETURN
- 9 (R) STONE FACING AT (E) PLANTER WALL
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- 14 PENTHOUSE PATIO ENCLOSURE
- 15 (E) CONCRETE SLAB PROJECTIONS TO BE PAINTED C.T. SEE MATERIALS BOARD

131 S. MAPLE

131 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90210

AR SUBMITTAL
JH PROPERTIES, INC (131 MAPLE)
2A 20363 85TH AVENUE
LANELEY, DC 92723



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PROPOSED ELEVATIONS

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Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 21, 2013

Attachment B:

Response to Comments (Applicant Prepared)

August 2, 2013

Response to Comments (AC Meeting July 17, 2013)

131 S. Maple Drive

Case No. PL1309685

Request for approval of a façade remodel to an existing multi-family residential building

The following are responses to the commission comments made at the July 17, 2012 hearing:

Vertical return to grade of metal clad canopy not permissible.

This element has been eliminated.

Stacked stone veneer at front planter does not relate to any element in façade.

Stacked stone veneer has been changed to exterior cement plaster. Also, we have darkened the color to match the stair tower and help anchor the building.

Reconsider the driveway gate/screen, it could be rounded so it doesn't visually bisect the (e) rounded balconies above. Additionally the masculine screen seems like an abrupt contrast to the fifties lace block.

The wood plank privacy screen/security gate has been pushed back 33'-0" from property line and existing planter wall has been extended into (e) garage. Provides a softer transition between the block and security gate as well as tie the materials together in the façade.

Existing "lattice" reads as being very light in color. Consider knocking it down a bit.

To clarify, the "lattice" is existing decorative concrete block that serves as a screening element for the garage. The block should read darker, being the same color as the main volume, "fossil grey". We have adjusted the rendering to reflect this.

Consider some sort of louver/ element that will hide the decorative concrete block.

This comment is appreciated, but we feel the concrete lattice block adds character and interest to the façade and have opted to keep it as an existing element not to be removed.

Landscape:

Scale at 1/32"- recommend LA draw at 1/8" need a lot more plants

Plan scale has been adjusted to 1/8" = 1'-0"

Size of specimen #7 15 ga. #2 15 ga.

Size of plant material was increased where appropriate.

Melaleuca trees are preferred over sycamore, consider changing them to Melaleuca and maintain same type of tree to unite the landscape

Architecture - Interior Design - Urban Design

Melaleuca quinqueneria were added back in. Rhus lancea and Platanus were removed.

Entry, prime space for specimen, flat shrubs. In addition to the myrtle.

Focal plant added #11, w/ appropriate groundcover #10, dudleya were added.

Layer of interesting ground cover that will cascade over the high planter.

Additional #3 plants were added and groundcover, Acorus and escherveria, to upper planting was added.

East facing, specified plants need more light.

Additional data regarding sunlight requirements for each species follows:

- . **Agave attenuata variegata**- sun/shade (San Marcos Growers)
full sun for coast; otherwise needs protection from full sun to avoid burning. Bob Perry
- . **Agave desmettiana variegata**- sun/part shade Bamboo pipeline
Plant broker.
- . **Phormium tenax variegated**- sun or shade (San Marcos Growers).
Currently, the straight species Phormium tenax has been harder to find
- . **Olea little Ollie**- I have grown these in filtered sun. Our location, currently, has thriving roses, however, an alternate plant for this location is **Rhaphiolepis x delacourii "Corleyscourii"** sun-part shade (Monrovia)
- . **Echerveria runyonii**- sun/shade (San Marcos Growers) protect from hot sun. Bob Perry
- . **Beschorneria septentrionalis**- sun-part sun (Monrovia)
- . **Dianella revolta 'baby bliss'**- sun or shade (San Marcos growers)
- . **Lomandra longifolia breeze**- sun/part-shade (San marcos growers)
- . **Dudleya hassei**- sun/shade San Marcos growers
- . **Furcraea foetida Mediopicta'**- lt. shade (San Marcos growers)
- . **Dianella caerulea 'cassa blue'**- sun or shade (San Marcos Growers)
- . **Aeonium voodoo**- sun/shade (San Marcos growers)
- . **Agave attenuata nova**- sun/shade (San Marcos growers)
- . **Acorus gramineus 'Ogon'**- sun/shade (San Marcos Growers)
- . **Escherveria elegans**- sun/shade (San Marcos Growers)



Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 21, 2013

Attachment C:
Project Design Plans



131 S. MAPLE

131 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90210

AR SUBMITTAL II

JH PROPERTIES, INC (131 MAPLE)
2A 20963 165TH AVENUE
LAKELAY, BC V2Y 3E3

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27650 SANDHILL STREET, SUITE 101
DUBLIN, CA 94568 233.396.5487

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SHEET NUMBER

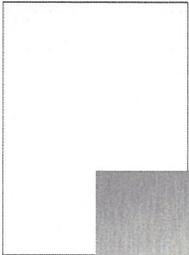
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MAPLE RESIDENCES | EXTERIOR MATERIAL SELECTIONS



CEMENT PLASTER PAINT COLORS FULL PAINT COLORS TO BE USED

				
	A: "HONEY SWEET" <small>#F0E68C</small>	B: "APPROACHING STORM" <small>#4A5558</small>	C.1: "STRANDSPHERE" <small>#E0E0E0</small>	3. GUARDRAIL, GATES- WOOD PLANKS
				
1. WINDOW GLAZING- CLEAR GLASS	2. WINDOW FRAMES- CLEAR ANODIZED ALUMINUM	4. ENTRY FLOORING- TILE	5. GREY POWDER COATED SHEET METAL	

ARCHITECTURAL
REVIEW SUBMITTAL
JUNE 20, 2013

PROJECT:
131 S. MAPLE DRIVE
BEVERLY HILLS, CA 90212

724 S SPRING ST. 501 LOS ANGELES, CA 91504

omgiving
architects interior designers urbanists

OFFICE: 213.596.5002

131 S. MAPLE

131 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90210

AR SUBMITTAL II

JH PROPERTIES, INC (131 MAPLE)
24-2006 S. 6TH AVENUE
LANGLEY BC V2Y 3E3

omgiving

724 S SPRING STREET, SUITE 501
LOS ANGELES, CA 90014 213.596.5002

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SHEET TITLE
MATERIALS BOARD

SHEET NUMBER

04

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NOTES

- 1 (I) ALUM WINDOW UNIT TO REPLACE (E) TYP EAST FACADE ONLY
- 2 (I) PIVOT DOOR ENTRANCE WISDELITE
- 3 (I) WOOD PLANK GUARDRAIL AT 42' AFF
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- 8 NOT USED
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- 10 (E) COLUMN BEYOND
- 11 (I) EXT. CEM PLASTER FINISH. PAINT
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- 13 (E) WINDOWS TO REMAIN
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- 15 (E) CONCRETE SLAB PROJECTIONS TO BE PAINTED C.1. SEE MATERIALS BOARD



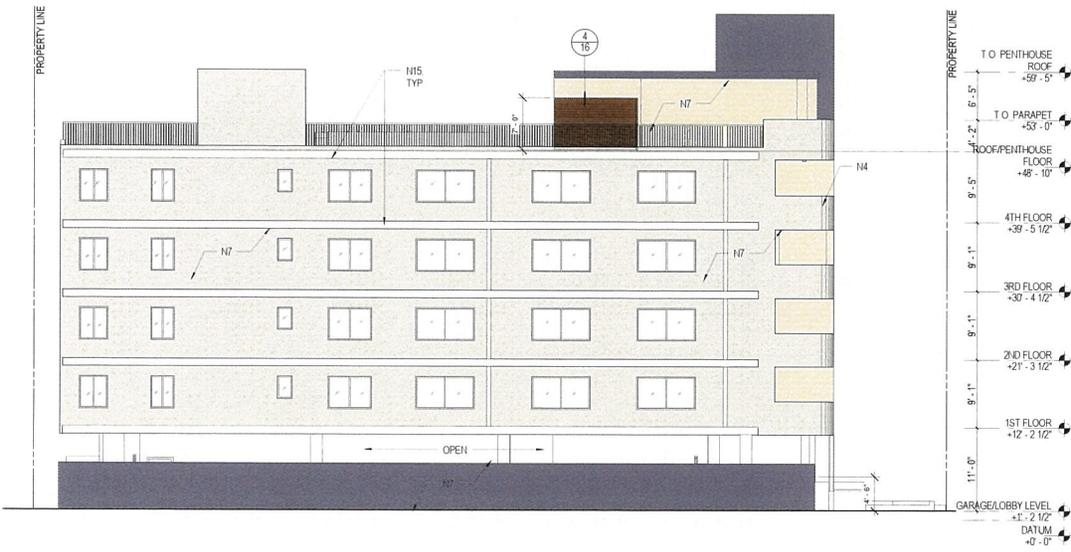
131 S. MAPLE
 131 SOUTH MAPLE DRIVE
 BEVERLY HILLS, CA 90210

AR SUBMITTAL II
 JH PROPERTIES, INC (131 MAPLE)
 26 2006 15TH AVENUE
 LANGLEY, BC V2Y 3E3



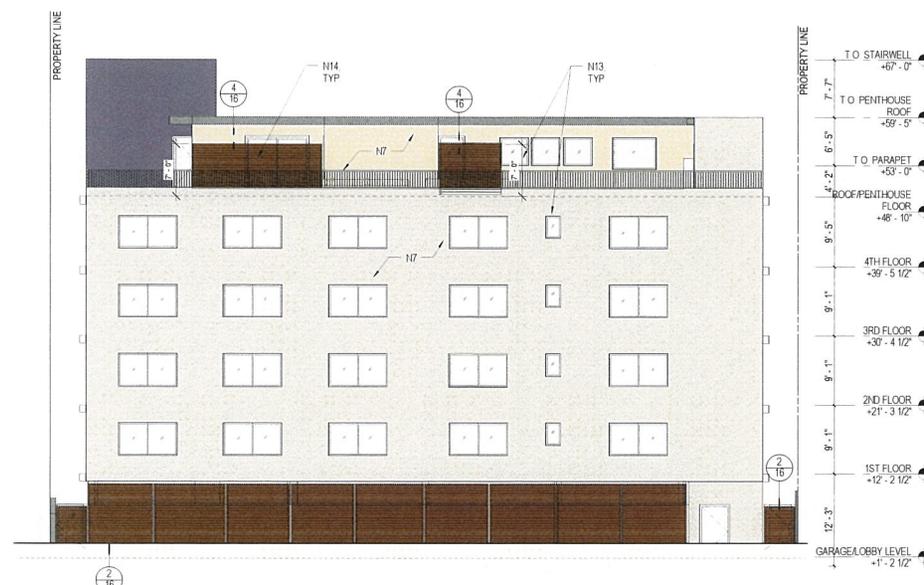
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 SHEET TITLE: PROPOSED ELEVATIONS
 SHEET NUMBER: 13



AR - PROPOSED SOUTH ELEVATION
1/16" = 1'-0"

1



AR - PROPOSED WEST ELEVATION
1/16" = 1'-0"

2

NOTES

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131 S. MAPLE

131 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90210

AR SUBMITTAL II
JH PROPERTIES, INC (131 MAPLE)
24 2083 45TH AVENUE
LANGLEY, BC V2Y 3E3

omgiving

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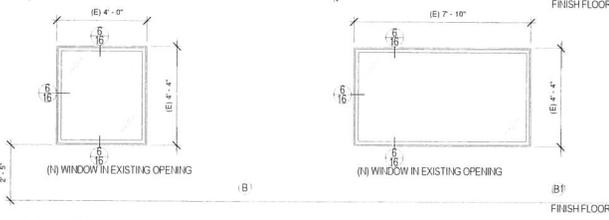
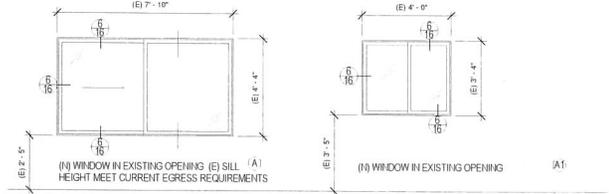
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SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER

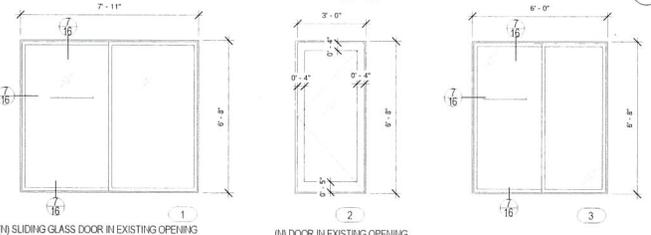
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Type Mark	Width	Height	Count	Family	Head Height	Sill Height	Glazing	Frame
A	7'-10"	4'-4"	12	Slider	6'-9"	2'-5"	Dual Glazed, Low E, Clear Glass	Clear Anodized Aluminum
A1	4'-0"	3'-4"	4	Slider	6'-9"	3'-5"	Dual Glazed, Low E, Clear Glass	Clear Anodized Aluminum
B	4'-0"	4'-4"	01	Fixed	6'-9"	2'-5"	Dual Glazed, Low E, Clear Glass	Clear Anodized Aluminum
B1	7'-10"	4'-4"	01	Fixed	6'-9"	2'-5"	Dual Glazed, Low E, Clear Glass	Clear Anodized Aluminum

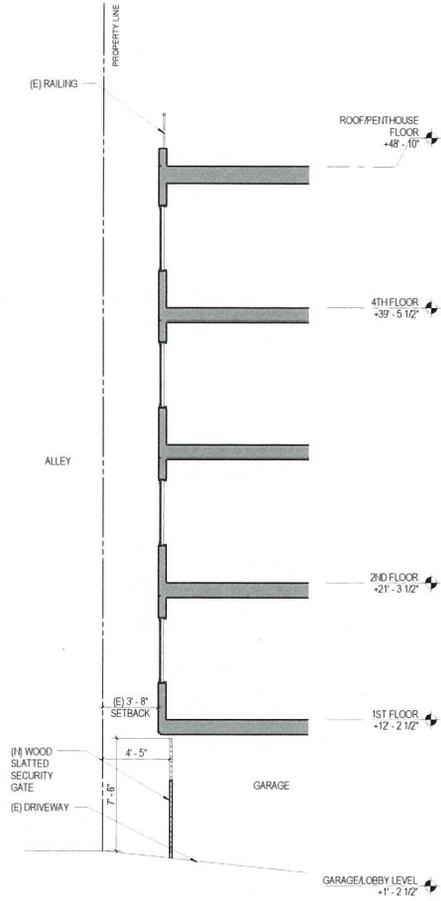
AR - WINDOW SCHEDULE



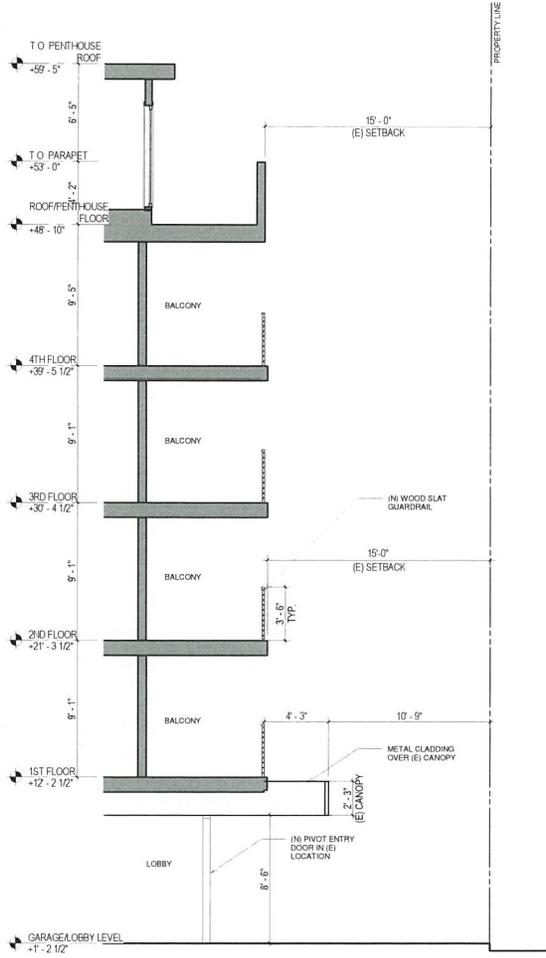
Type Mark	Width	Height	Count	Type	Glazing	Frame
1	7'-11"	6'-8"	5	Slider	Dual Glazed, Low E, Clear	Clear Anodized Aluminum
2	3'-0"	6'-8"	4	Swing	Dual Glazed, Low E, Clear	Clear Anodized Aluminum
3	6'-0"	6'-8"	5	Slider	Dual Glazed, Low E, Clear	Clear Anodized Aluminum
4	8'-8"	8'-8"	1	Pivot/Storefront	Dual Glazed, Low E, Clear	Clear Anodized Aluminum, Mangans



AR - DOOR SCHEDULE



AR - PROPOSED WALL SECTION AT ALLEY



AR - PROPOSED WALL SECTION

131 S. MAPLE

131 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90210

AR SUBMITTAL II
JH PROPERTIES, INC (131 MAPLE)
2A-2083 65TH AVENUE
LANELEY, BC, V2Y 3E3



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SHEET TITLE: WALL SECTIONS/DETAILS
SHEET NUMBER: 15

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PLANT LEGEND

SYM	DESCRIPTION	SIZE	QTY
1	Melaleuca quinquenervia	48"	3
2	Agave attenuata	15G	3
3	Agave desmettiana Variegata	5g	16
4	Phormium tenax	15g	3
5	Rhaphiolepis x delacourii 'Corleyscourii	5g	14
6	Echveria runyonii	1g	50
7	Beschorneria septentrionalis	15g	4
8	Dianella revolta 'Baby Bliss'	5g	6
9	Lomandra longifolia 'breeze' dwarf	5g	19
10	Dudleya hassei	1g	25
11		15g	1
12	Dianella caerulea 'Cassa Blue'	1g	54
13	Aeonium voodoo -planter	1g	5
14	Agave attenuata 'Nova' planter	15g	2
15	Acorus gramineus 'Ogon	1g	46
16	Eschveria elegans, groundcover and filler	4" flats	5



1. Melaleuca quinquenervia



2. Agave attenuata variegata



3. Agave desmettiana Variegata



4. Phormium tenax



5. Rhaphiolepis indica 'Clara'



6. Echveria runyonii



7. Beschorneria septentrionalis



8. Dianella revolta baby bliss



9. Lomandra longifolia breeze (dwarf)



10. Dudleya hassei



11. Furcraea foetida Mediopicta



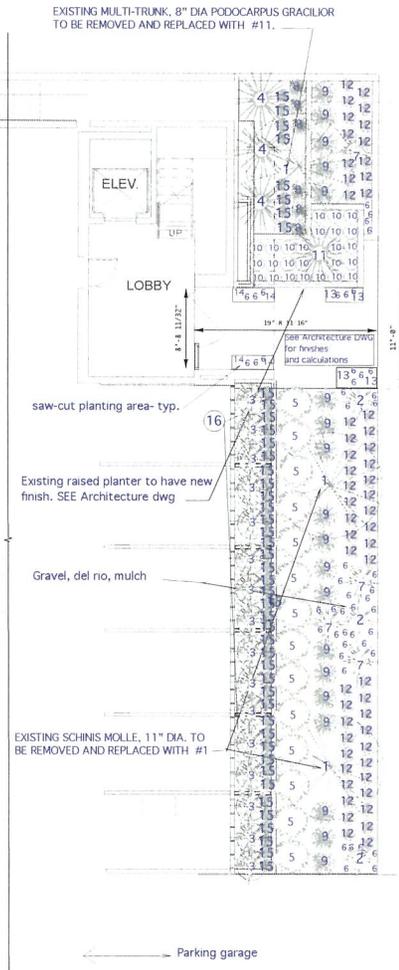
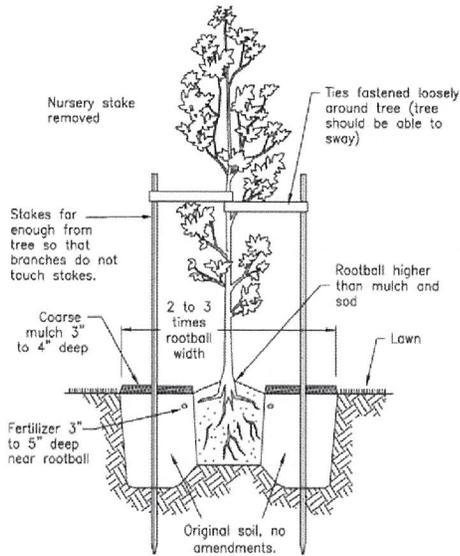
12. Dianella caerulea 'Cassa Blue'



13. Aeonium Voodoo



14. Agave attentuta Nva'



NOTE: ALL EXISTING PLANT MATERIAL TO BE REPLACED WITH NEW PLANTS LISTED ABOVE.

LILLIAN MONTALVO
landscape design
1504 Mission Street
South Pasadena, CA 91030
626 590 8910
lilymontalvo@mac.com

131 S. Maple Drive
Beverly Hills, CA

REVISIONS

SCALE
1/8" = 1'-0"

NOTES

SHEET TITLE
Landscape plan

DATE
7-29-13

SHEET NUMBER
L-01

REVISIONS:

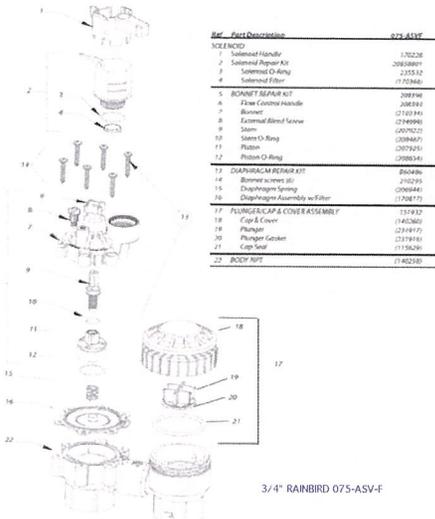
SCALE
1/32" = 1'-0"

SHEET TITLE
IRRIGATION plan

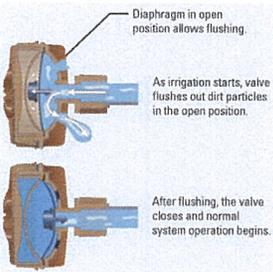
DATE
6-10-13

SHEET NUMBER

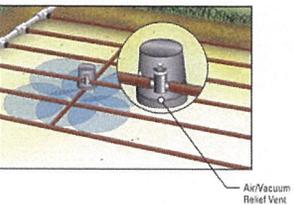
L-02



3/4" RAINBIRD 075-ASV-F



Flush valve



Air/Vacuum Relief Vent

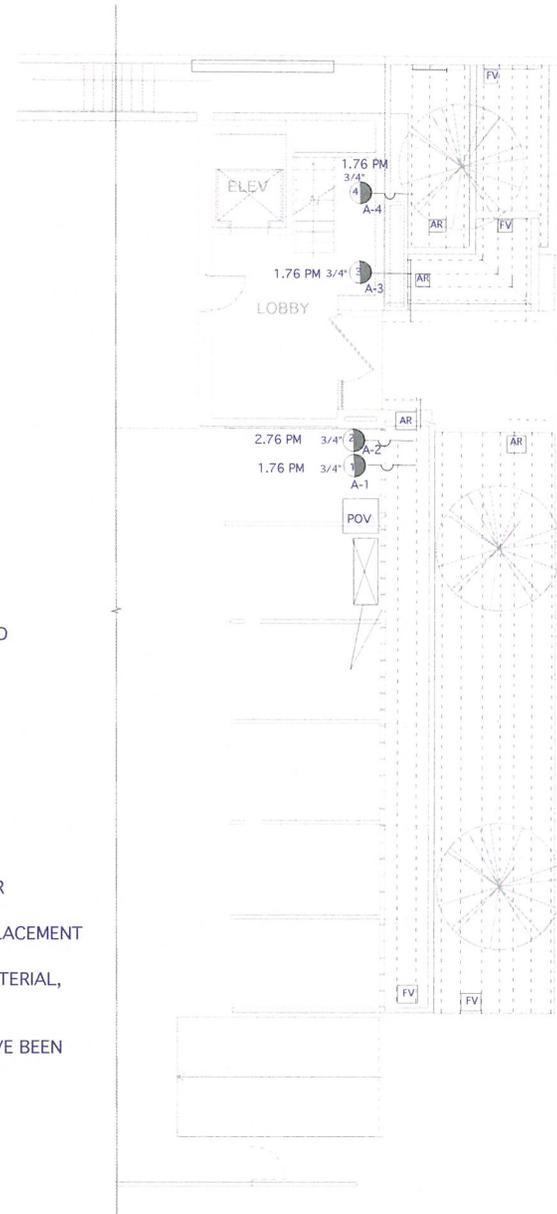
Air Relief valve for proper - for management of water flow

IRRIGATION LEGEND



NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES.
2. THE PLANS ARE DIAGRAMMATIC, THEY MAY SHOW SYTEM OUTSIDE OF PLANTING AREAS FOR READABILITY AND CLARITY. ALL PRESSURE AND NON-PRESSURE LINES AND EQUIPMENT TO BE INSTALLED WITHING PLANTING AREAS. FIELD VERIFY.
3. ALL IRRIGATION WORK MUST BE COORDINATED WITH PLANTING TO AVOID INTERFERENCE.
4. ALL IRRIGATION WORK TO BE COORDINATED WITH APPROPRIATE ARCHITECTURAL CONTRACTORS TO AVOID INTERFERENCE.
5. PRESSURE REGULATING VALVES SHALL BE ADJUSTED FOR OPTIMUM PRESSURE PER MANUFACTURER'S RECOMMENDATIONS.
6. CONTRACTOR SHALL FLUSH AND ADJUST ALL EQUIPMENT PER THE MANUFACTURER'S RECOMMENDATIONS.
7. CONTRACTOR TO REGULATE ALL SYSTEMS TO AVOID SPRAYING ONTO FIXED STRUCTURES, BUILDING, SIDEWALK, ENTRY PATH, AND ROADWAYS.
8. THE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY WARRANTED FOR A PERIOD OF ONE YEAR AT COMPLETION OF INSTALLATION. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS WARRANTY. CONTRACTOR TO BE RESPONSIBLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL.
9. UPON COMPLETION OF WORK, CONTARCTOR TO REMOVE ALL EXCESS MATERIAL, EQUIPMENT AND WASTE.
10. THE IRRIGATION SYSTEM SHALL BE DEEMED INCOMPLETE UNTIL ALL SPRINKLER HEADS, VALVES, AND ALL RELATED IRRIGATION EQUIPMENT HAVE BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE PROJECT SITE CONDITIONS AND REQUIREMENTS.





Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 21, 2013

Attachment D:

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-13

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND NEW LANDSCAPING TO AN EXISTING MULTI-FAMILY RESIDENTIAL BUILDING FOR THE PROPERTY LOCATED AT 131 SOUTH MAPLE DRIVE (PL1309685).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Nicole Stubblefield, agent, on behalf of the property owner, J.H. Properties (131 S. Maple) Inc., (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and new landscaping to an existing multi-family residential building for the property located at 131 South Maple Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s

local CEQA Guidelines. The subject project is exempt from environmental review 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, 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on August 21, 2013 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

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. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

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 environmental less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. 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. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, 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 project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development 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 project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

No project-specific conditions are proposed for this project.

Standard Conditions

1. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
3. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
4. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
7. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.
8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: August 21, 2013

William Crouch, Commission Secretary
Community Development Department

James Blakeley, III, Chair
Architectural Commission