



Architectural Commission Report

Meeting Date: Wednesday, October 16, 2013
(Continued from the September 18, 2013 meeting)

Subject: **AKA**
155 North Crescent Drive
Request for approval of a sign accommodation for a ground sign. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
(PL1312885)

Project agent: John Fleri – City Constructors, Inc.

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 sign accommodation for a ground sign at the existing AKA development. This project was previously reviewed by the Architectural Commission at their meeting on September 18, 2013. At that meeting, the Commission felt the design warranted further refinement and directed the project to be restudied and returned to a future meeting. The comments provided by the Commission related primarily to the overall size of the sign, the height of the sign base, and general inquiries regarding maintenance and reflectivity of the proposed material. As a result of the comments, the applicant has modified the ground sign, as follows:

- Reduction in ground sign area of 20%;
 - Width reduced by 8" (from 7'-10" to 7'-2")
 - Height reduced by 6" (from 6'-0" to 5'-6")
- Reduction in ground sign base area;
 - Reduced from dimension of 10'-6" x 13'-0" to 7'-3" x 11'-4"
- Increase in height of concrete curb of from 6" to 10", and;
- Refined concrete curb detailing to include:
 - Depth of 7"
 - White cement plaster finish to match existing planters
 - Concealed LED light around outer perimeter of the base

The applicant has provided a *Response to Comments*, included in Attachment B of this report.

URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed project, the proposed sign is compatible in scale and design to the area in which it is proposed and the overall development of the site.

As such, it is recommended that the Architectural Commission approve the project as presented.

Attachment(s):

- A. August 21, 2013 Staff Report and Previously Proposed Plans
- B. Applicant-prepared Response to Comments
- C. Project Design Plans
- D. 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 – October 16, 2013

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. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project as it was continued from a previous meeting.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – October 16, 2013

Attachment A:

September 18, 2013 Staff Report
And Previously Proposed 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, September 18, 2013

Subject: AKA
155 North Crescent Drive
Request for approval of a sign accommodation for a ground sign. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
(PL1312885)

Project agent: John Fleri – City Constructors, Inc.

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 sign accommodation for a ground sign at the existing AKA development.

One (1) 48 SF ground sign is proposed at the automobile entrance located adjacent to North Crescent Drive. The proposed sign will be constructed of a brushed stainless steel with a total height of 6'-0" and a total width of 7'-9 1/2". The sign will be located within a 6" granite oval curb that is proposed to be lined with black decorative stones and filled with water. Up lights are proposed to be located within the water feature.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-610, the Architectural Commission may approve a sign accommodation to a ground sign to be located on streets other than those set forth in Subsection C of the aforementioned code section (La Cienega Boulevard, Robertson Boulevard, Doheny Drive, Olympic Boulevard, Wilshire Boulevard, and Sunset Boulevard). The maximum sign area is 55 SF with a maximum total height of 20'-0". As proposed, the ground sign will be in full compliance with all development standards.

URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed project, the proposed sign is compatible in scale and design to the area in which it is proposed and the overall development of the site.

As such, it is recommended that the Architectural Commission approve the project as presented.

ZONING CODE COMPLIANCE

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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 – September 18, 2013

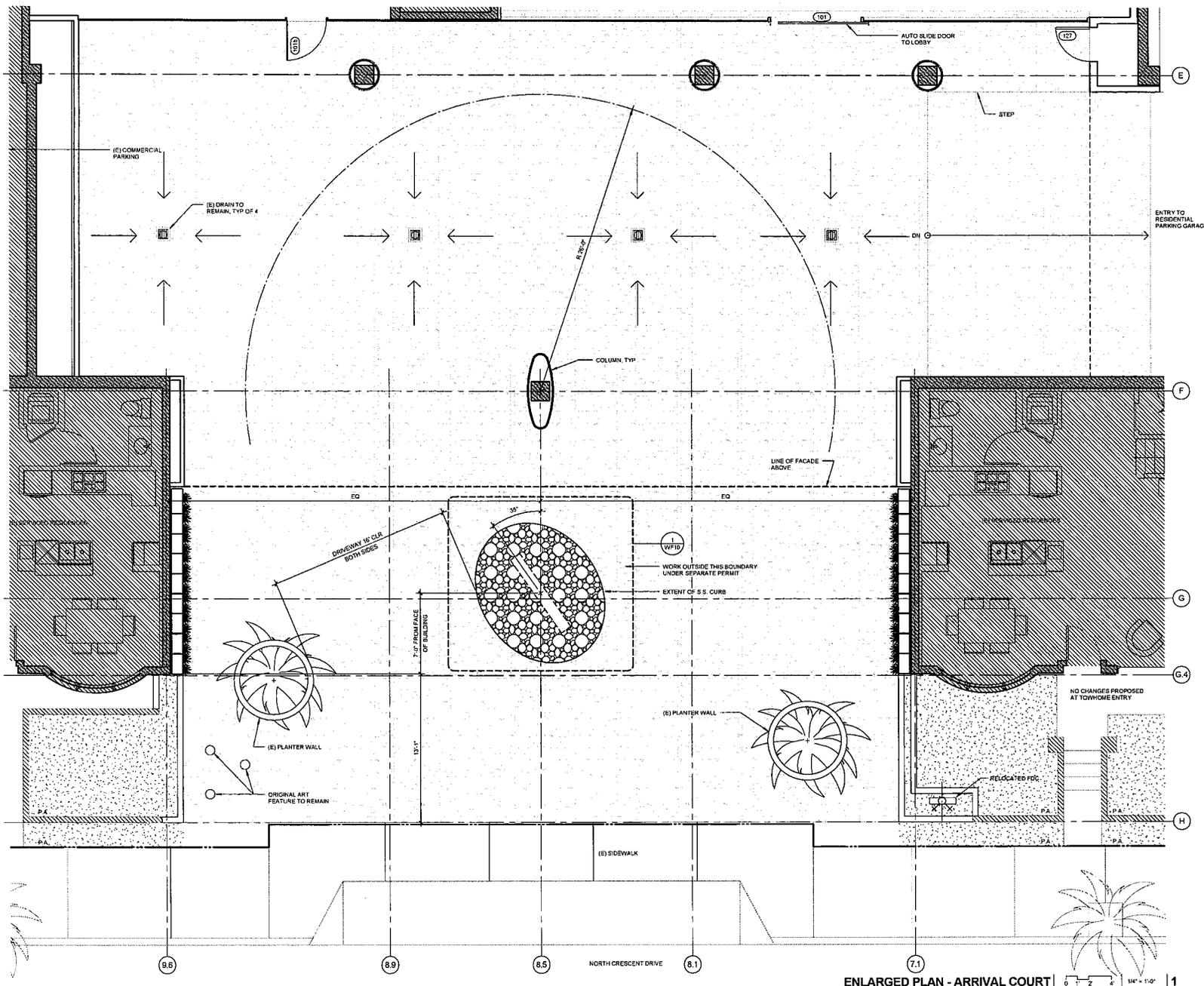
filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

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PUBLIC OUTREACH AND NOTIFICATION

The sign accommodation request for this project requires mailed public notices within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, September 6, 2013. To date, staff has not received any comments in regards to the submitted project.



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- NOTES:
1. G.C. TO VERIFY FINAL LOCATION OF A SCULPTURE WITH ARCHITECT PRIOR TO INSTALLATION.
 2. AREA OUTSIDE THE BOUNDARY INDICATED ON PLAN WAS CONSTRUCTED UNDER A SEPARATE PERMIT

NOT FOR CONSTRUCTION

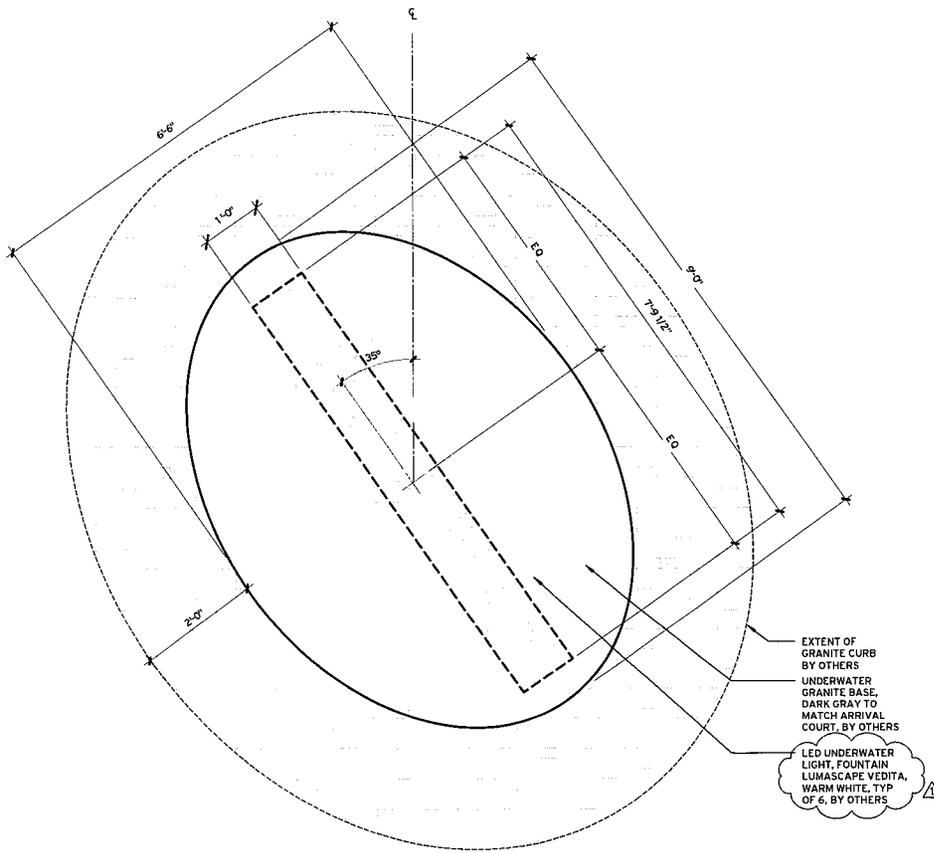
PROJECT NO
1201.06

PROJECT TITLE
AKA BEVERLY HILLS
 155 NORTH CRESCENT DRIVE
 BEVERLY HILLS, CA 90210

SHEET NO

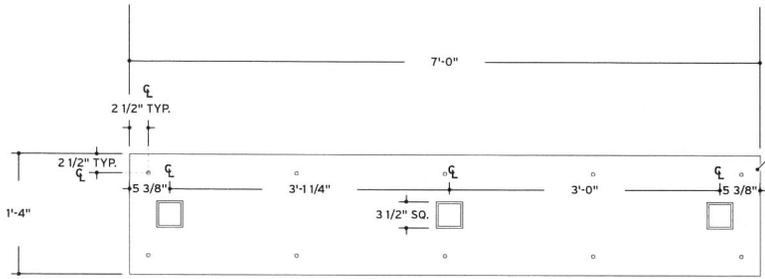
WF9
ARRIVAL COURT PLAN

ISSUE
**WATER FEATURE ARCHITECTURAL
 REVIEW SUBMISSION**
 08/22/13

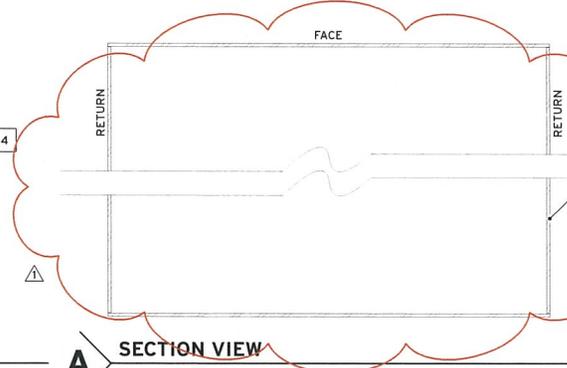


1 DETAIL - PLAN VIEW
SCALE: 1/2" = 1'-0"

TFN ARCHITECTURAL SIGNAGE 3411 LAKE CENTER DRIVE, SANTA ANA, CA 92704 P 714.556.0990 F 714.850.4888	<small>THE DATA IN THIS DOCUMENT MAY INCORPORATE PROPRIETARY RIGHTS OF THE CLIENT. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN CONSENT OF THE CLIENT. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE AND NOTIFY THE PROJECT ENGINEER OF ANY VARIATIONS FROM THE DIMENSIONS SHOWN ON THESE DRAWINGS BEFORE PROCEEDING WITH ANY CONSTRUCTION. WRITTEN DIMENSIONS TO SET PRECEDENCE OVER SCALED DRAWINGS.</small>	REVISIONS ▲ 08-15-13 REV. ▲ ▲	DRAWN BY JOHN COOPER	START DATE 05-27-13	PROJECT NAME AKA BEVERLY HILLS	SHEET TITLE SITE PLAN	REFERENCE NUMBER -
		<input type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> AS NOTED APPROVED BY: _____ DATE: _____	PROJECT LOCATION BEVERLY HILLS, CA	JOB NUMBER 513072	SHEET NUMBER AKA-BH-SITE-1.1		



3 BASE PLATE DETAIL
SCALE: 3/4" = 1'-0"



A SECTION VIEW
SCALE: 1 1/2" = 1'-0"

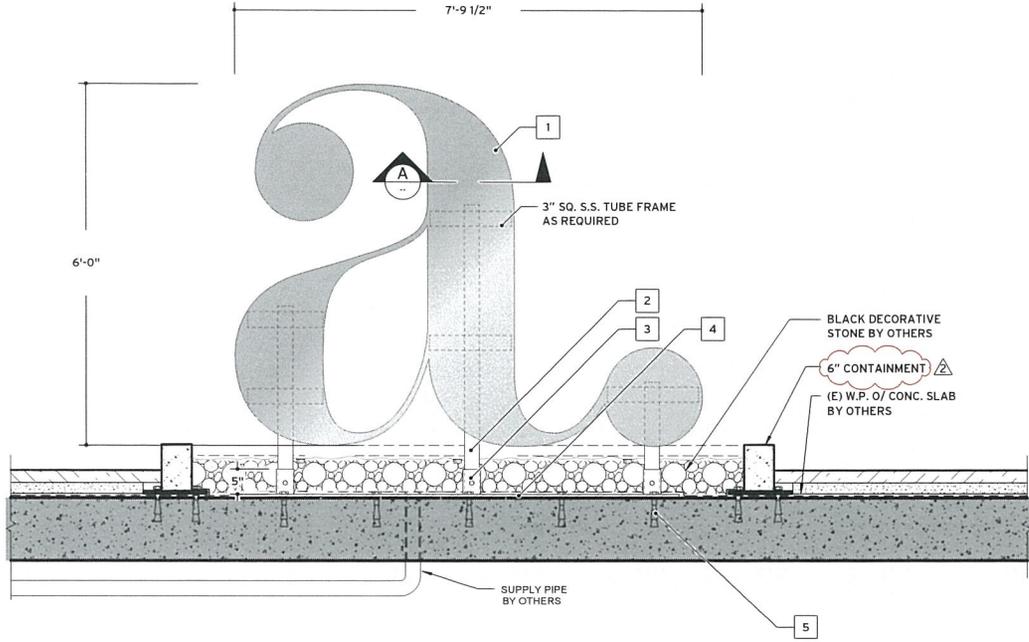
NOTES AND SPECIFICATIONS

- 1 12" DEEP, 12G. FABRICATED, S.S. LETTERFORM W/ #4 BRUSHED HORIZONTAL FINISH (FACES & RETURNS) & S.S. FRAMING. MECHANICALLY FASTEN TO S.S. BASE PLATE USING 5/8" DIA. S.S. THRU BOLTS.
- 2 3" SQ. S.S. TUBE FRAME.
- 3 1/4" WALL FABRICATED, S.S. SLEEVE WELDED TO BASE PLATE. TUBE FRAME TO SLIDE THRU TO BASE PLATE & BE MECHANICALLY FASTENED.
- 4 84" X 16" X 1/2" THK. S.S. BASE PLATE ANCHORED TO CONCRETE USING 3/8" DIA. S.S. ANCHORS.
- 5 2 ROWS (10 TOTAL) 3/8" DIA. S.S. CONCRETE WEDGE ANCHORS & EPOXY AS REQUIRED.

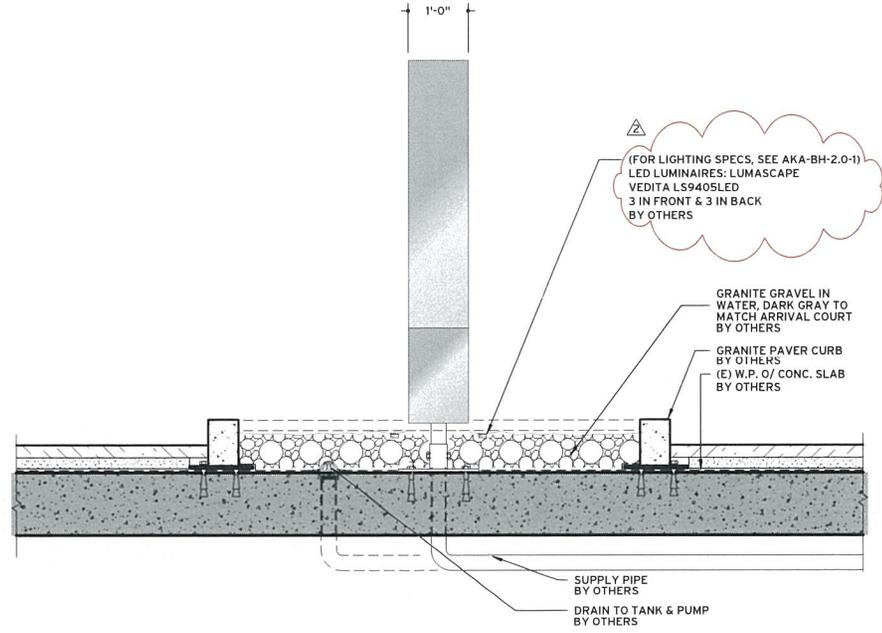
NOTE:

ALL SEAMS WELDED, FILLED, SANDED & BRUSHED TO MATCH FACE. NO VISIBLE FASTENERS ON FACE, BACK OR RETURNS.

EMBED THREADED WEDGE ANCHOR SYSTEM PRIOR TO WATERPROOFING.



1 ELEVATION - 33 SQ. FT. (SIGN AREA)
SCALE: 1/2" = 1'-0"



2 SIDE VIEW
SCALE: 1/2" = 1'-0"

ST-1 QTY: 1

TFN ARCHITECTURAL SIGNAGE
3411 LAKE CENTER DRIVE, SANTA ANA, CA 92704 P 714.556.0990 F 714.850.4888

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REVISIONS	REV.
△ 06-25-13	REV.
△ 08-15-13	REV.
△	

DRAWN BY JOHN COOPER	START DATE 05-27-13
<input type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> AS NOTED APPROVED BY: _____ DATE: _____	

PROJECT NAME AKA BEVERLY HILLS
PROJECT LOCATION BEVERLY HILLS, CA

SHEET TITLE SIGN TYPE 1; a SCULPTURE FABRICATION DETAILS
JOB NUMBER 513072

REFERENCE NUMBER WF2
SHEET NUMBER AKA-BH-1.0-1



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – October 16, 2013

Attachment B:

Applicant-prepared Response to Comments

Date: October 3, 2013

To:

Beverly Hills Architectural Commission

Attention: Cindy Gordon

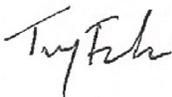
Re: Proposed 'a' logo at 155 N. Crescent Drive

In response to comments received at the September 16th 2013 Architectural Commission hearing the following narrative outlines design modifications to the proposed 'a' logo at 155 N. Crescent Drive. We've carefully considered comments from each commissioner related to three themes: 1) Overall size of the 'a' logo and water feature, 2) Protection of 'a' logo with a taller curb & 3) Maintenance and finish of brushed stainless steel.

1. We believe the 'a' shall have a sense of presence to justify its position within the arrival court as a singular element. We've reduced the overall size of the 'a' logo by 20% to keep it within a human scale and well under the allowable area for a sign of this type. The overall height of the logo is lower despite a higher base elevation due to a more robust curb. The shape of the water feature was also reduced to an ellipse 40% smaller than the original proposal. Set back from the property line approximately 10' we feel this element will have minimal impact to passing traffic.
2. Of great importance, the curb design shall protect the 'a' logo, not distract the appearance of the 'a' and not appear as a traditional street curb. As such, we've increased the overall height of the curb from 6" to 10" while not increasing the height of the total feature. A recess at the curb base will conceal a continuous light halo providing a sense of lightness. Finished with white plaster the curb will be visually consistent with the existing palm tree planters in the arrival court.
3. The finish of the 'a' logo was considered at great length before submitting brushed stainless steel for review. We've previously explored both black and polished stainless steel finishes. The black option was eliminated as it would meld into the shadows of the arrival court and further darken the area. Additionally, polished stainless steel seemed to offer the most refined finish. However, its brightness and reflective nature caused some concern. This process led us to brushed stainless steel which we feel will contrast the dark shadows cast over the arrival court throughout the day and provide an easily maintainable surface. As Nike uses the swoosh or apple uses an illustrated apple, AKA uses a stainless steel 'a'.

The 'a' logo will serve as an identifier to prospective residents and guests. Adding to the sense of arrival, the 'a' will further distinguish the residences from the adjacent commercial building. We find the associated resubmission to be a significant improvement to the old blue plastic illuminated box sign that previously identified the property. In their place, an ethereal water feature with a professionally crafted brushed stainless steel logo is proposed.

Thank you,



Troy Fosler



October 3, 2013

Architectural Review Board

RE: AKA Beverly Hills "a" signage maintenance procedures "as prepared for AKA Beverly Hills"

This letter is to address the manner in which the proposed stainless steel "a" signage to be placed in the arrival court at 155 North Crescent Drive will be maintained. As with all finishes found on the AKA property, our onsite staff is responsible for making sure that our property is kept to the highest standards required by our brand. Our guests, neighbors and prospective guests deserve nothing less. All glass, wood and stainless steel finishes throughout the property are cleaned daily and in most cases, multiple times throughout the day.

The proposed "a" signage that will be placed in the arrival court entrance will be maintained using the same diligence as found throughout our property. The "a" will be wiped down daily or at any time where it has been found to have accumulated any type of surface residue from the elements. The stainless steel finish will be wiped with towels designed specifically for stainless steel that can be moistened with water only, and the signage will be wiped using horizontal strokes following the grain of the stainless steel.

In the event that it is found that the signage has been exposed to extreme weather and there becomes a need to use a cleaning agent, the use of light detergents and or biodegradable products may be used due to the fact that there will be water located in the containment below and we would not want to introduce any chemicals into the water filled containment.

On a quarterly basis all surfaces are inspected to ensure they are up to our standards and in the event that any scratching, pitting or markings of any kind are present. If any of these said conditions are present, City Constructors Inc provides services to AKA Beverly Hills to re-furbish all stainless steel surfaces throughout the property which includes elevators, hardware, trims etc. These services would be used to keep the "a" signage at an always new like condition. A copy of the specification used for cleaning and re-furbishing of stainless steel has been attached to this document as a reference guide.

John Fleri

A handwritten signature in black ink that reads "John Fleri". The signature is written in a cursive, flowing style.

Project Manager

SPECIFICATION NO. 945

CLEANING AND REFINISHING OF ARCHITECTURAL STAINLESS STEEL

1. SCOPE

1.1 This specification outlines methods and materials applicable for cleaning stainless steel after construction and for subsequent refinishing and periodic maintenance.

1.2 Types of commonly used architectural stainless steel.

No. 4 Brushed – a general purpose brushed finish obtained by finishing with 120-150 mesh abrasive following initial grinding and graining.

No. 2 Bright Annealed – cold rolled on highly polished rolls followed by final annealing in a controlled atmosphere.

No. 8 Polished – the most reflective finish produced. Obtained by polishing with successively finer abrasives then buffing with very fine compounds to a mirror finish.

2. GENERAL EXTERIOR CLEANING

2.1 Cleaning Procedures for No. 4, No. 2 Bright Annealed and No. 8 Polished Stainless steel panels, columns, mullions, soffits, etc.

2.2 Construction soils such as concrete, mortar, etc., should be removed as soon as possible. The exact procedure will vary depending upon the nature and degree of soil. Cleaning should be done on the shaded side of the building or ideally on a mild, cloudy day.

2.3 Removal of light to medium soil.

2.3.1 Wash the surface with a dilute solution of No. 10 detergent cleaner using soft, wet brushes or sponges. The washing should be done with uniform pressure, cleaning with the direction of the grain of the metal. Apply the cleaner only to an area that can be conveniently cleaned without changing position. Always clean down from top to bottom.

2.3.2 Water rinse – the surface must be thoroughly rinsed with clean water. It may be necessary to sponge the surface while rinsing, particularly if cleaner is allowed to dry on the surface.

2.3.3 All cleaned and rinsed panel surfaces will be squeegee dried. All mullions, corners, crevices will be thoroughly wiped dry with a clean, soft lint free cloth.

2.3.4 Rundown cleaner to lower portions of the building should be minimized and these areas should be rinsed as soon as possible.

- 2.3.5 Any oils, wax, polish and other similar organic residue should be removed with M. E. K. or appropriate industrial solvent and clean cloth.

CAUTION: M. E. K. and similar solvents may damage sealants, gaskets and painted finishes and must be used with great care. Organic solvents must be used only in accordance with manufacturer's safety recommendations.

- 2.3.6 All window glass will be washed with the dilute No. 10 cleaner, water rinsed and squeegee dried.

3. **CLEANING HEAVY SOIL BUILD-UP FROM NO. 2 ANNEALED STAINLESS.**

CAUTION: Not to be used on No. 8 polished stainless.

- 3.1 If surface soil still adheres after using procedures under 2.2, cleaning with assistance of a properly prepared solution of MGM DCP – 4 cleaner can be employed.
 - 3.1.1 Apply a small amount of the DCP – 4 slurry solution to an applicator tool fitted with textured fabric materials. Clean the surface using uniform pressure moving in the direction of the grain of the metal. Apply cleaner only to an area that can be conveniently cleaned at one time without changing position.
 - 3.1.2 Water rinse thoroughly with clean water. Sponge the surface while rinsing to remove all residue. Keep rundown to a minimum.
 - 3.1.3 Squeegee and wipe dry all cleaned and rinsed surfaces as in 2.2.3.

4. **CLEANING HEAVY BUILD-UP & DISCOLORATION FROM NO. 4 STAINLESS.**

CAUTION: not to be used on No. 2 annealed or No. 8 polished stainless.

- 4.1 Heavy soil and light stains can be removed from No. 4 stainless using a proper mixture of MGM/SS polish/cleaner and water and applicator tool.
 - 4.1.2 Apply a small amount of No. 10 material to the special applicator tool fitted with textured woven fabric that has been wet with clean water. Clean the surface with uniform pressure with the direction of the metal grain.
 - 4.1.3 Water rinse thoroughly as in 2.2.2, Squeegee and wipe dry as in 2.2.3

5. **INSPECTION**

- 5.1 Metal seams, crevices, etc., will be wiped with clean absorbent cloth and thoroughly dried to prevent rundown.
- 5.2 Any soiled or discolored areas should be re-cleaned to produce the optimum appearance possible without affecting the stainless finish.

6. **CLEANING PRECAUTIONS**

- 6.1 Correctly identify the stainless finish to be cleaned. Never use aggressive alkaline or acid chemicals on stainless finishes. Test-clean small area first. It is preferable to clean metal when shaded. Avoid temperature extremes.

- 6.2 Do not use excessive overcleaning or rubbing to attempt to remove stubborn stains. Do not use steel wool or abrasive brushes or sharp tools. Such procedures can adversely affect the fine stainless finish and cause a non-uniform appearance.
- 6.3 The use of solvents to remove oils, waxes, etc., must be employed with care to prevent damage to sealants, caulking and any surrounding painted surfaces.
- 6.4 Avoid using strong chemicals on window glass. A solution of water and No. 10 neutral cleaner is generally satisfactory. Any special glass cleaning problems should be called to the attention of Sunstar Building Services, Inc. supervision.

7. REFINISHING INTERIOR NO. 4 STAINLESS STEEL

- 7.1 No. 4 polished stainless – this finish has a grained or satin look to it. When scratched this finish can be completely refinished in the field by using the following procedures:
- 7.2 Clean with No. 10 neutral solution and #7447 pad. If lacquered, strip with solvent solution prior to cleaning.
- 7.3 Remove surface scratches (abrasive scrubbing) and regrain. In – line power sanding equipment will assist in scratch removal if deep scratches are present.
- 7.4 Brighten (oxalic acid may be used) or dry abrasive. Flush clean with clear water.
- 7.5 Apply MGM/SS rub on sealer or spray-apply clear acrylic lacquer. Sealers or lacquers may be eliminated at the discretion of the client depending upon their custodial maintenance routine.

8. REFINISHING NO. 8 POLISHED STAINLESS STEEL (Interior & Exterior)

- 8.1 No. 8 Polished Stainless – this is a mirror-like and has an appearance similar to chrome. Field refinishing is a careful, delicate process.
- 8.3 Clean with No. 10 and soft cloth. Rinse and squeegee dry. If lacquered, strip with solvent solution prior to cleaning
- 8.4 Scratch removal requires abrasive scrubbing selecting aluminum oxide abrasives in pad or sheet form. In-line power sanding equipment will assist in scratch removal of deep scratches.
- 8.5 After scratches are removed re-finish surface with a series of ultra-fine abrasives gradually eliminating grain pattern.
- 8.6 Final mirror finish shall be restored with the use of MGM DCP-4 polish and rouge. Power buffing may be necessary to achieve final luster.
- 8.7 Protective rub-on sealer MGM/SS or clear lacquer may be applied for protection against custodial maintenance abuse. Spray applied clear lacquer will greatly reduce potential damage to the mirror finish.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – October 16, 2013

Attachment C:
Project Design Plans



KoningEizenbergArchitecture
 1454 25th St, Santa Monica, CA 90404
 310.828.6131 info@kearch.com
 310.828.0719 fax www.kearch.com

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NOTE: INCLUDED FOR REFERENCE ONLY. WORK COMPLETED IN PHASE 1

NOT FOR CONSTRUCTION

PROJECT NO.
1201.06

PROJECT TITLE
AKA BEVERLY HILLS
 155 NORTH CRESCENT DRIVE
 BEVERLY HILLS, CA 90210

SHEET NO.
WF2
 NEIGHBORHOOD
 PROFILE

ISSUE
**WATER FEATURE ARCHITECTURAL
 REVIEW RE-SUBMISSION**
 09/30/13



RENDERED ELEVATION - EAST SIDE | 4



RENDERED ELEVATION - CLIFTON WAY | 3



RENDERED ELEVATION - ALLEY | 2



RENDERED ELEVATION - CRESCENT DRIVE | 1

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NOTE: INCLUDED FOR REFERENCE ONLY. WORK COMPLETED IN PHASE 1

NOT FOR CONSTRUCTION

PROJECT NO
1201.06

PROJECT TITLE
AKA BEVERLY HILLS
 155 NORTH CRESCENT DRIVE
 BEVERLY HILLS, CA 90210

SHEET NO
WF5

ELEVATIONS

ISSUE
**WATER FEATURE ARCHITECTURAL
 REVIEW RE-SUBMISSION**
 09/30/13



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NOT FOR CONSTRUCTION

PROJECT NO
1201.06

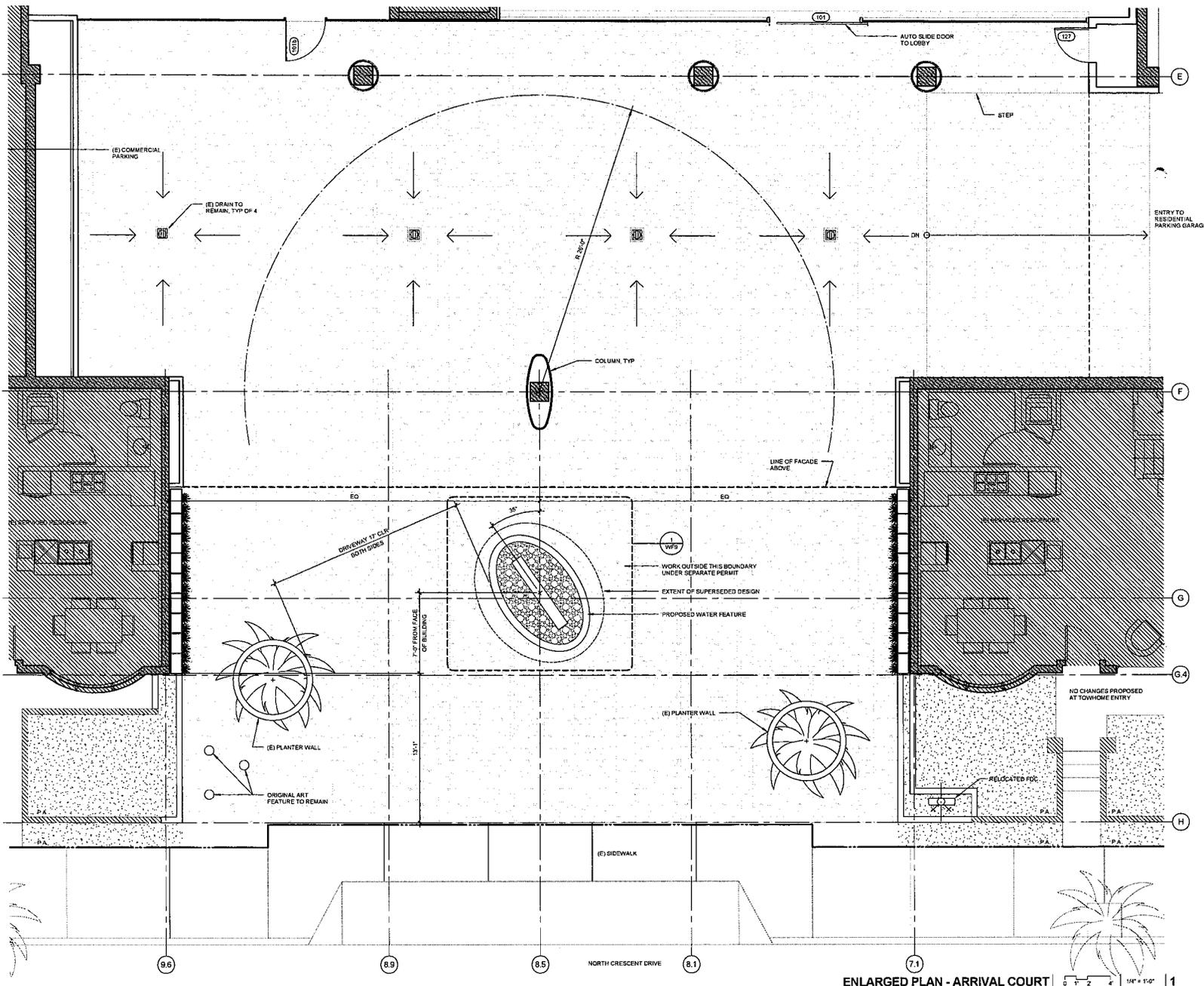
PROJECT TITLE
AKA BEVERLY HILLS
155 NORTH CRESCENT DRIVE
BEVERLY HILLS, CA 90210

SHEET NO
WF7

**PROPOSED
ELEVATION**

PROPOSED WATER FEATURE

ISSUE
**WATER FEATURE ARCHITECTURAL
REVIEW RE-SUBMISSION**
09/30/13



KoningEizenbergArchitecture
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- NOTES
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 2. AREA OUTSIDE THE BOUNDARY INDICATED ON PLAN WAS CONSTRUCTED UNDER A SEPARATE PERMIT.

NOT FOR CONSTRUCTION

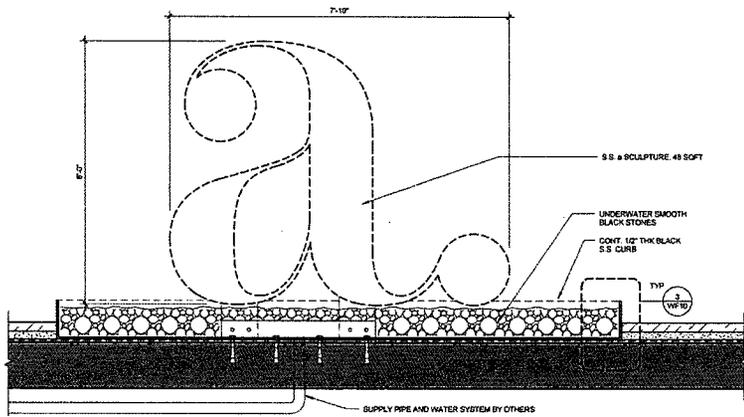
PROJECT NO.
1201.06

PROJECT TITLE
AKA BEVERLY HILLS
 155 NORTH CRESCENT DRIVE
 BEVERLY HILLS, CA 90210

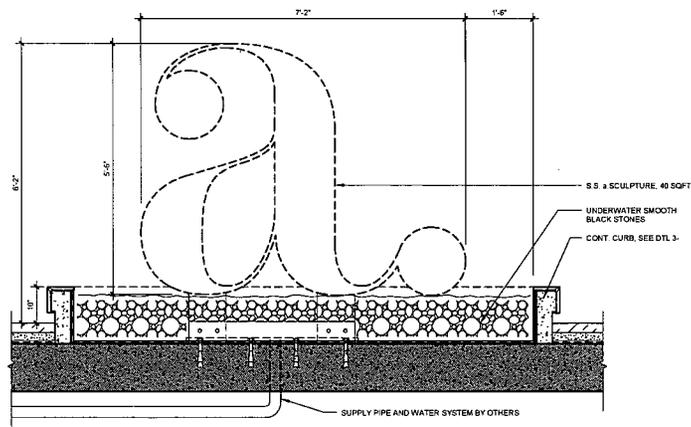
SHEET NO.
WF8

ARRIVAL COURT PLAN

ISSUE
**WATER FEATURE ARCHITECTURAL
 REVIEW RE-SUBMISSION**
 09/30/13



WATER FEATURE ELEVATION | SUPERSEDED ELEVATION



PROPOSED WATER FEATURE ELEVATION | 3/4\"/>

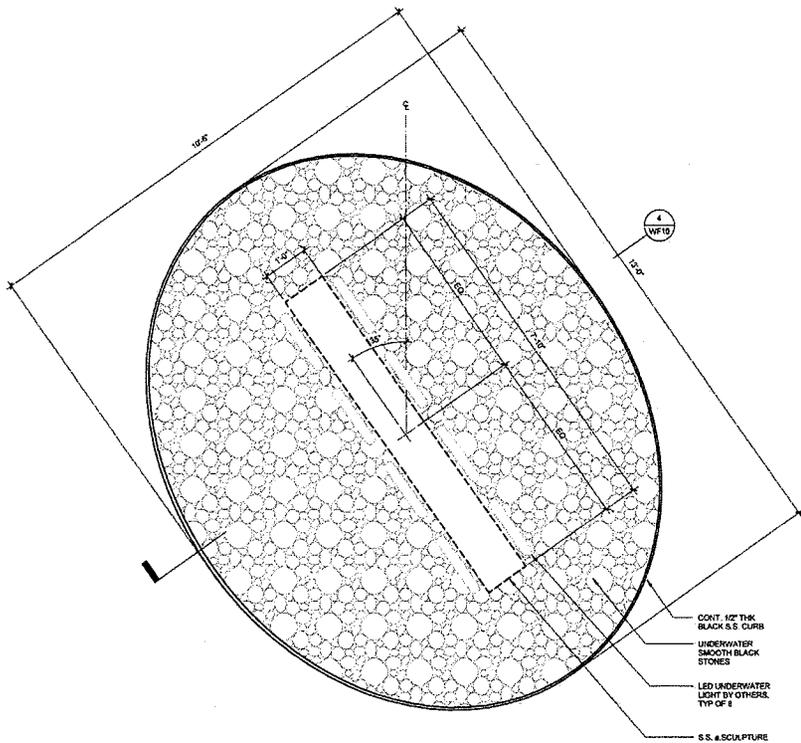
KoningEizenbergArchitecture
 1454 25th St, Santa Monica, CA 90404
 310.826.6131 info@kearch.com
 310.828.0719 fax www.kearch.com

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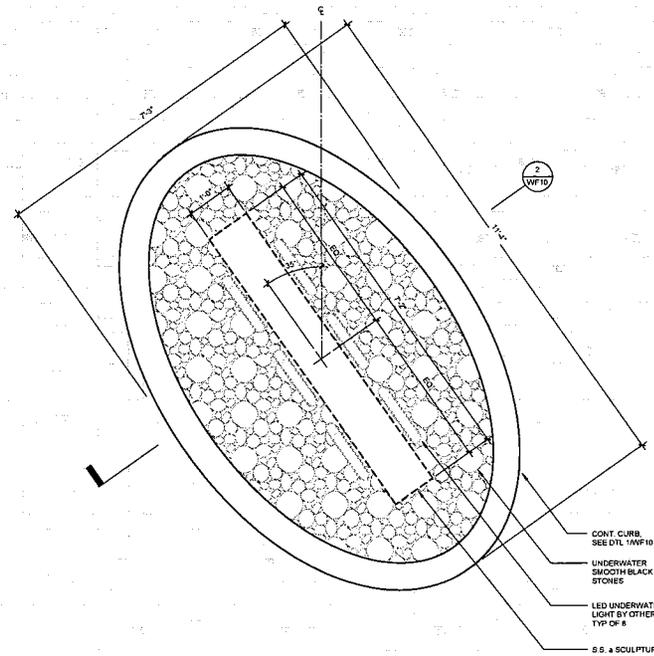
Koning Eizenberg Architecture and/or its principals and employees waive any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional's guidance with ambiguities, or conflicts which are alleged.

NOTES:

1. S.S. # SCULPTURE AND FOUNTAIN SHALL BE DESIGN BUILT. DETAILS AND FABRICATION METHOD TO BE SUBMITTED TO THE ARCHITECT PRIOR TO INSTALLATION FOR REVIEW.
2. TWO CUSTOM COLOR SAMPLES AND TWO FINISH SAMPLES SHALL BE REVIEWED BY ARCHITECT AND CLIENT PRIOR TO PROCUREMENT OF MATERIAL.
3. FOUNTAIN EQUIPMENT TO BE LOCATED IN PARKING STRUCTURE BELOW WITHIN 5'-0" O.C. TO COORDINATE 4' x 4' x 4' LOCATION BETWEEN PARKING STALLS ALONG BACK WALL.
3. G.C. TO ENGINEER & COORDINATE INTERNAL STRUCTURE AND ATTACHMENT OF # SCULPTURE W/ WATER FEATURE.
4. WATER FEATURE SHALL PROVIDE GENTLY MOVING WATER TO AVOID STAGNATION. NO PROJECTION OF WATER ABOVE CURB HEIGHT DESIGNED.



WATER FEATURE PLAN | SUPERSEDED PLAN



WATER FEATURE PLAN | 3/4\"/>

NOT FOR CONSTRUCTION

PROJECT NO.
1201.06

PROJECT TITLE
AKA BEVERLY HILLS
 155 NORTH CRESCENT DRIVE
 BEVERLY HILLS, CA 90210

SHEET NO.

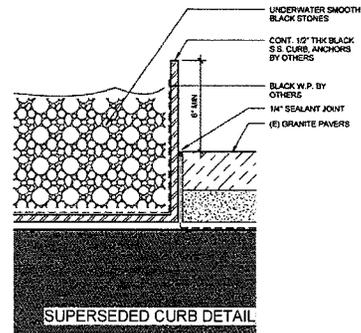
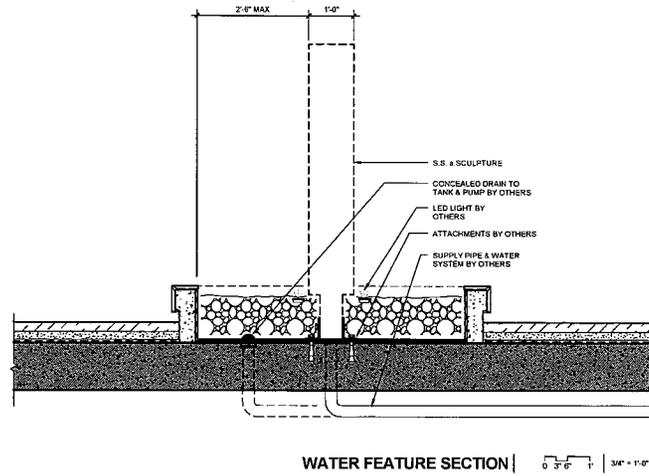
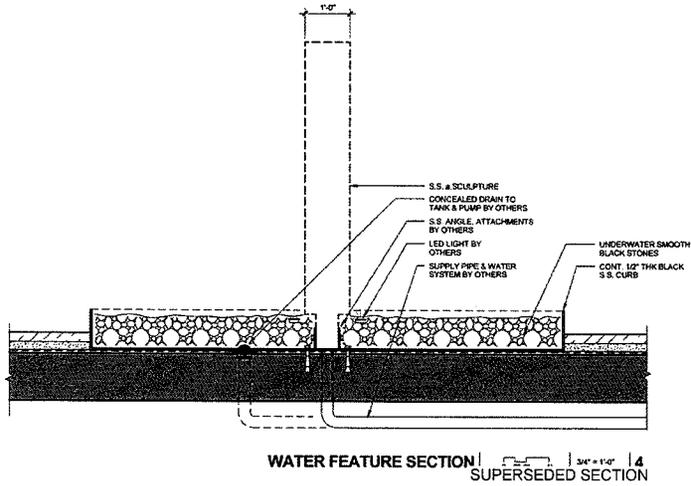
WF9

**WATER FEATURE
 DETAILS**

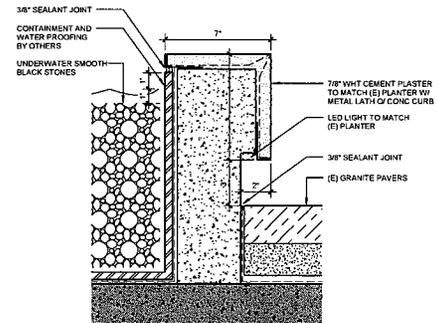
ISSUE
**WATER FEATURE ARCHITECTURAL
 REVIEW RE-SUBMISSION**

08/30/13

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WATER FEATURE PAVER EDGE | 0'-1" 1'-0" | 3



NOT FOR CONSTRUCTION

PROJECT NO.
1201.06

PROJECT TITLE
AKA BEVERLY HILLS
 155 NORTH CRESCENT DRIVE
 BEVERLY HILLS, CA 90210

SHEET NO.
WF10

**WATER FEATURE
 DETAILS**

ISSUE
**WATER FEATURE ARCHITECTURAL
 REVIEW RE-SUBMISSION**
 09/30/13



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – October 16, 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 SIGN ACCOMMODATION FOR A GROUND SIGN FOR THE PROPERTY LOCATED AT 155 NORTH CRESCENT DRIVE (PL1318879 - AKA).

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

Section 1. John Fleri, agent, on behalf of the property owner, Metropolitan Crescent Associates LLC, and the tenant, AKA (Collectively the “Applicant”), has applied for architectural approval of a sign accommodation for a ground sign for the property located at 155 North Crescent 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. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

Section 5. The Architectural Commission conducted a duly noticed public hearing on October 16, 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 special 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: October 16, 2013

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission