



## Architectural Commission Report

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**Meeting Date:** Wednesday, October 16, 2013

**Subject:** **151 El Camino Drive**  
Request for preliminary review of a façade remodel, business identification signage, and landscaping.  
(PL1326396)

**Project agent:** Andrew Mangan – Wolcott Interiors

**Recommendation:** Review the proposed project and provide the applicant with design feedback.

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### REPORT SUMMARY

The applicant is requesting a preliminary review of a façade remodel, business identification signage, and landscaping, to an existing 4-story commercial building located at 151 El Camino Drive. The project is currently undergoing historic and zoning review and may be revised as a result of such reviews. As such, the applicant has requested to come before the Architectural Commission as a preview item.

Project design plans are included in Attachment A and it is recommended that the Commission review the design plans and provide applicant team with general design feedback.

### URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed project, the façade remodel will provide a welcome upgrade to the property. The new glazing material will greatly increase the transparency of the building and enhance the streetscape. The proposed entryway redesign and landscaping will improve the pedestrian experience in the area, and signage appears to be appropriately designed, scaled, and sited for the building.

### 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.

Attachment(s):  
A. Project Design Plans

Report Author and Contact Information:  
Cindy Gordon, Associate Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## **Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – October 16, 2013

### **PUBLIC OUTREACH AND NOTIFICATION**

Public outreach and notification was not required for this project.



**Design Review Commission Report**

455 North Rexford Drive  
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**Attachment A:**  
Project Design Plans

CONSULTANT

CERTIFICATION

PROJECT

**PHASE I**  
**EXTERIOR RENOVATIONS**  
 AT  
 151 EL CAMINO DRIVE  
 BEVERLY HILLS, CA 90212

**KENNEDY WILSON**

FLOOR/LEVEL

FIGURE (OR REVISION) NOTES:

NO. DATE DESCRIPTION

05.27.13 AG SUBMITTAL SET

CLIENT APPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

The owner hereby authorizes the architect to prepare and submit to the appropriate authorities all applications, permits, and other documents required for the execution of the project. The architect shall be responsible for obtaining all necessary permits and approvals. The owner shall be responsible for providing all necessary information and documents to the architect in a timely manner. The architect shall not be responsible for any delays or costs incurred by the owner due to the owner's failure to provide the necessary information and documents in a timely manner. The architect shall not be responsible for any delays or costs incurred by the owner due to the owner's failure to provide the necessary information and documents in a timely manner.

PROJECT NO. **13-781-833**

DRAWN BY: SW CHECKED BY: AM

PROJECT MANAGER: RE

DRAWING SCALE: AS NOTED

SHEET SIZE: 30x42

DRAWING TITLE:

**EXISTING / DEMO ELEVATIONS**

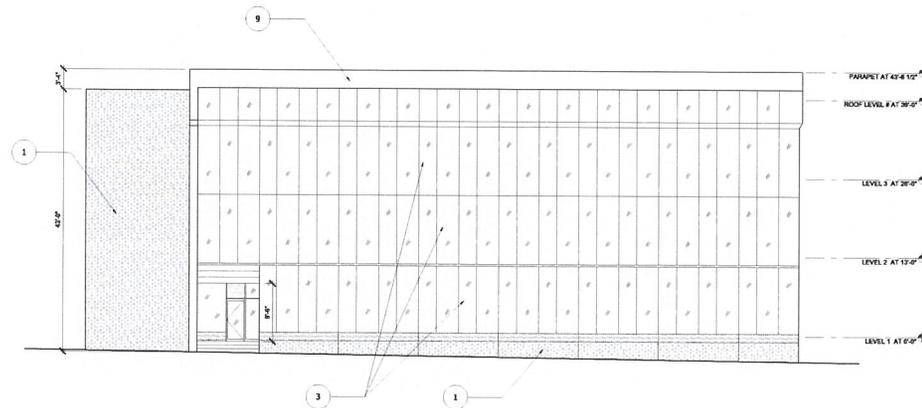
SHEET NO.

**EXISTING/DEMO KEY NOTES**

- (1) EXISTING STONE OF BRICK VENEER CLADDING TO BE REMOVED
- (2) EXISTING CONCRETE STEPS TO BE REMOVED
- (3) EXISTING GLAZING STOREFRONT TO BE REMOVED. EXISTING GLAZING CONNECTION SYSTEM REMAIN
- (4) EXISTING CEILING SYSTEM ABOVE TO BE REMOVED.
- (5) EXISTING FLOOR STRUCTURE AND ALL INTEGRATED SYSTEMS TO BE REMOVED.
- (6) EXISTING FLOOR STRUCTURE, PANNPET, AND ALL INTEGRATED SYSTEMS TO BE REMOVED.
- (7) EXISTING FRAMELESS GLAZING WALL TO BE REMOVED.
- (8) EXISTING STUD WALL TO BE REMOVED.
- (9) EXISTING PANNPET METAL PANELS TO BE REMOVED.

**DEMO PLAN LEGEND**

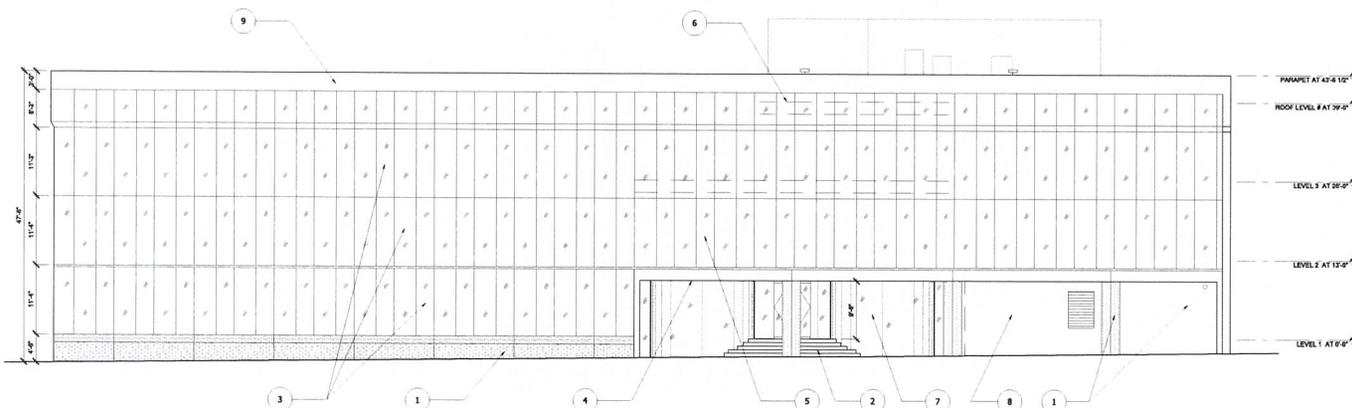
-  EXISTING PARTITION TO REMAIN
-  GLASS PARTITION
-  N.I.C. NOT IN CONTRACT (N.I.C.)
-  DOOR ASSEMBLY
-  EXISTING DOOR/FRAME ASSEMBLY TO BE DEMOLISHED
-  EXISTING PARTITION TO BE DEMOLISHED
-  EXISTING FRAMELESS GLAZING WALL TO BE DEMOLISHED
-  EXISTING GLAZING STOREFRONT TO BE DEMOLISHED
- FOR ALL:  
E EXISTING TO REMAIN
-  EXISTING FLOOR STRUCTURE AND ALL INTEGRATED SYSTEMS TO BE REMOVED



**EXISTING SOUTH ELEVATION**

SCALE: 1/32"=1'-0"

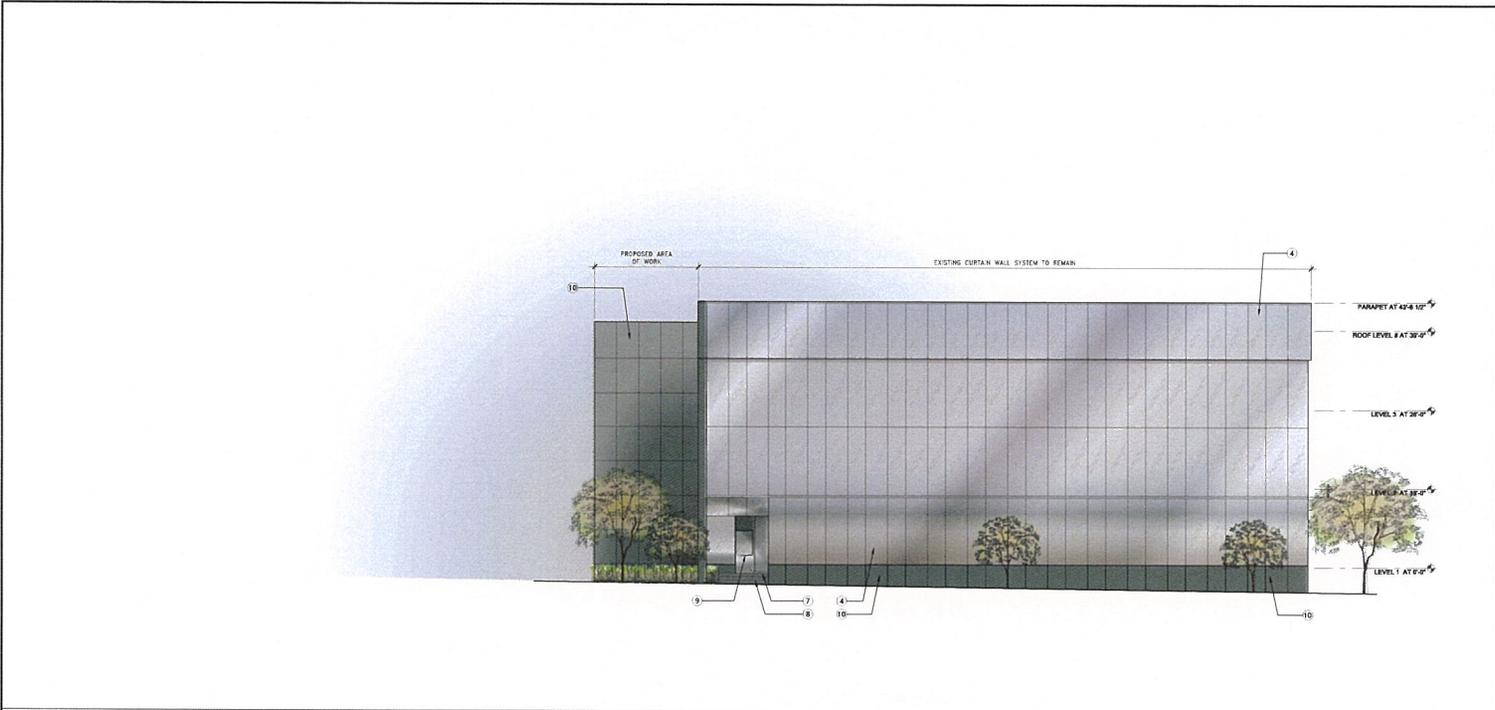
2



**EXISTING EAST ELEVATION**

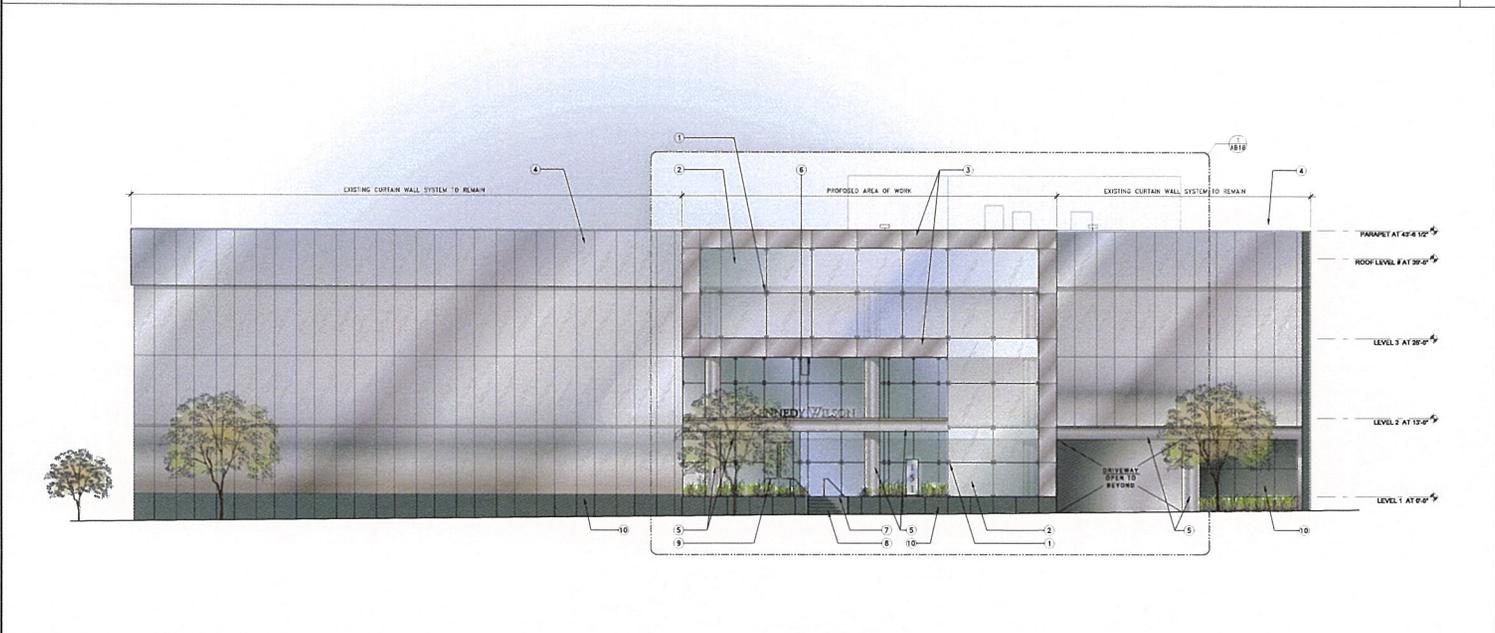
SCALE: 1/32"=1'-0"

1



PROPOSED SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

2



PROPOSED EAST ELEVATION  
SCALE: 1/8"=1'-0"

1

PROPOSED ELEVATION KEY NOTES

- (1) SPIDER CUP GLASS SUPPORT SYSTEM
- (2) LOW-E GLASS  
MIRROR V51-24
- (3) METAL PANELS  
ALUCOBOND  
MIST FINISH MICA COOL  
PAF#-2/GLASS LEVEL-20
- (4) MIRROR GLASS  
MIRROR SCARLEEN REFLECTIVE GLASS V51-08
- (5) METAL FINISH  
#6 BRUSHED STAINLESS STEEL
- (6) BRUSHED TEAK  
OIL SCAN FINISH (UNDERSIDE OF CANOPY)
- (7) STONE FLOORING:  
STONE SOURCE  
PUMPER FLAME FINISH ALTERNATIVE STONE
- (8) STONE FLOORING - STAR STRIPES ONLY  
STONE SOURCE  
MICA GRAY SCARPALETO FINISH ALTERNATIVE
- (9) CE LAMBRISQUE ENTRY DOOR HARDWARE  
STAINLESS STEEL FINISH
- (10) STONE PANELS  
STONE SOURCE  
BROCKTON CLASSIC HONEY #2

W O L C O T T

ARCHITECTURE | INTERIORS  
3859 Cardiff Avenue, Culver City, California 90232  
T 310 204 2200 | F 310 208 6109  
design@wolcottai.com | www.wolcottai.com



PROJECT  
**PHASE I  
EXTERIOR RENOVATIONS**  
AT  
151 EL CAMINO DRIVE  
BEVERLY HILLS, CA 90212

KENNEDY WILSON

FLOOR LEVEL

REVISION NOTES

NO.	DATE	DESCRIPTION
01	09-27-13	AC SUBMITTAL SET

CLIENT APPROVAL BY

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO: **13-781-833**

DRAWN BY: SM CHECKED BY: AM

PROJECT MANAGER: PE

DRAWING SCALE: AS NOTED

SHEET SIZE: 30x42

DRAWING TITLE:  
**PROPOSED EXT. ELEVATIONS**

SHEET NO:  
**AB-17**

FILE NAME:





**PHASE I**  
**EXTERIOR RENOVATIONS**  
 AT  
**151 EL CAMINO DRIVE**  
**BEVERLY HILLS, CA 90212**  
**KENNEDY WILSON**

FLOOR/LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
01	05.27.13	AC SUBMITTAL SET

CLIENT APPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO: **13-781-833**

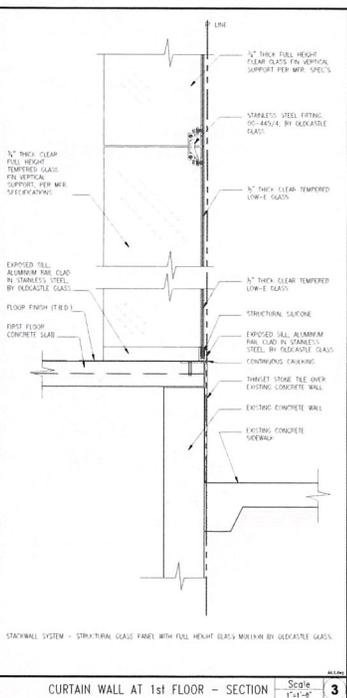
DRAWN BY: SM CHECKED BY: AM

PROJECT MANAGER: RR

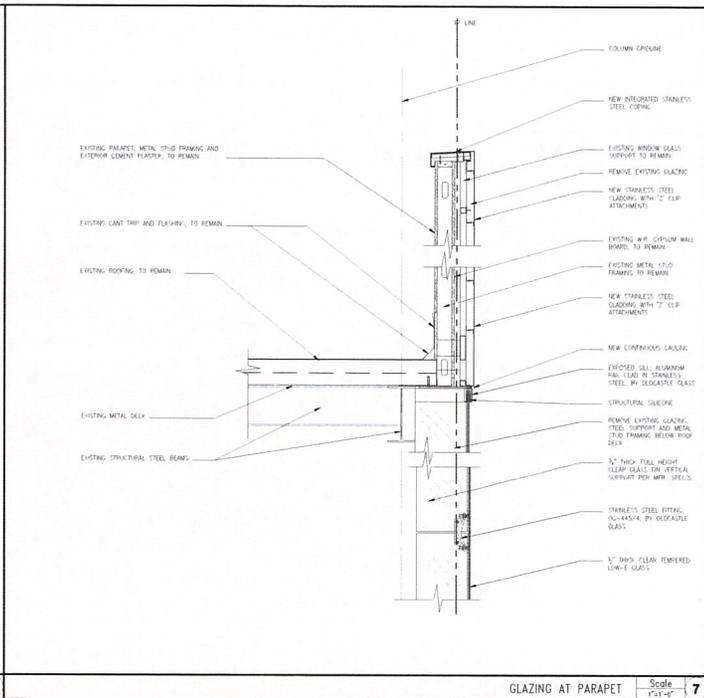
DRAWING SCALE: AS NOTED

SHEET SIZE: 30x42

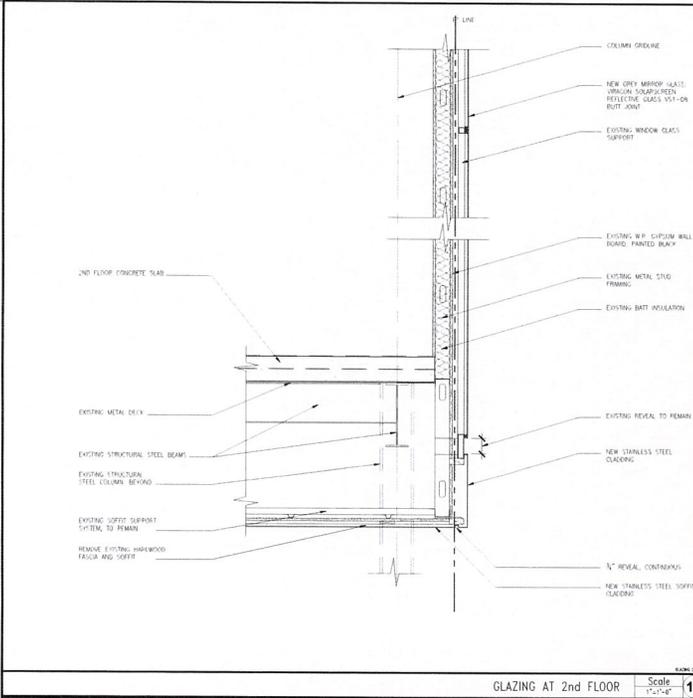
DRAWING TITLE: **EXTERIOR DETAILS**



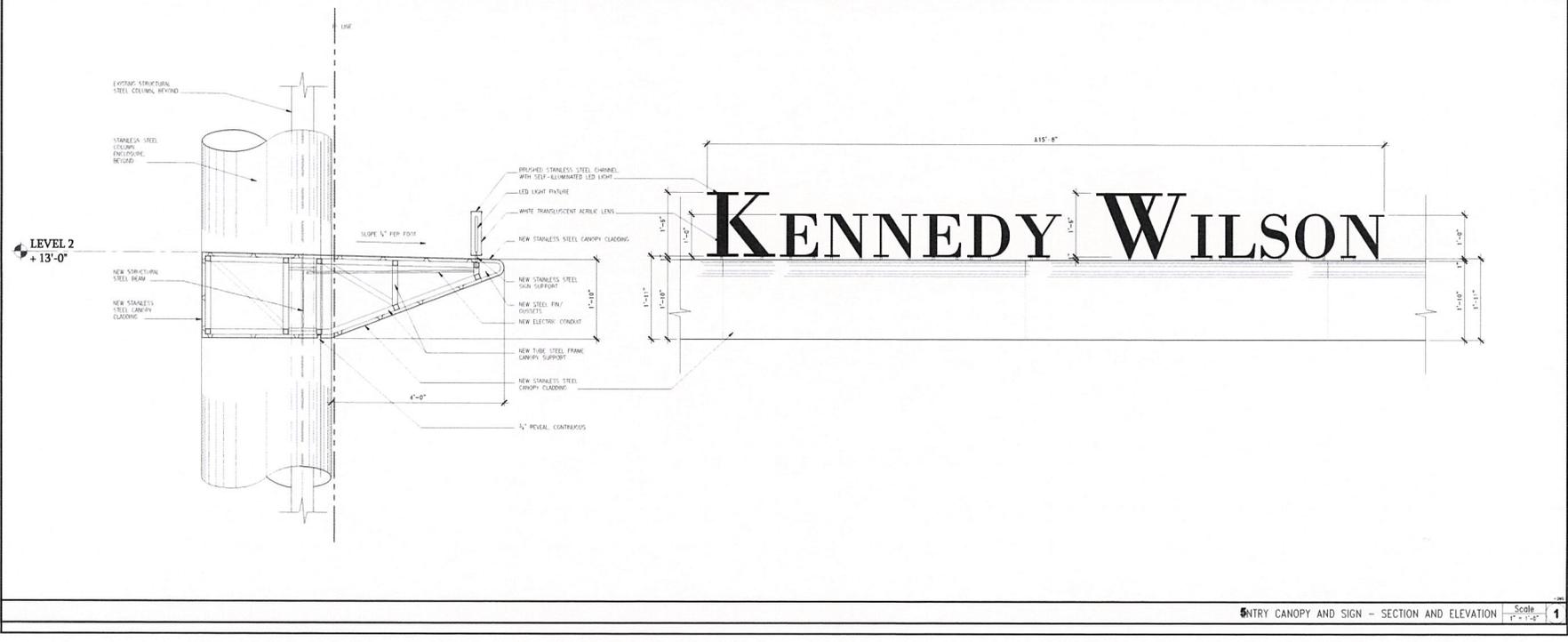
CURTAIN WALL AT 1st FLOOR - SECTION Scale 1/4" = 1'-0" 3



GLAZING AT PARAPET Scale 1/4" = 1'-0" 7



GLAZING AT 2nd FLOOR Scale 1/4" = 1'-0" 15



ENTRY CANOPY AND SIGN - SECTION AND ELEVATION Scale 1/4" = 1'-0" 1



