



Architectural Commission Report

Meeting Date: Wednesday, November 20, 2013

Subject: **151 El Camino Drive**
Request for approval of a façade remodel, landscaping, a sign accommodation for a ground sign, and a sign accommodation to allow business identification signage to project above the top surface of an architectural element. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
(PL1329795)

Project agent: Andrew Mangan – Wolcott Interiors

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, landscaping, a sign accommodation for a ground sign, and a sign accommodation to allow business identification signage to project above the top surface of an architectural element for an existing office building at 151 El Camino Drive.

This project was previously reviewed by the Architectural Commission as a project preview at their meeting on Wednesday, October 16, 2013. At that meeting, the project was well-received by the Commission with the comments relating primarily to further clarifying façade details. As a result of the prior review, the overall concept of the project has not changed substantially and includes the following components:

- Remove existing brick cladding from façade
- Replace existing opaque storefront glazing with new translucent grey glazing system on existing facade
- New recessed entry lobby with poured concrete base, back-connected glazing stair tower, frameless translucent white glazing curtain wall, stained wood plank ceiling, and brushed aluminum clad columns and beams
- New visitor parking access from El Camino Drive with new driveway and façade opening

The applicant is also proposing the following signage for the property:

- One (1) main sign, 18 inches in letter height, to project above the top surface of a new entry canopy, with copy “Kennedy Wilson”. The proposed sign consists of internally illuminated channel letters individually made of brushed stainless steel with white translucent faces pin-mounted on top of a new stainless steel entry canopy.

Attachment(s):

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

Report Author and Contact Information:

Reina Kapadia, Limited Term Planner
(310) 285-1129
rkapadia@beverlyhills.org



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-306, the Architectural Commission may approve a sign accommodation to permit one non-illuminated sign, constructed of individual letters that do not exceed fourteen inches (14”) on a marquee, awning, canopy or similar architectural element which projects more than 12” from the face of the building. Awning signage is not included in the total sign area calculations for business identification signs. As proposed, the sign does not comply with BHMC §10-4-306; the applicant will need to revise the sign to be non-illuminated, and the letter height must be reduced to no more than 14 inches.

- One (1) ground sign six feet (6’) in height with the building address copy “151” adjacent to the main entryway. The proposed ground sign consists of 12” high stainless steel channel letters mounted on a frosted glass panel over a stone tile concrete base.

Pursuant to Beverly Hills Municipal Code §10-4-610 D, the Architectural Commission has the authority to grant a sign accommodation to allow a ground sign to be located on a street other than La Cienega Blvd., Robertson Blvd., Doheny Dr., Olympic Blvd., Wilshire Blvd., or Sunset Blvd.

- The applicant is also proposing one (1) parking sign located on the fascia above the new parking structure opening, which consist of nine inch (9”) high pin-mounted brushed stainless steel channel letters.

Pursuant to Beverly Hills Municipal Code §10-4-652, one sign that does not exceed twenty (2) square feet in area may be erected adjacent to each garage entrance from a public street for the purpose of identifying the garage entrance. This sign is not subject to a sign accommodation.

URBAN DESIGN ANALYSIS

Based on the Urban Designer’s review of the project, the proposed façade modifications provide a clean facelift to the building, and the landscape treatment at the ground floor enhances the pedestrian experience. Therefore, staff recommends approval of the proposed project.

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.



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The project has also been reviewed and found not be a historic resource. The property was originally designed and subsequently remodeled by two distinct parties featured on the City's List of Master Architects (Douglas Honnold and Maxwell Starkman, respectively). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the City's List of Master Architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). However, pursuant to BHMC §10-3-3218, the Director of Community Development may waive the 30 day holding period if the Director determines that the property is not eligible for listing on the local register. Based on the Historic Assessment Report submitted in conjunction with the proposed project, the Director determined that the property has lost integrity and so the subject property is not considered to be a historic resource in the City of Beverly Hills.

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, November 8, 2013. To date, staff has not received any comments in regards to the submitted project.



Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – November 20, 2013

Attachment A:

Project Preview Staff Report
and Plans



Architectural Commission Report

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.

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



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.

PROPOSED ELEVATION KEY NOTES

- 1) SPIROK CLIP GLASS SUPPORT SYSTEM
- 2) LOW-E GLASS
VIRACON IC5-24
- 3) METAL PANELS:
ALUCOBOND
WEST PORTER MICA COOL
PMF-2/GLASS LEVEL-20
- 4) MIRROR GLASS
VIRACON SOLARSCREEN REFLECTIVE GLASS VS1-08
- 5) METAL FINISH
#6 BRUSHED STAINLESS STEEL
- 6) BRUSHED TIEW
OIL STAIN FINISH (BACKSIDE OF CANOPY)
- 7) STONE FLOORING:
STONE SOURCE
POMPEI FLAME FINISH ALTERNATIVE STONE
- 8) STONE FLOORING - STAIR STRIPES ONLY
STONE SOURCE
INCA GRAY SCAFFALETO FINISH ALTERNATIVE
- 9) OR LAMPRECE ENTRY DOOR HARDWARE
STAINLESS STEEL FINISH
- 10) STONE PANELS
STONE SOURCE
BRESILWA CLASSIC HONED #2

W O L C O T T
ARCHITECTURE | INTERIORS
3859 Cardiff Avenue, Culver City, California 90232
T 310 204 2290 | F 310 838 6169
design@wolcott.com | www.wolcott.com

CONSULTANT

CERTIFICATION:



PROJECT

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

KENNEDY WILSON

FLOOR/LEVEL

ISSUE OR REVISION NOTES

NO. DATE DESCRIPTION

09 27 13 AC SUBMITTAL SET

CLIENT APPROVAL BY:

SIGNATURE DATE

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

DRAWN BY: SM CHECKED BY: AM

PROJECT MANAGER: RE

DRAWING SCALE: AS NOTED

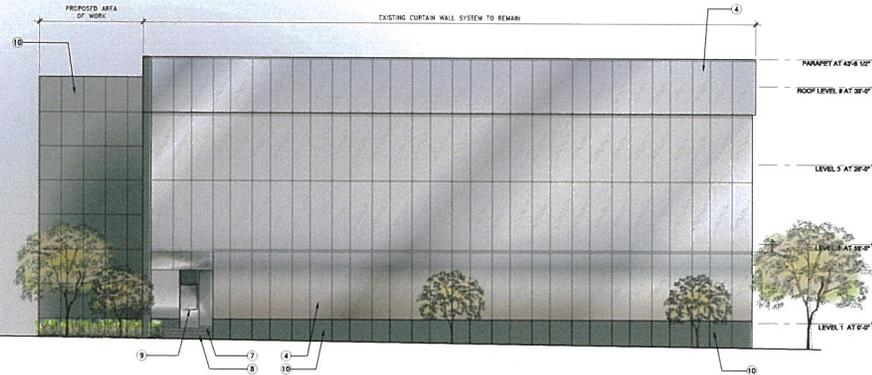
SHEET SIZE: 30x42

DRAWING TITLE

PROPOSED EXT. ELEVATIONS

SHEET NO.

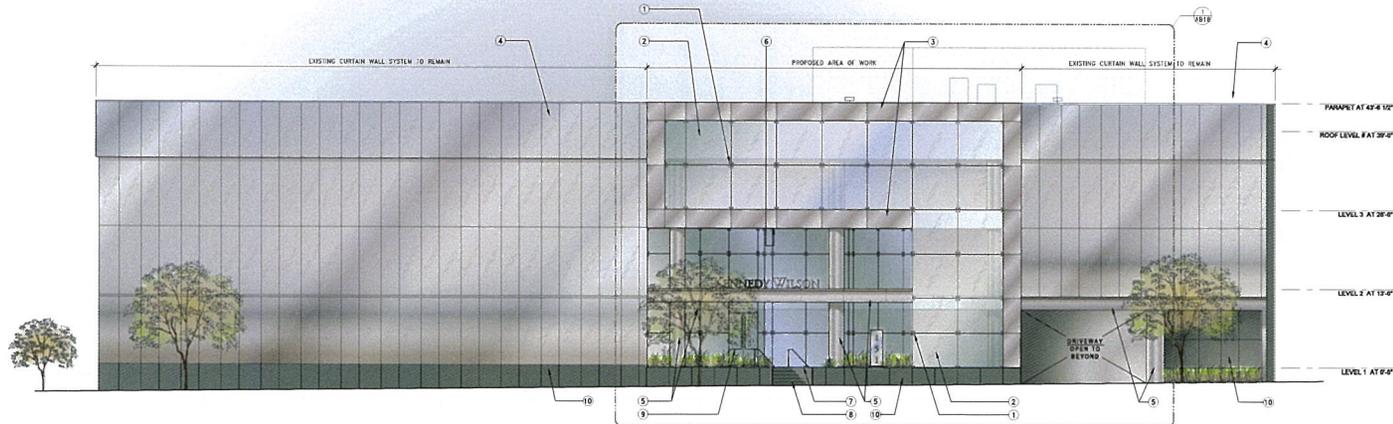
AB-17



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"

2

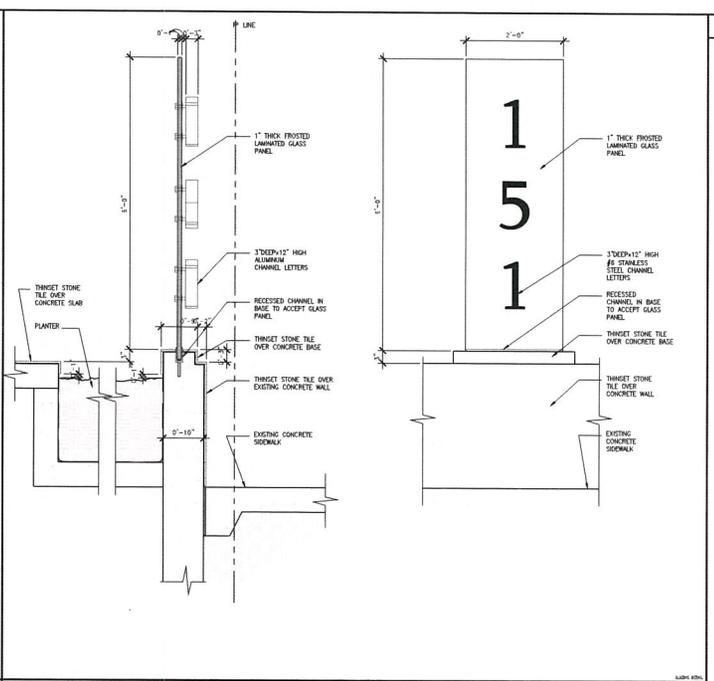
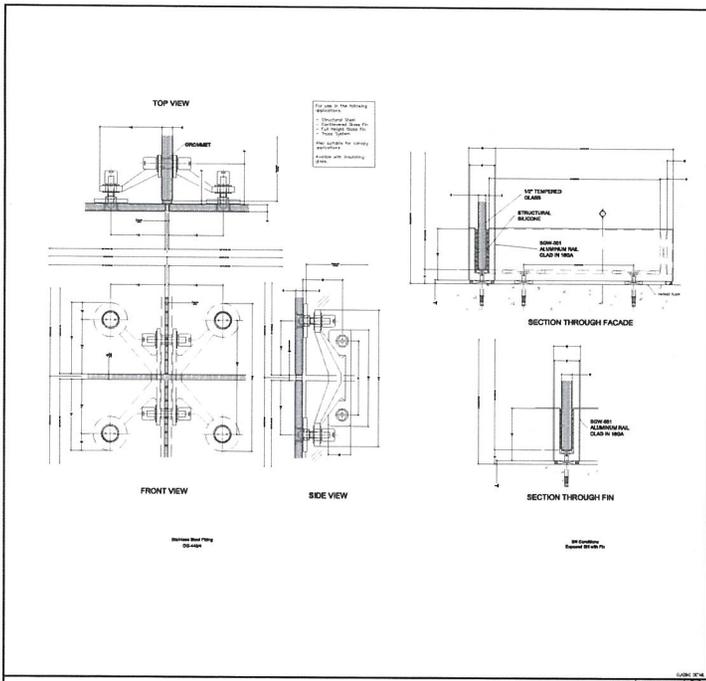


PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0"

1

FILE NAME



- PROPOSED ELEVATION KEY NOTES**
- SPIDER CLIP GLASS SUPPORT SYSTEM
 - LOW-E GLASS SOURCE Y51-24
 - METAL PANELS ALUCOBOND WEST FORTIER MCA COOL PAUF-2/GLASS LEVEL-20
 - MIRRORGLASS VIBRACON SOLARSCREEN REFLECTIVE GLASS Y51-08
 - METAL FINISH #8 BRUSHED STAINLESS STEEL
 - BRUSHED TEAK OIL STAIN FINISH (ENDERSIDE OF CANOPY)
 - STONE FLOORING - STAIR STRIPES ONLY STONE SOURCE POMPER PLANE FINISH ALTERNATE STONE
 - STONE FLOORING - STAIR STRIPES ONLY STONE SOURCE INCA GRAY SCOPALAITO FINISH ALTERNATE STAINLESS STEEL FINISH
 - OR LAWRENCE ENTRY DOOR HARDWARE STAINLESS STEEL FINISH
 - STONE PANELS STONE SOURCE BASACHA CLASSIC HONEY #2

WOLCOTT

ARCHITECTURE | INTERIORS

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 T 310 204 2290 | F 310 838 6109
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CONSULTANT

CERTIFICATION

PROJECT

PHASE I

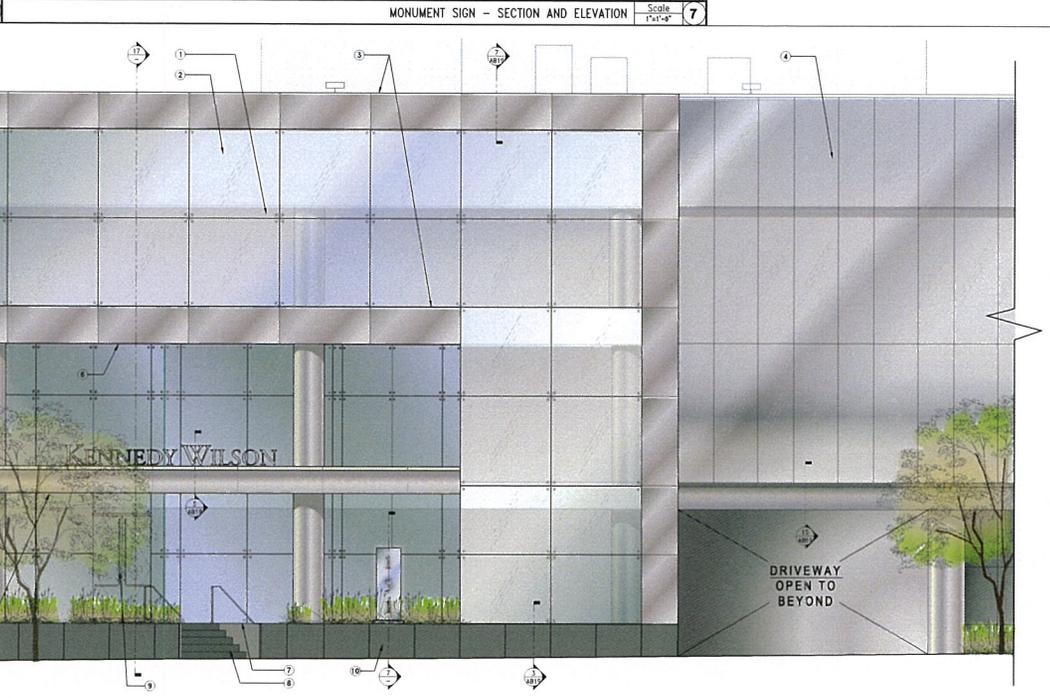
EXTERIOR RENOVATIONS

AT

151 EL CAMINO DRIVE

BEVERLY HILLS, CA 90212

KENNEDY WILSON



FLOW/LEVEL

ISSUE OR REVISION NOTES

NO.	DATE	DESCRIPTION
09.27.13	AC	SUBMITTAL SET

CLIENT APPROVAL BY:

SIGNATURE _____ DATE _____

PROJECT NO: 13-781-833

DRAWN BY: SM CHECKED BY: AM

PROJECT MANAGER: RE

DRAWING SCALE: AS NOTED

SHEET SIZE: 10x14

DRAWING TITLE: ENLARGED EXT. ELEVATION/SECTION

SHEET NO: 1

FILE NAME

ENLARGED EAST ELEVATION
SCALE: 1/4"=1'-0"

ENLARGED EAST ELEVATION
SCALE: 1/4"=1'-0"

ENLARGED EXT. ELEVATION/SECTION
SHEET NO: 1

CONSULTANT

CERTIFICATION



PROJECT

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

KENNEDY WILSON

FLOOR/LEVEL:

NO.	DATE	DESCRIPTION
09	2/15/23	AG SUBMITTAL SET

CLIENT APPROVAL BY:

SIGNATURE _____ DATE _____

The client hereby certifies that the design, construction, and installation of the project shown on this drawing set was supervised by the architect or registered professional engineer or registered professional architect shown on this drawing set. The architect or registered professional engineer or registered professional architect shown on this drawing set is not responsible for the design, construction, and installation of the project shown on this drawing set if the project was supervised by another professional as shown on this drawing set.

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

DRAWN BY: SM CHECKED BY: AM

PROJECT MANAGER: RE

DRAWING SCALE: AS NOTED

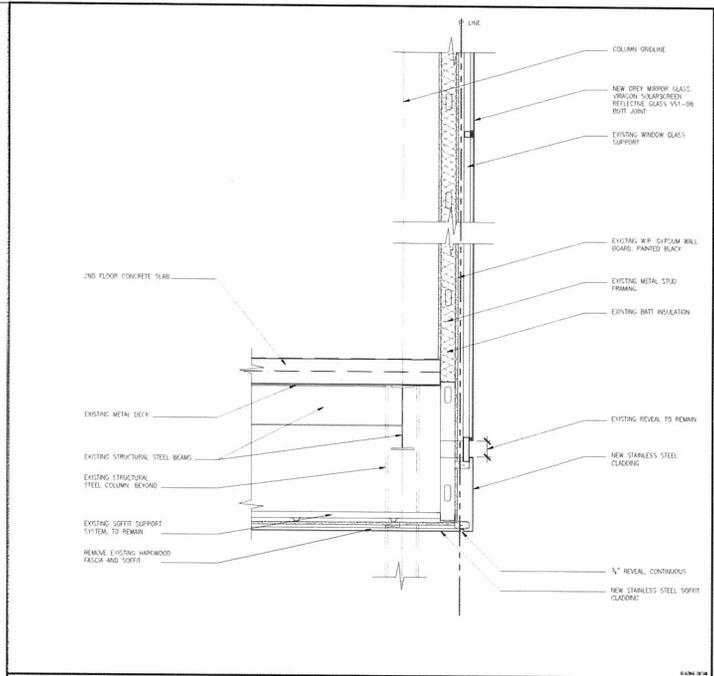
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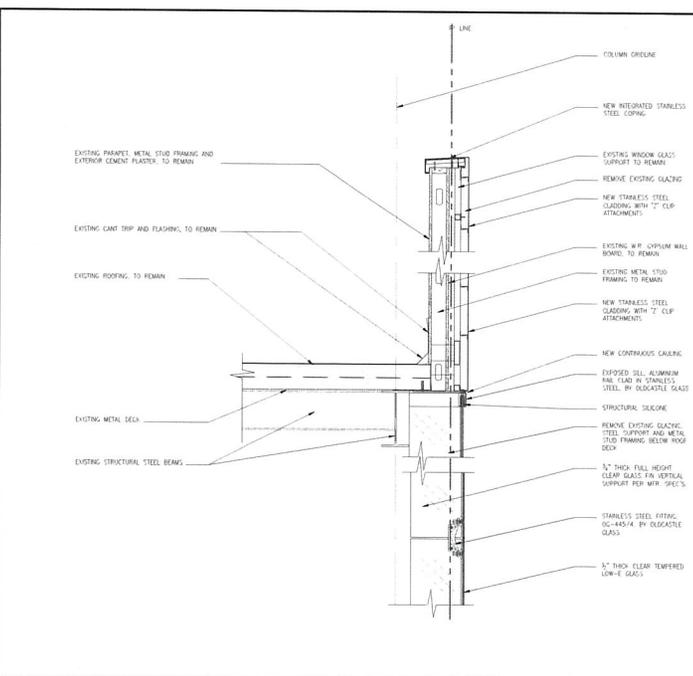
**EXTERIOR
DETAILS**

SHEET NO.:

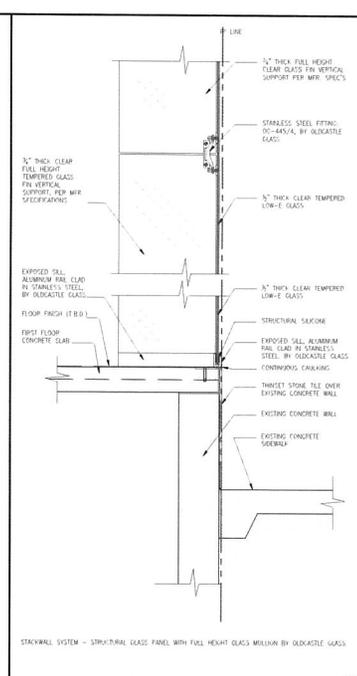
AB-19



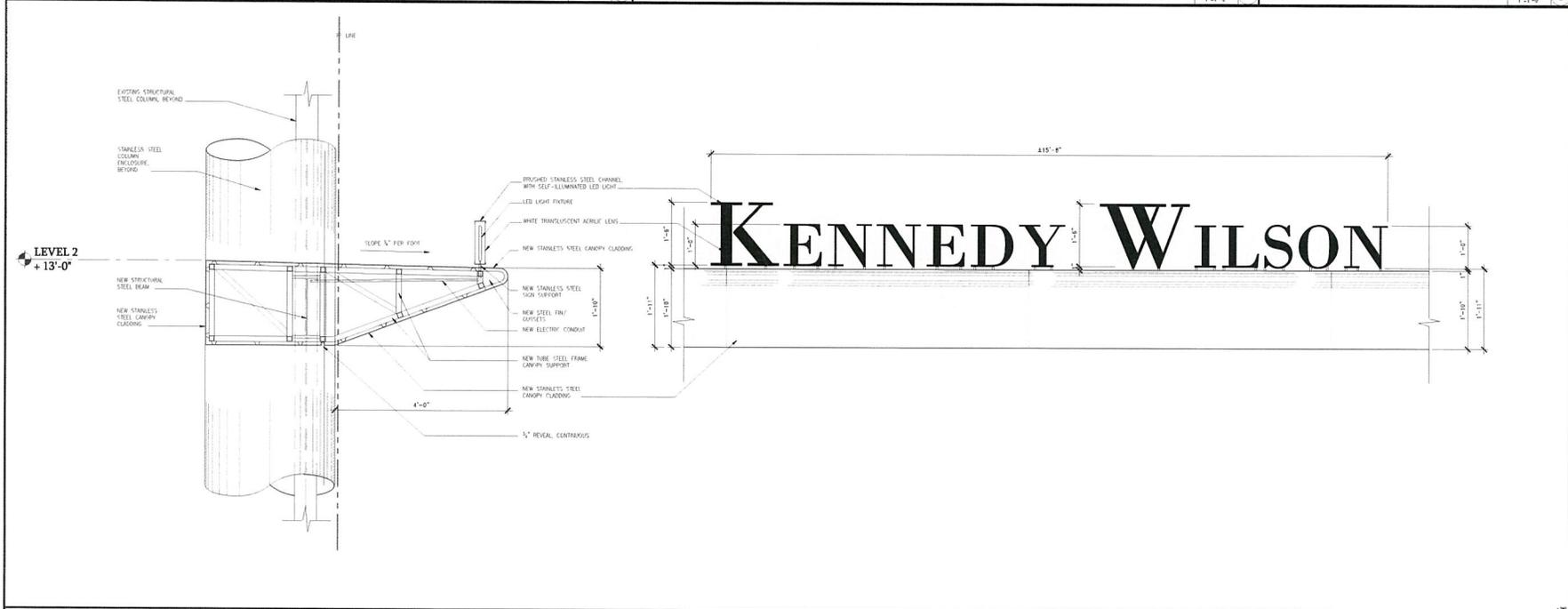
GLAZING AT 2nd FLOOR Scale: 1/4" = 1'-0"



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



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



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

CONSULTANT

CERTIFICATION



PROJECT

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



FLOOR/LEVEL **SITE PLAN**

ISSUE OR REVISION NOTES

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

CLIENT APPROVAL BY: _____ DATE: _____

SIGNATURE: _____ DATE: _____

The design professional, manufacturer, contractor, installer, supplier and contractor are not responsible for the accuracy of the information contained herein, nor for any errors or omissions, or for any consequences arising from the use of the information contained herein. The design professional is not responsible for the accuracy of the information contained herein, nor for any errors or omissions, or for any consequences arising from the use of the information contained herein. The design professional is not responsible for the accuracy of the information contained herein, nor for any errors or omissions, or for any consequences arising from the use of the information contained herein.

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

DRAWN BY: SM CHECKED BY: AM

PROJECT MANAGER: RE

DRAWING SCALE: AS NOTED

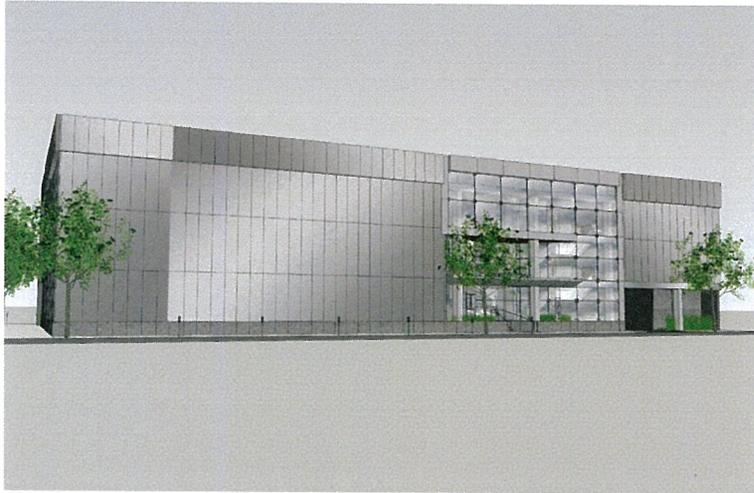
SHEET SIZE: 30x42

DRAWING TITLE

**PROPOSED
 EXTERIOR
 RENDERING**

SHEET NO.

AB-20



VIEW FROM EL CAMINO DRIVE



VIEW FROM CHARLEVILLE BOULEVARD



VIEW FROM EL CAMINO DRIVE



VIEW FROM EL CAMINO DRIVE



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – November 20, 2013

Attachment B:

Detailed Design Description
and Materials (Applicant Prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
 - Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

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

- 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:

1. NEW REPLACEMENT FRAMELESS TRANSLUCENT GREY GLAZING SYSTEM ON EXISTING FACADE.
 2. NEW RECESSEED ENTRY LOBBY WITH POURED CONCRETE BASE, BACK CONNECTED GLAZING STAIR TOWER, FRAMELESS TRANSLUCENT WHITE GLAZING CURTAIN WALL, STAINED WOOD PLANK CEILING, AND BRUSHED ALUMINUM CLAD COLUMNS AND BEAMS.
 3. NEW DRIVEWAY INTO EXISTING GROUND LEVEL VISITOR PARKING.

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

- | | | | | |
|---------------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4X | <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4-P | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP | <input checked="" type="checkbox"/> C-3 | <input type="checkbox"/> C-3A | <input type="checkbox"/> C-3B |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2 | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5 |
| <input type="checkbox"/> Other: _____ | | | | |

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

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

F 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: M. STARKMAN('80s); D. HANNOLD('50s)

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>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	ADDRESS SIGNAGE	1	INTEGRATED INTO BUILDING SEE PLANS	12 SF1	
2	TENANT SIGNAGE	1	INTEGRATED INTO BUILDING SEE PLANS	18SF1	
3					
4					
5					

B 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: GLASS
 Texture /Finish: _____
 Color / Transparency: GRAY TRANSLUCENT & GRAY MIRRORED

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

Material: GLASS FRAMELESS
 Texture /Finish: _____
 Color / Transparency: GRAY TRANSLUCENT

ROOF

Material: EXISTING
 Texture /Finish: _____
 Color / Transparency: _____

COLUMNS

Material: ALUMINUM CLAD
 Texture /Finish: BRUSHED
 Color / Transparency: ALUMINUM

BALCONIES & RAILINGS

Material: RAILING: STAINLESS STEEL; BALCONIES: N/A
 Texture /Finish: BRUSHED
 Color / Transparency: STAIRAILING: STAINLESS STEEL; BALCONIES: N/A

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

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

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

AWNINGS, CANOPIES

Material: METAL CLAD
Texture /Finish: BRUSHED
Color / Transparency: ALUMINUM

DOWNSPOUTS / GUTTERS

Material: CONCEALED
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material: METAL
Texture /Finish: BRUSHED
Color / Transparency: ALUMINUM

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: N/A INTEGRATED INTO BUILDING AS DOWNLIGHTS & UPLIGHTS
Texture /Finish:
Color / Transparency:

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

NEW PLANTERS WITH SHRUBS AND/OR GRASS PLANTING MATERIALS INTEGRATED INTO RECESSED ANGLED ENTRY WAY.

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.**

THE PROPOSED DESIGN TAKES AN AUSTERE AND OUTDATED EXISTING BUILDING FAÇADE AND CREATES A OPEN, WARM AND WELCOMING HEADQUARTERS ADDRESS FOR ITS TENANT. THE SENSIBLE PALETTE AND DISTINGUISHED FEATURES OF THE PROPOSED IMPROVEMENTS WILL CONTRIBUTE TO BEVERLY HILLS AS A PLACE OF BEAUTY AND SPACIOUSNESS.

- 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.**

THE PROPOSED USE OF THE BUILDING DOES NOT INVOLVE ANY LOUD NOISE OR VIBRATIONS AND AS SUCH DOES NOT IMPOSE ANY UNDESIRABLE EFFECTS ON THE SURROUNDING ENVIRONMENT

- 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.**

THE PROPOSED BUILDING DESIGN ADDS TO THE BEAUTY AND PRESTIGE OF ITS SURROUNDINGS BY INCORPORATING HIGH QUALITY MATERIALS AND FINISHES DESERVING OF THE HIGH PROFILE TENANT OCCUPYING IT.

- 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.**

CONTEMPORARY AND REFINED, THE DESIGN FITS SEAMLESSLY INTO THE SURROUNDING URBAN ENVIRONMENT AND STREETScape. THE DESIGN STAYS WITHIN THE EXISTING BUILDING ENVELOPE AND IS IN HARMONY WITH THE SURROUNDING DEVELOPMENTS.

- 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.**

THE PROPOSED IMPROVEMENTS ARE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS AS THEY RELATE TO THE APPEARANCE OF THE BUILDING.



Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – November 20, 2013

Attachment C:
Project Design Plans

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

KENNEDY WILSON

FILE NO./LEVEL: **FIRST**

ISSUE OR REVISION NOTES

NO.	DATE	DESCRIPTION
00	07/13	AC SUBMITTAL SET - PREVIEW
11	04/19	AC SUBMITTAL SET

CLIENT APPROVAL BY: _____ DATE: _____

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

DESIGN BY: SM CHECKED BY: AM

PROJECT MANAGER: RE

DRAWING SCALE: AS NOTED

SHEET SIZE: 30"X42"

DRAWING TITLE: **LANDSCAPE PLAN**

SHEET NO: **AB-07**

PLANTING LEGEND

TREES	SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
EXISTING STREET TREE PROTECT IN PLACE	(Symbol)		VARIABLES	7

GRASSES	SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS
	(Symbol)	Stipa Lemmoniana Mexican Feather Grass Provide Drop Irrigation	1 Gal	AS REQ.	L
	(Symbol)	Panicum "Urban Canvas" Dwarf Red Fountain Grass	1 Gal	AS REQ.	L
	(Symbol)	Baccharis "Flava" Conspicua Peza Surf	1 Gal	AS REQ.	L
	(Symbol)	Amorpha "Bush Ranger" Fangaroo Pea	5 Gal	AS REQ.	L

STONE FLOORING/PLANTERS

SYMBOL	DESCRIPTION
(Symbol)	NEW STONE LANDING W/ RECESSED PLANTERS
(Symbol)	FLAMED FINISH ALTERNATIVE STONE

- NOTES**
- ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A SHANTOY ROSTERBOARD.
 - CONTRACTOR TO INSTALL BENDER BOARD BETWEEN PLANTERS AND CRACKED ROOF AREAS.
 - ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF MEDIUM WALK ON BARK (3/4" - 1/2").

MAINTENANCE SCHEDULE

THE FOLLOWING MAINTENANCE SCHEDULE IS A CHECKLIST OF ANNUAL LANDSCAPE ACTIVITIES FOR THE NEWLY DEVELOPED LANDSCAPE. BY ATTENDING TO THESE MATTERS OF THE PROPER TIME, A MAJOR PORTION OF THE MAINTENANCE WILL BE PREVENTATIVE RATHER THAN REACTIVE.

JANUARY & FEBRUARY:

- IF RAINFALL HAS BEEN DEFICIENT WATER TREES AND SHRUBS, ESPECIALLY ANY EVERGREENS.

MARCH:

- SPRING CLEAN UP: REMOVE WEEDS AND DEBRIS FROM SHRUB AND GROUNDCOVER BEDS
- FERTILIZE BEDS WITH 13-13-13 @ 3LBS PER 100 SF
- ADD ADDITIONAL MULCH TO EXISTING BEDS TO HELP CONTROL WEEDS
- PRUNE TREES AND SHRUBS BEFORE SPRING GROWTH BEGINS
- TREAT BORDER PRUNE TREES WITH BAYER TREE & SHRUB INSECT CONTROL

APRIL:

- TRIM WINTER DAMAGED PLANTS AS NECESSARY. REPLACE PLANTS THAT DID NOT SURVIVE THE WINTER.
- PLANT SUMMER ANNUALS, AFTER 4/20. TREAT FLOWER BEDS WITH MIRACLE GROW WEED PREVENTER TO CONTROL WEEDS.
- FERTILIZE WITH COMPOSITE MULCH THE BEDS WITH PINE, CEDAR, OR CYPRESS MULCH TO HELP CONTROL MOISTURE.

MAY-JUNE:

- CONTINUE CHECKING FOR INSECTS, ESPECIALLY GRUBS, IN LAWNS AND TREES AS NECESSARY.
- IF THE WEATHER DOES NOT COOPERATE, WATER NEW TREES, SHRUBS, AND GROUNDCOVER THOROUGHLY ALL SUMMER.
- WATER SHOULD BE APPLIED FREQUENTLY WITH ENOUGH PER APPLICATION TO WET THE SOIL TO A DEPTH OF 6-8" (MORE FOR TREES).
- WEED BEDS AS NECESSARY.

JULY & AUGUST:

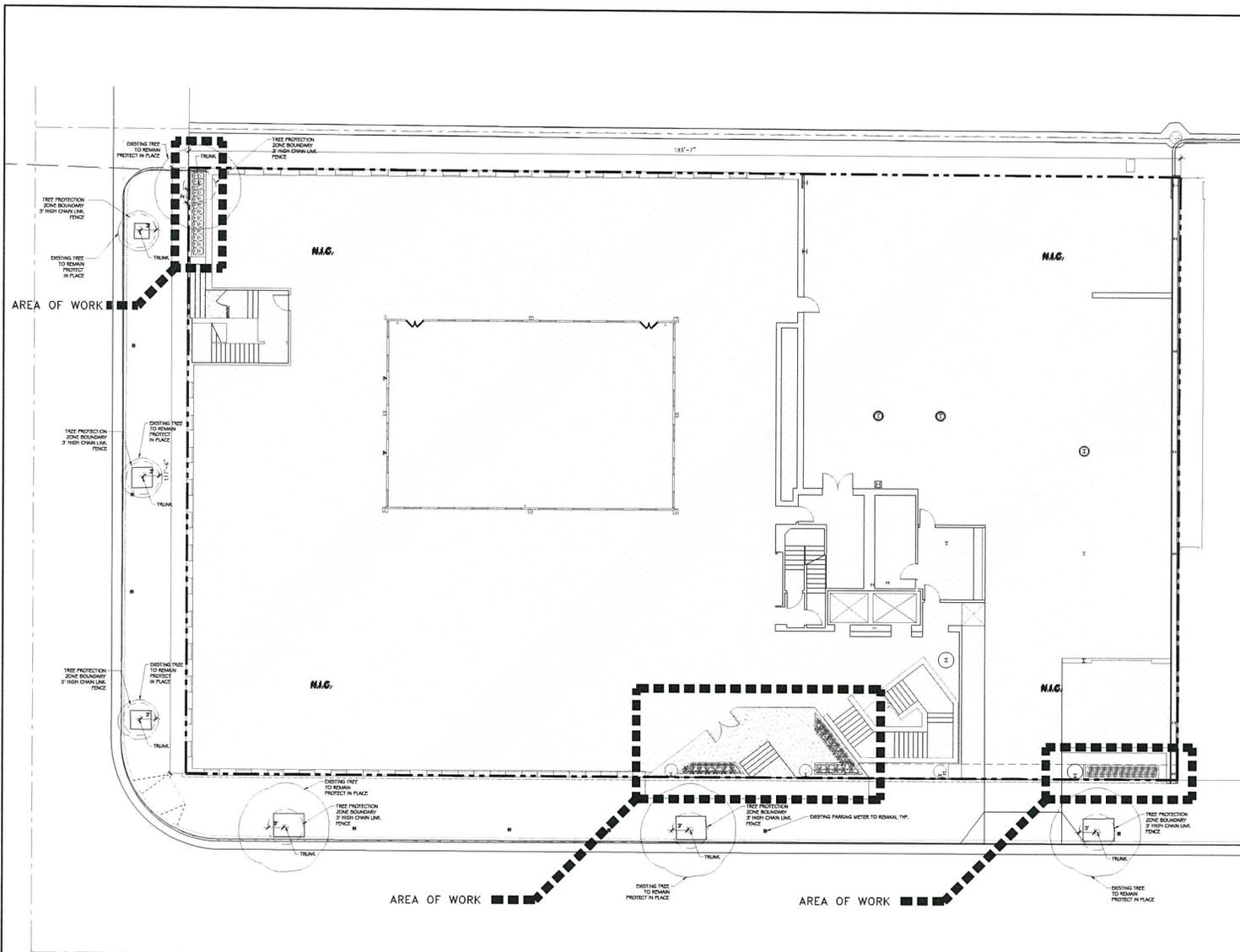
- CONTINUE CHECKING FOR INSECT INFESTATIONS.

SEPTEMBER & OCTOBER:

- FERTILIZE TREES AND SHRUBS WITH FERTI-LOME TREE AND SHRUB FERTILIZER OR ADE'S TREE SPICES.

NOVEMBER & DECEMBER:

- REPLACE TREES AND SHRUBS THAT DID NOT SURVIVE THE SUMMER.
- IF RAINFALL HAS BEEN DEFICIENT, WATER THOROUGHLY (6-8" DEEP).
- REMOVE ANY SUPPORT STAKES AROUND TREES THAT HAVE BEEN IN PLACE FOR ONE GROWING SEASON.



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

NEW PLANTING IMAGES



TREE PROTECTION ZONE GUIDELINES

THE TREE PROTECTION PLAN MUST BE APPROVED BY THE RECREATION AND PARKS URBAN FOREST DIVISION IF A TREE PROTECTION ZONE FENCE IS REQUIRED. IT MUST BE INSTALLED AND MONITORED PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION WORK. THESE INSPECTIONS CAN BE ARRANGED BY CALLING (310) 285-2337.

A TREE PROTECTION ZONE MAY REQUIRE THAT THE ENTIRE PARKWAY BE FENCED. FENCING MAY BE OF A CHAIN LINK OR FLEXIBLE CONFIGURATION, BUT MAY NOT EXCEED A FEET IN HEIGHT. FENCE INSTALLATION SHOULD BE SUCH THAT LINES OF SIGHT ARE MAINTAINED SO AS TO AVOID ANY VEHICLE OR PEDESTRIAN HAZARDS. A WARNING SIGN MUST BE DISPLAYED ON THE STREET SIDE OF THE FENCE. THE SIZE OF THE SIGN MUST BE NO LESS THAN 8.5 X 11 INCHES. THE SIGN MUST CLEARLY STATE "PARKING TREE PROTECTION ZONE." THE SIGN SHALL CLEARLY LIST THE NAME AND CURRENT CONTACT INFORMATION OF THE PROJECT OWNER OR AUTHORIZED REPRESENTATIVE.

MAINTAIN THE INTEGRITY OF THE TREE PROTECTION ZONE FENCING AND KEEP THE PARKWAY SITE CLEAN AND MAINTAINED AT ALL TIMES.

THE SITE WILL BE INSPECTED BY BUILDING AND SAFETY DEPARTMENT AND THE URBAN FOREST DIVISION OF THE RECREATION AND PARKS DEPARTMENT IF THE TREE PROTECTION PLAN IS NOT COMPLIED WITH, OR PROVIDES INADEQUATE ADDITIONAL MEASURES MAY BE REQUIRED.

IT IS RECOMMENDED THAT TREES BE DEEP WATERED ON A WEEKLY BASIS FOR THE DURATION OF THE PROJECT.

TREE PROTECTION ZONE NOTES

- COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE 5'2" WITH THE COMMUNITY FORESTER'S OFFICE.
- NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.
- PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF BEVERLY HILLS COMMUNITY FOREST OPERATIONS.
- FENCE THE TPZ AS SHOWN WITH 3' CHAIN LINK FENCE TO PREVENT WORKING TO THE TREE AND SOIL COMPACTION WITHIN THE ROOT ZONE. SEE FENCE LOCATION ON PLANS.
- POST THE FENCE WITH SIGN STATING "TREE PROTECTION ZONE - KEEP OUT"
- CONTACT COMMUNITY FORESTERS OFFICE 30 DAYS PRIOR TO PLANTING TO DETERMINE EXACT LOCATION OF TREE PRIOR TO PLANTING. NEW TREES SHALL BE APPROVED BY COMMUNITY FORESTER.

GENERAL PLAN LEGEND

(Symbol)	PROPOSED LANDSCAPE SCOPE OF WORK
(Symbol)	N.I.C. INTERIOR/ENCLOSED AREA & PARKING AREA NO LANDSCAPE SCOPE

CERTIFICATION


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

FLOOR/LEVEL

DATE OF REVISION NOTES

NO.	DATE	DESCRIPTION
01	09.27.13	AC SUBMITTAL SET - REVIEW
02	10.04.13	AC SUBMITTAL SET

CLIENT APPROVAL BY _____ DATE _____
 SIGNATURE DATE

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

DESIGN BY: FM CHECKED BY: AM

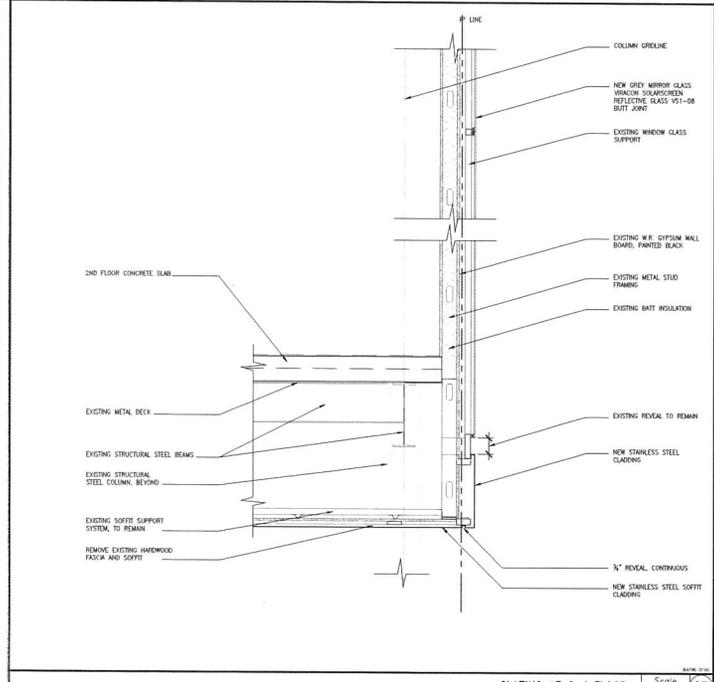
PROJECT MANAGER: HE

DRAWING SCALE: AS NOTED

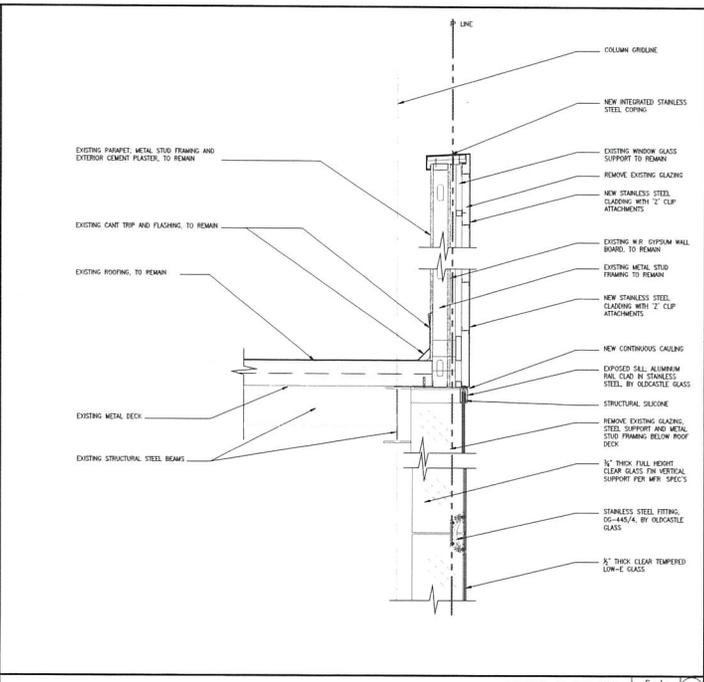
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DRAWING TITLE

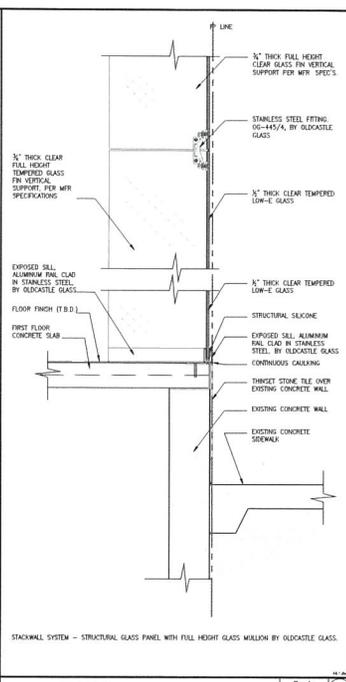
EXTERIOR DETAILS
 SHEET NO: **AB-19**



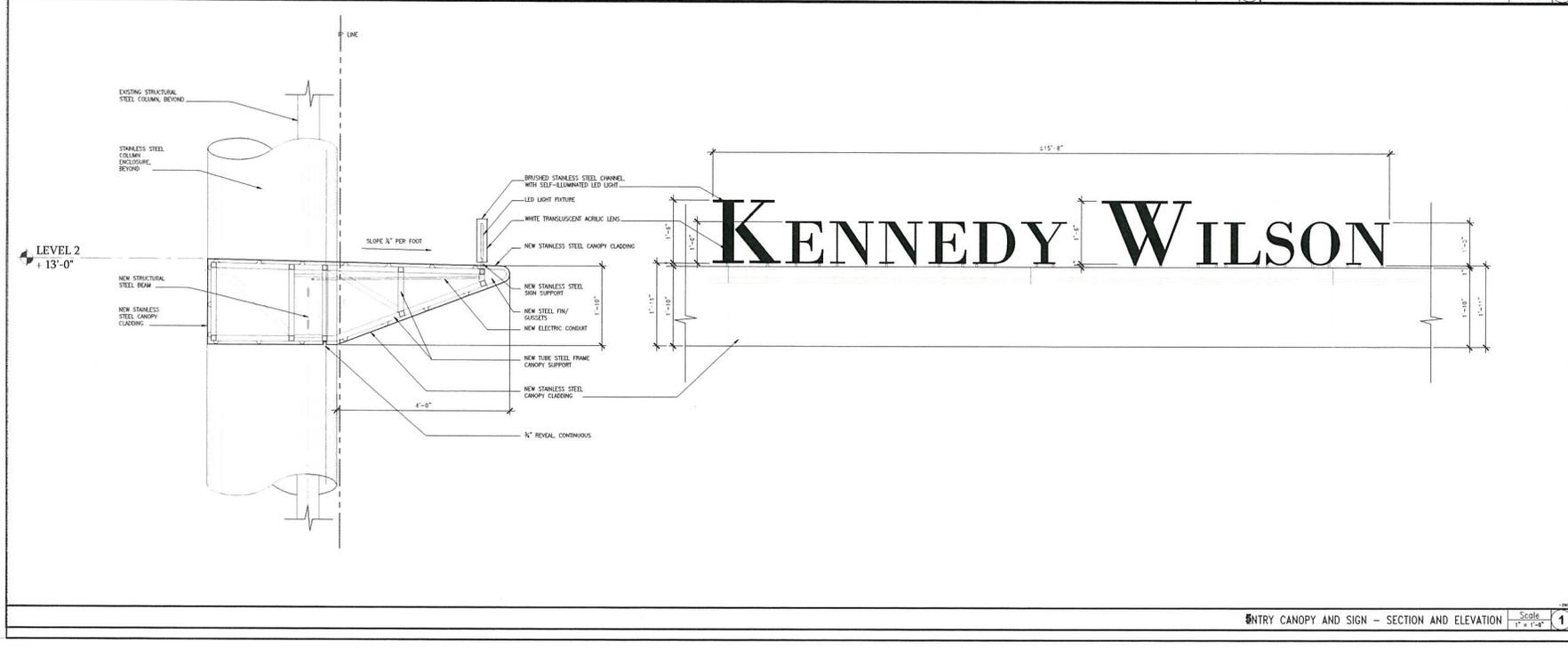
GLAZING AT 2nd FLOOR Scale 1/4" = 1'-0" 15



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



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



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

CONSULTANT

CERTIFICATION



PROJECT

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



FLOOR/LEVEL: **SITE PLAN**

ISSUE OR REVISION NOTES

NO.	DATE	DESCRIPTION
09-27-15	AC	SUBMITTAL SET - PREVIEW
11-04-15	AC	SUBMITTAL SET

CLIENT APPROVAL BY

SIGNATURE DATE

THESE PLANS, SPECIFICATIONS, SCHEDULES, DETAILS, AND EXHIBITS ARE HEREBY SUBMITTED TO THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF CALIFORNIA FOR REVIEW AND APPROVAL. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THESE PLANS, SPECIFICATIONS, SCHEDULES, DETAILS, AND EXHIBITS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY INFORMATION PROVIDED BY OTHERS.

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

DRAWN BY: TM CHECKED BY: AM

PROJECT MANAGER: ME

DRAWING SCALE: AS NOTED

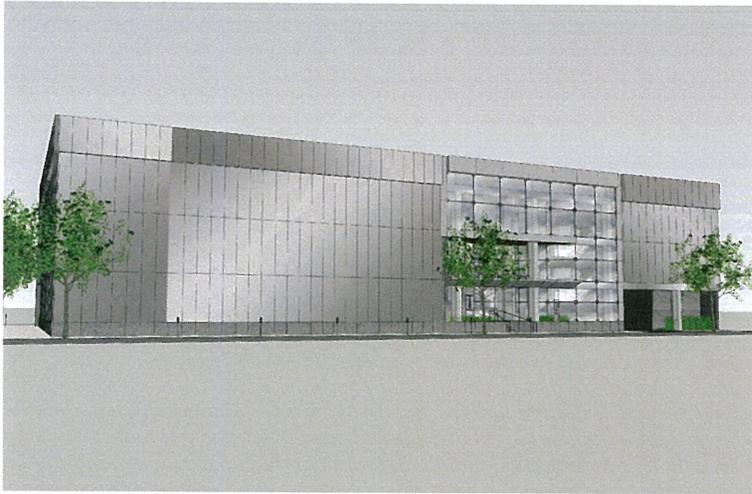
SHEET SIZE: 30x42

DRAWING TITLE:

**PROPOSED
 EXTERIOR
 RENDERING**

SHEET 100

AB-21



VIEW FROM EL CAMINO DRIVE



VIEW FROM CHARLEVILLE BOULEVARD



VIEW FROM EL CAMINO DRIVE



VIEW FROM EL CAMINO DRIVE



Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – November 20, 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, LANDSCAPING, A SIGN ACCOMMODATION FOR A GROUND SIGN, AND A SIGN ACCOMMODATION TO ALLOW BUSINESS IDENTIFICATION SIGNAGE TO PROJECT ABOVE THE TOP SURFACE OF AN ARCHITECTURAL ELEMENT FOR THE PROPERTY LOCATED AT 151 EL CAMINO DRIVE (PL1329795).

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

Section 1. Andrew Mangan of Wolcott Architecture Interiors, architect and agent, on behalf of the property owner, Barry S. Schlesinger of KW El Camino LLC, and tenant, Kennedy Wilson (Collectively the "Applicant"), has applied for architectural approval of a façade remodel, landscaping, a sign accommodation for a ground sign, and a sign accommodation to allow business identification signage to project above the top surface of an architectural element, for the property located at 151 El Camino 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 property was originally designed and subsequently remodeled by two distinct parties featured on the City's List of Master Architects (Douglas Honnold and Maxwell Starkman, respectively). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the City's List of Master Architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). However, pursuant to BHMC §10-3-3218, the Director of Community Development may waive the 30 day holding period if the Director determines that the property is not eligible for listing on the local register. Based on the Historic Assessment Report submitted in conjunction with the proposed project, the Director determined that the property has lost integrity and so the subject property is not considered to be a historic resource in the City of Beverly Hills.

Section 5. The Architectural Commission conducted a duly noticed public hearing on November 20, 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.

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: November 20, 2013

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission