



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, November 20, 2013

Subject: **332-336 NORTH OAKHURST DRIVE**
Request for preliminary review of a new condominium building.
(PL1330103)

Project agent: Matthew Hayden

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

REPORT SUMMARY

The applicant is requesting a preliminary review of a new condominium building located at 332-336 North Oakhurst Drive. The project requires various planning entitlements that must first undergo review by the Planning Commission. As such, the project is currently before the Architectural Commission as a preview item to receive preliminary feedback on the proposed design (Attachment A).

The Architectural Commission should note that the property is a dual-jurisdiction property between the City of Beverly Hills and the City of Los Angeles, with the street frontage located in Beverly Hills. The city limit lies approximately 43'-0" behind the front property line with the first 18'-0" of the condominium building located in Beverly Hills (due to a 25'-0" front setback). Due to this property configuration, each city retains the right to apply their development standards to the portion of the property and condominium building that lies within their jurisdiction.

While a majority of the condominium building is located in the City of Los Angeles, the applicant has been encouraged to apply any changes recommended by the Architectural Commission to the full extent of the building to ensure a cohesive aesthetic design.

URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed project, the design aesthetic is well-articulated with appropriate massing, modulation, and fenestration. It provides a good use of color variation and horizontal banding. The applicant team has been requested to bring a night rendering of the project to the meeting so the Commission may understand the streetscape context of the building in both day and evening hours.

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.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.

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 – November 20, 2013

Attachment A:
Project Design Plans



Oakhurst Condominiums

Index

- | | |
|---------------------|------------------------|
| 1 site plan | 16 streetscape |
| 2 first floor plan | 17 panoramas |
| 3 second floor plan | 18 imagery 1 |
| 4 third floor plan | 19 imagery 2 |
| 5 fourth floor plan | 20 survey |
| 6 fifth floor plan | 21 modulation |
| 7 loft plan | |
| 8 roof plan | Landscape |
| 9 p-1 garage plan | L1 ground level |
| 10 p-2 garage plan | L2 5th level roofdecks |
| 11 west elevation | L3 rooftop |
| 12 south elevation | L4 planting palette |
| 13 north elevation | L5 material images |
| 14 section a | L6 landscape elevation |
| 15 section b | L7 conceptual lighting |

Oakhurst Condominiums

332-336 N Oakhurst Drive, Beverly Hills, CA 90210

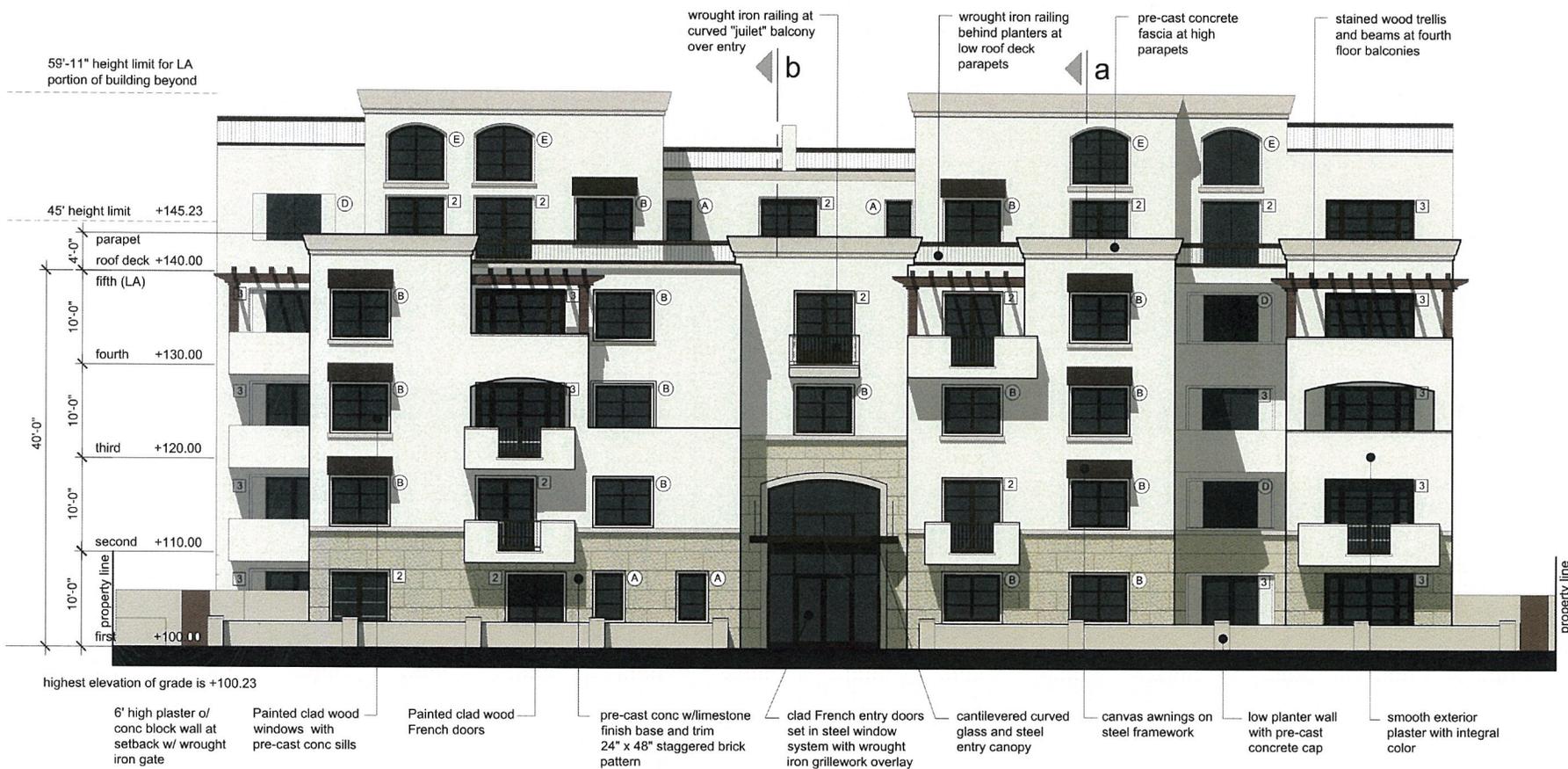
November 2013

MICHAEL BALL

Architects

4761 Halbreth Avenue, Sherman Oaks, CA 91403

818.783.8027



Oakhurst - west elevation

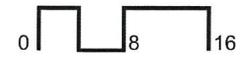
Schedules

Windows

A	1'-6" x 5'-0"	Clad wood casement	1
B	3'-0" x 5'-0"	Clad wood casement	2
C	6'-0" x 5'-0"	Clad wood casement	3
D	9'-0" x 5'-0"	Clad wood casement	4
E	6'-0" x 4'-6"	Clad wood fixed clerestory	4

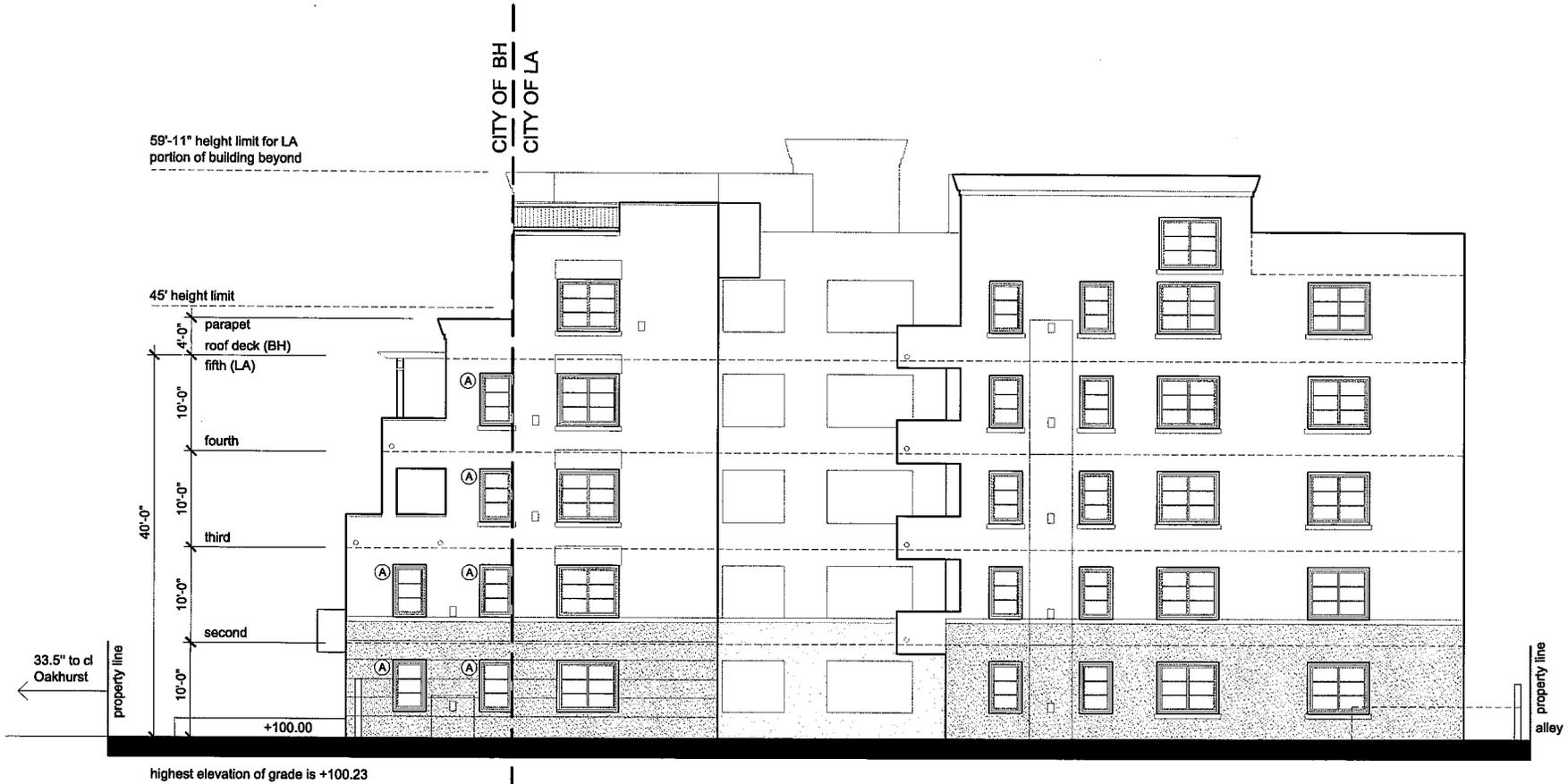
Doors

3'-0" x 8'-0"	Clad wood French door
6'-0" x 8'-0"	Clad wood French doors
9'-0" x 8'-0"	Clad wood French doors with sidelights
6'-0" x 8'-0"	Clad wood French doors with sidelights and clerestory above



Oakhurst Condominiums
 332-336 N Oakhurst Drive, Beverly Hills, CA 90210
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MICHAEL BALL Architects
 4761 Halbreth Avenue Sherman Oaks, CA 91403
 818.783.8027



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south elevation



Oakhurst Condominiums

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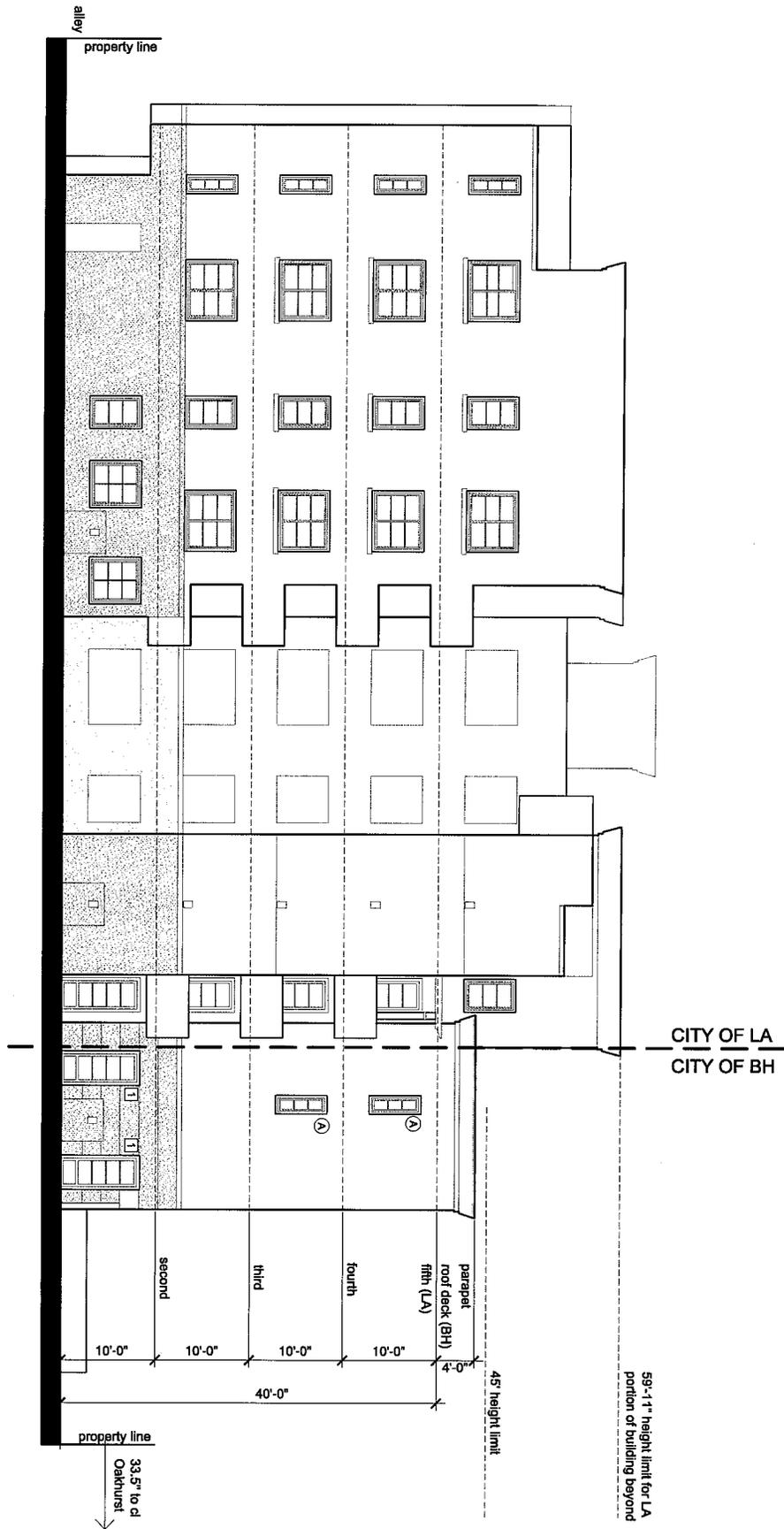
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Schedules

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Clad wood casement	2
Clad wood casement	3
Clad wood casement	4
Clad wood fixed clerestory	

Doors	
3'-0" x 8'-0"	1
6'-0" x 8'-0"	2
9'-0" x 8'-0"	3
6'-0" x 8'-0"	4

Clad wood French door	
Clad wood French doors	
Clad wood French doors with sidelights	
Clad wood French doors with sidelights and clerestory above	

north elevation



Oakhurst Condominiums

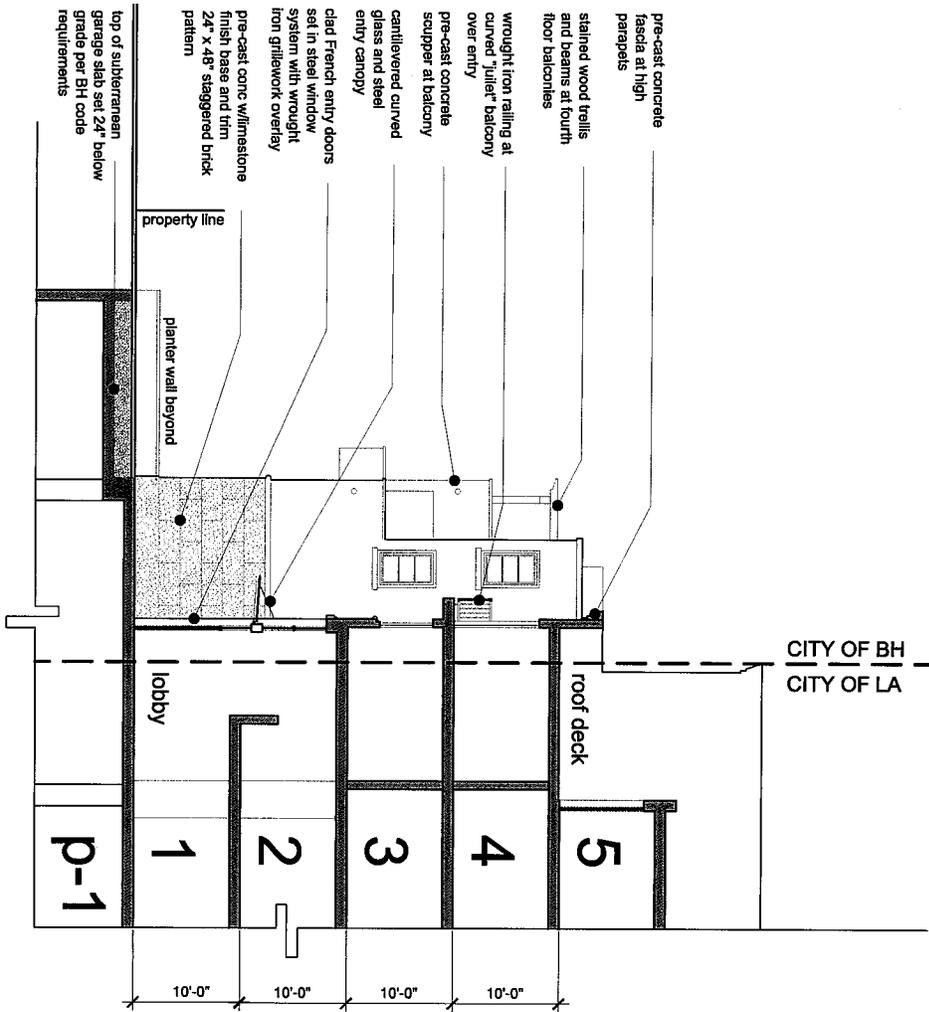
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partial section b



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November 2013



340



338



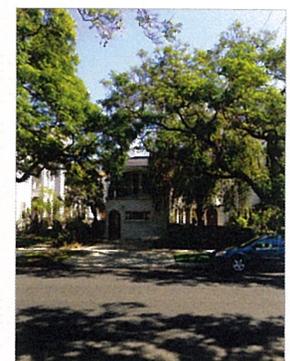
336 subject property



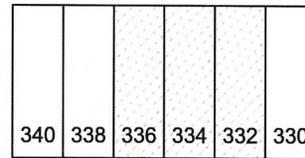
334 subject property



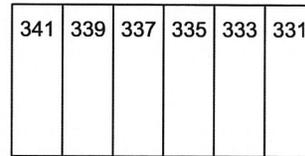
332 subject property



330



Oakhurst Drive



Third Street

339

341



337



335



Street photographs

333



331



Oakhurst Condominiums

332-336 N Oakhurst Drive, Beverly Hills, CA 90210

MICHAEL BALL Architects
4761 Halbreth Avenue, Sherman Oaks, CA 91403

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Existing

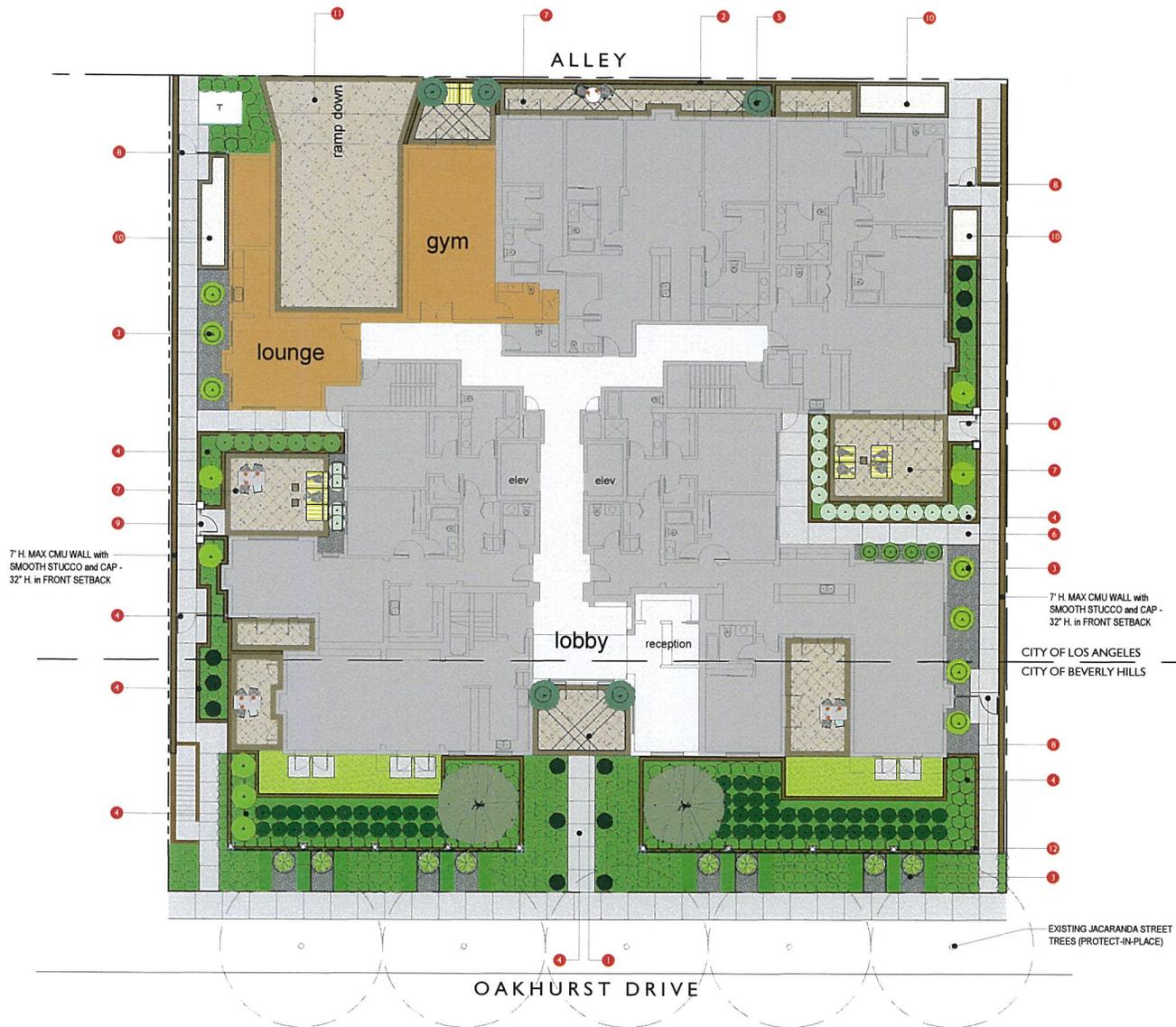


Proposed
view with street trees



Proposed
view without street trees

FRONT YARD AREA CALCULATION:
 TOTAL AREA: 3,854 s.f.
 TOTAL HARDSCAPE: 399 s.f.
 % HARDSCAPE: 10%



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
ACCENT TREE			
	OLEA 'SWAN HILL'	FRUITLESS OLIVE	48" BOX
EVERGREEN VERTICAL TREE/ACCENT SHRUB			
	BAMBUSA OLDHAMII	TIMBER BAMBOO	24" BOX
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX
	FICUS 'GREEN GEM'	GREEN GEM FICUS - HEDGE	15 GAL
	PRUNUS C 'BRIGHT & TIGHT'	COMPACT CAROLINA CHERRY	24" BOX
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	24" BOX
	TRISTANTIA CONFERTA	BRISBANE BOX	24" BOX
BACKGROUND SHRUBS (SUN EXPOSURE)			
	LIGUSTRUM J 'TEXANUM'	WAX LEAF PRIVET	5 GAL HEDGE
	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL
(SHADE EXPOSURE)			
	CYCAS REVOLUTA	SAGO PALM	24" BOX
	PHILODENDRON XANADU	DWARF PHILODENDRON	5 GAL
FOREGROUND SHRUBS (SUN EXPOSURE)			
	DIETS VEGETA	FORTNIGHT LILY	5 GAL
	TRACHELOSPERMUM JASMINOIDE	STAR JASMINE	5 GAL
(SHADE EXPOSURE)			
	BUXUS J 'GREEN BEAUTY'	JAPANESE BOXWOOD	5 GAL HEDGE
	LIRIOPIE GIGANTEA	GIANT LIRIOPIE	5 GAL
PLANTS IN POTS			
	AGAVE VILMORINIANA	OCTOPUS AGAVE	15 GAL
	BUXUS J 'GREEN BEAUTY'	JAPANESE BOXWOOD-GLOBE	15 GAL
	HEDERA HELIX 'NEEDLEPOINT'	ENGLISH IVY	TRAIN ON CAGE
	JUNIPERUS 'BLUE POINT'	JUNIPER-SPIRAL	15 GAL
	LIGUSTRUM J 'TEXANUM'	WAX LEAF PRIVET-PYRAMID	15 GAL
GROUNDCOVER			
	CAMPANULA SPECIES	BELLFLOWER	FLATTED TRAIN ON CAGE
	HEDERA HELIX 'NEEDLEPOINT'	ENGLISH IVY	FLATTED TRAIN ON CAGE
	SODDED TURF	MARATHON II	SODDED
	ASSORTED SUCCULENTS	STAR JASMINE	2 GAL
WATER QUALITY FLOW-THRU PLANTERS			
	CHONDROPETALUM SPECIES	CAPE RUSH	15 GAL
	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	15 GAL

- NOTES:**
- SEE "PROPOSED PLANT PALETTE" EXHIBIT for IMAGES of PROPOSED PLANT SPECIES.
 - PROPOSED PLANTING and IRRIGATION PLANS SHALL COMPLY with the CITY of BEVERLY HILLS WATER EFFICIENCY STANDARDS.
 - PROPOSED PLANTING and IRRIGATION will be ARRANGED in HYDROZONES.
 - IRRIGATION CONTROLLER will be WEATHER-BASED ("SMART CONTROLLER").
 - NO EXISTING TREES to REMAIN.
 - PROTECT IN-PLACE EXISTING JACARANDA STREET TREES and PARKWAY PLANTING.

LANDSCAPE AMENITIES KEY:

1	CUT STONE PAVING at ENTRY (SEE IMAGE)
2	C.M.U. PATIO WALL with SMOOTH STUCCO and CAP
3	DECORATIVE POTTERY in COBBLE (SEE IMAGE)
4	32" TALL MASONRY WALL with SMOOTH STUCCO and CAP
5	POTTERY with CLIPPED TOPIARY (SEE IMAGE)
6	COLORLED CONCRETE WALK with MEDIUM RELEASE FINISH (SEE IMAGE)
7	CUT STONE PAVING at PATIOS
8	6' HIGH SECURITY GATE with RESIDENT KEY PAD
9	42" HIGH DECORATIVE METAL PRIVATE PATIO GATE
10	SUSUMP PLANTERS (AS REQUIRED for WATER QUALITY.) (T.B.D. BY CIVIL ENGINEER.)
11	COLORLED CONCRETE ENTRY to GARAGE
12	36" TALL PILASTERS with LIMESTONE VENEER "TO MATCH ARCHITECTURE"

SCALE: 1" = 20'

TREES



OLEA 'SWAN HILL'
FRUITLESS OLIVE



TRISTANIA CONFERTA
BRISBANE BOX



CUPRESSUS SEMPERVIRENS
ITALIAN CYPRESS



PRUNUS 'BRIGHT & TIGHT'
CAROLINA CHERRY



STRELITZIA NICOLAI
GIANT BIRD OF PARADISE



FICUS 'GREE GEM'
GREEN GEM FIGUS (HEDGE)



BAMBUSA OLHAMII
TIMBER BAMBOO

SHRUBS



LIGUSTRUM J. 'TEXANUM'
WAX LEAF PRIVET



TRACHELOSPERMUM JASMIN.
STAR JASMINE



BUXUS J. 'GREEN BEAUTY'
JAPANESE BOXWOOD



CYCAS REVOLUTA
SAGO



PHILODENDRON XANADU
DWARF PHILODENDRON



STRELITZIA REGINAE
BIRD OF PARADISE



LIRIOPE GIGANTEA
GIANT LIRIOPE

SHRUBS



DIETES VEGATA
FORTNIGHT LILY



ASSORTED SUCCULANTS



CAMPANULA SPECIES
CAMPANULA



HEDERA 'NEEDLEPOINT'
IVY

PLANTS IN POTS



BUXUS J. 'GREEN BEAUTY'
JAPANESE BOXWOOD



HEDERA 'NEEDLE POINT'
IVY



JUNIPERUS 'BLUE POINT'
JUNIPER



LIGUSTRUM J. 'TEXANUM'
WAX LEAF PRIVET



AGAVE VILMORINIANA
OCTOPUS AGAVE

GROUND COVER

FLOW-THRU PLANTER



CHONDROPETALUM SPECIES
CAPE RUSH



PHORMIUM 'YELLOW WAVE'
FLAX

LI.0 CONCEPTUAL LANDSCAPE PLAN (GROUND LEVEL)



1 CUT STONE PAVING
at ENTRY GATE



3 DECORATIVE POTTERY
in COBBLE



5 POTTERY with CLIPPED
TOPIARY



6 COLORED CONCRETE
WALK with MEDIUM
RELEASE FINISH



8 6' HIGH WROUGHT IRON
SECURITY GATE

LI.1 and LI.2 CONCEPTUAL LANDSCAPE PLAN (5TH LEVEL and ROOFTOP)



1 POTTERY with HEDGE



2 POTTERY with ACCENT
PLANTING



3 TILE PAVING

7' H. MAX CMU WALL with
SMOOTH STUCCO and CAP -
32' H. in FRONT SETBACK



WEST ELEVATION

DECORATIVE POTTERY ON
COBBLE

36" H. PILASTER with PRECAST
"LIMESTONE" VENEER to
MATCH ARCHITECTURE

32' H. MASONRY WALL with
SMOOTH STUCCO and CAP

7' H. MAX CMU WALL with
SMOOTH STUCCO and CAP -
32' H. in FRONT SETBACK
6' H. WROUGHT IRON GATE -
SEE IMAGE

NOTES:	
1.	PLANT MATERIAL REPRESENTS SIZE @ TIME OF PLANTING.
EXISTING PARKWAY TREE NOTE:	
1.	EXISTING PARKWAY TREES (JACARANDA) ARE ESTABLISHED AND IN GOOD HEALTH. PLEASE SEE EXISTING SITE PHOTOS WHEN REVIEWING ELEVATIONS IN RELATIONSHIP TO THE VISUAL EFFECT FROM OAKHURST DRIVE.

SCALE: 1/16" = 1'-0"

Oakhurst Condominiums

332-336 N Oakhurst Drive, Beverly Hills, CA 90210

OAKHURST DRIVE LANDSCAPE ELEVATION

November 1, 2013

L6

MJSDesign Group

Landscape Architecture

Cannery Lofts - 507 30th St.
Newport Beach, CA 92663
(949) 675-9964



EXTERIOR LOW VOLTAGE LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	BOLLARD - 50W	PEDESTRIAN WALKWAYS
	BULLET UPLIGHT - 50W	ACCENT PLANT MATERIAL

LIGHTING CONCEPT:

1. THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.
2. WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.
3. LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.
4. ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.
5. BOLLARDS TO BE A FULL CUTOFF FIXTURE TO PREVENT LIGHT SPILLAGE.



BOLLARD



BULLET UPLIGHT



SCALE : 1" = 20'