



## Architectural Commission Report

**Meeting Date:** Wednesday, November 20, 2013

**Subject:** **150 El Camino Drive**  
Request for approval of a façade remodel, landscaping, and a sign accommodation for a ground sign. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1329795)

**Project agent:** Branka Knezvic – 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, and a sign accommodation to allow a ground sign for an existing office building at 150 El Camino Drive.

The façade remodel includes the following components:

- Frameless back connected glazing wall system with low-e glass at central entryway façade;
- Replacement of glass curtain wall façade with new glass in various colors of gray at cube-modulated façade area;
- Silver metallic alucabond canopy and structural support column;
- Stainless steel entry door hardware;
- Paint existing metal parapet at building and mechanical penthouse;
- Stone veneer on existing planter walls;
- Perforated metal cover at parking garage entrance bulkhead;
- Slab stone plaza paving with angled line pattern;
- Board formed concrete bench in plaza;

*Note: The replacement of glass is proposed only at the central portions (entryway and cube-modulated areas) of the façade fronting on El Camino Drive. The left and right portions of the façade fronting on El Camino Drive, as well as the façade fronting on Charleville Boulevard, is proposed to remain as existing.*

The applicant is also requesting a sign accommodation for a ground sign, configured as follows:

- One (1) ground sign, 54.25 SF in area, with the building address copy “150” and space for three tenant names, built into the existing landscape planter. The “150” copy is proposed at 2’-0” in height and each tenant name at 0’-6” in height. The proposed sign consists of push-through white acrylic illuminated numerals mounted onto a blue metallic aluminum sign box wrapped over a stone planter wall.

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](mailto:cgordon@beverlyhills.org)



## Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – November 20, 2013

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 maximum sign area for a ground sign is 55 SF.

One projecting parking sign is also proposed, configured as follows:

- One (1) blade sign at the parking garage entrance proposed at approximately 20 SF in area. The copy includes the building address of "150" as well as a valet directional indication.

### URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the project, the design aesthetic is well-articulated and enhances the streetscape. Particularly, the addition of the canopy and alterations to the façade complement the existing architecture but creates its own statement; it showcases a creative manner to further define the building entrance. Additionally, the canopy greatly enhances the entry court with an appropriate sense of enclosure.

### 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 as the site and improvements are not listed on the City's historic resource inventory. While the property was originally developed by an individual listed on the City's List of Master Architects (Maxwell Starkman), the property was developed in the 1980s and does not meet the 45-year age requirement, pursuant BHMC §10-3-3212, and is therefore not eligible for listing on the local register.

### 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:**  
Detailed Design Description  
and Materials (Applicant Prepared)

**(TO BE DELIVERED UNDER SEPARATE COVER)**



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

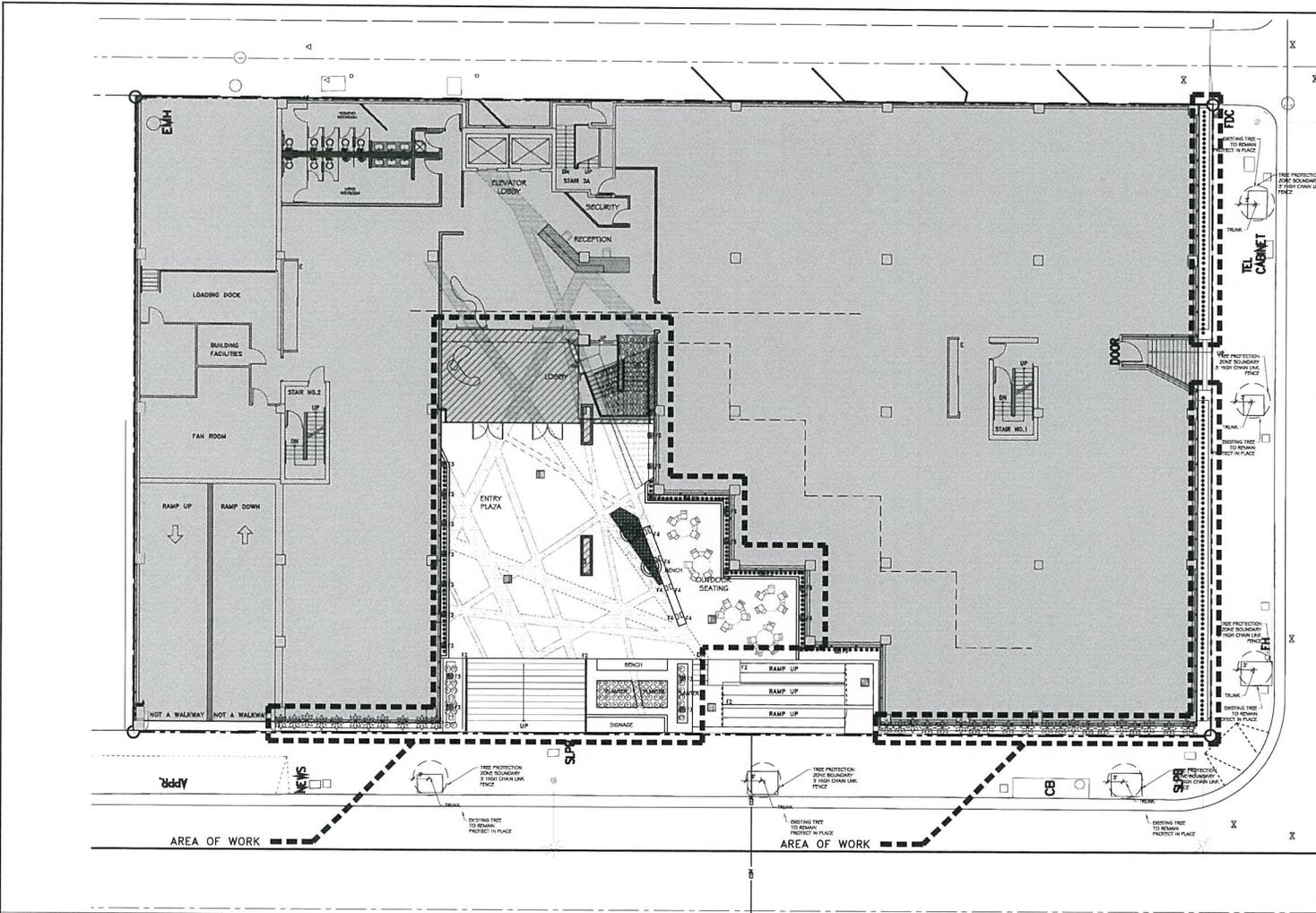
AC Meeting – November 20, 2013

**Attachment B:**  
Project Design Plans









LANDSCAPE PLAN  
SCALE: 3/64"=1'-0"



**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 INSPECTED PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION WORK. THESE PROTECTIVE CAN BE ARRANGED BY CALLING (310) 285-2537.

A TREE PROTECTION ZONE MAY REQUIRE THAT THE ENTIRE PERIMETER BE FENCED. FENCING MAY BE OF A CHAIN LINK OR PLASTIC CONSTRUCTION, BUT MAY NOT EXCEED 4 FEET IN HEIGHT. THESE INSTALLATIONS SHOULD BE SUCH THAT THE FENCE AND HANDRAILS DO NOT OBSTRUCT ANY VIEWS OR PROSPECTS. BARBERS A WARNING SIGN MUST BE DISPLAYED ON THE STREET SIDE OF THE FENCE. THE SIZE OF THE SIGN MUST BE AS FOLLOWS: 18" X 11" HIGHER THAN THE SIGN MUST DISPLAY "STATE WARNING: 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 PERIMETER CLEAN AND MAINTENANCE AT ALL TIMES.

THE SITE WILL BE INSPECTED BY BUILDING AND SAFETY DEPARTMENT AND THE PUBLIC WORKS DIVISION OF THE RECREATION AND PARKS DEPARTMENT. IF THE TREE PROTECTION PLAN IS NOT COMPLIANT WITH OUR PROTECTIVE, ADDITIONAL MODIFICATIONS MAY BE REQUIRED.

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

**TREE PROTECTION ZONE NOTES**

- COORDINATE ALL OFF-SITE IMPROVEMENTS WITH THE COMPANY'S FORESTRY SERVICE.
- NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.
- PRUNING OF TREE TRUNKS TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF BEVERLY HILLS COMPANY FOREST OPERATIONS.
- FENCE THE TPZ AS SHOWN WITH 4" CHAIN LINK FENCE TO PREVENT BULDOZERS FROM THE TPZ AND TREE EXCAVATION WITHIN THE TPZ ZONE. SEE FENCE LOCATION ON PLANS.
- POST THE FENCE WITH SIGN STAKES - TREE PROTECTION - KEEP OFF.
- CONTACT COMMUNITY FORESTRY SERVICE 30 DAYS PRIOR TO PLANTING TO DETERMINE EXACT LOCATION OF TREE. PRIOR TO PLANTING, NEW TREES SHALL BE APPROVED BY COMMUNITY FORESTRY.

**PLANTING LEGEND**

TREES	SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
✓	Circle with cross	LOWERING SILVER TREE PROTECT IN PLACE	VARIES	6
✓	Circle with cross	Aur. Ginkgo Mountain Maple	VARIES	3

SHRUBS & GRASSES	SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	MUSCLES
✓	Star	Slate Ironclad Mexican Feather Grass Pondwee Dry Iris	1 Gal	AS REQ.	L
✓	Star	Prostratum "Lain Canyon" Chief Red Fountain Grass	1 Gal	AS REQ.	L
✓	Star	Stachys "Plants Concentric" Pole Surf	1 Gal	AS REQ.	L
✓	Star	Slate Ironclad Hollow Reed	TBD	AS REQ.	L
✓	Star	Variety of Succulents Exact composition TBD	TBD	AS REQ.	L
✓	Star	POISHED BLACK RIVER ROCKS	TBD	AS REQ.	L
✓	Star	Succulents Variety	TBD	AS REQ.	L

**STONE FLOORING/PLANTERS**

■	BLUE SAND - HONEY FINISH
□	SPRINKLE SLATE - HONEY FINISH LOCATION: EXTERIOR PLAZA SURFACES WITHIN AREA OF WORK WHICH ARE NOT OTHERWISE SPECIFIED

**LANDSCAPE LIGHTING**

---	F2 MINORIAL LIGHT PER SPEC
□	F3 LANDSCAPE LIGHT PER SPEC
□	F4 PLANTER WALL LIGHT PER SPEC

**NOTES**

- ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A SHADOWN ROTATION.
- CONTRACTOR TO INSTALL BENDER BOARD BETWEEN PLANTERS AND EXISTING ROCK AREAS.
- ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF MEDIUM WALK ON BARK (3/4" - 1 1/2").

**MAINTENANCE SCHEDULE**

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

**JANUARY & FEBRUARY:**

- IF AVAILABLE USE BEEN DEFICIENT WATER TREES AND SHRUBS, ESPECIALLY ANY EMERGENTS.

**MARCH:**

- SPRING CLEAN UP. REMOVE WEEDS AND DEBRIS FROM SHRUBS AND GROUNDCOVER BEDS.
- FERTILIZE BEDS WITH 13-13-13 @ 1/2 LB PER 100 SF.
- ADD ADDITIONAL MULCH TO EXISTING BEDS TO HELP CONTROL WEEDS.
- PRUNE TREES AND SHRUBS BEFORE SPRING GROWTH BEGINS.
- REMOVE BRUISED TREES WITH BRUISED TRUNKS & SHRUBS INSECT CONTROL.

**APRIL:**

- TRIM BRUISED PLANTS AS NECESSARY. REPLACE PLANTS THAT DID NOT SURVIVE THE WINTER.
- PLANT SHRUBS AND ANNUALS AFTER 4/15. TREAT FLOWER BEDS WITH WINDLIX GROW WEED PREVENTER TO CONTROL WEEDS.
- WATER SHOULD BE APPLIED FREQUENTLY WITH ENOUGH FOR APPLICATION & KEEP THE SOIL TO A DEPTH OF 6-8" (MORE FOR TREES).
- WEED BEDS AS NECESSARY.

**MAY-JUNE:**

- CONTINUE CHECKING FOR INSECTS, ESPECIALLY GRUBS, IN LAWNS AND TREES THAT ARE NECESSARY.
- IF THE WEATHER DOES NOT COOPERATE, WATER NEW TREES, SHRUBS, AND ANNUALS FREQUENTLY AS NECESSARY.
- WATER SHOULD BE APPLIED FREQUENTLY WITH ENOUGH FOR APPLICATION & KEEP 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-LIME TREE AND SHRUB FERTILIZER OR JOCK'S TREE SPIKES.

**NOVEMBER & DECEMBER:**

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

**GENERAL PLAN LEGEND**

■	PROPOSED LANDSCAPE SCOPE OF WORK
■	INTERIOR/UNLOADED AREAS & PARKING AREAS WITH NO LANDSCAPE SCOPE

**PROJECT NO:** 13-781-831  
**DESIGN BY:** CW CHECKED BY: AV  
**PROJECT MANAGER:** AS-RTL  
**DRAWING SCALE:** AS NOTED  
**SHEET SIZE:** 33x42  
**DRAWING TITLE:** LANDSCAPE PLAN  
**SHEET NO:** AC-07

**W|O|L|C|O|T|I**  
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design@wolcoti.com | www.wolcoti.com

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

**KENNEDY WILSON**

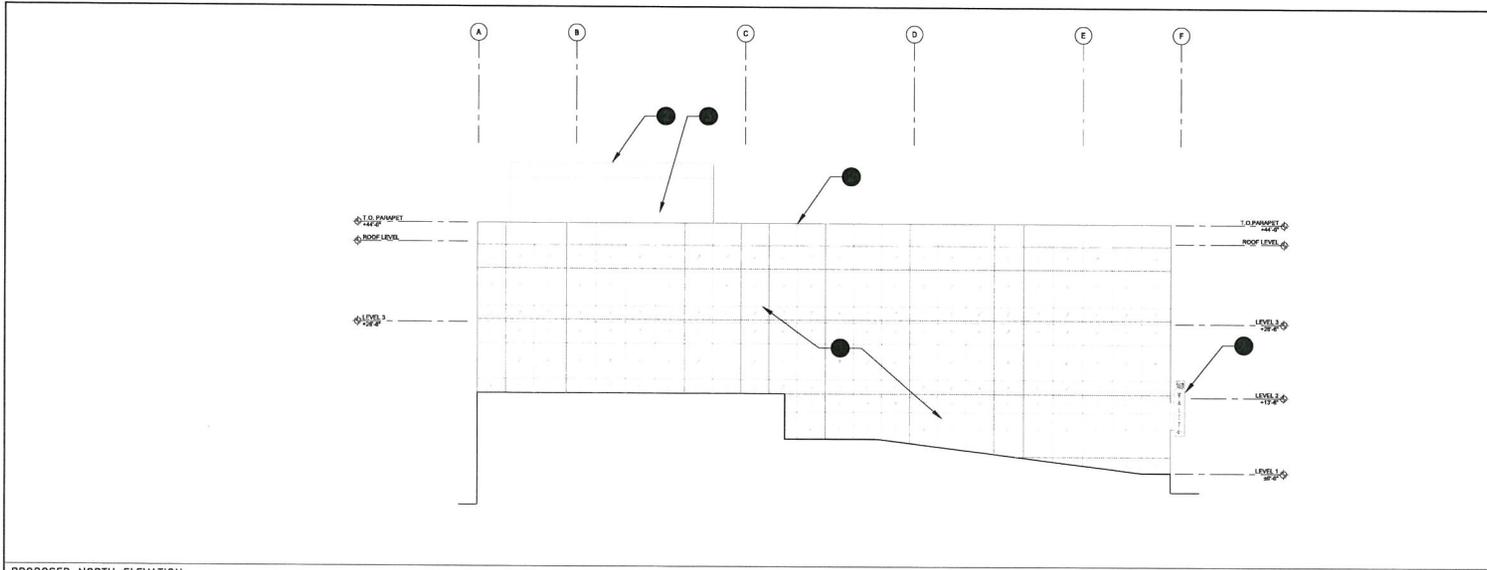
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ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
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11.04.13	11/04/13	AC SUBMITTAL SET

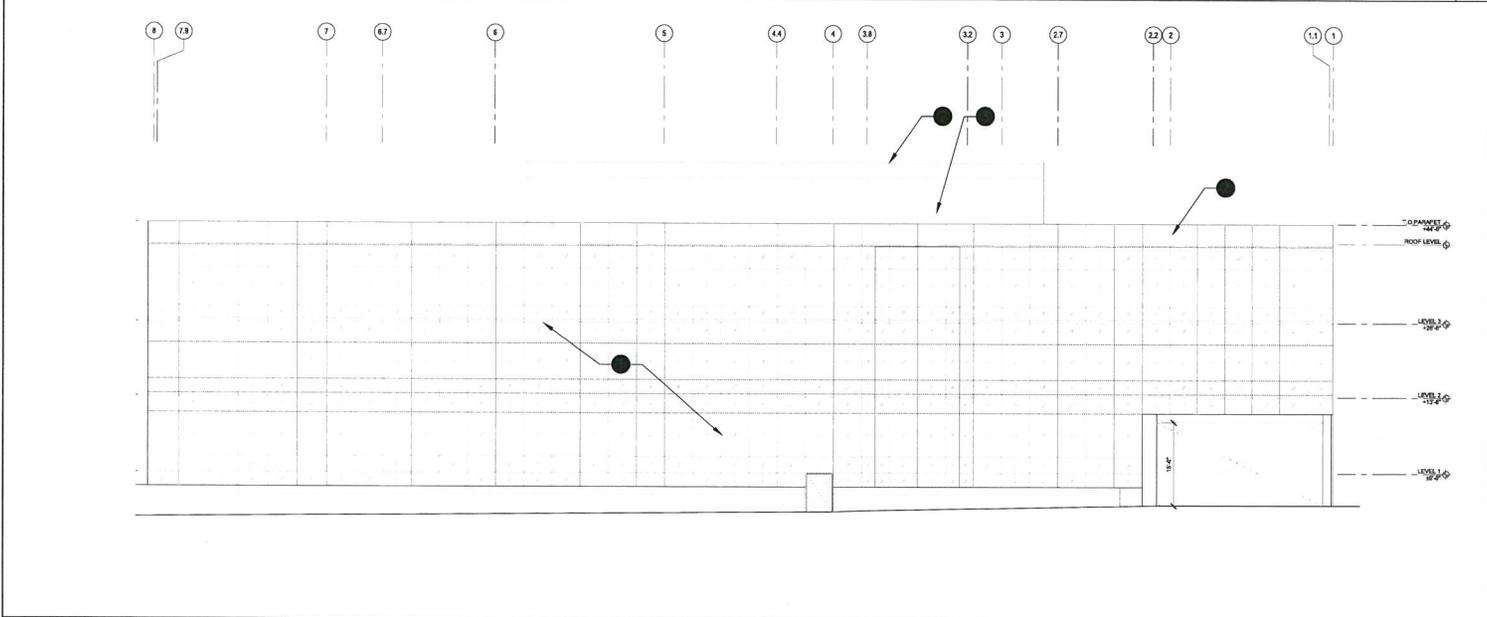
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**SIGNATURE:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_





PROPOSED NORTH ELEVATION  
SCALE: 3/64"=1'-0"

2



PROPOSED EAST ELEVATION  
SCALE: 3/64"=1'-0"

1

PROPOSED ELEVATION KEY NOTES

- EXISTING GLAZING TO REMAIN
- PAINT EXISTING METAL PANELS
- EXISTING METEORICAL FENESTRATION TO REMAIN AS IS.
- PAINTED ALUMINUM GLAZ BLADE WITH SELF-EMULSIFIED PRIMER AND SOLAR CONTROL COATING.

W O L C O T T

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CONSULTANT  
CERTIFICATION:

PROJECT

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

KENNEDY WILSON

FLOOR/LEVEL:

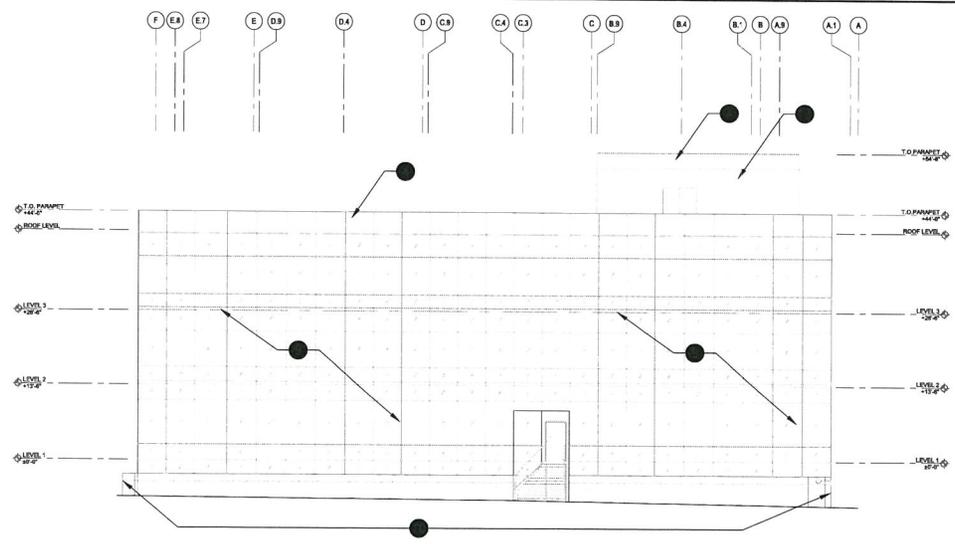
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10.18.13		CONCEPT REVIEW SUBMITTAL SET
11.04.13		AC SUBMITTAL SET

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

PROJECT NO: 13-781-831  
DRAWN BY: CS CHECKED BY: AM  
PROJECT MANAGER: MHE  
DRAWING SCALE: AS NOTED  
SHEET SIZE: 30x42  
DRAWING TITLE: PROPOSED ELEVATIONS

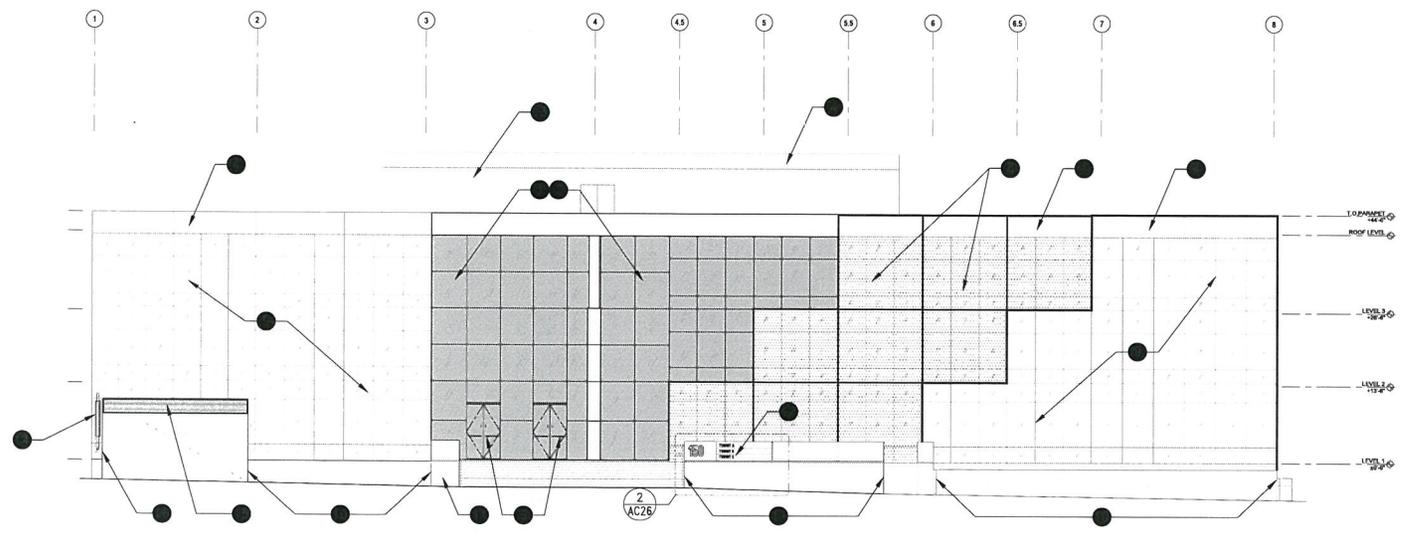
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11/17/13 10:11 AM B:\Projects - Exterior and Interior\13-781-831\AC-16.dwg



PROPOSED SOUTH ELEVATION  
SCALE: 3/64"=1'-0"

2



PROPOSED WEST ELEVATION  
SCALE: 3/64"=1'-0"

1

PROPOSED ELEVATION KEY NOTES

- NEW FRAMELESS BACK CONNECTED GLAZING WALL SYSTEM.
- LOW-E GLASS: WINDON 161-204
- ALUMINUM METAL CLAD OVER STRUCTURAL BEAM  
SOURCE: VENTRI METALS CO.,  
PAGE 2, JULIUS LEVEL-30
- PAINT EXISTING METAL PAVEMENT
- NEW OUTDOOR SEALED SLAB STONE PLAZA FINISH WITH  
ANTISTATIC, TRANSPARENT, FLAKE FINISH UNDERSTONE WITH  
NEW FINISHES  
GENERAL SPA WIRE VELVET SLATE  
STEPS / PATIERS BLUE DE SAGE FLOWED MARBLE
- 02 LAMINOK EXTERIOR DOOR HARDWARE IN STAINLESS STEEL FINISH
- ALUMINUM CLAD SHADE STRUCTURE
- REPLACE GLASS CURTAIN WALL FACES GLASS WITH NEW GLASS IN VARIOUS  
COLORS OF GREY
- EXISTING GLASS TO REMAIN
- NEW ANTI-DRIVE STONE FINISH OR APPROVED EQUAL TO EXISTING PLANTER
- NEW STONE VENEER ON EXISTING PLANTER WALLS
- FINITE ALUMINUM CLAD MOUNTMENT WITH SELF ILLUMINATED BUILDING ID  
AND TOWNT SIGNAGE
- EXISTING MECHANICAL PENETRATIONS TO REMAIN AS IS
- FINITE ALUMINUM CLAD BRACE WITH SELF ILLUMINATED PARKING  
SIGNAGE
- PERFORATED METAL COVER AT BLEEHOLD AT PARKING GARAGE  
ENTRANCE
- WALL GRAPHICS AT INSIDE GARAGE ENTRANCE WALL

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CONSULTANT:

CERTIFICATION:

PROJECT:

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

KENNEDY WILSON

FLOOR/LEVEL:

SCALE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
10.18.13		CONCEPT REVIEW SUBMITTAL SET
11.04.13		AC SUBMITTAL SET

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

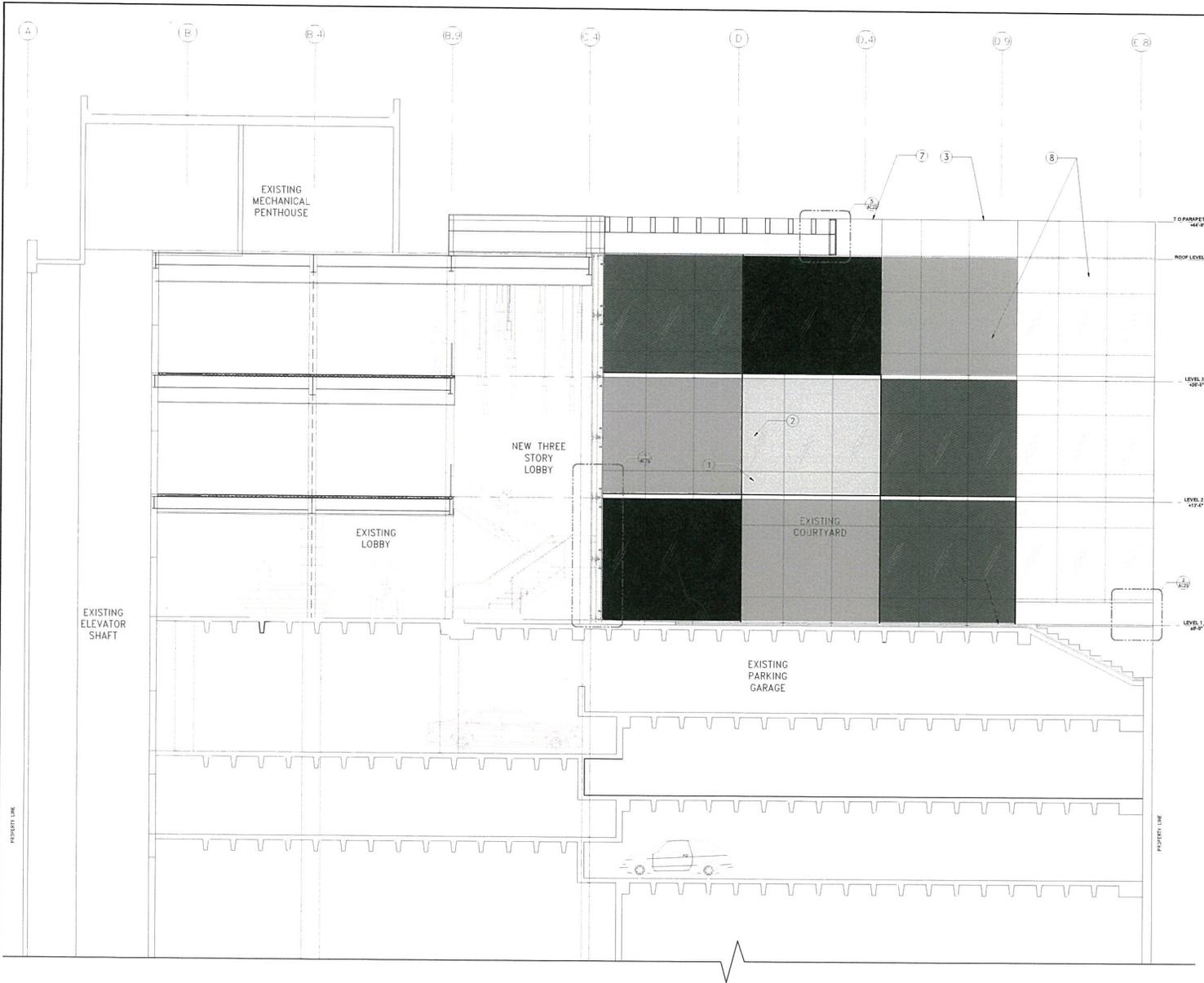
The owner, architect, engineer, contractor, interior designer and other professionals shall be responsible for the accuracy of the information provided in this drawing. The architect shall be responsible for the accuracy of the information provided in this drawing. The architect shall be responsible for the accuracy of the information provided in this drawing. The architect shall be responsible for the accuracy of the information provided in this drawing.

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DRAWN BY: CS CHECKED BY: AM  
PROJECT MANAGER: RHE  
DRAWING SCALE: AS NOTED  
SHEET SIZE: 30X42  
DRAWING TITLE:

**PROPOSED ELEVATIONS**

SHEET NO: **AC-17**

11/15/13 10:11 AM B:\Projects - Exterior and Interior\13-781-831\13-781-831-AC-17.dwg



**PROPOSED ELEVATION KEY NOTES**

- 1) SLEEK CLIP GLASS SUPPORT SYSTEM
- 2) LOW-E GLASS WINDOW UNIT
- 3) METAL PANEL ALUMINUM WITH POLYURETHANE FINISH
- 4) METAL FINISH #8 BRUSHED STAINLESS STEEL
- 5) GRAB-BARS FINISH
- 6) 1/2\"/>

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PROFESSIONAL  
 CERTIFICATION

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



REVISIONS

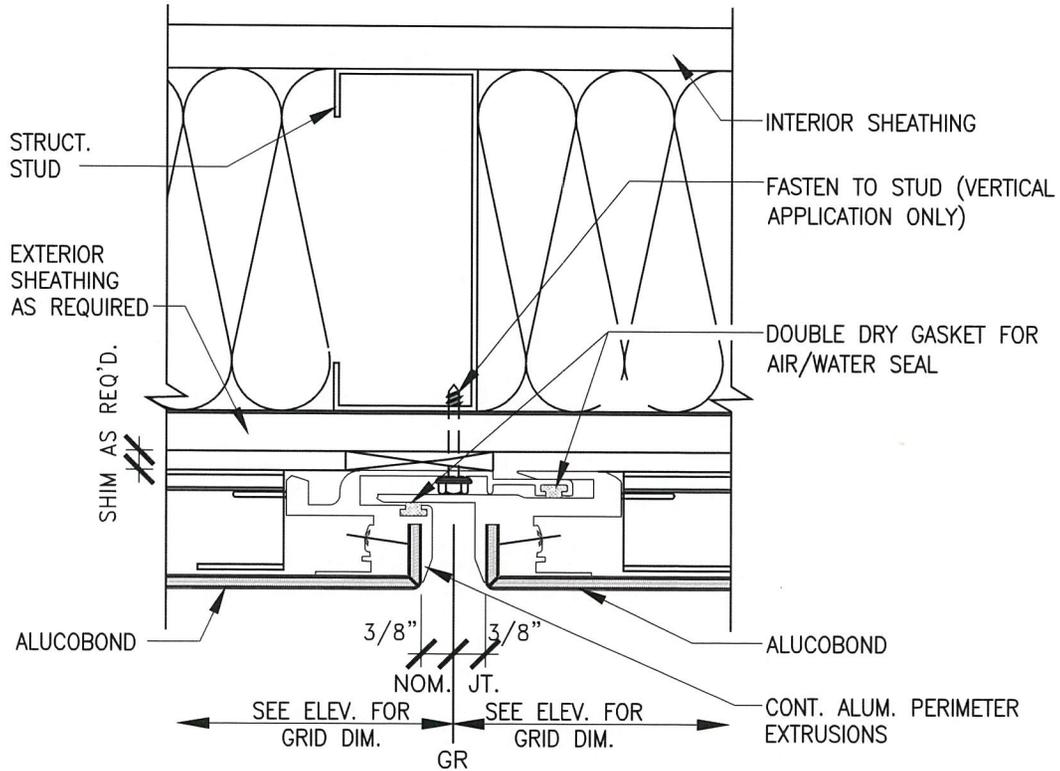
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11	04.13.14	SUBMITTAL SET

CLIENT APPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 PROJECT NO: **13-781-831**  
 DRAWN BY: CS CHECKED BY: AM  
 PROJECT MANAGER: RMG  
 DRAWING SCALE: AS NOTED  
 SHEET SIZE: 30x42  
 DRAWING TITLE

**ENLARGED EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"







DETAIL ALUMINUM CLADDING JOINT  
N.T.S.

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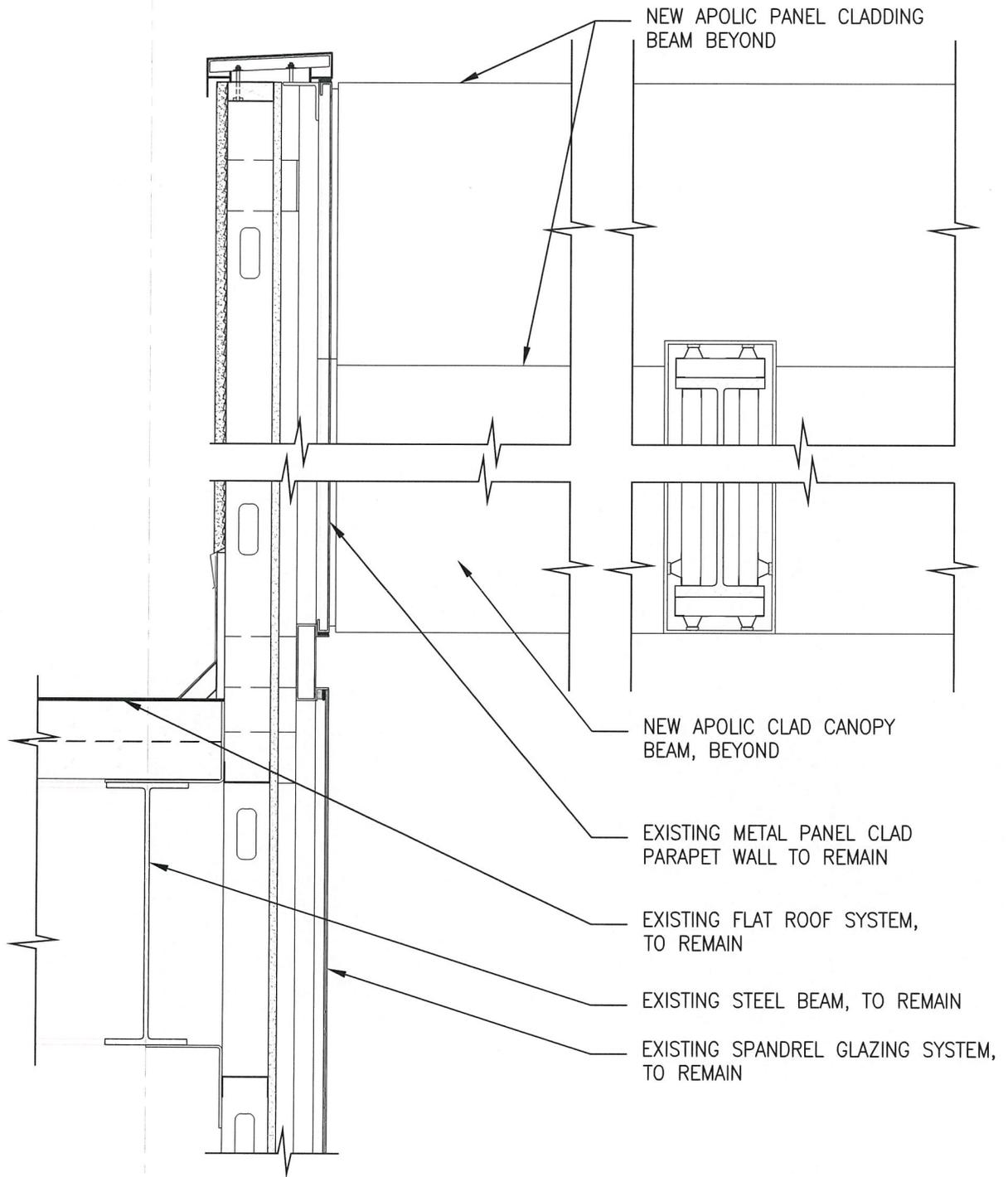
**KENNEDY WILSON**

DATE: 11-08-13

Dwg. Original Size: 8-1/2"x11"

JOB NO.:  
**13-781-831**

SHEET NO.  
**AC-20**



CANOPY TO EXISTING SIDE PARAPET DETAIL

1"=1'-0"

**AC-20**

SHEET NO.

JOB NO.:  
**13-781-831**

Dwg. Original Size: 8-1/2"x11"

DATE: 11-08-13

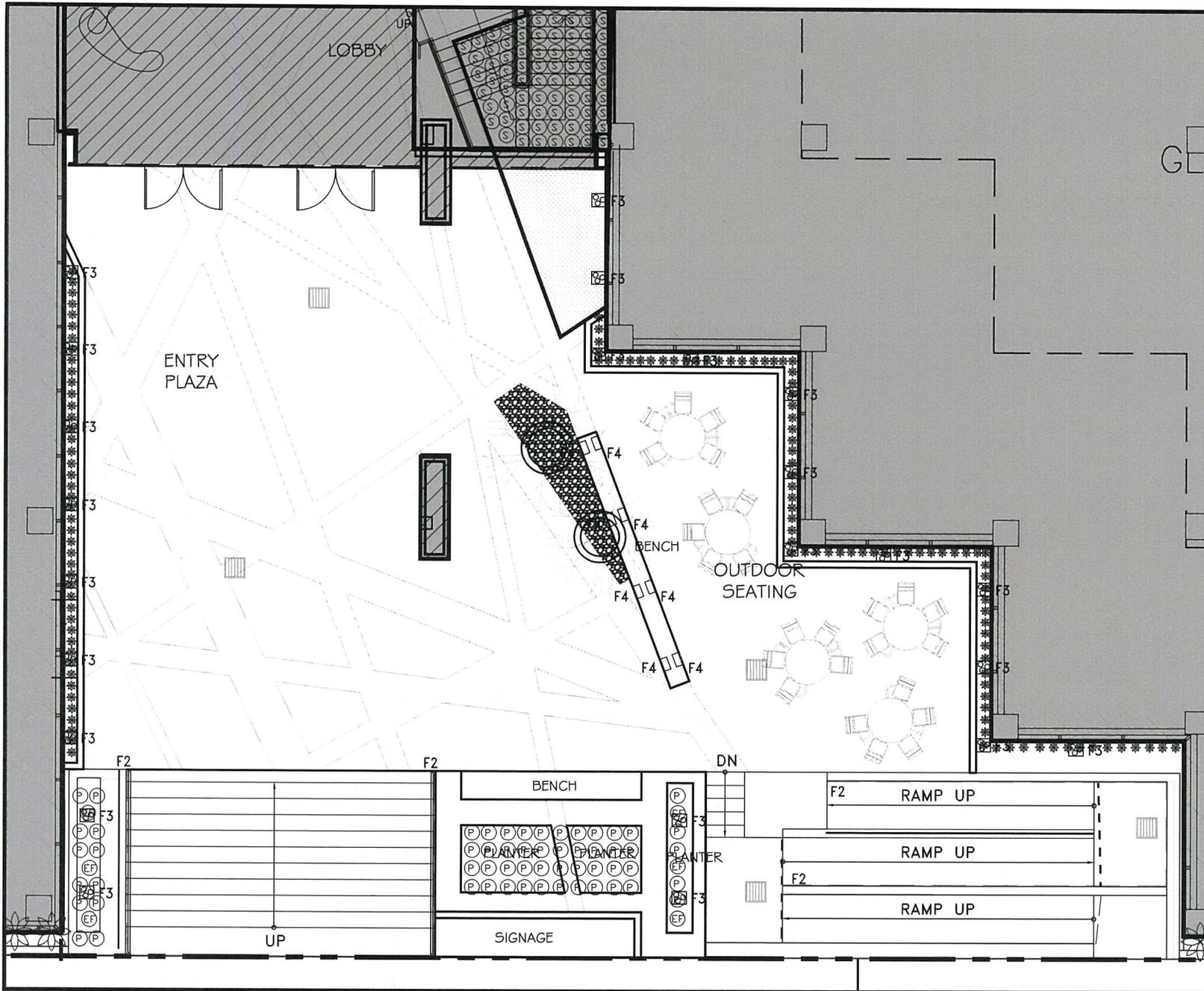
**KENNEDY WILSON**

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REVISIONS TO SHEET AC-07 LANDSCAPE PLAN

SCALE: 3/32"=1'-0"



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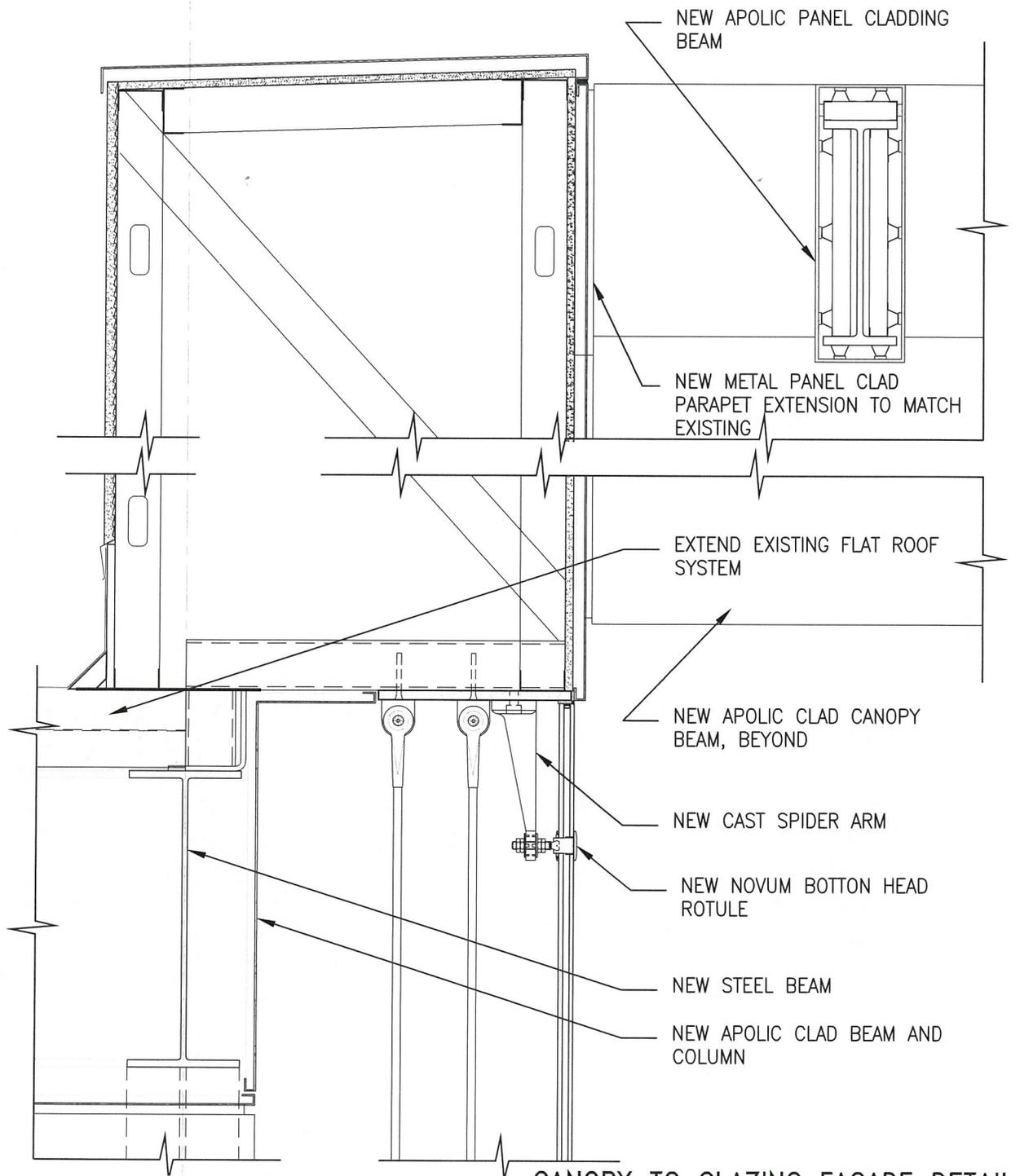
KENNEDY WILSON

DATE: 11-08-13

Dwg. Original Size: 8-1/2"x11"

JOB NO.:  
 13-781-831

SHEET NO.  
**AC-07**



CANOPY TO GLAZING FACADE DETAIL

1"=1'-0"

Dwg. Original Size: 8-1/2"x11"  
 JOB NO.:  
**13-781-831**  
 SHEET NO.  
**AC-20**

DATE: 11-08-13

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**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – November 20, 2013

**Attachment C:**

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, AND A SIGN ACCOMMODATION FOR A GROUND SIGN FOR THE PROPERTY LOCATED AT 150 EL CAMINO DRIVE (PL1329795).

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

Section 1. Andrew Mangan, architect, on behalf of the property owner, Kennedy Wilson International, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, landscaping, and a sign accommodation for a ground sign for the property located at 150 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 as the site and improvements are not listed on the City's historic resource inventory. While the property was originally developed by an individual listed on the City's List of Master Architects (Maxwell Starkman), the property was developed in the 1980s and does not meet the 45-year age requirement, pursuant BHMC §10-3-3212, and is therefore not eligible for listing on the local register.

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 environment 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

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William Crouch, Commission Secretary  
Community Development Department

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James Blakeley III, Chair  
Architectural Commission