



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, February 19, 2014

Subject: **BEVERLY HILTON**
9876 Wilshire Boulevard

Request for approval of a façade modification and relocation of cooling tower. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1333386)

Project agent: Kent Warden

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 modification and relocation of an existing cooling tower at the existing Beverly Hilton located at 9876 Wilshire Boulevard. The proposed modifications include the following:

- Removal of existing cooling tower located adjacent to Wilshire Boulevard.
- Building façade extension and roof-mounted mechanical screening on the façade adjacent to North Santa Monica Boulevard to accommodate new cooling tower.
 - Extension will match existing building conditions in color and material.
 - Steel support columns clad to match existing concrete columns.
 - Security lighting mounted to the exterior ground-floor ceiling of the building extension.
- Black PVC coated mesh with black screen slatting for mechanical screen on ground level.

URBAN DESIGN ANALYSIS

The proposed façade modifications and cooling tower relocation provides are appropriate to the existing building and will further enhance the building and streetscapes on both Wilshire Boulevard and North Santa Monica Boulevard.

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

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
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cgordon@beverlyhills.org



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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 to be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



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Attachment A:

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 (see Section 6 for plan size requirements).
- Architectural Commission Review
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - 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:

The Beverly Hilton Hotel's existing cooling tower is nearing the end of its service life and needs to be replaced with a new, more energy-efficient unit. The existing cooling tower is located on top of a single story office wing and is highly visible from both Wilshire and Santa Monica Blyds. The existing cooling tower will be removed. The new cooling tower will be incorporated within an existing ballroom storage area along Santa Monica Blvd. and at the hotel's service entry. The new cooling tower will require a modest 17-foot extension of the existing building footprint. The new location was selected to provide maximum aesthetic screening. The housing for the cooling tower been designed to blend seamlessly with the existing structure. The change will be imperceptible to pedestrians and motorists on Santa Monica Blvd. because the extension will match the existing white stucco finish and continue the existing parapet at the same height. Existing trees and an existing seven foot high hedgerow along Santa Monica Blvd. provide significant screening of the new cooling tower location.

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 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 |
- Other: The Beverly Hilton Specific Plan

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):
Hotel _____

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: Welton Becket

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	N.A.				
2					
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: Stucco
Texture /Finish: Smooth texture (to match existing)
Color / Transparency: White

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

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

ROOF

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

COLUMNS

Material: Stucco
Texture /Finish: Smooth texture (to match)
Color / Transparency: White

BALCONIES & RAILINGS

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

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: Removing existing surface mounted, low pressure sodium security lights to reduce glare.
Texture /Finish: _____
Color / Transparency: Replacing with shielded LED security lighting placed beneath the new structure.

PAVED SURFACES

Material: To match existing asphalt parking surface
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:

The existing landscaping along the sidewalk of Santa Monica Blvd. along the service area consists of multiple large Ficus trees as well as a consistent seven-foot high hedgerow. The hedgerow height will be increased to a height of approximately nine feet to enhance visual screening.

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.**

This cooling tower is designed to match the existing hotel's exterior materials, height, and other details in order for it to appear as part of the original structure. Removal of the existing Cooling Tower will dramatically improve the sightline of the Beverly Hilton's East wing from both Wilshire and Santa Monica Blvds. Design considerations include: a.)the reduction of glare facing Santa Monica Blvd. by replacing and relocating exterior lights b.)Increased landscape screening along Santa Monica Blvd. c.) Decreased energy use by replacing outdated equipment with more energy efficient components.

- 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.**

An Acoustical Engineer was engaged to incorporate design features necessary to minimize any noise impacts both external and internal areas. The entire cooling tower structure is housed in an acoustically rated panel wall system. The equipment is mounted with dampeners to eliminate any vibration into the surrounding structure.

- 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 quality and details of the proposed structure are designed to blend & match the existing building finishes.

- 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.**

N.A.

- 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 structure conforms to the municipal code standards by matching the existing building's design and architecture.



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Attachment B:
Project Design Plans



EXISTING VIEW FROM SANTA MONICA - EXISTING COOLING TOWER



PROPOSED VIEW FROM SANTA MONICA - EXISTING COOLING TOWER REMOVED



EXISTING VIEW FROM WILSHIRE - EXISTING COOLING TOWER



PROPOSED VIEW FROM WILSHIRE - EXISTING COOLING TOWER REMOVED



EXISTING VIEW FROM WILSHIRE - EXISTING COOLING TOWER



PROPOSED VIEW FROM WILSHIRE - EXISTING COOLING TOWER REMOVED

[LRG]

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TBH CAPITAL IMPROVEMENT PROJECT

BEVERLY HILLS, CA

DESIGN REVIEW

EXISTING COOLING TOWER REMOVAL

DATE: 2011-05-09

BY: [Signature]

DATE: 2011-05-09

DATE: 2011-05-09

DR1.02

[LRG]

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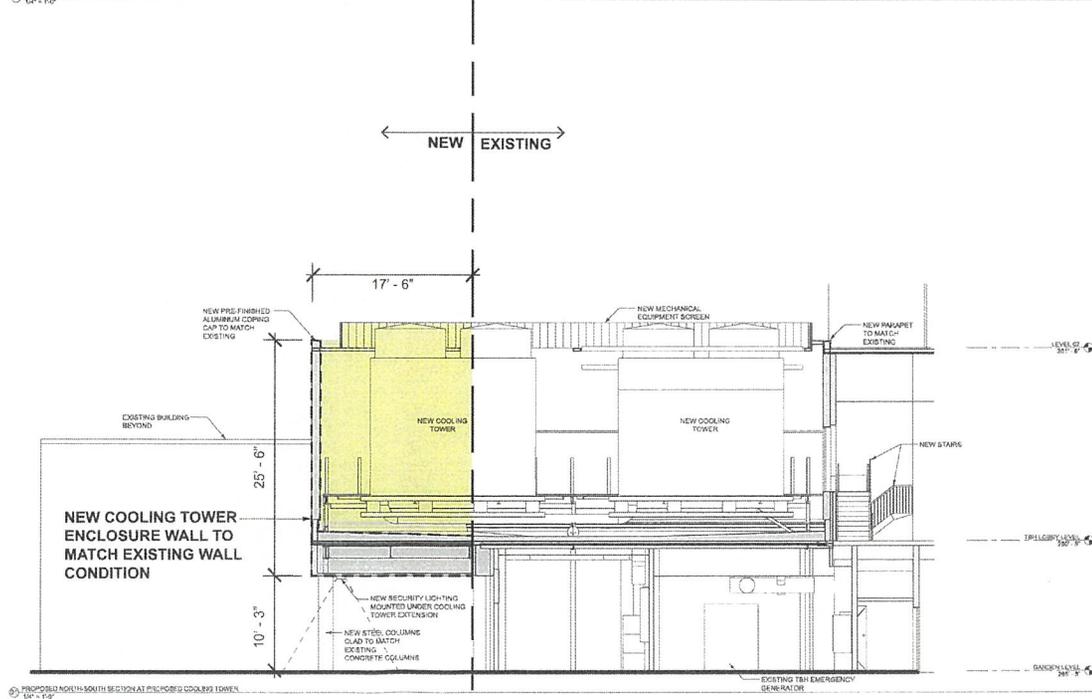
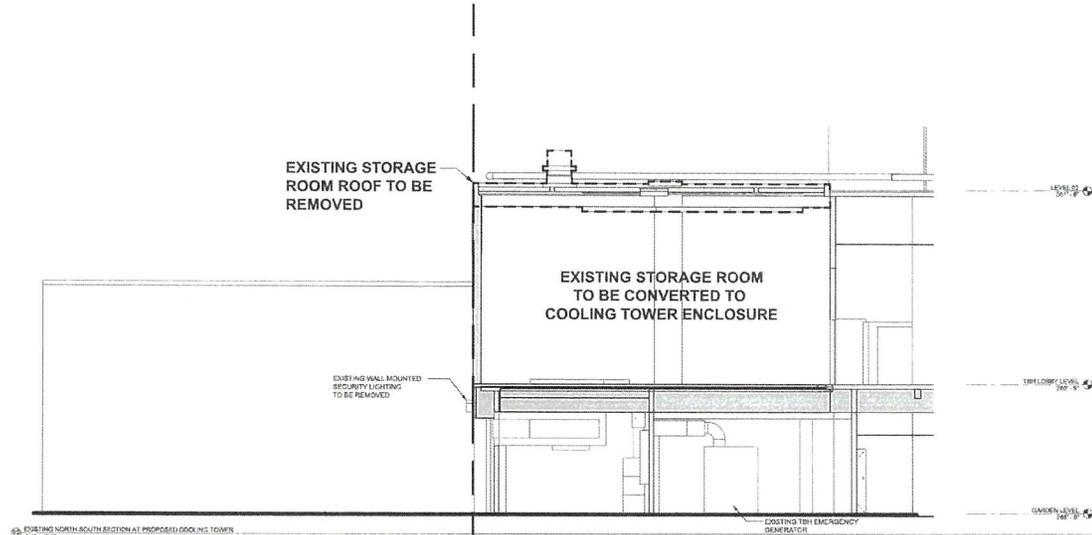
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TBH CAPITAL IMPROVEMENT PROJECT
 BEVERLY HILLS, CA

DESIGN REVIEW SECTIONS

DR1.07



LITHONIA LIGHTING
KACM



ROSETTE MOUNTED SECURITY LIGHTING

PROPOSED NORTH-SOUTH SECTION AT PROPOSED COOLING TOWER
 1/4" = 1'-0"

← NEW EXISTING →



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Attachment C:

DRAFT Approval Resolution

RESOLUTION NO. AC XX-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE MODIFICATION AND RELOCATION OF COOLING TOWER FOR THE PROPERTY LOCATED AT 9876 WILSHIRE BOULEVARD (PL1333386 – BEVERLY HILTON).

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

Section 1. Kent Warden, applicant, on behalf of the property owner, Oasis West Realty, LLC, and the tenant, Beverly Hilton (Collectively the “Applicant”), has applied for architectural approval of a façade modification and relocation of cooling tower for the property located at 9876 Wilshire Boulevard.

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 to be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

Section 5. The Architectural Commission conducted a duly noticed public hearing on February 19, 2014 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically, the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environmental less desirable. The proposed project is proposed to be constructed

using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the Commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the Planning Commission found contributed to the determination of the project as a "character contributing building" in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the

Planning Commission to be a project that qualifies as a “character contributing building” under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

No special conditions are proposed for this project.

Standard Conditions

1. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
3. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city’s municipal code and applicable conditions imposed by any discretionary review approval.
4. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the Commission

within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
7. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the Commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.
8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: February 19, 2014

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission