



Architectural Commission Report

Meeting Date: Wednesday, May 21, 2014

Subject: **151 EL CAMINO DRIVE (PL1406830)**
Request for approval of new roof top elements. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Andrew Mangan – Wolcott Architecture 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 new rooftop elements for an existing commercial building located at 151 El Camino Drive. The roof top elements include the following:

- Painted steel trellis in undulating configuration;
- Wood clad elevator and stair shaft;
- Plaster finished fireplace in white;
- Plaster finished landscape planters in white with Mexican feather grass vegetation;
- Resysta-clad perimeter landscape planters with Mexican feather grass vegetation;
- Four movable landscape pots with Kentia Palms;
- Powder-coated and Janusfiber seating elements, and;
- Integrated lighting at plank decking and planters with downlights at pantry area.

Note: A comprehensive façade remodel for the existing commercial building was approved by the Architectural Commission at their meeting on January 15, 2014.

URBAN DESIGN ANALYSIS

The proposed steel trellis appears to be very heavy and does not match the architectural styling of the recently approved façade remodel for the existing commercial building. The trellis material and/or configuration should be refined to complement, as opposed to contrast, the façade design in a way that will positively enhance the surrounding area and views onto the rooftop from adjacent properties.

Project-specific conditions have not been incorporated as a result of this analysis; however, the Commission may wish to consider the comments during the course of their review.

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

Attachment(s):

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

Report Author and Contact Information:

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cgordon@beverlyhills.org



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

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. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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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 (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
 - Ten (10) 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 12 # Chairs 25

C Describe the scope of work proposed including materials and finishes:

1. NEW DECKING AT EXISTING ROOF WITH RAISED PLATFORM (2 STEPS).
2. NEW PLANTERS AT EXISTING ROOF, CLAD WITH RESYSTA PLANKS.
3. NEW PAINTED METAL TRELLIS.
4. NEW CUSTOM PLANTERS & FIREPIT WITH PLASTER FINISH.
5. EXISTING ELEVATOR ENCLOSURE WALLS CLAD WITH NEW RESYSTA PLANKING.
6. NEW MILLWORK PANTRY COMPRISED OF METAL CABINETRY, STONE TOP/SURROUND, & RESYSTA PLANKING.

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: N/A

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1		1			
2		1			
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: N/A
 Texture /Finish: _____
 Color / Transparency: _____

ROOF

Material: EXISTING ROOFING WITH NEW DECKING- RESYSTA PLANKS
 Texture /Finish: GROOVED & SALED- CLASS A
 Color / Transparency: SIAM

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: ROOFTOP FURNITURE
 Texture /Finish: POWDER COATED ALUMINUM & JANUSFIBER (SUBMITTED/ENCLOSED)
 Color / Transparency: BLACK, BROWN, & NAVY (FOR FABRIC- OUTDOOR RATED)

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

AWNINGS, CANOPIES

Material: ROOF TRELLIS: METAL
Texture /Finish: PAINTED
Color / Transparency: GLIDDEN MONTERAY CLIFFS

DOWNSPOUTS / GUTTERS

Material: CONCEALED
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: LIGHTING INTEGRATED INTO NEW PLANK DECKING & PLANTERS: PAINTED BLACK FINISH. (3) DOWNLIGHTS AT PANTRY: CHARCOAL PAINTED FINISH
Texture /Finish: SCONCES AT ELEVATOR WALL: PAINTED BLACK FINISH. STANDING FLOOR LAMPS: PAINTED BLACK FINISH.
Color / Transparency: SEE ENCLOSED FULL SPECIFICATION SHEETS FOR ALL LIGHTING INCLUDING FINISHES, MODELS, & LAMPING.

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 INTEGRATED INTO NEW PROGRAM ROOF LAYOUT, CLAD WITH RESYSTA DECKING TO BLEND NICELY WITH NEW ROOF DECKING.

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 ADDS INTEREST TO AN OTHERWISE VACANT ROOFTOP. 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. THE PANTRY & LUNCH AREA ON THE ROOF WILL BE FOR EMPLOYEE USE.

- 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 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.

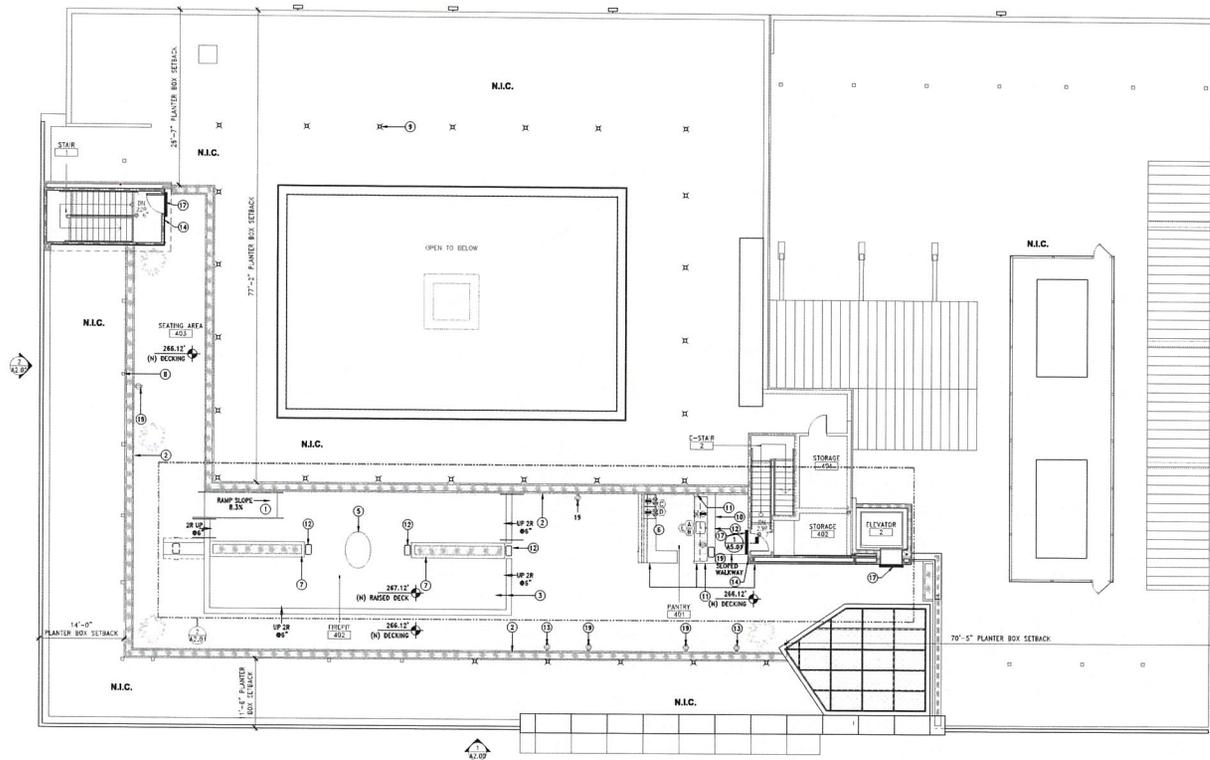


Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

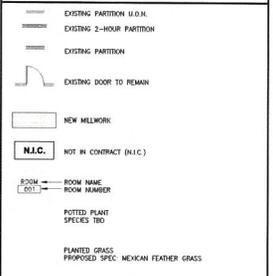
Attachment B
Project Design Plans



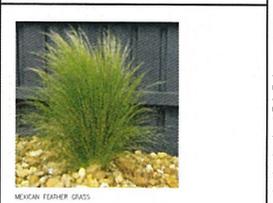
CONSTRUCTION PLAN KEY NOTES

- 1) NEW ADA ACCESSIBLE COMPLIANT RAMP W/SS HANDRAILS
- 2) NEW BUILT-IN IRRIGATED PLANTER. SEE PLANT SPECIFICATION, THIS SHEET
- 3) PROVIDE NEW PLATFORM DECK
- 4) NOT USED
- 5) NEW GAS FIREPLACE W/VENT CAST LIGHTWEIGHT CONCRETE FINISH INTO CUSTOM BRASS/ STAIN AS SHOWN ON ARCHITECT'S 3D IMAGE. EXACT SHAPE, COLOR AND TEXTURE PER ARCHITECT'S SPECIFICATION/CONTROL SAMPLE. PROVIDE BRASS GAS GRATE BY ITS SCENE DESIGN. BRASS BY C.C. VENTING SHALL BE PROVIDED BY 1/2\"/>
- 6) NEW MILKROOM PANTRY. SEE ENLARGED PLAN, ELEVATIONS, & DETAILS
- 7) NEW BUILT-IN IRRIGATED PLANTER W/SMOOTH STUCCO FINISH TO MATCH ARCHITECT'S SAMPLE, E.C. TO SHIRT MOOD-UP OF FINISH FOR ARCHITECT'S APPROVAL, PRIOR TO FABRICATION
- 8) EXISTING ANCHORS FOR WINDOW WASHING TO REMAIN, TYP.
- 9) EXISTING ROOF DRAIN TO REMAIN, TYP.
- 10) NEW CHASE METAL-STEEL STUD WALLS CLAD WITH STONE, SEE #6/AD 0
- 11) NEW WALL- METAL STUD WALLS CLAD WITH STONE
- 12) NEW COLUMN PER STRUCTURAL
- 13) PROVIDE POWER AS REQUIRED FOR NEW FLOOR LAMPS, SEE A1 04 FOR MORE INFO
- 14) MAX OCCUPANCY SIGNS SHALL BE POSTED PRIOR TO FINAL INSPECTION NEAR MAIN CODE SIGN TO BE REMOVED TO BE PERMANENTLY USABLE
- 15) SEE A0 05 FOR PROPOSED SEATING LAYOUT- PROVIDED IN FURNITURE, NOT IN CONSTRUCTION/U.C.S. SCOPE
- 16) EXISTING COMPLIANT ELEVATOR, SEE 1/AD 08
- 17) PROVIDE NEW CUSTOM SIZED DRAINAGE GRATE AT ENTRY TO STAIRS. SEE METAL SAMPLE FOR SPECIFICATION
- 18) SLOPED WALKWAY, SEE SLOPE MAX
- 19) EXTERIOR APPROVED CONVENIENCE OUTLET

CONSTRUCTION PLAN LEGEND



PLANTING SPECIFICATIONS



PLUMBING FIXTURE/ APPLIANCE NOTES

- 1) FIXTURES/APPLIANCES TO BE PROVIDED BY G.C. PROVIDE POWER AND DATA AS REQUIRED.

POWER & COMMUNICATION NOTES

1. SEE SHEET A0 04 FOR POWER & COMMUNICATIONS GENERAL NOTES
2. ALL OUTLETS SHOWN ON PLAN ARE NEW U.O.N. USE EXISTING IN LIEU OF PROVIDING NEW IF THEY ARE IN CLOSE PROXIMITY 1/2"=1'-0" UNLESS AN EXACT DIMENSION PROVIDED, TYPICAL.
3. COLOR OF WALL COVER PLATES FOR DEVICES SHALL BE AS FOLLOWS:
 - a) GRAY COVER PLATES FOR COMPUTER DEDICATED CIRCUITS
 - b) WHITE COVER PLATES FOR ALL OTHER DEVICES AT WHITE WALLS
 - c) VERIFY WITH ARCHITECT FOR COVER PLATES AT COLORED ACCENT WALLS

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



PROJECT:
**PHASE III
 EXT. ROOF RENOVATIONS**
 AT
 151 EL CAMINO DRIVE
 BEVERLY HILLS, CA 90212
KENNEDY WILSON

FLOOR/LEVEL: **ROOF**

ISSUE OR REVISION NOTES

NO.	DATE	DESCRIPTION
1	5/1/2014	AC SUBMITTAL

CLIENT APPROVAL BY: _____ DATE: _____
 SIGNATURE: _____

PROJECT NO: **13-781-833-10**
 DRAWN BY: PLJ/WL CHECKED BY: AMJ/PE
 PROJECT MANAGER: PE
 DRAWING SCALE: AS NOTED
 SHEET SIZE: 30x42
 DRAWING TITLE:
**CONSTRUCTION/
 POWER PLAN - ROOF**

SHEET NO: **A1.02**

ROOF CONSTRUCTION PLAN
 SCALE: 1/8"=1'-0"

POWER & COMMUNICATIONS SCHEDULE

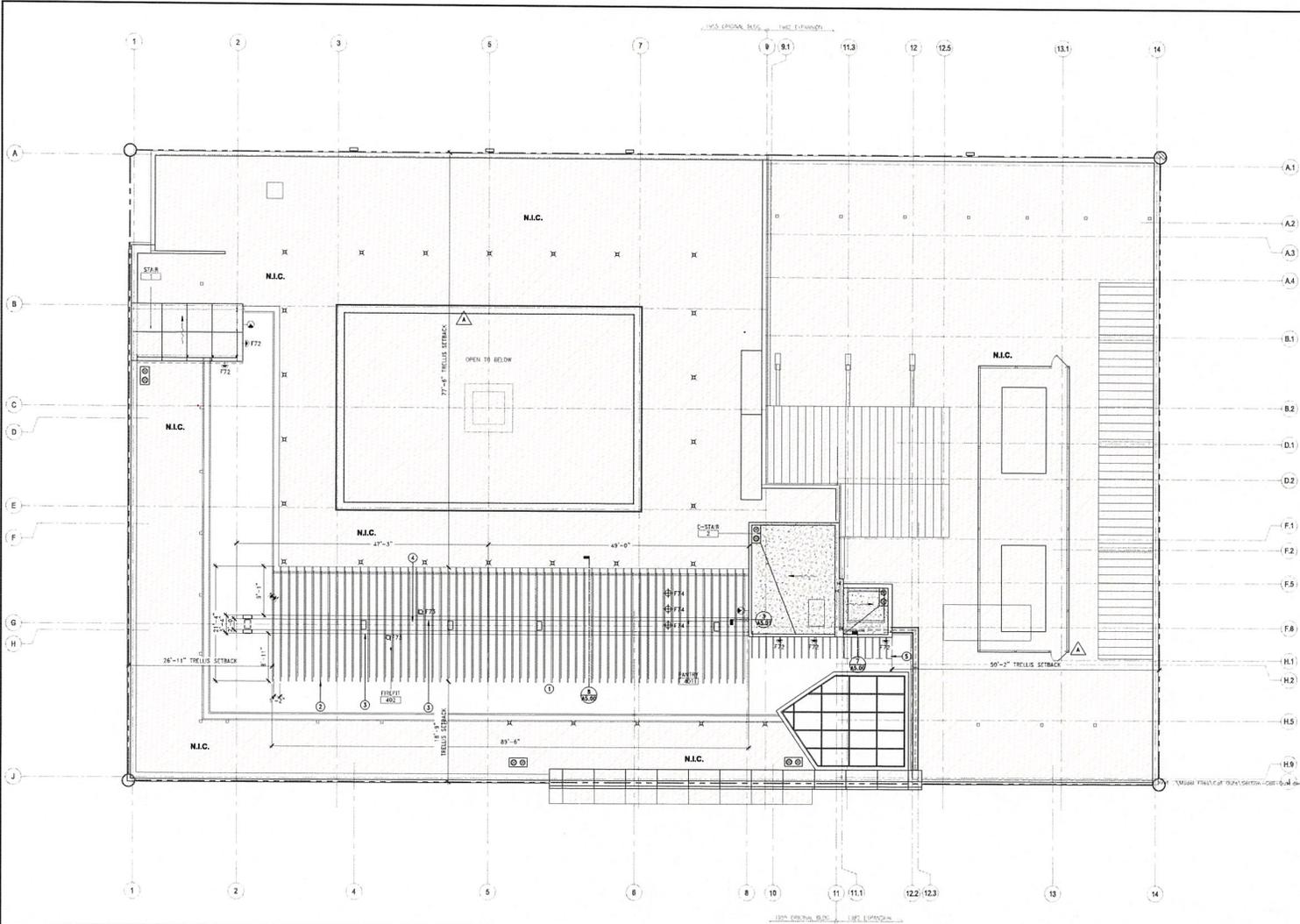
SYMBOL	FUNCTION	MOUNTING
⊕	DUPLEX ELECTRICAL OUTLET	AT BAR WALL @ +44' AFF. @ PLANTER +18' AFF.
⊕-SC	SEPARATE CIRCUIT ELECTRICAL OUTLET -SINGLE OUTLET ON A SINGLE SEPARATE CIRCUIT-- PROVIDE ORANGE COVER	WALL @ +44' AFF. EXCEPT WALL @ +18' AFF. FOR FRIDGE/FREEZERS.

NOTE: ALL OUTLETS TO BE UP & INCLUDE EXTERIOR COVER

PLUMBING FIXTURES & APPLIANCES SCHEDULE

SYM.	APPL.	MFR.	MODEL	FINISH	NOTES
A	SINGLE COMPARTMENT SINK	ELIAX	GOURMET SINGLE BOWL UNDERCOUNTER ADA COMPLIANT SINK, ELIHAD 211550P	20 GA TYPE 304 (18-0) STAINLESS STEEL UNDERCISE IS FULLY UNDERCOUNTER	G.C. TO COORDINATE & PROVIDE FAUCET HOLES @ COUNTER PRIOR TO INSTALLATION. PROVIDE ALL REQUIRED DRAINS & PARTS FOR PROPER WORKING FUNCTION 23'-L X 18.25" W X 6 1/2" D APPROX. VERIFY PER SPEC. SHEET
B	ABOVE COUNTER FAUCET	KOHLER	"DRINK" KITCHEN SINK FAUCET ADA K-6333 9"	WHITE BLACK	INCLUDE KOHLER PART #1089003, TO REDUCE FLOW TO 1.50GPM.
C	UNDER COUNTER ADA REFRIGERATOR	U-LINE	U-ADA15WS-15 (STAINLESS FRONT HAND)	STAINLESS STEEL	G.C. TO VERIFY DIMENSIONS WITH SPEC. PRIOR TO INSTALLATION & CONFIRM SPEC. IS APPROPRIATE FOR OUTDOOR USE.
D	UNDER COUNTER ADA ICE MAKER	U-LINE	U-ADA15WS-01 (STAINLESS FRONT HAND)	STAINLESS STEEL	G.C. TO VERIFY DIMENSIONS WITH SPEC. PRIOR TO INSTALLATION & CONFIRM SPEC. IS APPROVED FOR OUTDOOR USE.
E	GARBAGE DISPOSAL	IN-SINK-ERATOR U.O.N.	EVOLUTION EXCEL 1.0 H.P. U.O.N.		POWER CONNECTION LINE CORD PROVIDE SWITCH AT WALL ABOVE SINK. VERIFY SWITCH & PLATE COLOR WITH ARCHITECT

FILE NAME



- CONSTRUCTION PLAN KEY NOTES**
- 1 NEW TRUSS, PER STRUCTURAL.
 - 2 STEEL MEMBER PER STRUCTURAL.
 - 3 STEEL SUPPORT BEAM PER STRUCTURAL.
 - 4 GAS TRENCH DRAINAGE.
 - 5 NEW GLASS CANOPY ON STEEL SUPPORTS OVER ELEVATOR ENTRY.

- PENTHOUSE PLAN LEGEND**
- EXISTING PARTITION TO REMAIN
 - EXISTING 2-HOUR PARTITION
 - NEW PARTITION
 - N.I.C. NOT IN CONTRACT (N.I.C.)
 - NEW WALL MOUNTED EXIT SIGN HATCH INDICATES ILLUMINATED FACE, ARROW INDICATES DIRECTION. SEE ALSO FIRE DEPARTMENT NOTES, SHEET A10.03, EXACT SPEC. TBD BY ARCHITECT.
 - NEW CEILING MOUNTED EXIT SIGN HATCH INDICATES ILLUMINATED FACE, ARROW INDICATES DIRECTION. SEE ALSO FIRE DEPARTMENT NOTES, SHEET A10.03, EXACT SPEC. TBD BY ARCHITECT.

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 design@wolcott.com | www.wolcott.com

CONSULTANT

CERTIFICATION

PROJECT

**PHASE III
 EXT. ROOF RENOVATIONS**
 AT
 151 EL CAMINO DRIVE
 BEVERLY HILLS, CA 90212

KENNEDY WILSON

PENTHOUSE ROOF CONSTRUCTION PLAN
 SCALE: 1/8"=1'-0"



LIGHT FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	MANUFACTURER/ MODEL No.	MOUNTING	(QUANTITY)	LAMP TYPE	NOTES
RF72	LED SCONCE	Y LIGHTING/MODERN FORUMS ITEM CODE: WLF-PT02-18-INCH-OUTDOOR-WALL-LIGHT, MODEL # 85-81718-08	SURFACE MOUNTED TO WALL	(1) QTY 22 WATT, 3000K TEMP		MOUNTED W/BOTTOM AT 7'-0" AFF. V.F.F. IN FIELD WITH ARCHITECT.
RF73	LED SURFACE SPOT	LUMASCAPE L53Z/LED PAGODA, BLACK FINISH	SURFACE MOUNTED ADJUSTABLE SPOT, MOUNTED TO WOOD MOMENT	(1) QTY 6 WATT LED, 3000K TEMP		ADJUST TO GRAZE FIREPLACE ELEMENT BELOW.
RF74	LED PENDANT	STUDIO DESIGN ITALIA TORNADO 50	SUSPENDED	(1) QTY 23 WATT FLOOR, COMPACT E26		BOTTOM OF FIXTURE TO BE MOUNTED 6'-4" AFF.

FLOOR/LEVEL: **PENTHOUSE**

ISSUE OR REVISION NOTES

NO.	DATE	DESCRIPTION
1	5/1/2014	AS SUBMITTED

CLIENT APPROVAL BY: _____ DATE: _____

SIGNATURE: _____ DATE: _____

The client, architect, manufacturer, contractor, owner, designer and other responsible parties shall remain liable for the accuracy of the information provided in this schedule. The manufacturer shall be responsible for the accuracy of the information provided in this schedule. The manufacturer shall be responsible for the accuracy of the information provided in this schedule. The manufacturer shall be responsible for the accuracy of the information provided in this schedule.

PROJECT NO: **13-781-833-10**

DRAWN BY: RL/ML CHECKED BY: AM/BN

PROJECT MANAGER: RE

DRAWING SCALE: AS NOTED

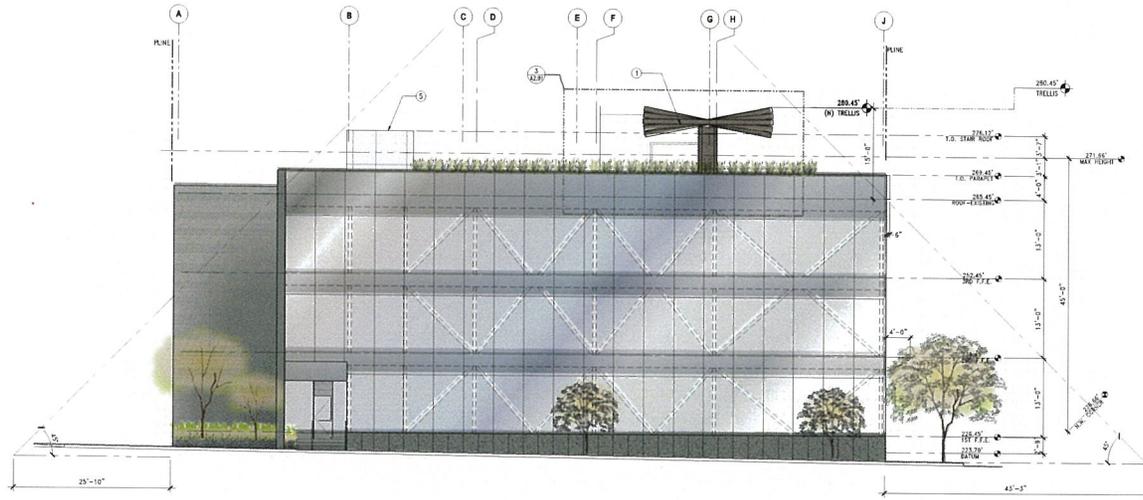
SHEET SIZE: 30x42

DRAWING TITLE:
**CONSTRUCTION
 PLAN - PENTHOUSE**

SHEET NO:

A1.03

FILE NAME



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

2

EXTERIOR KEY NOTES

- ① NEW STEEL TRELLIS
- ② NEW PLANTINGS, SEE ROOF LANDSCAPE PLAN
- ③ NEW STEEL TRELLIS MEMBERS @ EXISTING SIGN/STORAGE ENCLOSURE
- ④ FIREPLACE EXHAUST
- ⑤ NEW STAR
- ⑥ ELEVATOR AND STAR

EXTERIOR LEGEND

--- PROPERTY LINE

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CONSULTANT

CERTIFICATION



PROJECT

**PHASE III
EXT. ROOF RENOVATIONS**
AT
151 EL CAMINO DRIVE
BEVERLY HILLS, CA 90212

KENNEDY WILSON

FLOOR/LEVEL

ISSUE OR REVISION NOTES

NO.	DATE	DESCRIPTION
1	5/1/2014	AC SUBMITTAL

CLIENT APPROVAL BY:

SIGNATURE: _____ DATE: _____

PROJECT NO: 13-781-833-10

DRAWN BY: PL/WL CHECKED BY: AM/EP

PROJECT MANAGER: PE

DRAWING SCALE: AS NOTED

SHEET SIZE: 30x42

DRAWING TITLE:

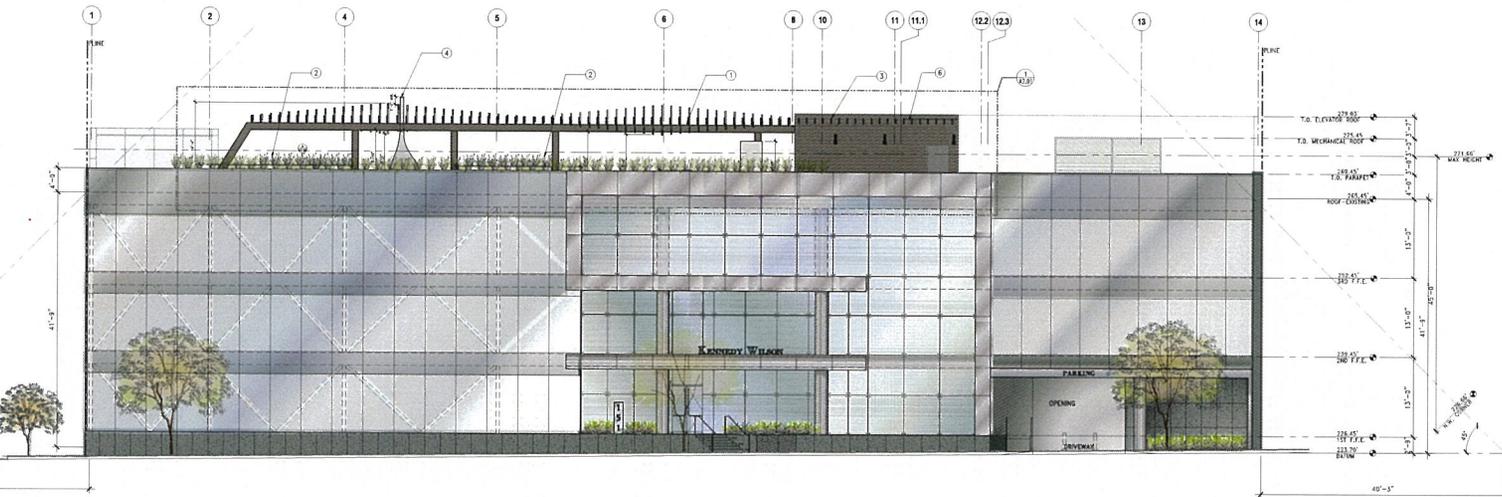
EXTERIOR ELEVATIONS

SHEET NO:

1

A2.00

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



PL/WL

CONSULTANT

CERTIFICATION



PROJECT

**PHASE III
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 BEVERLY HILLS, CA 90212

KENNEDY WILSON

FLOOR/LEVEL

ISSUE OR REVISION NOTES

NO.	DATE	DESCRIPTION
1	5.12.2014	AC SUBMITTAL

CLIENT APPROVAL BY

SIGNATURE _____ DATE _____

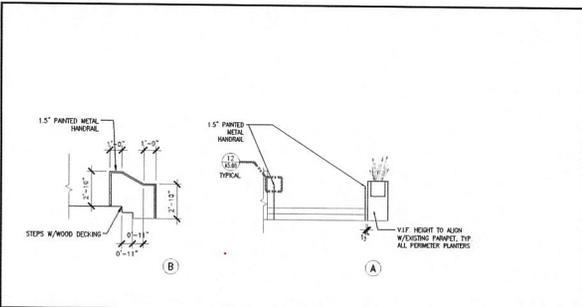
PROJECT NO. **13-781-833-10**
 DRAWN BY: PLM/BC CHECKED BY: AM/BJ
 PROJECT MANAGER: RC
 DRAWING SCALE: AS NOTED
 SHEET SIZE: 30x42

DRAWING TITLE

ENLARGED PLANS & ELEVATIONS

SHEET NO.

A2.01



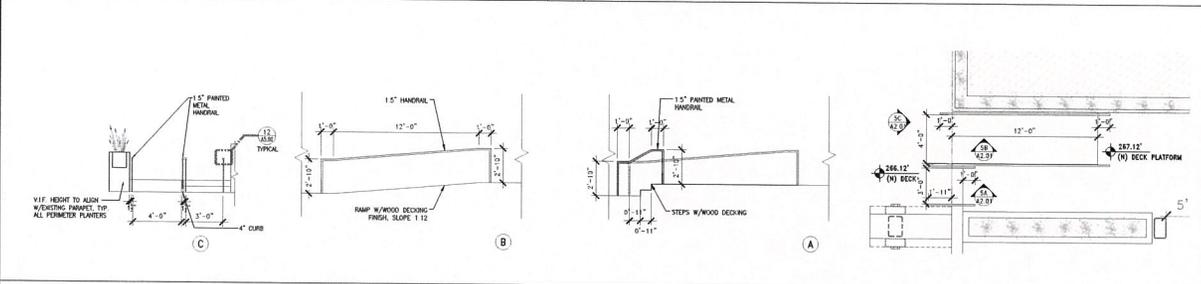
PROPOSED STAIR/RAILING ELEVATIONS

SCALE: 1/4"=1'-0"

6 PROPOSED ENLARGED PANTRY PLAN & ELEVATIONS

SCALE: 1/4"=1'-0"

4

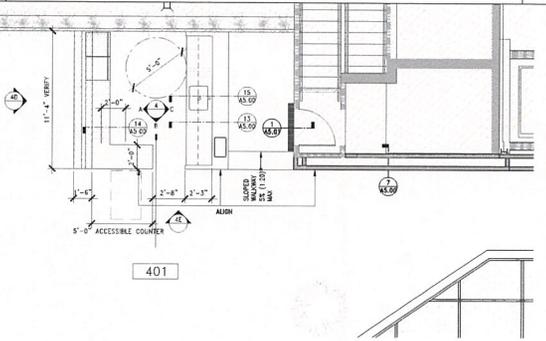


PROPOSED ENLARGED RAMP PLAN, ELEVATION, & SECTION

SCALE: 1/4"=1'-0"

5 PROPOSED ENLARGED TRELLIS ELEVATION

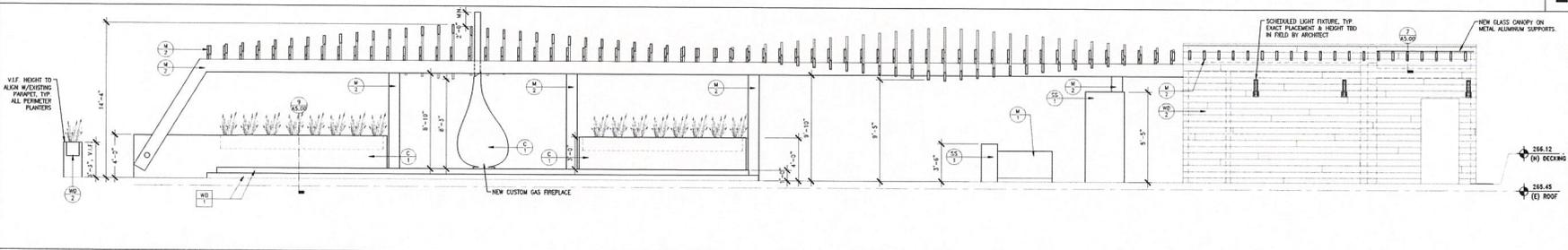
SCALE: 1/4"=1'-0"



3

PROPOSED ENLARGED ROOF PLAN

SCALE: 1/4"=1'-0"



2

PROPOSED ENLARGED TRELLIS ELEVATION

SCALE: 1/4"=1'-0"

1

FILE NAME



Architectural Commission Report
455 North Rexford Drive, Room 280-A
AC Meeting – May 21, 2014

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 NEW ROOFTOP ELEMENTS FOR THE PROPERTY LOCATED AT 151 EL CAMINO DRIVE (PL1406830).

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 new rooftop elements 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 to 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 May 21, 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 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: May 21, 2014

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission