



Architectural Commission Report

Meeting Date: Wednesday, July 16, 2014

Subject: **8600 Wilshire Boulevard (PL1410461)**
Request for approval of a new five-story mixed use commercial/multi-family residential building.

Project agent: Jill Wagner – Gruen Associates

Design architect: MAD (Beijing China)

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 new mixed use building which will range in height from three stories (along Charleville Boulevard) to five stories (along Wilshire Boulevard). The project will contain commercial space on the ground floor along Wilshire Boulevard and a total of 26 residential condominium units. The project is designed in a modern architectural style and the design incorporates abundant landscaping along the building façade and throughout the project.

The land use entitlements for the project site were originally approved by the City Council on November 13, 2007. Since that time, the project has been revised and is being reviewed for the architectural design only. The design of the proposed mixed use commercial/multi-family residential building is articulated by the following elements:

- Ground floor commercial use;
- Multi-family residential condominiums and townhouses constructed of different glazing materials surrounding a center landscaped courtyard;
- Light grey concrete at the entrance;
- Aluminum mullions;
- Dark wood on the south townhouse doors;
- Transparent glass at the windows;
- Solid glass walls and roofs of the townhouse and villa type condominiums;
- Translucent glass at the walls of the townhouse and villa type condominiums; and
- Landscaped living green wall through which windows from the residential units open to the street elevations.

URBAN DESIGN ANALYSIS

Staff has had several meetings with the design team and are excited by the design process the Applicants utilized to design the building. The design calls upon the initial impressions that Architect had of Beverly Hills which informs the overall design aesthetic for the building. Staff has encouraged the design team to walk the Architectural Commission through the creative process as a background for the design as submitted. The resulting design is highly creative and is one that is place making. Staff

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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gmillican@beverlyhills.org



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supports the design concept of the central courtyard and extensive use of the landscaping combined with an imaginative design and recommends approval of the project.

ZONING CODE COMPLIANCE

The land use entitlements for the project were originally approved by the City Council on November 13, 2007. The architecture design of the project has been modified since the original approval date; however, the project was reviewed and found to be in substantial conformance to the original approval. 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

On November 13, 2007 the City Council adopted Resolution No. 07-R-12444, which certified a Final Environmental Impact Report for the project. The subject resolution was adopted in accordance with the provisions of the California Environmental Quality Act, and the City Council made environmental findings and adopted a statement of overriding considerations for the project. The Final Environmental Impact Report encompasses all aspects of the Specific Plan, including Architectural Review. Accordingly, no new environmental assessment is required at this time, and the Architectural Commission may rely on the Final Environmental Impact Report in its review of the project.

PUBLIC OUTREACH AND NOTIFICATION

Public notice for the project was mailed on July 3, 2014 to mailing radius of 300 feet plus the block face of the project site. In addition, public notices were posted on the project on all three street frontages. As of the date of this report, no comments have been received by the public.



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

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

- New construction
- Façade Remodel ONLY
- Business Identification Sign(s)
Number of signs proposed:
- Building Identification Sign(s)
Number of signs proposed:
- Sign Accommodation (explain reason for the accommodation request below):
Number of signs proposed:
- Other: _____
- Remodel: Int. & Ext, no floor area added
- Remodel: Int. & Ext, floor area added
- Awning(s): New Recovery
- Open Air Dining: #Tables # Chairs

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

New Mixed Use project consisting of residential condominium units, retail space at the ground floor along Wilshire, and below grade parking to support the project. Finishes are comprised of a residential exterior wall consisting of two levels of translucent, clear, and solid glass walls above two levels of a living (planted) wall over a single story glassy storefront at the retail areas. A canopy of trees intermingles with the pitched roofs of the top level of residential. Finishes along Charleville are comprised of residential exterior wall consisting of translucent, clear, and solid glass walls with balconies, planting, and pitched roof to break up the massing.

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

- R-4 R-4X R-4 R-4-P R-4X2
- R-3 RMCP C-3 C-3A C-3B
- C-5 C-3T-1 C-3T-2 C-3T-5 C-5
- Other: M-PD-3

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: _____

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: Clear Glass, Translucent Glass, Solid Glass, Tournesol VGM Living Wall, white concrete
Texture /Finish: glass, planting, concrete - smooth finish
Color / Transparency: clear low iron, white translucent (70%) , & white solid glass; white concrete

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

Material: glass (clear at windows), aluminum window & door frames, wood doors and frames.
Texture /Finish: Starfire (low iron) glass, metallic high performance coated frames, stained wood
Color / Transparency: Clear, silver/chrome metallic (aluminum), ebony stain (wood)

ROOF

Material: Solid glass, white thermoplastic below (elevator/stair roofs), green vegetated roofing
Texture /Finish: n/a
Color / Transparency: White solid glass, white thermoplastic, vegetation per landscape sheets

COLUMNS

Material: n/a
Texture /Finish: n/a
Color / Transparency: n/a

BALCONIES & RAILINGS

Material: Tempered Glass
Texture /Finish: transparent
Color / Transparency: Starfire (low iron)

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

Material: n/a
Texture /Finish: n/a
Color / Transparency: n/a

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

AWNINGS, CANOPIES

Material: n/a
Texture /Finish: n/a
Color / Transparency: n/a

DOWNSPOUTS / GUTTERS

Material: n/a
Texture /Finish: n/a
Color / Transparency: n/a

BUSINESS ID SIGN(S)

Material: not included
Texture /Finish: n/a
Color / Transparency: n/a

BUILDING ID SIGN(S)

Material: Concrete backlit with white polycarbonate diffuser
Texture /Finish: concrete - smooth finish
Color / Transparency: white concrete

EXTERIOR LIGHTING

Material: LED backlighting at glass, exterior recessed soffit can lights, exterior landscape uplights
Texture /Finish: n/a (backlights), chrome trim (recessed), bronze (landscape)
Color / Transparency: n/a

PAVED SURFACES

Material: Granite stone paver sets
Texture /Finish: Tumbled
Color / Transparency: Academy Black Granite

FREESTANDING WALLS AND FENCES

Material: n/a
Texture /Finish: n/a
Color / Transparency: n/a

OTHER DESIGN ELEMENTS

Material: n/a
Texture /Finish: n/a
Color / Transparency: n/a

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

Landscape is an inseparable, integral element to the project: a luxuriant green statement in the urban scape with successive layers of rising tree canopies that intersect with a 21st century architectural aesthetic, establishing a bold, sophisticated and forward language for the City of Beverly Hills. Multistory, iconic green walls rise above the street, creating a vibrant, living wall whose surface is activated in an abundant, rich and varied landscape of succulents, grasses and ferns. Undulating sails of the green facade peel away from the monolithic form, affording apertures for light and motion like waves across its surface. A tree canopy steps up from floor to floor, rising above the city street, in counterpoint to the abstracted peaks of roof lines. Putting the integrated living, green theme front and center invites the pedestrian, and softens and beautifies the city.

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.

8600 Wilshire will be a jewel along Wilshire Boulevard. Drawing on the aesthetic and cultural language of Beverly Hills, it is a building whose design is unique to the location. It draws upon both the residential language of Beverly Hills in referencing homes peeking from behind tall hedges as well as the more urban massing of downtown. In blending the two together a form is created that is both artistic and unique to Beverly Hills.

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.

Residential exterior wall systems are insulated to provide sound isolation from the surrounding neighborhood. Exterior glass wall systems are double glazed to provide sound isolation. The project as a whole is focused inwards on the courtyard to create an oasis in the City.

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.

8600 Wilshire exemplifies high quality design. Through the detailing of the curtain wall system and the cutting edge use of a living wall system, the project uses high end and creative systems in a manner that reference the local environment and elevates the architectural dialogue.

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.

By referencing the existing language of Beverly Hills, mimicking the effect of buildings stepping up in the Hills and showing residential rooftops peeking from behind a "hedge", the project is able to blend the more urban, commercial edge of the property into the residential boundary with a subtle touch. Massing falls within the approved entitlements for the property and enhance the aesthetics of the area.

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 building is designed to meet requirements of the entitlements, conditional approvals, zoning code and building code requirements for the site and type of building. The City has performed a Concept Review of the project for both Planning and Building departments and provided comments which have been incorporated into the design.



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Attachment B

Project Design Plans



ING_STANLEY DR/ WILSHIRE BLVD
EXISTING STREET TREES

8600 WILSHIRE BLVD., LLC MAD 建筑师事务所 GRUENAS



NG_COURTYARD

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENAS



NG_STANLEY DR/ WILSHIRE BLVD
EXISTING STREET TREES

8600 WILSHIRE BLVD., LLC MAD 建筑师事务所 GRUENAS



NG_CHARLEVILLE BLVD/ STANLEY DR
NG STREET TREES

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENAS



NG_CHARLEVILLE BLVD/ STANLEY DR
EXISTING STREET TREES

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENAS



ING_COURTYARD

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENAS





NG_STANLEY DR/ WILSHIRE BLVD
NG STREET TREES

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENAS



NG_STANLEY DR/ WILSHIRE BLVD
XISTING STREET TREES

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENAS





STANLEY ELEVATION

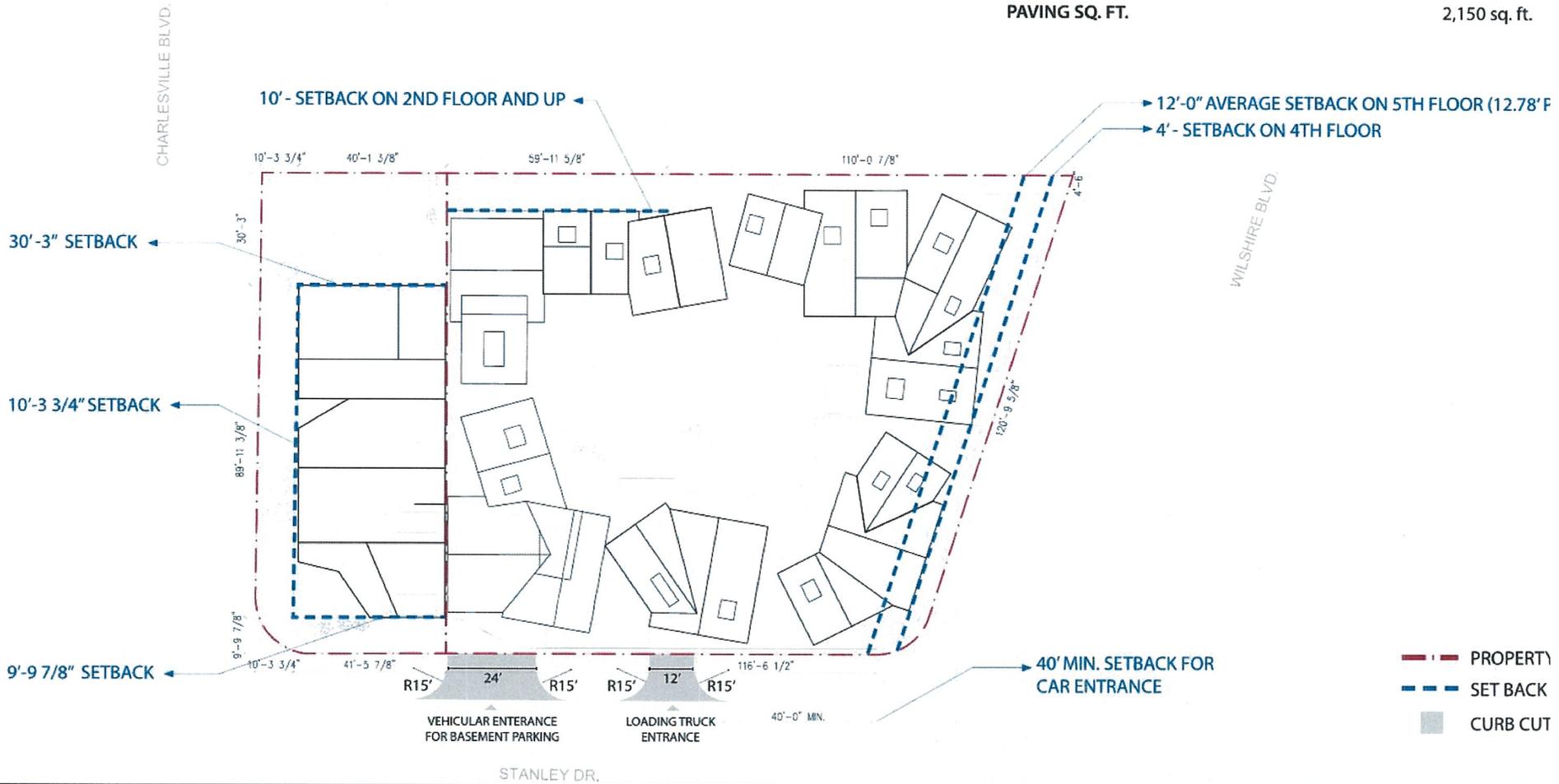
8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENAS



	CODE ALLOWED	PROJECT
FAR	2	2
SITE AREA	25,700 sq. ft.	
TOTAL BUILDABLE AREA	51,400 sq. ft.	
TOTAL RETAIL	6,383 sq. ft.	6,383 sq. ft.
TOTAL RESIDENTIAL	41,730 sq. ft.	41,680 sq. ft.
- AFFORDABLE UNITS	750 sq. ft./unit x2 units	750 sq. ft./uni
- CONDOMINIUMS	31,730 sq. ft.	31,700 sq. ft.
- TOWNHOUSES	8,500 sq. ft.	8,480 sq. ft.
PAVING SQ. FT.		2,150 sq. ft.



BAMBOO SCREEN

1 multiplex 'Alphonse Karr'
da

STREET TREE (E)

Protect in Place, Typ.

ACACIA STENOPHYLLA

String Acacia

PALETTE SOUTH FACE

tenuata 'variegata'
Fox Tail Agave
tenuata 'Boutin Blue'
acteosa
Aloe
seria septentrionalis
tirucalli 'Sticks on Fire'
Tree
Chapel Hill Yellow'
alinoidea mandraliscae
longifolia
gracilis 'Hichita'
ma Grass
andron argenteum
nuelleri

STONE PAVER, TYP.

WALKWAY (E)

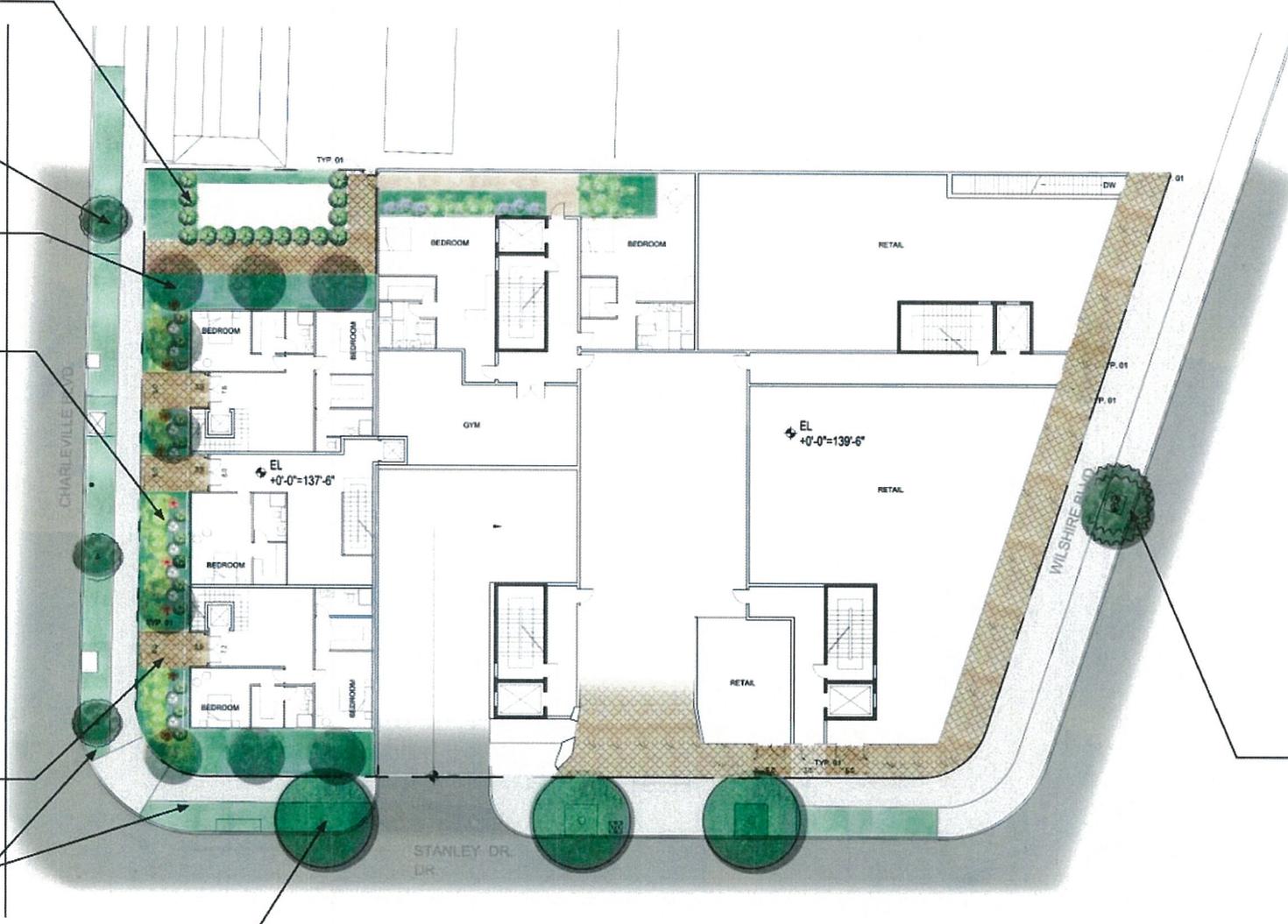
Permeable Turf, Typ.

STREET TREE (E)

Protect in Place, Typ.

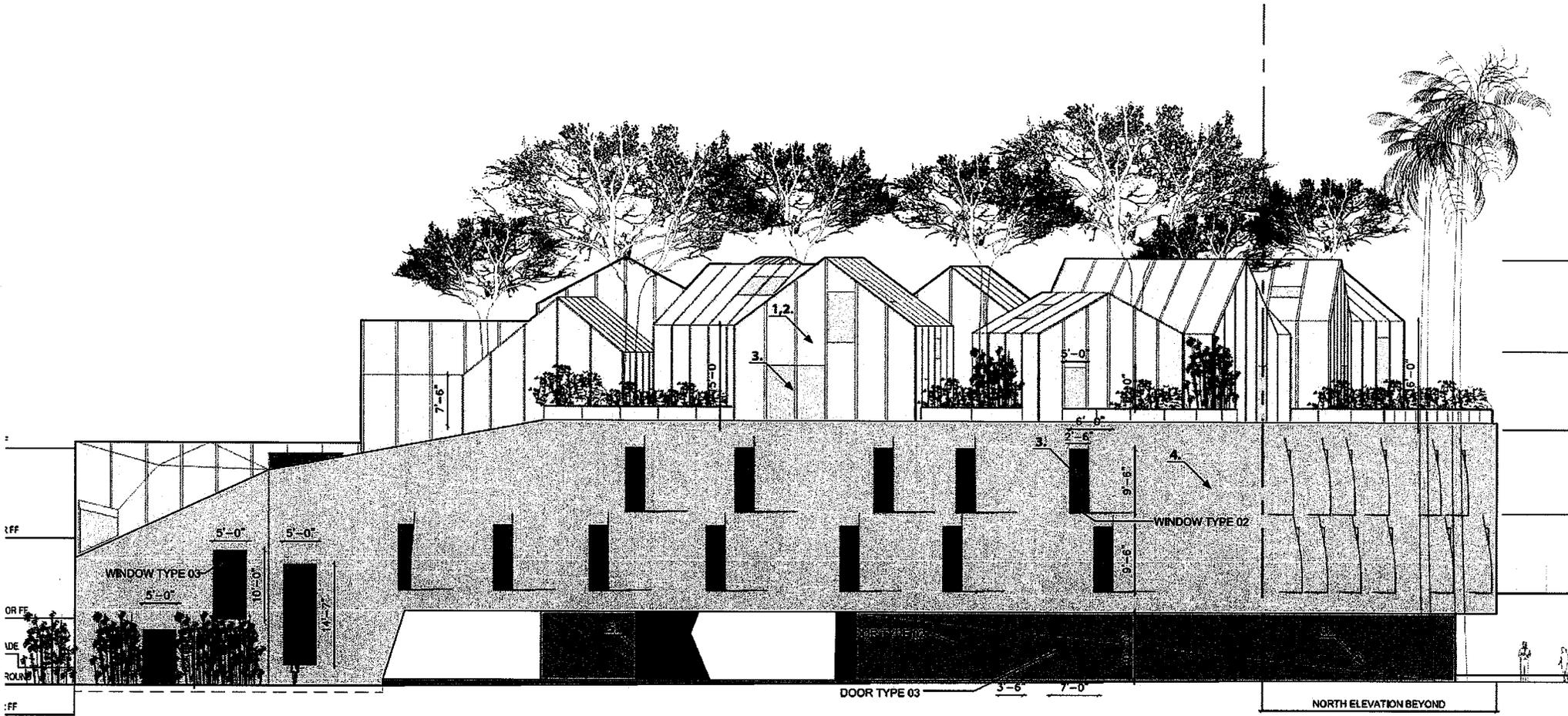
STREET TREE (E)

Protect in Place, Typ.

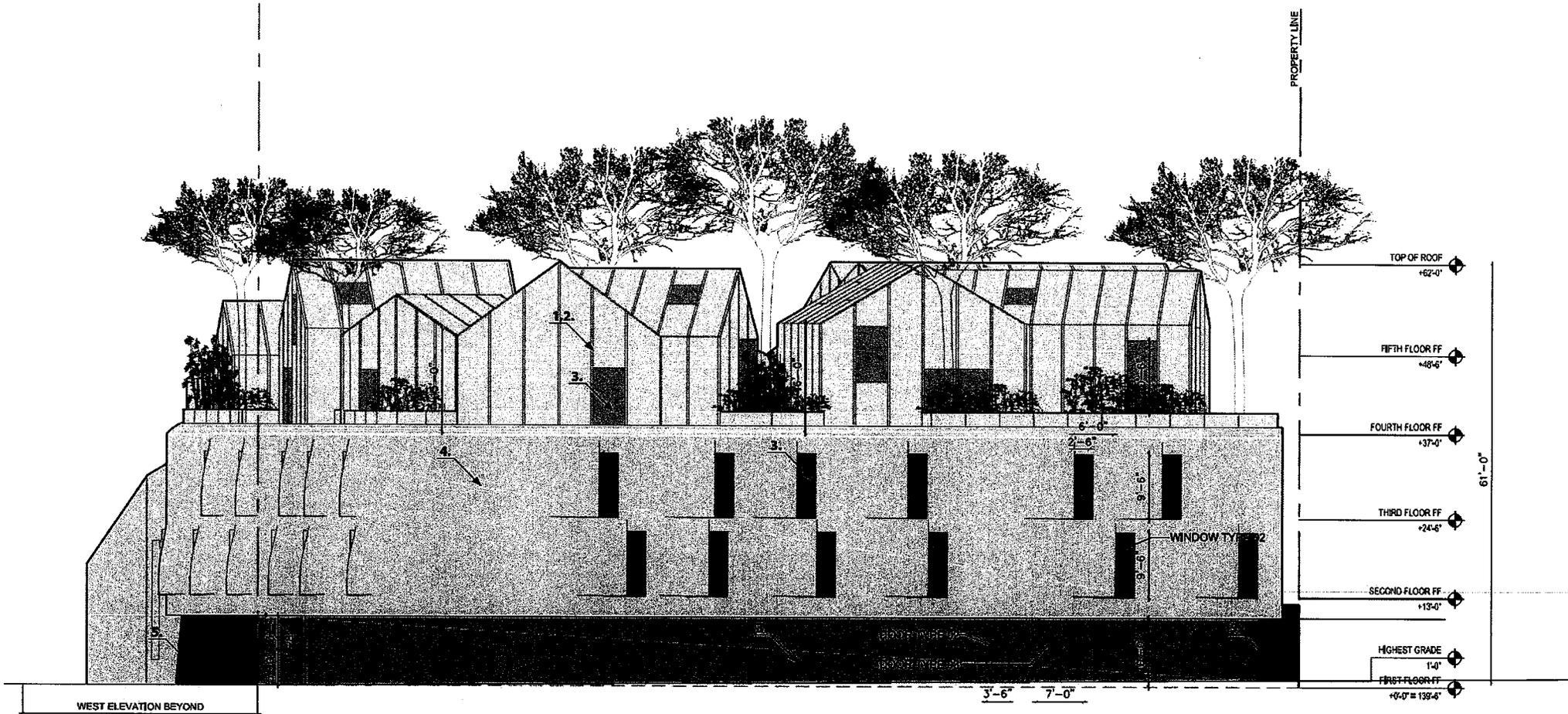


GROUND FLOOR





1. TRANSLUCENT GLASS
2. SOLID GLASS (SOLID WALL, PAINTED WHITE WITH TRANSLUCENT GLASS IN FRONT, LIGHT FIXTURE IN)
3. TRANSPARENT GLASS
4. LANDSCAPED FACADE "LIVING WALL"
5. CONCRETE



1. TRANSLUCENT GLASS
2. SOLID GLASS (SOLID WALL, PAINTED WHITE WITH TRANSLUCENT GLASS IN FRONT, LIGHT FIXTURE IN FRONT)
3. TRANSPARENT GLASS
4. LANDSCAPED FACADE "LIVING WALL"
5. CONCRETE

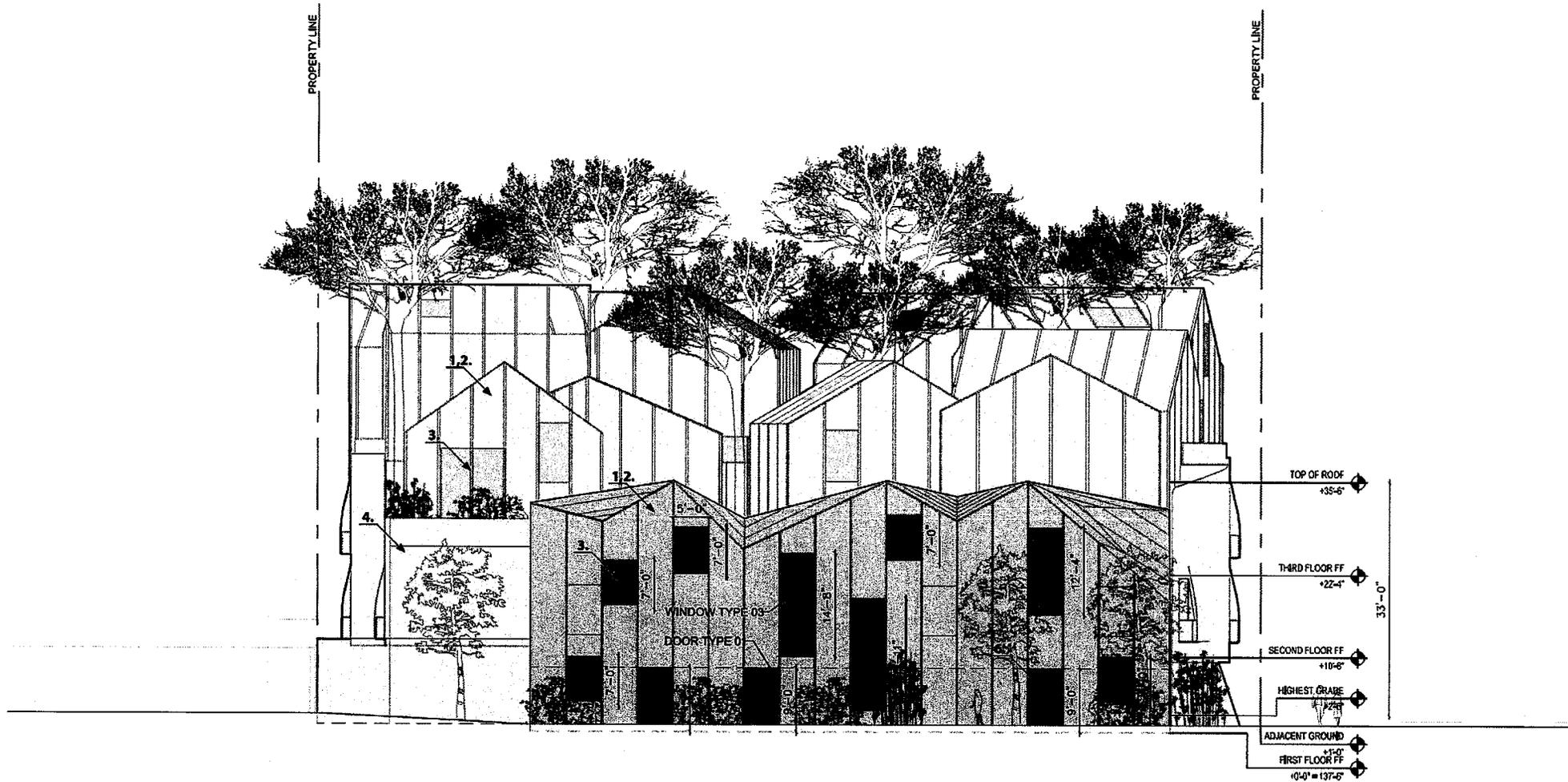
LEVATION

1'-0"

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENAS



1. TRANSLUCENT GLASS
2. SOLID GLASS (SOLID WALL, PAINTED WHITE W/ TRANSLUCENT GLASS IN FRONT, LIGHT FIXTURE IN
3. TRANSPARENT GLASS
4. LANDSCAPED FACADE "LIVING WALL"
6. DARK WOOD

ELEVATION

1'-0"

8600 WILSHIRE BLVD., LLC

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GRUENAS



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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 FOR A NEW FIVE STORY MIXED USE COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDING FOR THE PROPERTY LOCATED AT 8600 WILSHIRE BOULEVARD (PL1410461).

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

Section 1. Jill Wagner, Gruen Associates, agent, on behalf of the property owner, 8600 Wilshire Boulevard, LLC, (Collectively the “Applicant”), has applied for architectural approval of a new five-story mixed use commercial and multi-family residential building for the property located at 8600 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 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on July 16, 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 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: **July 16, 2014**

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission