



**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

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**Meeting Date:** Wednesday, August 20, 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.

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### 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. This project was previously reviewed by the Architectural Commission at their meeting on July 8, 2014. At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and returned to a Commission Ad Hoc meeting with return to the August 20, 2014 Architectural Commission meeting.

As a result of the Commission's comments, the applicant has modified the design, as follows:

- Added two columnar tree along west property line adjacent to the single family residence to provide privacy screening;
- Provided additional glazed wall system details to provide clarification;
- Added LED night lighting to the glass wall system in the residences along Wilshire Boulevard;
- Provided a modified plan palette for the green wall to utilize more succulents and drought tolerant plant materials;
- Enlarged windows to address the comments that the windows in the living wall were thought to be too dark;
- Provided additional renderings of the windows/balcony from both the interior and exterior views;
- Added modulation to the townhomes to address concerns from the Commission that the townhomes were flat and lacking modulation;
- Revised the massing and upper floor plan to provide a different modulation/roof line pattern to address concerns from the Commission that the exterior views of the project are not as interesting as the views from the courtyard.

#### Attachment(s):

- A. July 8, 2014 Staff Report and Previously Proposed Plans
- B. Applicant's Response to Comments
- C. Project Design Plans
- D. DRAFT Approval Resolution

#### Report Author and Contact Information:

Georgana Millican, Associate Planner  
(310) 285-1121  
gmillican@beverlyhills.org



## **Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

- Provided additional elevations and renderings of the retail storefronts, the parking entry, and the pedestrian entry to the condominium portion of the project.
- Provided additional lighting concepts for the project to clarify the nighttime illumination of the building.

Applicant's response to comments is provided as Attachment B to this report.

### **URBAN DESIGN ANALYSIS**

Based on a review of the revised design by the Urban Design Team, staff felt that this is a very creative and place making design that balances the demands of a site with sensitive residential uses as well as high traffic commercial frontage. The design solution of creating an inner public space for residents brings welcome privacy to the development while allowing a calm edge to neighboring residences. The commercial frontage adds vitality to the street with a memorable aesthetic that sets the design apart as refreshingly different and uniquely articulated.

### **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. At its meeting of July 8, 2014, the Architectural Commission continued the project to the August 20, 2014 meeting. The posted notices at the site were updated with the continued hearing date and time.



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A  
AC Meeting – August 20, 2014

**Attachment A**

July 8, 2014 Staff Report  
and Previously Proposed Plans



## Architectural Commission Report

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**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.

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### 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:**

Georgana Millican, Associate Planner  
(310) 285-1121  
gmillican@beverlyhills.org



## **Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – July 16, 2014

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.



NG\_STANLEY DR/ WILSHIRE BLVD  
KISTING STREET TREES

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



VG\_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



ING\_CHARLEVILLE BLVD/ STANLEY DR  
ING 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



NG\_COURTYARD

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENAS



NG\_BIRD'S EYE

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  
KISTING STREET TREES

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENAS



**Architectural Commission Report**  
455 North Rexford Drive, Room 280-A  
AC Meeting – August 20, 2014

**Attachment B**  
**Applicant's Response to Comments**

# Memorandum

<i>Project</i>	8600 Wilshire Blvd. Mixed Use Project	<i>Project No.</i>	8112
<i>To</i>	Georgana Millican, City of Beverly Hills	<i>Memo No.</i>	007
<i>From</i>	Jill Wagner	<i>Date</i>	8/6/14
<i>Subject</i>	Architectural Commission Review Response to Comments		

During the Architectural Commission review of the 8600 Wilshire Boulevard Mixed Use Project on July 16, 2014, the Commissioners provided up a number of comments and concerns to be addressed prior to the project being approved. A subsequent Ad-Hoc committee progress review on July 31, 2014 clarified these comments. Following is our Design Team's commentary on how the new package submitted for review and approval of the address the comments made by the Commission.

1. The building along the west property line adjoining R1 residential neighbors contains a 10' set-back, however privacy concerns with neighbor were discussed.
  - a. Two columnar trees have been added within the project property set-back to provide some screening of the neighboring property. See revised "Landscape Plan; Ground Floor".
2. Commission requested better understanding of glazed wall system detailing with regards to translucency, especially in the lighting at night and maintenance (cleaning, repair, etc.).
  - a. A new diagram sheet "3: Glass House Detail; Finish Types" has been added to indicate which wall is what material. New and updated details follow.
    - i. "Solid" Glass Wall – translucent glass is placed in front of solid stud wall forming a sealed cavity and is backlit by LED lights at night in residences along Wilshire.
    - ii. Translucent Glass Wall – translucent glass provides filtered lighting into residences during the day. At night if lights are on in the unit, glass will glow from inside.
    - iii. Transparent glass – Standard insulated clear glass in operable windows and some window walls on the courtyard side.
3. Commission expressed concern with water usage of green wall and landscaping. A plant pattern was requested to be presented for the green wall.
  - a. Green wall plant palette was modified to utilize more succulents and plants that require less water. The pattern is now defined. See new "Green Wall Plant Palette" elevation sheets.
  - b. Under the entitlement requirements, the building must be designed to provide energy and water savings in excess of other standard new construction buildings. Grey water systems are not considered safe for living wall applications.
4. Windows in Living Wall were not clearly understood but generally were thought to be dark. "Balcony" terminology caused confusion.
  - a. Window size was enlarged and additional renderings windows/balcony from inside and outside are provided. Additional details are also provided. See "4: Living Wall Window Detail" sheets.

Memo No. 007  
August 6, 2014  
Page 2 of 2

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5. Commission was concerned that the elevations of townhouses were too flat and did not provide enough modulation.
  - a. Center townhouse has been recessed from corner units; window locations have been modified; protruding balconies and recessed terraces have been provided; roofline has been adjusted to provide differentiation. See "Rendering Charleville", South Elevations, and Floor Plans.
6. Commission expressed concern with roofline of villas; roof pitches being too regular and in some locations joined too aggressively. The overarching concern is that the exterior is not as interesting as the courtyard rendering where there is a mixture of asymmetrical pitches, symmetrical, and flat areas.
  - a. Massing and upper floor plan is revised to provide a different modulation. See new and updated renderings and elevations.
7. Ad-Hoc Committee requested clarity on the detailing of the retail storefront
  - a. Additional details and renderings have been provided.
8. Ad-Hoc Committee requested clarity on the detailing of the parking entry and the pedestrian entry to the condominium portion of the project.
  - a. Additional elevations and details have been provided.
9. Ad-Hoc Committee requested that nighttime illumination of building should be clarified.
  - a. Additional sheets showing lighting concepts for backlit glazed wall, green wall, rooftop tree canopies, and pedestrian overhang downlights are provided. Light fixture cutsheets are included.

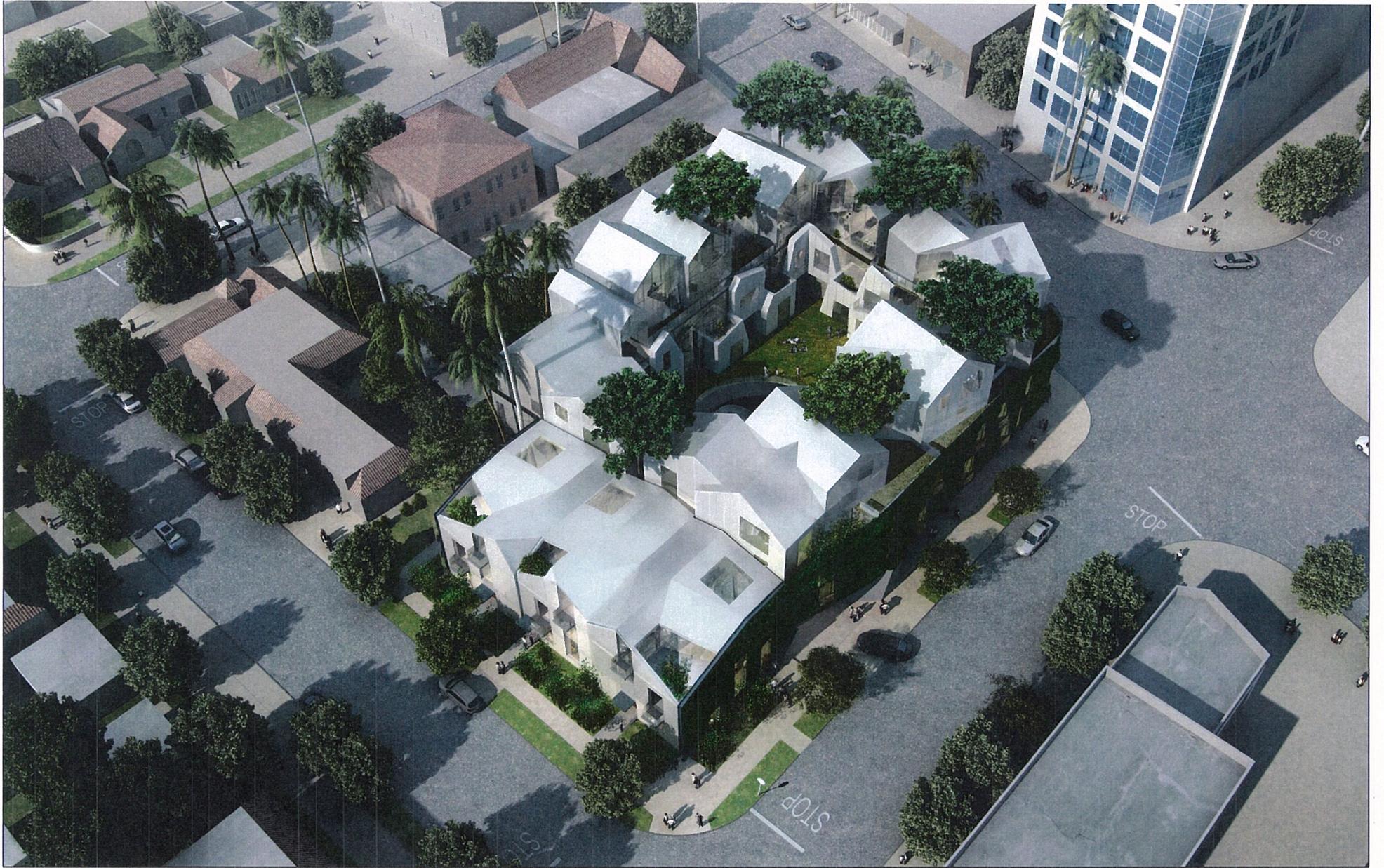
cc: PCP, MAD



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A  
AC Meeting – August 20, 2014

**Attachment C**  
Project Design Plans



RENDERING\_AERIAL VIEW



RENDERING\_COURTYARD

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

GRUENASSOCIATES



RENDERING\_WATER FEATURE



RENDERING\_STANLEY DR/ WILSHIRE BLVD  
WITH EXISTING STREET TREES

8600 WILSHIRE BOULEVARD, LLC MAD 建筑师事务所 GRUENASSOCIATES



RENDERING\_STANLEY DR/ WILSHIRE BLVD  
WITHOUT EXISTING STREET TREES

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所 GRUENASSOCIATES



RENDERING\_STANLEY DR/ WILSHIRE BLVD  
WITH EXISTING STREET TREES

8600 WILSHIRE BLVD., LLC

MAD 建筑师事务所

GRUENASSOCIATES



RENDERING\_SKYLINE OF STANLEY DR

8600 WILSHIRE BOULEVARD, LLC | MAD 建筑师事务所 | GRUENASSOCIATES



RENDERING\_SKYLINE OF STANLEY DR

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

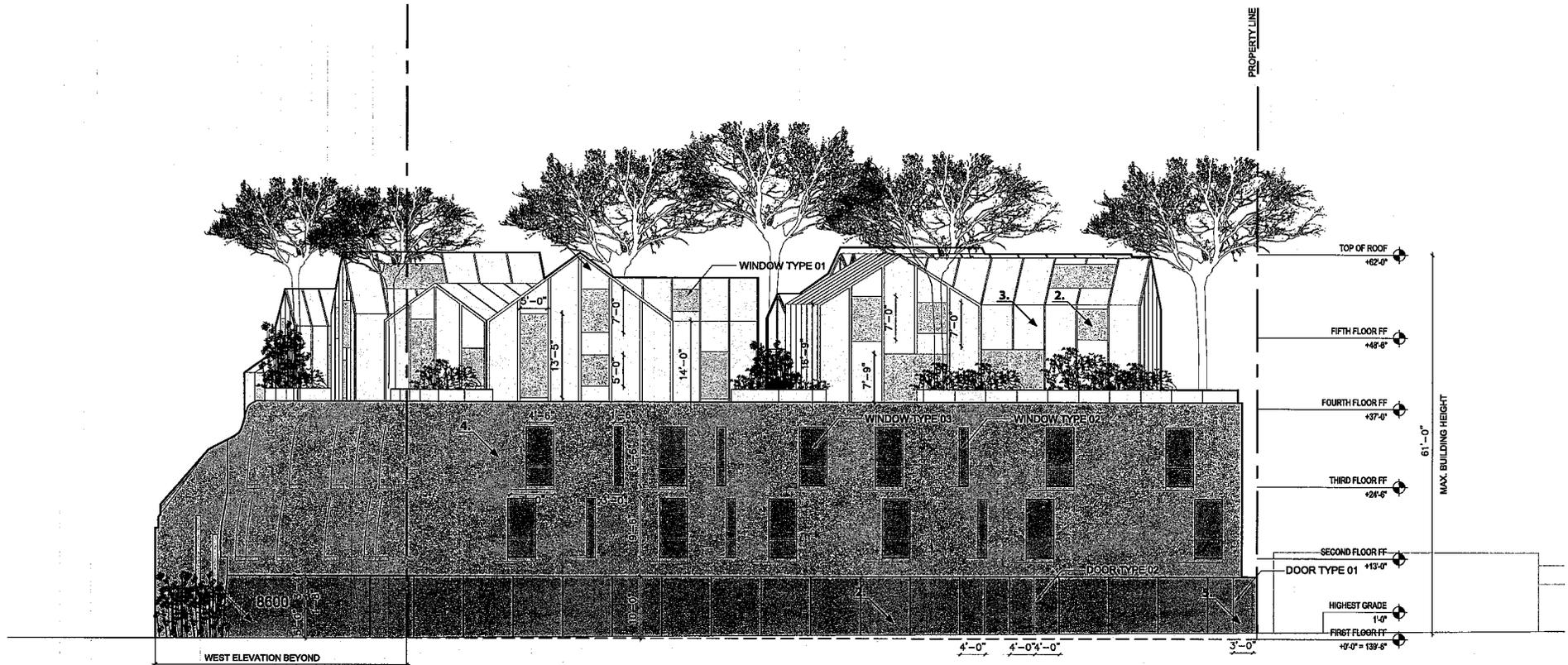
GRUENASSOCIATES



RENDERING\_CHARLEVILLE  
TOWNHOUSE SOUTH ELEVATION



RENDERING\_CHARLEVILLE  
TOWNHOUSE SOUTH ELEVATION



1. TRANSLUCENT GLASS
2. TRANSPARENT GLASS
3. SOLID GLASS (WALL PAINTED WHITE, TRANSLUCENT GLASS IN FRONT, LIGHT FIXTURE IN BETWEEN)
4. LANDSCAPED FACADE "LIVING WALL"
5. DARK GREY CONCRETE PANELS
6. ANODIZED ALUMINUM ROLLING GRILL
7. DARK WOOD
8. METAL MESH

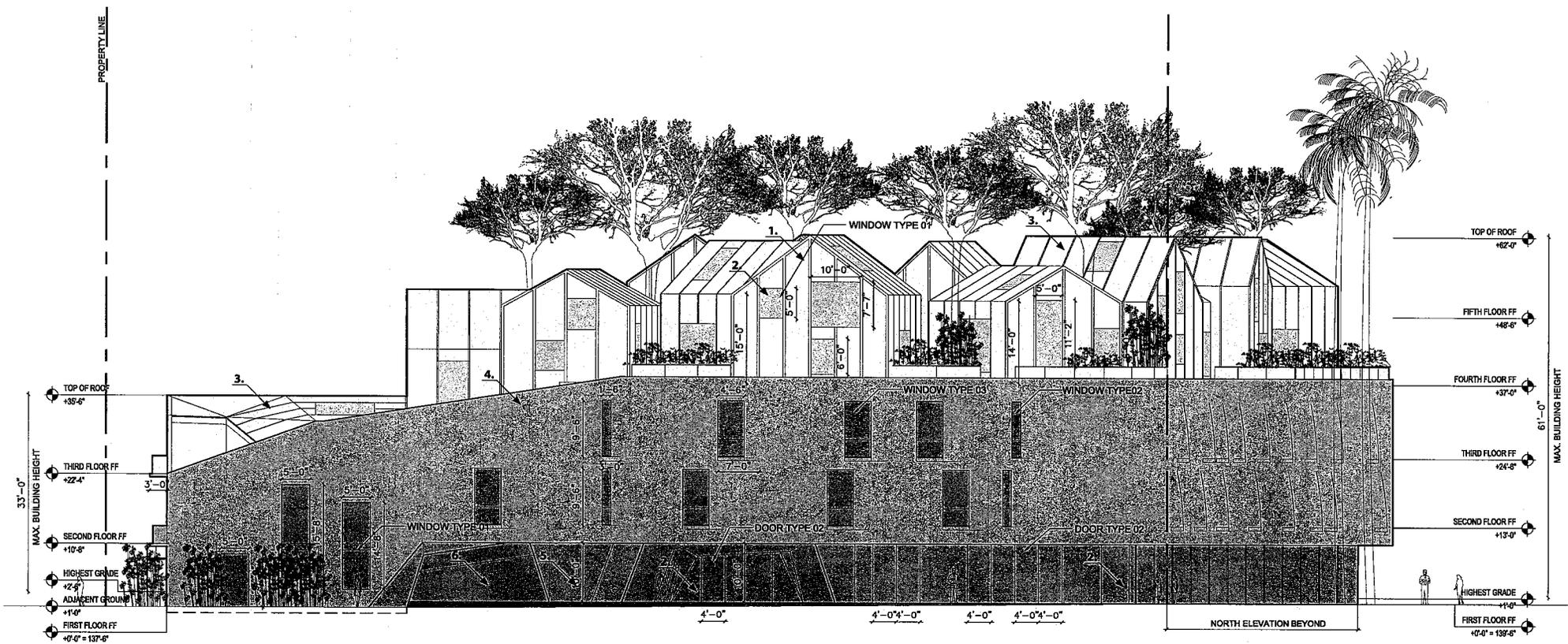
**NORTH ELEVATION**

SCALE 1/16" = 1'-0"

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

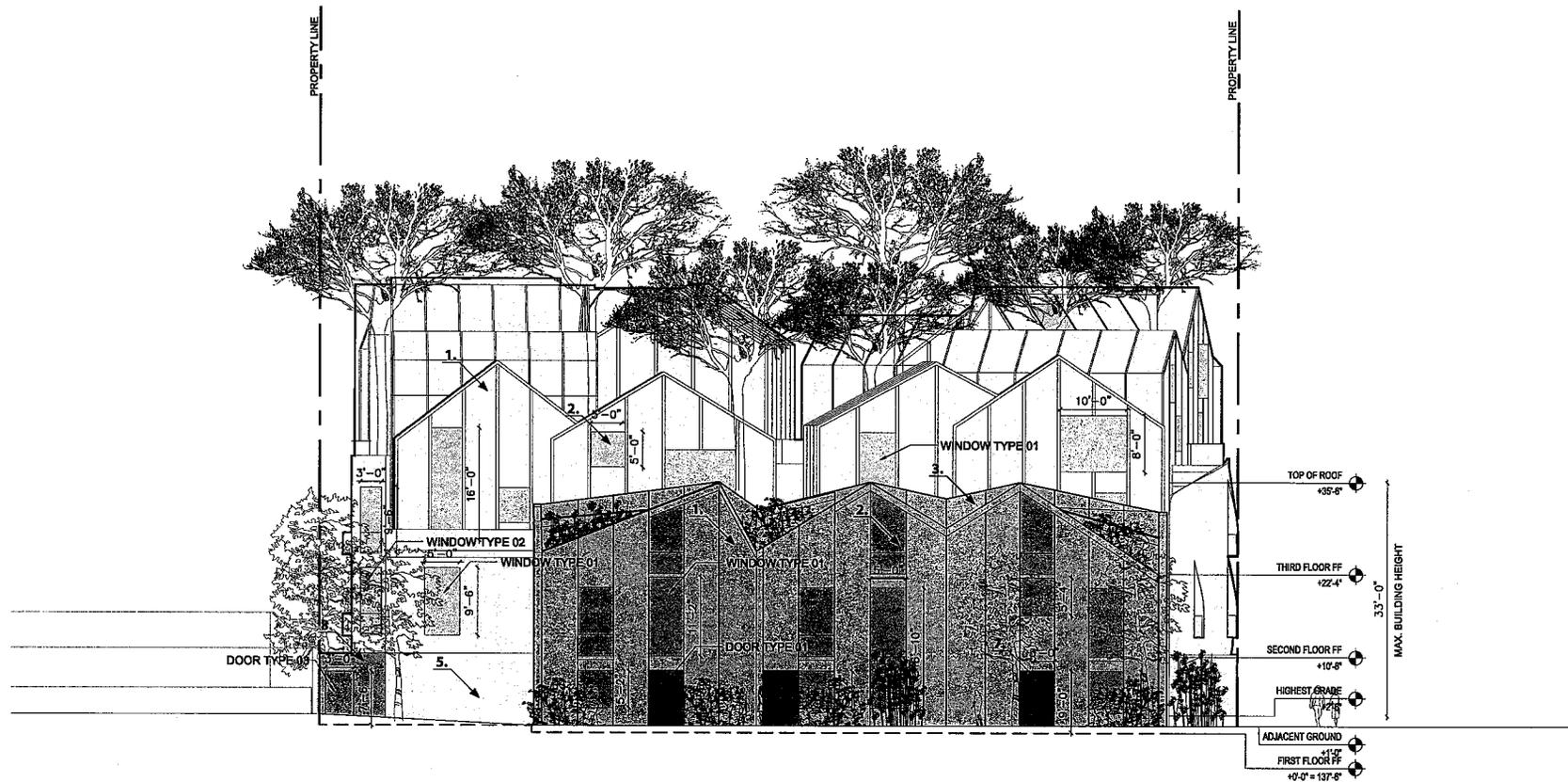
GRUENASSOCIATES



- 1. TRANSLUCENT GLASS
- 2. TRANSPARENT GLASS
- 3. SOLID GLASS (WALL PAINTED WHITE, TRANSLUCENT GLASS IN FRONT, LIGHT FIXTURE IN BETWEEN)
- 4. LANDSCAPED FACADE "LIVING WALL"
- 5. DARK GREY CONCRETE PANELS
- 6. ANODIZED ALUMINUM ROLLING GRILL
- 7. DARK WOOD
- 8. METAL MESH

**EAST ELEVATION**

SCALE 1/16" = 1'-0"



- 1. TRANSLUCENT GLASS
- 2. TRANSPARENT GLASS
- 3. SOLID GLASS (WALL PAINTED WHITE, TRANSLUCENT GLASS IN FRONT, LIGHT FIXTURE IN BETWEEN)
- 4. LANDSCAPED FACADE "LIVING WALL"
- 5. DARK GREY CONCRETE PANELS
- 6. ANODIZED ALUMINUM ROLLING GRILL
- 7. DARK WOOD
- 8. METAL MESH

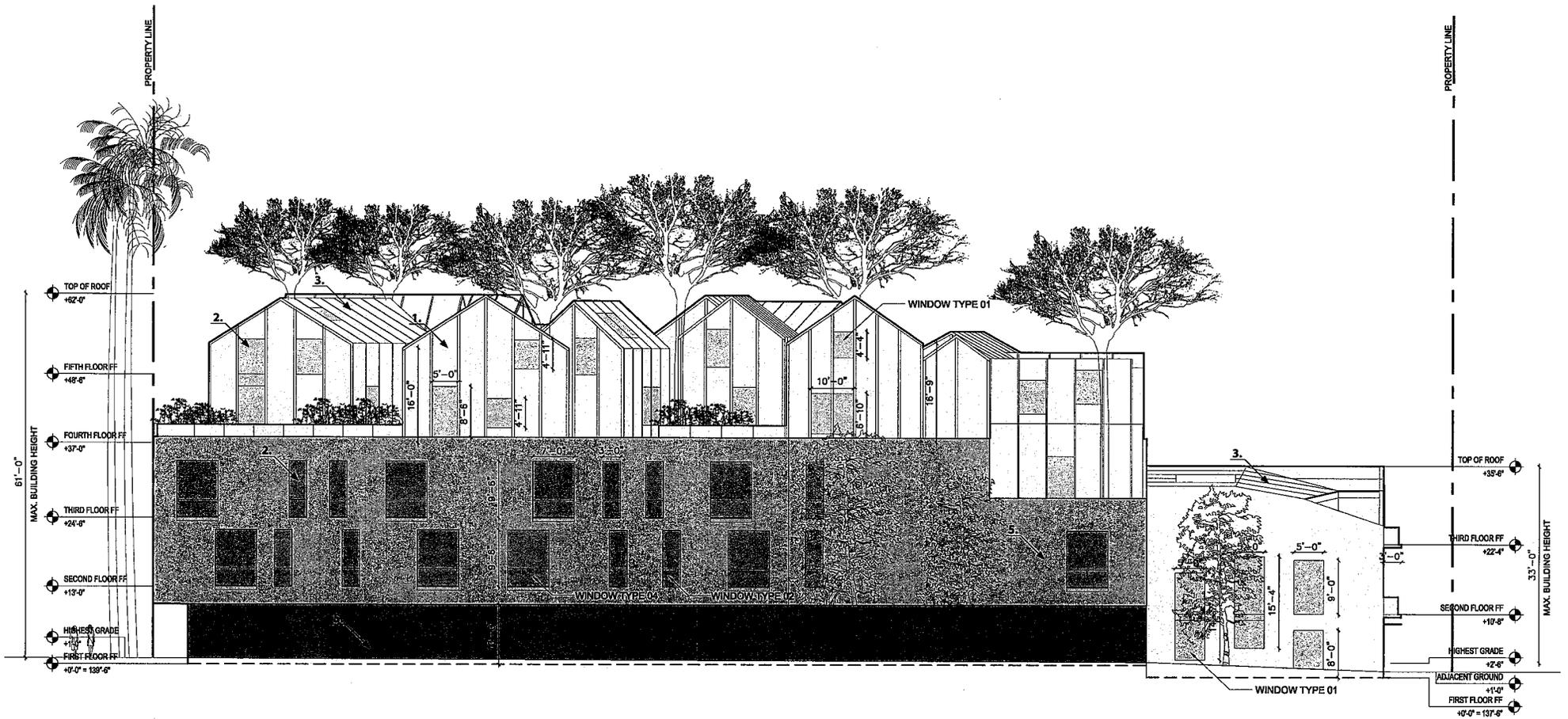
**SOUTH ELEVATION**

SCALE 1/16" = 1'-0"

8600 WILSHIRE BOULEVARD, LLC

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WEST ELEVATION

SCALE 1/16" = 1'-0"



COLORED WILSHIRE ELEVATION

SCALE = N.T.S.

8600 WILSHIRE BOULEVARD, LLC

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GRUENASSOCIATES



COLORED STANLEY ELEVATION  
SCALE = N.T.S.



COLORED CHARLEVILLE ELEVATION

SCALE = N.T.S.

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

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**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

**Attachment D**

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 and August 20, 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: August 20, 2014

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William Crouch, Commission Secretary  
Community Development Department

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Barry Bernstein, Chair  
Architectural Commission