



## Architectural Commission Report

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**Meeting Date:** Wednesday, October 15, 2014

**Subject:** **WALDORF ASTORIA (PL1408652)**  
**9876 Wilshire Boulevard**

Request for approval of landscaping and lighting for the new Waldorf Astoria Hotel. The City Council previously certified a Final Environmental Impact Report for the project on April 21, 2008 pursuant to the California Environmental Quality Act, and no further environmental review is required at this time.

**Project agent:** Kent Warden – Alagem Capital

**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 landscaping and lighting for the new Waldorf Astoria Hotel located at 9876 Wilshire Boulevard. Each component of the project is categorized into four location zones within the project site, identified as follows: Wilshire, Intersection, Courtyard, and Santa Monica.

#### Landscaping

The proposed landscape plan consists of a Mediterranean plant palette with a variety of plant types and paving options throughout the four locational zones. The plan provides an overall landscape aesthetic to the project site while also utilizing plants and species specific to each locational zone based on the intended use and atmosphere.

The Beverly Hilton Specific Plan (Chapter 4.0, Subsection 4.9[F]) outlines general provisions for the project site's landscaping, as referenced below:

*The landscaping shall be developed substantially as shown on Figures 21 and 22. The location and type of all plant material shall respond to and complement the architectural design of the buildings in the Specific Plan Area and shall be integrated with the buildings as an additional architectural element. Landscaping shall be used to highlight entries, contrast with or reinforce building lines and volumes, and soften hard structural lines and building mass.*

*The landscaping shall be designed to enhance the garden quality of the City and shall incorporate mature plant material.*

The referenced Figures 21 and 22 are included as Attachment A to this staff report.

#### Attachment(s):

- A. Beverly Hilton Specific Plan – Figures 21 and 22
- B. Outdoor Lighting Plan Provisions B – H
- C. Project Design Plans
- D. DRAFT Approval Resolution

#### Report Author and Contact Information:

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### Lighting

The proposed lighting plan consists of various uplights, illuminated bollards, tree-mounted downlights, and steplights within the landscaping component. The building utilizes articulated screen lighting, bas relief uplighting, and indirect/obscured façade lighting.

The Beverly Hilton Specific Plan (Chapter 4.0, Subsection 4.8) outlines general provisions for the project site's lighting, as referenced below:

*The City's Architectural Commission shall review and approve, subject to any required conditions, an outdoor lighting plan for the Specific Plan Area (the "Outdoor Lighting Plan") that encompasses all exterior lighting fixtures. Thereafter, all exterior lighting fixtures that, in the determination of the Director, are consistent with the adopted Outdoor Lighting Plan shall be permitted, subject to the issuance of any necessary permits, without further discretionary review. The Outdoor Lighting Plan shall incorporate the provisions specified in Subsection B through H of this Section.*

Due to the number of provisions, Subsections B through H have been included as Attachment B to this staff report.

### **BACKGROUND**

The new Waldorf Astoria building was approved as part of the Beverly Hills City Council's approval of the Beverly Hilton Specific Plan in 2008. The overall building envelope, including the location and distribution of buildings and open space on the site, is dictated by the Specific Plan.

Pursuant to the language set forth in the Specific Plan, "the final design, materials, and finishes of the buildings, and the proposed landscaping shall be subject to review and approval of the City's Architectural Commission." The final design aesthetic, including the proposed building material palette, was reviewed and approved by the Architectural Commission at their regular meeting on Wednesday, June 18, 2014. At this time the Architectural Commission is being asked to review the final landscape plan and lighting plan, in keeping with the requirements of the Specific Plan.

### **URBAN DESIGN ANALYSIS**

The proposed landscaping contains a diverse plant palette with appropriate color and texture to enhance the project. The configuration helps to define the edges of the site while softening the building and further helps the building meet the ground.

The proposed façade lighting provides a subtle illumination to the building that helps to enhance the architecture and the unique details of the design. The illumination is appropriate and sophisticated in its execution, which helps to further define the project location and its overall identity. Additionally, the corner of the building, located at the prominent intersection of Wilshire Boulevard and Santa Monica Boulevard, is appropriately accentuated with the obscured luminaires that provide a subtle glow at the balcony edges.



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Both the landscaping and lighting components appear to meet the intent and provisions of the Beverly Hilton Specific Plan and it is anticipated that these elements, in concert with the overall building, will serve as a positive enhancement to the City.

### **ZONING CODE COMPLIANCE**

Applications for design review are preliminarily evaluated for compliance with the zoning code, including the associated Specific Plan as is the case of the Waldorf Astoria hotel. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur prior to the issuance of a building permit. The applicant has been advised that changes during review may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate. In the event that any condition imposed by the Architectural Commission is in conflict with the adopted Specific Plan, Development Agreement or other applicable entitlements, those provisions shall prevail.

### **ENVIRONMENTAL ASSESSMENT**

On April 21, 2008 the City Council adopted Resolution No. 08-R-12600, 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**

The project was previously reviewed at numerous public hearings before the Planning Commission and City Council as part of the approval of the Specific Plan adoption process. The Architectural Commission's review of the project constitutes a public hearing and any interested individuals may attend the hearing and offer comments on the project. Agenda notice of the hearing was posted at the City of Beverly Hills Public Library and online on the City's website.



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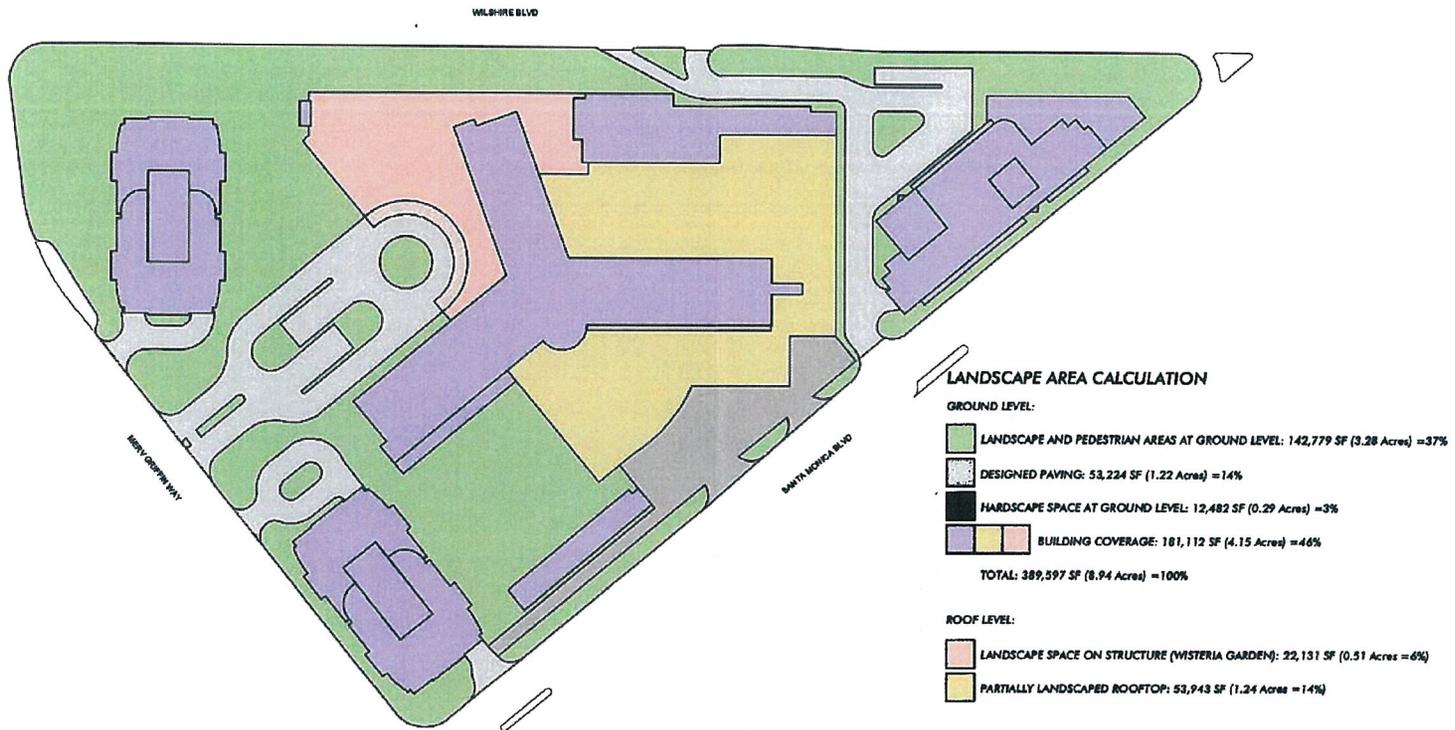
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**Attachment A**

Beverly Hilton Specific Plan

Figures 21 and 22





## The Beverly Hilton Specific Plan

Figure 22 - Ground Level Open Space (Shaded Area)

Scale: 1" = 120'-0"

April 29, 2008





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**Attachment B**

Outdoor Lighting Plan  
Provisions B through H

April 29, 2008

exceed 150 feet from the adjacent grade<sup>5</sup> and 12 stories. The heights of buildings shall be in substantial compliance with Figures 16A through 16F.

#### 4.7 SIGN STANDARDS

A unified sign plan, satisfactory to the Director (the "Unified Sign Plan") shall be prepared for the Specific Plan Area. The Unified Sign Plan shall encompass all exterior signage, including both permanent and temporary signs, and include locations of all new signage. The Director shall have the authority to approve or conditionally approve the Unified Sign Plan, and that decision shall be appealable to the Planning Commission. After approval of the Unified Sign Plan all signs that, in the determination of the Director, are consistent with the approved Unified Sign Plan, shall be issued a building permit without further discretionary review. The provisions of Title 10, Chapter 4 of the Municipal Code are not applicable to the Unified Sign Program.

All other signs shall be subject to architectural review pursuant to the procedures set forth in Chapter 4 of Title 10 of the Municipal Code. Signage for the Specific Plan Area shall be designed to identify entry locations and other key locations in the Specific Plan Area. Nothing in this Section shall require the modification of the display of any existing sign in the Specific Plan Area at the time of approval of the Specific Plan, including the existing signs reading "the BEVERLY HILTON."

#### 4.8 OUTDOOR LIGHTING

##### A. Outdoor Lighting Plan

The City's Architectural Commission shall review and approve, subject to any required conditions, an outdoor lighting plan for the Specific Plan Area (the "Outdoor Lighting Plan") that encompasses all exterior lighting fixtures. Thereafter, all exterior lighting fixtures that, in the determination of the Director, are consistent with the adopted Outdoor Lighting Plan shall be permitted, subject to the issuance of any necessary permits, without further discretionary review. The Outdoor Lighting Plan shall incorporate the provisions specified in Subsection B through H of this Section.

##### B. Perimeter Street and Landscape Lighting

Light fixtures for the perimeter streets shall provide safe roadway and sidewalk lighting from well shielded fixtures, with light directed down to the pavement to prevent light spillover onto adjacent properties. Light fixtures shall be of a medium height (20 to 25 feet tall) to meet the roadway illumination requirements, the City of Beverly Hills street lighting standards, and coordinate with the street width. Lighting for the pedestrian walkways at Wilshire Boulevard, Merv Griffin Way, and Santa Monica Boulevard frontage sidewalk and landscape set back shall be a uniform brightness to provide the required safety and security lighting along the street. The type and design of the light fixtures shall reflect the unique, contemporary character of the project's architectural design. Landscape lighting shall highlight the plant forms and patterns

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<sup>5</sup> 136 feet from the datum point.

from concealed light sources, directed from the street side back to the interior of the Site to minimize any off-site glare or brightness.

C. On-Site Street, Sidewalk and Landscape Lighting

The lighting for the primary and secondary vehicular entrances shall provide required lighting for safety and security for pedestrian and vehicles, while defining unique exterior spaces at night with the pattern and intensity of light. Lighting fixtures at these entrances shall be lower scale height to create a more domestic quality with contemporary design details, well shielded to limit any high brightness or glare, and integrated with the spacing and design of the landscape forms. The proposed light fixtures include low height (15 feet tall) light poles, bollards, grade mounted landscape up-lights, in-ground burial up-lights, wall brackets and water feature lighting to create a distinct design character.

D. Motor Court Entry and Landscape

The lighting for the Motor Courts shall define the main exterior space with a slightly higher light level to allow for safe interaction of hotel guests, residents, staff, and vehicular traffic. The extent and form of the motor court shall be defined by a fixtures including low height (15 feet tall) light poles, bollards, grade mounted landscape up-lights, in-ground burial up-lights.

E. Pool Deck Level and Guest Amenities

Lighting at the outdoor activity and amenity spaces shall be low intensity, with the space defined by light washing building surfaces and landscape forms. The design incorporates distinct quality lighting comprised of decorative lanterns, concealed point and linear sources, recessed downlights and in ground up-lights. All proposed light sources shall be shielded to limit glare and improve comfort.

F. Building Façades

Exterior façade lighting shall define the project location and identity, and provide indirect light to adjacent exterior spaces on the Site. Lighting for the façades shall be integrated into the building elevation design, feature and accent the unique details of the architectural design, and located and specified to limit direct light to the building façade and the adjacent on-site landscape zones. Light fixtures shall be shielded so that no light is projected across the property lines onto adjacent properties.

G. Service Yard

Exterior service and maintenance areas shall be illuminated for safety with uniform brightness at the ground plane. Lights shall be shielded to direct light down to the walking or working surfaces. Service lights shall be switched via photocell, time clock, or motion switch to minimize the hours of operation to coordinate with the hours of use of the service or loading area.

H. Art Installation Lighting.

Lighting for sculpture or art installations shall be medium surface brightness, with light sources directed to contain the visibility of the light sources to within the project property lines.

I. Historic Streetlamps.

The street lights adjacent to the Site have been found to be potentially historic and shall be preserved and reinstalled along the Specific Plan Area of Wilshire Boulevard and Santa Monica Boulevard, as appropriate, in consultation with the project developer, the City of Beverly Hills, and an architectural historian qualified under the Secretary of the Interior's Standards.

4.9 ARCHITECTURE AND DESIGN

A. Existing Site at the Time of Implementation of the Specific Plan

The Specific Plan provides for the removal of the above grade parking structure, the Oasis / Palm Court building which negatively impacted Merv Griffin Way by its location, obsolete portions of the Wilshire Tower, and extensive amounts of concrete paving, to create a landscaped campus setting with significantly increased open space filled with gardens.

The plan includes a remodeled pool area, new Poolside Cabanas, a Conference Center, a luxury hotel, two residence buildings, and low rise roof top landscaping as well as an extensive amount of outdoor artwork. The overall goal of the Specific Plan is to transform the existing limited open space and hard paved surfaces of the existing approximately 8.97 acre site with more landscaping which celebrates the garden city quality of Beverly Hills.

B. Poolside Cabanas

The Poolside Cabanas for the Beverly Hilton shall be located along Santa Monica Boulevard facing the Beverly Hilton pool area. The structures shall reflect modern architecture design principles that honor the original Welton Becket architecture of The Beverly Hilton Wilshire Tower, and shall respect the original design of the Beverly Hilton, which included poolside cabanas.

C. Residences A Building

The Residences A Building shall be located near the intersection of Merv Griffin Way and Wilshire Boulevard. The building shall be set back from Wilshire Boulevard approximately 67 feet. The building shall reflect modern architecture design principles that honor the original Welton Becket architecture of The Beverly Hilton Wilshire Tower. The architectural design shall reflect the California climate and indoor/outdoor living through extensive transparency, open balconies and high degree of connectivity between the interior and exterior landscaped spaces.

The Residences, A Building, shall be constructed substantially as shown on Figures 17A through 17B.



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**Attachment C**  
Project Design Plans

Waldorf Astoria & the Beverly Hilton  
Conference Center  
*Beverly Hills*

Landscape Design

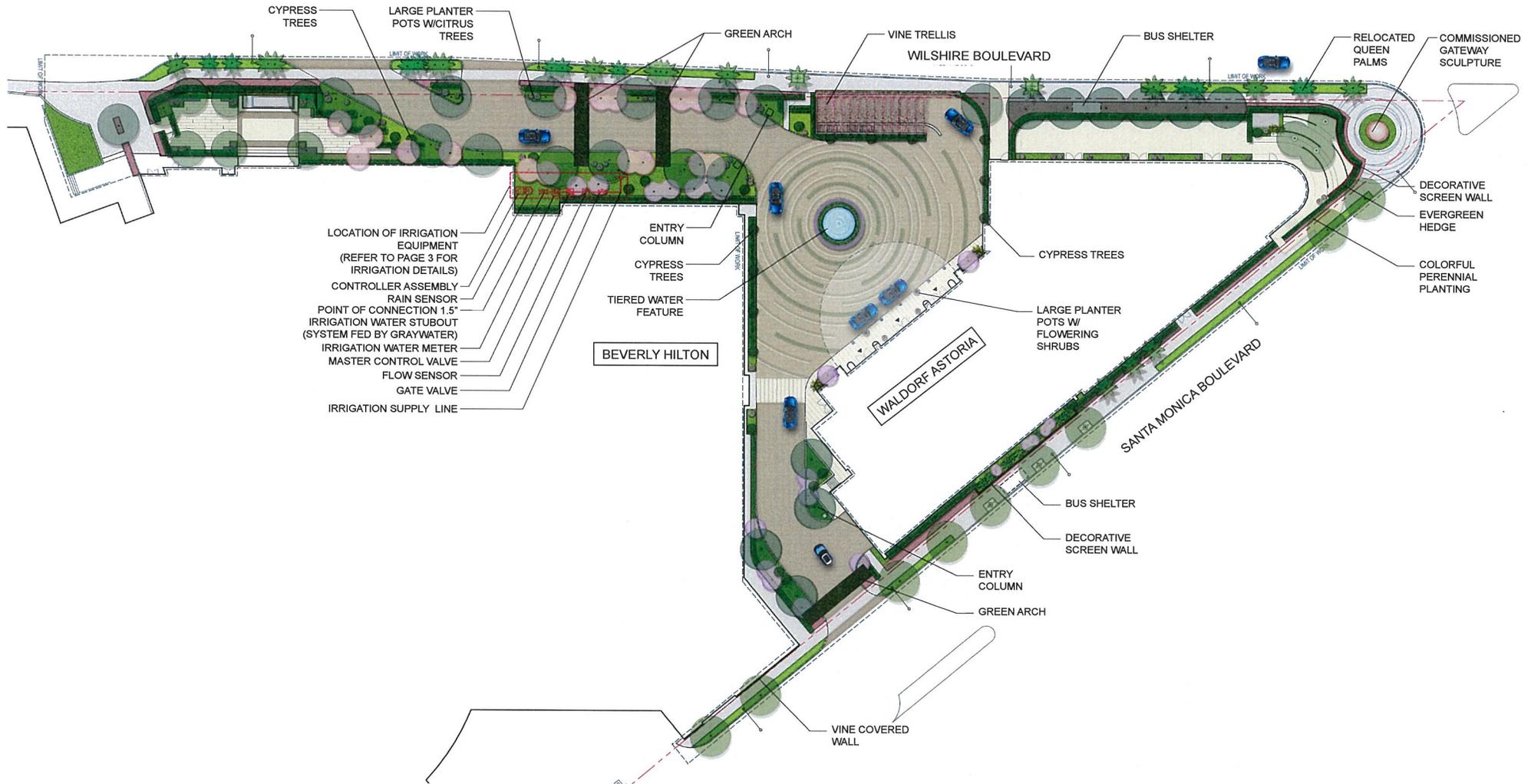
Gensler SWA

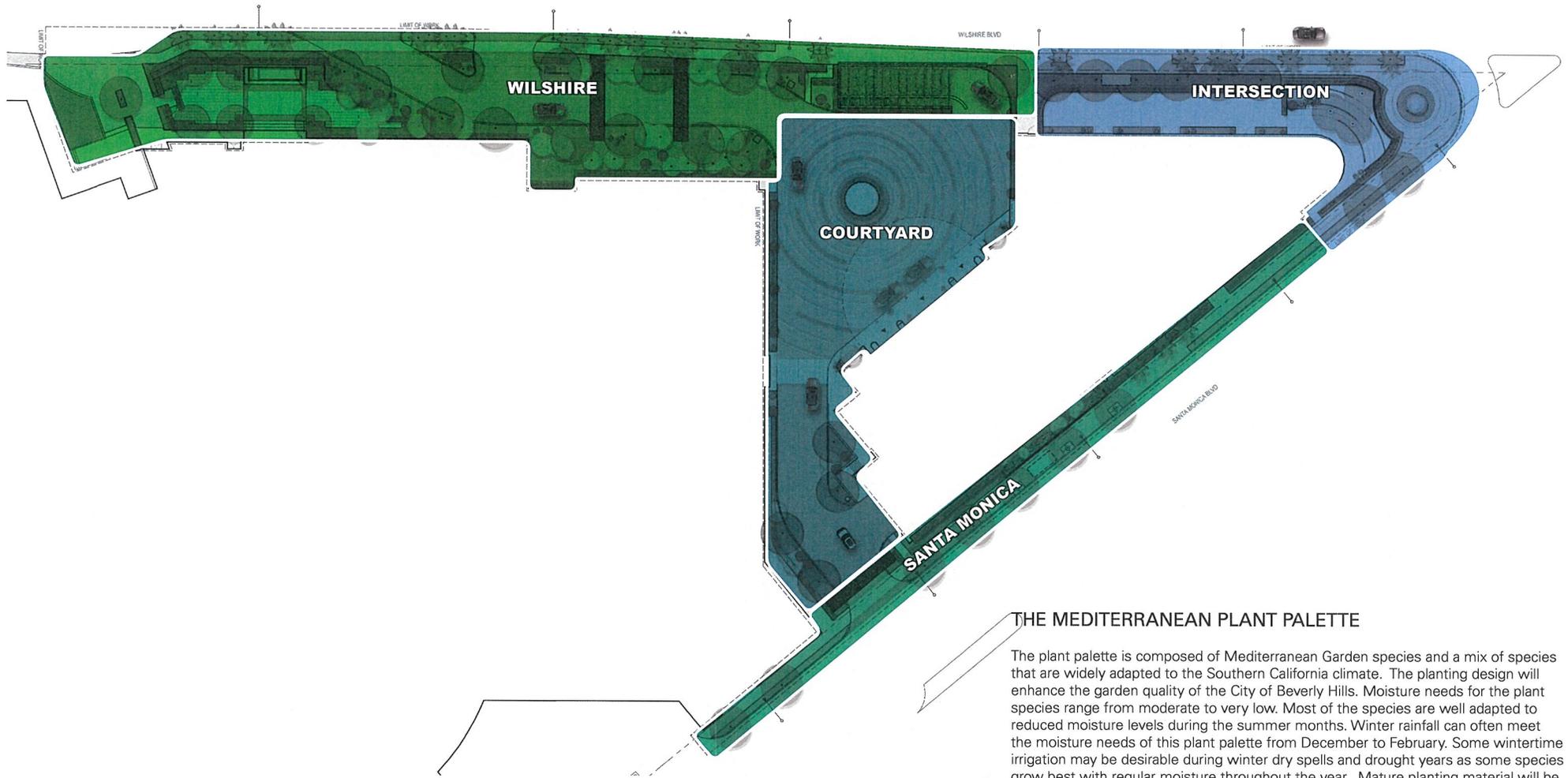
ARCHITECTURAL COMMISSION SUBMISSION

29 SEPTEMBER 2014



Oasis West Realty





**THE MEDITERRANEAN PLANT PALETTE**

The plant palette is composed of Mediterranean Garden species and a mix of species that are widely adapted to the Southern California climate. The planting design will enhance the garden quality of the City of Beverly Hills. Moisture needs for the plant species range from moderate to very low. Most of the species are well adapted to reduced moisture levels during the summer months. Winter rainfall can often meet the moisture needs of this plant palette from December to February. Some wintertime irrigation may be desirable during winter dry spells and drought years as some species grow best with regular moisture throughout the year. Mature planting material will be installed and location and layout of planting is designed to highlight entrances, building lines, and to create a sense of privacy and enclosure in some instances.



8. *Bougainvillea rosea*  
Bougainvillea



18. *Aeonium canariense*  
Giant Velvet Rose



16. *Stachys byzantina*  
Lamb's Ear



15. *Romneya coulteri* 'White Cloud'  
Matilija Poppy



14. *Perovskia atriplicifolia*  
Russian Sage



17. *Teucrium chamaedrys*  
Germander



4. *Jacaranda mimosifolia*  
Blue Jacaranda



9. *Rosmarinus officinalis*  
Rosemary



19. *Agave attenuata*  
Swan's Neck



5. *Syagrus romanzoffiana*  
Queen Palm



12. *Prunus caroliniana* 'Monus'  
Cherry Laurel



21. *Ficus pumila*  
Creeping Fig



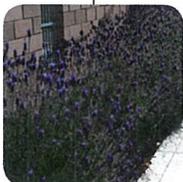
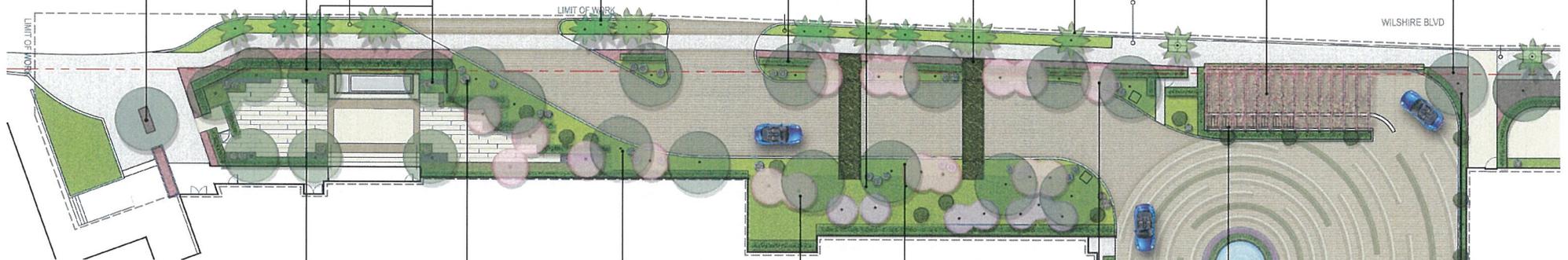
7. *Washingtonia robusta*  
Mexican Fan Palm



20. *Bougainvillea* 'Barbara Karst'  
Bougainvillea



13. *Lavandula dentata*  
French Lavender



13. *Lavandula dentata*  
French Lavender



2. Dwarf Citrus Trees



1. *Cinnamomum camphora*  
Camphor Tree



11. *Vitex trifolia* 'Purpurea'  
Arabian Lilac



22. *Festuca arundinacea*  
Marathon II Turf Grass



6. *Tabebuia impetiginosa*  
Pink Trumpet Tree

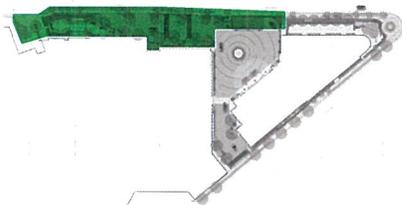


3. *Cupressus sempervirens* 'Glauca'  
Blue Italian Cypress



10. *Salvia leucantha* 'Santa Barbara'  
Mexican Bush Sage

WILSHIRE ZONE KEY PLAN

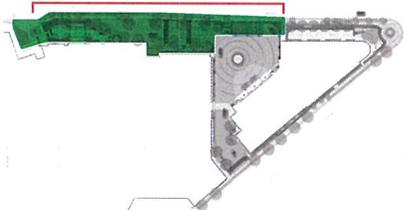


NOTE: NUMBERS REFERENCE WILSHIRE PLANT SCHEDULE ON PAGE 8.





WILSHIRE ZONE KEY PLAN



17. *Teucrium chamaedrys*  
Germander



6. *Syagrus romanzoffiana*  
Queen Palm (existing)



4. *Cycas revoluta*  
Sago Palm (existing)



19. *Thymus serpyllum 'Elfin'*  
Elfin Creeping Thyme

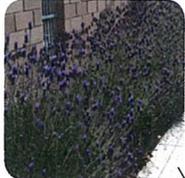


16. *Romneya coulteri 'White Cloud'*  
Matilija Poppy



NOTE: NUMBERS REFERENCE  
INTERSECTION PLANT SCHEDULE ON  
PAGE 16.

15. *Lavandula dentata*  
French Lavender



2. *Cinnamomum camphora*  
Camphor Tree



8. *Washingtonia robusta*  
Mexican Fan Palm



3. *Cupressus sempervirens 'Glaucha'*  
Blue Italian Cypress



1. *Arbutus unedo*  
Strawberry Tree



5. *Jacaranda mimosifolia*  
Blue Jacaranda



13. *Achillea 'Moonshine'*  
Yellow Yarrow



11. *Salvia leucantha 'Santa Barbara'*  
Mexican Bush Sage



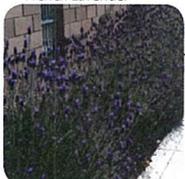
14. *Euphorbia characias 'Silver Swan'*  
Large Mediterranean Spurge



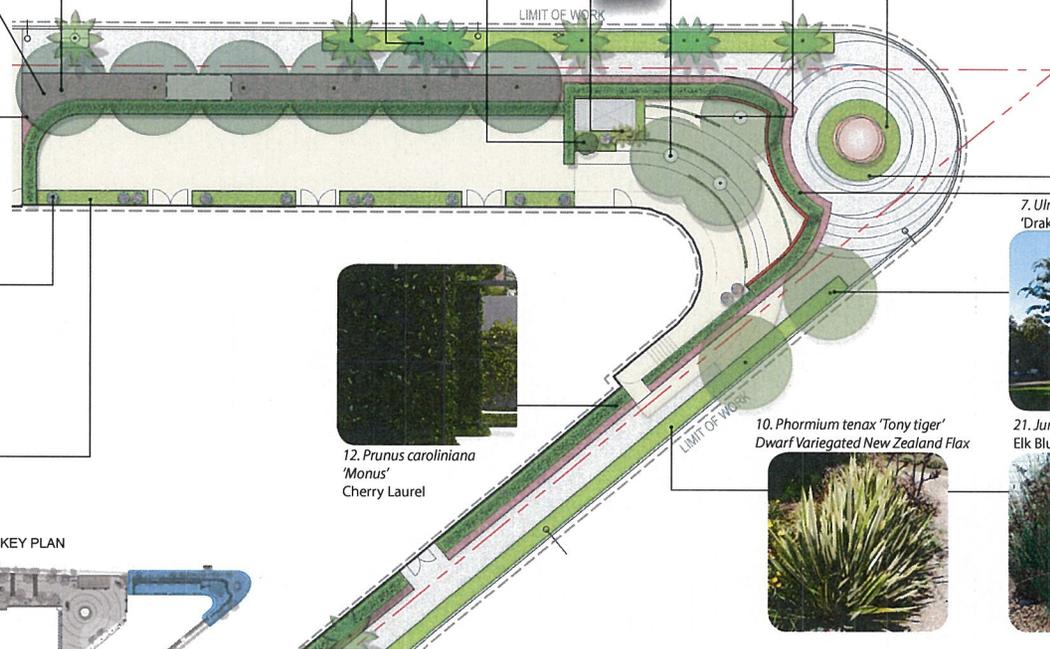
9. *Rosmarinus officinalis*  
Rosemary



15. *Lavandula dentata*  
French Lavender



18. *Echevaria imbricata*  
Hens and Chicks



12. *Prunus caroliniana 'Monus'*  
Cherry Laurel

7. *Ulmus parvifolia 'Drake'*  
'Drake' Chinese Elm



10. *Phormium tenax 'Tony tiger'*  
Dwarf Variegated New Zealand Flax



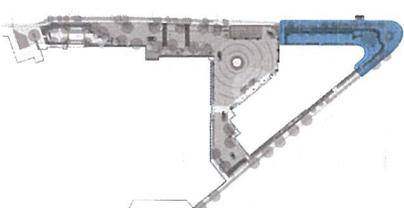
21. *Juncus patens 'Elk Blue'*  
Elk Blue California Gray Rush



20. *Carex pansa*  
Sand Dune Sedge



INTERSECTION ZONE KEY PLAN



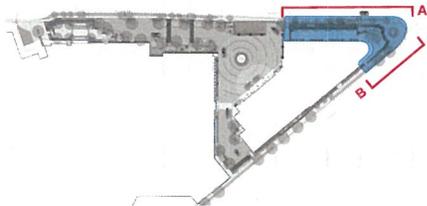


ELEVATION A - WLISHIRE BOULEVARD



ELEVATION B - SANTA MONICA BOULEVARD

INTERSECTION ZONE KEY PLAN



NOTE: NUMBERS REFERENCE SANTA MONICA PLANT SCHEDULE ON PAGE 23.

11. *Juncus patens* 'Elk Blue'  
Elk Blue California Gray Rush



9. *Teucrium chamaedrys*  
Germander



10. *Carex pansa*  
Sand Dune Sedge



4. *Phormium tenax* 'Tiny Tiger'  
Dwarf Variegated New Zealand Flax



10. *Ficus pumila*  
Creeping Fig



8. *Lavandula dentata*  
French Lavender



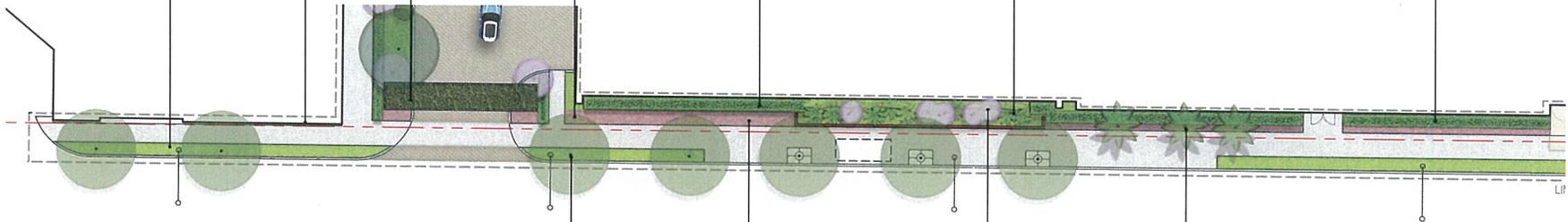
7. *Prunus caroliniana* 'Monus'  
Cherry Laurel



1. *Cycas revoluta*  
Sago Palm (existing to be relocated)



7. *Prunus caroliniana* 'Monus'  
Cherry Laurel



2. *Ulmus parvifolia* 'Drake'  
'Drake' Chinese Elm



5. *Salvia leucantha*  
Mexican Bush Sage

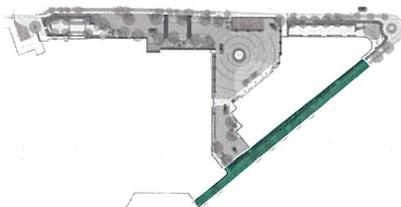


6. *Vitex trifolia* 'Purpurea'  
Arabian Lilac



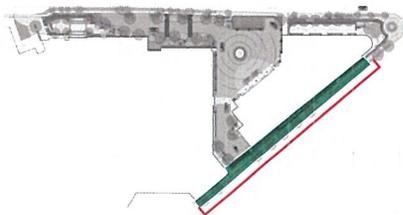
3. *Washingtonia robusta*  
Mexican Fan Palm

SANTA MONICA ZONE KEY PLAN





SANTA MONICA ZONE KEY PLAN



4. *Rhododendron 'Purple gem'*  
Rhododendron Purple Gem



6. *Buxus microphylla*  
Japanese Box



8. *Lavandula dentata*  
French Lavender



1. *Cinnamomum camphora*  
Camphor Tree



7. *Prunus caroliniana 'Monus'*  
Cherry Laurel



2. *Cupressus sempervirens 'Glauca'*  
Blue Italian Cypress



5. *Vitex trifolia 'Purpurea'*  
Arabian Lilac



3. *Cycas revoluta*  
Sago Palm (existing)



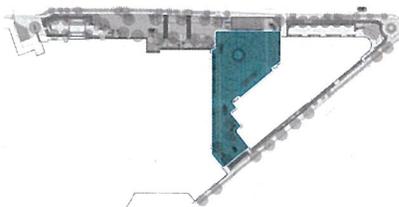
5. *Vitex trifolia 'Purpurea'*  
Arabian Lilac



NOTE: NUMBERS REFERENCE  
SANTA MONICA PLANT SCHEDULE  
ON PAGE 28.



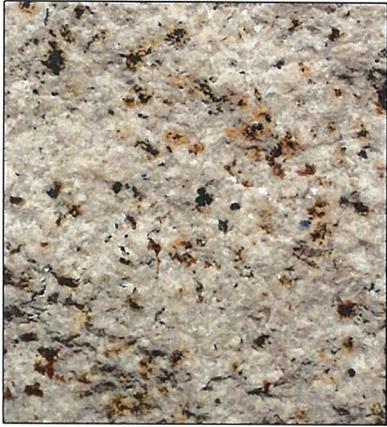
COURTYARD ZONE KEY PLAN





COURTYARD ZONE KEY PLAN

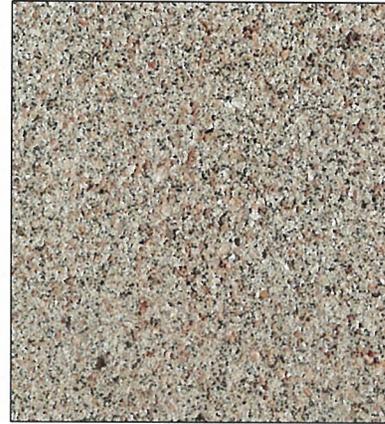




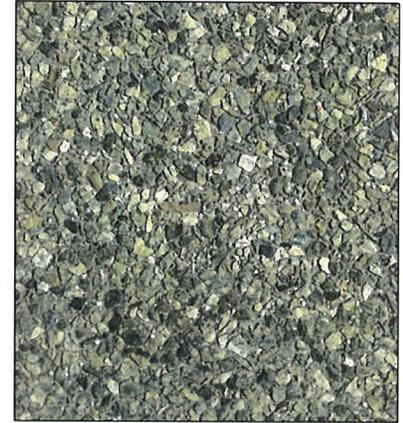
GRANITE PAVER  
SOLI - YELLOW GRANITE, SPLIT FACE



PORPHYRY PAVER  
SOLI - ARGENTINIAN BROWN



LITHOCRETE CONCRETE  
SHAW AND SONS - SAMPLE #SS L10-122



LITHOCRETE CONCRETE  
SHAW AND SONS - SAMPLE #SS 07-010



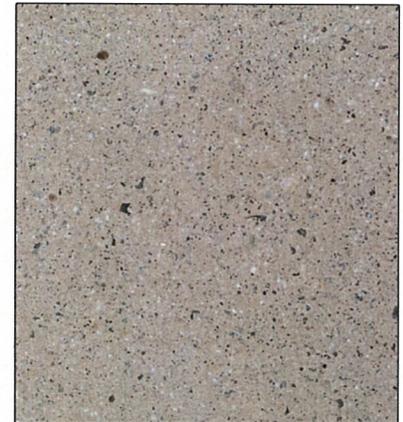
PLANTER POT  
STONE YARD - CHALK #01



PLANTER POT  
STONE YARD - NATURAL #02



CONCRETE PAVERS  
STEPSTONE - GRANADA WHITE



CONCRETE PAVERS  
STEPSTONE - ALMOND



Waldorf Astoria & The Beverly Hilton Conference Center  
*Beverly Hills*

Exterior Lighting Design Concepts

Gensler SWA

SEAN  
O'CONNOR  
LIGHTING

ARCHITECTURAL COMMISSION SUBMISSION

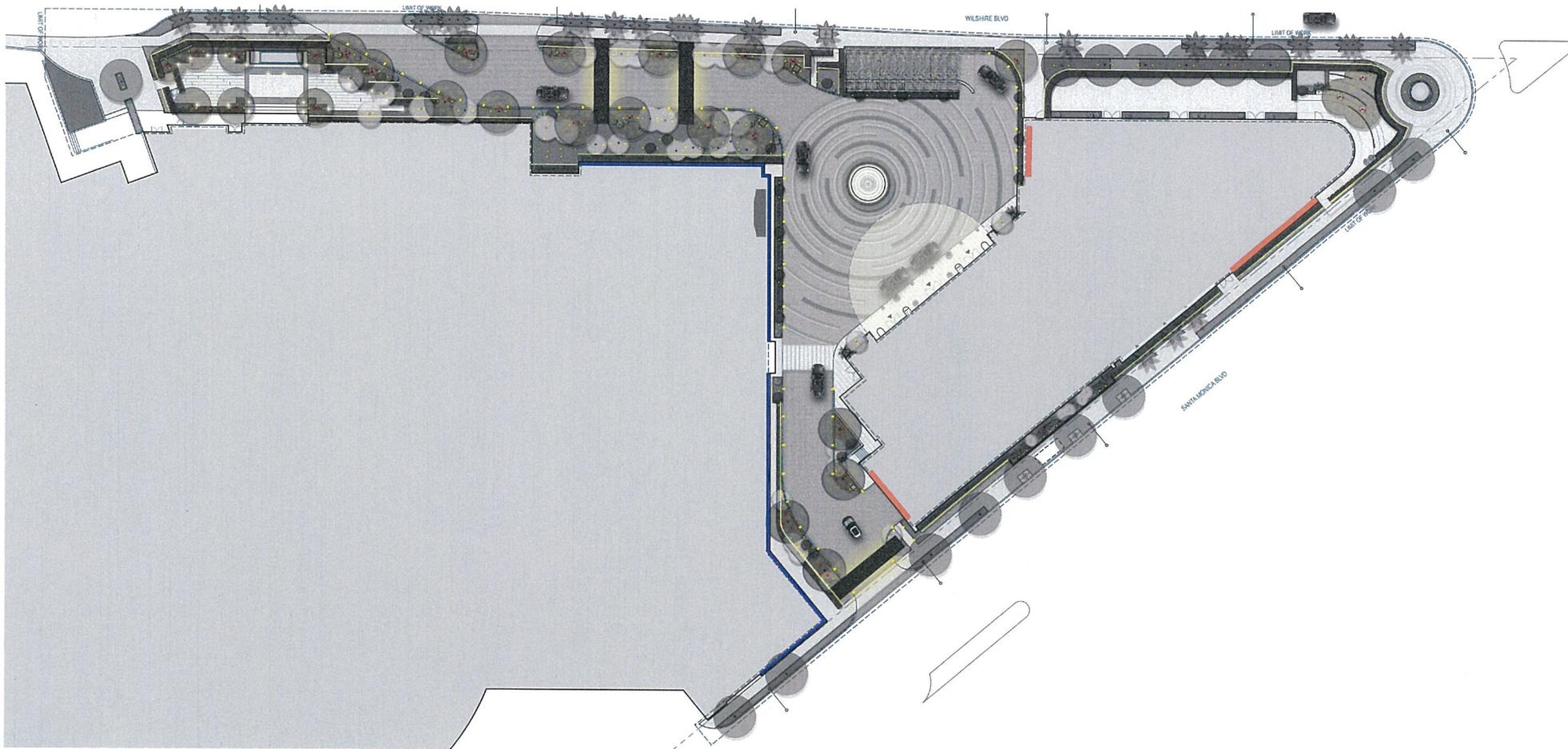
29 SEPTEMBER 2014



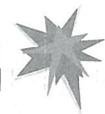
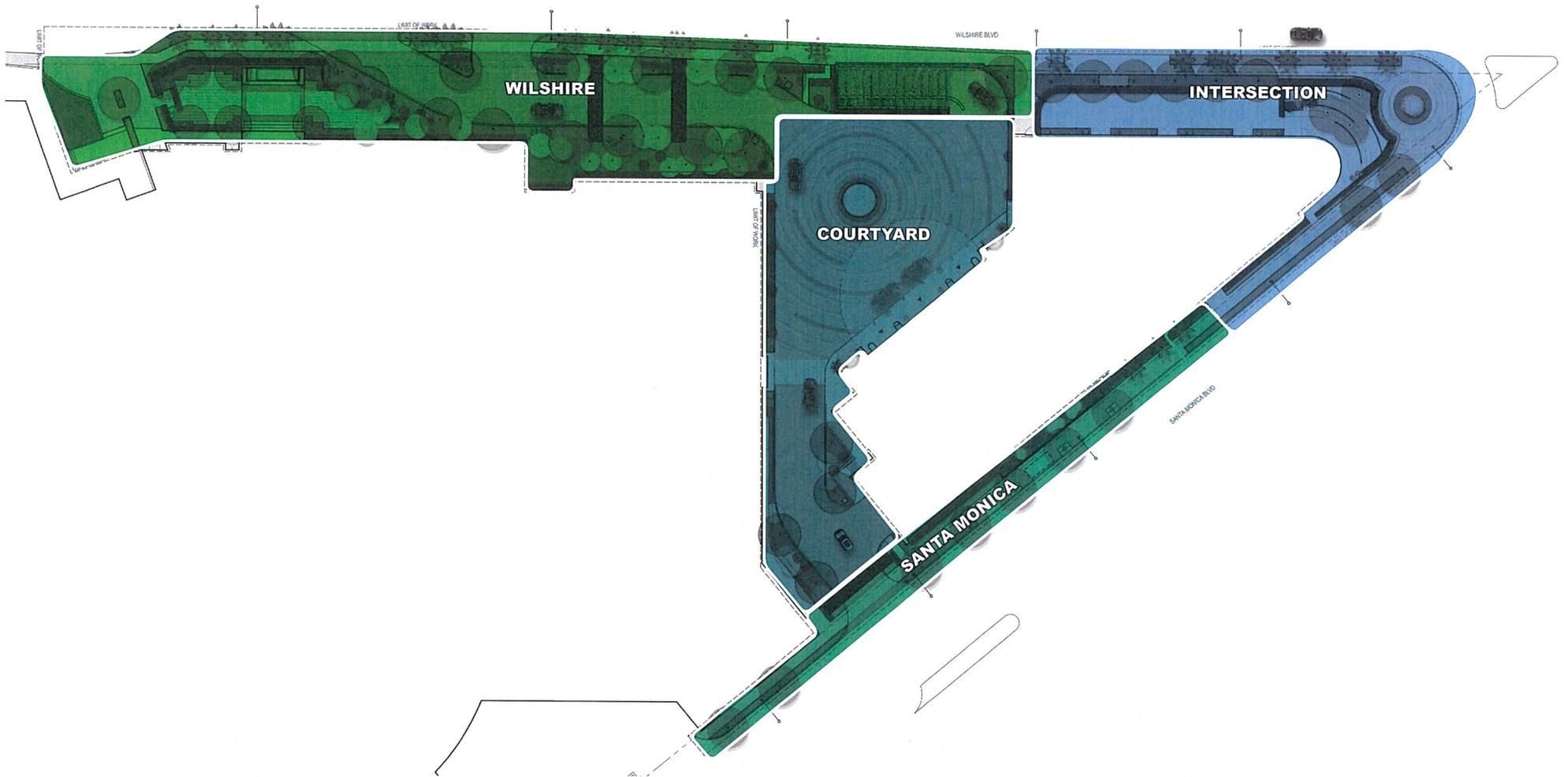
Oasis West Realty

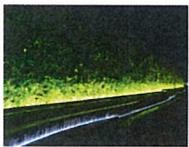
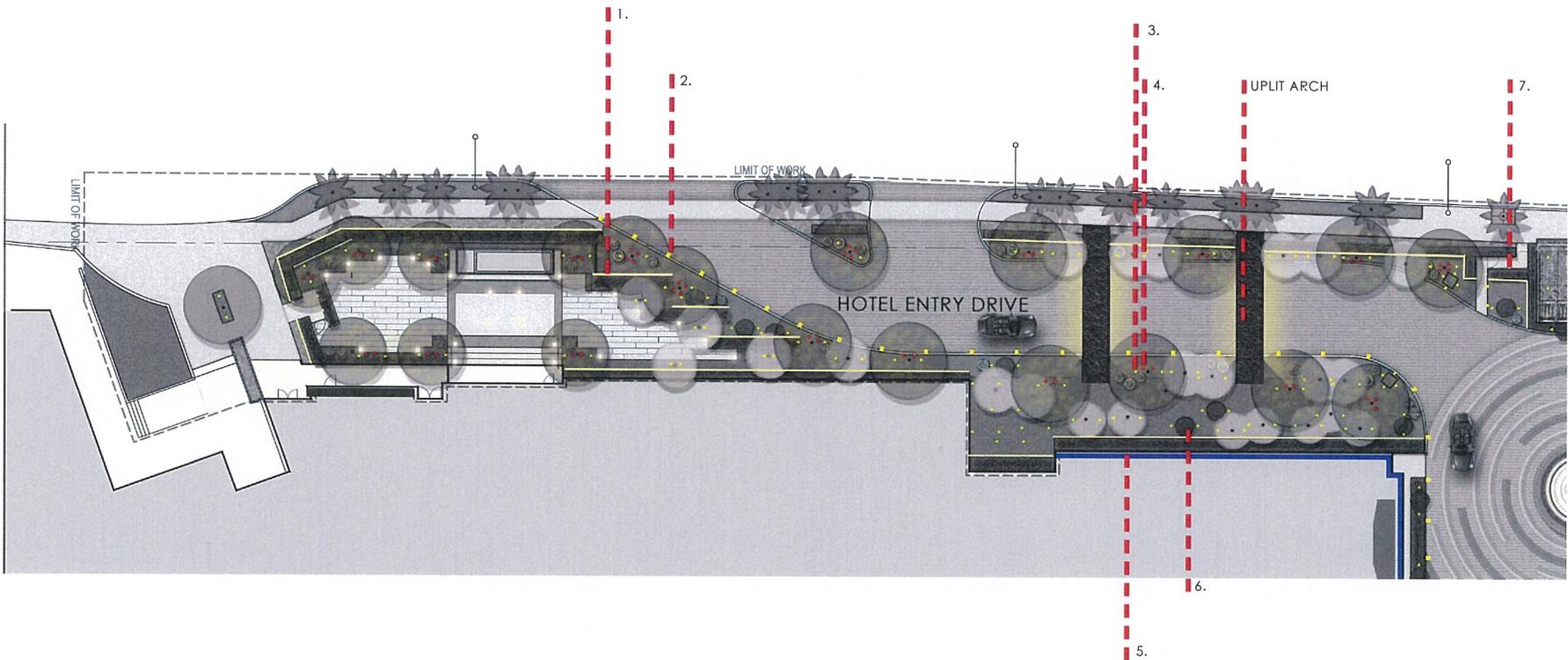






- ARTICULATED SCREEN LIGHTING AT BUILDING FACADE
- BAS RELIEF UPLIGHTING AT BUILDING FACADES
- FACADE LIGHTING





1. LINEAR UPLIGHT GRAZE PLANTED HEDGES



2. ILLUMINATED BOLLARDS PROVIDE LOW-LEVEL LIGHTING OF DRIVEWAY SURFACE



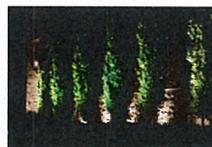
3. LANDSCAPE LIGHTS UPLIGHT THROUGH TREES TO ILLUMINATE TREE CANOPIES AND BRANCH STRUCTURES



4. TREE-MOUNTED LIGHTS DOWNLIGHT THROUGH TREES TO PROJECT 'DAP- PLED' LIGHT ONTO DRIVEWAY SUR- FACE



5. ILLUMINATED SCREEN WALL AT SCREENED WALK- WAY OF CONFERENCE CENTER

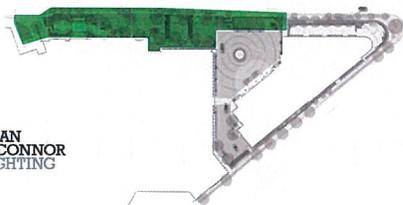


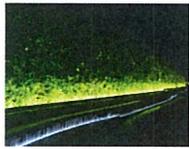
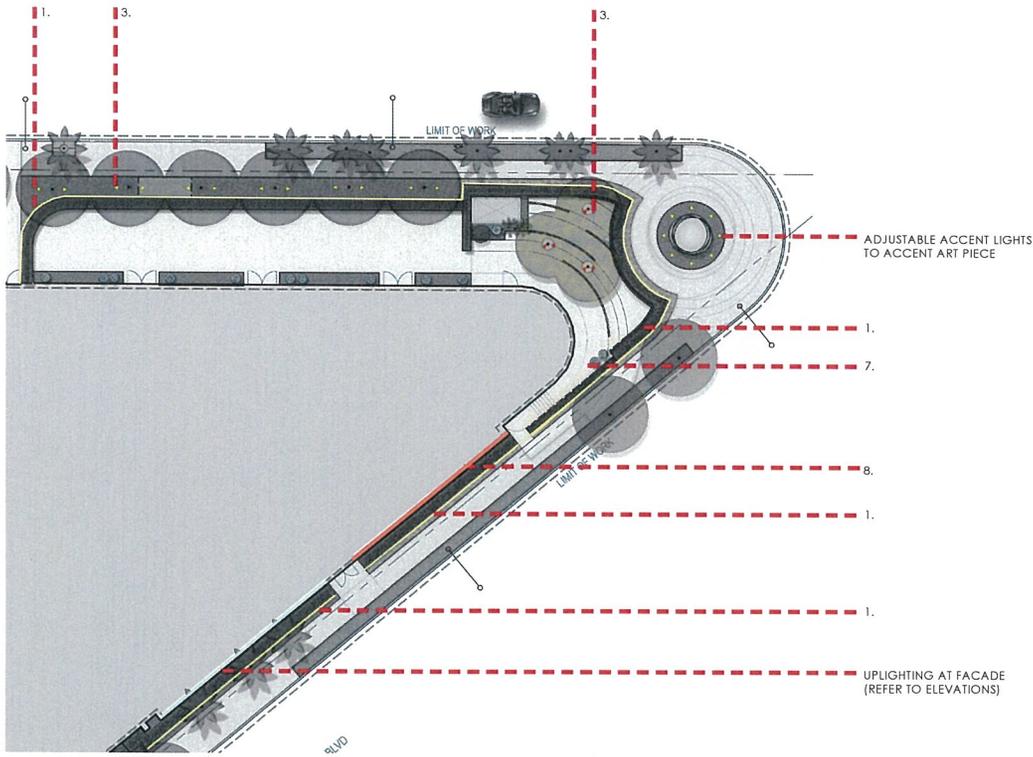
6. SCULPTURAL UPLIGHTS AT CYPRESS TREES



7. STEPLIGHTS AT EGRESS EXIT

WILSHIRE ZONE KEY PLAN





1. LINEAR UPLIGHT GRAZE PLANTED HEDGES



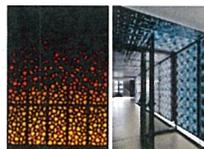
2. ILLUMINATED BOLLARDS PROVIDE LOW-LEVEL LIGHTING OF DRIVEWAY SURFACE



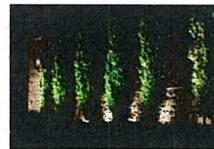
3. LANDSCAPE LIGHTS UPLIGHT THROUGH TREES TO ILLUMINATE TREE CANOPIES AND BRANCH STRUCTURES



4. TREE-MOUNTED LIGHTS DOWNLIGHT THROUGH TREES TO PROJECT 'DAP- PLED' LIGHT ONTO DRIVEWAY SUR- FACE



5. ILLUMINATED SCREEN WALL AT SCREENED WALK- WAY OF CONFERENCE CENTER



6. SCULPTURAL UPLIGHTS AT CYPRESS TREES

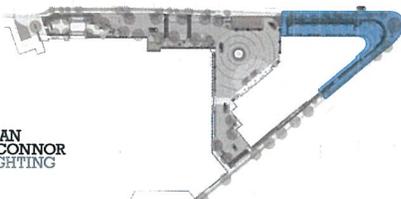


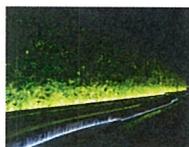
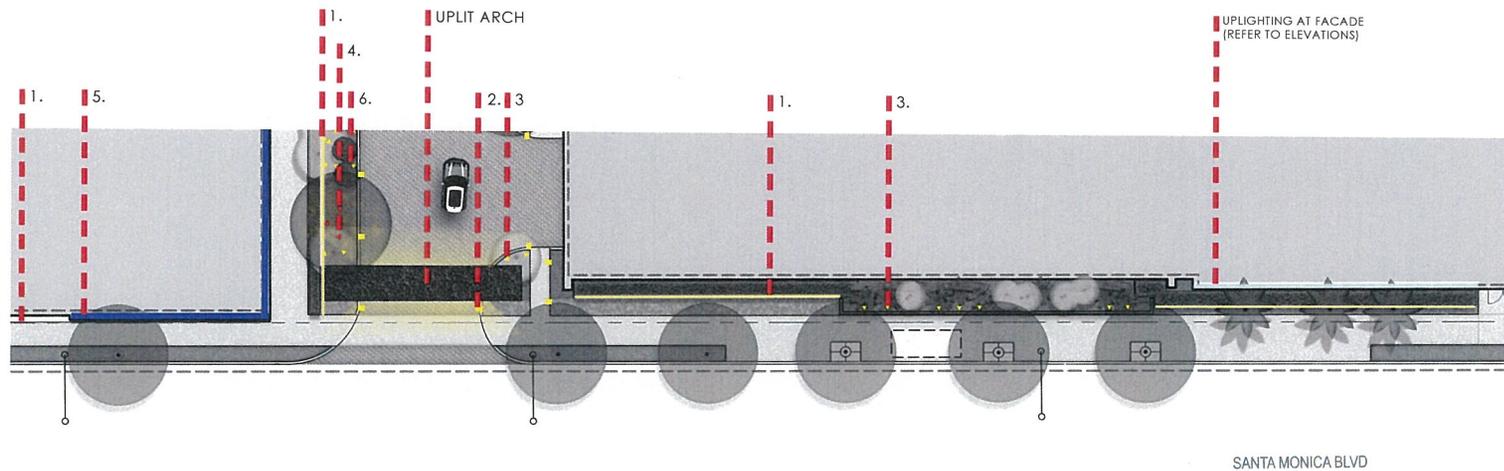
7. STEPLIGHTS AT EGRESS EXIT



8. BAS-RELIEF LIGHTING AT FACADE

INTERSECTION ZONE KEY PLAN





1. LINEAR UPLIGHT GRAZE PLANTED HEDGES



2. ILLUMINATED BOLLARDS PROVIDE LOW-LEVEL LIGHTING OF DRIVEWAY SURFACE



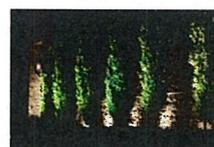
3. LANDSCAPE LIGHTS UPLIGHT THROUGH TREES TO ILLUMINATE TREE CANOPIES AND BRANCH STRUCTURES



4. TREE-MOUNTED LIGHTS DOWN-LIGHT THROUGH TREES TO PROJECT 'DAP- PLED' LIGHT ONTO DRIVEWAY SUR- FACE



5. ILLUMINATED SCREEN WALL AT SCREENED WALK- WAY OF CONFERENCE CENTER



6. SCULPTURAL UPLIGHTS AT CYPRESS TREES

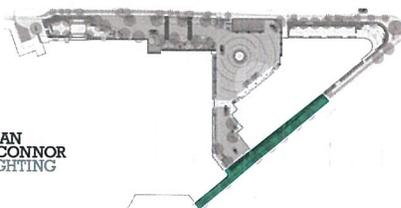


7. STEPLIGHTS AT EGRESS EXIT



8. BAS-RELIEF LIGHTING AT FACADE

SANTA MONICA ZONE KEY PLAN





SANTA MONICA BOULEVARD SOUTH EAST ELEVATION

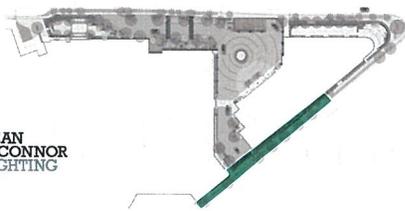
ILLUMINATED ARTICULATED  
SCREEN WALL

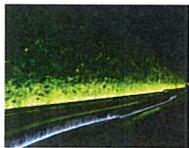
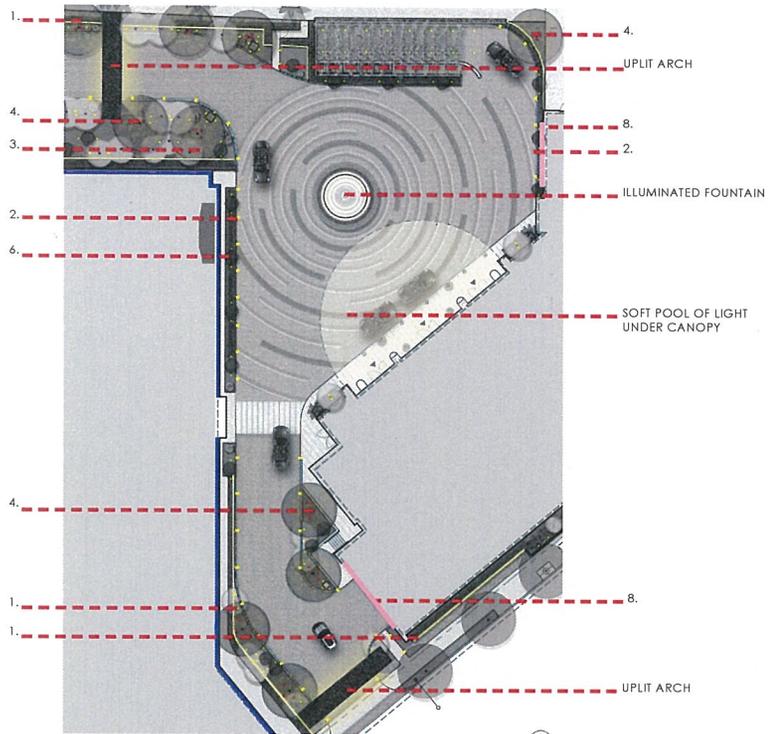
UPLIT ARCH  
UPLIT TREES

UPLIGHTING AT FACADE  
(PROVIDES FOR SUBTLE SILHOUETTING  
OF FEATURE PALM TREES)

BAS-RELIEF LIGHTING AT  
BUILDING FACADE

LINEAR UPLIGHTS GENTLY  
GRAZE PLANTED HEDGES





1. LINEAR UPLIGHT GRAZE PLANTED HEDGES



2. ILLUMINATED BOLLARDS PROVIDE LOW-LEVEL LIGHTING OF DRIVEWAY SURFACE



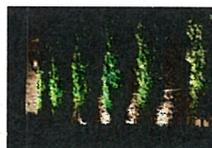
3. LANDSCAPE LIGHTS UPLIGHT THROUGH TREES TO ILLUMINATE TREE CANOPIES AND BRANCH STRUCTURES



4. TREE-MOUNTED LIGHTS DOWN-LIGHT THROUGH TREES TO PROJECT 'DAP- PLED' LIGHT ONTO DRIVEWAY SUR- FACE



5. ILLUMINATED SCREEN WALL AT SCREENED WALK- WAY OF CONFERENCE CENTER



6. SCULPTURAL UPLIGHTS AT CYPRESS TREES

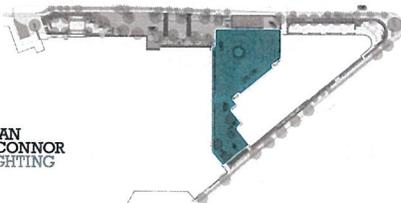


7. STEPLIGHTS AT EGRESS EXIT



8. BAS-RELIEF LIGHTING AT FACADE

COURTYARD ZONE KEY PLAN



## COURTYARD LIGHTING STRATE-

ARCHITECTURAL COMMISSION SUBMISSION

29 SEPTEMBER 2014





**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – October 15, 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 APPROVAL OF **LANDSCAPING AND LIGHTING FOR THE NEW WALDORF ASTORIA HOTEL** FOR THE PROPERTY LOCATED AT **9876 WILSHIRE BOULEVARD (PL1408652 – WALDORF ASTORIA)**.

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

Section 1. **Kent Warden, agent**, on behalf of the property owner, **Oasis West Realty, LLC**, and the tenant, **Waldorf Astoria** (Collectively the “Applicant”), has applied for architectural approval of **landscaping and lighting for the new Waldorf Astoria Hotel 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. On April 21, 2008 the City Council adopted Resolution No. 08-R-12600, 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 and development of the project, including Architectural Review. Accordingly, no new environmental assessment is required at this time, and the Architectural Commission relied on the Final Environmental Impact Report in its review of the project.

Section 5. The Architectural Commission conducted a duly noticed public hearing on October 15, 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

1. The Architectural Commission approval granted by this resolution is specific to the final design aesthetic of the landscaping and lighting only, and shall not be construed to constitute approval of any other project aspects controlled by the Specific Plan, Development Agreement, and the ordinances and resolutions adopted by the City Council for the project. In the event that the Architectural Commission's approval is found to be in conflict with any of the requirements of the Specific Plan, Development Agreement, or the ordinances and resolutions adopted by the City Council, the requirements of the Specific Plan, Development Agreement, and ordinances and resolutions adopted by the City Council shall prevail.

Standard Conditions

2. **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.
3. **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.

4. **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.
5. **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.
6. **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.
7. **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.
8. **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.
9. **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: October 15, 2014

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William Crouch, Commission Secretary  
Community Development Department

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Barry Bernstein, Chair  
Architectural Commission