



Architectural Commission Report

Meeting Date: Wednesday, January 20, 2016

Subject: **462 SOUTH REXFORD DRIVE (PL1600119)**
Request for approval of a revision to a previously approved seven unit, multi-family residential building. The Planning Commission previously adopted a Negative Declaration on June 14, 2007; no further environmental review is required at this time.

Project Agent: The Code Solution

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 for a revision to a previously approved seven unit, multi-family residential building. The project design was originally approved by the Architectural Commission on March 12, 2008 (Attachment A) with a Tuscan architectural style; however, the design has been substantially revised and now exhibits a more Contemporary architectural style expressed by corner windows, horizontal projections, simple color palette, and minimal decoration. The revised aesthetic utilizes high quality materials, which include:

- Gray slab slate and smooth white stucco as primary façade materials;
- Clear glass at the window and door openings;
- Semi-opaque glass at the balconies;
- Smoked glass at the upper-level canopy;
- Concrete block walls;
- Burnished white concrete paving, and;
- Roof top deck elements and landscaping.

URBAN DESIGN ANALYSIS

The proposed design expresses a strong Contemporary statement through its use of high quality materials. Additionally, the use of corner windows and street-facing balconies will help to open the building up to the neighborhood, creating a positive interior-exterior relationship, and will activate the streetscape.

However, the projection above the top floor appears top-heavy in its configuration and should be revised so that it appropriately caps that portion of the building. Furthermore, the façade fenestration appears static, particularly on the side elevations where the openings are of approximately the same size, and should be revised to a more dynamic expression.

Project-specific conditions have not been proposed as part of this analysis; however, the Commission may wish to consider such comments during the course of its review.

Attachment(s):

- Previously Approved Plans (March 12, 2008)
- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, AICP, Associate Planner
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cgordon@beverlyhills.org



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ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the 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.

Additionally, the Planning Commission previously adopted a Negative Declaration on June 14, 2007; no further environmental review is required at this time.

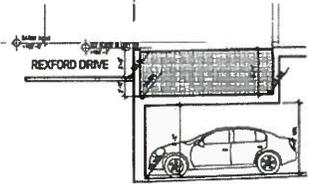
PUBLIC OUTREACH AND NOTIFICATION

As the project is located in a multi-family residential zone, an on-site notice at the subject property must be posted at least ten (10) days prior to the hearing. The site was on Friday, January 8, 2016. To date, staff has not received comments in related to the submitted project.



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Attachment A
Previously Approved Plans
(March 12, 2008)



SECTION A @ WEST PARKING

SOUTH ELEVATION

2

462 SOUTH REXFORD DRIVE

BEVERLY HILLS, CALIFORNIA

OWNER:	462 SOUTH REXFORD LP
ADDRESS:	289 SOUTH BEVERLY DRIVE #279 BEVERLY HILLS CA 90212
PHONE:	310-877-8888
SOUTH "WHITWORTH" ELEVATION	
SCALE:	1/8" = 1'-0"
DATE:	07.16.2019
PROJECT NO.:	462026
ARCHITECT:	A9



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Attachment B

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:

The proposed scope of work will consist of a four story above grade, seven unit condominium and roof top garden-open space with a subterranean parking garage and a ground level parking garage for all unit and guest parking requirements. The above grade structure will be in Type V, with the subterranean garage in Type I. The perimeter of the proposed development above grade will be set back into the lot on all four sides, providing front, side and rear setbacks fully landscaped, with vistas and walkway elements. Parking entry will be from the rear alley way. The exterior materials will consist of smooth-trowel stucco and textured slab slate stone wall veneers, accentuated with brushed metal elements on eaves, reveals, and balconies, glass handrails and guards, with gray tones and overtures. Walkways, roof decks and balconies will be treated with slate stone. The roof area shall contain a metal-frame superstructure and glazed roof, over the superstructure as a neo-modern enhanced element.

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: _____

E Lot is currently developed with (check all that apply):

- General Office Building Multi-family Building Other (specify below): _____
- Retail Building Vacant
- Medical Office Building Restaurant

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					
2					
3					
4					
5					

B List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

FAÇADE (List all material for all portions visible from the street)

Material: Stucco, Slab slate, Aluminum metal, White marble
Texture /Finish: Smooth finish stucco, Textured finish slab slate, Brushed aluminum, Polished
Color / Transparency: White, Midnight Black, Brushed metal, White blanco

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

Material: Metal frame, Glass,
Texture /Finish: Brushed Aluminum, Clear glass
Color / Transparency: Brushed metal, Clear glass

ROOF

Material: Quartz chips
Texture /Finish: Honed;Slip resistant paver
Color / Transparency: Ultra white

COLUMNS

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

BALCONIES & RAILINGS

Material: Glass, Stainless steel
Texture /Finish: Polished, Satin
Color / Transparency: Semi-Opaque, Silver/Grey

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: Glass, Steel Cable
Texture /Finish: Polished, Angled twists
Color / Transparency: Smoked, Silver/Grey

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: Composite, Platinum
Texture /Finish: Smooth, Platinum
Color / Transparency: Black, Silver

PAVED SURFACES

Material: CMU block
Texture /Finish: Burnished
Color / Transparency: Glacier white

FREESTANDING WALLS AND FENCES

Material: Concrete, Marble
Texture /Finish: Precision, Smooth
Color / Transparency: Cool Gray, White

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:

The proposed landscape will complement the design in simplicity and functionality - ensuring that that grounds will be water efficient and compliant, low maintenance.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)

A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:

- 1. Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**

The Neo-modern architectural style exemplified by our unique design approach of transforming a single mass monolith into a functional and vibrant single form of architecture dwelling is to benefit and enhance the proliferation of this design style in contemporary Beverly Hills. The choice of materials is in the white and grays trends with smooth surfaces of fine stucco and textured slate veneers in all facades. The fine stucco's and slab textured slates bring a richness and opulence to the Beverly Hills way of life, with light glass and brushed metals providing the sparkling reflections of light to our beloved city. Green roof and green yards landscaped in rich floral and shaded tree gardens accentuate a lifestyle of ease and flexibility with all world +

- 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.**

Factors which will isolate the building from external and internal noise and vibration range in scale, beginning with the exterior. The exterior is clad in smooth trowel stucco with 1-1/4" total in thickness, slate slab stone veneer cladding at peripheral locations dampen further noise levels. All exterior walls to be sound rated at least to 50 STC and all unit separation walls to be double walls with a 1" air gap and resilient channel on both sides, filled with insulations will provide superior sound dampening for all occupants and visitors. Roofing materials will be sound rated with all units having a 1-1/2" light weight concrete on all floors, with resilient channel ceilings and insulation all locations of roof/floor cavities. Vibration Damper A/C coils and units to +

- 3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.**

The exterior of the proposed building and exterior walls, landscape walls, walkways and other visible elements will be completely veneered in rich textures and wall elements, such as stucco's, stones, and metals with a visual emphasis on utilizing the highest grade possible and craftsmen like applications of the materials selected.

- 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.**

The emphasis of this master planned condominium design is that we have tried to incorporate all aspects of the ideology of Beverly Hills and the lifestyle of Beverly Hills in a residential environment. We have tried to introduce rich materials, textures and accents, water conservative plants, green roofs and gardens, orthogonal shapes and pure design elements to our building in keeping with Beverly Hills. The general plan emphasizes sustainability, low carbon emissions and a general trend to be used and pedestrian friendly. Our development maintains this responsibility to the general plan with low water usage plants and recyclable material, low flow +

- 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 appearance and location of the proposed building is in conformity with the standards of the municipal code by maintaining all yard setbacks and locating the building off the main thoroughfares. Exterior appearance of the building is in keeping with a pure, neo-modern style as this style is now the predominant element typified by the new Beverly Hills design approach to modernistic architecture and style. The municipal code and laws that govern setbacks, heights, density, parking and guest parking, with an emphasis on design elements are incorporated with respect to the City of Beverly Hills Municipal Code.



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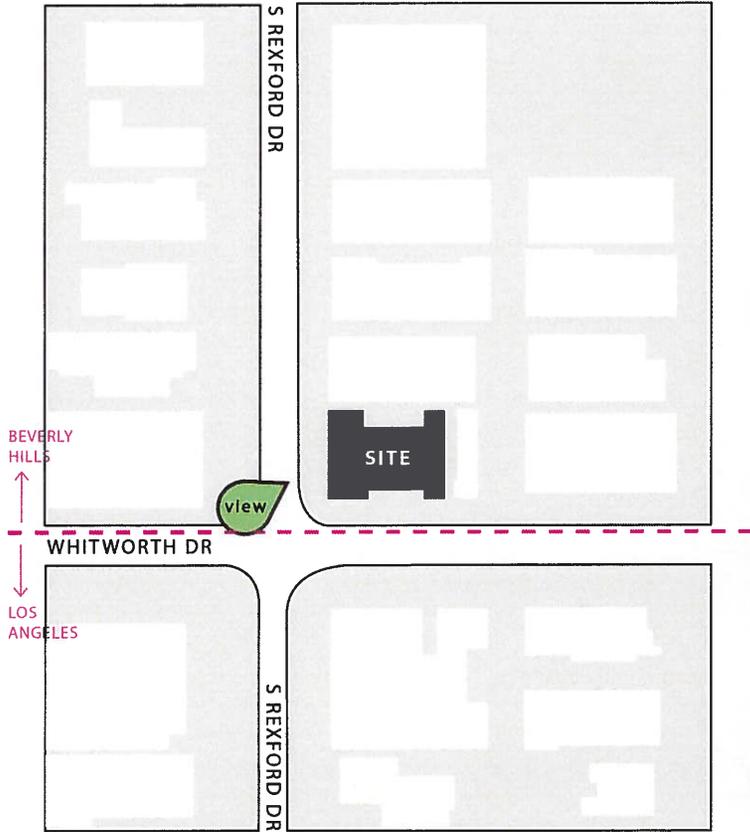
Attachment C
Project Design Plans

Enriching the community with simple living

A beautiful four story Neomodern Contemporary style condominium building will transform the corners of Whitworth and Rexford drive offering stylish accommodation, new landscaping, and spacious living areas. With floor to ceiling windows this project offers unlimited luxury with plenty of natural light bringing the outdoors inside. Materials chosen include natural textured slab stone slate, smooth clean white stucco with brushed aluminum metal reveals, natural white marble, polished concrete, and clear glass windows and doors.



Existing site



Streetscape Montage



3D Perspective



East Elevation



1 Smooth white stucco

2 Smooth White Marble Post

3 Steel cable and glass canopy

4 Textured Finish Midnight Black Slab Slate

5 Precision Cool Gray Concrete wall

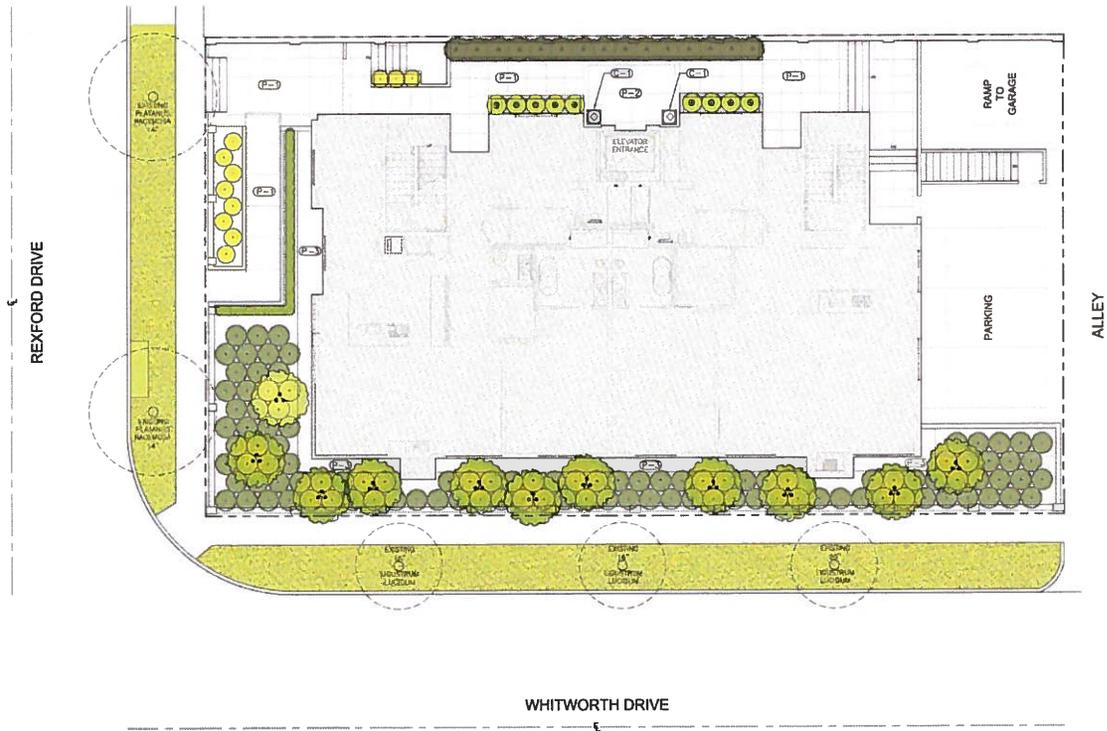
North Elevation



1 Smooth white stucco

4 Textured Finish Midnight Black Slab Slate

Landscape Plan



TREE LEGEND LEGEND

QUANT	KEY	BOTANICAL NAME - COMMON NAME	SIZE	REMARKS
11		RHUS LANCEA - AFRICAN SUMAC	36" BOX	MULTI-TRUNK

SHRUB & GROUNDCOVER LEGEND

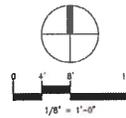
QUANT	KEY	BOTANICAL NAME - COMMON NAME	SIZE	REMARKS
38		BUXUS SEMPERVIRENS 'SUTRUCIOSA'-DIWAR' BOXWOOD	5 GAL.	
2		JUNIPERUS CHINENSIS 'SMYRNA' (SPIRAL TOPART)	15 GAL.	
111		LOMANDRA 'BREEZE' - BREEZE LOMANDRA	5 GAL.	
9		MICROLEPIA STREGOSA - LACE FERN	5 GAL.	
15		PODOCARPUS MACROPHYLLUS MAO - SHRUBBY YEW PINE	15 GAL.	
20		ROSA FLORIBUNDA 'ICEBERG' - ICEBERG ROSE	5 GAL.	
1184 S.F.		MANXTON 6 - FESCUE BLEND	500	

MATERIALS AND FINISHES SCHEDULE

KEY	ITEM
	CONCRETE, INTEGRALLY COLORED- ADMIXTURES 'FAWN'; TOP CAST #5 WATER WASH FINISH (SANDBLAST FINISH)
	CONCRETE, INTEGRAL COLOR- ADMIXTURES 'FAWN'; TOP CAST #7 WATER WASH FINISH (EXPOSED AGGREGATE FINISH)
	CRUSHED PEA GRAVEL, 3/8" 'DEL RIO'
	24"φ x 24" TALL CONTAINER

LANDSCAPE LIGHTING

NOTE: NO LANDSCAPE LIGHTING IS PROPOSED



Landscape Plan



WEST ELEVATION

SCALE: 1/8" = 1'-0"
FILE: A14



RHUS LANCEA - AFRICAN SUMAC



BUXUS SEMPERVIRENS 'SUFFRUTICOSA' - DWARF BOXWOOD



JUNIPERUS CHINENSIS 'SPARTAN' - JUNIPER



LOMANDRA 'BREEZE' - BREEZE LOMANDRA



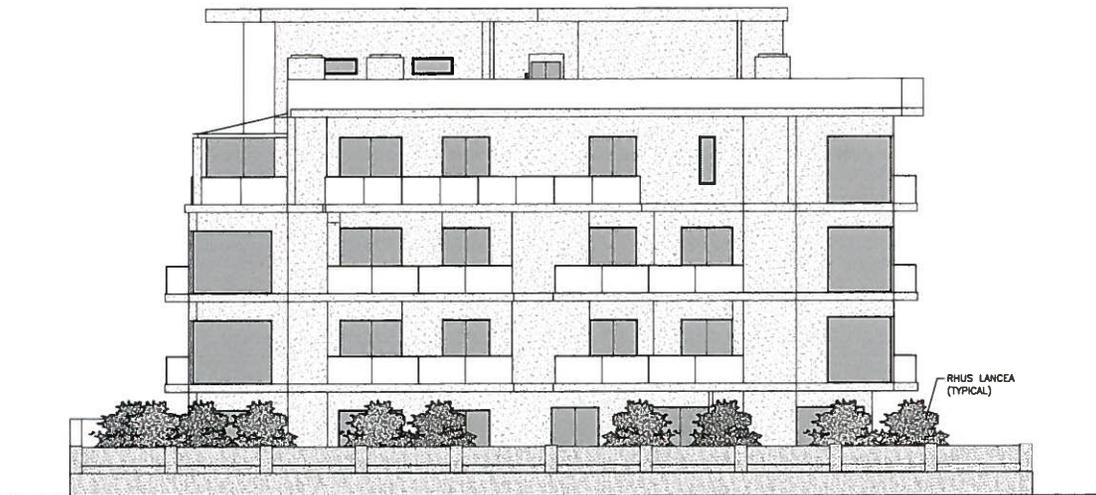
MICROLEPIA STRIGOSA - LACE FERN



PODOCARPUS MACROPHYLLUS 'MAKI' - PODOCARPUS



ROSA FLORIBUNDA 'ICEBERG' - ICEBERG ROSE



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
FILE: A13



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Attachment D

DRAFT Approval Resolution

RESOLUTION NO. AC XX-16

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR A REVISION TO A PREVIOUSLY APPROVED SEVEN UNIT, MULTI-FAMILY RESIDENTIAL BUILDING FOR THE PROPERTY LOCATED AT 462 SOUTH REXFORD DRIVE (PL1600119).

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

Section 1. The Code Solution, agent, on behalf of the property owner, Leo Chan, (Collectively the “Applicant”), has applied for architectural approval for a revision to a previously approved seven unit, multi-family residential building for the property located at 462 South Rexford Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions, or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Hills Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the Architectural Commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from 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. Additionally, the Planning Commission previously adopted a Negative Declaration on June 14, 2007; no further environmental review is required at this time.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **January 20, 2016** 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.

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: **January 20, 2016**

Ryan Gohlich, AICP, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission