



Architectural Commission Report

Meeting Date:	Wednesday, February 17, 2016 <i>(Continued from the January 20, 2016 Architectural Commission meeting)</i>
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 was previously reviewed by the Architectural Commission at its meeting on Wednesday, January 20, 2016 (Attachment A). At that meeting, the Commission indicated that the project warranted further review and directed it to be restudied and returned to a future meeting. The comments provided by the Commission related primarily to consistency between the plans and the material board, development of architectural and landscape details, revising the site wall design, creating a sense of entry, and integrating the roof top structure into the overall building.

The project's overall design remains substantially the same as the previous proposal; however, modifications have been incorporated into a revised design to address the Commission's comments. The applicant has prepared a *Response to Comments* (Attachment B) to indicate how the plans have been modified. Such modifications include:

- Development of additional architectural renderings and details;
- Replacement of slate façade material with dark gray fiber cement panel;
- Revised site wall design;
- Addition of landscape planter and address identification at entry;
- Modified window and material configuration at penthouse/clerestory, and;
- Integration of lighting at entryway, perimeter wall, and elevator courtyard.

URBAN DESIGN ANALYSIS

The proposed design continues to express 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. The modified window and material configuration at the penthouse/clerestory help to more appropriately cap the building than the previous proposal as it incorporates a more horizontal configuration and does not draw the eye upward.

Attachment(s):

- A. January 20, 2016 Staff Report and Previously Proposed Plans
- B. Applicant-prepared *Response to Comments*
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:
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cgordon@beverlyhills.org



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AC Meeting – February 17, 2016

Furthermore, the sense of entry is enhanced through the address identification and landscaping, which will draw desired attention toward this component of the design.

As designed, the applicant has thoughtfully incorporated the Commission's comments and it is anticipated that the project will have a positive impact on the surrounding residential neighborhood.

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 posted on Friday, February 5, 2016. To date, staff has not received comments in related to the submitted project.



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Attachment A

January 20, 2016 Staff Report
and Previously Proposed Plans



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):

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

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ZONING CODE COMPLIANCE

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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.

3D Perspective



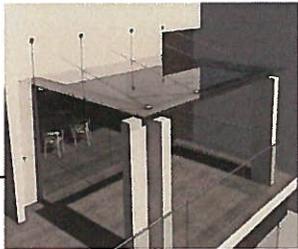
East Elevation



1 Smooth white stucco



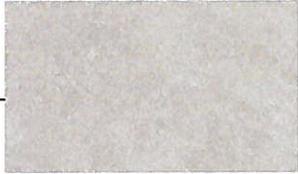
2 Smooth White Marble Post



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



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Attachment B

Applicant-prepared *Response to Comments*

2-1-16

Response to commissions comments for 462 S Rexford Dr, Beverly Hills, CA 90212

- As suggested we revised the landscape plan to provide a clearer manner of wayfinding to the building entrance using vegetation and lighting to create direction and presence.
- Added lighting integrated with the landscaping and near the entryway and perimeter wall.
- Added lighting to the elevator courtyard
- Added details for the deck/balcony and material transitions
- Added details for the new panel system
- Revised plans to be clear and concise
- Proposed an alternate façade material – Equitone fibre cement panels
- Revised the point of arrival
- Added signage – address measures 12" H x 18" W
- Provided more elevations in color and 3D views of the other sides of the building
- Revised perimeter wall to be within height compliance, top 3' will be open to public view (per code)



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Attachment C Project Design Plans

3D Perspective



East Elevation



1 Smooth white stucco



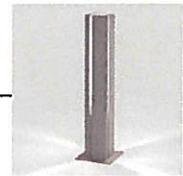
Olea Europaea shrub



3 Steel cable and glass canopy



10 Equitone (Tectiva) fibre cement facade panel material TE80



Labyrinth by Delta Light
Floor surface mounted light
220-240V
50-60Hz / 1 x 1~EVG
1 x TC-L 36W

North Elevation



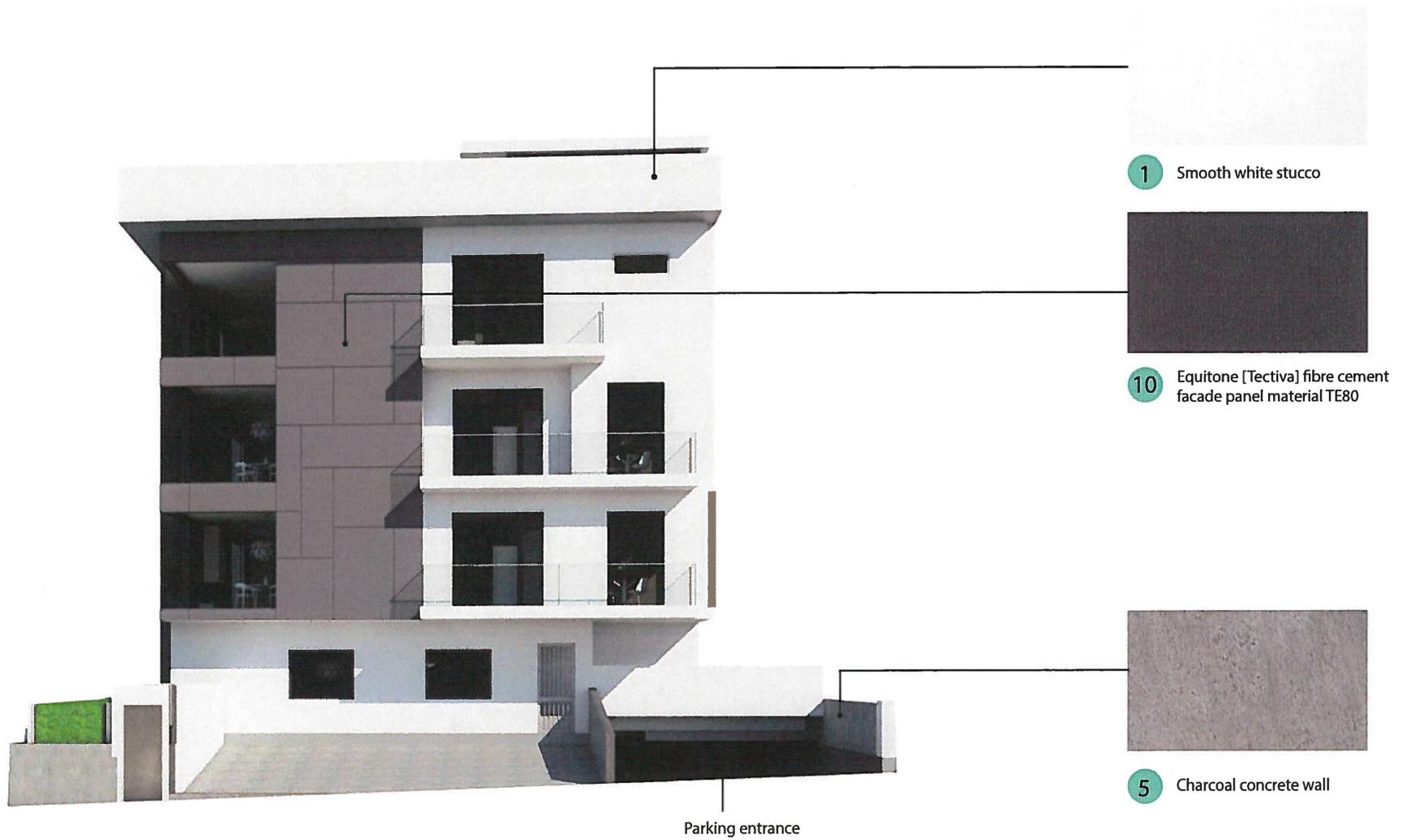
1 Smooth white stucco

10 Equitone [Tectiva] fibre cement facade panel material TE80

South Elevation



West Elevation

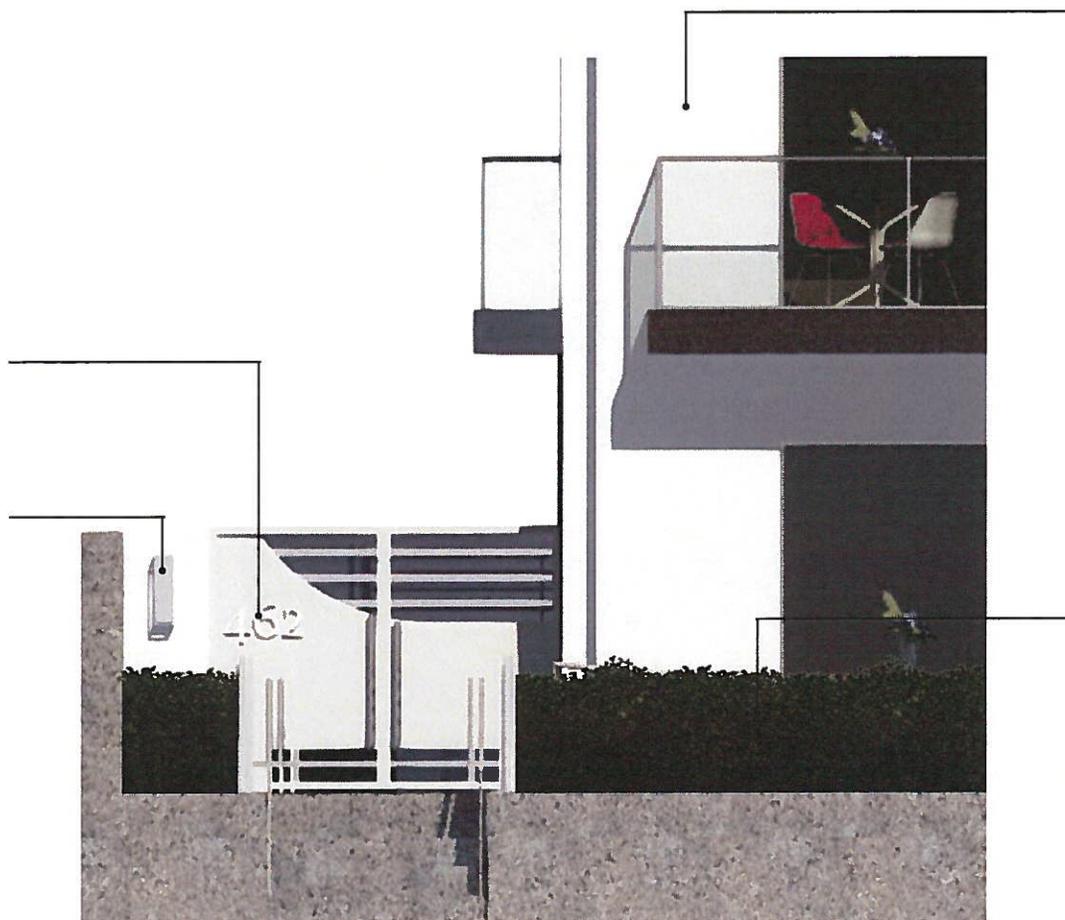


Enlarged Entry Elevation

Address numbers painted white
Dimensions: 12" H x 18" W



Delta Light Montur LED
Outdoor wall light



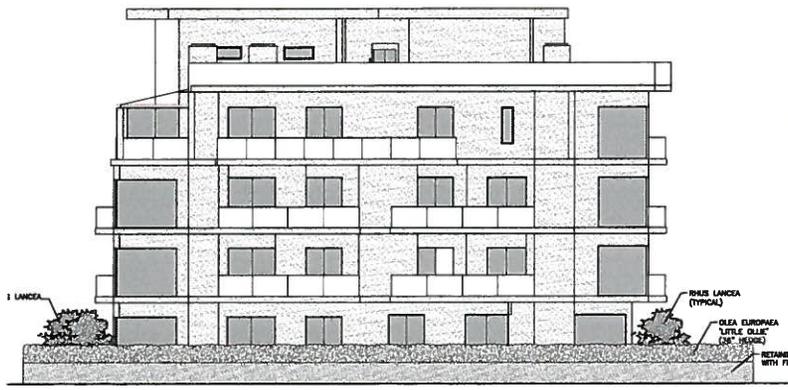
1 Smooth white stucco



Olea Europaea shrub



WEST ELEVATION
REV. 01.17.20



SOUTH ELEVATION
REV. 01.17.20



RHUS LANCEA - AFRICAN SUMAC



SAXIFRAGA - DWARF BOXWOOD



FICUS REPENS - CREEPING FIG



PODOCARPUS MACROPHYLLUS 'MAKI' -
PODOCARPUS



LOMANDRA 'BREEZE' - BREEZE LOMANDRA



MICROLEPIA STRICOSUS - LACE FERN



OLEA EUROPAEA 'LITTLE OLLIE' - DWARF OLIVE



JUNIPERUS CHINENSIS 'SPARTAN' -
JUNIPER



PHORMIUM TENAX 'PURPUREA' -
NEW ZEALAND FLAX



GREEN ROOF SYSTEM



BOLLARD LIGHT 'LABYRINTH' BY DELTA LIGHT



RECESSED STEP LIGHT 'SP1104-RL' BY SBJ LIGHTING



SPOT UPLIGHT (TREES) TITAN 7" BY SBJ LIGHTING



UNDERWATER SPOT LIGHT 'SBJ 13-14' BY SBJ LIGHTING

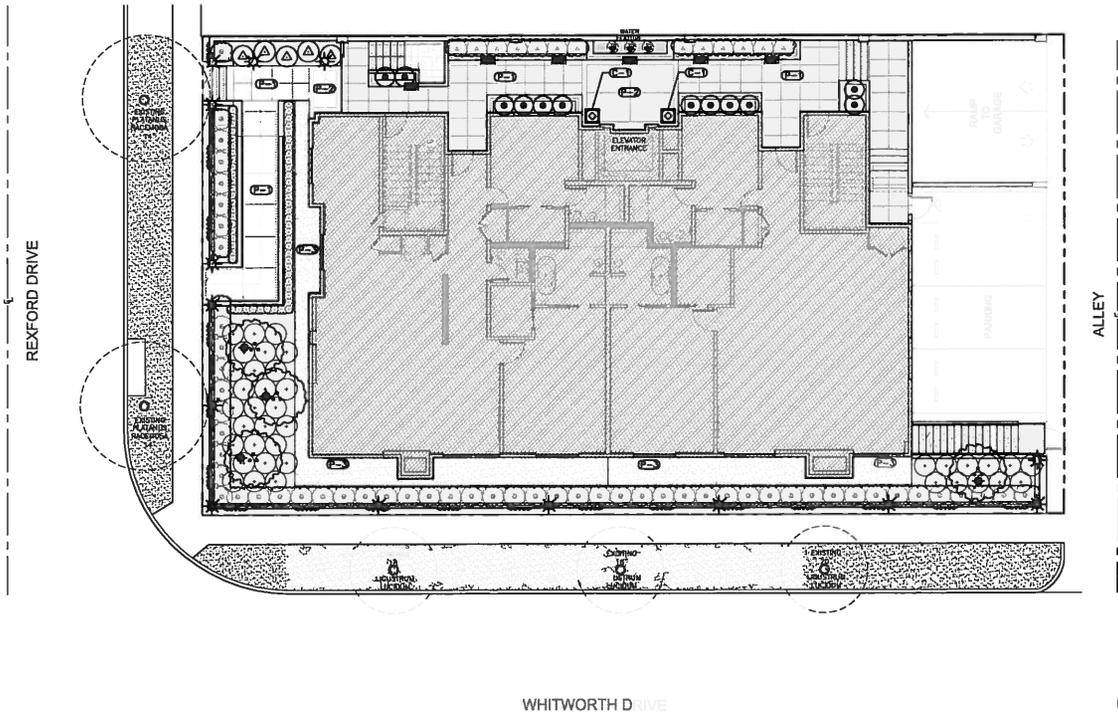
CONDOMINIUM DEVELOPEMENT
462 SOUTH REXFORD DRIVE | BEVERLY HILLS, CA

LANDSCAPE PLAN
ELEVATIONS AND PLANT IMAGES L-2

02/01/2018



JMD
LANDSCAPE
ARCHITECTURE
342 ANDERSON BLVD STE 102
BEVERLY HILLS, CA 90203
310-941-3000



TREE LEGEND

QUANT	KEY	BOTANICAL NAME - COMMON NAME	SIZE	REMARKS
11		BUSY LANCEA - AFROCK SLIMAC	36" BOX	MULCH-TREK

SHRUB & GROUNDCOVER LEGEND

QUANT	KEY	BOTANICAL NAME - COMMON NAME	SIZE	REMARKS
30		BUSY SEMPERVENS 'SUFFRUTICOSA' - DWARF BOBBWOOD	5 GAL.	
2		JANIPOLIS CHINENSIS 'SPINOW' (SPINAL TOPARY)	15 GAL.	
111		LOUNDA 'BREEZE' - BREEZE LOUNDA	5 GAL.	
8		MICROLEPA STROGGA - LACE FERN	5 GAL.	
18		FICUS REPENS - CREEPING FIG	5 GAL.	
58		OLEA EUROPAEA 'LITTLE OLIVE' - DWARF OLIVE	15 GAL.	HEGE AT 3'
13		PODOCARPUS MACROPHYLLUS MAI - SHRUBBY YEW PINE	15 GAL.	
5		PHORBIUM TENAX 'PURPUREUM' - NEW ZEALAND FLAX	15 GAL.	
1		ROSA FLORIBUNDA 'ICEBERG' - ICEBERG ROSE	5 GAL.	
1184 S.F.		MAHONIA B - FESCUE BLEND	300	

MATERIALS AND FINISHES SCHEDULE

KEY	ITEM
	CONCRETE, INTEGRALLY COLORED - ADMIXTURES 'FAWN'; TOP CAST #5 WATER WASH FINISH (SEMIGLOSS FINISH)
	CONCRETE, INTEGRAL COLOR - ADMIXTURES 'FAWN'; TOP CAST #7 WATER WASH FINISH (EXPOSED AGGREGATE FINISH)
	CRUSHED PEA GRAVEL ON COMPACTED AGGREGATE BASE, 8" 'DEL. RIO'
	24" Ø x 24" TALL CONTAINER

LANDSCAPE LIGHTING

KEY	ITEM
	SPOT UPLIGHT
	BOLLARD LIGHTING
	RECESSED STEP LIGHTING
	UNDERWATER SPOT LIGHT

CONDOMINIUM DEVELOPEMENT
 462 SOUTH REXFORD DRIVE | BEVERLY HILLS, CA

PRELIMINARY LANDSCAPE PLAN
 GROUND FLOOR L-1

02/01/2016





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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 duly noticed public hearings on **January 20, 2016 and February 17, 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: **February 17, 2016**

Ryan Gohlich, AICP, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission