



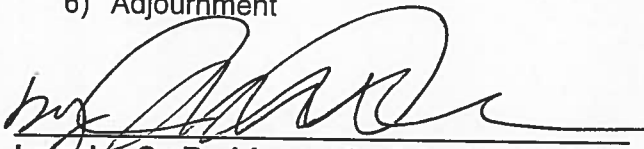
**Beverly Hills City Council Liaison/Recreation and Parks Commission
Committee will conduct a Special Meeting, at the following time and place,
and will address the agenda listed below:**

**City Hall
455 North Rexford Drive
4th Floor Conference Room B
Beverly Hills, CA 90210**

**Wednesday, November 14, 2018
4:00 PM**

AGENDA

- 1) Public Comment
 - a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.
- 2) Proposed donation of trees and landscaping to northwest side of Greystone
- 3) Structure of decision making process as a result of La Cienega Public Engagement Process
- 4) Vision for Greystone and its relationship to the renovation of the theater
- 5) Request to reconsider the landscape design of the Doheny block of Beverly Gardens Park and possible landscaping of street median at Carmelita and Oakhurst
- 6) Adjournment


Lourdes Sy-Rodriguez, Assistant City Clerk

Posted: November 9, 2018

***A DETAILED LIAISON AGENDA PACKET IS AVAILABLE FOR REVIEW IN THE
LIBRARY AND CITY CLERK'S OFFICE.***



In accordance with the Americans with Disabilities Act, Conference Room A is wheelchair accessible. If you need special assistance to attend this meeting, please call the City Manager's Office at (310) 285-1014 or TTY (310) 285-6881. Please notify the City Manager's Office at least twenty-four (24) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

Item 2



STAFF REPORT

Meeting Date: November 14, 2018
To: City Council Liaisons
From: Nancy Hunt-Coffey, Director of Community Services
Subject: Proposed donation of trees and landscaping to northwest side of Greystone
Attachments: 1. Proposed planting plans

Over the course of many years, the trees and shrubbery that have been planted around many parts of Greystone have reached or exceeded their useful lifecycle. This has resulted in a number of trees being removed over the course of time. Additionally the irrigation is broken or nonexistent in many areas. As the liaisons will recall, an effort was started earlier this year to begin revitalizing the plantings around the mansion, which has resulted in the replanting and installation of replacement irrigation on the northern and northeastern slopes of the property.

In the winter of 2016-17, there was a period of substantial rains which caused a number of tall Eucalyptus trees to fail, particularly on the west side of the property. Due to the safety concerns, these trees were removed. Additionally, there is substantial evidence from tree stumps of a number of other trees and shrubbery which have failed over the course of time. As a result of these removals, the views from Greystone to Mr. Schmidt's home have been impacted and Mr. Schmidt feels that his property is now much more exposed to visitors to Greystone. As a result, he would like to have the trees and shrubbery replaced to restore some of the privacy that was previously afforded by the trees and shrubbery. Rather than making a financial contribution to the City, Mr. Schmidt prefers to pay for the entire project directly, including the labor required to plant the trees and landscaping and to provide the appropriate irrigation.

Staff has consulted with the City Attorney's Office regarding the ability to have Mr. Schmidt contract directly for the project. There are some considerations that need to be addressed, such as an agreement between the City and Mr. Schmidt which would specify certain requirements, such as the need to pay prevailing wage, provide required insurance, etc. However, it appears that these considerations can be addressed.

Staff asks the liaisons to consider and make a recommendation on this donation proposal.

GOALS & NOTES

- 1. Listed on the National Register of Historic Places, Greystone Mansion and its landscape and gardens provide a window to the historic Beverly Hills of the 1920's. Paul Thieme, Greystone's Landscape Architect, designed many estates in the surrounding neighborhoods in the 1920s and 30s.
- 2. This planting beautification project benefits the city parks department and improves the visitor experience in a neglected area of the property.
- 3. Tall trees and shrubs are planted to block views toward and from Greystone and the adjacent house to the west.
- 4. The beautification project landscape includes tree and shrub species planted historically on the Greystone property and older Beverly Hills estates.

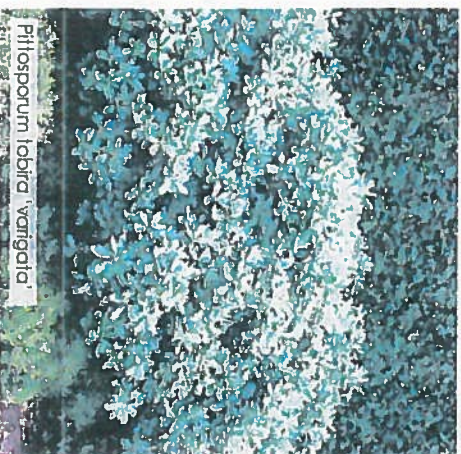
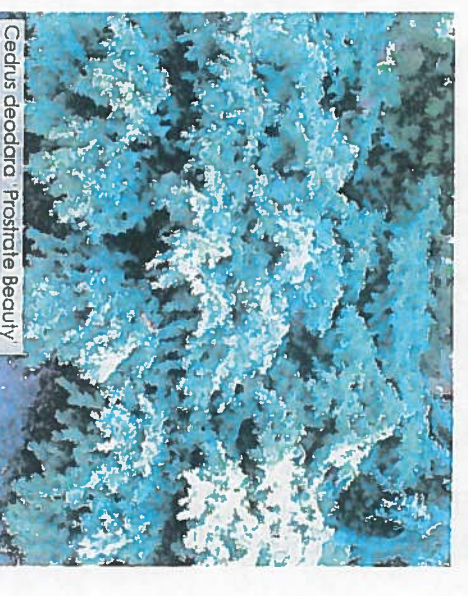
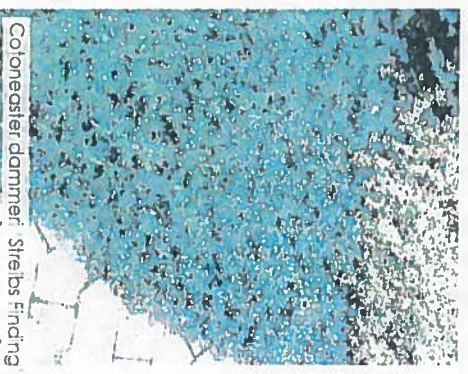
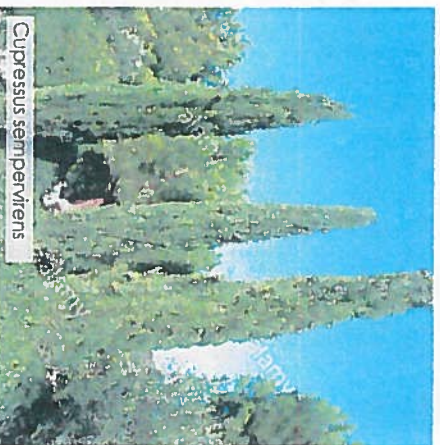
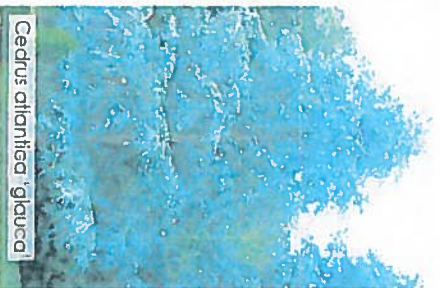
PLANTING CONCEPT

- NARRATIVE:
- A. Dense evergreen planting along property line
 - B. Accent spring flowering trees and mixed evergreen pine, cedar and cypress trees provide year round interest
 - C. Strategically located large specimen trees (20'-30'H) block views from adjacent property to Greystone
 - D. Broad leaf evergreen trees and/or large shrub massing block views from Greystone to adjacent property



LANDSCAPE CONCEPT PLAN

2018.10.22



LEGEND

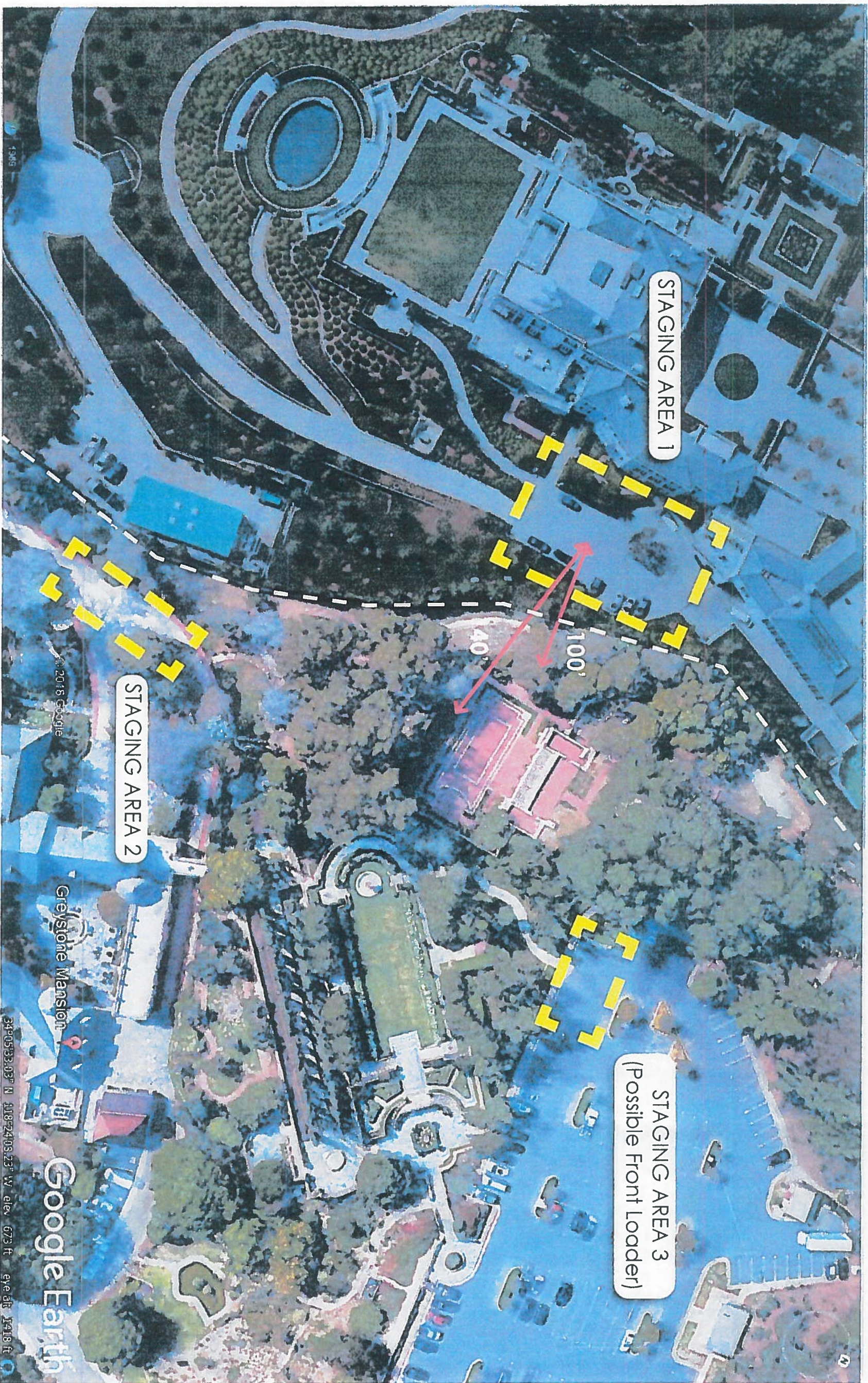
 Slope < 35% - Area acceptable for tree planting

 Slope > 35% - Area acceptable shrub and groundcover planting only



PLANTING GRADIENT DIAGRAM

2018.10.22



PROPOSED CRANE STAGING

Item 3



STAFF REPORT

Meeting Date: November 14, 2018
To: City Council Liaisons
From: Nancy Hunt-Coffey, Director of Community Services
Subject: Structure of decision making process as a result of La Cienega Public Engagement Process
Attachments: 1. None

The public engagement process for the La Cienega Park and Recreation Complex is concluding. The staff from the Consensus and Collaboration Program (CCP) from California State University Sacramento are compiling the final information. The overview of the feedback from the community will be presented at the City Council meeting on November 20th. Then, at the December 18th City Council meeting, staff and CCP hope to walk the City Council through a decision making process to determine what (if anything) should be done at La Cienega. Staff would like to discuss with the Recreation and Parks Council liaisons the proposed decision making process for the December 18th meeting.

Item 4



STAFF REPORT

Meeting Date: November 14, 2018
To: City Council Liaisons
From: Nancy Hunt-Coffey, Director of Community Services
Subject: Vision for Greystone and its relationship to the renovation of the theater
Attachments:
1. Prior renderings & floorplan for Greystone Theater
2. Background report from Friends of Greystone
3. Pictures of Greystone Theater

Staff would like to discuss with the liaisons a proposal to develop a vision for the Greystone property as a whole. Currently Greystone is used for a number of purposes, such as weddings, meetings, events, etc. These uses can sometimes have impacts on the condition of the property and the mansion. There have also been conversations over the course of time that Greystone, or a portion of the property, should be used as a museum or other more passive uses. As the City continues to invest in the restoration of the property, staff would like to discuss the possibility going through a process to develop a long term vision for the property.

At the same time, City Council has clearly indicated a desire to accelerate the restoration of the theater at Greystone. The drawings that were developed a few years ago for the theater were focused on creating an intimate screening space for movies. At the same time, there has been some discussion about the space also serving as a small performing arts venue. The design for a screening room can be quite different from that of a performing arts venue. As a result, staff asks that the Council provide some direction on how the space should be designed. Also, staff asks that the Council consider the restoration of the interior and the extent to which the space should be restored to its original configuration.



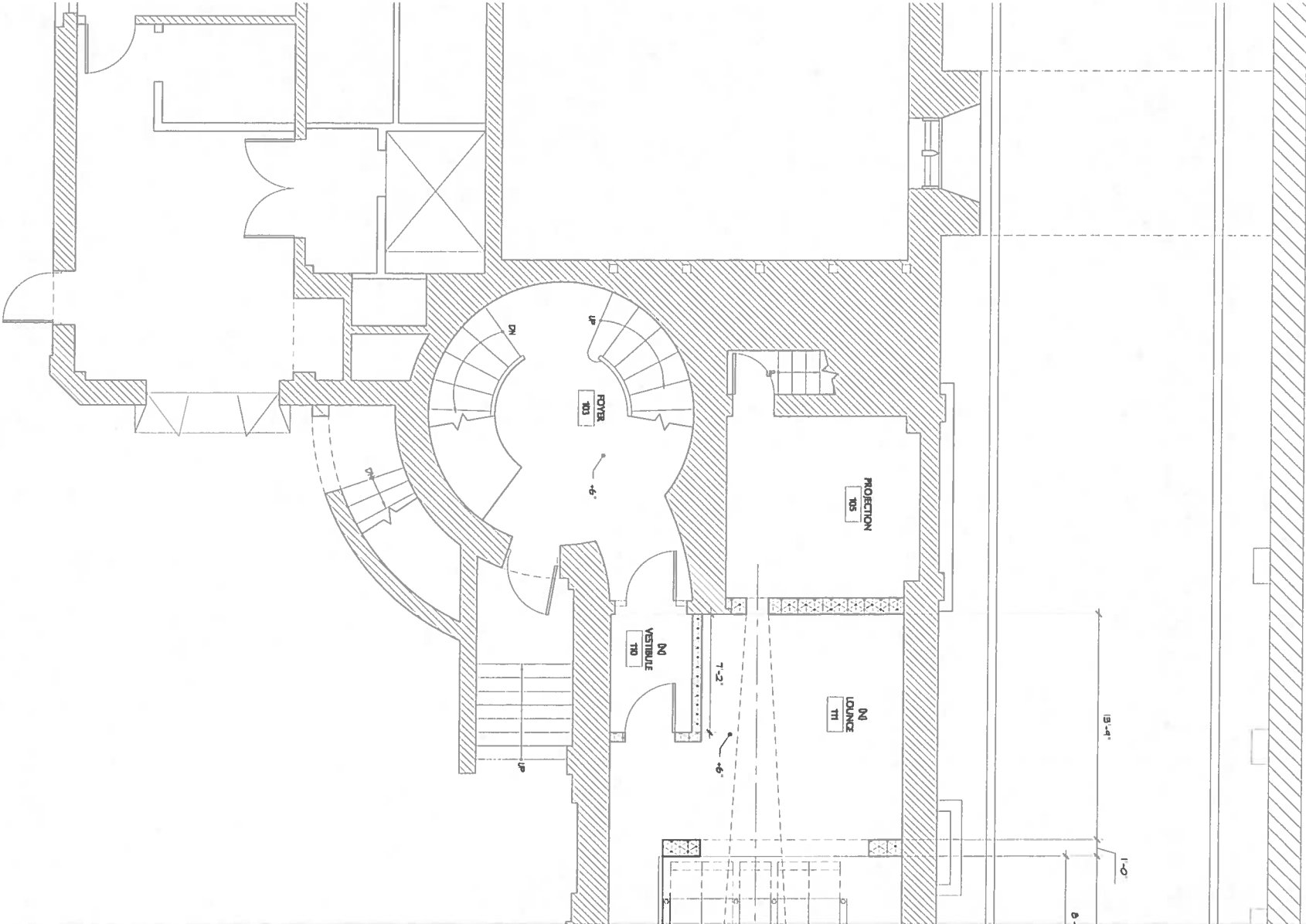
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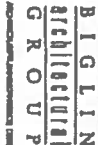
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JOURNAL OF DOCUMENTATION



PROJECT TITLE AND ADDRESS

CRYSTONE MARSHON
THEATER
905 LOMA VISTA DR.
BEVERLY HILLS, CA 90270

●

RELATIONSHIP DATA

PROJECT NO: 000

ISSUE DATE: 7/24/2018

CHECKED BY: SJS

DESIGNED BY: CJ, LB

3-217 PLASTER

A6.00

THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF THE ARCHITECT BRIAN WESLEY BROWN, AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING.

send by Sat 6/23/18
Memo to Susan on Theater Restoration

DATE: 6/23/2018
TO: Susan (to use or edit as needed)
FROM: Gay

SUBJECT: Points on History of Theatre Restoration Project at Doheny Greystone Estate

INTRODUCTION: This memo is in response to Susan's request for key points regarding planning activities for the restoration of the movie theater at Greystone. The Theatre is located in a wing of the Mansion known as the Entertainment Wing, which also houses a Bowling Alley, Billiards Room and Prohibition Bar.

BACKGROUND: The Greystone private movie theatre with small proscenium stage is original to the 1928 house. At present there do not seem to be any photos of this space during the time the Doheny's lived at Greystone. It seems to not have been much used by the family, and has only been used for storage for many years. It is closed to the public.

During the AFI (American Film Institute) lease, it was converted to a small screening room for the Institute with contemporary theater seating and a projection room in the rear. All is now in disrepair and the coffered wooden ceiling has been considerably damaged by water leakage from the flat roof above. However, many historic elements remain in the Theater space including the ceiling and the carved wooden elements of the stage with original footlights, sconces, etc. The Theater sits above the historic Bowling Alley, Billiards Room and Prohibition Bar.

When the City of Beverly Hills upgraded the mechanical and electrical systems in the Mansion, the Theater Wing was not included in the funding. The Bowling Alley and Billiards have been reasonably preserved & restored, and are often open to the Public, but more needs to be done in these areas as well as in the Theater.

Current language about the Theater Restoration in the "Greystone Master Plan for Maintenance and Restoration" (City of BH, Friends of Greystone & Historic Resources Group - 2017)

The City of Beverly Hills has allocated funds to begin investigation and prepare a report on the infrastructure.
Restore original theater elements including ceiling, wall paneling and sconces, wood strip flooring, stage, reupholster seats, and install a functioning facility including lighting, electrical, sound, and projection.
There are a broad range of technical capabilities that can be provided; that is the greatest variable in what will be the total cost of work, including "FF&E," beyond the architectural finishes and furnishings.

ISSUES: A Theatre Restoration/Renovation project at Greystone would reasonably encompass Three Phases.

1. Phase 1 - Infrastructure/Mechanical - Making the "Shell suitable for public use." Ventilation, electrical, sprinklers, plumbing, structural safety, accessibility, etc. In 2015 the City of Beverly Hills paid KCK Architects to develop a mechanical plan and was considering putting this Phase 1 Plan out to bid. In essence, Phase 1 would make the space publicly habitable and code compliant. No planning was done for additional phases.
2. Phase 2 - Historical preservation & appropriate decor and restoration: Consideration and planning would include the historic woodwork - repair and restoration, historic stage appearance, historic sconces, historic projection area, floor, wallcoverings etc.
3. Phase 3 - Establishing a state of the art screening room which could be used as an additional revenue source for Greystone as well as for public use.

CONSIDERATIONS (partial list of issues discussed over the years):

- Since several years have elapsed, it would be important, as a first step, to re-confirm consensus on the planned use of this space. At present, the consensus has been to develop a "state-of-the-art Screening Room" to become another revenue source for the venue. But that use comes with issues not yet addressed and resolved. Other suggestions for use have included historic room & display space, flexible meeting & performance space, reception area, state of the art screening room.
- Planning for a rentable screening venue should include appropriate seating & equipment, electrical requirements, tech support, and a plan to maintain & replace that equipment, etc.
- Projected capacity of the Theater space ranges from a BH Fire Clearance of approximately 60 to a low of 30 for an upscale screening room. (Compare to a Capacity of 78 in the Living Room for performances.)
- Since the room is exceptionally long, seating could possibly be located in front half of room with a divider for a reception area in the rear. Seating should be raked. (The Dohenys probably used couches and easy-chairs.)
- Wiring plans (mechanical) should reasonably follow equipment and lighting planning. FOG has been told that because of the electrical, the Entertainment Wing might better be on a separate system from the rest of the Mansion.
- Should plumbing be added to Phase 1? We could have a working sink in the Prohibition bar. There is also a small bathroom next to the bar which is now used for storage.
- The screening function of the Theatre might be used to introduce visitors to the property.
- If significant funding comes from a single source, the Theater could be named after the Donor. Arrangements for private screenings in the Theater and other uses of Greystone might be made available to the Donor.
- ADA access issues should be revisited - compliance or historic waiver. ADA solutions recommended by KCK Architects for Phase 1 might

comply with law, but appear cumbersome and possibly not user friendly to those needing access.

- Over the years the Friends and the City have been approached by a number of excellent individuals and organizations who have offered to participate ad-hoc in each phase of the planning process, as well as professionals who would like to consult on contract. (A partial list is attached as examples.)

RECOMMENDATIONS:

1. Move up the Priority for a Theater Project in the Greystone Master Plan for Maintenance & Restoration (Historic Resources Group) for a more comprehensive planning process. Totally develop a Multi-phase Study before implementing any of the Phases.
2. As a first step, confirm current consensus that the planned use of this space is still for the state-of-the-art Screening Room as an event venue. We need to be clear on this goal before planning can progress.
3. For each Phase utilize appropriate community resources in the planning, formally or informally. This would not only include architects & engineers, but could include theater preservationists, historic preservationists, theater designers, theater technicians, purchasers, etc.
4. Planning for a screening venue should include consideration of not only the initial purchase of equipment and furnishing, but the ongoing costs for technical support and equipment maintenance/upgrading. In short we need to calculate the operating expense ratio. (Cost /revenue.)

ATTACHMENTS

1. Sponsor this Project - Greystone Theater - poster.
2. Historic Photos of Theater AFI & current.

CURRENT RESOURCES

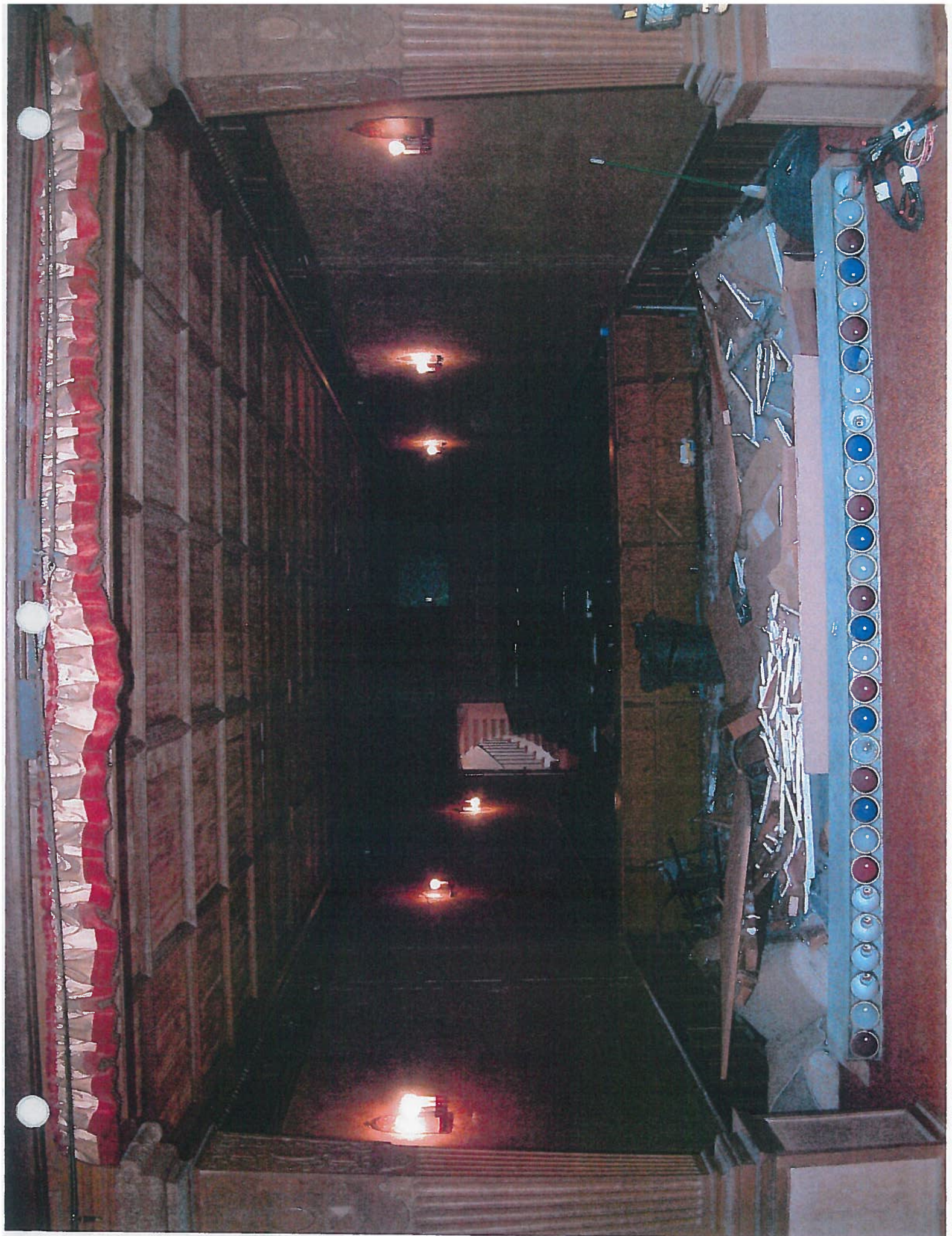
3. Historic Resources Group, Peyton Hall FAIA, 12 South Fair Oaks #200, Pasadena, CA 91105, www.historicresourcesgroup.com, "Greystone Master Plan for Maintenance & Restoration - 2017"
4. Kaplan, Chen & Kaplan - KCK Architects & Planners, David Kaplan, 2526 18th Street, Santa Monica, CA. Mechanical plans for City Architect, circa 2015.

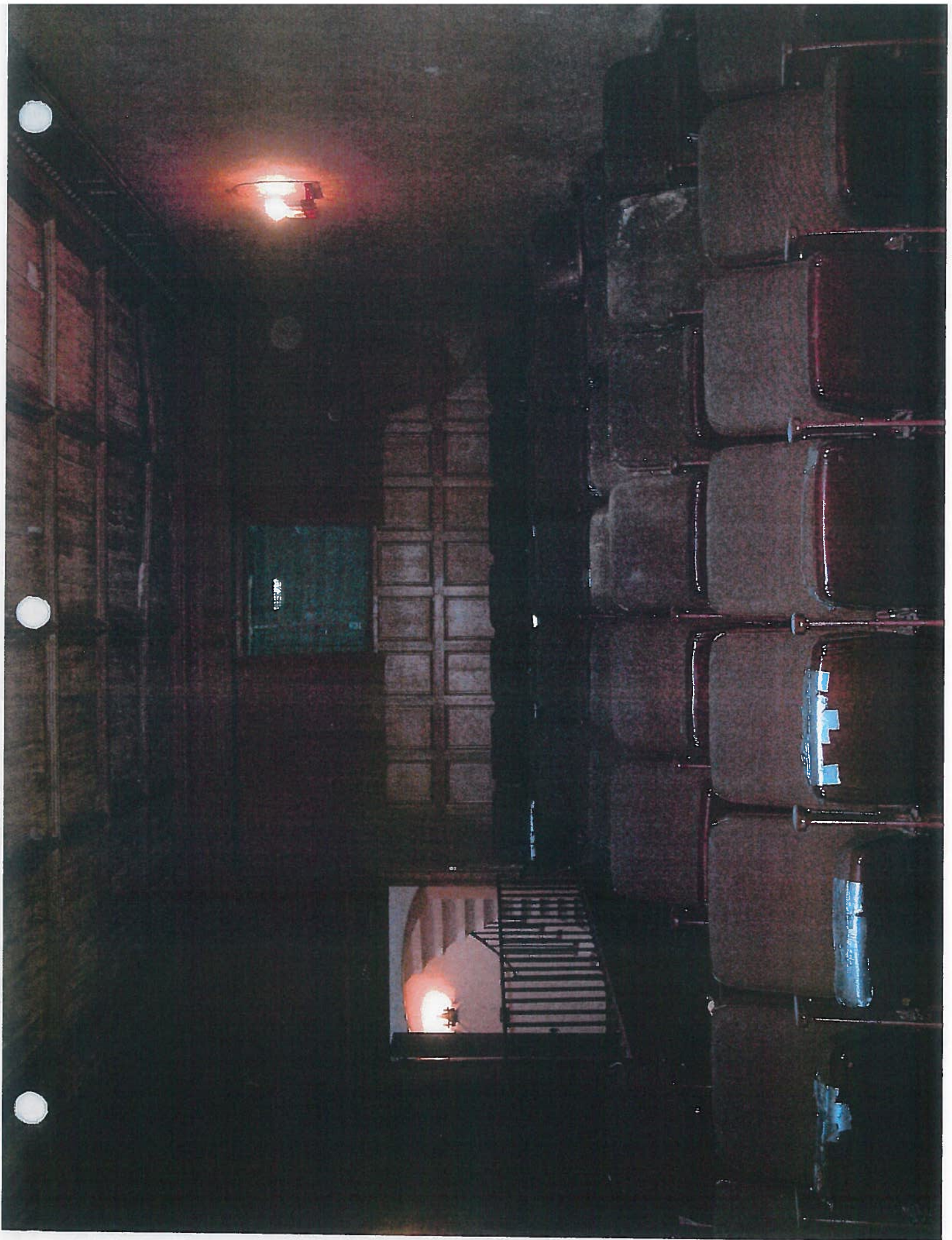
POTENTIAL PLANNING AND CONSULTANT RESOURCES - contacted in the past by City and/or FOG

1. Leader D Cinema, Michael Leader, www.leadercinema.com, Beverly Hills & internationally, "Screening Rooms for Distinguished Residences of Merit"
2. Theatre 40, David Hunt Stafford Artistic and Managing Director, Beverly Hills, www.Theatre40.org.
3. LA Historic Theater Foundation, www.lahtf.org
4. League of Historic American Theaters, lhat.org (national organization)

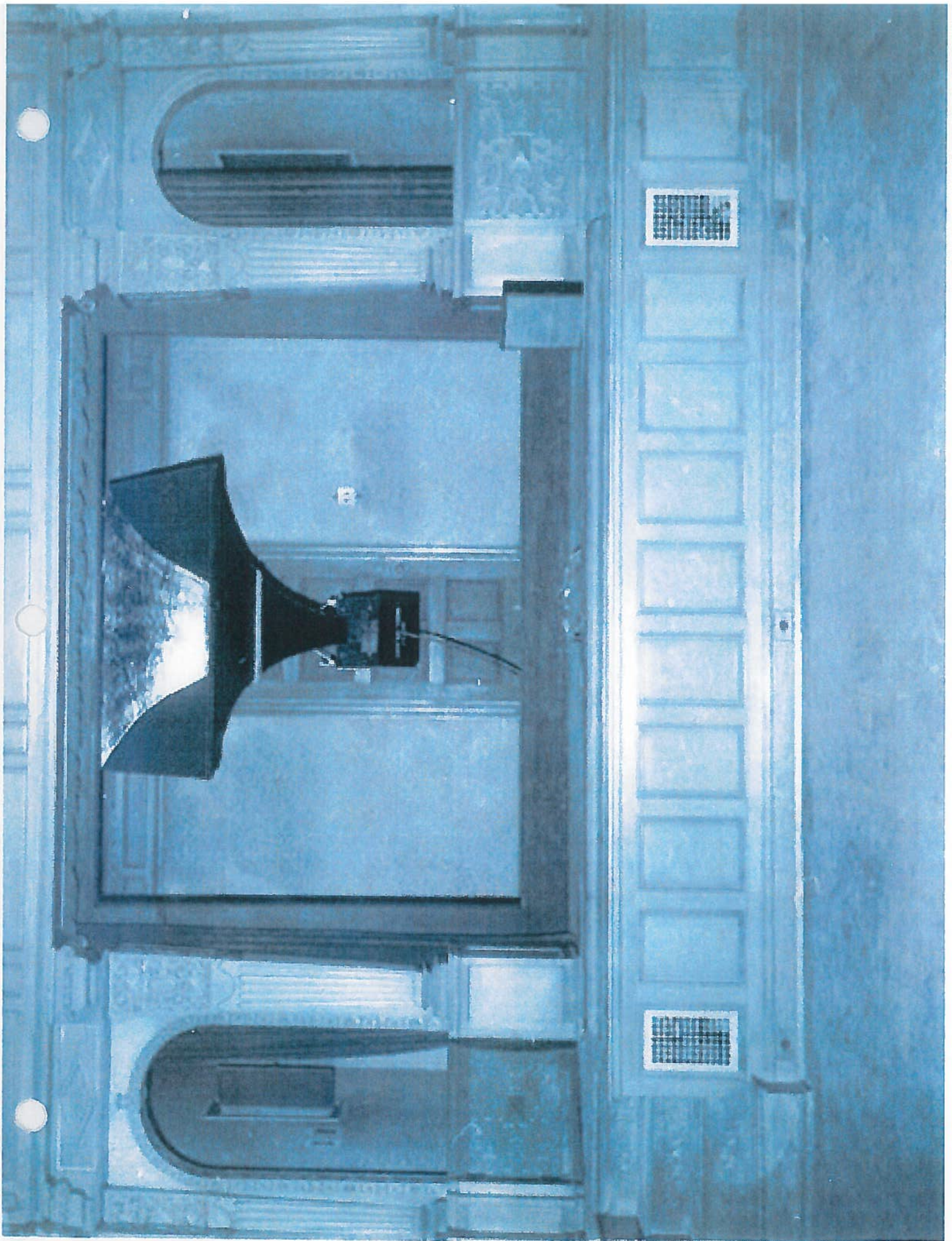
5. Moving Image Technologies (MIT) - Digital Cinema Theatre Design & Projects,
Tim Kennelly, Director of Sales and Special Projects, Fountain Valley, CA,
www.movingimagedtech.com.

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Item 5



STAFF REPORT

Meeting Date: November 14, 2018

To: City Council Liaisons

From: Nancy Hunt-Coffey, Director of Community Services

Subject: Request to reconsider the landscape design of the Doheny block of Beverly Gardens Park and possible landscaping of street median at Carmelita and Oakhurst

Attachments:

1. Report from Ostashay and Associates related to historic nature of Doheny block
2. Rendering of landscaped street median

At a Recreation and Parks Council liaison meeting earlier this year, residents from Sierra Drive asked that the landscaping plan for the Doheny block of Beverly Gardens Park be modified to include lush planting on the west side of this block in order to provide a visual barrier between the residential Beverly Hills streets and West Hollywood. The liaisons directed staff to engage the services of a historic consultant to determine whether these additional plantings would be allowable, since Beverly Gardens Park is designated as a historic landmark.

Staff engaged the services of Jan Ostashay and Associates, since this is the firm that conducted the original research which supported the historic designation of Beverly Gardens Park. As a result of this research, they already have some familiarity with the park. Ms. Ostashay studied the proposal, and produced the report which is attached herein. She does not recommend adding the additional plantings at this location.

As a secondary measure, the liaisons directed staff to look at the possibility of lushly planting the street median in that area which is bordered by Oakhurst and Carmelita. Staff have prepared a rendering of what these additional plantings might look like. Since this median is not considered a part of the park, it is not governed by the historic designation and restrictions. As a result, should the liaisons be interested in pursuing the additional planting on this median, it could be accomplished fairly quickly. Staff asks the liaisons to provide direction on whether to proceed with re-planting this median.

Memorandum

To: Nancy Hunt-Coffey, City of Beverly Hills

Date: 07/26/2018

From: Jan Ostashay, Principal OAC

Re: REDESIGN CONSIDERATIONS FOR HISTORIC PROPERTY: Doheny Block 1 - Beverly Gardens Park

Overview

At the request of the City of Beverly Hills Community Services Department, Ostashay & Associates Consulting (OAC), the City's contracted historic preservation consultant, has conducted a site visit and has investigated the concerns of a local resident as it relates to the Doheny Block of Beverly Gardens Park and the request to screen the commercial development located across the street in West Hollywood from within, around, and through the Doheny Block component.

This informational memo provides some general background material into the history and development of Beverly Gardens Park, and specifically the Doheny Block section; identification of character-defining features; a summary of the aforementioned resident's visual concern issue and redesign request for the Doheny Block of Beverly Gardens Park; and a discussion of redesign considerations that would be necessary from a historic preservation perspective if such concerns were further studied and/or implemented. A conclusionary statement is also provided as to the feasibility and implications of the park's redesign.

Property Background Information

Beverly Gardens Park is a 1.9-mile linear park that spans the breath of the City of Beverly Hills along two of its major thoroughfares, Santa Monica Boulevard and Wilshire Boulevard. Consisting of 23 blocks, the park is located along the north side of these two boulevards between the eastern City boundary at North Doheny Drive and North Whittier Drive, a half block shy of the western city boundary. Along most of its length the park varies from approximately 55- to 100-feet deep, averaging 80-feet, the size of a typical adjacent city parcel. The centerpiece of the park is three blocks in the heart of the City, between North Rodeo and North Crescent drives, where the park occupies the three full blocks boarded by Park Way on the north. The rectangular block plan of each of its component parts is varied at two locations, the intersection of Santa Monica and Wilshire boulevards and at its eastern, Doheny Drive terminus. The former consists of a broad "V," formed by the obtuse angle of the plaza at the apex of the "V." The latter is an irregular circle-shape island, bounded by Carmelita Avenue, Doheny Drive, Santa Monica Boulevard, and Oakhurst Drive, and that also features a fountain (the "Doheny Fountain").

One-and one-half blocks along Santa Monica Boulevard of the total 23 blocks are excluded from the park and are occupied by three churches. With the exception of a man-made depression surrounding the Doheny Fountain and a raised section at the north end of the Beverly Drive – Canon Drive block the topography of the linear park is uniformly flat.

Redesign Considerations for Doheny Park

Doheny Block 1 Redesign Request

A resident of Beverly Hills has requested City staff to review and consider the possibility of screening the view shed of the commercial development across the street in West Hollywood, which is visible in and around the Doheny Block 1 site at the eastern end of Beverly Gardens Park. This constituent does not like seeing this development when she walks the immediate area near the park or drives towards West Hollywood. She feels that the planting of substantial, tall mature trees and shrubs would rectify this visual “blight” problem. She is also concerned about the privacy of the Beverly Hills neighborhood near the Doheny Block 1 site, and as such the planting of such vegetation would also provide substantial screening by blocking the view of the city’s public streets into the nearby residential neighborhood (e.g. Oakhurst and Carmelita) from non-residents. This person also believes that the landscape screening idea would discourage non-residents from using these public streets.

The resident attended the April 2018 Recreation and Parks Commission meeting to share her concerns. It was the desire of the commission to further explore these concerns in consideration of the previously approved and contracted landscape management plans designed for the entire 23 block-long Beverly Gardens Park. Careful planning prior to treatment can help prevent irrevocable damage to a cultural landscape. Hence, these approved plans had been reviewed by the Recreation and Parks Commission, Cultural Heritage Commission (CHC), Public Works Commission, and liaison representatives with the City Council a few years ago.

As the entire park, including Doheny Block 1, is a designated City Landmark any changes to the approved project plans would need to be reconsidered by the Cultural Heritage Commission, among other commissions and liaison representatives. As before, the CHC review would take into consideration compliance with *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Historic Buildings* (Weeks and Grimmer, 1995, revised 2017) in order to avoid any potential triggering of the California Environmental Quality Act (CEQA). Depending on the scope, scale, and type of modifications proposed to elevate the West Hollywood view shed concern from within and near the historic park, a Certificate of Appropriateness (COA) could also be required from the City’s Cultural Heritage Commission.

In an effort to explore this “visual” concern of the resident mentioned above, the following information is provided which takes into account the historic preservation aspect of the property and associated ramifications.

Doheny Block 1 Historic Redesign Considerations

This U.S. Secretary of the Interior publishes a set of standards for the preservation, rehabilitation, restoration, and reconstruction of historic properties (buildings, structures, sites, cultural landscapes, and districts) that form the basis for many local preservation programs. The City of Beverly Hills utilizes *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Historic Buildings* (Weeks and Grimmer, 1995, revised 2017) as a basis for its design review considerations when dealing with historic properties. The SOI Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect identified historic resources. When applicable, the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* are also utilized.

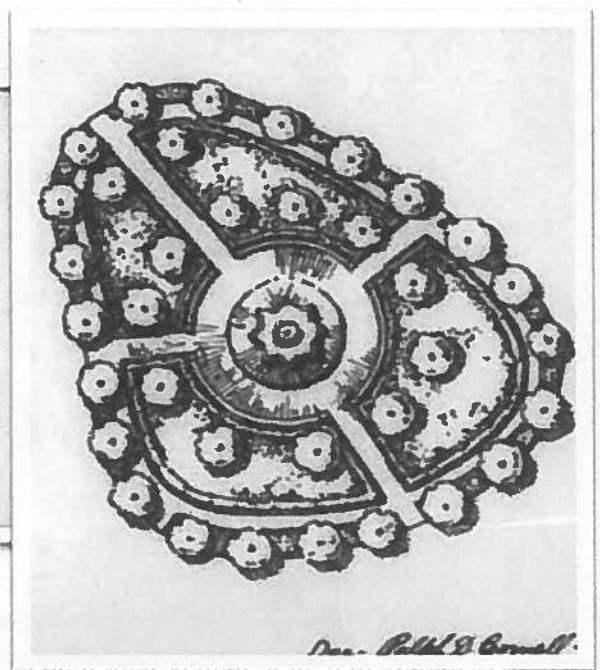
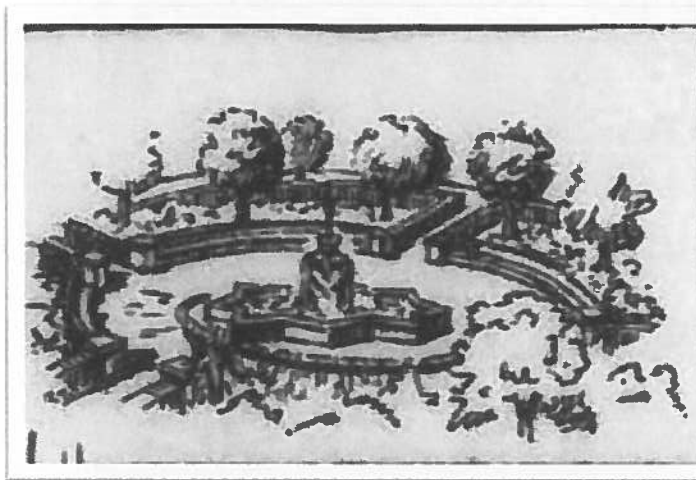
- It is highly recommended to design new work to be compatible with the historic property in terms of materials, scale, size, color, massing, and features.
- It is not appropriate to make any changes if it will detract from the overall historic character of the property and its immediate environment, or if it will require the removal of a significant site feature(s).
- It is not appropriate to make alterations or modifications that significantly change the proportions, scale, or overall character context of the historic property.
- It is not appropriate to create a false historical appearance because the new feature(s) or replacement of features is based on insufficient historical, pictorial, and physical documentation.
- It is not recommended to introduce a new feature(s) that is incompatible with the spatial organization, circulation, or land patterns of the cultural landscape, historic property.
- It is not recommended to place a new feature(s) where it may detract from, alter, cause damage to or be intrusive to the spatial organization, land patterns, and historic character of the landmark property.
- It is not recommended to execute work without understanding its impact on the topography of the historic resource.
- It is also not appropriate to locate new vegetation features in such a way that it visually and physically detracts from or alters the historic landscape and overall character of the property.

Conclusion

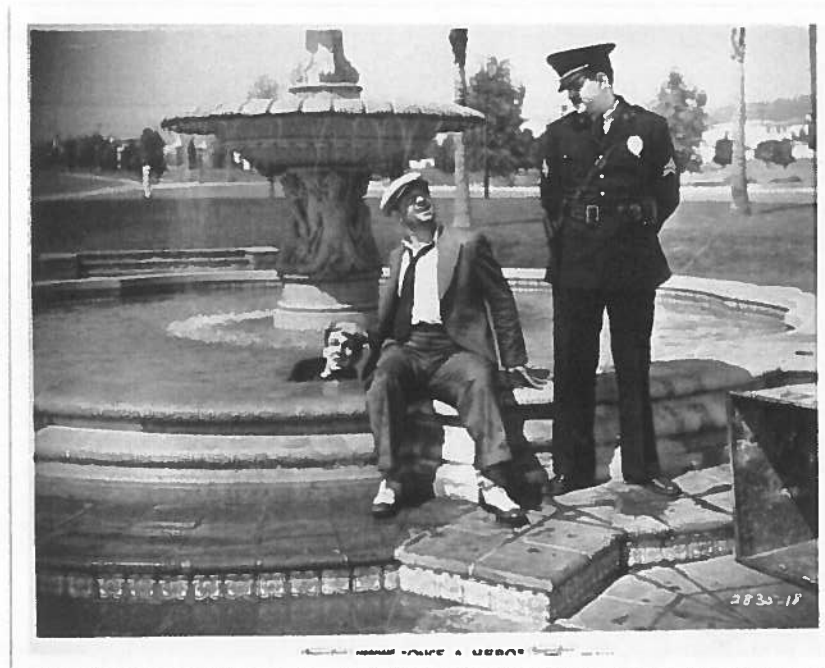
Any additional "dense" trees or other similar vegetation planted within or around the Doheny Block 1 park site must not directly or indirectly affect the historic character of the landmark property and its associated features. In considering the feasibility of adding any new substantial landscape material or other type of substantial screening device(s) for the purposes of shielding from view the commercial development across the street in West Hollywood such a proposal would not necessarily comply with the SOI Standards or adequately rectify the problem. If such trees were actually planted somewhere in the Doheny Block 1 portion of the Beverly Gardens Park it does not mean that the visual problem would disappear. Depending on where you are standing (or driving) in or near the park you would still be able to see much of West Hollywood from this vantage point. Therefore, this particular redesign idea would not necessarily be beneficial to anyone, nor would it achieve its goal, and could be detrimental to the overall historic character of the park, specifically Doheny Block 1. From a historic preservation planning perspective, it is recommended to terminate the further consideration of this issue. If you have any questions, please do not hesitate to contact me.



Doheny Block 1 location at Santa Monica Boulevard and North Doheny Drive



Initial design plan of Doheny Block 1 by Cook, Hall & Cornell, 1930



Doheny fountain and park, press photo from "Once a Hero" (1931)



Doheny fountain detail, circa 1975

