STAFF REPORT

CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of September 10, 2008

TO: Architectural Commission

FROM: Ryan Gohlich, Assistant Planner

SUBJECT: **PL 0829189 - Office Building Remodel**
9808 Wilshire Boulevard
Façade Remodel of existing office building

Continued from Meeting of July 9 and August 13, 2008

PROJECT INFORMATION

Applicant/Owner	William McGregor, on behalf of W&S Properties
Address	9808 Wilshire Blvd.
Project Name	Office Building Remodel
Project Type	• Façade Remodel

PROJECT DESCRIPTION

Facade

The project is located on the south side of Wilshire Boulevard, at the intersection of Wilshire and South Santa Monica Boulevards. The building's facades along Wilshire Boulevard and South Spalding Drive would be remodeled. The following elements are proposed:

- Existing architectural projections along Wilshire Boulevard would be removed, and a glass curtain wall would be added to the Wilshire façade. The glass curtain wall would project out approximately 2.5' from the existing building, but would not encroach into the public right-of-way.
- White anodized aluminum and stainless steel would be used to border the sections of the glass curtain wall.
- White stucco walls.
- White painted perforated steel for use in screening the building's parking structure (which is a separate building).

August 13, 2008 Architectural Commission Requests

At its August 13, 2008 meeting the Commission granted preliminary approval of the proposed project, and requested that final plans be prepared to show all details of the façade remodel. Final plans have been prepared by the applicant, and include all architectural and structural details of the proposed façade remodel, including elevation detail of the east façade.

ARCHITECTURAL CRITERIA

Pursuant to Municipal Code Section 10-3.3010 the Architectural Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of the following criteria:

(a) The plan for the proposed building or structure is in conformity with good taste and good design and in general contributes the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

The proposed façade material introduces high quality materials and will contribute to the beauty along Wilshire Boulevard. Additionally, the proposed façade has been designed to complement the adjacent building's architecture, and will therefore be a seamless addition. These qualities represent good taste and good design, and therefore, the proposal would not compromise the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

(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 building design elements appear to conform to requirements for internal or external noise, vibrations or other factors. As proposed, the building design would not appear to make the environment less desirable in this regard, and the finding can be met.

(c) The proposed building 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 project will revitalize a vacant office building along Wilshire Boulevard that would not appear to cause the nature of the local environment to materially depreciate in appearance and value. In fact, the new façade only enhances the local environment and compliments the adjacent building's architecture.

(d) 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 is for a façade remodel of an existing office building on Wilshire Boulevard. The subject site has commercially zoned neighboring parcels along Wilshire

Boulevard. The proposal is in harmony with the proposed developments on the surrounding land and with any precise plans adopted pursuant to the General Plan.

(e) The proposed building or structure 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.

The submitted plans have been reviewed in concept by the Building and Safety Department and preliminarily reviewed by Staff for adherence to Titles 9 and 10 of the Beverly Hills Municipal Code. The proposed façade remodel is in conformity with the standards of this Code and other applicable laws insofar as the location and appearance of the buildings and structures involved.

Recommendation

Based on the foregoing criteria and pending the information and conclusions that may result from testimony received during the Architectural Commission deliberations, staff recommends that the Architectural Commission approve the project as presented.

Ryan Gohlich, Assistant Planner