



STAFF REPORT
CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of January 20, 2010

TO: Architectural Commission

FROM: Shena Rojemann, Assistant Planner

SUBJECT: **PL 0957400 – 8929 Wilshire Blvd**
Façade Remodel (Revisions to previous approval)

PROJECT INFORMATION

Applicant	Marcos Santa Ana
Address	8929 Wilshire Blvd
Project Name	Medical Office Building
Project Type	Façade Remodel (Revisions to previous approval)

PROJECT DESCRIPTION

The project is a medical building located on the northeast corner of the intersection of Wilshire Boulevard and South La Peer Drive. This project was previously reviewed and approved by the Architectural Commission at its meeting on September 10, 2008. Since that meeting, changes have been made to the façade design. Consequently, the changes are being presented to the Commission for review. The applicant is proposing to make the following changes:

Changes to Wilshire Blvd /South Elevation (see sheet 1):

- 1) Two doorways, adjacent to the 8929 entrance along Wilshire Blvd, have been removed (see note #3 on proposed elevation);
- 2) The tiled wall to the right of the 8929 entrance has been removed and alternatively a glass wall is being proposed (see note #2 on proposed elevation);
- 3) Up lights are proposed to be mounted on top of the canopy along Wilshire Blvd spanning above the 8929 entrance (see note #4 on proposed elevation also please note that the up light specs are on sheet 2 of the plans);
- 4) The entrance at 8907 has been reconfigured. The tiled glass to the left of the entrance has been removed and replaced with a wall of glass;
- 5) A third spandrel of glass in being proposed oth 8907 entrance;
- 6) Up lights recessed into the ground are being proposed along the Wilshire Blvd elevation (see the specs on sheet 2 of the plans);

Changes to the 8901 Entrance/East Elevation (see sheets 2 and 3):

- 1) The previously approved east wall was proposed to be all metal panels. The applicant is now proposing a combination of the stucco and metal panels;
- 2) The applicant is now proposing to enclose the existing exterior staircase in stainless steel mesh;
- 3) A metal canopy is being proposed above the rear (8901) entrance;
- 4) A electrical room is being proposed at the rear of the building;

Changes to the lighting (see sheet 4):

- 1) Up lighting is being proposed on top of the canopy along Wilshire Blvd;
- 2) Down lighting is being proposed in the soffit of the canopy;

Changes to the parking structure (see sheet 5):

- 1) Parking gates are being proposed on the western edge of the parking structure;
- 2) Guard rails have been added along the parking structure (see the north elevation);

A material board will be presented at the meeting.

Staff supports the requested changes and recommends approval with conditions.

ARCHITECTURAL CRITERIA

Pursuant to Municipal Code Section 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 to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

The revised design further creates a modern façade. The materials proposed are of a high quality. Additionally, the project will be a consistent addition to the character of the existing streetscape. Therefore, the proposed project 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.

(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 revisions do not appear to modify any existing barriers to external or internal noise and is not anticipated to make the environment less favorable.

(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 materials proposed for the facade revisions are of a high quality and do not appear to be inferior in quality or execution and would therefore not degrade the local environment in appearance or value.

(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 revision to the facade are in conformity with the prevailing uses in the general area and with other similar projects approved by the Commission. Furthermore, the overall composition and design of the facade would be in harmony with proposed or future uses in the area as would be allowed in compliance with the current General Plan for Beverly Hills, 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.

Subject to review of the final construction documents, the proposed façade remodel and new signage are in conformity with the standards of the Beverly Hills Municipal 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 requests that the Architectural Commission approve the proposed revisions with the following conditions:

1. Pursuant to the Beverly Hills Municipal Code Section 10-4-306(A), although uplights and downlights are permitted on the canopy, the canopy itself may not be illuminated such that light is cast directly into the canopy so as to illuminate it.

Standard Conditions

2. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on January 20, 2010.

1. This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
2. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
4. Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
5. A copy of the City's approval letter shall be scanned onto the final plans.



SHENA ROJEMANN