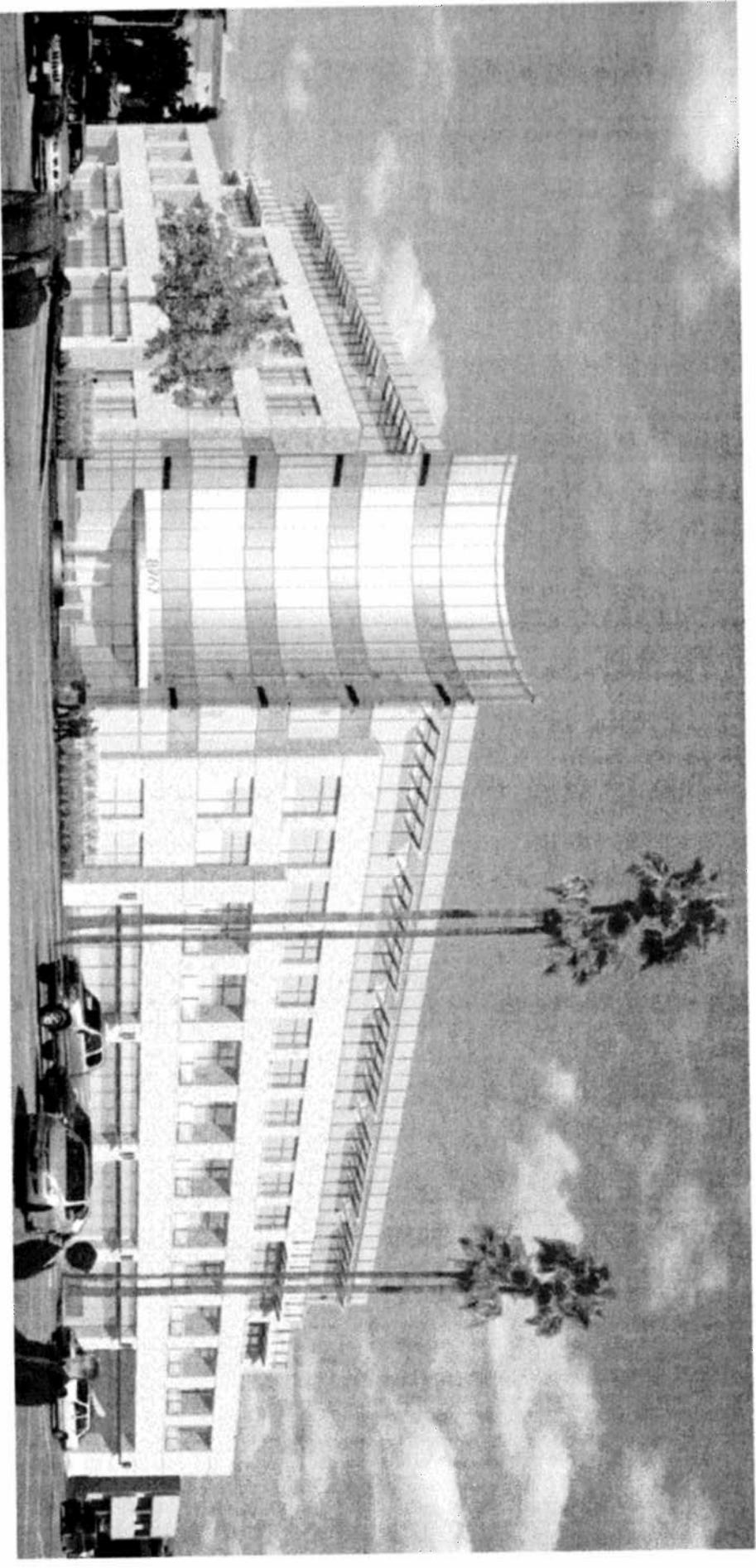




Architectural
Commission

March 17, 2010

Commercial Building



Existing Approved Façade (with Granite)



STAFF REPORT
CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of March 17, 2010

TO: Architectural Commission

FROM: Georgana Millican, Associate Planner

SUBJECT: PL 095 6988 - 8767 Wilshire Boulevard
New Commercial Building
Revised Façade Finishes – Glass

PROJECT INFORMATION

Applicant/Owner	Richard Spina, CSA Architects
Address	8767 Wilshire Boulevard
Project Name	Commercial Building
Project Type	Revised Façade Finishes - Glass

PROJECT DESCRIPTION

Richard Spina, Architect with CSA Architects on behalf of the property owner, is requesting review of revised building glass to a previously approved new commercial building currently under construction at the northeast corner of Wilshire and Robertson Boulevard located at **8767 Wilshire Boulevard**. The Architectural Commission at their meeting of December 16, 2009, reviewed and approved revised building stone material and requested that the Applicant bring back the glass material samples for review by the Commission.

The Applicant will be presenting the revised building glass samples to the Commission for their review along with the previously approved material sample board.

Staff is requesting that the Commission review the proposed material changes and provide staff and the Applicant with direction on how to proceed. If the Commission feels the project can be approved as presented, the following findings must be made.

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:

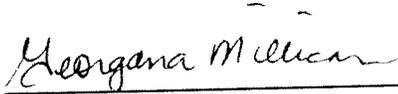
- (a) The plan for the proposed building or structure is in conformity with the good taste and good design and in general contributes the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**
- (b) The plan for the proposed building or structure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

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 if the Architectural Commission can make all of the required findings in the affirmative for proposed glass material changes, that the Architectural Commission conditionally approve the material changes. Staff recommends that any approval granted be subject to the following conditions in addition to any other condition that the Commission deems necessary:

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on December 16, 2009, and the glass sample approved at the March 17, 2010 meeting.
2. 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.)
3. 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.



Georgana Millican
Associate Planner