



STAFF REPORT
CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of January 19, 2011

TO: Architectural Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: YOUNG ISRAEL
9261 Alden Drive
Revisions to previously approved façade remodel
PL 110 0422

PROJECT INFORMATION

Applicant	Sejal Sonani
Address	9261 Alden Drive
Project Name	Young Israel
Project Type	Revisions to previously approved façade remodel

PROJECT DESCRIPTION

The project is located on the north side of the 9200 block of Alden Drive between North Maple Drive and Foothill Road. The project has been before the AC for multiple reviews and was last reviewed at the AC's meeting on April 21, 2010. Since that meeting, the project has been redesigned. As revised, the project is more consistent with the original approved design (see elevations in the plans) than the approved project from April 21, 2010 (see Exhibit A). The overall footprint of the building has not changed from the original design (in plans), however the materials and roofline have been modified. The following changes are proposed (compared to the original approved design):

Front elevation:

- The windows along the front elevation have maintained a horizontal orientation, however they have been refined.
- The windows and doors will be clear glass (the previous design proposed stained glass windows).
- The roofline has been redesigned and is not mostly flat.
- A trex composite wood rain screen is proposed along the front façade.
- The façade contains smooth stucco (painted white), however the locations of the stucco have been modified.
- Jerusalem stone is now proposed just along the lower portions of the front façade and has a horizontal orientation.
- The ground floor doors, containing clear glass, have been further refined.
- At this time the applicant is proposing a sign 'place holder' (on the plans it reads "Young Israel of North Beverly Hills"). The exact sign design and size is yet to be determined.

As in the suggested conditions (Exhibit B), the signage should return to staff for final review and approval.

North (rear) elevation:

- The windows and doors (clear glass) have been redesigned.
- The Jerusalem stone has been removed and stucco is proposed in its place.

West elevation:

- The Jerusalem stone has been replaced with trex composite wood.
- The windows have been further refined.
- The roofline has been altered.

East elevation:

- The entire east wall is now proposed to be exposed CMU (was previously stucco).
- The roofline has been altered.

ANALYSIS

The proposed remodel is intended to update the appearance of the building and add architectural details to the building. The proposed façade remodel proposes high quality materials. The use of high quality materials and modern style shall be cohesive with, and sometimes superior to, the facades found along Alden Drive. The proposed design offers an revitalized appearance with a clean finish.

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 proposed façade remodel creates a clean façade. The design appears in keeping with (and in some cases superior to) the quality of buildings. The proposed facade remodel appears to be 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 façade remodel does 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 proposed façade remodel does 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 proposed façade remodel is in conformity with the prevailing uses in the general area. Furthermore, the overall composition and design 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 analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Architectural Commission deliberations, staff recommends the Architectural Commission either provide the applicant with further direction and return the item for restudy, or approve the project with any conditions the Commission may wish to add, in addition to the standard conditions of approval.

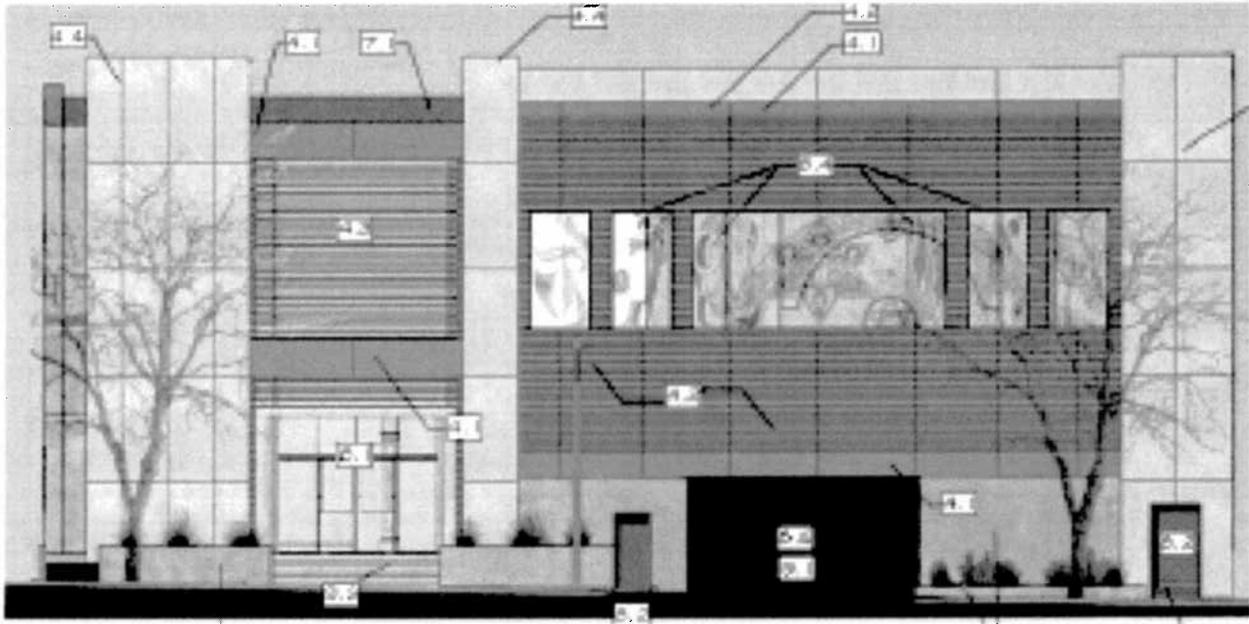


Shena Rojemann, Associate Planner

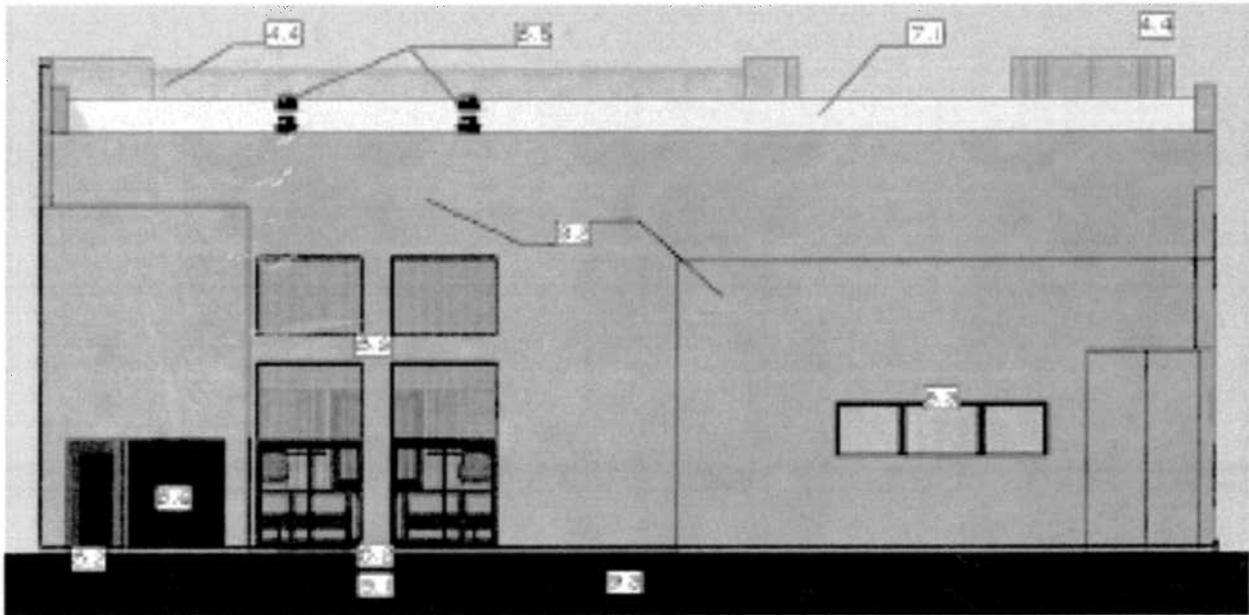
Attachments

Exhibit A – Elevations approved April 21, 2010
Exhibit B - Conditions of Approval

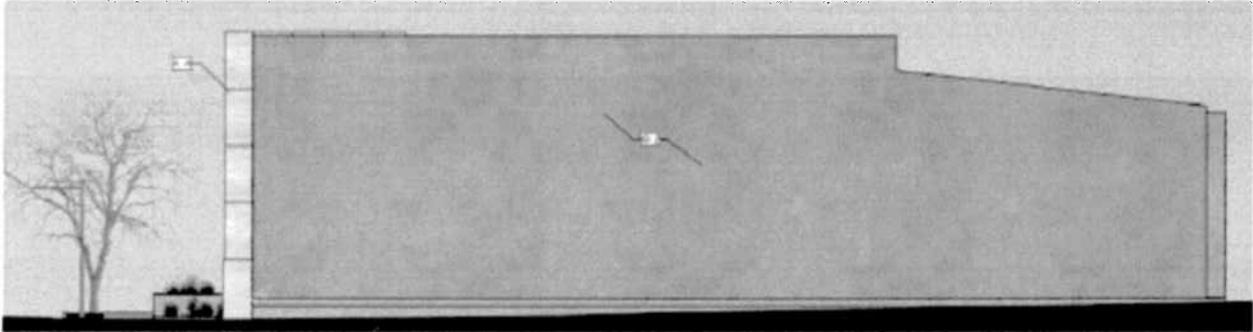
EXHIBIT A
Elevations approved April 21, 2010



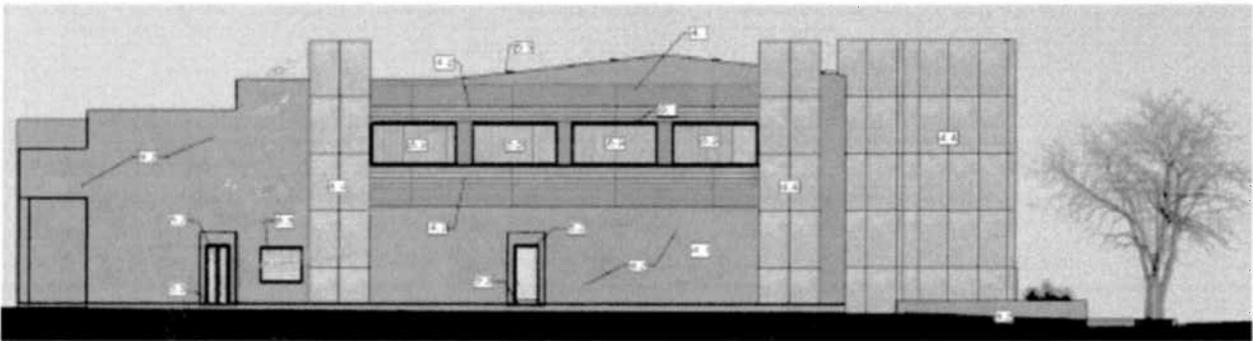
FRONT ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXHIBIT B
Conditions of Approval

Project Specific Conditions:

1. The signage shall be returned to staff for final review and approval.

Standard Conditions:

2. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on January 19, 2011.
3. 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.)
4. 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.
5. Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
6. A copy of the City's approval letter shall be scanned onto the final plans.