



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of May 18, 2011**

TO: Architectural Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: 121 SAN VICENTE BOULEVARD
121 San Vicente Boulevard
Request for approval of a new three story medical and general office use building
(PL 110 6066)

PROJECT INFORMATION

Applicant	Ken Stockton
Address	121 San Vicente Boulevard
Project Name	121 San Vicente Boulevard
Project Type	New three story medical and general office use building

PROJECT DESCRIPTION

The project is located on the west side of the San Vicente Boulevard, between North La Cienega Boulevard and Wilshire Boulevard. The Planning Commission conditionally approved the project on March 23, 2011 via Resolution No. 1607 (see Exhibit A attached). The approval by the Planning Commission allowed for the construction of a 32,450 square foot, 3-story, 45-foot high medical and general office building with 157 parking spaces located in a three-level subterranean garage and above ground level. The project is located contains two elevations which front public streets (San Vicente Blvd and North Gale Drive). The following elements are proposed:

- The majority of the façade will contain a stucco finish painted Omega Stucco “Gravity” and “Quake”.
- The windows and doors will be trimmed in precast moldings painted white.
- The building contains a decorative precast crown moldings along the parapet painted white.
- The planters along the base of the building are proposed to be covered in a limestone veneer.
- Decorative pre-cast columns are proposed, painted white.
- Clear glass windows are proposed.
- Concrete moldings are proposed between the second and third floor windows.
- A glass and metal entry system is proposed.
- The roof will be composed of slate tiles.

A material board will be presented at the meeting.

ANALYSIS

The proposed building design is intended to update the appearance of San Vicente Boulevard. The proposed façade design proposes quality materials. The use of quality materials and modern style shall be cohesive with, and sometimes superior to, the facades found along San Vicente Boulevard. Although the design appears to be of high quality the Commission may wish to discuss the lack of details provided in the submittal.

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 provides interesting visuals. The materials proposed are of a high quality. The design appears in keeping with (and in some cases superior to) the quality of nearby shops and other businesses. 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 materials proposed for the facade 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 facade remodel is 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 façade and signage 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

Although the overall design appears to contain quality materials, the submittal does not contain all the information and details that the Commission historically requires to fully analyze a project. As such, staff recommends the Commission provide the applicant with design comments and direct for the project to return for restudy with additional details.


Shena Rojemann, Associate Planner