



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Architectural Commission  
Meeting of August 13, 2008**

**TO:** Architectural Commission

**FROM:** Donna Jerex, Senior Planner

**SUBJECT:** PL 083 2927 "RIN Restaurant"  
9111 (aka 9107) Wilshire Boulevard  
Façade Remodel for New Restaurant

**PROJECT INFORMATION**

<b>Applicant/Owner</b>	Douglas Pierson for (fer) studio, LLLP
<b>Address</b>	9111 Wilshire Boulevard
<b>Project Name</b>	RIN RESTAURANT
<b>Project Type</b>	• Façade Remodel

**PROJECT DESCRIPTION**

This project involves a façade remodel for a new restaurant to be located on the ground floor and mezzanine of 9111 Wilshire Boulevard, just west of and adjacent to Kate Mantilini Restaurant.

*The applicant will present a model at the meeting to provide further details of the proposal.*

**Façades**

**Sheet A3-1.01: South Elevation:**

- This elevation is the major public view from Wilshire Blvd.
- The Kate Mantilini restaurant is on the east side of the parking entry and is not in the scope of the project and is therefore not shown on the elevation.
- All new construction is identified on the elevation within the heavy dashed outline shown within the drawing (about 10% of overall elevation- see Sheet A3-1.01 of the plans)

- All signage is existing to remain
- All Elevations variety of finishes including teak siding, antique pine window soffits, charcoal-colored metal finishing, smooth white plaster and tempered glass panels.

Architectural Elements:

- Existing Long Metal Banding (shown with existing address numbers) will be replaced. The banding covers the edge of the existing roof canopy above the existing landscaping. Part of the roof canopy at the glass box above will be rebuilt in the same location so that it can support the new design loads of the glass box dining area (see below).
- 'Glass box' dining area: This is a new construction element that sits on top of the existing canopy roof (see above) and provides symmetry to the overall building complex. The glass box also has a similar but smaller metal banding on its roof. Since all structural support is on the inside, the glass box has no vertical mullions. The glass panels are sealed together with silicone joints in order to maintain the appearance of a continuous glass surface. There is no public access to either roof and no outdoor dining.
- No changes to the existing landscaping on the Wilshire frontage are proposed.

Sheet A3-1.02: North Elevation:

- Elevation is only visible from the ally.
- All new construction is identified on the elevation within the heavy dashed outline show within the drawing (about 5% of overall elevation)
- The Full extent of the parking garage is on the east side of the scope of work and is not in the scope of the project and is not shown on the elevation.

Architectural Elements:

- New outdoor Stairs
- New trash enclosures
- 2 stop elevator enclosure
- Open air entry portal on ground floor and restaurant level

Landscape elements:

- Green Screen to cover up existing mechanical area way.
- New double height planter in front of the elevator wall
- New double height planter in front of the entry portals

Sheet A3-1.03: East Elevation:

Aside from the Glass Box dining area (see Wilshire Blvd description above), the Elevation is only visible from the valet parking or the restaurant level courtyard. The courtyard itself is concealed from public view.

- The elevation cuts through the existing parking levels above the ground floor. These levels are shaded and are outside of the design scope.
- All new construction is identified on the elevation within the heavy dashed outline show within the drawing (about 8% of overall elevation)
- All signage is existing to remain
- All Elevations reference materials and finishes shown on the materials board

Architectural Elements:

- Side view of Glass Box dining area (see Wilshire Blvd description above)
- Recessed new cement board wall with window (not visible to public)
- Improved ADA ramp
- New stairs to replace existing stairs
- Storage room wall enclosure around existing valet room
- Enlarged lobby entry opening in wall

Landscape elements:

- New planters

**ANALYSIS**

This building has a very unique and interesting design. The project involves a deceptively simple upgrade to the building that is actually small in scale but complex in design. The majority of the changes actually occur at the north (alley) side of the building, yet the vehicular access and entry to the restaurant itself are from Wilshire Boulevard.

The restaurant would be accessed through an open lobby area that is actually not visible from the street (see floor plan, Sheet A1-1.01). New landscaping is proposed for this area, but is not subject to review by the Commission since it is not visible from the street.

Staff believes the changes involve quality materials and attention to detail that will upgrade the condition of this building that is in need of maintenance. The changes proposed maintain the integrity of this modern building and provide an updated and sensitive improvement to its design.

## **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 facade is tasteful in its use of materials and design. The plan conforms 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 remodel would not appear to impact the environment with respect to external or internal noise and would therefore not make the environment less desirable with respect to these factors.

- (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 building remodel 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 proposed storefront 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 storefront and sign 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.

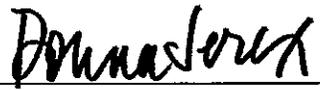
- (e) The proposed building or structure is in conformity with the standards of this Code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.***

The proposed storefront remodel is in conformity with the standards of the Beverly Hills Municipal Code and other applicable laws.

**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 approval of the project with the following condition:

1. Final plans to return to staff for approval.

  
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DONNA JEREX