



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of September 10, 2008**

TO: Architectural Commission

FROM: Masa Alkire, Consulting Planner

SUBJECT: PL0822142 – Three Existing Commercial Buildings
8907-8929 Wilshire Boulevard
Façade remodels – Review of Final Plans
Continued from Meeting of June 11, 2008

PROJECT INFORMATION

Applicant/Owner	Dio Yang Designs
Address	8907-8929 Wilshire Boulevard
Project Type	Façade Remodel

PROJECT DESCRIPTION

On June 11, 2008 the Planning Commission preliminarily approved the proposed façade remodel.

The preliminarily approved façade includes the following:

- New curtain wall on the majority of the front elevation. Aluminum curtain wall frame and clear blue glass. The two story portion of the front façade will be aluminum clad.
- Aluminum awning along front façade and upper level projecting sunscreens.
- A grey stucco exterior on penthouse structure with storefront glazing.
- Dark granite cladding at the street level entryway to the building.
- Rear elevation – Grey color stucco finish.
- Swall Drive side elevation – visible portion of 8929 Wilshire is grey colored aluminum cladding, 8907 front portion is grey colored aluminum cladding and the rear is grey stucco.

At its June 11, 2008 meeting, the Planning Commission directed the applicant to bring back final plans with revised landscaping and irrigation details, lighting details, and revised renderings and plans that include the existing parking structure. The applicant has resubmitted plans that include the following changes:

Architectural Commission Requests June 2008	Applicant's Response
Revise landscaping, replace rock garden proposed at the front of building Provide irrigation information Provide lighting information Include parking garage on plans	<ul style="list-style-type: none"> • The Rock garden has been replaced with planted materials. See the attached landscape plan A7 for the planting legend. • Irrigation plan also provided on sheet A7. • Lighting locations identified on sheet A3 and lighting fixture information located in the bottom left corner of sheet A3. • Parking garage has been included on the plans and renderings for context.

Note: Lighting, Irrigation and Planting Plans provided on 11X17 sheets in the packet. Full size plans will be available at the meeting.

In addition, the applicant has changed the medium grey stucco color identified in the originally submitted plans to light grey.

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 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.

The existing buildings could benefit from an updated treatment of public exterior areas. The glass and aluminum curtain wall, aluminum cladding and grey stucco color creates a much more contemporary and updated look. The aluminum awning

and revised landscape treatment along Wilshire Boulevard should improve the appearance of the building at street level. As proposed, the design is in conformance with the good taste and design that characterizes the City and as such would contribute 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 building design elements appear to conform to requirements for internal or external noise, vibrations or other factors. As proposed, the building design would not appear to make the environment less desirable in this regard, and the finding can be met.

- (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 building materials used in the proposed renovation project appear to be of a good quality and appropriately match the existing buildings. The proposed renovation would not appear 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.**

The submitted plans are for an exterior renovation of an existing commercial building located on Wilshire Boulevard. The subject site has commercially zoned neighboring parcels along the Wilshire commercial corridor and multifamily residential buildings to the north across an alley. The proposal is in harmony with the proposed developments on the surrounding land 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 submitted plans have been conceptually reviewed by the Building and Safety Department and preliminarily reviewed by Staff for adherence to Titles 9 and 10 of the Beverly Hills Municipal Code. The proposed exterior renovation 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 the Architectural Commission approve the project as presented.

A handwritten signature in black ink, appearing to read 'Masa Alkire', written over a horizontal line.

Masa Alkire