



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

**For the Architectural Commission  
Meeting of September 10, 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

*Continued from meeting of August 13, 2008*

**PROJECT INFORMATION**

<b>Applicant/Owner</b>	Douglas Pierson for (fer) studio, LLP
<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.*

A preliminary approval for the design concept was granted by the Commission at last month's meeting, and the applicant was directed to return with a refined design as discussed in the following chart.

Architectural Commission Requests August 2008	Applicant's Response
<ol style="list-style-type: none"> <li>1. Match seams of new glass with mullion bands above</li> <li>2. New glass should maintain a sense of balance with existing building and proportions on same level to the west.</li> <li>3. West side hides ceiling and remodel exposes ceiling beams. Should be well integrated so not to have the look of a new addition while being respectful of original Luckman &amp; Pereira design. (Provide additional details and refinement - - variation on theme is appropriate, but changes should not be of a different vocabulary.)</li> </ol>	<p><b><u>Please refer to the Restaurant Rin Booklet for Details.</u></b></p> <ul style="list-style-type: none"> <li>• Seams and mullions. The dimensions of the glazing conforms to window dimensions for the western portion of the building at the same level to provide symmetry. However, the applicant is amenable to modifying the pattern if directed by the Commission.</li> <li>• Again, the glazing is in the same sizing as the western components of the same floor. In addition, the same type of gray tinted glass is used for the new portion. This glass sample is shown on the materials board and will be shown at the meeting.</li> <li>• Details and new renderings better show the view as it would be experienced from the pedestrian level (see proposed view looking west and proposed view looking east). These views are intended to demonstrate that the look is not "heavy."</li> </ul>

**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 Commission Architect (or subcommittee) for final approval.

  
\_\_\_\_\_  
DONNA JEREX