



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of April 21, 2010**

TO: Architectural Commission

FROM: Donna Jerex, Senior Planner

SUBJECT: Discussion of Proposed City Building Located at 9400 Santa Monica Boulevard
(PL 100 9988)

EXECUTIVE SUMMARY

The City is proposing to develop a new three-story commercial office building at the southwest corner of Santa Monica Boulevard South Roadway and Canon Drive. As part of last year's Capital Improvement Project budget process, the City Council authorized the conceptual development of this project and approved a contract for architectural services with Jeffrey M. Kalban & Associates Architecture, Inc. A preliminary design was developed and is being presented to the Architectural and Planning Commissions for review and comment.

The project architect as well as representatives from the City will attend the April 21, 2010 meeting to present the project and discuss the Commission's comments.

PROJECT DESCRIPTION AND LOCATION

The three-story 45-foot (57-feet to top of parapet) building would contain approximately 14,000 square feet of floor area and is currently contemplated to house ground floor retail, a Visitor's Center and City Store, and office space on the second and third floors. Separate negotiations are underway with the Chamber of Commerce under which they would occupy the full second floor office space.

The subject property is a 7,184 square-foot site is currently vacant but was previously developed with a 9,525 square-foot commercial building. The project site is located within the City's business triangle and is surrounded by commercial and institutional uses. The closest single-family residential neighborhood is approximately 550 feet to the north. The residential neighborhood is screened from the project by development along Santa Monica Boulevard, the ambient street noise of both of the Santa Monica Boulevard Roadways, and by Beverly Gardens Park. There are also multiple-family residences approximately 870 feet to the southeast along Crescent Drive. Closer in proximity to the project is the Del Flores Hotel (470'±) and the Crescent Hotel (515'±) on the west side of Crescent Drive. However, all of the

uses along Crescent Drive are screened from the project by development along the east side of Canon Drive.

PROCESS

The current design of the building represents input from the City's Manager's and Project Administration Offices as well as the Planning Commission and the City Council Architectural Liaison Subcommittee (Mayor Krasne and Councilmember Brucker). Comments from the Architectural Commission will be forwarded to the City Council along with the others for final consideration.

It is anticipated that a contract for the preparation of construction drawings will be presented to the City Council in May. The construction drawings would then be completed in September and a construction contract reviewed by Council in December of 2010.



Donna Jerex

Attachment: Plans