



STAFF REPORT
CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of April 21, 2010

TO: Architectural Commission

FROM: Georgana Millican, Associate Planner

SUBJECT: **PL 095 6988 - 8767 Wilshire Boulevard**
New Commercial Building
Revised Façade Finishes (Glass) and Final Landscape Plan

PROJECT INFORMATION

Applicant/Owner	Richard Spina, CSA Architects
Address	8767 Wilshire Boulevard
Project Name	Commercial Building
Project Type	Revised Façade Finishes (Glass) and Final Landscape Plan

PROJECT DESCRIPTION

Richard Spina, Architect with CSA Architects on behalf of the property owner, is requesting review of revised building glass to a previously approved new commercial building currently under construction at the northeast corner of Wilshire and Robertson Boulevard located at **8767 Wilshire Boulevard**. In addition, the Applicant has submitted Final Landscape Plans for review by the Architectural Commission.

At its meeting of December 16, 2009, the Architectural Commission reviewed and approved revised building stone material and requested that the Applicant bring back the glass material samples for review by the Commission. The Applicant presented the glass material samples at the March 17, 2010 meeting at which time the Commission requested additional glass samples and continued the hearing for restudy. The Applicant requested that the Commission appoint a subcommittee to review additional samples prior to returning to the Architectural Commission hearing. The subcommittee was comprised of Commissioner Barry Bernstein, Vice Chair Fran Cohen and Chair Richard Rubins and met on April 1, 2010. The subcommittee members chose two options for the glass, directed the Applicant to bring back larger spandrel glass samples and requested that the samples be shown outdoors during the meeting.

The Applicant will be presenting the revised building glass samples to the Commission for review along with the previously approved material sample board and the glass sample submitted for review last month.

Final Landscape Plan

The Applicant has submitted a Final Landscape Plan for the building. As proposed, the landscape plan includes the following:

Ground Floor

Front of Building – The planters flanking the entry of the building are proposed with:

- Blue Fescue (*Festuca Ovina* 'Glauca') groundcover
- Pencil Tree 'Sticks on Fire' (*Euphorbia Tirucalli*) shrubs

Rear of Building – Landscape setback area in the rear is proposed with:

- Periwinkle (*Vinca Major* 'Variegata') groundcover
- New Zealand Christmas Tree (*Metrosideros Excelsus*) – a total of seven trees, three in the center of the building and two on each end
- Feru Pine (*Podocarpus Gracilior*) trees.

Second Floor Terrace

The Applicant has proposed a mixture of drought tolerant plants including the following:

- Variegated Caribbean Agave (*Agave Angustifolia*)
- Red Yucca (*Hesperaloe Parvifolia*)
- Purpurea (*Tradescantia Pallida*)
- Bronze Baby (*Phormium Tenax*)
- Moses in the Cradle (*Tradescantia Spathacea*)
- Hen & Chicks (*Echeveria Imbricata*)
- Cape Rush (*Chondropetalum Tectorum*)

Staff is requesting that the Commission review the proposed material changes and Final Landscape Plan. If the Commission feels the project can be approved as presented, the following findings must be made. Staff's only comment on the landscape plan is that a more appropriate plant than the *Euphorbia* 'Sticks on Fire' could be substituted to highlight the entry of the building.

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 the 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.**
- (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.**
- (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.**
- (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.**
- (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.**

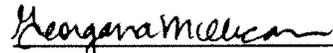
RECOMMENDATION

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 if the Architectural Commission can make all of the required findings in the affirmative for proposed glass material changes and Final Landscape Plan, that the Architectural Commission conditionally approve the material changes and Final Landscape Plan. Staff recommends that any approval granted be subject to the following conditions in addition to any other condition that the Commission deems necessary:

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on December 16, 2009, and the glass samples approved at the April 21, 2010 meeting.
2. Final Landscape Plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission at the April 21, 2010 meeting.
3. This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
4. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
4. Any projections within the public-right-of way shall be reviewed and approved by the

Public Works and Transportation Department.

5. A copy of the City's approval letter shall be scanned onto the final plans.



Georgana Millican
Associate Planner