



STAFF REPORT
CITY OF BEVERLY HILLS

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

TO: Architectural Commission

FROM: Rita Naziri, Senior Planner

SUBJECT: PL 0902675 - "The Young Israel of North Beverly Hills"
9261 Alden Drive
Modifications to Previously Approved Building Facade

PROJECT INFORMATION

Applicant/Owner	Jonathan Stout Architect
Address	9261 Alden Drive
Project Name	The Young Israel of North Beverly Hills
Project Type	Religious Institution

STATUS

Jonathan Stout of Jonathan Stout Architect, the project architect on behalf of owner, YINBH is requesting approval for a revised plan for a new synagogue that is partially built on a C-5 zoned property in the Industrial Area of the City located at **9261 Alden Drive**.

The project received approval from the Architectural Commission for this new two-story, 44-foot, 3 inches high, 14,811-square foot structure in April 2004. The building construction began after the building permits were issued in 2006; however, the construction was halted at the beginning of year 2009.

At this time, the applicant is returned with a new design which includes reconfiguration of the building design pertaining to the interior and exterior of the building. The project as proposed represents a new architectural style including new architectural details and materials. A material board will be presented at the meeting.

PROJECT ELEMENTS

The subject site is located on the north side of Alden Drive. Currently, the site includes a partially built building. To the east, there is a one-story office building and surface parking lot. To the north, there is a newly constructed three-story Mercedes Benz office building that fronts on Maple Drive. To the west, is the service exit to the Mercedes Benz auto dealership. To the south, across Alden Drive, are the former railroad right-of-way property (currently unimproved) and the Maple Plaza Commercial Building at 345 North Maple Drive.

The modified building would be in the Neo Eclectic Romanesque style of architecture. The applicant noted that the owner is motivated to finish the building and to use it as originally permitted within the available budget. In order to work with the budget, the intensity of the building is being tempered down resulting in reduction in square footage, occupancy, seating, building height and building mass. Under the new design reconfiguration, the first level will be used for temple activities and the mezzanine level will be only used as a storage area.

Project Description:

The revised modification would reduce the building height from 44-foot, three inches to 37-foot, 7 inches high. The applicant is planning to remove the clerestory elements from the building and reduce the building height and modify the building façade. There would also be small reduction in building area as well. The building originally was 14,811 square feet in area; the building modification will reduce the building area to 14, 595 square feet. On December 16, 2009, staff reviewed the proposed modification and found that the revised plans are in substantial compliance with the Planning Commission approval; however, due to the design modification that is proposed for the building, the proposal is subject to architectural review.

Proposed Building Design, Color and Material:

- The front façade (south elevation) will be cladded with:
 - The entry plaza is recessed and paved with Travertine slab filled and honed.
 - The entry façade will include tempered glass doors with floating transom window system (Blumcrat series1301), above the window system would be cladding with two different styles of ceramic tiles (NBK Ceramic-Architectural Terracotta rainscreen-Terrart-Large and NBK Ceramic- Architectural Terracotta rainscreen-Terrart – Baguette) in natural color. Jerusalem stone panels will be applied to each sides of building entry.
 - The remaining front façade will be cladded with Jerusalem stone panels and various ceramic tiles in terracotta and natural color. The upper façade metal windows will include acetate art glass with statuary bronze framing. The lower façade includes the garage entrance with Statuary bonze metal doors and smooth trowel finish stucco in light brown.

- The west elevation adjacent to the alley will be cladded with same materials such as Jerusalem stone panels, smooth trowel finish stucco in light beige color, ceramic tiles and Isoport window and door system with statuary bronze framing.
- North and east elevations will be cladded in smooth trowel finish stucco in light beige.

Landscaping

A landscape plan was approved for the building in 2006. The applicant is not modifying the landscape plan which includes three planters within the front setback area: the front yard landscape plan includes one Mediterranean Fan Palm (*Chamaeras Homilies*) for the middle planter and two Tabebuia (*Tabebuia Avellanadae*) for the two adjoining planters. Around the proposed trees, varieties of perennial and annual shrubs are proposed to be planted.

Lighting System

The exterior lighting system within the entry plaza includes in-grade uplight and recessed wall mounted compact fluorescent steplights. Surface mounted metal halide uplight lighting system is also proposed within the planter areas.

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 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.***

The new proposal would modify the overall building appearance with the earth-toned color palette and material changes, compared to the previously approved project. The building reflects a traditional design theme that includes materials and finishes such as stucco, ceramic tiles, natural stone, stain glass, and accent features that appears to be appropriate for an institutional building.

Therefore, the proposed revisions, in general, would not compromise the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. However, specific items, such as exterior lighting and signage shall be provided at a later date.

- (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, as designed, would indicate that the project will be constructed in a manner that would not adversely affect the environment with regard to noise, vibrations or other physical factors, and therefore a positive finding in that regard can be supported.

- (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 proposed modifications would change the building architecture elements from the previously approved contemporary façade and would propose a new traditional look for the entire building. The proposed architectural design and materials appear to be in keeping with the quality of materials of the surrounding development and would not cause the nature of the environment to materially depreciate 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 project comprises the typical style of architecture for religious institutions. The proposed building design would be in keeping with the surrounding developments. As conditioned, the proposed building design and landscaping present design and materials that would be harmonious with the proposed and existing developments in the 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.***

The proposal has received building permits from Building and Safety Division in February 2006. Due to changes to the building design and proposed modifications, the modified plans will be reviewed by the Building and Safety Division and a modified building permit will be issued prior to commencement of the construction.

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 grant approval of the proposed project subject to the following conditions of approval:

1. That signage plan shall be submitted for review and approval at a later date.

STANDARD CONDITIONS

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on April 21, 2010.
2. 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.)
3. 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.


RITA NAZIRI