



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

For the Architectural Commission  
Meeting of February 16, 2011

**TO:** Architectural Commission

**FROM:** Shena Rojemann, Associate Planner

**SUBJECT: MEDICAL BUILDING**  
**9231 Olympic Boulevard**  
Façade remodel and building identification sign  
PL 110 1026

**PROJECT INFORMATION**

<b>Applicant</b>	Mila Garrison – MG Resolutions, Inc.
<b>Address</b>	9231 Olympic Boulevard
<b>Project Name</b>	Medical Building
<b>Project Type</b>	<ul style="list-style-type: none"><li>• Façade remodel</li><li>• Building ID sign (place holder)</li></ul>

**PROJECT DESCRIPTION**

The project is located on the north side of the 9200 block of Olympic Boulevard between South Maple Drive and South Rexford Drive. The building was previously occupied by Beverly Hills Ford. The new tenant will be a medical use. As a part of preparing the building for the new tenant, the applicant is requesting the approval of a façade remodel and a building identification sign (place holder). The following elements are proposed:

**Wilshire Blvd Façade:**

- The parapet height would be extended along all elevations of the building to create a consistent roofline.
- Aluminum composite panels, gray in color are proposed along the roofline on all four elevations and along the majority of the façade along Olympic Boulevard.
- The existing storefront windows along Olympic Boulevard and South Maple Drive will be replaced with dual glazed translucent glass.
- The other windows and doors will be replaced with dual glazed vision glass.
- White aluminum composite panels are composed on the horizontal building trim above the windows and entryway along Olympic Boulevard, the west elevation and the east elevation.
- Smooth exterior plaster (gray) is proposed along portions of all four elevations of the building.
- Along Olympic Boulevard and South Maple Drive, the applicant is proposing to plaster over the existing planter walls.

**Signage:**

Since the signage details have not been fully designed, at this time, the applicant is requesting approval of the general location and scale of the proposed building identification sign. Once the building ID sign has been fully designed and a tenant(s) has been established, the signage will be returned to the Commission for further review.

**ANALYSIS**

The proposed remodel is intended to update the appearance of the building and add architectural details to the building. The proposed façade remodel proposes high quality materials. The use of high quality materials and modern style shall be cohesive with, and sometimes superior to, the facades found along Wilshire Boulevard. The proposed design offers a revitalized appearance with a clean finish.

**ARCHITECTURAL 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 façade remodel creates a clean façade. The design appears in keeping with (and in some cases superior to) the quality of buildings. The proposed facade remodel appears to be 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.

***(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 façade remodel does not appear to modify any existing barriers to external or internal noise and is not anticipated to make the environment less favorable.

***(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 façade remodel does 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 façade remodel is in conformity with the prevailing uses in the general area. Furthermore, the overall composition and design 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.**

Subject to review of the final construction documents, the proposed façade remodel and new signage are in conformity with the standards of the Beverly Hills Municipal Code and other applicable laws insofar as the location and appearance of the buildings and structures involved.

#### **RECOMMENDATION**

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Architectural Commission deliberations, staff recommends the Architectural Commission either provide the applicant with further direction and return the item for restudy, or approve the project with any conditions the Commission may wish to add, in addition to the standard conditions of approval.

  
Shena Rojemann, Associate Planner

#### **Attachments**

Exhibit A – Proposed Conditions of Approval

**EXHIBIT A**  
Conditions of Approval

**Project Specific Conditions:**

1. The building identification sign shall be returned to the Architectural Commission for further review.

**Standard Conditions:**

2. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on February 16, 2011.
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.
5. Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
6. A copy of the City's approval letter shall be scanned onto the final plans.