



STAFF REPORT
CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of June 15, 2011

TO: Architectural Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: 9336 CIVIC CENTER DRIVE
9336 Civic Center Drive
Request for approval of façade remodel and landscaping for existing commercial buildings
(PL 110 8502)

PROJECT INFORMATION

Applicant	Matthew Biss
Address	9336 Civic Center Drive
Project Name	9336 Civic Center Drive
Project Type	<ul style="list-style-type: none">• Façade remodel• Landscaping

PROJECT DESCRIPTION

The project is located on the south side of the 9300 block of Civic Center Drive, between Civic Center Drive and Foothill Road. The project contains two building. The applicant is proposing a façade remodel and a revised landscape plan. The following elements are proposed:

Façade Elements:

- At the entry to each building the applicant is proposing rectangular elements which will aid in creating a sense of arrival for the buildings.
- The rectangular elements will extend from just above the building entrances to the second and third story facades above.
- The rectangular elements will be outlined in aluminum panels which will be painted pewter.
- Within the elements, the applicant is proposing clear glass with white frit patterns.
- Aluminum mullions with a reveal cap and projecting fin are proposed to extend horizontally and will be painted white.
- Silicone butt-joints are proposed along the vertical mullions.
- The existing building windows and stone will remain.

Landscape Elements:

- New concrete paving with sawcut joints
- New raised plaza seating areas with built in benches and pedestal pavers
- New Mediterranean plant palette and undulating topography

- An abundant number of new Palo Verde trees
- New enlarged entry stair with planted steps
- New street trees (to be coordinated with the City Arborist)
- Colorful new vines trained to cover existing railings (along east side of the project)
- New bamboo screening along (along east side of the project)

Materials boards will be presented at the meeting.

ANALYSIS

The proposed façade remodel and landscaping is intended to update the appearance of the existing building, to add architectural details of the building and to create a sense of arrival for the two buildings. 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 Civic Center Drive. The proposed design offers a revitalized appearance with a clean finish and is consistent in quality with the other projects in the area.

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 and landscaping create a dynamic façade and interesting visuals. The materials proposed are of a high quality. The design appears in keeping with (and in some cases superior to) the quality of nearby shops and other businesses. 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 and landscaping do 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 materials proposed for the facade remodel and landscaping 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 facade remodel and landscaping 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 façade 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 landscaping 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 (attached).


Shena Rojemant, Associate Planner

Attachments
Exhibit A – Standard Conditions of Approval

EXHIBIT A
Standard Conditions of Approval

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on June 15, 2011.
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 shall 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.