



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of September 21, 2011**

TO: Architectural Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: AUDI DEALERSHIP
8833 Wilshire Boulevard
Request for approval of a façade remodel, business identification signs and building identification signs
PL112 3286

PROJECT INFORMATION

Applicant	Deeg Snyder AIA. RIC. LEED AP
Address	8833 Wilshire Boulevard
Project Name	Audi Dealership
Project Type	<ul style="list-style-type: none">• Façade Remodel• Business ID signs• Building ID signs

PROJECT DESCRIPTION

The project site is located on the north side of the 8000 block of Wilshire Boulevard, and contains street frontage along Wilshire Boulevard, North Swall Drive and North Clark Drive. The subject site was previously occupied by Beverly Hills BMW. The new tenant, Audi, will occupy the entire site. The following elements are proposed:

Façade:

The building will be painted two different colors and the existing stainless steel accent banding on the building shall remain. The colors, which are Sherwin Williams Sweet Innocence and Anchor Grey, are each a shade of grey.

Signage:

The applicant is proposing the a total of four business identification signs, two along Wilshire Boulevard, one on the Clark Drive elevation and one monument sign at the corner of Wilshire Blvd and Clark Drive. Pursuant to the Beverly Hills Municipal Code §10-4-604, for the side of the building containing the main entry (Wilshire Blvd) one business identification sign, not exceeding two square feet (2 SF) in area for each linear foot of street frontage, up to a maximum of 100 SF, may be permitted. For sides of the building with street frontage, but not containing the main entry (Clark Drive), one building identification sign, not to exceed two square feet (2 SF) in area for each linear foot of street frontage, up to a maximum of 30 SF,

may be permitted. In addition, one business identification sign not exceeding 5 square feet in area may be permitted for a ground floor business for each 50 feet (or portion thereof) of linear street frontage occupied by the tenant. Pursuant to BHMC §10-4-610 a monument sign may be permitted along Wilshire Boulevard. The maximum area of a monument sign is 55 square feet and shall not exceed 20 feet in height. The applicant is proposing the following signage:

- One business identification sign is proposed along the Wilshire Boulevard elevation. The sign would read “Audi Beverly Hills” and would be a total of 25.47 square feet in area (maximum 100 SF). This “Audi” portion of this sign would contain a red acrylic face, with an aluminum backing and returns. The “Audi” portion would be internally LED lit. The “Beverly Hills” portion of the sign would contain a black acrylic face, with an aluminum backing and returns. This sign would be internally LED lit.
- One business identification sign is proposed along the Clark Drive building elevation. This sign would read “Audi Service” and would be a total of 18.75 square feet in area (maximum 30 SF). This sign would be composed of black acrylic face with aluminum backing and returns and would contain internal LED lighting.
- One business identification located adjacent to the entry. This sign would contain the Audi Logo rings and the text “Audi”. The sign would be a total of 2.7 square feet in area (maximum 5 SF) and would be composed of acrylic letters with adhesive backing.
- One business identification monument sign. The applicant is proposing to recover the existing monument sign. As proposed the sign would be 8 feet tall (9 feet with pediment) and would read “Audi Service” with a direction arrow. The total sign area would be 27 square feet (pursuant to BHMC §10-4-610 signs with two faces shall be viewed as one sign.)

Signage chart continued on the next page.

BUSINESS IDENTIFICATION SIGNS		
Type of Sign	Permitted by Code (for spaces with multiple street frontages)	Proposed
Wall Signs	One sign, on main entry street, not to exceed 2 SF per each foot (1'-0") of street frontage that the tenant occupies, maximum 100 SF (Wilshire elevation = 247', maximum area of sign = 100 SF)	One sign = 25.47 square feet
	One sign, on secondary street frontage, not to exceed 2 SF per each foot (1'-0") of street frontage, maximum 30 SF (Clark Drive elevation = 145', maximum area of sign = 30 SF)	One sign = 18.75 square feet
	One sign, not to exceed 5 square feet in area for each 50' of ground floor street frontage occupied by the tenant (537 feet of street frontage along Wilshire, Clark and Swall Drive = 11 signs)	One sign at entry = 2.7
Monument Sign	One sign along Wilshire Boulevard not to exceed 55 square feet in area or 20 feet in height	One monument sign = 8 feet in height and 27 SF in area

The applicant is also requesting the approval of two building identification signs. Pursuant to BHMC §10-4-605 a building identification sign may be permitted on the face of a building facing a public street so long as the sign is located more than 25 feet above grade and the sign does not exceed 2% of the vertical surface area of the side on the building on which is it located. One building ID sign is proposed to be located on the building face facing Swall Drive and Clark Drive. The sign would contain the Audi logo rings and also the text "Audi". The sign would be a total of 30.1 square feet in area. The maximum sign area permitted for each elevation would be 40.32 square feet.

See signage chart on the next page.

BUILDING IDENTIFICATION SIGNS		
Type of Sign	Permitted by Code	Proposed
Building ID Signage	<p>One sign on each building elevation facing a public street, not to exceed 2% of the vertical surface area of the side of the building on which the sign is placed</p> <p>(Clark elevation = 2016 SF of surface area: 2% x 2016 = 40.32 SF)</p> <p>(Swall elevation = 2016 SF of surface area: 2% x 2016 = 40.32 SF)</p>	<p>Clark Elevation = 1 sign, 30.1 SF</p> <p>Swall elevation = 1 sign, 30.1 SF</p>

A material board will be presented at the meeting.

ANALYSIS

The proposed façade remodel and signs are intended to update the appearance of the building facade. The proposed design utilizes high quality materials that are modern in style and shall be cohesive with, and sometimes superior to, the facades found along Wilshire Boulevard, North Clark Drive and North Swall Drive.

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 design is creating a clean classy façade. The design appears in keeping with the quality of nearby shops and other businesses. The proposed sign 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 project 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 materials proposed for the project 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.

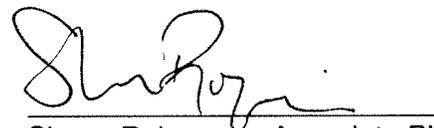
The proposed project design is in conformity with the prevailing uses in the general area. Furthermore, the overall composition and design of the sign would be in harmony with proposed or future uses in the area as would be allowed in compliance with the current General Plan for Beverly Hills, and with 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 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 (attached).



Shena Rojemann, 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 September 21, 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 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.