



Architectural Commission Report

Meeting Date: Wednesday, October 19, 2011

Subject: **267 NORTH CANON DRIVE**
267 North Canon Drive
Request for approval of a one-year time extension extending the Architectural Commission's approval of the project until February 8, 2013. (PL112 3663)

Project applicant: Hamid Gabbay AIA, Gabbay Architects

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting the approval of a one-year time extension which would extend the Architectural Commission's approval of the project until February 18, 2013. This project was originally reviewed and approved by the Architectural Commission on February 18, 2009. Pursuant to Beverly Hills Municipal Code §10-3-207, for projects which have been granted a discretionary approval, the exercise of rights granted shall commence three (3) years after the date of the approval, unless a one-year time extension is granted by the reviewing authority. As such, the applicant is requesting the approval of a one-year extension so that approval will not expire on February 18, 2012, but rather will be extended until February 18, 2013. The conditions of approval from the February 18, 2009 approval shall be included in the time extension approval. As such, said conditions have been included in the approval resolution attached in Attachment A.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

No public outreach and notification is required for this request.

Attachment(s):

- A. Approval Resolution
- B. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

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