



## Architectural Commission Report

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**Meeting Date:** Wednesday, August 15, 2012

**Subject:** **361 SOUTH ROBERTSON BOULEVARD**  
Request for approval of a façade remodel.  
(PL121 1866)

**Project applicant:** Kamran Aryai – Envirotecture

**Recommendation:** Conduct public hearing and provide the applicant with design direction.

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### REPORT SUMMARY

The applicant requests approval of a façade remodel of a one-story commercial building located at 361 South Robertson Boulevard. The proposed project includes a new floating glass façade standing approximately 2" from the stucco façade. The three storefronts within the building will also be redesigned. The design also includes copper and aluminum banding accents. On the elevation, the applicant has also indicated the general sign locations for the building tenants, however the signage details have not yet been fully developed.

### 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

Public outreach and notification was not required for this project.

#### Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets and Supporting Documents

#### Report Author and Contact Information:

Shena Rojemann, Associate Planner  
(310) 285-1192  
[srojemann@beverlyhills.org](mailto:srojemann@beverlyhills.org)



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – August 15, 2012

**Attached A:**  
Detailed Design Description  
and Materials (Applicant Prepared)

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**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application**

- Staff Review
  - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
  - Ten (10) sets of plans required (see Section 6 for plan size requirements).
  - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

**B Identify the scope of work (check all that apply):**

- New construction
- Façade Remodel ONLY
- Business Identification Sign(s)  
Number of signs proposed: \_\_\_\_\_
- Building Identification Sign(s)  
Number of signs proposed: \_\_\_\_\_
- Sign Accommodation (explain reason for the accommodation request below):  
Number of signs proposed: \_\_\_\_\_
- Other: \_\_\_\_\_
- Remodel: Int. & Ext, no floor area added
- Remodel: Int. & Ext, floor area added
- Awning(s):  New  Recovery
- Open Air Dining: #Tables \_\_\_\_\_ # Chairs \_\_\_\_\_

**C Describe the scope of work proposed including materials and finishes:**

Facade and interior remodeling and renovation; change of use and parking restriping.  
 Facade materials include: glass, aluminum, copper and stucco.

**C Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/UNITEGIS/>)**

- |                              |                                 |                                         |                                 |                                |
|------------------------------|---------------------------------|-----------------------------------------|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4X   | <input type="checkbox"/> R-4            | <input type="checkbox"/> R-4-P  | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP   | <input checked="" type="checkbox"/> C-3 | <input type="checkbox"/> C-3A   | <input type="checkbox"/> C-3B  |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2         | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5   |

**E Lot is currently developed with (check all that apply):**

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below): \_\_\_\_\_

**F Are any protected trees located on the property? (See the City's tree removal guidelines at: <http://www.beverlyhills.org/services/building/plans/tree.asp>.)**

Yes  No

If YES, provide the following information:

Tree Type:  Heritage Tree(s)  Native Tree(s)  Urban Grove

Species: \_\_\_\_\_

Quantity/Sizes: \_\_\_\_\_

Reason for Removal: \_\_\_\_\_

**G Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?**

Yes  No  If yes, please list Architect's name: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS** (continues on next page)

**A Indicate in the chart below all applicable signage details:**

	<u>Type of Sign</u> (i.e. business ID, building ID, parking, etc.)	<u>Dimensions</u> (length x width)	<u>Square</u> <u>Feet</u>	<u>Maximum Area Permitted</u> <u>by Code</u>	<u>Maximum Area</u> <u>Permitted w/ Sign</u> <u>Accommodation</u> (if applicable)
1	n/a				
2					
3					
4					
5					

**C List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):**

**FAÇADE** (List all material for all portions visible from the street)

*Material:* blue tinted glass; clear matte aluminum; weathered matte copper; dashed white stucco  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**WINDOWS/DOORS** (Include frame, trim, glass, metal, etc.)

*Material:* glass & aluminum  
*Texture /Finish:* clear glass; clear matte aluminum  
*Color / Transparency:* \_\_\_\_\_

**ROOF**

*Material:* n/a  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**CHIMNEY(S)**

*Material:* n/a  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**COLUMNS**

*Material:* n/a  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BALCONIES & RAILINGS**

*Material:* n/a  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**OUTDOOR DINING ELEMENTS** (List all material for all outdoor dining elements.)

*Material:* n/a  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS** (continued from previous page)

**AWNINGS, CANOPIES**

*Material:* clear matte aluminum fascia; Dryvit soffit (color 255-Tin Man)  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

*Material:* n/a  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUSINESS ID SIGN(S)**

*Material:* n/a  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUILDING ID SIGN(S)**

*Material:* n/a  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**EXTERIOR LIGHTING**

*Material:* recessed down lights in soffit  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**PAVED SURFACES**

*Material:* broom finish concrete in public right-of-way  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

*Material:* n/a  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**OTHER DESIGN ELEMENTS**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**D Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:**

n/a

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)**

**A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:**

1. **Describe how 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 building is designed utilizing a variety of materials and forms that harmonize the relationship between the public realm and the private retail environment.

2. **Describe how 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.**

Building elements will be provided with noise attenuation elements to insure that interior environments reflect the desired nature of a retail environment. Interior activities are such that no substantial noise or vibration is generated.

3. **Describe how the proposed building or structure 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 building elements, forms and materials have been studiously selected to reflect a high quality retail facility. This selection is commensurate with the surrounding retail establishments.

4. **Describe how 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.**

Development in the area of the proposed building is generally of one and two story retail and general office use. The height, scale and material selection of the proposed building is of identical scale and use and therefore is harmonic with this surrounding development.

5. **Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The proposed building is permitted in the C-3 zoning district and conforms to the standards for this district. This includes the development standards relating to floor area; lot coverage; setback; height; and parking.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – August 15, 2012

**Attached B:**

Design Plans, Cut Sheets  
and Supporting Documents

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# 361 SOUTH ROBERTSON BLVD.



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 Los Angeles, CA, 90010  
 Tel: 213.382.1210 Fax: 213.382.1285

Consultant  
 Address  
 Address  
 Phone  
 Fax  
 e-mail

No.	Description	Date

**SOUTH ROBERTSON**  
 361 S. ROBERTSON BLVD,  
 BEVERLY HILLS, 90211

**COVER SHEET**

Project number 1212  
 Date 08/4/12  
 Drawn by Author  
 Checked by Checker

**A-00**

Scale



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 e-mail

No.	Description	Date

**SOUTH ROBERTSON**

361 S. ROBERTSON BLVD,  
 BEVERLY HILLS, 90211

**EXISTING & PROPOSED  
 FRONT ELEV.**

Project number	1212
Date	08/4/12
Drawn by	Author
Checked by	Checker

**A-01**

Scale 3/32" = 1'-0"



② PROPOSED FRONT ELEVATION  
 3/32" = 1'-0"



① EXSTING FRONT ELEVATION  
 3/32" = 1'-0"

AUTHORITY: CITY OF BEVERLY HILLS  
 CODE: 2010 CALIFORNIA BUILDING CODE  
 2010 CALIFORNIA PLUMBING CODE ('01 CPC),  
 2010 CALIFORNIA MECHANICAL CODE ('01 CMC),  
 2010 CALIFORNIA ELECTRICAL CODE ('01 CEC)

**SETBACK TABULATION**

	EXISTING	PROPOSED
FRONT SETBACK	0	0'
REAR SETBACK	56'-4"	56'-4"
SOUTH SIDE SETBACK	0	0
NORTH SIDE SETBACK		
REMAINING	0'	0'

**TABULATION**

TYPE OF CONSTRUCTION: V-B  
 OCCUPANCY: B  
 EXISTING USE: OFFICE  
 PROPOSED USE: RETAIL

LEGAL DESCRIPTION:  
 LOT: 46  
 BLOCK: -  
 TRACT: 6380  
 A.P.N.: 4333-010-012

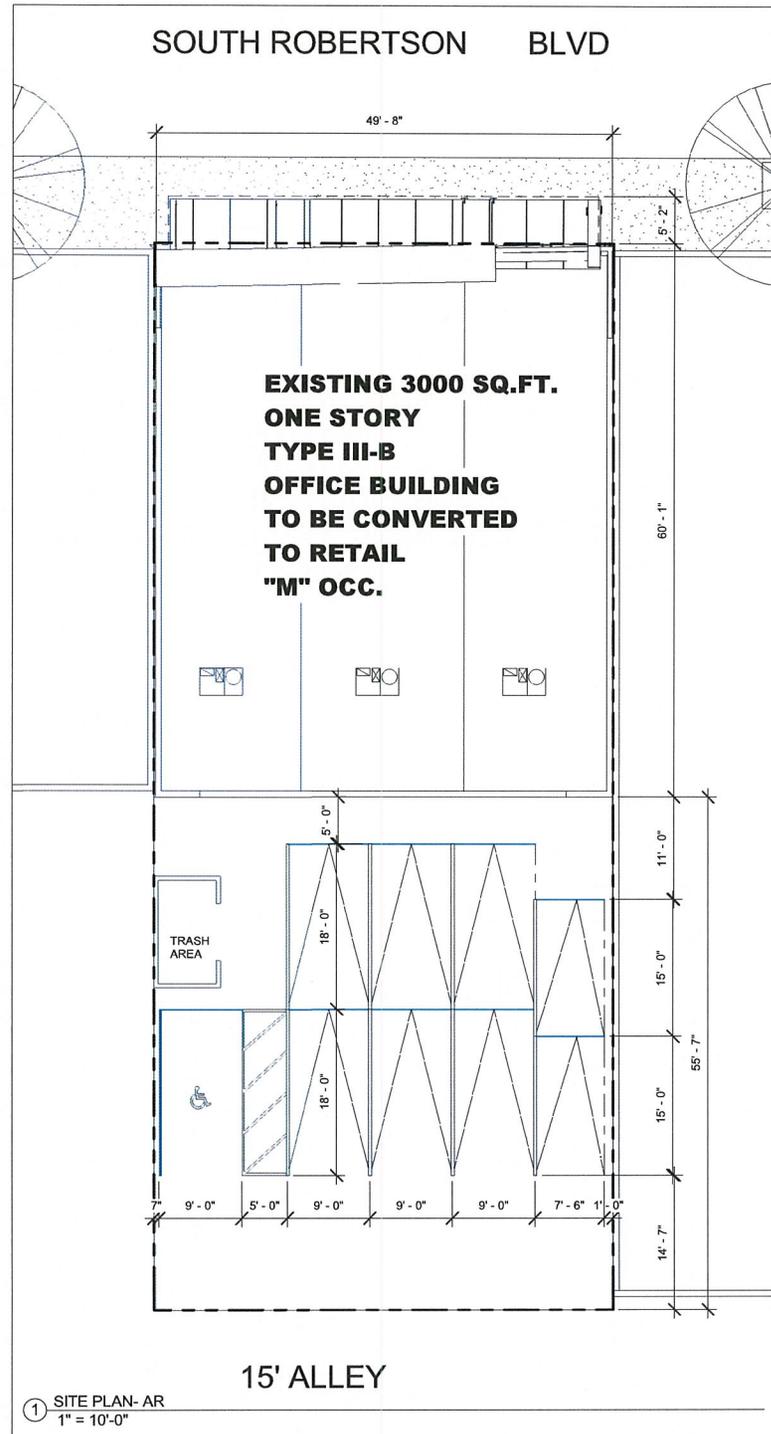
LOT SIZE: 49.42'X115.54'  
 LOT AREA: 5718.32 S.F.

EXISTING FLOOR AREA: 3,000 S.F.  
 TOTAL FLOOR AREA ON SITE: 3,000 S.F.

NO. OF STORY: 1  
 BLDG. HT: 18'  
 ZONE: C-3

**SCOPE OF WORK**

CHANGE OF USE 3000 S.F OFFICE TO RETAIL, FACADE AND INTERIOR REMODELING AND RENOVATION, PARKING RESTRIPING AND NEW TRASH ENCLOSURE



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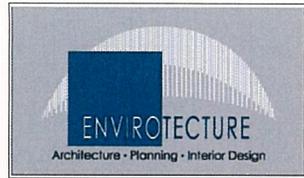
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**SITE PLAN**

Project number	1212
Date	08/4/12
Drawn by	Author
Checked by	Checker

**A-1**

Scale 1" = 10'-0"



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No.	Description	Date

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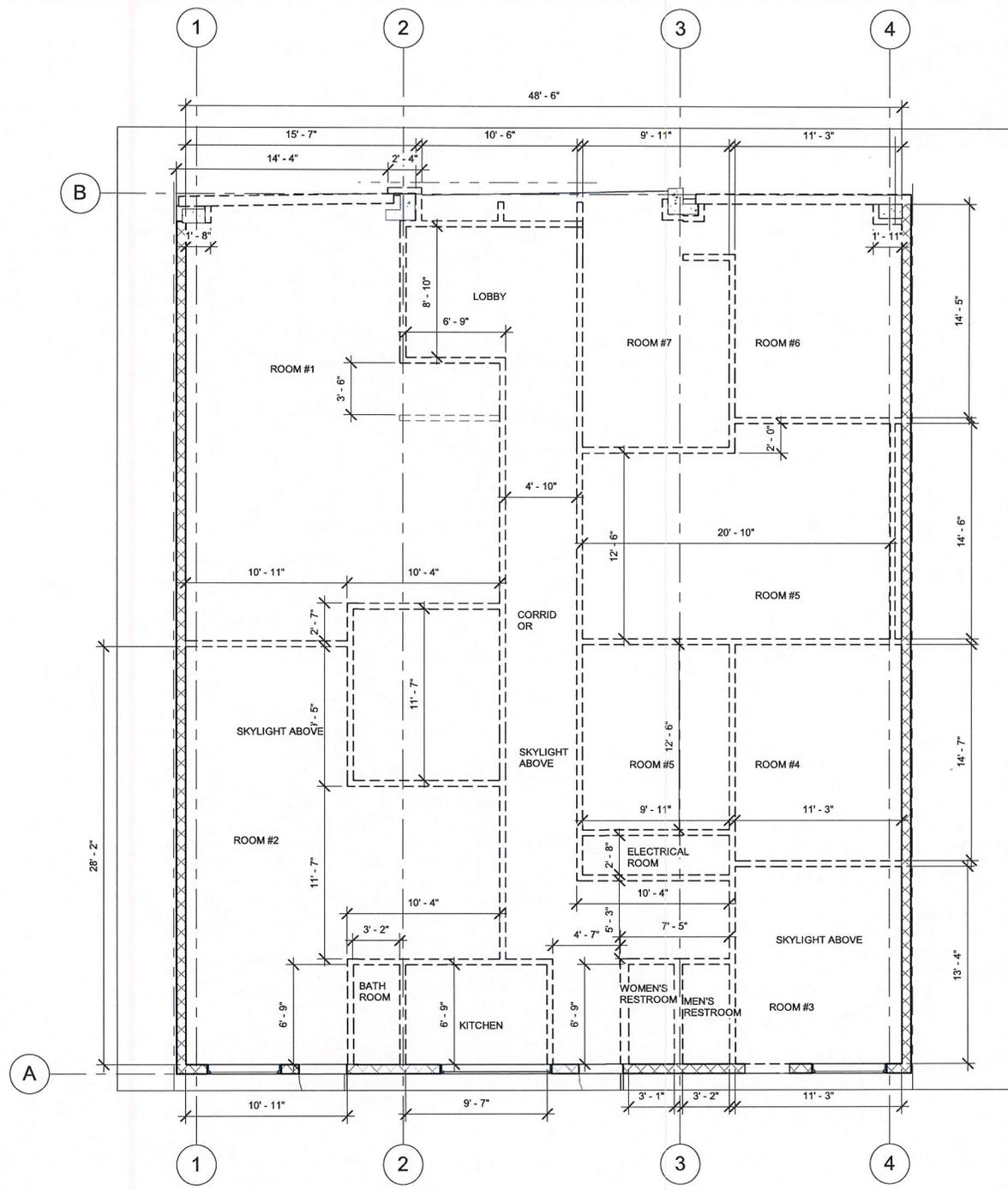
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**DEMOLITION PLAN**

Project number	1212
Date	08/4/12
Drawn by	Author
Checked by	Checker

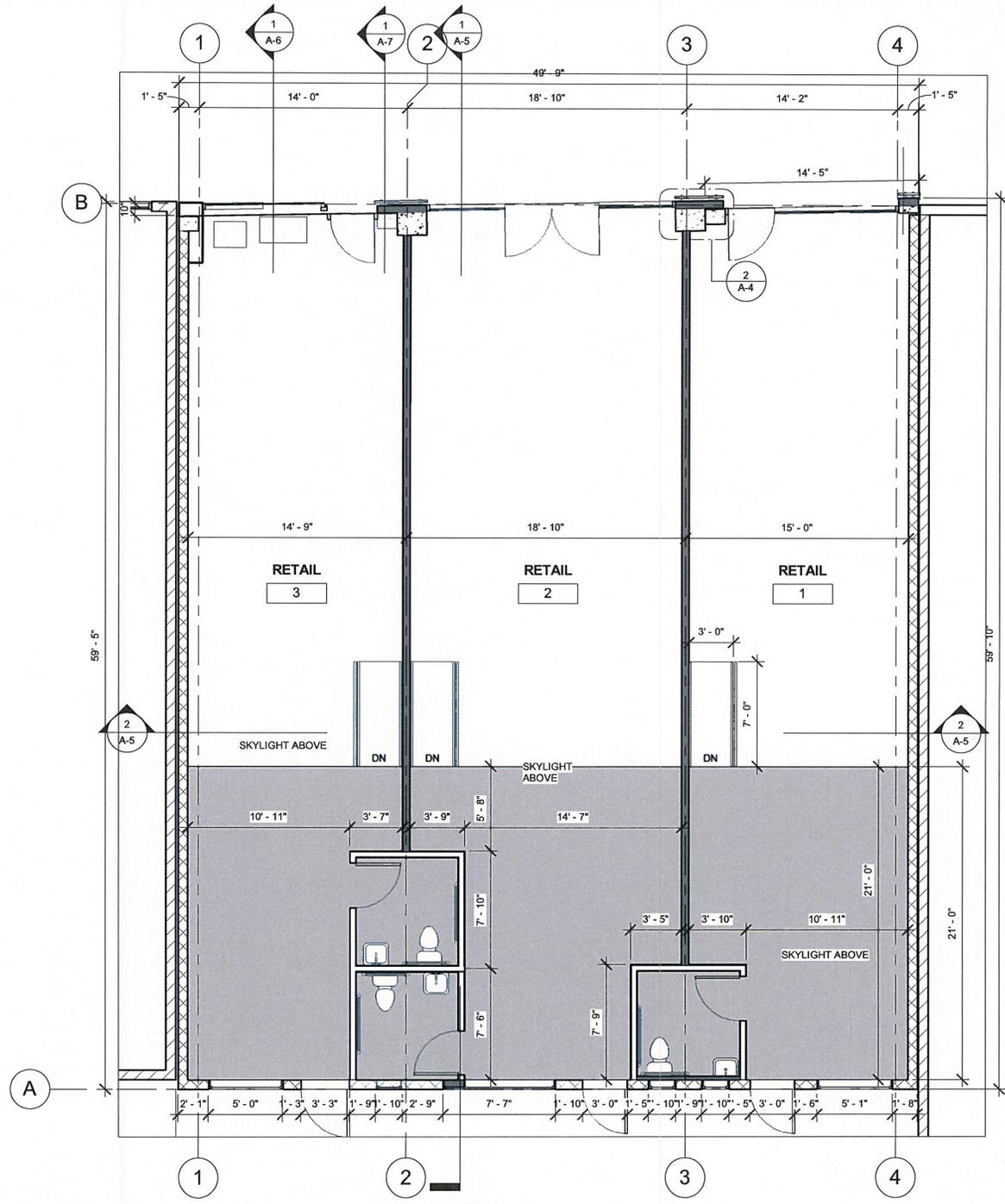
**A-2**

Scale	3/16" = 1'-0"
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1 DEMOLITION PLAN AR  
 3/16" = 1'-0"

8/5/2012 11:28:55 PM



① Level 1 FLOOR PLAN AR  
3/16" = 1'-0"

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No.	Description	Date

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BEVERLY HILLS, 90211

**FLOOR PLAN**

Project number 1212  
Date 08/4/12  
Drawn by Author  
Checked by Checker

**A-3**

Scale 3/16" = 1'-0"

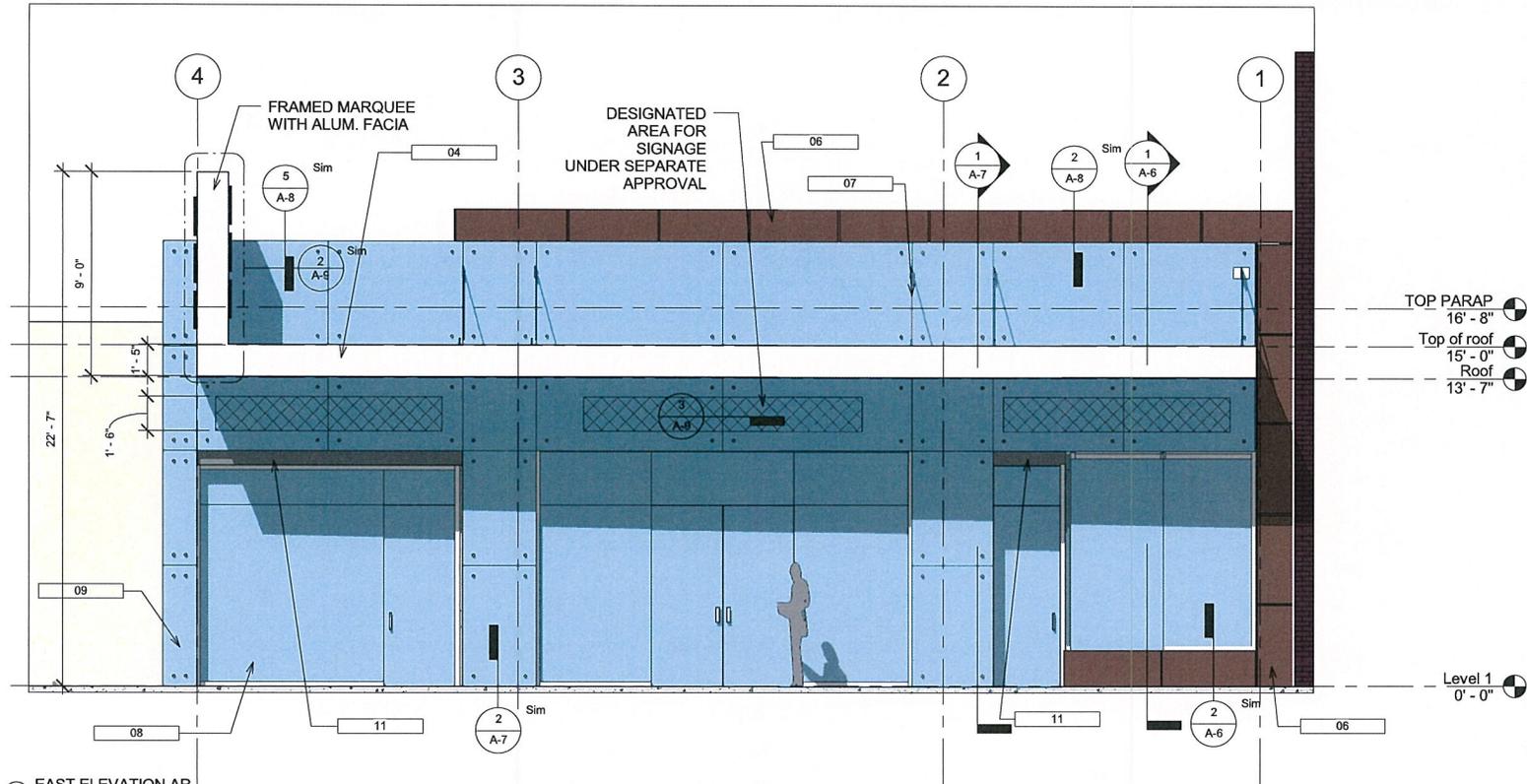


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TOP PARAP  
 16' - 8"  
 Top of roof  
 15' - 0"  
 Roof  
 13' - 7"

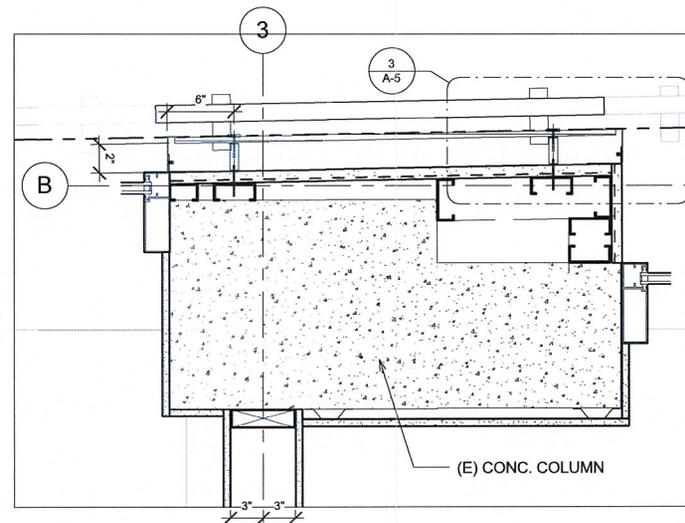
Level 1  
 0' - 0"



1 EAST ELEVATION AR  
 1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text

03	STEEL ANGLE
04	18 GA Aluminum fascia
05	18 GA Aluminum PANELING
05 12 00	Structural Steel Framing
05 40 00.C2	3' x 1.5" Light Gauge Angle
06	29 gauge steel with color guard spectrascape color: Rustic Red by ASC Building products.
06 11 00.A1	Blocking
06 11 00.G1	2x8
07	STEEL CABLE BRACING
07 13 00.B1	3/4" Insulated Drainage Board
07 62 00.I3	8" Coping
07 95 13.C1	Caulking
08	Anodized aluminum storefront, w/ Alum finish by "CRL" series FF600 OR EQUAL
09	1/2" Tempered glass WITH STEEL STANDOFF SURFACE MOUNTED FASTENER BY "CRL"
09 24 00.A2	7/8" Cement Plaster
11	7/8" fine sand Finish WHITE X-73 EGG SHELL (BASE1000 BY "LA HABRA"
14	Stucco canopy with aluminum fascia
16	Exterior 6" RECESSED FLUORESCENT DOWNLIGHTING MODEL LF6N BY "LITHONIA LIGHTING"



2 Callout of Level 1  
 1 1/2" = 1'-0"

No.	Description	Date

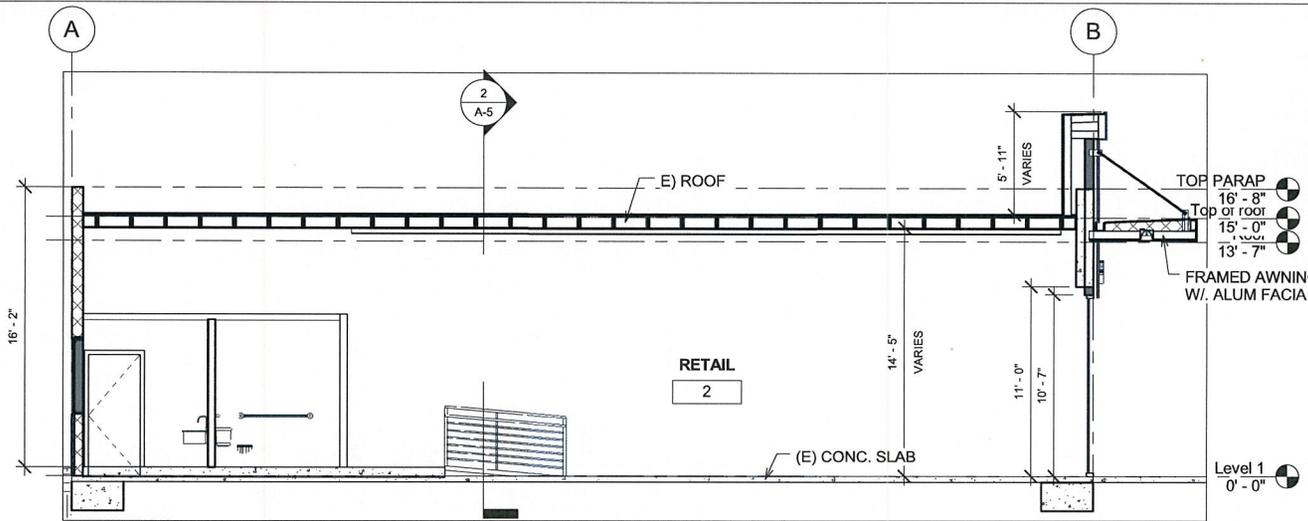
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 BEVERLY HILLS, 90211

**FRONT ELEVATION**

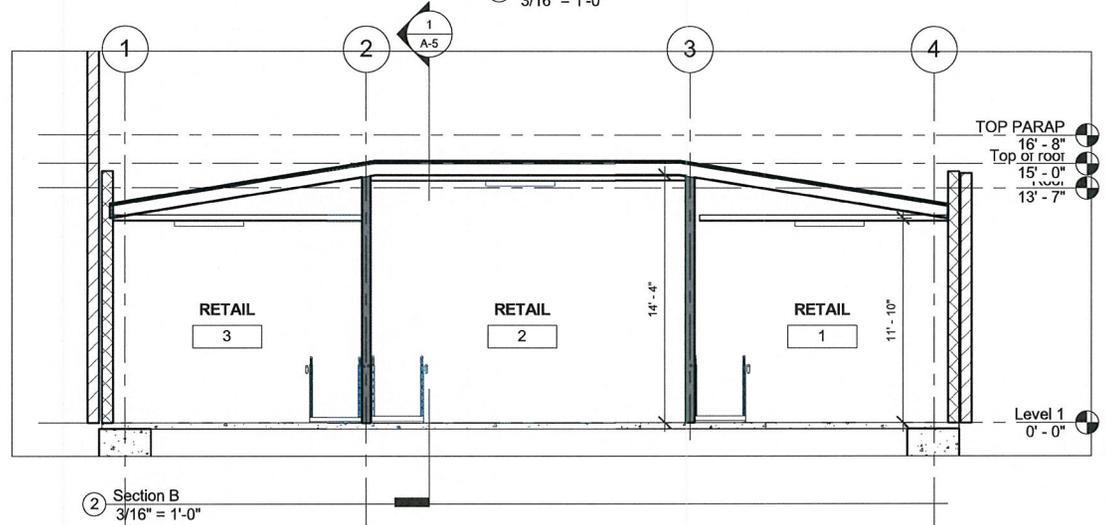
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Date	08/4/12
Drawn by	Author
Checked by	Checker

**A-4**

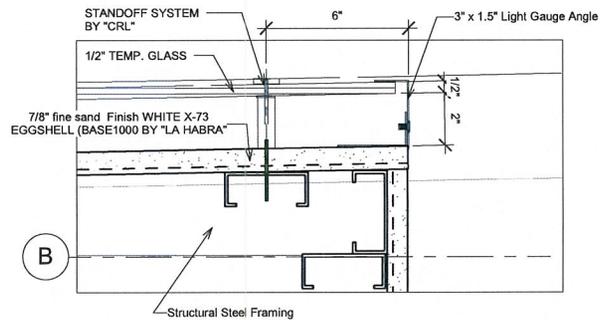
Scale As indicated



1 Section A  
3/16" = 1'-0"



2 Section B  
3/16" = 1'-0"



3 Callout (2) of Level 1  
3" = 1'-0"



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No.	Description	Date

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BEVERLY HILLS, 90211

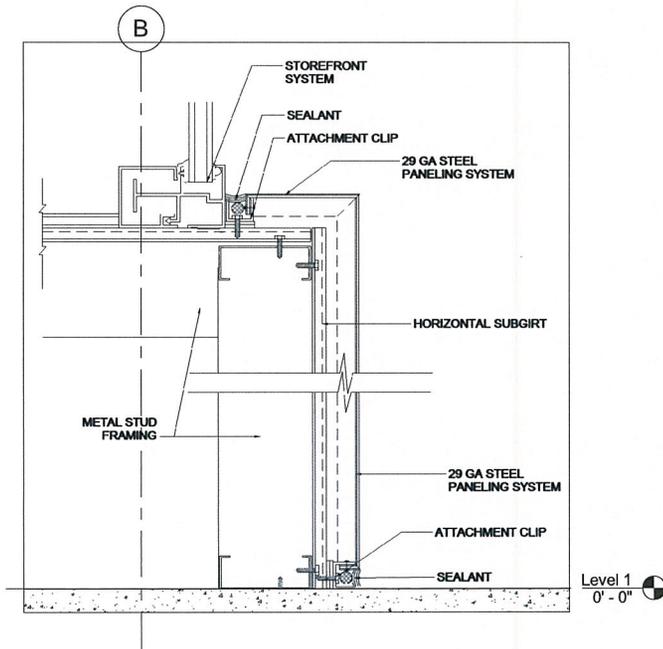
**SECTIONS**

Project number	1212
Date	08/4/12
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Checked by	Checker

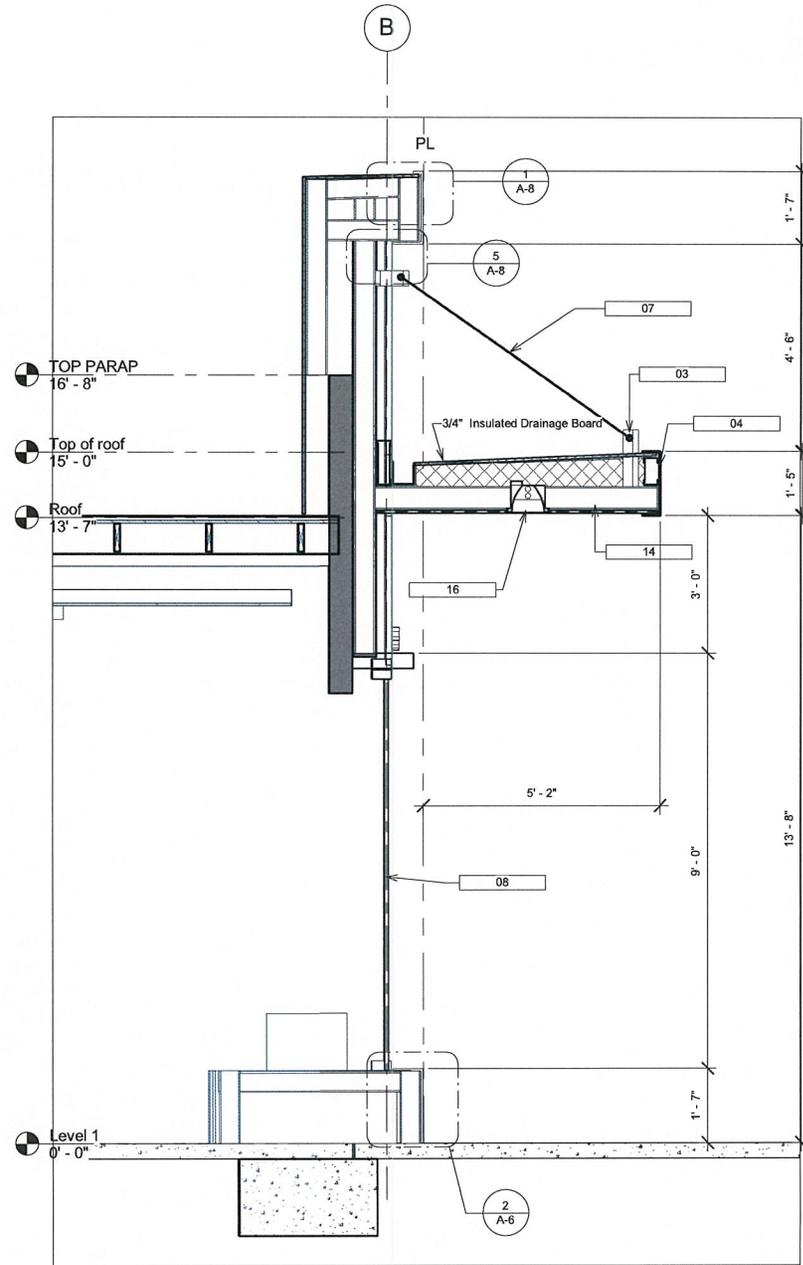
**A-5**

Scale As indicated

Keynote Legend	
Key Value	Keynote Text
03	STEEL ANGLE
04	18 GA Aluminum fascia
05	18 GA Aluminum PANELING
05 12 00	Structural Steel Framing
05 40 00.C2	3" x 1.5" Light Gauge Angle
06	29 gauge steel with color guard spectrascape color: Rustic Red by ASC Building products.
06 11 00.A1	Blocking
06 11 00.G1	2x8
07	STEEL CABLE BRACING
07 13 00.B1	3/4" Insulated Drainage Board
07 62 00.I3	8" Coping
07 95 13.C1	Caulking
08	Anodized aluminum storefront, w/ Alum finish by "CRL" series FF600 OR EQUAL
09	1/2" Tempered glass WITH STEEL STANDOFF SURFACE MOUNTED FASTENER BY "CRL"
09 24 00.A2	7/8" Cement Plaster
11	7/8" fine sand Finish WHITE X-73 EGGSHHELL (BASE1000 BY "LA HABRA"
14	Stucco canopy with aluminum fascia
16	Exterior 6" RECESSED FLUORESCENT DOWNLIGHTING MODEL LF6N BY "LITHONIA LIGHTING"



② BASE DETAIL @ NORTH BAY  
3" = 1'-0"



① Section A2  
1/2" = 1'-0"



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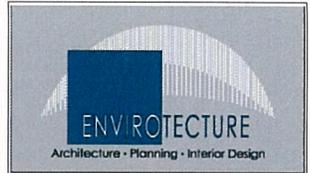
**WALL SECTIONS**

Project number	1212
Date	08/4/12
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Checked by	Checker

**A-6**  
Scale As indicated

Keynote Legend	
Key Value	Keynote Text

03	STEEL ANGLE
04	18 GA Aluminum fascia
05	18 GA Aluminum PANELING
05 12 00	Structural Steel Framing
05 40 00.C2	3" x 1.5" Light Gauge Angle
06	29 gauge steel with color guard spectrascape color: Rustic Red by ASC Building products.
06 11 00.A1	Blocking
06 11 00.G1	2x8
07	STEEL CABLE BRACING
07 13 00.B1	3/4" Insulated Drainage Board
07 62 00.I3	8" Coping
07 95 13.C1	Caulking
08	Anodized aluminum storefront, w/ Alum finish by "CRL" series FF600 OR EQUAL
09	1/2" Tempered glass WITH STEEL STANDOFF SURFACE MOUNTED FASTENER BY "CRL"
09 24 00.A2	7/8" Cement Plaster
11	7/8" fine sand Finish WHITE X-73 EGGHELL (BASE1000 BY "LA HABRA"
14	Stucco canopy with aluminum fascia
16	Exterior 6" RECESSED FLUORESCENT DOWNLIGHTING MODEL LF6N BY "LITHONIA LIGHTING"



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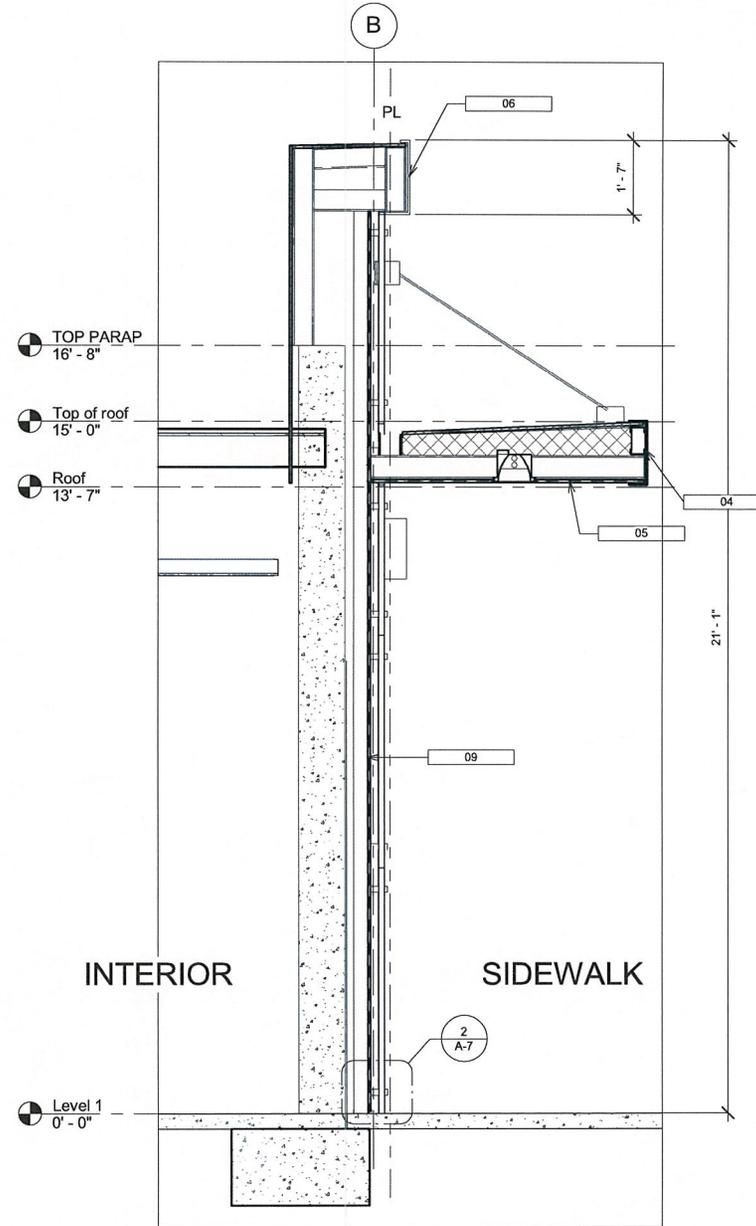
**WALL SECTION**

Project number	1212
Date	08/4/12
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Checked by	Checker

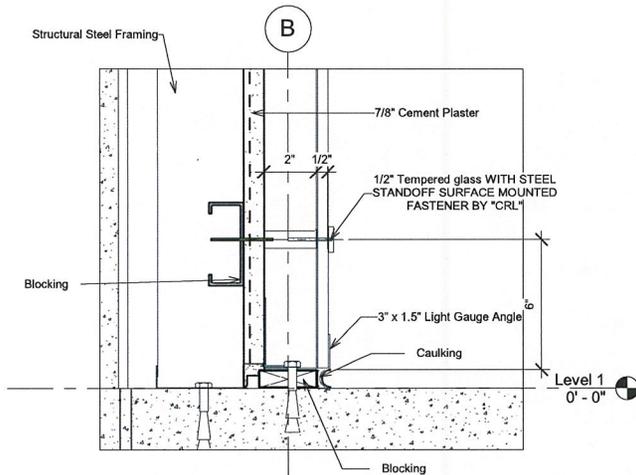
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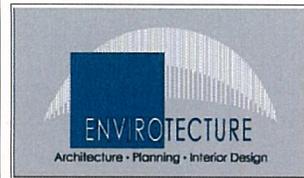
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1 Section C@ COLUMN  
1/2" = 1'-0"



2 BASE DETAIL  
3" = 1'-0"



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 Tel: 213.382.1210 Fax: 213.382.1285

Consultant  
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 Address  
 Phone  
 Fax  
 e-mail

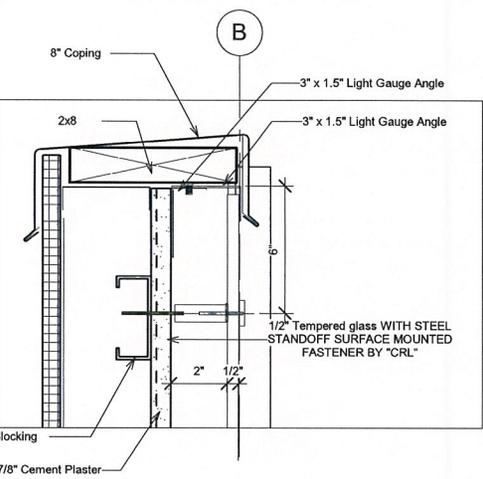
No.	Description	Date

**SOUTH ROBERTSON**  
 361 S. ROBERTSON BLVD,  
 BEVERLY HILLS, 90211

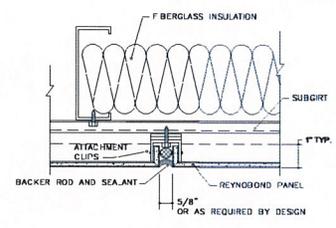
**DETAILS**

Project number	1212
Date	08/4/12
Drawn by	Author
Checked by	Checker

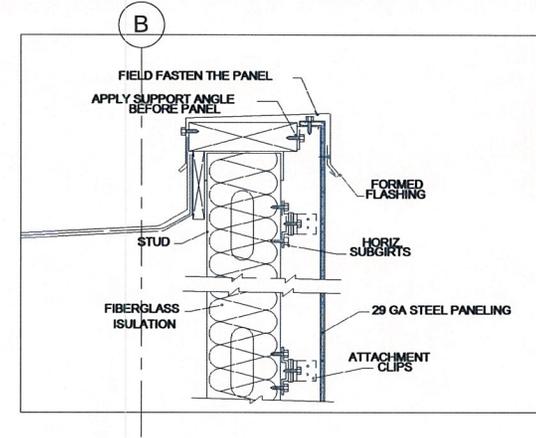
**A-8**  
 Scale 3" = 1'-0"



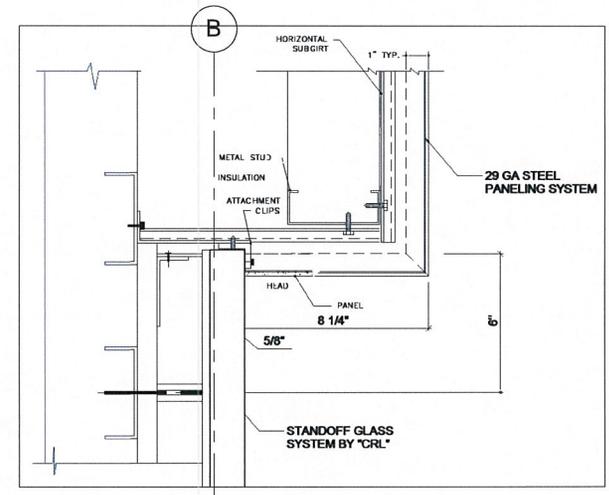
5 CAP DETAIL @ SOUTH BAY  
 3" = 1'-0"



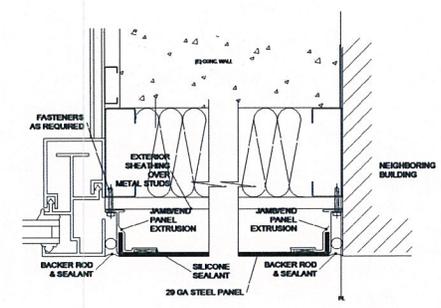
4 VERTICAL PANEL  
 3" = 1'-0"



1 CAP DETAIL @ NORTH BAY  
 3" = 1'-0"



2 EAVE DETAIL @ NORTH BAY  
 3" = 1'-0"



3 METAL PANELING TO NEIGHBORING BUILDING  
 3" = 1'-0"

