



Architectural Commission Report

Meeting Date: Wednesday, November 14, 2012

Subject: **ALLSAINTS**
320 North Beverly Drive
Request for approval of a façade remodel and business identification sign.
(PL1229106)

Project applicant: Tim Sharp

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and business identification sign for Allsaints at 320 North Beverly Drive. The façade modifications include matte glazed polished plaster on the upper façade, a sewing machine display at the mid-level window, a storefront system with clear glazing and I-beam framing, and a metal awning. Two steel flags, projecting from the storefront, are also proposed.

The applicant is also requesting one business identification sign, to read "ALLSAINTS", which is approximately 40 SF in size and consists of pin-mounted steel letters. The maximum sign area for the store is 100 SF.

A construction barricade is also proposed to include only a business identification sign, opening date information, and recruitment information. The applicant has been informed that the recruitment information is not permitted on a construction barricade per the standards set forth in the Beverly Hills Municipal Code. While no graphic is proposed, and the construction barricade does not require review by the Architectural Commission, it is included as part of the applicant's complete architectural review package.

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 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
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner

(310) 285-1191

cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting – November 14, 2012

Attachment A:
Detailed Design Description
and Materials (Applicant Prepared)

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
 - Eight (8) 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:

New Tenant Improvement for a All Saints retail clothing store. Interior and Exterior changes to be made. New facade made up of glass and steel to be included. A shop front window with sewing machines in the background to be included.

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

- R-4
- R-4X
- R-4
- R-4-P
- R-4X2
- R-3
- RMCP
- C-3
- C-3A
- C-3B
- C-5
- C-3T-1
- C-3T-2
- C-3T-5
- C-5
- Other: _____

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 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>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	FLAG	2	See Plans/Materials		
2	Metal Letters	1	See Plans/Materials		
3					
4					
5					

B 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: Plaster
 Texture /Finish: Polished, Matt Finish
 Color / Transparency: See sample board

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

Material: mild steel frame - I Beam, Frames: Mild Steel, Glass is 1/4" tempered non reflective
 Texture /Finish: Painted
 Color / Transparency: Down Pipe - Farrow and Ball Matt Finish

ROOF

Material: Compostie
 Texture /Finish: _____
 Color / Transparency: Gray

COLUMNS

Material: Mild Steel I Beam
 Texture /Finish: Painted
 Color / Transparency: Down Pipe - Matt - Farrow and Ball

BALCONIES & RAILINGS

Material: NA
 Texture /Finish: _____
 Color / Transparency: _____

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

Material: NA
 Texture /Finish: _____
 Color / Transparency: _____

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

AWNINGS, CANOPIES

Material: Mild Steel 3/8 flat bar louvers, Frame - 1"x 3"
Texture /Finish: Painted
Color / Transparency: Down Pipe - Matt, Farrow and Ball

DOWNSPOUTS / GUTTERS

Material: NA
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material: Metal lettering
Texture /Finish: Painted
Color / Transparency: Railing are Matt. Farrow and Ball

BUILDING ID SIGN(S)

Material: Water Jet Mild Steel
Texture /Finish: painted
Color / Transparency: Railings matt, farrow and ball.

EXTERIOR LIGHTING

Material: Metal
Texture /Finish: Painted
Color / Transparency: Down pipe - Matt, Farrow and Ball.

PAVED SURFACES

Material: NA
Texture /Finish:
Color / Transparency:

FREESTANDING WALLS AND FENCES

Material: Brick
Texture /Finish:
Color / Transparency: McNeers

OTHER DESIGN ELEMENTS

Material:
Texture /Finish:
Color / Transparency:

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

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.

We have hired a talented and experienced Architect to assist with the Design of the store. We are using highest end materials and products.

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.

Existing Building. No impact anticipated.

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.

We are using top quality materials and our standard tasteful design.

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.

Our store will fit in well with the expected standard of quality and taste in Beverly Hills.

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.

We will be following all laws, rules and zoning/building codes.



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Attachment B:

Design Plans, Cut Sheets
and Supporting Documents

PROPOSED

WINDOW SCHEDULE

#	TAG	CONDITION	SIZE	MATERIAL	SPECIFICATIONS
A		STOREFRONT	16'-9" x 9'-5"	1/4" CLEAR GLASS	TO BE PROVIDED BY ALLSAINTS
B		STOREFRONT	10'-6" x 9'-5"	1/4" CLEAR GLASS	TO BE PROVIDED BY ALLSAINTS
C		DOOR SIDE	1'-4" x 8'-0"	1/4" CLEAR GLASS	TO BE PROVIDED BY ALLSAINTS

NOTE: TYPICAL BUTT JOINTS TO BE PROVIDED EVERY 4'-0" OR AS NEEDED FROM CENTER OF WINDOWS - APPLY TO A & B TYPE WINDOWS.



EXAMPLE IMAGE - SEWING MACHINE

NOTES

- ALL I BEAMS TO BE PAINTED IN FARROW & BALL DOWNPIPE
- ALL SIGNAGE TO BE PAINTED IN FARROW & BALL RAILINGS

IMPORTANT NOTE

- ALL MEASUREMENTS PROVIDED ARE BASED ON ORIGINAL DRAWING PACK & WILL BE CONFIRMED FOLLOWING RESULTS FROM RECENT SURVEY.
- ALL CEILING & WALL INFORMATION IS INDICATIVE & WILL BE CONFIRMED FOLLOWING DEMOLITION OF EXISTING FITOUT



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 1322 Alhambra
 Irvine, California 92614
 ktgy.com
 949.851.2133

KTGY Project No: 000000
Project Contact: Craig Chinn
 cchinn@ktgy.com
Email: cchinn@ktgy.com
Principal: Craig Chinn
Project Designer:

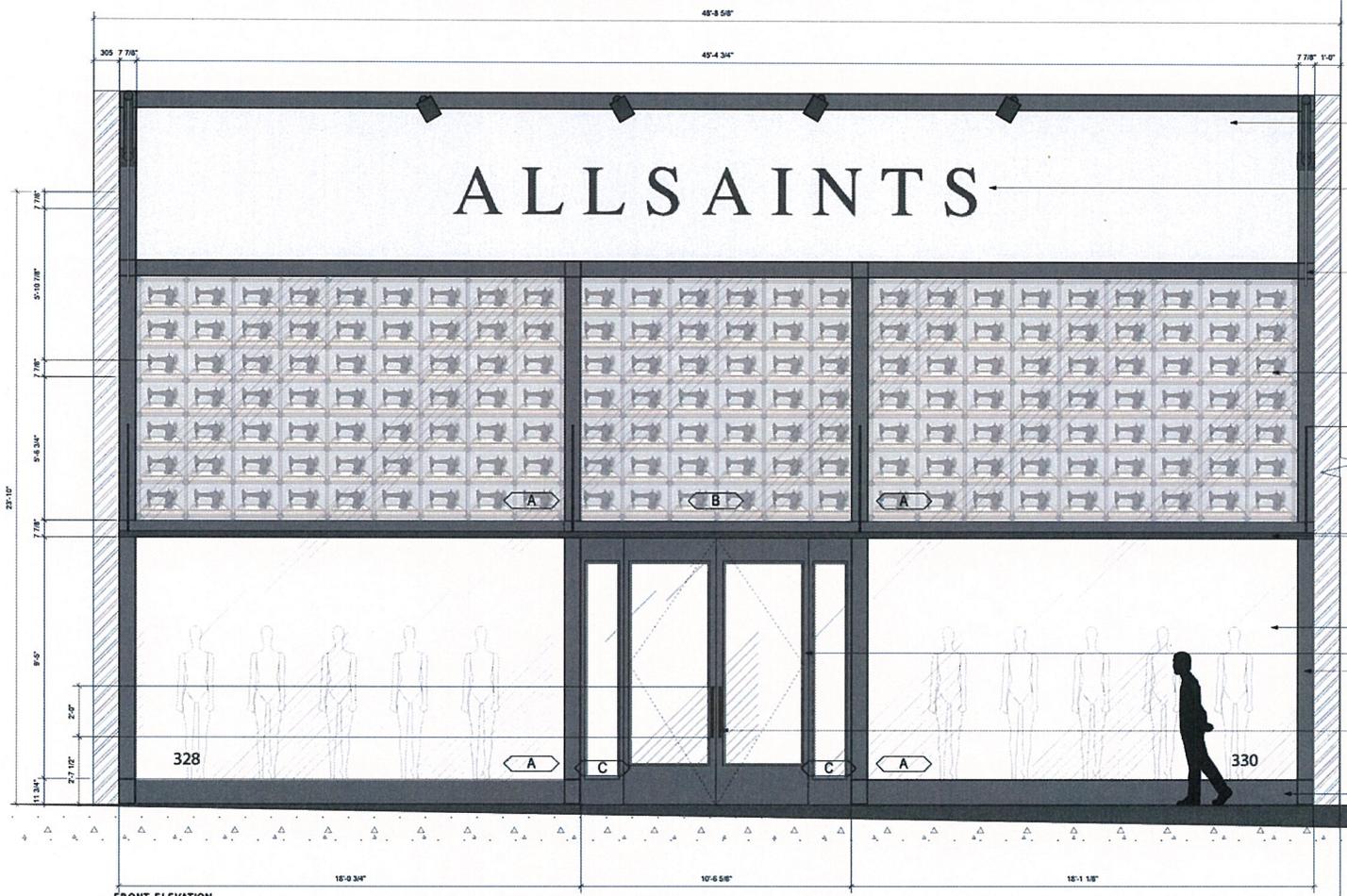
ALLSAINTS
 584 Broadway
 New York, NY 10012
 917-210-9408

Developer
COMPANY ADDRESS 1
 ADDRESS 2
 ADDRESS 3
PHONE NO.
FAX NO.

ALLSAINTS
 328 / 330 N. BEVERLY DRIVE,
 BEVERLY HILLS, CA, 90210

PROPOSED
 FRONT
 ELEVATION

A207

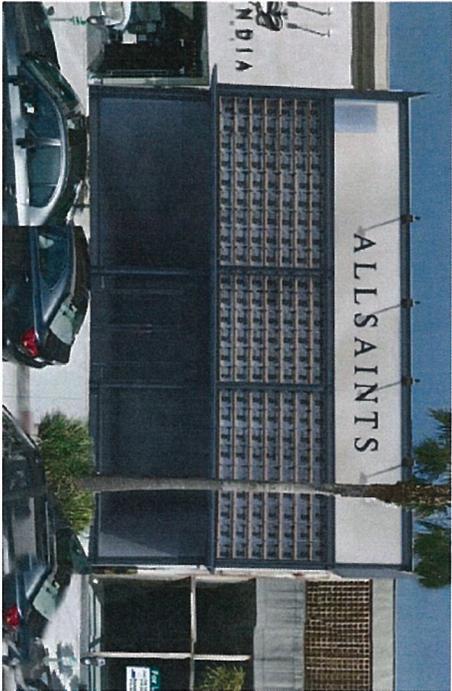


FRONT ELEVATION
 1:25 @ A1

- FAÇADE TO BE CLAD IN POLISHED PLASTER, TO BE MATT GLAZED
- WATER JET MILD STEEL LETTERS 15MM THICK ON PINS, TO BE SET 25MM OFF FACIA WITH LED'S FIXED TO BACK, PAINTED OUT SPEC: FARROW & BALL 'RAILINGS'
- No.2 ALLSAINTS BRANDED FLAG'S TO BE HUNG FROM HOT ROLLED STEEL FLAG POLES - FINAL DESIGN TBC
- SEWING MACHINE DISPLAY TO INFILL MID LEVEL WINDOW - DIMENSIONS 560 X 400MM
- METAL AWNING TO SIT ABOVE GROUND LEVEL WINDOWS IN NO.14 PANELS OF APPROX 1000X300MM PAINTED OUT SPEC: FARROW & BALL 'RAILINGS'
- GLAZING TO BE ONE SHEET (NO JOINS) OF ANTIGLARE GLASS
- SHOPFRONT INCLUDING DOOR PAINTED OUT SPEC: FARROW & BALL 'DOWN PIPE'
- FOR SHOPFRONT DOOR HANDLES SEE DWG A209.2 AWNING & DOOR HANDLE DETAILS
- SHOPFRONT FRAME TO BE CONSTRUCTED FROM 200MM & 300MM I BEAMS AS DIMENSIONED



EXISTING FRONT ELEVATION - PHOTOGRAPH
NOT TO SCALE



PROPOSED FRONT ELEVATION - VISUAL
NOT TO SCALE



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

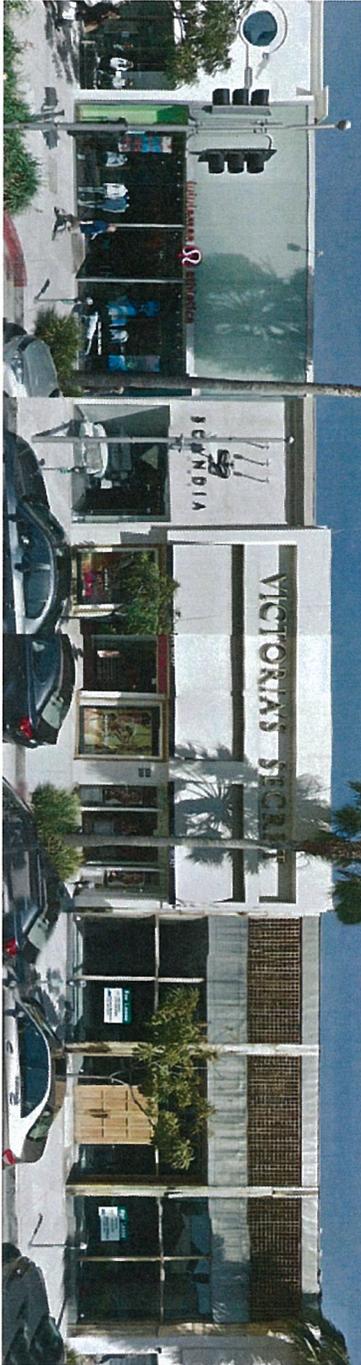
KTGY Project No: 000000
Project Contact: Craig Chinn
Email: cchinn@ktgy.com
Principal: Craig Chinn
Project Designer:

Developer
COMPANY ALLSAINTS
ADDRESS 1 584 Broadway
ADDRESS 2 New York
NY 10012
PHONE NO. 917-210-9408
FAX NO.

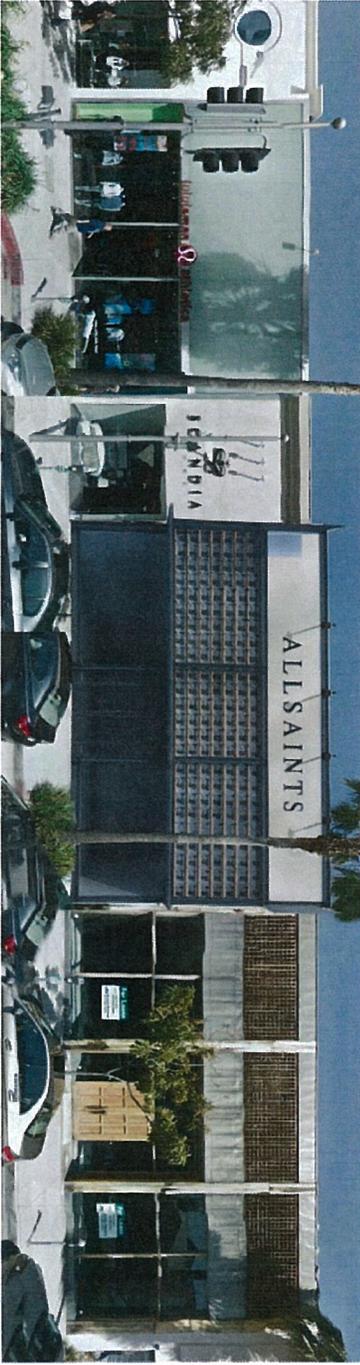
ALLSAINTS
328 / 330 N. BEVERLY DRIVE,
BEVERLY HILLS, CA, 90210

PROPOSED
FRONT
ELEVATION
VISUALS

A208



EXISTING FRONT ELEVATION - PHOTOGRAPH
NOT TO SCALE



PROPOSED FRONT ELEVATION - VISUAL
NOT TO SCALE



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Principal: Craig Chinn
Project Designer:

Developer

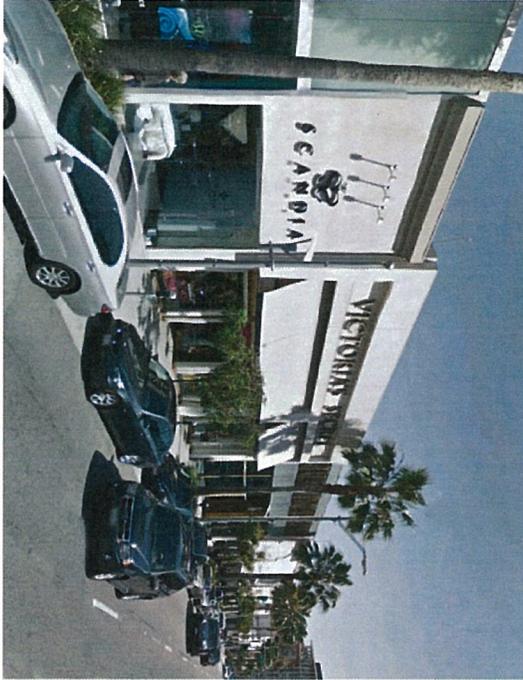
COMPANY	ALLSAINTS
ADDRESS 1	584 Broadway
ADDRESS 2	New York
	NY 10012
PHONE NO.	917-210-9408
FAX NO.	-

ALLSAINTS

328 / 330 N. BEVERLY DRIVE,
BEVERLY HILLS, CA, 90210

PROPOSED
FRONT
ELEVATION
VISUALS

A208.1



EXISTING ANGLE ELEVATION - PHOTOGRAPH
NOT TO SCALE



PROPOSED ANGLE ELEVATION - VISUAL
NOT TO SCALE



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BEVERLY HILLS, CA, 90210

PROPOSED
ANGLE
ELEVATION
VISUALS

A208.2

AWNING

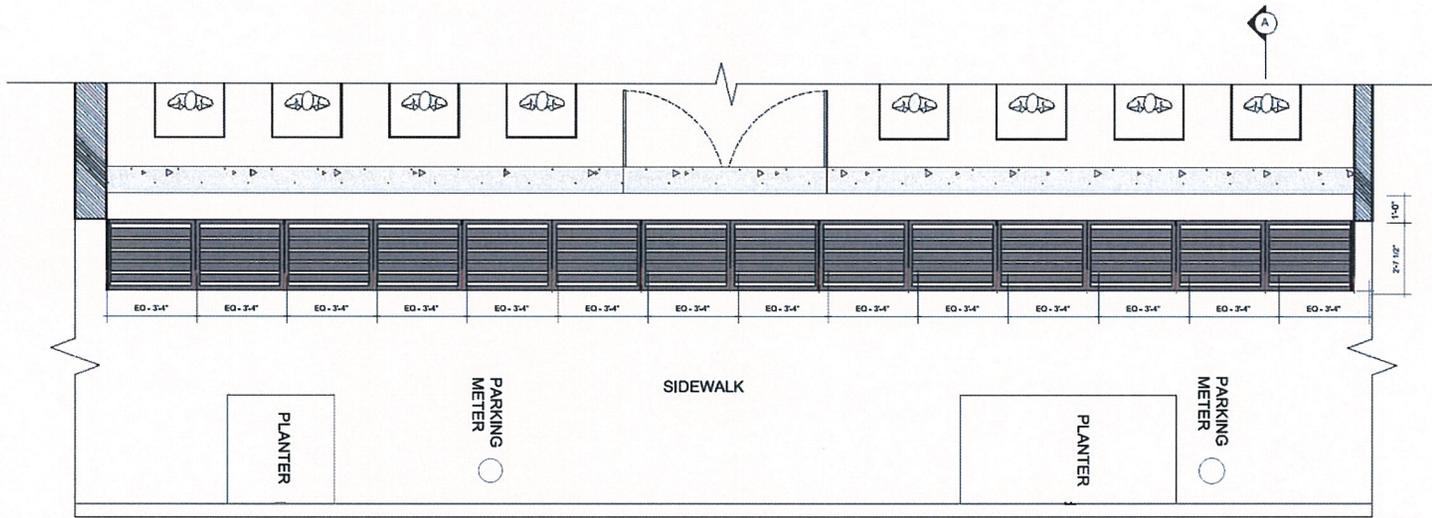
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EXAMPLE IMAGE - BRENT CROSS STORE



EXAMPLE IMAGE - AWNING



AWNING PLAN
 1:25 @ A1



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AWNING
 DETAILS

A209.1

AWNING & DOOR HANDLE

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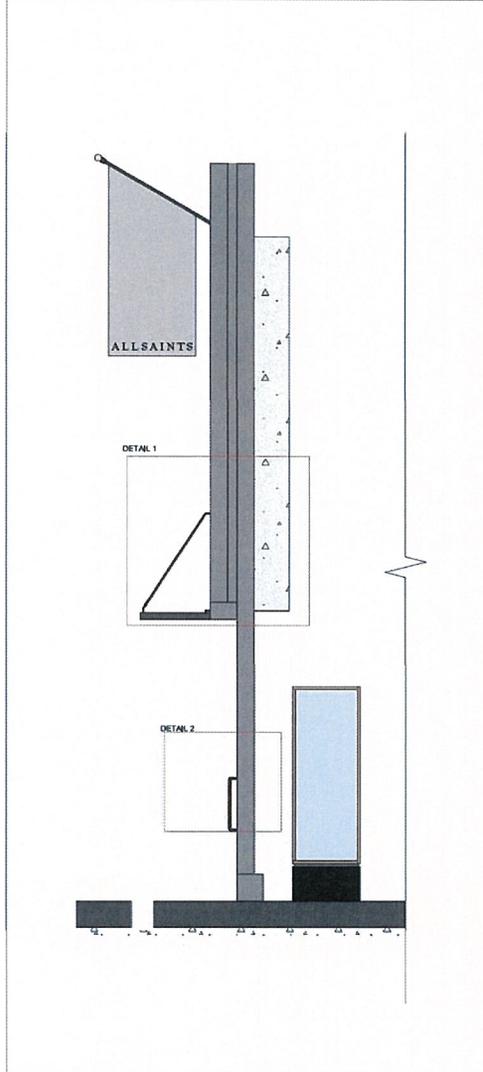
KTGY Project No: 000000
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Principal: Craig Chinn
Project Designer:

Developer
COMPANY: ALLSAINTS
ADDRESS 1: 564 Broadway
ADDRESS 2: New York
PHONE NO: 917-210-9408
FAX NO:

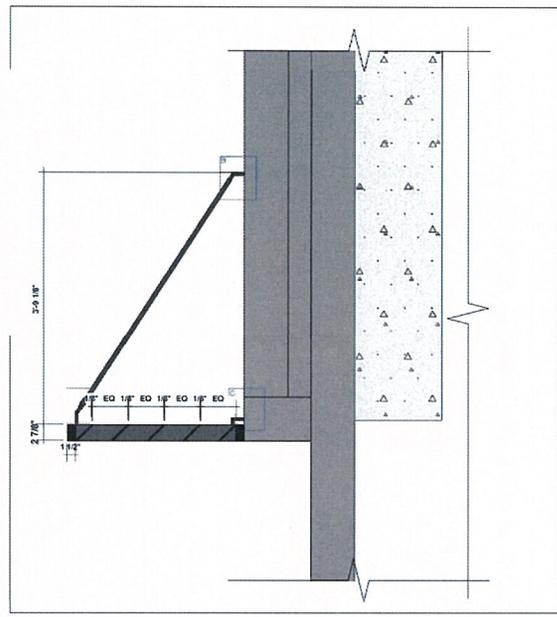
ALLSAINTS
 328 / 330 N. BEVERLY DRIVE,
 BEVERLY HILLS, CA, 90210

AWNING &
 DOOR
 HANDLE
 DETAILS

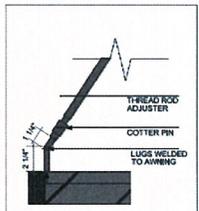
A209.2



AWNING SECTION A
 1:25 @ A1

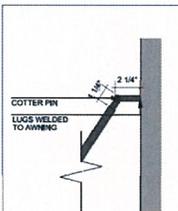


AWNING DETAIL 1
 1:10 @ A1



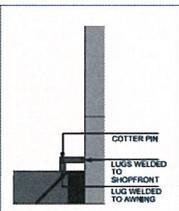
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AWNING FIXING DETAIL A
 1:5 @ A1



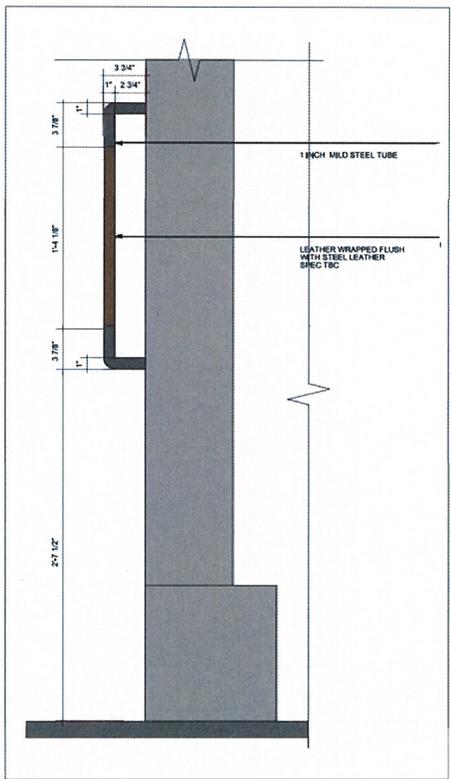
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AWNING FIXING DETAIL B
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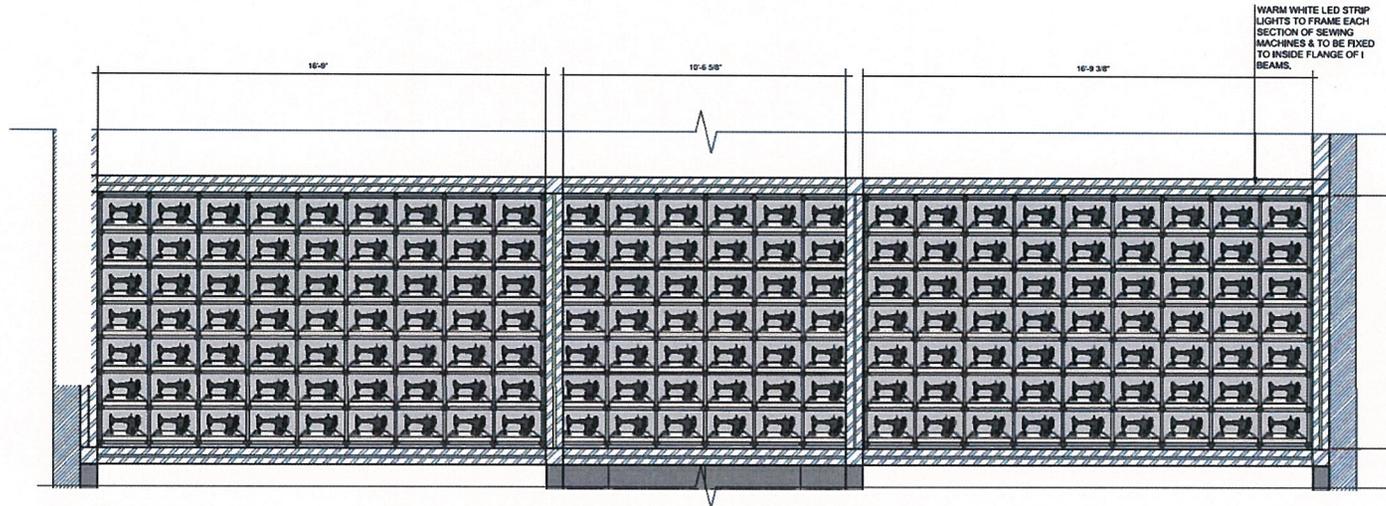
TOTAL NUMBER REQUIRED: 6

AWNING FIXING DETAIL C
 1:5 @ A1

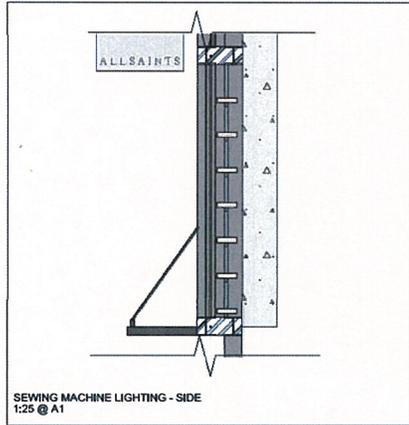


DOOR HANDLE DETAIL 2
 1:5 @ A1

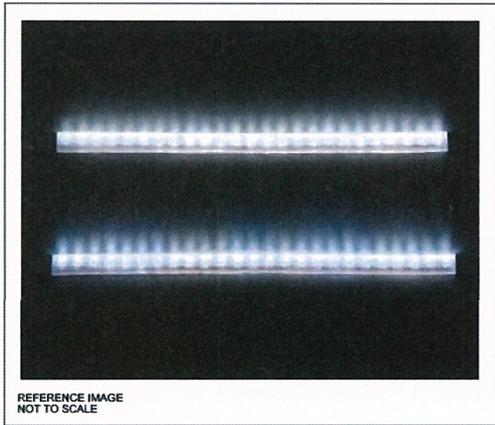
SEWING MACHINE LIGHTING



SEWING MACHINE LIGHTING - FRONT
1:25 @ A1



SEWING MACHINE LIGHTING - SIDE
1:25 @ A1



REFERENCE IMAGE
NOT TO SCALE



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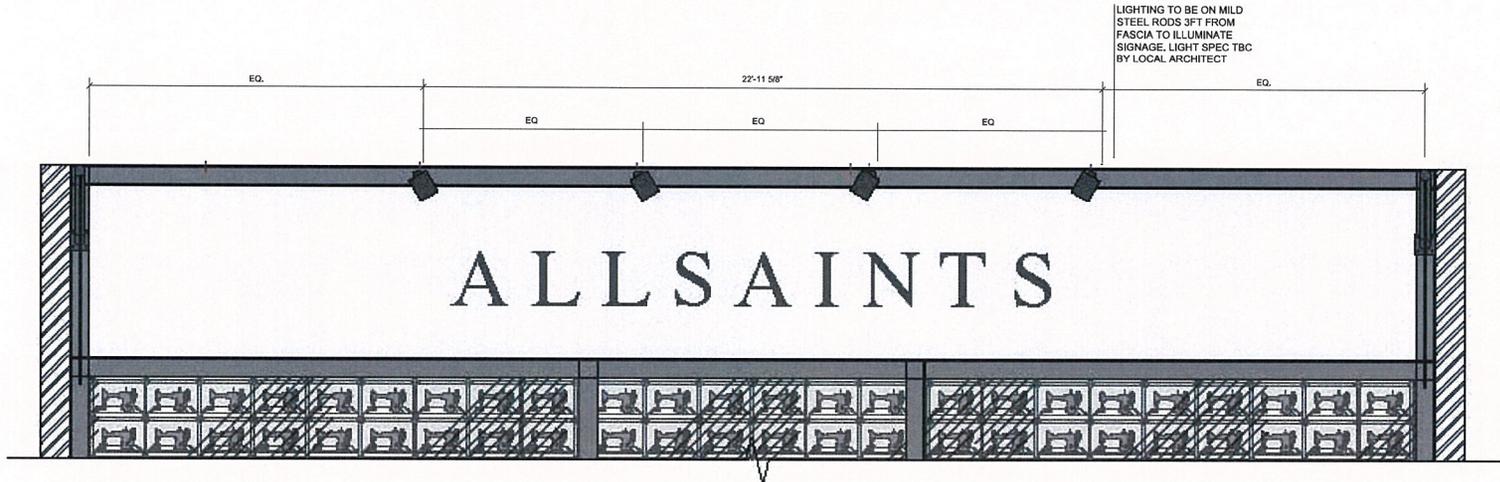
Developer
COMPANY
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FAX NO.

ALLSAINTS
3287 330 N. BEVERLY DRIVE,
BEVERLY HILLS, CA, 90210

SEWING
MACHINE
LIGHTING
DETAILS

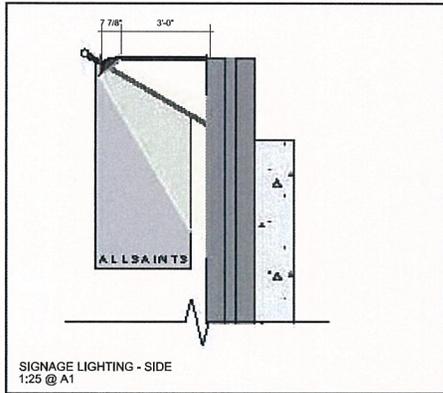
A210

SIGNAGE LIGHTING

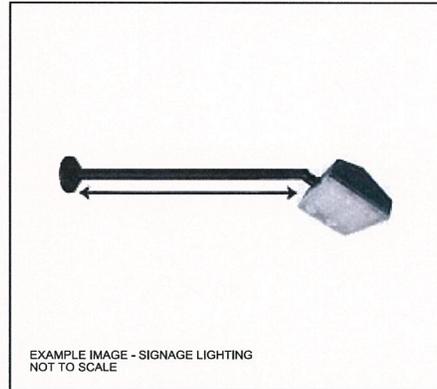


LIGHTING TO BE ON MILD
STEEL RODS 3FT FROM
FASCIA TO ILLUMINATE
SIGNAGE. LIGHT SPEC TBC
BY LOCAL ARCHITECT

SIGNAGE LIGHTING - FRONT
1:25 @ A1



SIGNAGE LIGHTING - SIDE
1:25 @ A1



EXAMPLE IMAGE - SIGNAGE LIGHTING
NOT TO SCALE



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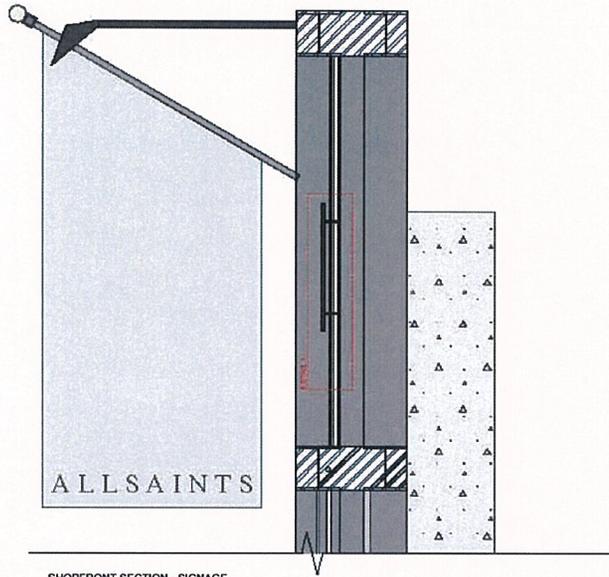
Developer
COMPANY
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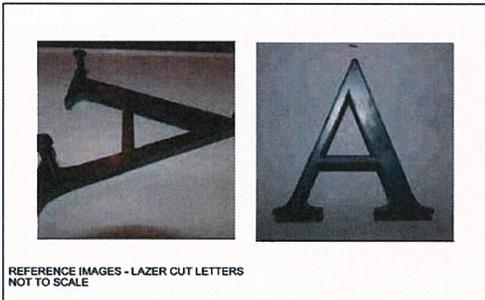
SIGNAGE
LIGHTING
DETAIL

A211

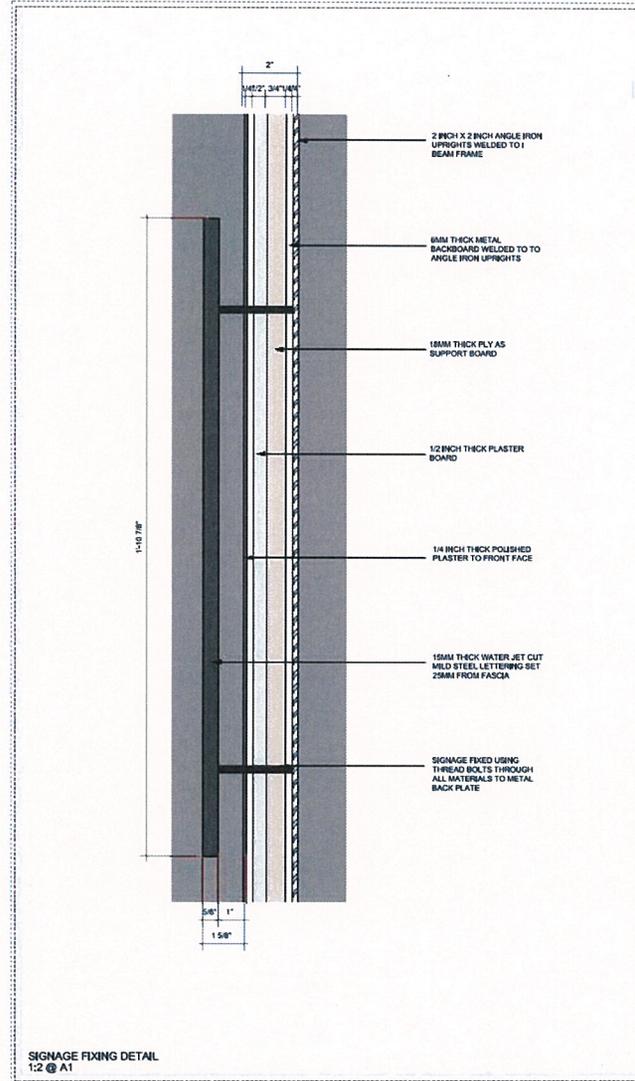
SIGNAGE DETAILS



SHOPFRONT SECTION - SIGNAGE
1:10 @ A1



REFERENCE IMAGES - LAZER CUT LETTERS
NOT TO SCALE



SIGNAGE FIXING DETAIL
1:2 @ A1



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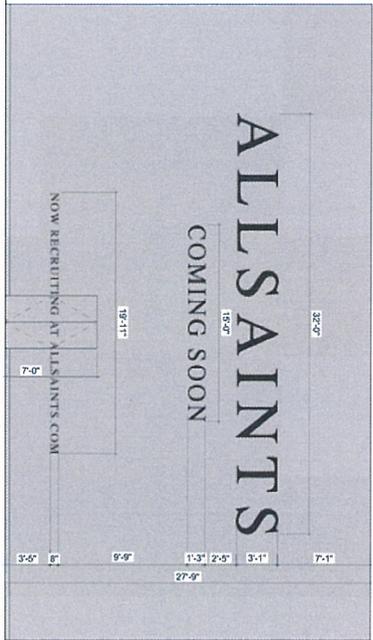
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PHONE NO. 917-210-9408
FAX NO.

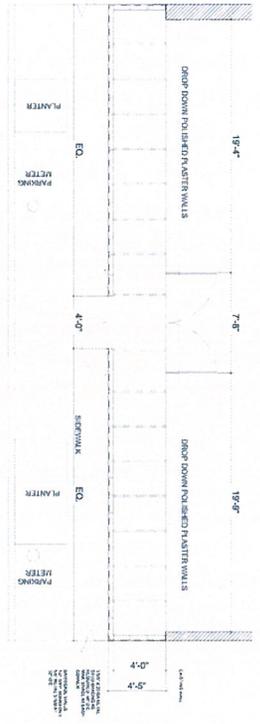
ALLSAINTS
328 / 330 N. BEVERLY DRIVE,
BEVERLY HILLS, CA, 90210

SIGNAGE
DETAILS

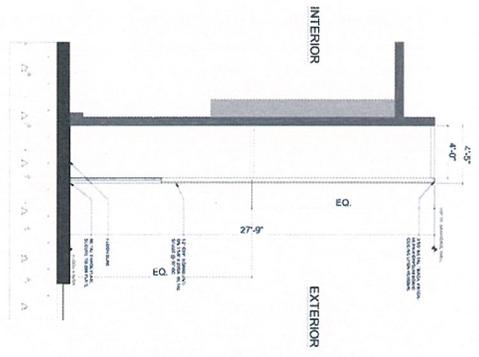
A212.2



BARRICADE ELEVATION
NOT TO SCALE



BARRICADE PLAN
NOT TO SCALE



BARRICADE SECTION
NOT TO SCALE

GENERAL NOTE
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEVERLY HILLS AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEVERLY HILLS AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEVERLY HILLS AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.

- BARRICADE NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEVERLY HILLS AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEVERLY HILLS AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEVERLY HILLS AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEVERLY HILLS AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEVERLY HILLS AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEVERLY HILLS AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
 7. ALL DIMENSIONS TO BE SHOWN SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS TO BE SHOWN SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS TO BE SHOWN SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS TO BE SHOWN SHALL BE TO FACE UNLESS OTHERWISE NOTED.

LOCATION: KERRINGWOOD COLOR MANUFACTURE, FARMINGTON AND BALL COLOR "MANOR HOUSE GRAY"

LOCATION: EXTERIOR COLOR MANUFACTURE: FARMINGTON AND BALL COLOR "BALLINGS"

KTGY Project No: 000000
Project Contact: Craig Chinn
Email: cchinn@ktgy.com
Principal: Craig Chinn
Project Designer:

Developer
COMPANY: AISAINTS
ADDRESS 1: 584 Broadway
ADDRESS 2: New York, NY 10012
PHONE NO.: 917-210-9408
FAX NO.:

ALLSAINTS
 328 / 330 N. BEVERLY DRIVE,
 BEVERLY HILLS, CA, 90210

KTGY Group, Inc.
 17922 Fitch
 Irvine, California 92614
 ktgy.com
 949 851 2133



**BARRICADE
 DETAIL**

A214



Design Review Commission Report

455 North Rexford Drive
AC Meeting – November 14, 2012

Attachment C:

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND BUSINESS IDENTIFICATION SIGN FOR THE PROPERTY LOCATED AT 320 NORTH BEVERLY DRIVE (ALLSAINTS – PL1229106).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Tim Sharp, applicant, on behalf of the property owner, Beverly Dayton LLC, and the tenant, Allsaints (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and business identification sign for the property located at 320 North Beverly Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review 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, 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **November 14, 2012** at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

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. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

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 is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. 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. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, 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 complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development 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. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
2. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
3. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.

7. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Special Conditions

8. **No special conditions for this project.**

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

William Crouch, Commission Secretary
Community Development Department

Adopted: **November 14, 2012**

Zale Richard Rubins, Chairperson
Architectural Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, WILLIAM CROUCH, Secretary of the Architectural Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-XX-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on **November 14, 2012** and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

WILLIAM CROUCH
Secretary to the Architectural
Commission/Urban Designer
City of Beverly Hills, California