



**STAFF REPORT
CITY OF BEVERLY HILLS**

**For the Architectural
Commission Meeting of
September 10, 2008**

TO: Architectural Commission

FROM: Ivy Nguyen, Assistant Planner

SUBJECT: PL 083 7782
246 North Canon Drive
Façade Remodel and Business Identification Signs at MASTRO'S

PROJECT INFORMATION

Applicant / Owner	Marty Esterline, on behalf of Eddia Mirharooni
Address	246 North Canon Drive
Project Name	Façade remodel and relocation of business identification signage for MASTRO'S Beverly Hills
Project Type	Façade Remodel

PROJECT ELEMENTS

The subject site is a three-story building with dining area on the first floor, bar/dining area on the second floor, and third floor office spaces to re-configured into a banquet hall room for additional dining. The property is located on eastern side of North Canon Drive between Clifton Way and Dayton Way. The project includes the following elements:

Façade - First Floor

- Replace existing front entry door with bronze door
- New bronze clad canopy structure to project from front entryway
- Remove black canopy with "246" address. Reconfigure window and install blue glass wall system, to match existing. Existing signage to be relocated to new window opening.
- Front entryway relocated

Façade – Second Floor

- New balcony at second floor (at right hand side of front elevation) with dark brown wrought iron railing to match existing balcony
- Aluminum door surrounds

Façade – Third Floor

- New guardrail at third floor in dark brown color
- Remove orange awnings and replace with new black awnings at third floor, to match awnings on second floor

New tempered glass at front elevation will be installed at all windows and doors. Additionally, at the eastern property line (rear of property) the applicant is proposing to enclose the third floor to add 868 square feet and a new elevator tower will be installed.

A material sample board has been submitted for the Commission's review and will be available at the meeting.

ARCHITECTURAL CRITERIA

With regard to any architectural elements reviewed in conjunction with the above, pursuant to Municipal Code §10-3-3010 the Architectural Commission may concurrently or separately 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 the 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 tenant improvement modifications represents a thoughtful and comprehensive design through the use of quality materials and unifying colors. The façade changes will enhance the symmetry of the building, and create a cohesive quality to the restaurant. Thus, the project as presented would contribute 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 does not appear to create any conditions of external or internal noise which are 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 new bronze entry door and canopy, blue wall system, and awnings appear to be of good quality and as proposed, would not appear to cause the nature of the local environment to materially depreciate in appearance and 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.

It appears that the submitted plans are in harmony with the existing uses and structures on the surrounding land 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.

The proposed façade remodel appears to be in conformance 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 criteria and pending the information and conclusions that may result from testimony received during the Architectural Commission deliberations, staff recommends that the Architectural Commission approve the project as presented.



Ivy Nguyen, Assistant Planner