



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Architectural Commission  
Meeting of October 20, 2010**

**TO:** Architectural Commission

**FROM:** Donna Jerex, Senior Planner

**SUBJECT:** PL 102 4144 - "**Jose Eber**"  
356 North Camden Drive  
Final façade details (awning and paint trim, signs)

***Continued from September 15, 2010 Meeting***

**PROJECT INFORMATION**

<b>Applicant/Owner</b>	Gary Gilbar, Architect for Jose Eber
<b>Address</b>	356 North Camden Drive (aka 360 North Camden Drive)
<b>Project Name</b>	JOSE EBER
<b>Project Type</b>	• Final Façade Details: Color Palette

**PROJECT DESCRIPTION**

The project is located on the east side of Camden Drive at the former "Christie's" Auction space.

**September Meeting: Direction from the Commission**

At the September meeting the Commission approved a construction barricade; a 9 SF business identification sign above the entry and a small sign at the rear of the building; and window modifications (window changed to French door on front and two new fixed windows on the rear elevation).

The Commission directed the applicant to return with final details for the façade, including the color palette. The applicant proposes:

- The proposed window trim color is Rust
- The proposed awning color is Mauve Bauhaus

## **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 color palette is simple and consists of attractive colors that distinguish the building. Therefore the proposed design 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.

***(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 color palette does not appear to impact the environment with respect to external or internal noise and would therefore not make the environment less desirable with respect to these factors.

***(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 colors proposed do 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 color palette is in conformity with the prevailing uses in the general area and with other similar projects approved by the Commission. Furthermore, the overall composition and design of the storefront and 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.***

The proposed paint colors conform to the standards of the Beverly Hills Municipal Code and other applicable laws.

**RECOMMENDATION**

Staff recommends that the Architectural Commission approve the project as presented with the following standard condition:

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on October 20, 2010.
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.



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DONNA JEREX

