



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

**For the Architectural Commission  
Meeting of April 27, 2011**

**TO:** Architectural Commission

**FROM:** Shena Rojemann, Associate Planner

**SUBJECT: PRETTY BALLERINAS**  
**371 North Camden Drive**  
Request for approval of a façade remodel and a business identification sign  
PL 110 2228

*Continued from the March 16, 2011 meeting.*

**PROJECT INFORMATION**

|                     |   |
|---------------------|---|
| <b>Applicant</b>    | Cosimo Pizzulli   |
| <b>Address</b>      | 371 North Camden Drive  |
| <b>Project Name</b> | Pretty Ballerinas   |
| <b>Project Type</b> | <ul style="list-style-type: none"><li>• Façade Remodel</li><li>• Business ID sign</li></ul> |

**PROJECT DESCRIPTION**

The project is located on the south side of the 300 block of North Camden Drive, between Brighton Way and Wilshire Boulevard. The applicant is proposing a façade remodel and a business identification sign along the North Camden Drive elevation. This project was initially reviewed by the Commission on March 16, 2011. At that meeting the Commission had the following comments:

*Continued on the next page.*

| Architectural Commission Requests<br>from March 16, 2011   | Applicant's Response  |
|--|---|
| 1. Take the façade plaster straight up to the top of the building elevation, thus removing the plaster crown molding and creating a flat façade.   | 1. The façade plaster has been extended straight up to the top of the building elevation and the plaster crown molding has been removed.  |
| 2. Show where the façade materials start and stop.   | 2. The revised elevation more clearly depicts where the materials start and stop.   |
| 3. Provide window and door details. Show the joints in the façade glass windows and door.  | 3. Window and door details have been provided.  |
| 4. Provide more façade details (connects, sections, etc.). The details should be shown accurately.   | 4. More façade details showing the material connections, sections, etc., have been provided.  |
| 5. The sign should be calculated as one large box around the text and logo. The sign should be reduced in size.  | 5. The sign area has been recalculated. The area has been calculated as such: Shoes: 4'-6" x 2 = 9 SF; Text: 6'-6" x 1'-6" = 9.75 SF. Total sign area: 18.75. The maximum sign area permitted per code is 2 SF/1 linear foot. The tenant contains 12.5 ft. of linear frontage, thus 25 SF is the maximum permitted. |
| 6. Provide more specific materials such as the actual paint color information, a sign material sample painted the actual proposed color, a glass sample, mullion sample, etc.  | 6. The applicant has provided material samples of the actual materials and a materials sample of the sign proposed.   |
| 7. Show the size and location of the address numbers.  | 7. The address numbers are to be located on the entry door and have been included in the project elevation and rendering.   |
| 8. Consider widening the entry door to eliminate the "dog leg" in the proposed storefront windows/doors along the ground floor. Also consider extending the façade windows to the floor, eliminating the left over features at the base. | 8. The 'dog leg' has been eliminated from the design; however the door has not been widened. The façade windows have not been extended to the floor.  |

A material board will be presented at the meeting.

**ANALYSIS**

The proposed remodel and signs are intended to update the appearance of the existing building and add architectural details of the building. The proposed façade remodel and signage proposes high quality materials. The use of high quality materials and modern style shall be cohesive with, and sometimes superior to, the facades found along North Camden Drive. The proposed design offers a revitalized appearance with a clean finish and is consistent in quality with the other storefronts along North Camden Drive.

### **ARCHITECTURAL 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 façade remodel and signs create a dynamic façade. The materials proposed are of a high quality. The proposed business identification sign is simplistic in design. The design appears in keeping with (and in some cases superior to) the quality of nearby shops and other businesses. The proposed facade remodel and business identification signs appear to be 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 façade remodel and the installation of new signage do not appear to modify any existing barriers to external or internal noise and is not 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 materials proposed for the facade remodel and new signage 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.***

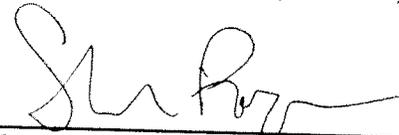
The proposed facade remodel and signage is in conformity with the prevailing uses in the general area and with other similar projects approved by the Commission. Furthermore, the overall composition and design of the façade and signage would be in harmony with proposed or future uses in the area as would 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.***

Subject to review of the final construction documents, the proposed façade remodel and new signage are in conformity 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 analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Architectural Commission deliberations, staff recommends the Architectural Commission either provide the applicant with further direction and return the item for restudy, or approve the project with any conditions the Commission may wish to add, in addition to the standard conditions of approval (attached).



Shena Rojemann, Associate Planner

**Attachments**

Exhibit A – Standard Conditions of Approval

Exhibit B - Staff report from the March 16, 2011 AC meeting

**EXHIBIT A**  
Standard Conditions of Approval

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on April 27, 2011.
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 shall 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.

**EXHIBIT B**  
March 16, 2011 AC staff report



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| <b>Address</b>      | 445 North Camden Drive  |
| <b>Project Name</b> | Pretty Ballerinas   |
| <b>Project Type</b> | <ul style="list-style-type: none"><li>• Façade Remodel</li><li>• Business ID Sign</li></ul> |

**PROJECT DESCRIPTION**

The project is located on the south side of the 300 block of North Camden Drive, between Brighton Way and Wilshire Boulevard. The applicant is proposing a façade remodel and a business identification sign along the North Camden Drive elevation. The following elements are proposed:

**Façade**

- The existing storefront would be demolished and a new clear tempered glass window and door is proposed;
- The new glass storefront would be set into a black anodized aluminum frame.
- The new glass door would contain a black anodized frame.
- The remaining portions of the façade would be covered in a smooth plaster finish which would have a matte black finish.
- The upper portion of the façade is to be composed of antique bronze panels which will contain a laser-cut filigree pattern.

**Business Identification Sign**

The applicant is requesting one business identification sign along the front elevation of the building. Pursuant to the Beverly Hills Municipal Code §10-4-604, one business identification sign, not exceeding two square feet (2 sf) in area for each linear foot of store frontage occupied by the tenant, may be permitted. The applicant is proposing the following sign:

- One business ID sign located on the building façade facing North Camden Drive. This sign would contain one line of text reading "Pretty Ballerinas" with the company logo above. This sign would be composed of solid wood painted yellow and would be screwed/glued to the building facade. The sign would be a total of 16.75 square feet in area.

| BUSINESS IDENTIFICATION SIGNS |   |   |
|-------------------------------|---|---|
| Type of Sign                  | Permitted by Code   | Proposed  |
| Business ID Signage           | <p><b>1 sign – maximum 25 SF and one smaller sign not to exceed 5 SF (for business name, address and other operating hours)</b></p> <p>(2 SF/1 linear foot of store frontage.<br/>           Linear frontage = 12.5 ft)</p> | <p><b>16.75 SF</b></p> <p>(1 sign consisting of the logo and business name)</p> |

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**ANALYSIS**

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Shena Rojeman, Associate Planner

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Exhibit A – Standard Conditions of Approval