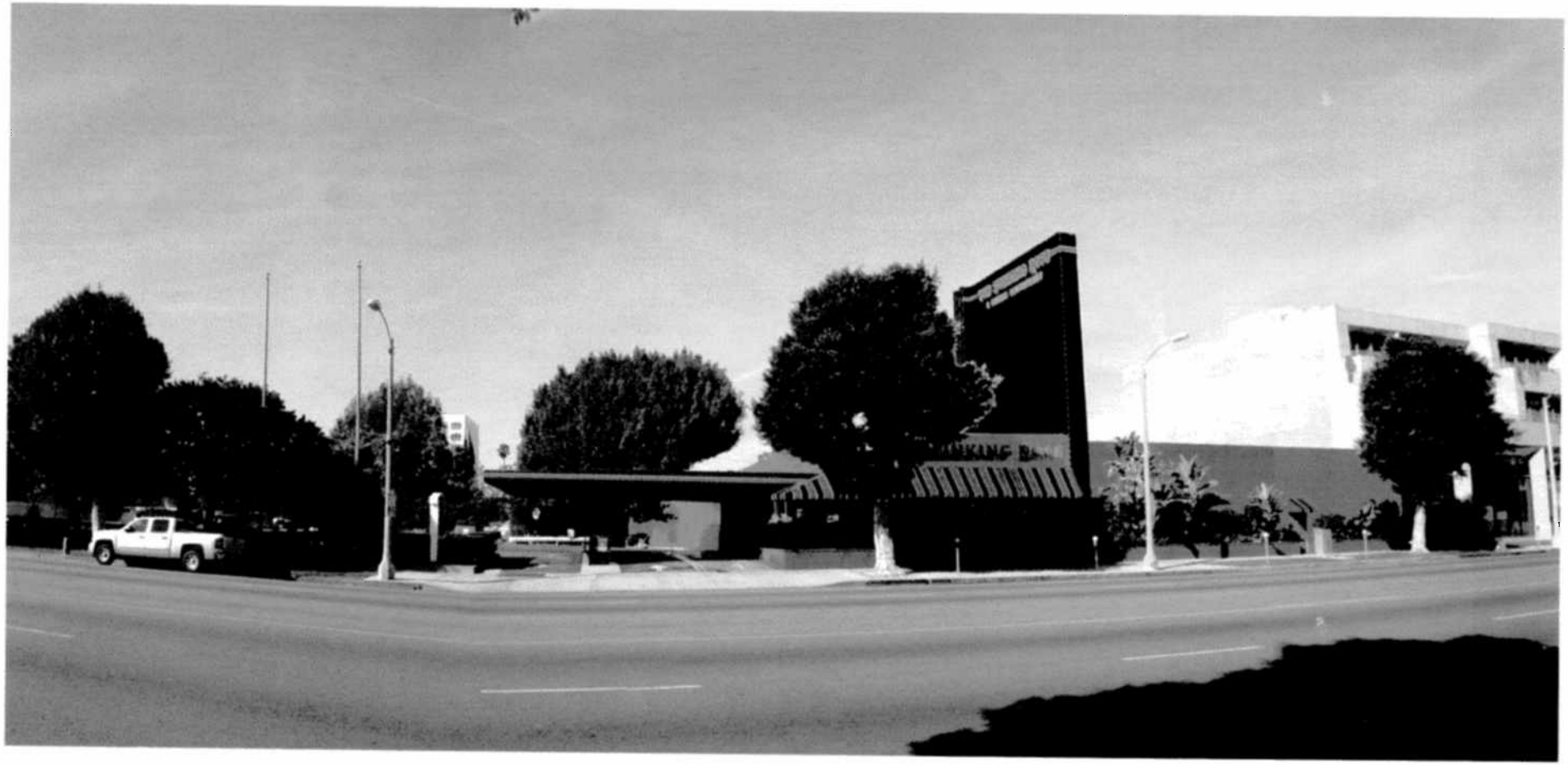
Existing Facade

Proposed Façade – 2/15/12



Proposed Façade – 3/21/12

City of Beverly Hills
Planning Division
455 N. Rexford Drive Beverly Hills, CA 90210
TEL (310) 458-1141 FAX (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, March 21, 2012
(Continued from the AC meeting on February 15, 2012)

Subject: **THE STINKING ROSE**
55 North La Cienega Boulevard
Request for approval of a façade remodel.
(PL 1201734)

Project applicant: Anthony Eckelberry

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

REPORT SUMMARY

This project was previously reviewed by the Architectural Commission on February 15th, 2012. The Commission provided the applicant with comments regarding the façade remodel and directed that the project be returned for restudy. Modifications to the previously proposed façade include removal of the wrought-iron detailing above the portico, painting the vertical architectural element in "Ebony King" to match the portico, red and gold striping detail on the portico and vertical architectural element. The black, red, and gold striped awnings, wrought iron railing painted in "Ebony King", stripping of the paint on the brick portion of the facade, and painting of the stucco portion of the façade in "Audobon Russet" remain a part of the proposed façade remodel. A full list of the Commission's comments and responses to the comments has been provided in Attachment A.

ZONING CODE COMPLIANCE

Applications for architectural 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. Commission's comments at the February 15th, 2012 meeting
B. Staff Report from the February 15th, 2012 meeting
C. Design Plans, Cut Sheets & Supporting Documents
D. Approval Resolution

Report Author and Contact Information:
Cindy Gordon, Assistant Planner
(310) 285-1191
cgordon@beverlyhills.org

Attachment A:
Commission's comments at the
February 15th, 2012 meeting

Architectural Commission comments from the February 15th, 2012 Meeting	Applicant's Response
1. Explore alternative options for the wrought-iron detailing.	1. The wrought-iron detailing has been removed from above the portico.
2. The doors should be painted black, not white.	2. The doors are proposed to be painted black.
3. Additional landscaping is needed to help balance the building.	3. The existing landscaping is proposed to remain. The color rendering has been updated to show the extent of the existing landscaping, which was not presented accurately in the previous proposal.
4. The proposed painting is monolithic and lacks movement. Options should be explored to differentiate between the façade materials.	4. The applicant has proposed painting the vertical element of the building in "Ebony King" to match the proposed color for the portico. Additionally, red and gold striped detailing is proposed for both the vertical element and the portico.

Attachment B:
Staff Report from the
February 15th, 2012 meeting

City of Beverly Hills
Planning Division
455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, February 15, 2012

Subject: **THE STINKING ROSE**
55 N La Cienega Boulevard
Request for approval of a façade remodel.
(PL1201734)

Project applicant: Anthony Eckelberry

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

REPORT SUMMARY

The applicant requests approval of a façade remodel at the existing "The Stinking Rose" restaurant. The façade remodel includes stripping the existing white paint from the existing brick façade, painting the existing stucco to match the natural brick façade color in Benjamin Moore "Audubon Russet", painting the existing portico, window trim, and entry railing in Benjamin Moore "Ebony King", installing new wrought-iron detailing above the portico painted in Benjamin Moore "Ebony King", and recovering the awnings at the entry and service door in a black, red, and gold striped fabric. There are no proposed changes for the existing business signage.

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.

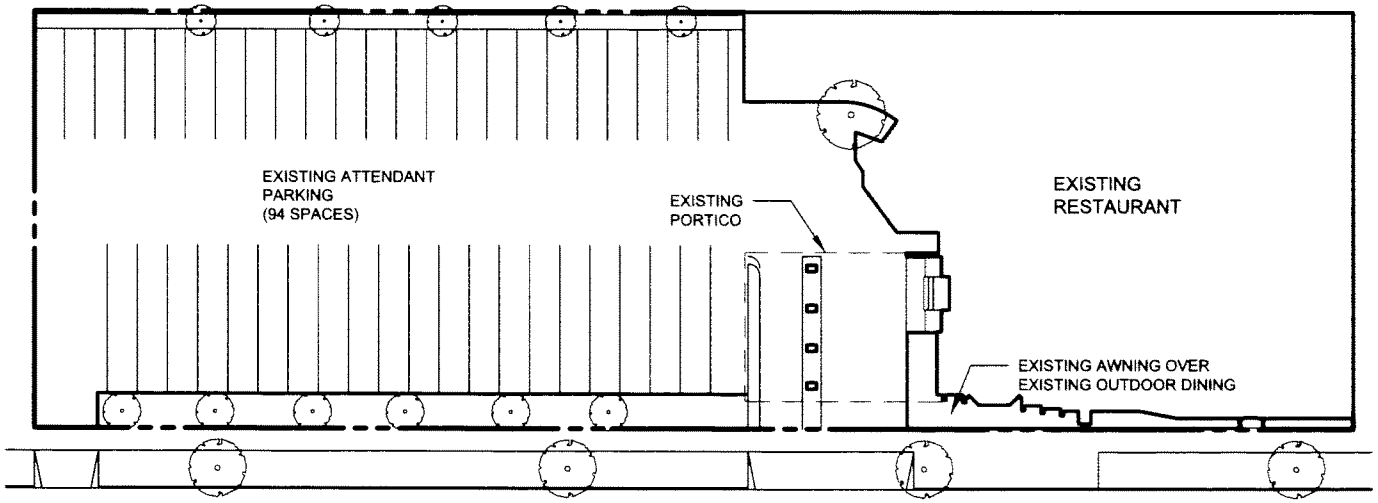
PUBLIC OUTREACH AND NOTIFICATION

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

Attachment C:
Design Plans, Cut Sheets
and Supporting elements



LA CIENEGA BOULEVARD

ARCHITECTURAL DESIGN STUDIO,INC.
ANTHONY ECKELBERRY, ARCHITECT
TEL: (323)661-0895 ANTHONY@ECKELBERRY.BIZ

PROJECT
THE STINKING ROSE RESTAURANT
55 N. LA CIENEGA BOULEVARD
BEVERLY HILLS, CA 90211

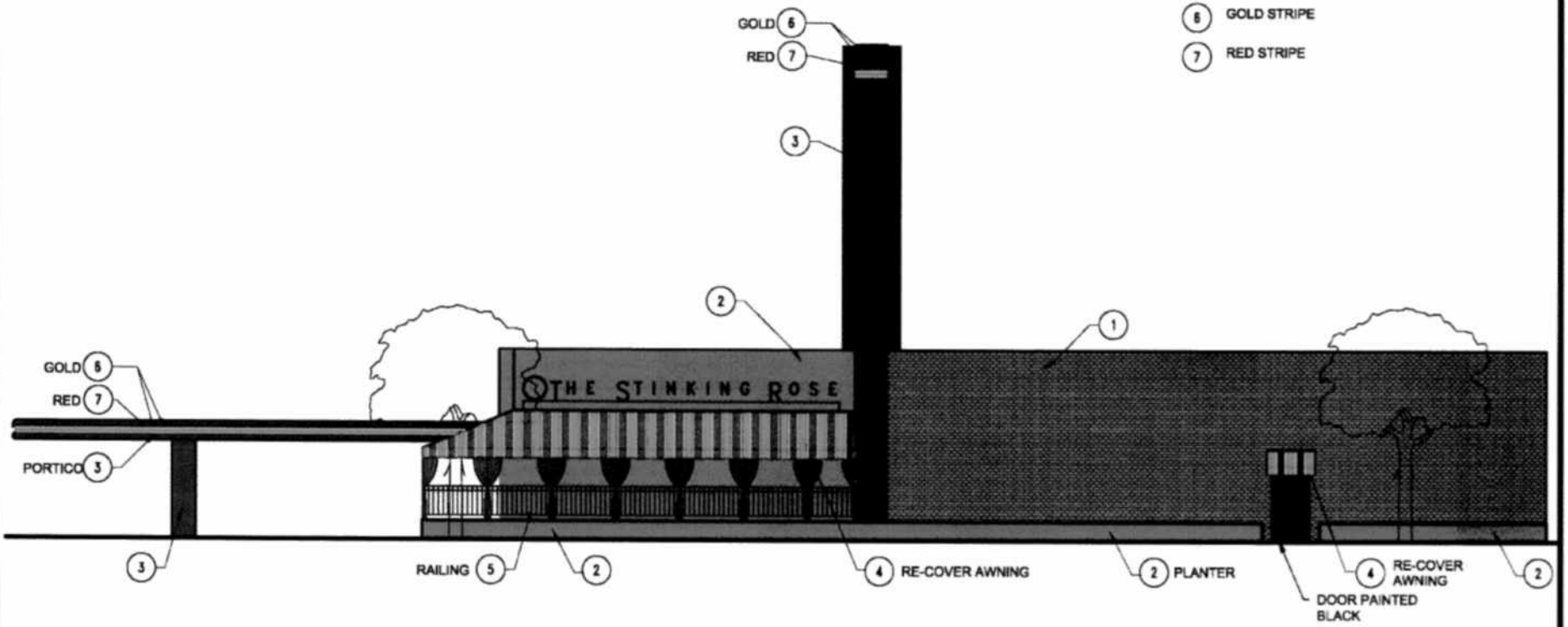
SHEET TITLE
SITE PLAN

DATE:	3-5-2012
PROJECT NO:	1130
SCALE:	1/32" = 1'-0"
REVISION:	.

SHEET
SK-1

LEGEND

1. EXISTING BRICK IN NATURAL COLOR (STRIP EXISTING PAINT)
2. STUCCO PAINTED TO MATCH BRICK BENJAMIN MOORE 'AUDUBON RUSSET' HC-51
3. STUCCO PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10
4. NEW AWNING IN BLACK AND RED WITH GOLD STRIPE
5. WROUGHT IRON PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10
6. GOLD STRIPE
7. RED STRIPE



ARCHITECTURAL DESIGN STUDIO,INC.
ANTHONY ECKELBERRY, ARCHITECT
TEL: (323)661-0895 ANTHONY@ECKELBERRY.BIZ

PROJECT
THE STINKING ROSE RESTAURANT
55 N. LA CIENEGA BOULEVARD
BEVERLY HILLS, CA 90211

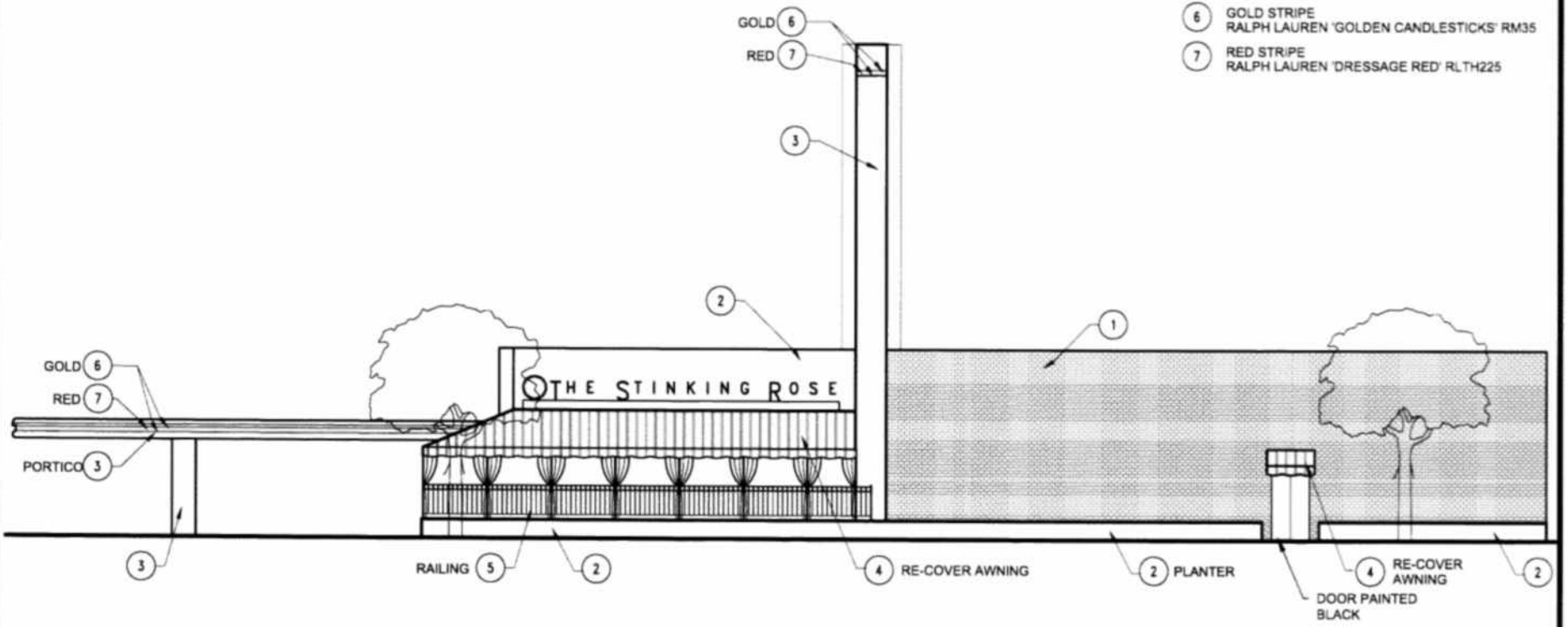
SHEET TITLE
FRONT (EAST) ELEVATION

DATE:	3-6-2012
PROJECT NO:	1130
SCALE:	3/32" = 1'-0"
REVISION:	

SHEET
SK-4

LEGEND

1. EXISTING BRICK IN NATURAL COLOR (STRIP EXISTING PAINT)
2. STUCCO PAINTED TO MATCH BRICK BENJAMIN MOORE 'AUDUBON RUSSET' HC-51
3. STUCCO PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10
4. NEW AWNING IN BLACK AND RED WITH GOLD STRIPE
5. WROUGHT IRON PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10
6. GOLD STRIPE RALPH LAUREN 'GOLDEN CANDLESTICKS' RM35
7. RED STRIPE RALPH LAUREN 'DRESSAGE RED' RLTH225



ARCHITECTURAL DESIGN STUDIO,INC.
ANTHONY ECKELBERRY, ARCHITECT
TEL: (323)661-0895 ANTHONY@ECKELBERRY.BIZ

PROJECT
THE STINKING ROSE RESTAURANT
55 N. LA CIENEGA BOULEVARD
BEVERLY HILLS, CA 90211

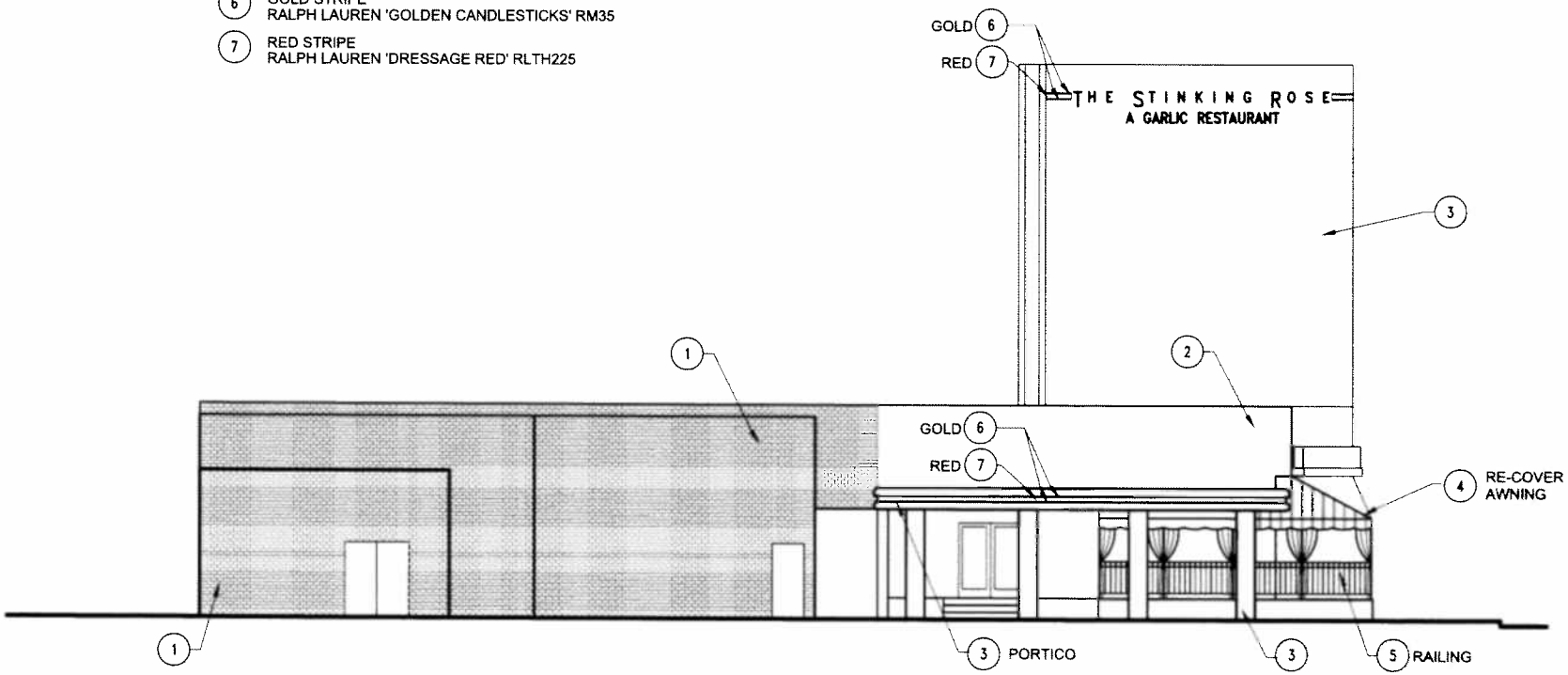
SHEET TITLE
FRONT (EAST) ELEVATION

DATE:	3-5-2012
PROJECT NO:	1130
SCALE:	3/32" = 1'-0"
REVISION:	

SHEET
SK-2

LEGEND

1. EXISTING BRICK IN NATURAL COLOR (STRIP EXISTING PAINT)
2. STUCCO PAINTED TO MATCH BRICK BENJAMIN MOORE 'AUDUBON RUSSET' HC-51
3. STUCCO PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10
4. NEW AWNING IN BLACK AND RED WITH GOLD STRIPE
5. WROUGHT IRON PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10
6. GOLD STRIPE RALPH LAUREN 'GOLDEN CANDLESTICKS' RM35
7. RED STRIPE RALPH LAUREN 'DRESSAGE RED' RLTH225



ARCHITECTURAL DESIGN STUDIO,INC.
ANTHONY ECKELBERRY, ARCHITECT
TEL: (323)661-0895 ANTHONY@ECKELBERRY.BIZ

PROJECT
THE STINKING ROSE RESTAURANT
55 N. LA CIENEGA BOULEVARD
BEVERLY HILLS, CA 90211

SHEET TITLE
SIDE (SOUTH) ELEVATION

DATE:	3-5-2012
PROJECT NO.	1130
SCALE:	3/32" = 1'-0"
REVISION:	

SHEET
SK-3

Attachment D:
Approval Resolution

RESOLUTION NO. AC-XX-XX

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AT THE PROPERTY LOCATED AT 55 N LA CIENEGA BOULEVARD (THE STINKING ROSE – PL1201734).

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

Section 1. Anthony Eckelberry, applicant on behalf of the property owners, Fain/Walker LLC, and the tenant, The Stinking Rose, (Collectively the "Applicant"), has applied for architectural approval of a façade remodel for the property located at 55 N La Cienega Boulevard.

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 March 21, 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 environmental less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, complaint 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:

Adopted: March 21, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Fran Cohen, Chairperson
Architectural Commission

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS.

CITY OF BEVERLY HILLS)

I, SHENA ROJEMANN, Secretary of the Architectural Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-XX-XX duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on March 21, 2012 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of seven (7) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

SHENA ROJEMANN
Secretary to the Architectural
Commission/Associate Planner
City of Beverly Hills, California