



Architectural Commission Report

Meeting Date: Wednesday, March 20, 2013

Subject: **TORY BURCH**
366 North Rodeo Drive
Request for approval of a revision to a previously approved façade remodel.
(PL1303478)

Project agent: Renee Viola – Tory Burch

Recommendation: Conduct public hearing to discuss the project details and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval for a revision to a previously approved façade remodel and previously approved business identification signage. The project was approved by the Architectural Commission on November 14, 2012 (Attachment A). The revisions to the façade include the following:

- Reconfiguration of the façade grid work;
- Reduction in height of primary façade and installation of stainless steel guardrail;
- Replacement of polished travertine stone on third floor with fiberglass reinforced concrete slate siding;
- Reconfiguration of rectangular window on third floor with a smaller circular window, and;
- Removal of four square windows on rear façade to be filled with a recessed cement plaster façade.

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

No public noticing was required for this project.

Attachment(s):

- Previously Approved Façade Remodel
- Detailed Design Description and Materials (Applicant Prepared)
- Design Plans, Cut Sheets & Supporting Documents
- DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191

cgordon@beverlyhills.org



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – March 20, 2013

Attachment A:

Previously Approved Façade Remodel



Architectural Commission Report

Meeting Date: Wednesday, November 14, 2012
(Project was reviewed by the AC on September 19, 2012)

Subject: **TORY BURCH**
366 North Rodeo Drive
Request for approval of a façade remodel and business identification sign.
(PL1228942)

Project applicant: Renee Viola – Tory Burch, LLC

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 a new Tory Burch retail store at 366 North Rodeo Drive. The project came before the Commission at its meeting on September 19, 2012 as a preview item while it was undergoing review by the Planning Commission for various entitlements associated with the project. Overall, the project was well received with positive comments related to the design aesthetic. The applicant has made slight modifications to the design, which include removing the “Tory Burch” text from the business identification sign and modifying the brass patterned grid connection.

The currently proposed façade includes a travertine stone finish, brass patterned gridwork over the stone finish, orange lacquered side returns, a concrete slab at the entrance, and a new storefront with clear glazing.

The applicant is also requesting one business identification sign, 9.62 SF in size, above the entry. Based on a storefront width of 20'-0", the applicant is permitted a maximum sign area of 40 SF. One additional business identification sign, less than SF in size, is proposed in the storefront; however, since this is less than 5 SF, it is not considered to be a multiple business identification sign.

ZONING CODE COMPLIANCE

This project has been reviewed and approved by the Planning Commission and as presented appears to comply with all the zoning requirements.

ENVIRONMENTAL ASSESSMENT

The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s environmental guidelines. The project underwent environmental review by the City’s Planning Commission and City Council. However, the architectural review portion of the 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

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

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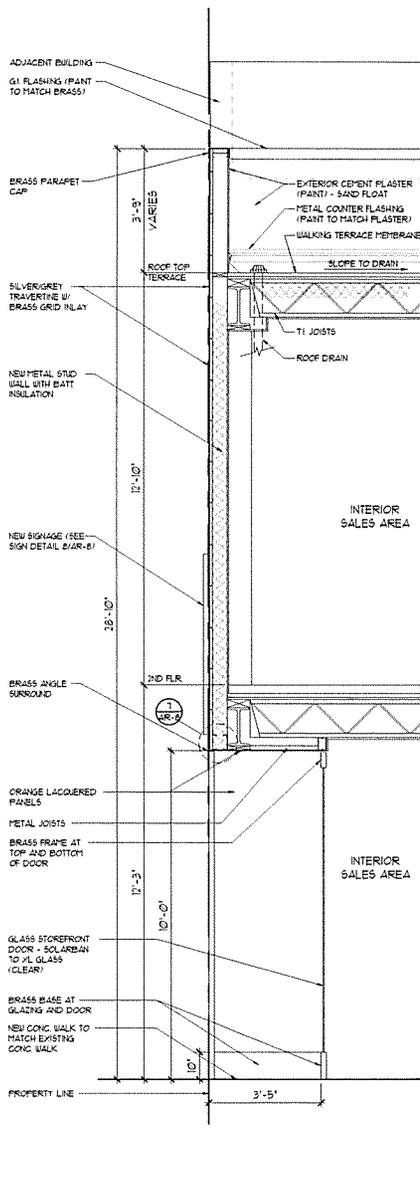
Design Review Commission Report

455 North Rexford Drive
AC Meeting – November 14, 2012

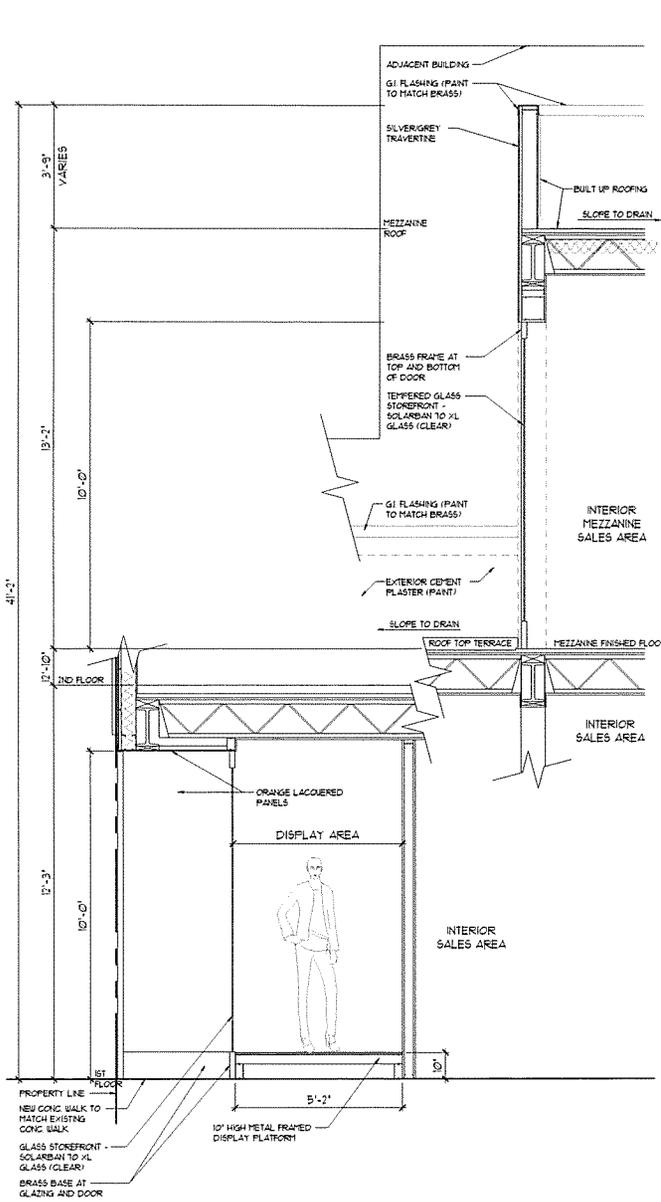
design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

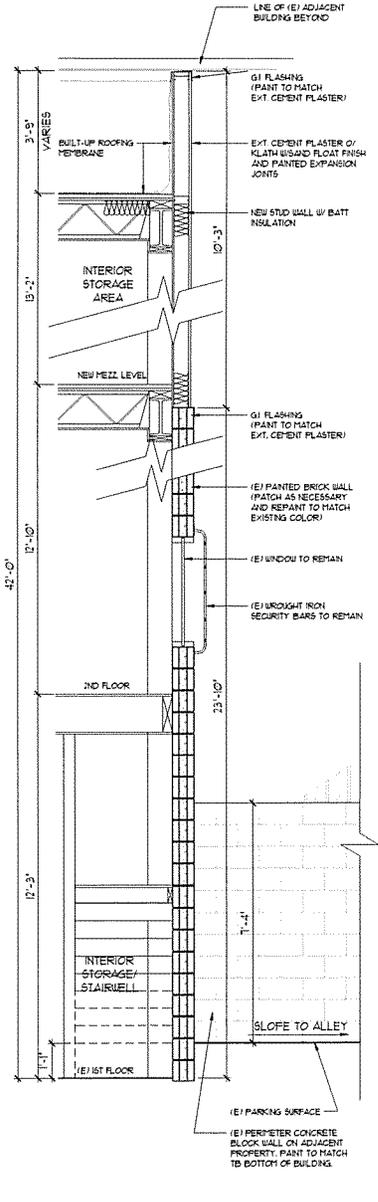
Public notification was not required for this project.



3 WALL SECTION THROUGH FRONT ENTRY
 GRAPHIC SCALE: 1/8" = 1'-0"
 0' 2' 4' 8' 16' 32'



2 WALL SECTION THROUGH TERRACE ENTRY & STOREFRONT
 GRAPHIC SCALE: 1/8" = 1'-0"
 0' 2' 4' 8' 16' 32'



1 WALL SECTION THROUGH REAR OF BUILDING
 GRAPHIC SCALE: 1/8" = 1'-0"
 0' 2' 4' 8' 16' 32'



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – March 20, 2013

Attachment B:

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:

THE ADDITION OF 1400 S.F. OF RETAIL SPACE TO AN EXISTING 5600 S.F. RETAIL BUILDING. THE PROPOSED BUILDING EXPANSION WILL RESULT IN A THREE STORY BUILDING WITH A TERRACE. ONLY A 20' WIDE AREA OF THE EXISTING 50' WIDE BUILDING WILL BE EXPANDED. NEW FRONT AND REAR FACADES WILL BE INCLUDED ALONG WITH A 675 S.F. ROOF TOP TERRACE. THIS BUILDING WILL NOT EXCEED ALLOWABLE FAR AND HEIGHT, 5 PARKING STALLS HAVE BEEN APPLIED FOR IN-LIEU PARKING PROGRAM. THE EXTERIOR FACADES INCULDES TRAVERTINE, BRASS TRIM, VISION GLASS, OKO SKIN, AND CEMENT PLASTER.

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
- Multi-family Building
- Other (specify below):
- Retail Building
- Vacant
- Medical Office Building
- Restaurant

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	Business ID Sign(s)	1	2'-8 3/4" X 3"	.68	40 sq. ft.
2	Business ID Sign(s)	1	Ø3'-10"	11.5	40 sq. ft.
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: SILVER TRAVERTINE / POLISHED BRASS / OKO SKIN / CEMENT PLASTER
Texture /Finish: POLISHED STONE / POLISHED BRASS / SLATE CONCRETE PANELS
Color / Transparency: GREY SOLID / BRASS SOLID / SANDSTONE / TAN (TO MATCH STONE)

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

Material: CLEAR GLASS (SOLARBAN 70 XL) W/ POLISHED BRASS FRAMES / ORANGE LACQUER WINDOW RETURNS
Texture /Finish: SMOOTH
Color / Transparency: CLEAR

ROOF

Material: OKO SKIN / BUR
Texture /Finish: SMOOTH / WATERPROOF
Color / Transparency: SANDSTONE

COLUMNS

Material: N/A
Texture /Finish:
Color / Transparency:

BALCONIES & RAILINGS

Material: STAINLESS STEEL
Texture /Finish: MATTE
Color / Transparency: GREEN (TO MATCH SHRUBS)

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

Material: N/A
Texture /Finish:
Color / Transparency:

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

AWNINGS, CANOPIES

Material: N/A
Texture /Finish:
Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: ANODIZED / PAINTED METAL
Texture /Finish: MATTE
Color / Transparency:

BUSINESS ID SIGN(S)

Material: POLISHED BRASS REVERSE CHANNEL, HALO LIT SIGN
Texture /Finish: SMOOTH
Color / Transparency: BRASS SOLID / OPAQUE

BUILDING ID SIGN(S)

Material: N/A
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: LED HALO LIT SIGN
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: N/A
Texture /Finish:
Color / Transparency:

FREESTANDING WALLS AND FENCES

Material: N/A
Texture /Finish:
Color / Transparency:

OTHER DESIGN ELEMENTS

Material: N/A
Texture /Finish:
Color / Transparency:

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

THE TERRACE PERIMTER WILL CONSIST OF PLANTER BOXES WITH BOXWOOD SHRUBS. THESE PLANTS WILL ADD MORE PRIVACY TO THE TERRACE AS WELL AS AESTHETIC TRANQUILITY. BRINGING NATURE INTO THE TERRACE ENVIRONMENT ENHANCES THE ENVIRONMENT MAKING IT A COOL, GREEN SPACE TO RELAX. THE BOXWOOD SHRUBS ARE EASILY SHAPED AND MAINTANED AND WILL BE METICULOUSLY PRUNED AND CARED FOR. IN ANCIENT TIMES, BOXWOOD'S WERE A SIGN OF ROYALTY OR LUXURIOUS STYLE, WHICH IN ALL WAYS COMPLEMENTS THE TORY BURCH BRAND.

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.

SEE ATTACHED SHEET

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.

SEE ATTACHED SHEET

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.

SEE ATTACHED SHEET

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.

SEE ATTACHED SHEET

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.

SEE ATTACHED SHEET

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.**

The proposed expanded building mass and 2-story facade along Rodeo Drive emulates and is in conformity with those existing buildings along Rodeo Drive. The facade and its distinctive recessed entry/display portal provides for the branding of this high end clothing retailer. The travertine provides a subtle and elegant background for the polished brass grid attached to it, balancing these two high end materials. All finished materials have a long performance life cycle span. The terrace facade is balanced and not over powering on Rodeo Drive due to the 45' front property line setback of the third floor. All materials and massing are prevalent within the business triangle. The polished brass pattern grid work is part of the luxury corporate brand off the tenant.

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.**

External noise/sound infiltration is minimized due to the limited glazing proposed for the structure. Street level display area has a backdrop demising wall assisting in repelling noise infiltration from Rodeo Drive. Solid masonry side and rear walls, along with adjacent building also minimize the infiltration of ambient noise.

Internal noise emission is minimized with the same components listed for external noise infiltration; along with the numerous interior walls and salon areas within the building. These interior walls act as sound buffers trapping internal sound and noise to within the structure. This high end clothing salon does not generate noticeable noise levels on to the public right of way.

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.**

The proposed travertine and polished brass grid, trim and glazing mullions are generally found and used in high end design applications. These materials are found and used currently within the Beverly Hills business district/triangle. The human scale, friendly street facade and its modulated/recessed entry/display portal provides a welcomed relief from the numerous at property line building facades. The orange lacquered panels (another corporate branding identity material) provide a measured splash of color adding to the vibrant retail pedestrian atmosphere existing on rodeo drive. The Oko Skin Wall Panels on the terrace are barely noticeable from street view, if at all, given its 45' set back. Still, these panels are a neutral complimenting color that enhances its surroundings. This material provides a relaxing, luxurious, subtle, simplistic appeal. Not to mention that these panels are a natural material and sustainable. It has proven long term durability so on-lookers from surrounding balconies will have a nice lasting terrace view.

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.**

1. The proposed expanded retail use is consistent with the underlying use and zone designation identified in the General Plan which is C-3. The project is located within the Business Triangle District

and a Pedestrian Oriented Area. These designations promote pedestrian oriented uses, e.g. retail uses, along with higher density (FAR) and increased building heights. This project stays well under the allowed FAR and is under the allowed building height. The expanded retail use further complements the existing high end retail nature of Rodeo Drive and the Business Triangle District.

The project further complements and underpins the City ' s Land Use elements specifically LU2 - Community Character, LU 10 - Economically Vital Districts, LU 11 - Well Designed and Attractive Districts, LU 15 - Economic Sustainability. No CUP's, Variances, Zone Amendments, Special Use Permits are required for this project. The prior tenant was a retail use.

2. With the addition of only approximately 1,400sf of retail space, the proposed Tory Burch retail project will not adversely affect the existing and anticipated development in the vicinity and will further promote harmonious development in the immediate area. The project's additional space will further contribute to the retail base within the Business Triangle along with complementing the retail uses in the area. View corridors from the adjacent hotel will not be affected nor will the roof top terrace of the adjacent retailer be affected due to the 30 foot setback off the hotel, the positioning of the majority of the proposed space to the rear of the existing building along with the proposed outdoor roof top terrace floor level similar to that of the adjacent outdoor roof top terrace.

3. The proposed expanded retail project lies in the heart of the Business Triangle, placing it over 1,000 linear feet from the closest residential property whereby the nature and configuration; location, density, height and manner of operation will not significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property. The General Plan specifically identifies this site area as high density retail commercial use.

4. The main street facade of the structure will be sheathed in brass accentuated polished silver travertine stone panels bringing another high-end, high quality finish material to Rodeo Drive. The brass trimmed display window and main street entry door contrasts yet compliments the stone panels. This mixture of rich finish materials will add another quality texture and lightness to Rodeo Drive's contextual facades. The raised parapet of the proposed terrace assists in providing a massing transition down from the slightly higher parapet of the adjacent Cartier parapet to that of the adjacent lower parapet of the Roberto Cavalli structure. The large glazed display window and entry door provides for an unobstructed view portal into the space, as well as revealing pedestrian access and activity out onto Rodeo Drive when inside the store. This is all accomplished with a balance of human scale, proportions, and integrity. The recessed display and entry portal on the first floor is a welcome relief to the adjacent building planes abutted against the property lines as typically seen along Rodeo Drive. The design philosophy is subtle but elegant. The orange lacquered window return panels at the entry/display portal allows for a subtle visual connection associated with Tory Burch's worldwide corporate branding.

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.

Answers to question 4 correspond with answers to this question.



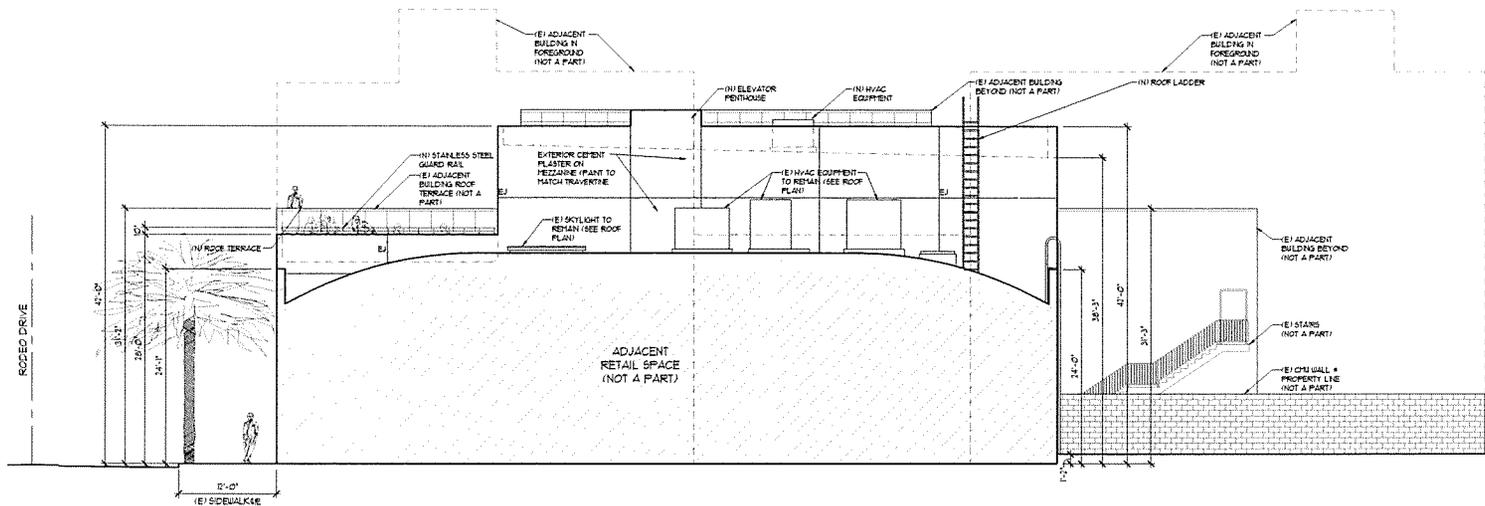
Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – March 20, 2013

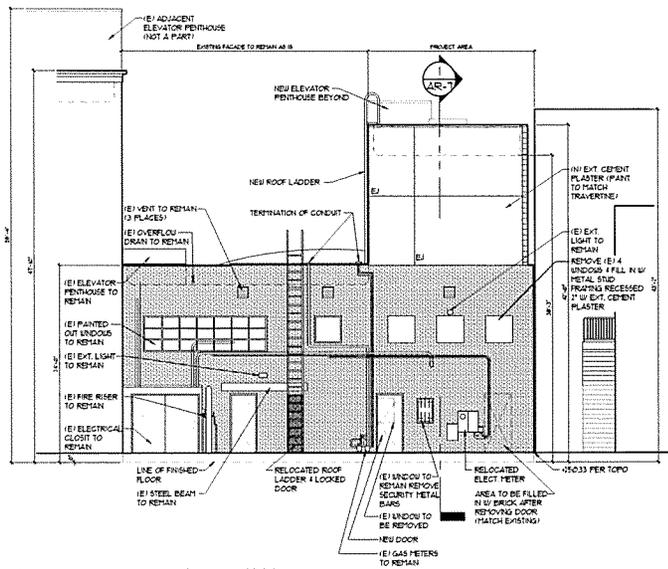
Attachment C:

Design plans, cut sheets
and supporting elements



PROPOSED NORTH ELEVATION

GRAPHIC SCALE: 1/8" = 1'-0"



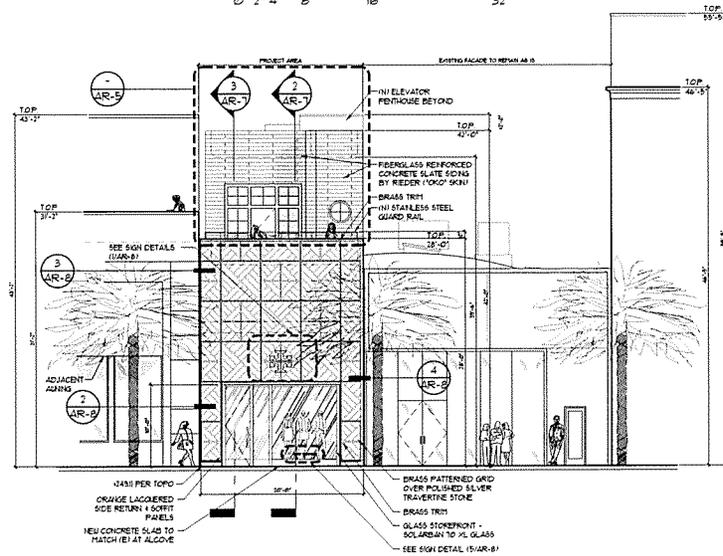
PROPOSED EAST ELEVATION (ALLEY)

GRAPHIC SCALE: 1/8" = 1'-0"



SHEET NO: AR-4

DATE: 20. March 2013
PROJECT NUMBER: 384 1201.01



PROPOSED WEST ELEVATION (RODEO DR)

TORY BURCH - 2ND FLOOR EXTENSION & 3RD FLOOR ADDITION

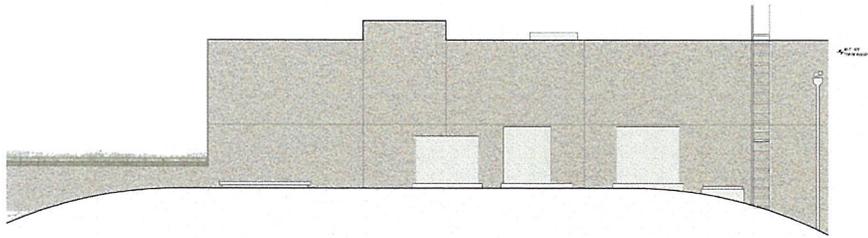
366 N. RODEO DRIVE,
BEVERLY HILLS, CA 90210

OWNER: HERBENSON MANAGEMENT
TRUSTEE: ALAN ARNARSON
3402 BRIGHTON WAY, SUITE 34
BEVERLY HILLS, CA 90210
P: 310.275.8097
F: 310.275.8190

PROJECT ADDRESS:
366 N. RODEO DRIVE,
BEVERLY HILLS, CA 90210

O'NEIL LARSEN
ARCHITECTS

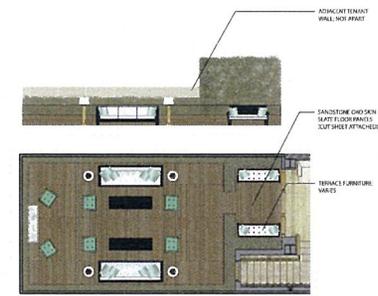
R-E-D Architectural Group
PLANNING - ARCHITECTURE - INTERIORS
360 WILSON BLVD., SUITE 200, BEVERLY HILLS, CA 90210
P: 310.275.8097 F: 310.275.8190



COLORED ELEVATION - SOUTH FACADE



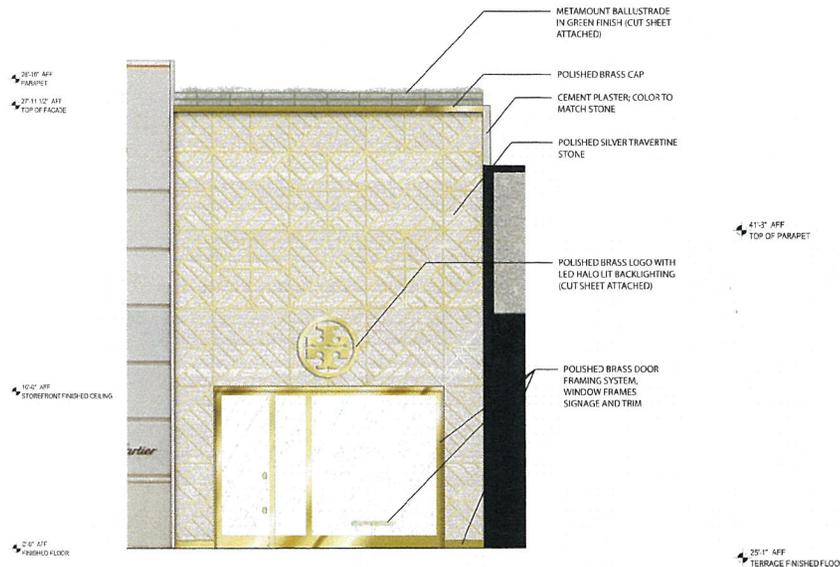
COLORED ELEVATION - EAST FACADE



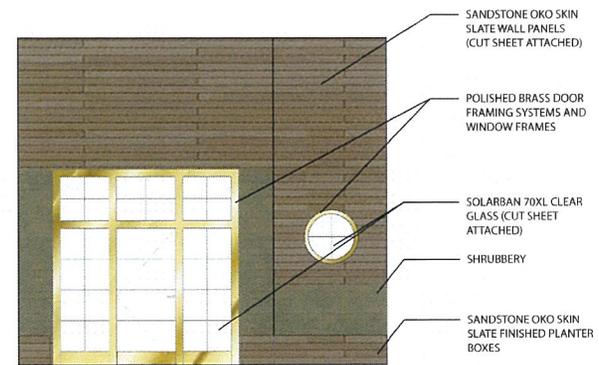
COLORED ELEVATION - NORTH TERRACE



COLORED ELEVATION - SOUTH TERRACE



COLORED ELEVATION - WEST FACADE



COLORED ELEVATION - EAST TERRACE

SHEET NO.: AR-5

DATE: 20, March 2013
 PROJECT NUMBER: 384120101

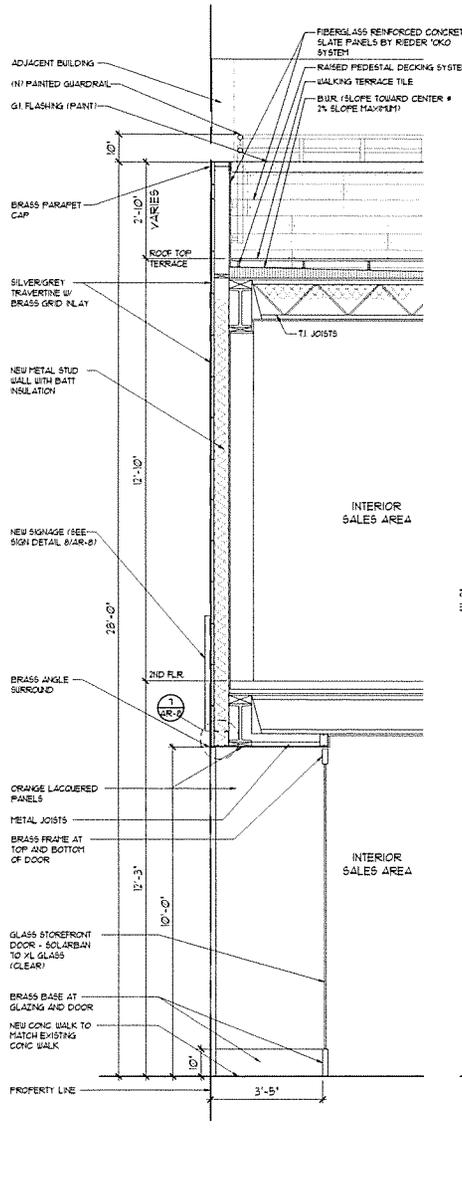
TORY BURCH • 2ND FLOOR EXTENSION & 3RD FLOOR ADDITION

**366 N. RODEO DRIVE,
 BEVERLY HILLS, CA 90210**

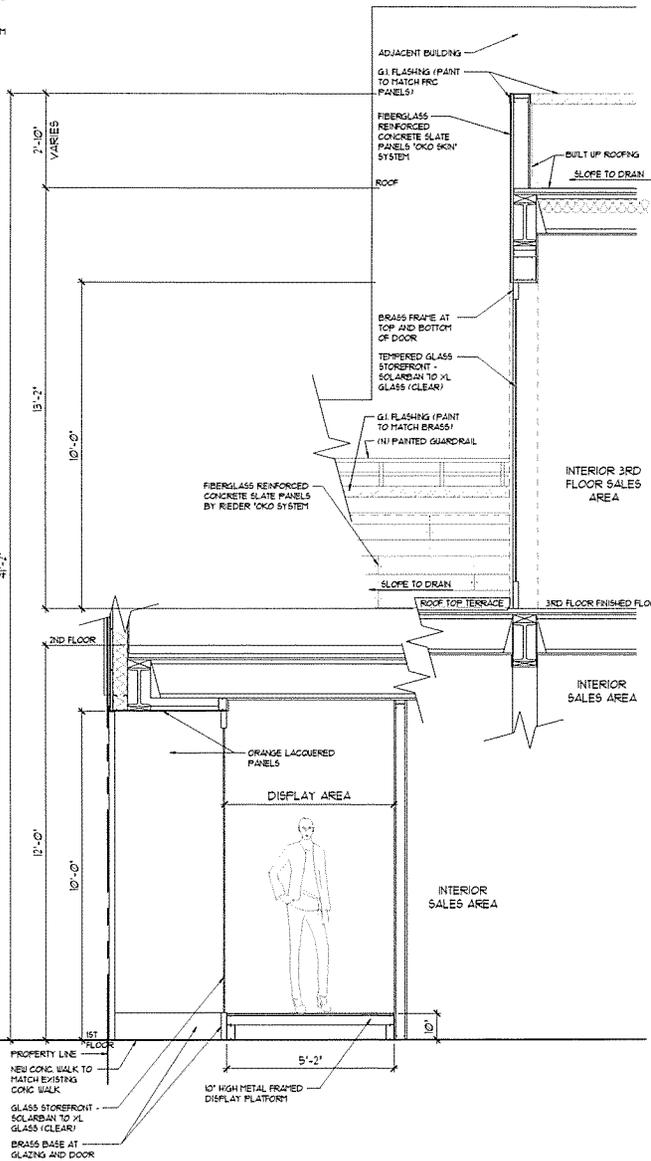
OWNER: HERSENSON MANAGEMENT
 TRUSTEE: ALAN ABRAMSON
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 P: 310.276.8307
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PROJECT ADDRESS:
 366 N. RODEO DRIVE,
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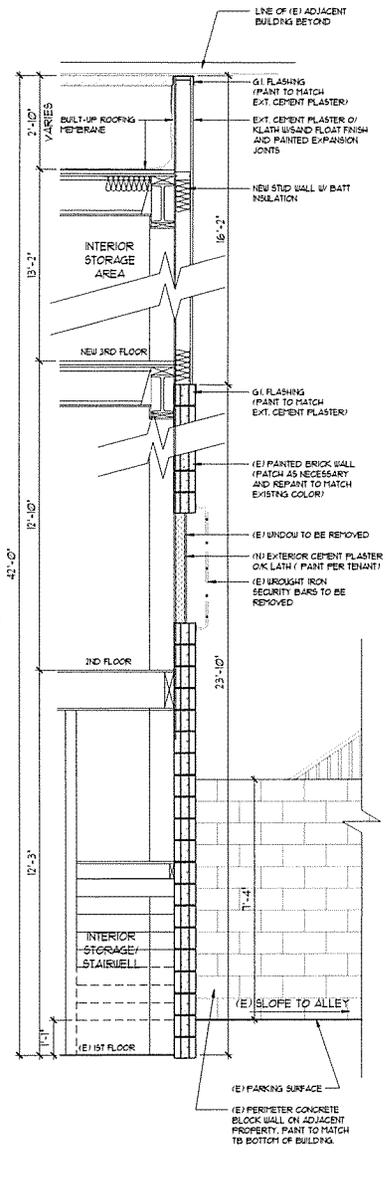
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 11100 HOLLYWOOD BLVD., SUITE 1000, BEVERLY HILLS, CA 90210
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3 WALL SECTION THROUGH FRONT ENTRY
 GRAPHIC SCALE: 1/8" = 1'-0"
 0 2' 4' 8' 16' 32'



2 WALL SECTION THROUGH TERRACE ENTRY & STOREFRONT



1 WALL SECTION THROUGH REAR OF BUILDING

SHEET NO: AR-1.1
 DATE: 20, March 2013
 PROJECT NUMBER: 384.1201.01

TORY BURCH • 2ND FLOOR EXTENSION & 3RD FLOOR ADDITION
 366 N. RODEO DRIVE,
 BEVERLY HILLS, CA 90210

OWNER: HERSENSON MANAGEMENT
 TRUSTEE: ALAN ABRAMSON
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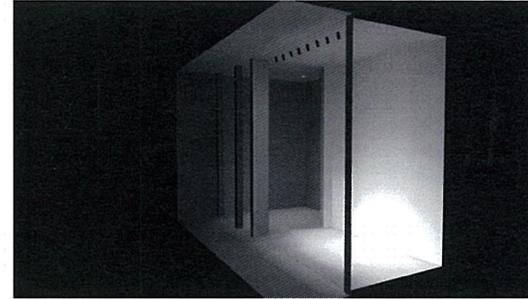
PROJECT ADDRESS:
 366 N. RODEO DRIVE,
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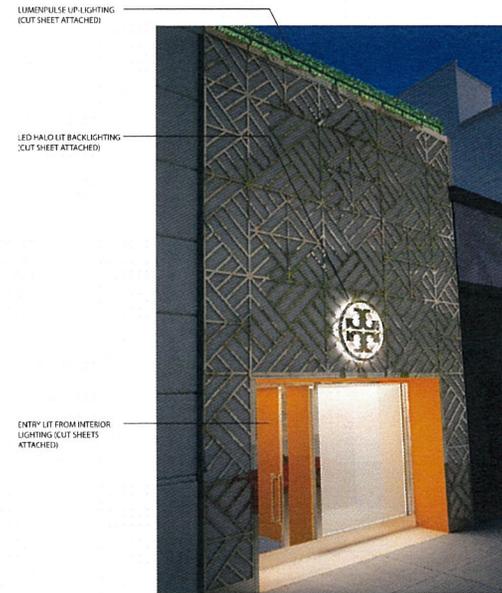
TERRACE RENDERING - NIGHT STUDY



FRONT FACADE RENDERING #4



FRONT FACADE RENDERING #1



FRONT FACADE RENDERING #2 - NIGHT STUDY

SHEET NO.: AR-9

DATE 20. March 2013
PROJECT NUMBER 384120101

TORY BURCH • 2ND FLOOR EXTENSION & 3RD FLOOR ADDITION

366 N. RODEO DRIVE,
BEVERLY HILLS, CA 90210

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PROJECT ADDRESS:
366 N. RODEO DRIVE,
BEVERLY HILLS, CA 90210

R-E-D Architectural Group

PLANNING • ARCHITECTURE • INTERIORS
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Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – March 20, 2013

Attachment D:

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-13

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A REVISION TO A PREVIOUSLY APPROVED FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 366 NORTH RODEO DRIVE (TORY BURCH – PL1303478).

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

Section 1. Renee Viola, applicant, on behalf of the property owner, Alan Abarmsen, and the tenant, Tory Burch (Collectively the “Applicant”), has applied for architectural approval of a revision to a previously approved façade remodel for the property located at 366 North Rodeo 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 March 20, 2013 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, 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. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **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.
3. **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.
4. **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.
5. **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.

6. **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.

7. **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.

8. **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

9. **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 20, 2013

William Crouch, Commission Secretary
Community Development Department

Zale Richard Rubins, Chairperson
Architectural Commission