



Architectural Commission Report

Meeting Date: Wednesday, June 19, 2013

Subject: L'OCCITANE
367 North Beverly Drive
Request for approval of a façade remodel, business identification signage, and a construction barricade graphic. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1308599)

Project agent: Tasia Kallies – Burnham Nationwide

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 of a façade remodel, business identification signage, and a construction barricade graphic. The façade remodel includes the following components:

- Golden yellow sheet metal façade;
- Brown powder-coated aluminum façade and storefront framing;
- Clear tempered storefront glass at windows and doors;
- Aluminum door pull;
- Brown marble/granite storefront base, and;
- Plexi-finished illuminated façade graphic on upper portion of façade.

The applicant is also requesting business identification signage. The total business identification sign area for the tenant space is proposed at 19.3 SF and is configured as follows:

- One 17.5 SF façade-mounted business identification sign, and;
- One 1.8 SF window-mounted business identification sign.

The façade-mounted business identification sign consists of back-lit, pin-mounted, acrylic lettering that is dark blue in color. The window-mounted business identification sign consists of white vinyl lettering.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum sign area for a ground floor business with street frontage is calculated at a ratio of 2 SF for each one foot of linear street frontage. Based on a street frontage of approximately 16'-8", the maximum sign area for this tenant is 33.3 SF. In addition, a ground floor business may have an additional 5 SF sign for each fifty feet of street frontage.

The applicant is also requesting one barricade graphic with signage. The graphic is artful in nature and the signage has a maximum area of 12 SF, which includes the name of the business and an indication that the existing store is closed for remodeling. No signage is proposed on the barricade returns;

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – June 19, 2013

however, a condition has been added to the draft resolution of approval requiring that 6 SF of sign area is allocated on each return for adjacent tenants. This condition is to comply with the Community Development Department's policy of requiring such signage to ensure that adjacent tenants maintain visibility during construction.

DESIGN ANALYSIS

Based on staff's review of the proposed design, three areas of improvement were identified to enhance the storefront design and, therefore, enhance the overall streetscape. This review resulted in the following comments:

- As the parapet height is currently at 0'-11", it may be increased without requiring further discretionary review by the Planning Division (i.e., a Development Plan Review Permit), so long as it does not exceed 45" when measured from the adjacent roof deck. Based on this existing condition, staff recommends increasing the height of the parapet by 6"-12" to create vertical modulation along the streetscape and enhance the village-like feel of North Beverly Drive.
- The graphic panels at the top of the façade are overly busy and create a top-heavy feel to the design. An alternative configuration to reduce the number of panels, or the utilization of butt joints as opposed to the aluminum framing, should be considered.
- The façade-mounted business identification sign overwhelms the area in which it is placed. It is recommended that the top line of text ("L'Occitane") be reduced to a height of nine inches (9"). The second line of text should be reduced proportionally.

The Architectural Commission may choose to incorporate project-specific conditions based on staff's analysis and the review conducted by the Commission at the public hearing.

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.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – June 19, 2013

Attachment A:

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: (3) - (1) Main Sign, (1) Window Vinyl, (1) Building # Window Vinyl
 - 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:

Remodel of existing retail tenant space. Scope includes new exterior facade, signage, and new interior finishes, fixtures and furnishings.

D Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/>)

- | | | | | |
|---------------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4X | <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4-P | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP | <input type="checkbox"/> C-3 | <input type="checkbox"/> C-3A | <input type="checkbox"/> C-3B |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2 | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5 |
| <input type="checkbox"/> Other: _____ | | | | |

E Lot is currently developed with (check all that apply):

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

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	Main Tenant Logo Back-lit Channel Letters	1	2'-0"x8'-8 1/2"		
2	Vinyl Window Logo	1	2'-1" x 9-1/2"		
3	Vinyl Window Logo Building Number	1	10"x5"		
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: Framing | Stone Base
 Texture /Finish: Powder-coated Aluminum | Honed Marble
 Color / Transparency: Breccia SM Matte (brown) | Kingsley Dark

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

Material: Glass | Door Hardware
 Texture /Finish: Tempered | powder-coated
 Color / Transparency: Clear | Breccia SM Matte (Brown)

ROOF

Material: NA
 Texture /Finish:
 Color / Transparency:

COLUMNS

Material: NA
 Texture /Finish:
 Color / Transparency:

BALCONIES & RAILINGS

Material: NA
 Texture /Finish:
 Color / Transparency:

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

Material: NA
 Texture /Finish:
 Color / Transparency:

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

AWNINGS, CANOPIES

Material: NA
Texture /Finish:
Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: NA
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material:
Texture /Finish:
Color / Transparency:

BUILDING ID SIGN(S)

Material:
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: NA
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: NA
Texture /Finish:
Color / Transparency:

FREESTANDING WALLS AND FENCES

Material: NA
Texture /Finish:
Color / Transparency:

OTHER DESIGN ELEMENTS

Material: Architectural segmented mural
Texture /Finish: Plexi/ Image
Color / Transparency: Image/ Clear

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

NA

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.

Our proposed design incorporates quality manufactured materials and colors that represent the tenant's (L'Occitane) international brand identity. It upgrades their existing facade to a contemporary public face using both bold colors, natural imagery and clean lines.

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.

The structure is not being altered other than the infill materials at the facade. The retail space is already fairly quiet enterprise and does not contribute to undesirable street noise.

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 materials are for exterior application, and as such are highly resistant to weathering and daily wear and tear.

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.

The tenant space remodel is consistent with the current commercial use and maintains the retail use along the street.

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.

The tenant space work is confined to the existing leased space only.



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Attachment B:
Project Design Plans

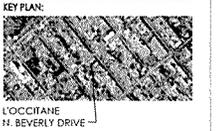


don penn + consulting engineer
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Phone: 817-470-2848
Fax: 817-251-8411

ARCHITECT: KENNETH PARK, AIA
I HEREBY CERTIFY THAT THIS DRAWING
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DIRECT SUPERVISION AND THAT I AM A
DULY REGISTERED/LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF
CALIFORNIA

ARCHITECTURAL REG. #: C-26004
REGISTRATION EXPIRES: 1/31/2015

05-31-13	ARB RESUBMITTAL
05-28-13	ARB SUBMITTAL
05-02-13	LANDLORD COMMENTS
03-12-13	ISSUE FOR LL REVIEW
01-03-13	PRELIM. PACK. ISSUE
DATE	REVISIONS



BOUTIQUE #024
N. BEVERLY DRIVE
367 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

AREA: 1481 SF
SHEET TITLE:

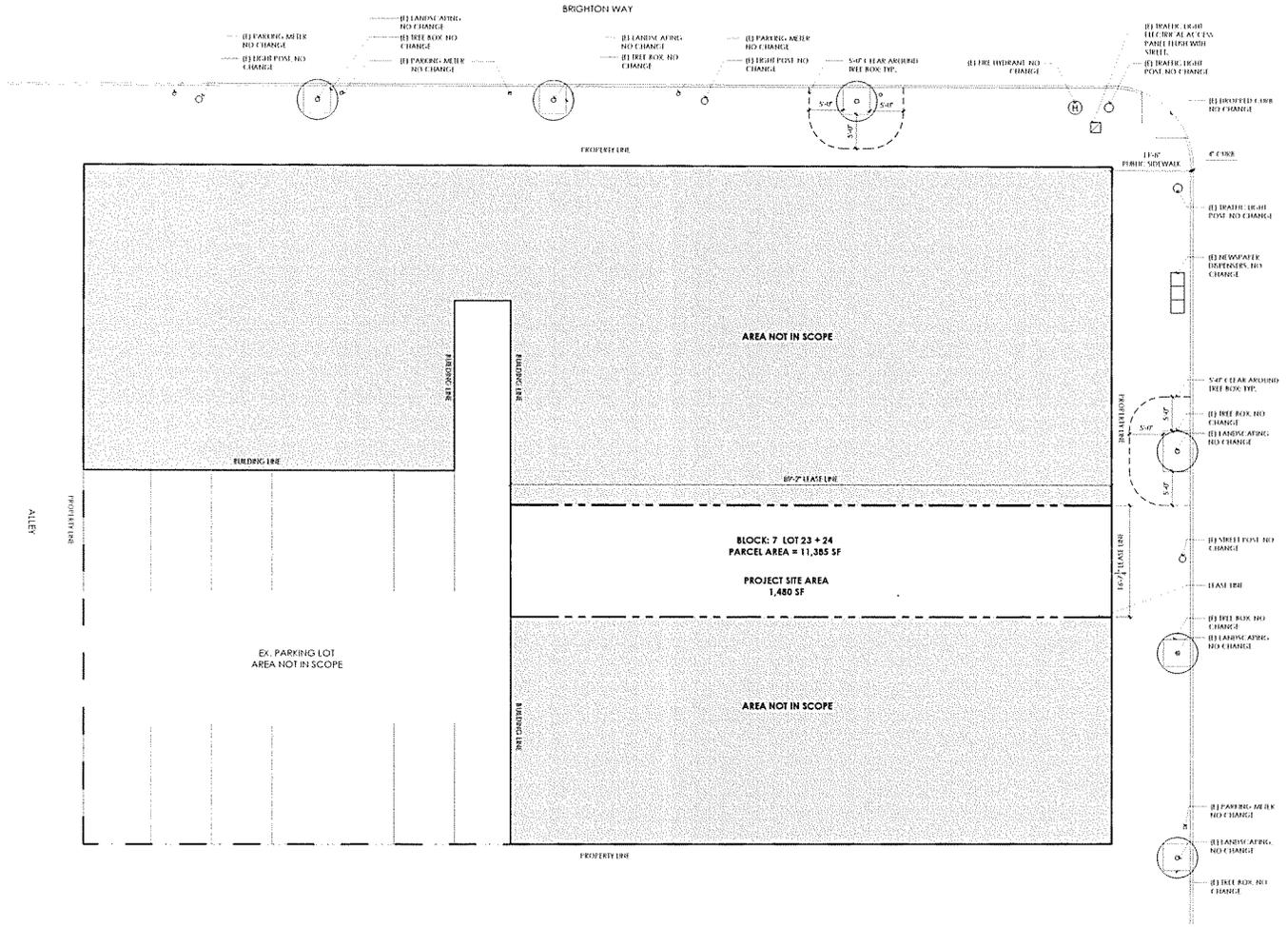
PLOT PLAN

PROJECT NO.	12-1845
SCALE:	NIS
DATE:	01/03/13
DRAWN BY:	DK
REVIEWED BY:	AD
SHEET NO.	

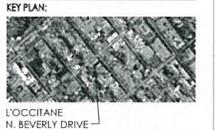
PLOT PLAN 1

3/32" = 1'-0"

A007



05-31-13	ARB RE-SUBMITTAL
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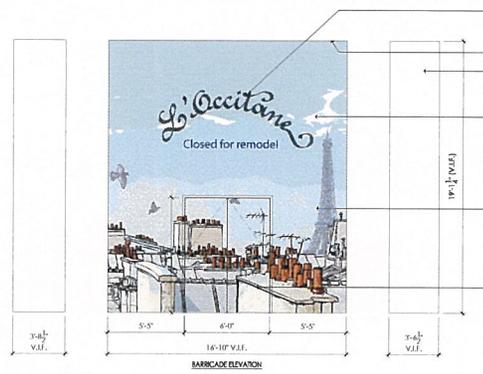
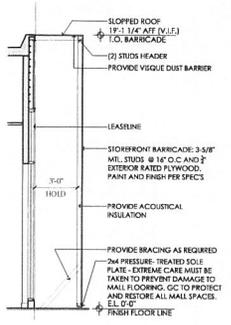
AREA: 1481 SF
SHEET TITLE:

BARRICADE DETAILS

PROJECT NO. 12-1845
SCALE: AS NOTED
DATE: 01/03/13
DRAWN BY: DK
REVIEWED BY: AD
SHEET NO.

A100

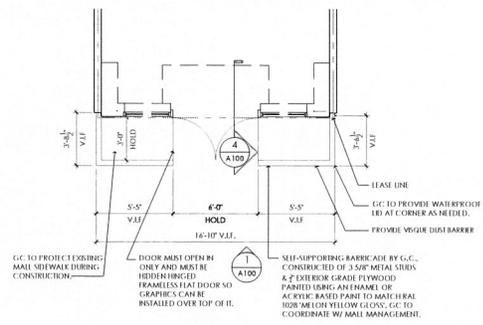
NOTE: BARRICADE GRAPHICS:
ALL BRACES AND GRAPHICS ARE INDICATIVE ONLY.
SIGNAGE CONTRACTOR TO SUBMIT ALL SIGNAGE
SHOP DRAWINGS TO ARCHITECT AND LANDLORD
AS PER LL SUBMITTAL CRITERIA FROM INSTALLATION.



BARRICADE SIGNAGE FOR REFERENCE ONLY. G.C. TO ENSURE BARRICADE SIGNAGE IS NOT EXCEED 12 SF.
PROVIDE VISQUE DUST BARRIER
BARRICADE RETURN TO NOT RECEIVE GRAPHIC IN ORDER TO ALLOW ADJACENT TENANTS TO POST A SIGN UP TO 6 SF.
SELF-SUPPORTING BARRICADE BY G.C. CONSTRUCTED OF 3 5/8" METAL STUDS & 2" EXTERIOR GRADE PLYWOOD PAINTED USING AN FRAME OR ACRYLIC BASED PAINT TO MATCH RAL 1028 MILDEN YELLOW GLOSS. G.C. TO COORDINATE W/ LANDLORD.
FULL COVERAGE GRAPHIC SIGNAGE PROVIDED & INSTALLED BY SIGN VENDOR PER L'OCCITANE STANDARDS (TYP. OF ALL ELEVATIONS)
DOUBLE DOORS TO BE FLUSH WITH FACE OF BARRICADE SO GRAPHIC IS APPLIED EVENLY

BARRICADE SECTION 4
1/2" = 1'-0"

BARRICADE ELEVATION 1
1/2" = 1'-0"



BARRICADE PLAN 2
1/2" = 1'-0"

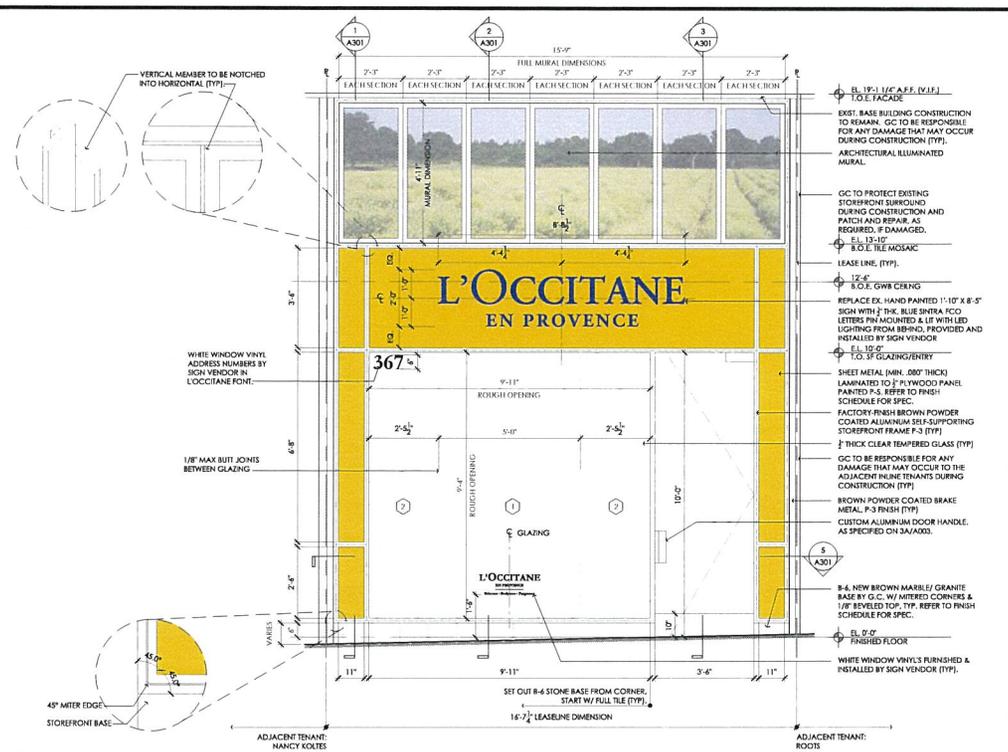
NOT USED 5
N.T.S.

- GENERAL BARRICADE NOTES**
- COORDINATE ALL BARRICADES AND GRAPHIC'S INSTALLATION WITH MAIL OPERATIONS DIRECTOR. BARRICADE INSTALLATION TO BE COORDINATED W/ MAIL OPERATION OFFICE.
 - THE TEMPORARY BARRICADE WILL BE PROVIDED AND INSTALLED PER SPECIFICATIONS BY G.C. U.O.J.N.
 - STOREFRONT BARRICADE MUST BE CONSTRUCTED WITH ONE LAYER OF 5/8" THK G.W.R. ON METAL STUDS, FINISHED AND PAINTED AS DIRECTED U.O.J.N.
 - THE BARRICADE CONSTRUCTION MUST EXTEND FROM FLOOR TO UNDERSIDE OF LANDLORD'S BURHEAD AND MAY NOT EXTEND MORE THAN 2'-0" BEYOND THE LEASE LINE U.O.J.N.
 - EXTREME CARE MUST BE TAKEN TO PREVENT DAMAGE TO THE MAIL FLOORING, BURHEAD, AND REFRIG. UNITS. ALL DAMAGE RESULTING DURING CONSTRUCTION WILL BE ADDRESSED BY G.C., PER LANDLORD SPECIFICATIONS.
 - G.C. TO COMPLETELY SEAL OFF FROM TOP OF TEMPORARY BARRICADE TO THE BOTTOM OF SIGN FASCIA ON THE INSIDE OF TENANTS SPACE SO AS TO CREATE A DUST PROOF ENCLOSURE. THE MATERIAL USED FOR THIS SHOULD BE A MINIMUM OF 4 MIL THK. CLEAR FLAMEPROOF OR FIRE RESISTANT FIBERGLASS FIBER.
 - THE BARRICADE SHALL HAVE A FACTORY MADE DOOR WITH LOCK SET AS PER LL GATE LINES, WHICH SHALL BE KEPT CLOSED. DOOR SHALL SPRING INTO STORE AND BE EQUIPPED WITH A DOOR CLOSER. A COPY OF THE KEY SHALL BE LEFT AT THE MAIL OFFICE.
 - COORDINATION OF CONSTRUCTION BARRICADE AND CONSTRUCTION TRASH/DUMPSHED SHOULD BE SCHEDULED WITH ON SITE MANAGER.

NOT USED 6
N.T.S.

BARRICADE NOTES 3
N.T.S.

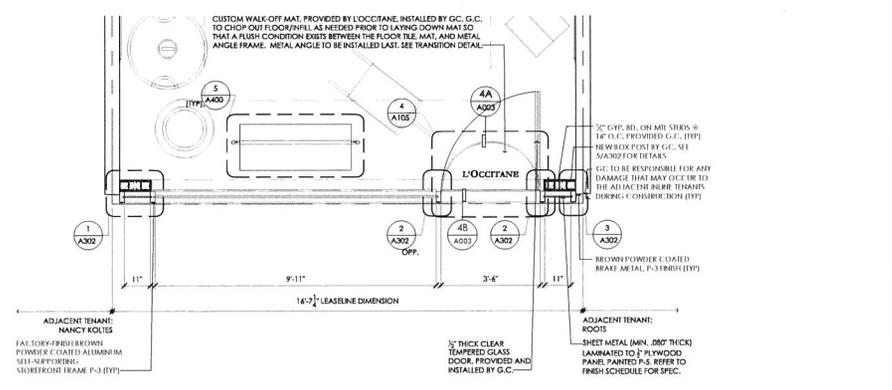
WINDOW #	QTY	GLASS TYPE	SIZE / LOCATION	DOOR FINISH	RESPONSIBILITY	REMARKS
1	1	1/2" CLEAR TEMPERED	NEW 11'-5 1/2" X 9'-4" X 1/2" STOREFRONT GLASS	E.L.M.P.	G.C.	PROVIDE 1/8" MAX BUTT JOINTS BETWEEN GLAZING.
2	2	1/2" CLEAR TEMPERED	NEW 24" X 7' X 1/2" SALS AREA TO STOCK ROOM	P2-SALS SHH P2-SALCK SHH	G.C.	PROVIDE 1/8" MAX BUTT JOINTS BETWEEN GLAZING.



STOREFRONT ELEVATION 1
1/2" = 1'-0"

- GENERAL SIGNAGE NOTES:**
1. SIGNAGE CONTRACTOR TO SUBMIT ALL SIGNAGE SHOP DRAWINGS TO ARCHITECT AND APPROVED AS PER THE SUBMITTAL GUIDELINES FROM INSTALLATION.
 2. SIGNAGE CONTRACTOR TO FABRICATE AND INSTALL ALL SIGNS AS PER THE SIGNAGE CRITERIA.
 3. STOREFRONT SIGNAGE IS TO BE SUBMITTED UNDER SEPARATE COVER FOR LANDLORD APPROVAL.
 4. IF SIGNAGE REQUIRES A SEPARATE PERMIT, SIGN CONTRACTOR SHALL OBTAIN A SIGN PERMIT FROM THE LOCAL GOVERNMENT, AUTHORITY PRIOR TO INSTALLATION.
 5. SIGN CONTRACTOR FOR ANY INSURANCE OR FEE WITH TENANT CONTRIBUTION AT THE TIME OF THE SIGN.
 6. G.C. TO VERIFY WITH L'OCCITANE PM & STOREFRONT SIGNAGE & LIGHTING DESIGNER THAT ALL SIGNS TO BE INSTALLED TO NEW FLOOR, ADJ. STRUCTURE OR IF TO BE CONNECTED TO EXISTING STRUCTURE CORRECTLY AND PERMITS.

- NOTE: GLAZING**
SPACING BETWEEN GLAZING TO BE 1/8" MAX. BUTT JOINTS (TYP).
- NOTE: BREAK METAL**
ALL POWDER COATED METAL MUST BE FACTORY FORMED PRIOR TO APPLICATION OF POWDER COATED FINISH, NO MEANS TO BE REWELDED (TYP).
- NOTE: SHOP DRAWINGS**
G.C. TO PROVIDE STOREFRONT SHOP DRAWINGS WITH THE DATE OF CONSTRUCTION START, HOBBY ARCHITECT AND OCCUPANT PROJECT MANAGER IMMEDIATELY OF ANY DISCREPANCIES.



STOREFRONT PLAN 2
1/2" = 1'-0"

STOREFRONT NOTES 4
N.T.S.

Architecture
Urban Planning
Store Design
Mixed-Use
Retail Development



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Fax: 817-251-8411

ARCHITECT: KENNETH PARK, AIA
I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED/LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA
ARCHITECTURAL REG. #: C-26004
REGISTRATION EXPIRES: 1/31/2015

05-31-13	ARB RE-SUBMITTAL
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	DATE REVISIONS



L'OCCITANE
N. BEVERLY DRIVE



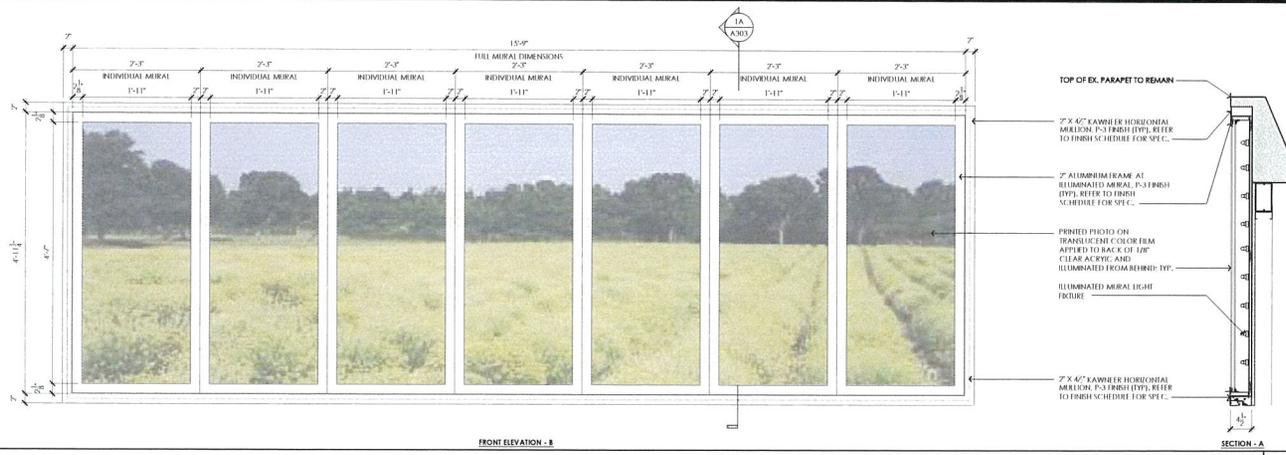
ROUTIQUE #024
N. BEVERLY DRIVE
367 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

AREA: 1481 SF

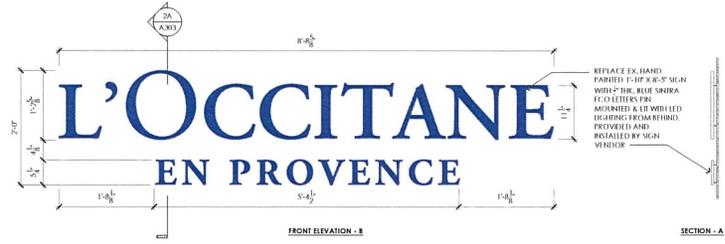
SHEET TITLE:
STOREFRONT
PLAN & ELEVATION

PROJECT NO. 12-1845
SCALE: 1/2" = 1'-0"
DATE: 01/03/13
DRAWN BY: DK
REVIEWED BY: AD
SHEET NO.

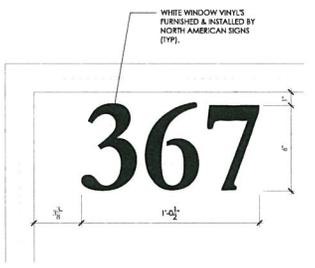
A300



ILLUMINATED MURAL DETAIL 1
1" = 1'-0"



DIMENSIONAL LETTER SIGN DETAILS 2
1" = 1'-0"

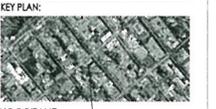


ADDRESS SIGN DETAIL 4
1" = 1'-0"



WINDOW SIGN DETAIL 3
3" = 1'-0"

05-31-13	ARB RE-SUBMITAL
05-28-13	ARB SUBMITAL
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L'OCCITANE
N. BEVERLY DRIVE



BOUTIQUE #024
N. BEVERLY DRIVE
367 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

AREA: 1481 SF

SHEET TITLE:
**SIGNAGE
DETAILS**

PROJECT NO.	12-1845
SCALE:	AS NOTED
DATE:	01/03/13
DRAWN BY:	DK
REVIEWED BY:	AD
SHEET NO.	

A303

Architecture
Urban Planning
Site Design
Mixed-Use
Retail Development



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Birmingham, Texas, 75001
Phone: 817-410-2855
Fax: 817-251-6411

ARCHITECT: KENNETH PARK, AIA
I HEREBY CERTIFY THAT THIS DRAWING
WAS PREPARED BY ME OR UNDER MY
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ARCHITECTURAL REG. #: C-26004
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BOUTIQUE #024
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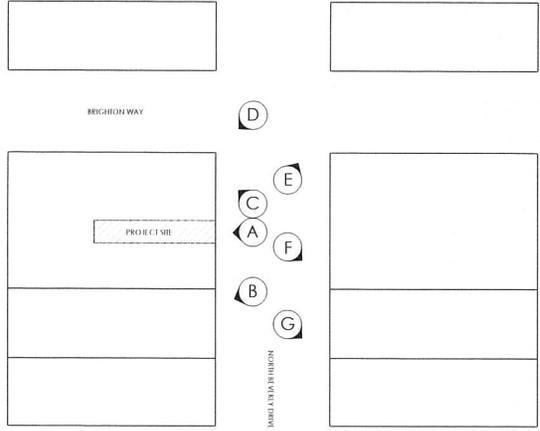
AREA: 1481 SF
SHEET TITLE:
**PROP. STOREFRONT
& EX. SITE PHOTOS**
PROJECT NO. 12-1845
SCALE: 1/2" = 1'-0"
DATE: 01/03/13
DRAWN BY: DK
REVIEWED BY: AD
SHEET NO.

A310



PROPOSED STOREFRONT PHOTO MONTAGE 1

1/2" = 1'-0"



EXISTING SITE CONDITIONS PHOTO KEY PLAN 3

1/2" = 1'-0"

- Ⓐ - 365, 367 & 371 NORTH BEVERLY DRIVE
- Ⓑ - 357 & 365 NORTH BEVERLY DRIVE
- Ⓒ - 371 & 375 NORTH BEVERLY DRIVE
- Ⓓ - 325 NORTH BEVERLY DRIVE
- Ⓔ - 370, 400 & 404 NORTH BEVERLY DRIVE
- Ⓕ - 364 & 370 NORTH BEVERLY DRIVE
- Ⓖ - 356 & 358 NORTH BEVERLY DRIVE



G



E



C



A



F



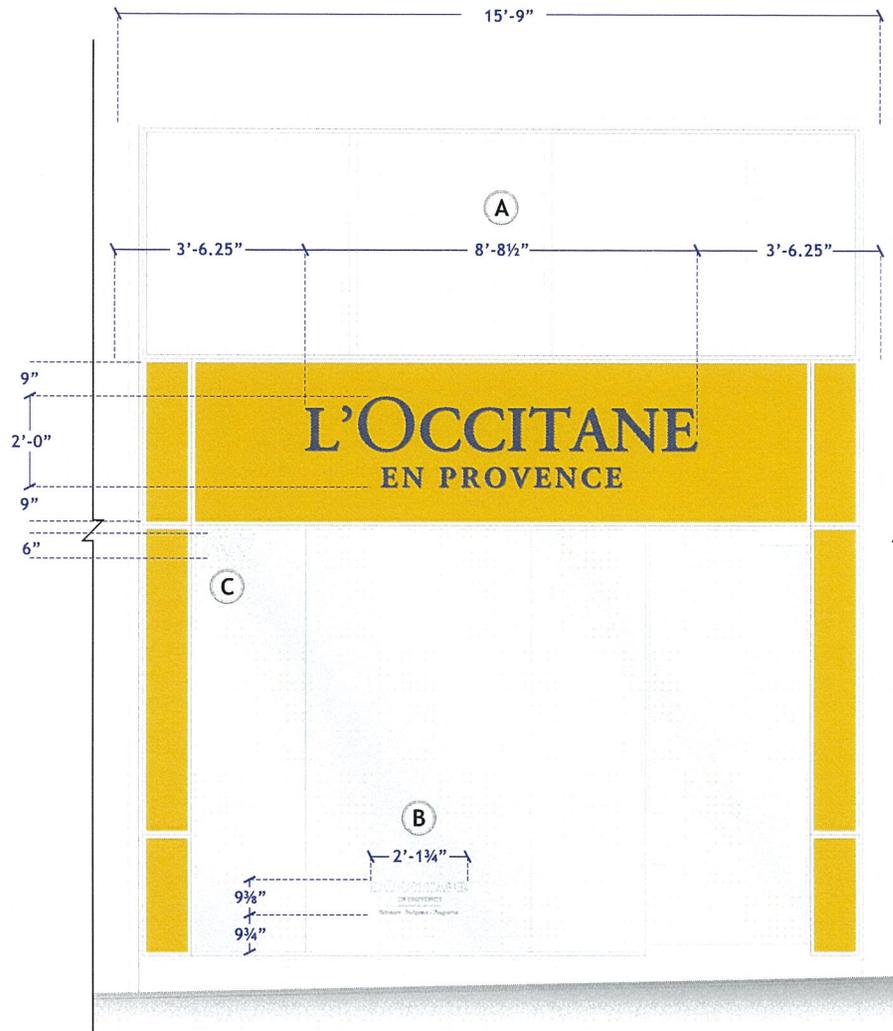
D



B

EXISTING SITE PHOTOGRAPHS 2

1/2" = 1'-0"

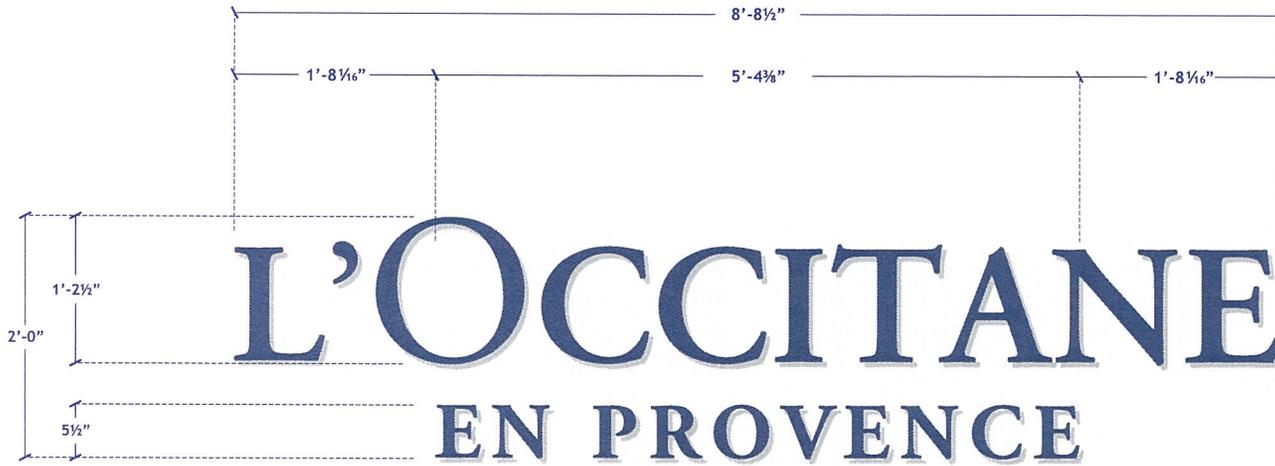


1 EXTERIOR STOREFRONT ELEVATION

Scale: 3/8" = 1'-0"



DATE: MAY 28, 2013	PROJECT NAME: L'OCCITANE	This is an original unpublished drawing created by Eagle Signs. It is submitted for your personal use in conjunction with a project being planned for you by Eagle Signs, and shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.	FIRST REVISION	<input checked="" type="checkbox"/>	Underwriters Laboratories Inc. LISTED	DRAWING NUMBER: L'OCCITANE BEVERLY.CDR
SCALE: AS NOTED	ADDRESS: 367 N. BEVERLY BOULEVARD		SECOND REVISION	<input type="checkbox"/>		SHEET 2 OF 5
DRAWN BY: MIGUEL REIMAN	BEVERLY HILLS, CA 90210		THIRD REVISION	<input type="checkbox"/>		



HALO-ILLUMINATED DIMENSIONAL LETTERS

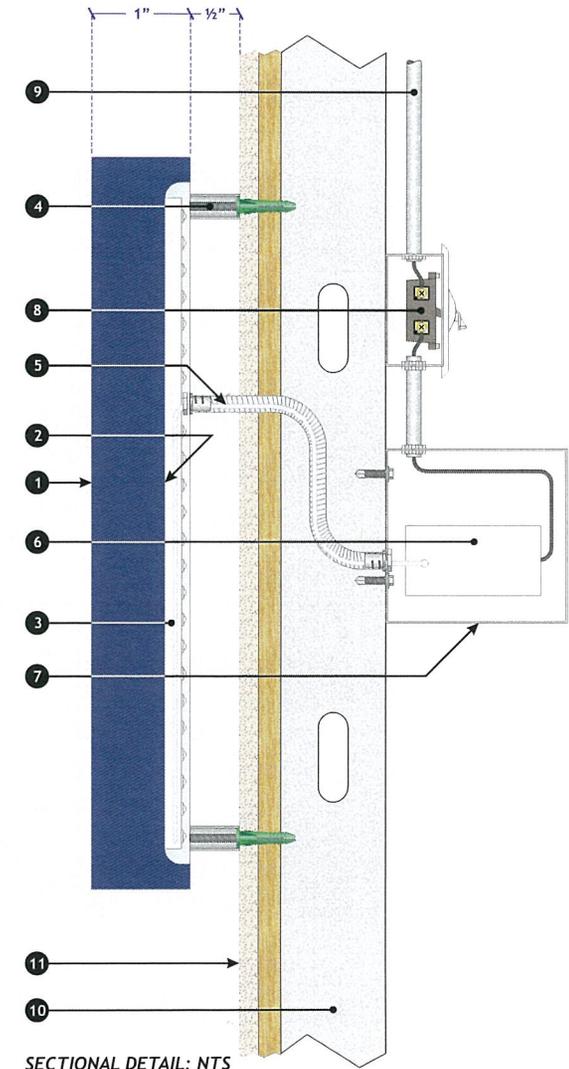
17.416 SQ FT

One set required

Scale: 1" = 1'-0"

1. 1" thick FCO aluminum/clear acrylic letter. Face and sides painted to match RAL 5011 Steel Blue. Rear surface is unpainted clear acrylic.
2. 1/4" pocket routed trough for ribbon LED.
3. White "ribbon" LED.
4. Threaded rod attachment with 1/2" spacer
5. Secondary power supply.
6. UL listed LED transformer
7. Galvanized vented transformer housing
8. Emergency disconnect switch in primary electrical circuit
9. Primary electrical circuit
10. Building framing system
11. Finished building surface to be repainted RAL 8017 Yellow (by others).

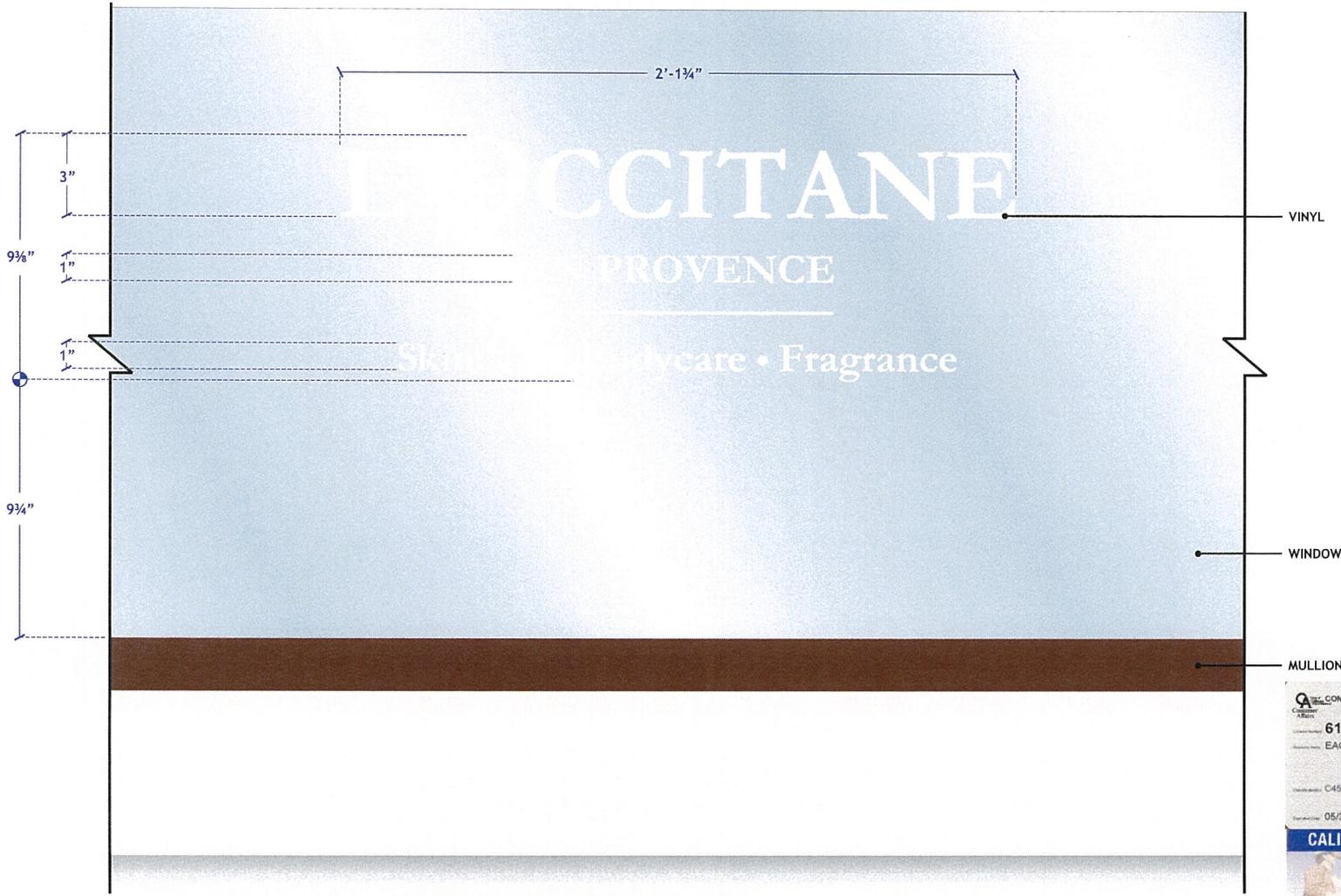
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable codes. This includes proper grounding and bonding of the sign.



SECTIONAL DETAIL: NTS



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SCALE: AS NOTED	ADDRESS: 367 N. BEVERLY BOULEVARD		SECOND REVISION	<input type="checkbox"/>		SHEET 3 OF 5
DRAWN BY: MIGUEL REIMAN	BEVERLY HILLS, CA 90210		THIRD REVISION	<input type="checkbox"/>		



Reverse die-cut 3M opaque white vinyl applied to interior surface of storefront glazing.

B WINDOW VINYL
One unit required

1.67 SQ ST
Scale 3" = 1'-0"



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SCALE: AS NOTED	ADDRESS: 367 N. BEVERLY BOULEVARD		SECOND REVISION <input type="checkbox"/>		SHEET 4 OF 5
DRAWN BY: MIGUEL REIMAN	BEVERLY HILLS, CA 90210		THIRD REVISION <input type="checkbox"/>		



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – June 19, 2013

Attachment C:

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 FAÇADE REMODEL, BUSINESS IDENTIFICATION SIGNAGE, AND A CONSTRUCTION BARRICADE GRAPHIC FOR THE PROPERTY LOCATED AT 367 NORTH BEVERLY DRIVE (PL1308470 – L'OCCITANE).

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

Section 1. Tasia Kallies, Burnham Nationwide, agent, on behalf of the property owner, Bevill, Inc., and the tenant, L'Occitane (Collectively the "Applicant"), has applied for architectural approval of a façade remodel, business identification signage, and a construction barricade graphic for the property located at 367 North Beverly 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 June 19, 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:

Project-Specific Conditions

No project specific conditions are proposed for this project.

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.

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: June 19, 2013

William Crouch, Commission Secretary
Community Development Department

Zale Richard Rubins, Chair
Architectural Commission