



## Architectural Commission Report

---

- Meeting Date:** Wednesday, July 17, 2013  
*(Continued from the Architectural Commission meeting on 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 sign, and a construction barricade graphic. The project was previously reviewed by the Architectural Commission at its meeting on June 19, 2013 (Attachment A). At that meeting, the Commission provided positive comments regarding the overall design aesthetic but asked that the project be continued to a future meeting so that project details could be further refined. The comments related primarily to the following:

- Increase the height of the parapet to provide vertical modulation along the streetscape;
- Reduce the number of mullions in the façade graphic;
- Reduce the sign area or provide additional space around sign, and;
- Clarifying the treatment of the parapet cap.

The Commission also formed a subcommittee, consisting of Vice Chair Blakeley and Commissioner Gardner-Apatow, to review a revised design prior to resubmitting for Commission review. The revised plans, which are the same as those included in this staff report, were well-received by the subcommittee who felt as though the comments had been appropriately incorporated into the design.

As a result of the previous review, the project has been slightly modified with the following changes:

- Increase in height of parapet by 15" to provide vertical modulation;  
*Note: The increase in height has resulted in additional space provided around the business identification sign. No reduction in sign area is proposed.*
- Reduction in number of mullions at façade graphic, from 6 mullions to 4 mullions, and an associated reduction in the number of façade graphic panels, and;
- Addition of a 6" aluminum parapet cap.

#### Attachment(s):

- A. Previously Proposed Staff Reports and Plans
- B. Response to Comments (Applicant Prepared)
- C. Project Design Plans
- D. DRAFT Approval Resolution

#### Report Author and Contact Information:

Cindy Gordon, Assistant Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## **Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – July 17, 2013

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; however, the applicant has allocated 6 SF on each return for adjacent tenants to comply with the Community Development Department's policy of requiring such signage to ensure such tenants maintain visibility during construction.

The applicant has prepared a list of changes, which has been included for the Commission's review in Attachment C.

### **DESIGN ANALYSIS**

The applicant has appropriately modified by the design based on comments provided by the Commission. The façade and signage treatments are suitable in both size and scale to the tenant space and contribute to an appropriate modest design aesthetic.

### **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 notification was required for this project.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – July 17, 2013

**Attachment A:**

Previously Proposed Staff Reports and Plans



## 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](mailto: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.

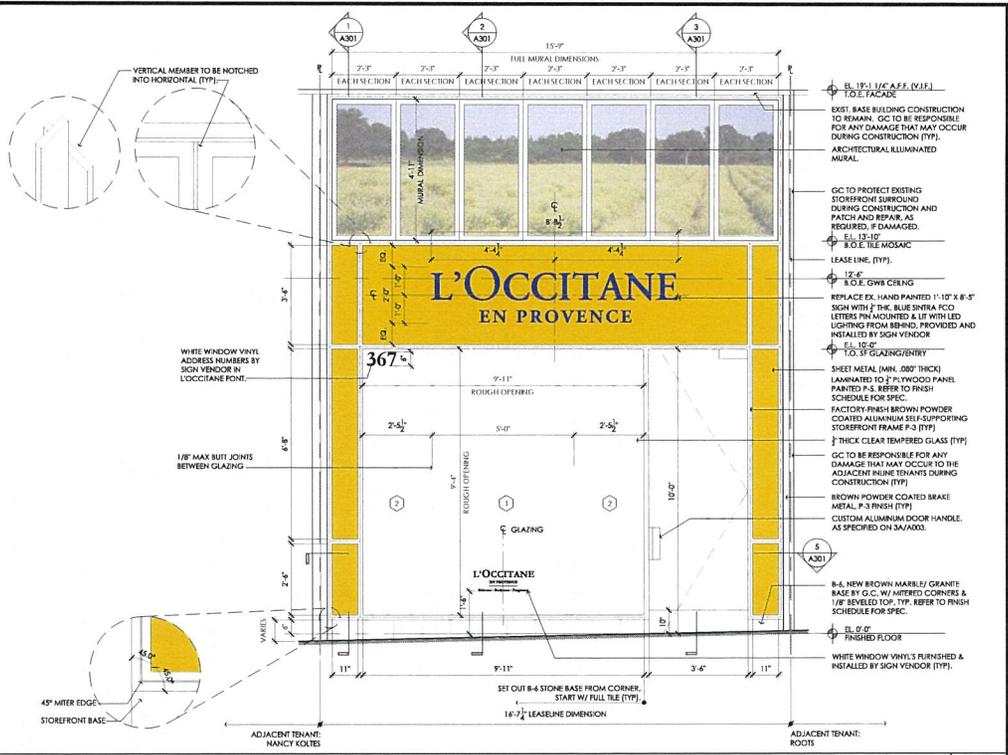
### ENVIRONMENTAL ASSESSMENT

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

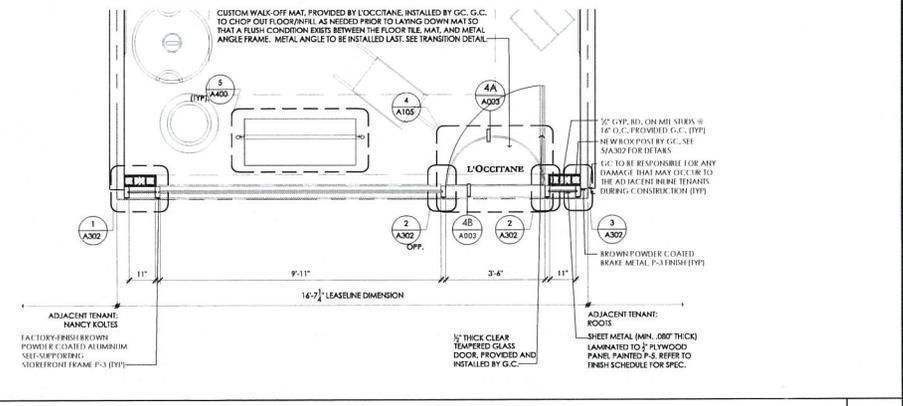
Public notification was not required for this project.

WINDOW #	QTY	GLASS TYPE	SIZE / LOCATION	DOOR FINISH	RESPONSIBILITY	REMARKS
1	1	1/2" CLEAR TEMPERED	NEW (1) 5'-0" X 9'-4" X 1/2" STOREFRONT GLASS	CH-AR	GC	PROVIDE 1/8" MAX BUTT JOINTS BETWEEN GLAZING
2	2	1/2" CLEAR TEMPERED	NEW (2) 7'-0" X 1'-0" SALES AREA TO STOCK ROOM	P4-SALES SIDE P2-STOCK SIDE	GC	PROVIDE 1/8" MAX BUTT JOINTS BETWEEN GLAZING



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

WINDOW #	QTY	GLASS TYPE	SIZE / LOCATION	DOOR FINISH	RESPONSIBILITY	REMARKS
<b>GENERAL SIGNAGE NOTES</b>						
1. SIGNAGE CONTRACTOR TO SUBMIT ALL SIGNAGE SHOP DRAWINGS TO ARCHITECT AND LANDLORD AS PER ALL SUBMITTAL CRITERIA PRIOR TO INSTALLATION.						
2. SIGNAGE CONTRACTOR TO FABRICATE AND INSTALL ALL SIGNS AS PER ALL SIGNAGE CRITERIA.						
3. STOREFRONT SIGNAGE IS TO BE SUBMITTED UNDER SEPARATE COVER FOR LANDLORD APPROVAL.						
4. SIGNAGE CONTRACTOR TO PROVIDE SIGN CONTRACT FOR SIGN CONTRACTOR TO REVIEW PRIOR TO INSTALLATION. SIGN CONTRACTOR MUST HAVE INSURANCE ON FILE WITH TENANT COORDINATOR AT THE TIME OF THE CALL.						
5. GC TO VERIFY WITH OCCITANE THAT STOREFRONT SIGNAGE IS BEING INSTALLED IN THE CORRECT LOCATION AND TO BE CONNECTED TO LANDLORD REQUIRED CURB/STAIR.						
<b>NOTE GLAZING</b> SPACING BETWEEN GLAZING TO BE 1/8" MAX. BUTT JOINTS (TYP.)						
<b>NOTE BREAK METAL</b> ALL POWDER-COATED METAL MUST BE FACTORY FORMED PRIOR TO APPLICATION OF POWDER-COATED FINISH. NO METAL TO BE BENT IN FIELD (TYP.)						
<b>NOTE SHOP DRAWINGS</b> GC TO PROVIDE STOREFRONT SHOP DRAWINGS WITHIN DAYS OF CONTRACT SIGNATURE BY ARCHITECT AND TO BE TRANSMITTED TO ARCHITECT AND TO BE TRANSMITTED TO ARCHITECT MANAGER IMMEDIATELY UPON CONTRACT SIGNATURE.						
STOREFRONT NOTES	4	N.T.S.				



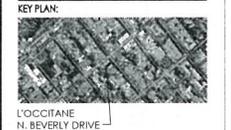
STOREFRONT PLAN 2  
1/2" = 1'-0"

**kennethpark**  
Architecture  
Urban Planning  
Store Design  
Mixed-Use  
Retail Development

**MEP Consultant**  
**d p c e**  
don penn + consulting engineer  
823 Westport Parkway  
Suite 500  
Glendale, Texas 76051  
Phone 817-410-2858  
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-24004  
REGISTRATION EXPIRES: 1/31/2015

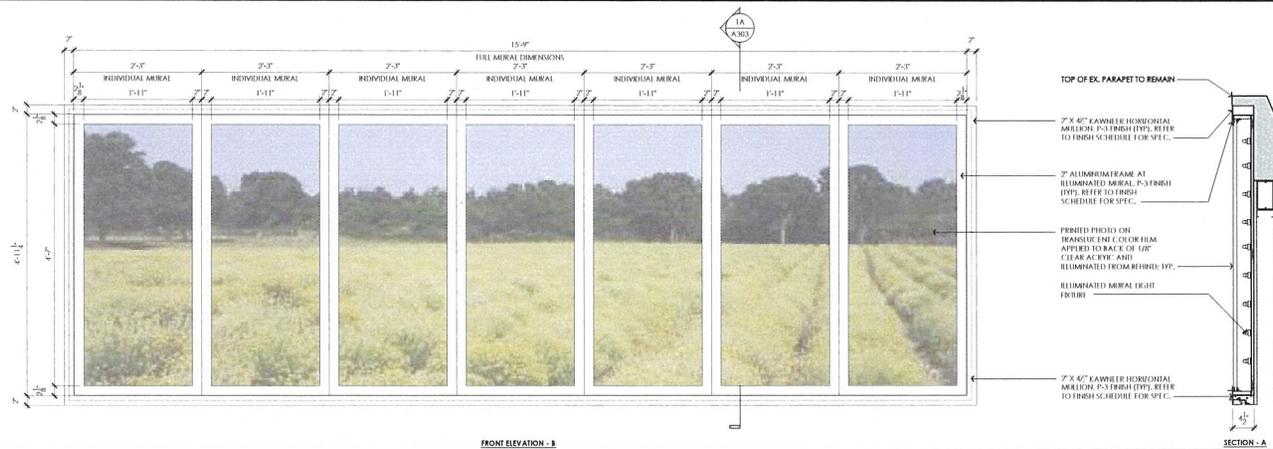
05-31-13	ARB RE-SUBMITTAL
05-28-13	ARB SUBMITTAL
05-02-13	LANDLORD COMMENTS
03-12-13	ISSUE FOR LL REVIEW
01-03-13	PRELIM. PACK. ISSUE
DATE	REVISIONS



**L'OCCITANE**  
EN PROVENCE  
BOUTIQUE #024  
N. BEVERLY DRIVE  
567 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**



FRONT ELEVATION - B

SECTION - A

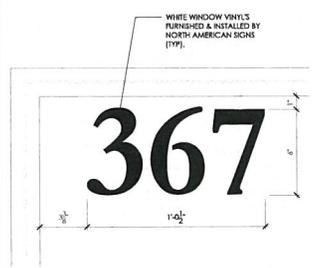
ILLUMINATED MURAL DETAIL 1  
1" = 1'-0"



FRONT ELEVATION - B

SECTION - A

NOT USED 5  
N.T.S. DIMENSIONAL LETTER SIGN DETAILS 2  
1" = 1'-0"



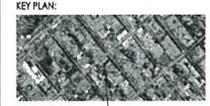
ADRESS SIGN DETAIL 4  
N.T.S.



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

NOT USED 6  
N.T.S.

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



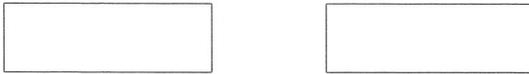
BOULIQUE #024  
N. BEVERLY DRIVE  
367 N. BEVERLY DRIVE  
BEVERLY HILLS, CA 90210

AREA: 1481 SF

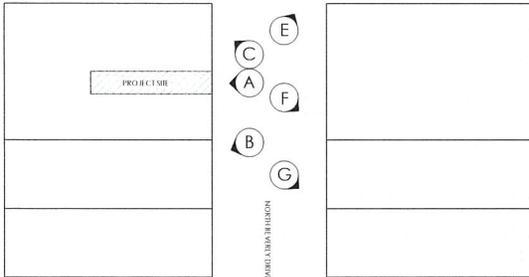
SHEET TITLE:  
SIGNAGE  
DETAILS

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

A303



BIRCHGLEN WAY



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

EXISTING SITE CONDITIONS PHOTO KEY PLAN

3

1/2" = 1'-0"



PROPOSED STOREFRONT PHOTO MONTAGE

1

1/2" = 1'-0"



G



E



C



A



F



D



B

EXISTING SITE PHOTOGRAPHS

2

1/2" = 1'-0"

kennethpark

Architecture  
Urban Planning  
Site Design  
Mixed-Use  
Retail Development

MEP Consultant



don penn - consulting engineer  
620 Westwood Parkway  
Suite 300  
Ogden, Texas 79001  
Phone 817-410-2858  
Fax 817-225-8411

ARCHITECT: KENNETH PARK, AIA  
I HEREBY CERTIFY THAT THIS DRAWING  
WAS PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT I AM A  
FULLY 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-SUBMITAL
05-28-13	ARB SUBMITAL
05-02-13	LANDLORD COMMENTS
03-12-13	ISSUE FOR LL REVIEW
01-03-13	PRELIM. PACK. ISSUE
DATE	REVISIONS

KEY PLAN:



L'OCCITANE  
N. BEVERLY DRIVE



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

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



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – July 17, 2013

**Attachment B:**

Response to Comments (Applicant Prepared)

June 26, 2013

Attn: Cindy Gordon  
Associate Planner  
**Community Development Department**  
**City of Beverly Hills**  
455 N. Rexford Drive  
Beverly Hills, CA 90210

Re: **L'Occitane En Provence, 367 N. Beverly Drive**  
**Beverly Hills, CA 90210**  
**Response to Architectural Review Commission Comments**

Ms. Gordon,

We are writing in response to the review comments received pertaining to the above project.

A response to each of the comments made is detailed below. For clarity your original comments are included *in italic*. Our response follows each comment **in bold**. All revisions are clouded on the drawings and clearly marked Delta 2.

**Architectural Review Commission Comments:**

1. *Parapet must be raised 15 inches.*
  - a. **The parapet is shown to be 20'4-1/4" A.F.F., 15" higher than the existing condition of 19'1-1/4" A.F.F. Refer to 1/A300 for revision.**
2. *Number of mullions at lit mural should be reduced.*
  - a. **The number of mullions at the lit mural has been reduced from six (6) mullions to four (4) mullions with five (5) sections at 2'9-3/4" (w) x 5'-1" (h) as shown on 1/A300 & 1/A303.**
3. *Signage should be reduced or signage back pane increased to offer more breathing room.*
  - a. **The metal panel behind the signage has increased in height from 3'-6" to 3'-11" to allow for 11-1/2" space between the letters of the signage and the frame above and below. Refer to 1/A300 for revision.**
4. *Consider how to treat the top of the parapet.*
  - a. **An aluminum cap 6" in height has been added directly above the top of the lit mural to reach the required parapet height of 20'4-1/4" and is to have a powder-coated P-3 finish to match the storefront. Refer to 4/A301 for revision.**



**End of revisions.**

We trust that this information is satisfactory, however if you require any further details please do not hesitate to contact us.

Kind regards,

**Ariana Douso**

Project Manager

Kenneth Park Architects

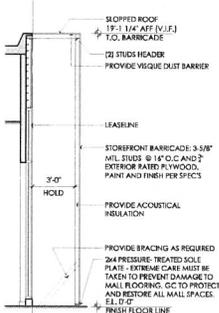
360 Lexington Avenue, New York, NY 10017



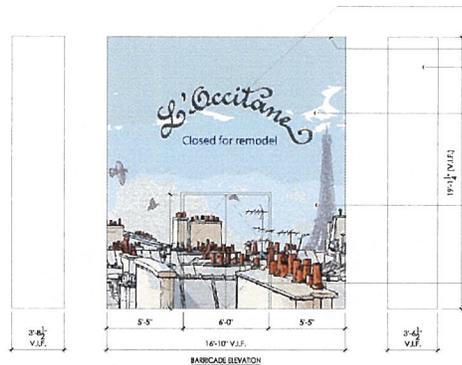
**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – July 17, 2013

**Attachment C:**  
Project Design Plans



**NOTE: BARRICADE GRAPHICS:**  
 ALL IMAGES AND GRAPHICS ARE REFERENCE ONLY. SEPARATE CONSTRUCTION TO OBTAIN ALL NECESSARY SHOP DRAWINGS TO ARCHITECT AND LANDLORD AS PER THE SUBMITTAL CRITERIA PRIOR TO INSTALLATION.



BARRICADE SIGNAGE FOR REFERENCE ONLY. GC TO ENSURE BARRICADE SIGNAGE IS NOT EXCEED 12 FT.  
 PROVIDE VISQUE DUST BARRIER  
 BARRICADE RETURNS TO NOT RECEIVE GRAPHIC IN ORDER TO ALLOW ADJACENT TENANTS TO POST A SIGN UP TO 4 FT.  
 SELF-SUPPORTING BARRICADE BY G.C. CONSTRUCTED OF 3/8\"/>

BARRICADE SECTION

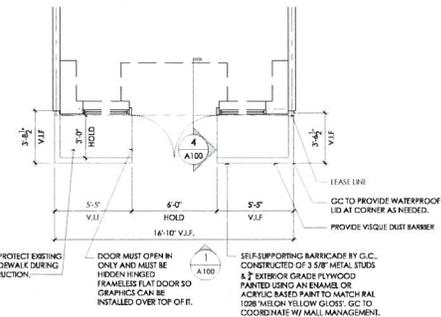
4

1/2" = 1'-0"

BARRICADE ELEVATION

1

1/2" = 1'-0"



GC TO PROTECT EXISTING MAIL SIGNAGE DURING CONSTRUCTION.  
 DOOR MUST OPEN IN ONLY AND MUST BE HIDDEN HINGED FRAMELESS FLAT DOOR SO GRAPHICS CAN BE INSTALLED OVER TOP OFF IT.  
 SELF-SUPPORTING BARRICADE BY G.C. CONSTRUCTED OF 3/8\"/>

NOT USED

5

N.T.S.

BARRICADE PLAN

2

1/2" = 1'-0"

**GENERAL BARRICADE NOTES:**

- COORDINATE ALL BARRICADES AND GRAPHIC INSTALLATION WITH MAIL OPERATIONS DIRECTOR. BARRICADE INSTALLATION TO BE COORDINATED BY MAIL OPERATIONS OFFICE.
- THE TEMPORARY BARRICADE WILL BE PROVIDED AND INSTALLED PER SPECIFICATIONS BY G.C. LOCAL.
- STOREFRONT BARRICADE MUST BE CONSTRUCTED WITH ONE LAYER OF 1/2\"/>

NOT USED

6

N.T.S.

BARRICADE NOTES

3

N.T.S.

**kennethpark**

Architecture  
 Urban Planning  
 Store Design  
 Mixed-Use  
 Retail Development

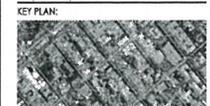
MEP Consultant

**d p c e**

don perin = consulting engineer  
 630 Westport Parkway  
 Suite 200  
 Grapevine, Texas 76051  
 Phone: 817-410-2058  
 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

2	06-26-13	ARB COMMENTS
	05-31-13	ARB RE SUBMITTAL
	05-28-13	ARB SUBMITTAL
1	05-02-13	LANDLORD COMMENTS
	03-12-13	ISSUE FOR LL REVIEW
	01-03-13	PRELIM. PACK. ISSUE
Δ	DATE	REVISIONS



L'OCCITANE  
 N. BEVERLY DRIVE



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

AREA: 1481 SF

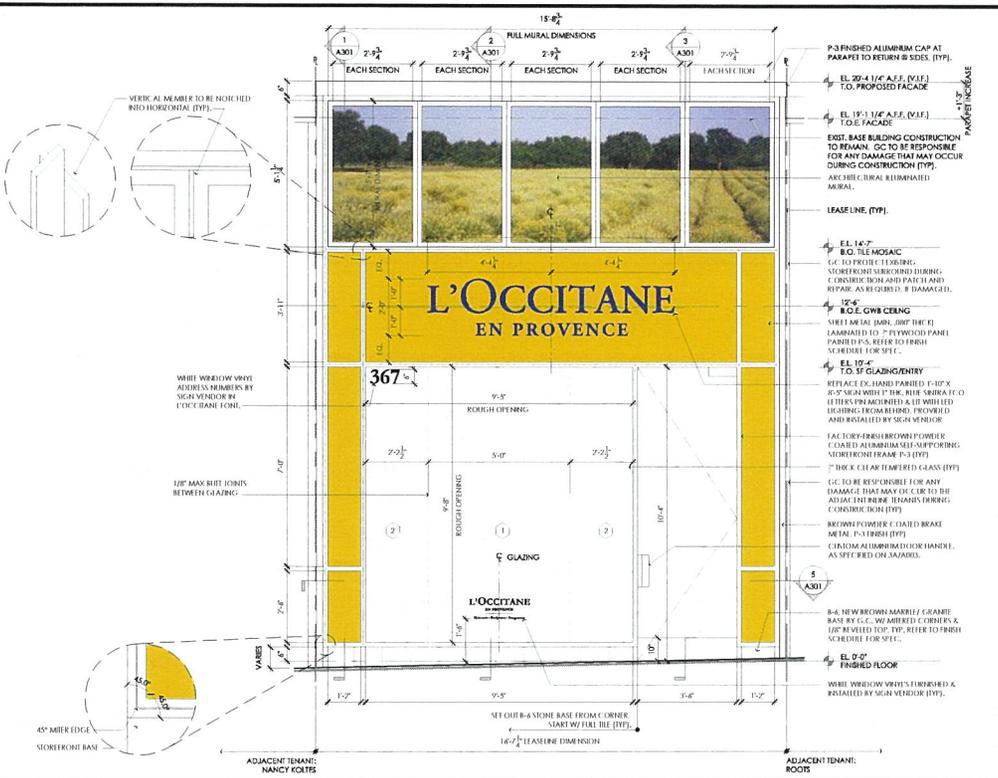
SHEET TITLE:

**BARRICADE DETAILS**

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

**A100**

WINDOW #	QTY	GLASS TYPE	SIZE / LOCATION	DOOR FINISH	RESPONSIBILITY	REMARKS
(1)	1	1/2" CLEAR TEMPERED	NEW (1) 5'-0" X 9'-0" X 1/2" STOREFRONT GLASS	CLEAR	GC	PROVIDE 1/8" MAX RIB JOINTS BETWEEN GLAZING
(2)	2	1/2" CLEAR TEMPERED	NEW (2) 7'-0" X 7'-0" X 1/2" STOREFRONT GLASS	CLEAR	GC	PROVIDE 1/8" MAX RIB JOINTS BETWEEN GLAZING



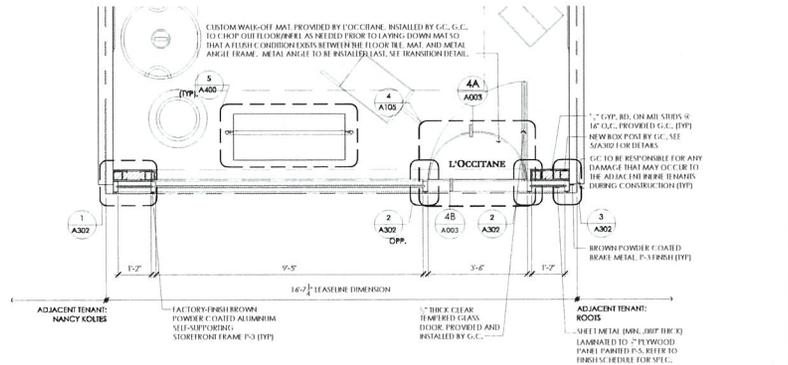
3. GLAZING SCHEDULE 1/2" = 1'-0"

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

- GENERAL SIGNAGE NOTES:**
1. SIGNAGE CONTRACTOR TO SUBMIT ALL SIGNAGE SHOP DRAWINGS TO ARCHITECT AND LANDLORDS AS PER LL SUBMITTAL CRITERIA PRIOR TO INSTALLATION.
  2. SIGNAGE CONTRACTOR TO FABRICATE AND INSTALL ALL SIGNS AS PER LL SIGNAGE CRITERIA.
  3. SIGNIFYING SIGNAGE TO BE SUBMITTED UNDER SIGNAGE CATEGORY FOR LABELING APPROVAL.
  4. SIGNAGE CONTRACTOR'S SIGNAGE PERMITS: SIGNAGE CONTRACTOR SHALL OBTAIN A SIGN PERMIT FROM THE LOCAL GOVERNING AGENCY PRIOR TO INSTALLATION.
  5. SIGN CONTRACTOR MUST HAVE INSURANCE COVERAGE WITH SIGNAGE CONTRACTORS AT THE TIME OF EXECUTION.
  6. GC TO VERIFY WITH LOCAL BUREAU OF STOREFRONT SIGNAGE & LIGHTING. CHECK ALL TRACES TO BE SURE TO BE WITHIN ALLOWED SIGNAGE OR TO BE CONNECTED TO LANDLORD REQUIRED CIRCULATING.

- NOTE: GLAZING**  
SPACING BETWEEN GLAZING TO BE 1/8" MAX RIB JOINTS (TYP).
- NOTE: BREAK METAL**  
ALL POWDER COATED METAL MUST BE FACTORY FINISHED PRIOR TO APPLICATION OF POWDER COATED FINISH. NO METAL TO BE REFINISHED (TYP).
- NOTE: SHOP DRAWINGS**  
GC TO PROVIDE SHOP DRAWINGS WITHIN 15 DAYS OF CONSTRUCTION START. NOTIFY ARCHITECT AND L'OC'CITANE PROJECT MANAGER IMMEDIATELY OF ANY DISCREPANCIES.

4. STOREFRONT NOTES 1/2" = 1'-0"



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

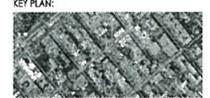
kennethpark

Architecture  
Urban Planning  
Store Design  
Interior Design  
Retail Development

MEP Consultant  
**d p c e**  
don patin • consulting engineer  
635 Westport Parkway  
Suite 200  
Orangevale, Texas 75051  
Phone: 817-433-2628  
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

DATE	REVISIONS
06-26-13	ARB COMMENTS
05-31-13	ARB RE SUBMITTAL
05-28-13	ARB SUBMITTAL
05-02-13	LANDLORD COMMENTS
03-12-13	ISSUE FOR LL REVIEW
01-03-13	PRELIM. PACK. ISSUE



KEY PLAN:  
L'OC'CITANE  
N. BEVERLY DRIVE



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

AREA: 1481 SF

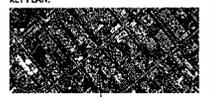
SHEET TITLE:  
STOREFRONT  
PLAN & ELEVATION

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

A300

05-26-13	ARB COMMENTS
05-28-13	ARB SUBMITTAL
05-28-13	ARB SUBMITTAL
05-02-13	LANDSCAPE COMMENTS
03-12-13	ISSUE FOR LL REVIEW
01-03-13	PRELIM. PACK. ISSUE

DATE	REVISIONS
------	-----------



L'OCCITANE  
N. BEVERLY DRIVE

L'OCCITANE  
EN PROVENCE

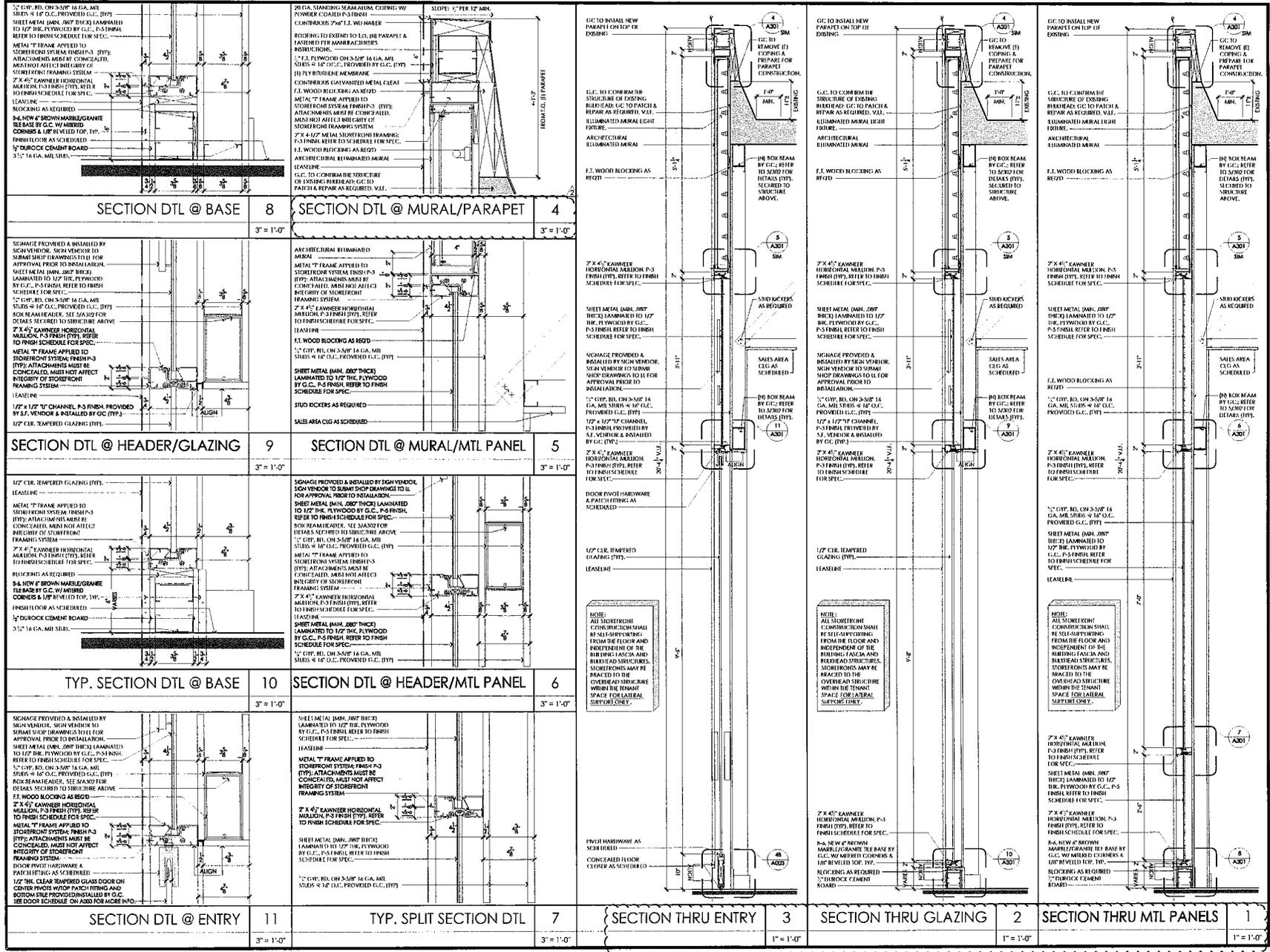
BOULIQUE #024  
N. BEVERLY DRIVE  
367 N. BEVERLY DRIVE  
BEVERLY HILLS, CA 90210

AREA: 1481 SF

SHEET TITLE:  
**STOREFRONT  
SECTIONS**

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

**A301**

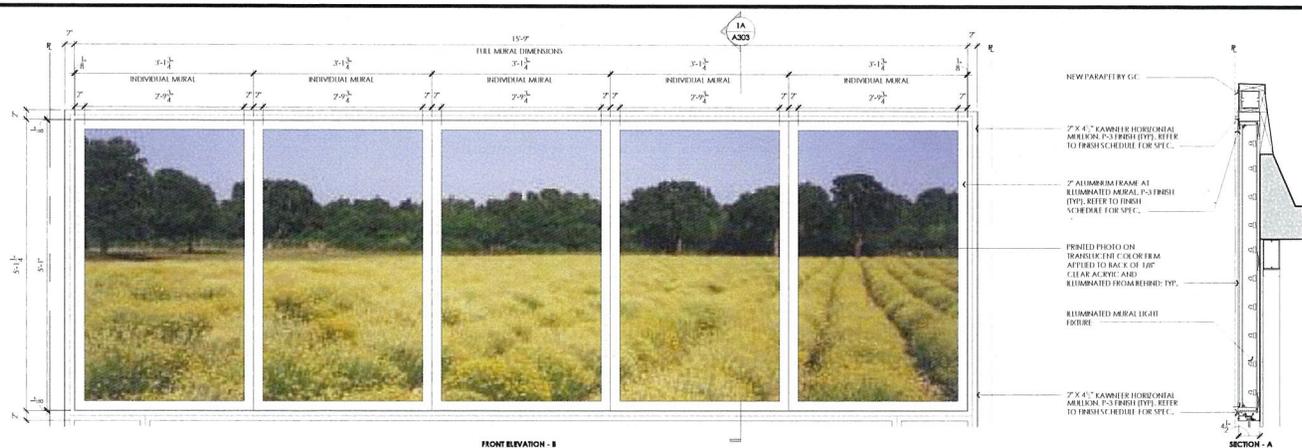


MEP Consultant



don pattin = consulting engineer  
455 Westport Parkway  
Suite 300  
Grapevine, Texas 76051  
Phone: 817-410-2624  
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  
FULLY REGISTERED/LICENSED ARCHITECT  
UNDER THE LAWS OF THE STATE OF  
CALIFORNIA  
ARCHITECTURAL REG. #: C-26004  
REGISTRATION EXPIRES: 1/31/2015



FRONT ELEVATION - B

SECTION - A

ILLUMINATED MURAL DETAIL 1

1" = 1'-0"



FRONT ELEVATION - B

SECTION - A

DIMENSIONAL LETTER SIGN DETAILS 2

1" = 1'-0"

NOT USED 5  
N.T.S.



ADRESS SIGN DETAIL 4

N.T.S.



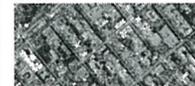
WINDOW SIGN DETAIL 3

3" = 1'-0"

NOT USED 6  
N.T.S.

2	06-26-13	ARB COMMENTS
	05-31-13	ARB RE-SUBMITTAL
	05-28-13	ARB SUBMITTAL
1	05-02-13	LANDLORD COMMENTS
	03-12-13	ISSUE FOR LL REVIEW
	01-03-13	PRELIM. PACK. ISSUE
△	DATE	REVISIONS

KEY PLAN:



L'OCCITANE  
N. BEVERLY DRIVE



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

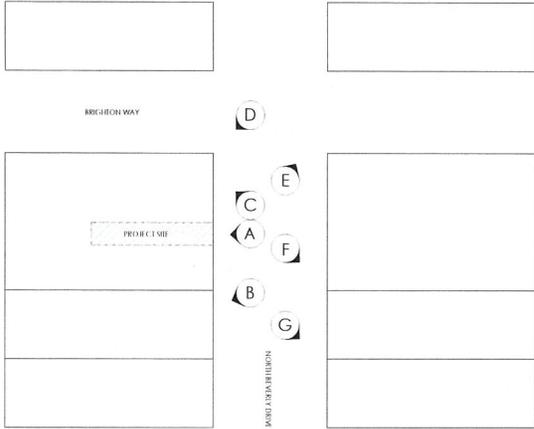
AREA: 1481 SF

SHEET TITLE:

SIGNAGE  
DETAILS

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

A303



- (A) - 345, 347, & 371 NORTH BEVERLY DRIVE
- (B) - 357 & 345 NORTH BEVERLY DRIVE
- (C) - 371 & 375 NORTH BEVERLY DRIVE
- (D) - 375 NORTH BEVERLY DRIVE
- (E) - 379, 403, & 404 NORTH BEVERLY DRIVE
- (F) - 344 & 370 NORTH BEVERLY DRIVE
- (G) - 354 & 356 NORTH BEVERLY DRIVE



EXISTING SITE CONDITIONS PHOTO KEY PLAN

3

1/2" = 1'-0"

(PROPOSED STOREFRONT PHOTO MONTAGE)

1

1/2" = 1'-0"



G



E



C



A



F



D



B

EXISTING SITE PHOTOGRAPHS

2

1/2" = 1'-0"

kennethpark

Architecture  
Urban Planning  
Store Design  
Mixed-Use  
Retail Development

MEP Consultant

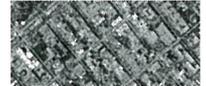


don perin - consulting engineer  
695 Westport Parkway  
Suite 200  
Orange, Texas 77661  
Phone 817-412-2918  
Fax 817-251-8411

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

2	06-26-13	ARB COMMENTS
	05-31-13	ARB RE-SUBMITTAL
	05-28-13	ARB SUBMITTAL
1	05-02-13	LANDLORD COMMENTS
	03-12-13	ISSUE FOR LL REVIEW
	01-03-13	PRELIM. PACK. ISSUE
	DATE	REVISIONS

KEY PLAN:



L'OCCITANE  
N. BEVERLY DRIVE



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

AREA: 1481 SF

SHEET TITLE:  
PROP. STOREFRONT  
& EX. SITE PHOTOS

PROJECT NO. 12-1845

SCALE: 1/2" = 1'-0"

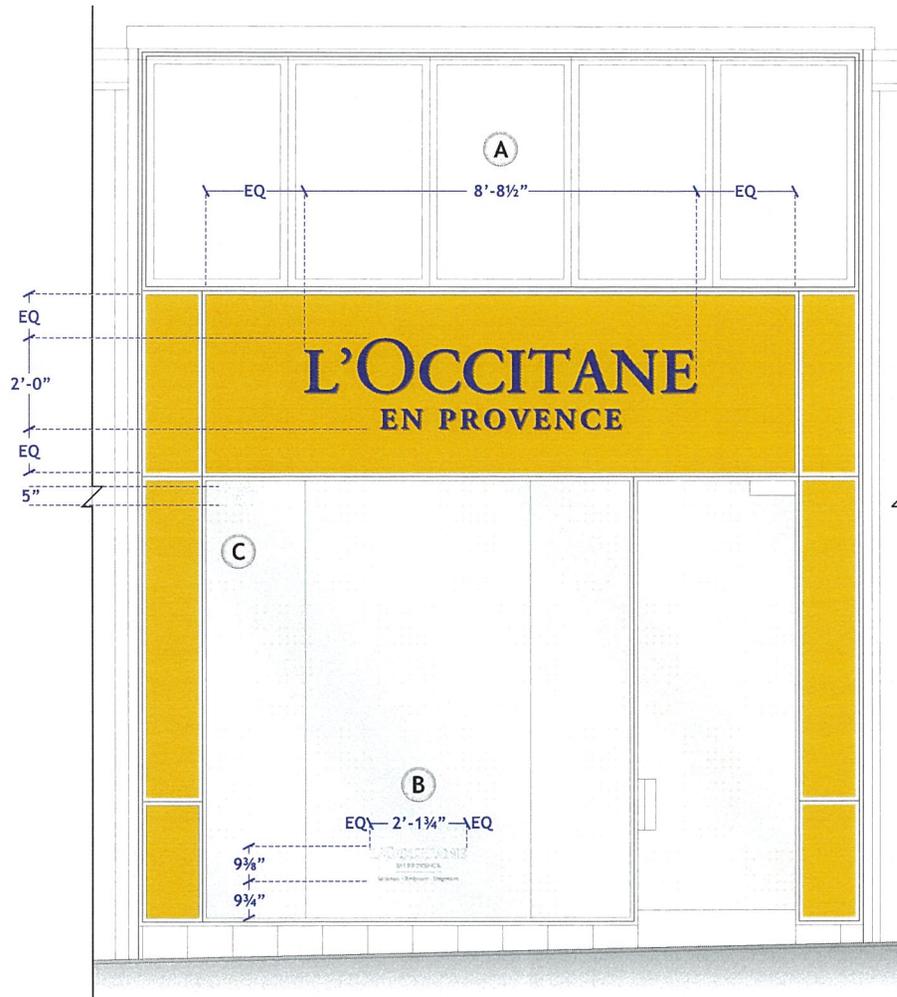
DATE: 01/03/13

DRAWN BY: DK

REVIEWED BY: AD

SHEET NO.

A310



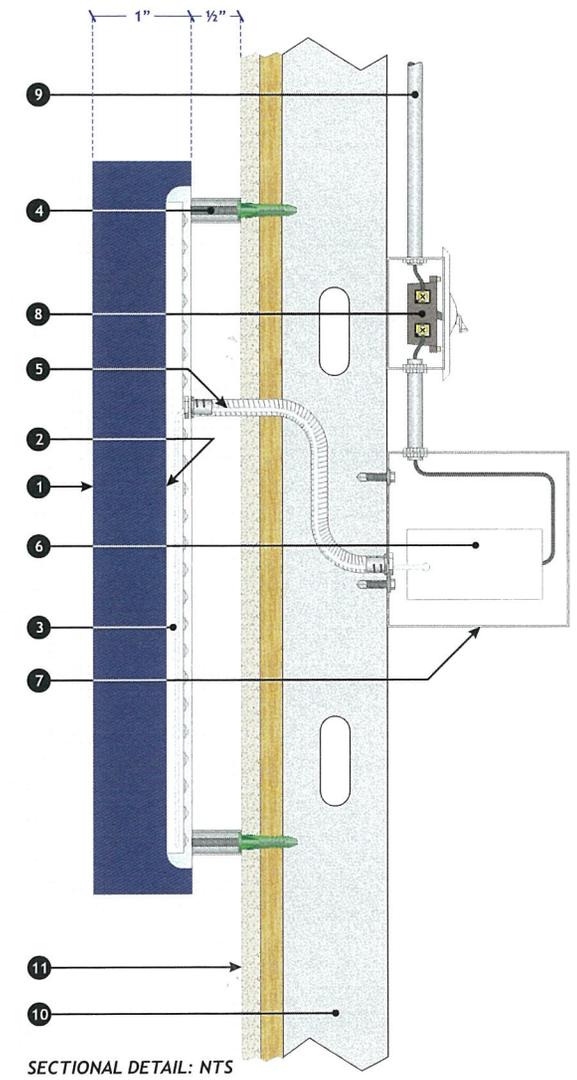
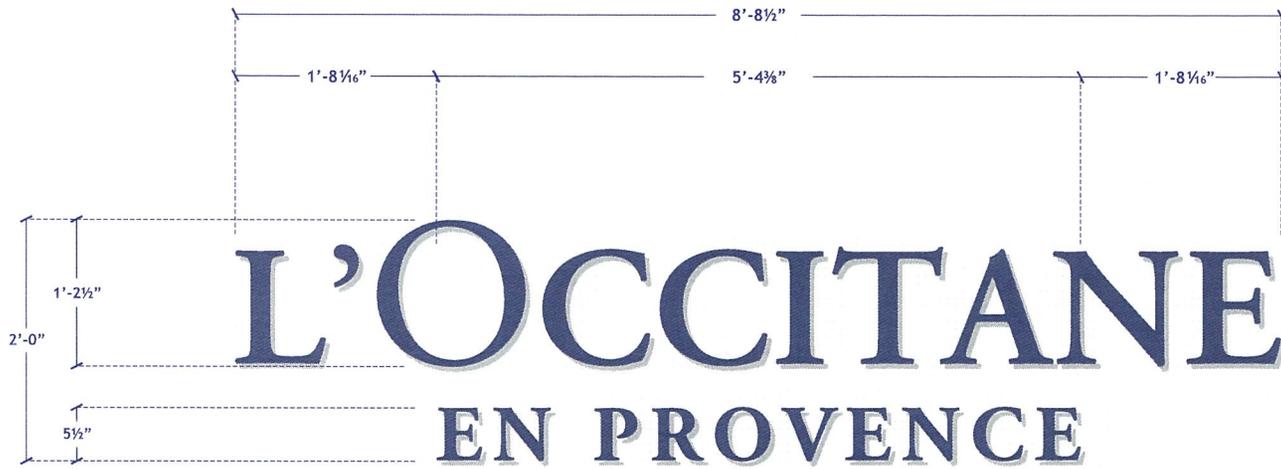
1 EXTERIOR STOREFRONT ELEVATION

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



**EAGLE SIGNS**  
1028 EAST ACACIA STREET | ONTARIO, CA 91761  
PHONE: 909.923.3034 | FAX: 909.923.3043  
WWW.EAGLESIGNS.NET

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"/>	2012 RELEASED FROM THE PUBLIC RECORDS CALIFORNIA PUBLIC INFORMATION ACT NOTICE THIS INFORMATION IS BEING RELEASED TO THE PUBLIC	DRAWING NUMBER: L'OCCITANE BEVERLY.CDR	
SCALE: AS NOTED	ADDRESS: 367 N. BEVERLY BOULEVARD		SECOND REVISION	<input type="checkbox"/>		 Underwriters Laboratories Inc. LISTED	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**

**A** One set required

Scale: 1" = 1'-0"

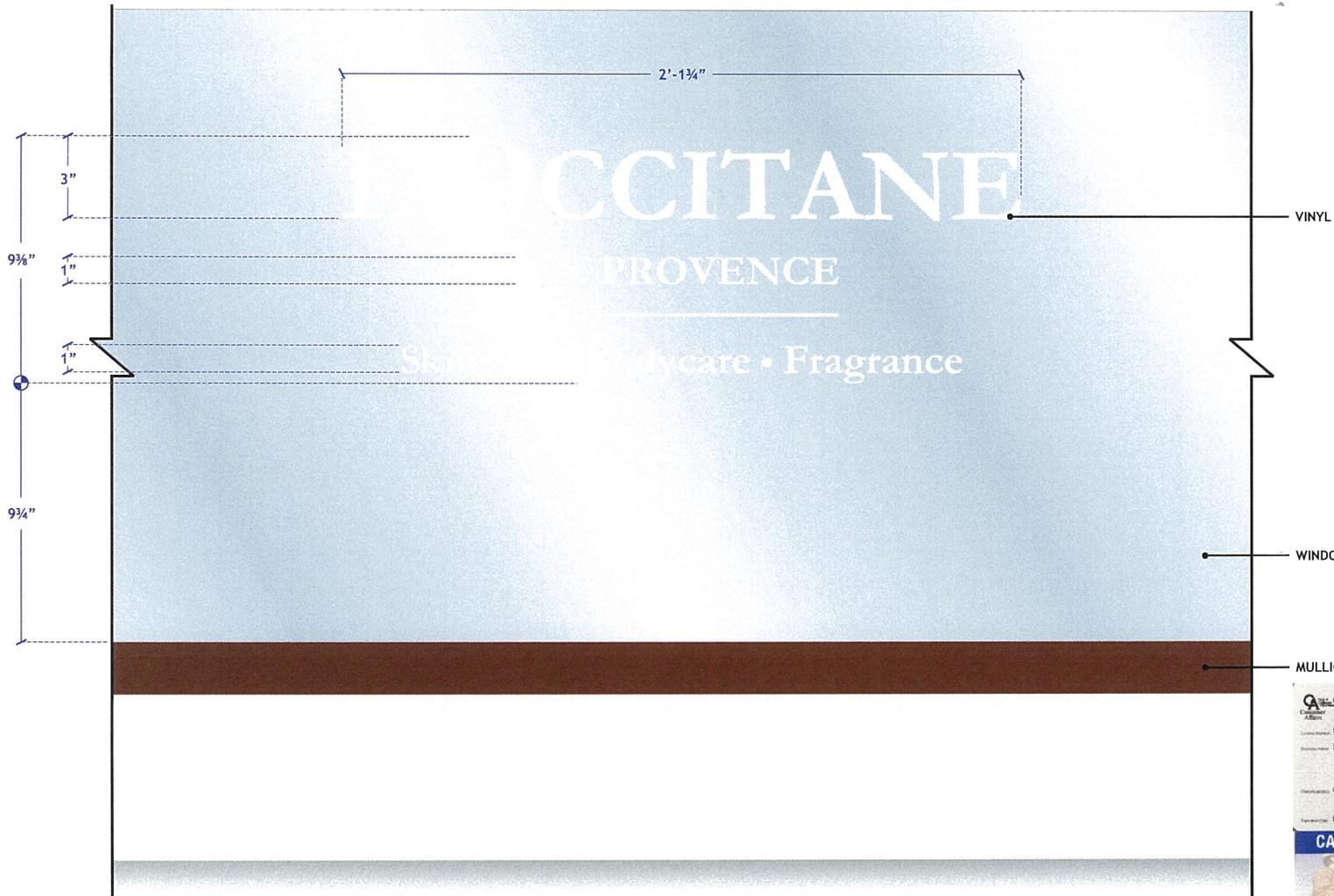
1. 1" thick FCO aluminum/clear acrylic letter. Face and sides painted to match RAL 5011 Steel Blue. Rear surface is unpainted clear acrylic.
2. 1/4" pocket routed trough for ribbon LED.
3. White "ribbon" LED.
4. Threaded rod attachment with 1/2" spacer
5. Secondary power supply.
6. UL listed LED transformer
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.



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 type="checkbox"/>	per the terms of Agreement between Eagle Signs and the contractor. Eagle Signs shall not be responsible for any errors or omissions on the part of the contractor. Eagle Signs shall not be responsible for any errors or omissions on the part of the contractor.	DRAWING NUMBER: L'OCCITANE BEVERLY.CDR	
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"



DATE: MAY 28, 2013	PROJECT NAME: L'OCCITANE	<p>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.</p>	FIRST REVISION <input checked="" type="checkbox"/>	<p>By: [Signature] Date: [Date]          Underwriters Laboratories Inc. LISTED</p>	DRAWING NUMBER: L'OCCITANE BEVERLY.CDR
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"/>		



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – July 17, 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 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 July 17, 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: July 17, 2013

---

William Crouch, Commission Secretary  
Community Development Department

---

James Blakeley, III, Chair  
Architectural Commission