



City of Beverly Hills

Planning Division

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

Architectural Commission Report

Meeting Date: Wednesday, July 17, 2013

Subject: **COLDWELL BANKER**
166 North Canon Drive
Request for approval of a façade remodel and a sign accommodation to allow awning signage to exceed 7" in height. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1309803)

Project agent: Hamid Gabbay – Gabbay Architects

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 and a sign accommodation to allow awning signage to exceed 7" in height. The façade remodel includes the following components:

- Paint existing façade in "Cool December";
- Paint existing façade joints in black;
- Alucobond vertical accent painted in "Bermuda Blue Cool";
- Projecting alucobond architectural sign band in "Steel City Mica Cool" with recessed down lights;
- Uplights in existing grey honed granite paving;
- Alucobond façade in existing building recess painted in "Alabaster Cool", and;
- Green/blue glass storefront with frameless vertical bands and aluminum horizontal bands.

The applicant is also requesting signage to be placed on the proposed projecting alucobond architectural sign band that is configured as follows:

- One 14" non-illuminated sign on the face of the sign band that is cut out of the alucobond.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-306(A), the maximum height for signage on an awning, marquee, canopy, or similar architectural element that projects more than 12" from the face of the building is 7". The sign must consist of one horizontal line that is attached to the face of the architectural element that is parallel to the wall of the building or structure to which it is attached.

However, BHMC §10-4-306(B), the Architectural Commission may approve a sign accommodation to permit one non-illuminated sign, constructed of individual letters that do not exceed fourteen inches (14") on a marquee, awning, canopy or similar architectural element which projects more than 12" from the face of the building. The proposed signage complies with the sign accommodation standards.

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 – July 17, 2013

DESIGN ANALYSIS

Based on staff's review of the proposed design, various areas of improvement were identified to enhance the overall project. This review resulted in the following comments:

- The proposed storefront system should consist of clear glazing, as opposed to blue/green glazing, to increase the connection between the building interior and the streetscape.
- The maximum height of the sign should be reduced to 12" in height. The width of the sign should be reduced proportionally to ensure the sign fits more appropriately on the sign band.
- The recessed down lights proposed in the projecting architectural sign band should be centered on the centerline of the vertical storefront and alucobond panels.

Project-specific conditions have been included in the draft resolution of approval. The Commission may choose to adopt the conditions proposed or revise them based on comments provided at the meeting.

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

The sign accommodation request for this project requires mailed public notices within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, July 5, 2013. To date, staff has not received any comments in regards to the submitted project.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – July 17, 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:
 - Sign Accommodation (explain reason for the accommodation request below):
Letter 14" Height
Number of signs proposed: 1
 - 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 exterior facade using:
- Allucobond
 - Glass
 - Stone
 - Aluminum Frame
 - Frameless Glass Doors
 - Paint

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 checked="" 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	Business ID Sign(s)	1	14" x 21"	94 s.f.	100 square feet
2					
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: Allucobond
Texture /Finish: Smooth
Color / Transparency: Light, warm gray -- several variations

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

Material: Glass & Aluminum Frame
Texture /Finish: Smooth
Color / Transparency: Green/blue

ROOF

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

COLUMNS

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

BALCONIES & RAILINGS

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

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:
Texture /Finish:
Color / Transparency:

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: Downlight and uplight
Texture /Finish:
Color / Transparency: Clear

PAVED SURFACES

Material: Existing granite
Texture /Finish: Honed
Color / Transparency: Gray

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:

N/A

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.**

The building is existing and the remodeling design is simple yet elegant trying to be fresh and in harmony with its neighbors.

- 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 proposed materials are excellent construction materials that mostly apply over existing building therefore provide more protection.

- 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 material is mostly superior to or the same as used on adjacent buildings.

- 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 colors and materials are the same or very close to the ones used on the block and across 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.**

It is an existing building to be remodeled.

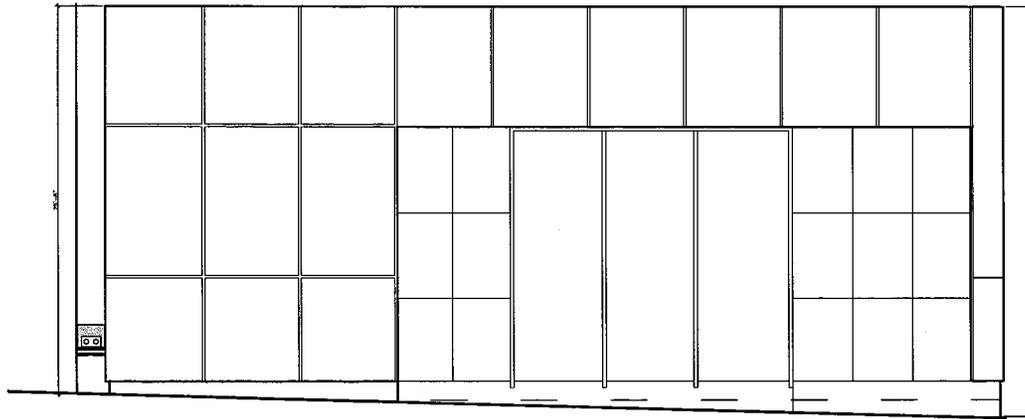


Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – July 17, 2013

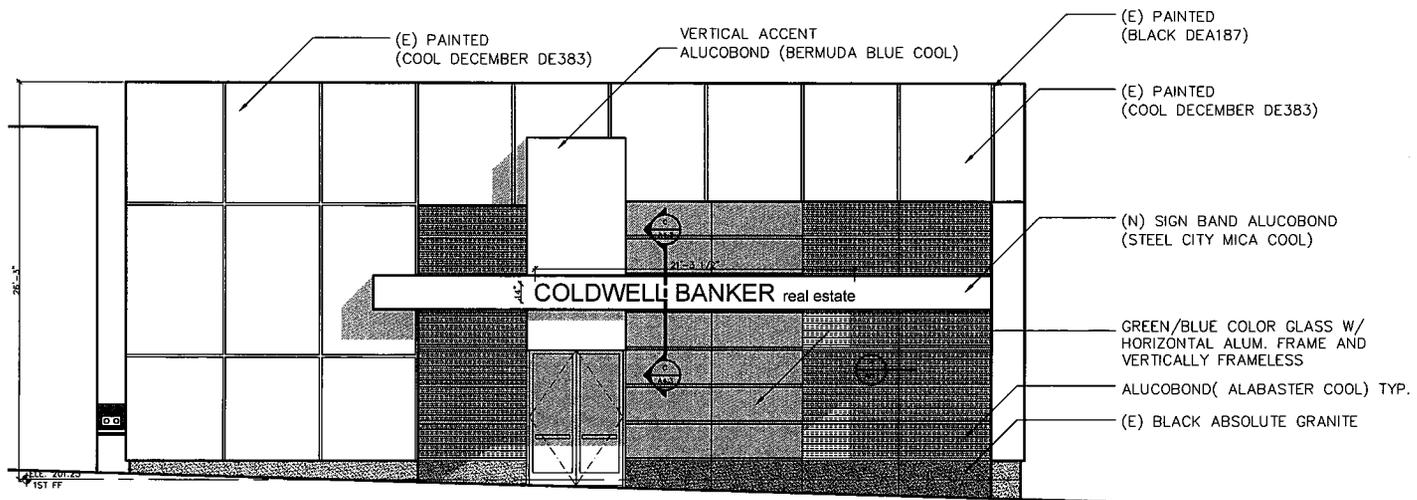
Attachment B:
Project Design Plans



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

<p>SHEET TITLE: (E) ELEVATION</p>		<p>REVISION:</p>	
		<p>PROJECT TITLE: LEIBURE AND CARPENTER 166 NORTH CANYON DRIVE BEVERLY HILLS, CA 90210</p>	
<p>DATE: 8-22-13</p>		<p>DRAWN : SCALE:</p>	
<p>PROJECT NO.:</p>		<p>SHEET NO. A13</p>	

GABBAY ARCHITECTS
ARCHITECTS INC. 1000 WILSON AVENUE SUITE 100
 BEVERLY HILLS, CALIFORNIA 90210
 TEL: 310.858.8888 FAX: 310.858.8889



(N) WEST ELEVATION
 SCALE: 1/8"=1'-0"

<p>SHEET TITLE: WEST ELEVATION</p>		<p>REVISION:</p>	
		<p>DATE: 8-02-13</p>	
<p>PROJECT TITLE: LEISURE AND CARPENTER 166 NORTH CANON DRIVE BEVERLY HILLS, CA 90210</p>		<p>SCALE:</p>	<p>SHEET NO. A3.1</p>

GABBAY ARCHITECTS

1612 WILSHIRE BLVD. SUITE 714
BEVERLY HILLS, CA 90210
TEL: 310.274.0000 FAX: 310.274.0001



GABBAY ARCHITECTS
 1600 WILSON AVENUE SUITE 714
 BEVERLY HILLS, CA 90210
 TEL: 310.859.8888 FAX: 310.859.1089

SHEET TITLE:	REVISION:
COLOR ELEVATION	
PROJECT TITLE:	DRAWN :
LEISURE AND CARPENTER 166 NORTH CANYON DRIVE BEVERLY HILLS, CA 90210	SCALE :
	DATE:
	PROJECT NO.:
	SHEET NO.
	A32



GABBAY ARCHITECTS
 166 NORTH CANON DRIVE
 BEVERLY HILLS, CA 90210
 TEL: 310.858.8888 FAX: 310.858.4888

SHEET TITLE: _____ REVISION: _____

COLOR PERSPECTIVE

PROJECT TITLE: _____

LEIBURE AND CARPENTER
 166 NORTH CANON DRIVE
 BEVERLY HILLS, CA 90210

DRAWN : _____

SCALE: _____

DATE: 8-02-13

PROJECT NO.: _____

SHEET NO.

A33



EXISTING PROPERTY

SHEET TITLE:
**EXISTING
 PROPERTY**

PROJECT TITLE:
**LEISURE AND CARPENTER
 166 NORTH CANON DRIVE
 BEVERLY HILLS, CA 90210**

REVISION:

DRAWN :
 SCALE:
 DATE: 8-02-15
 PROJECT NO.

SHEET NO.
73

**GABBAY
 ARCHITECTS**
 1101 WILSHIRE BLVD. SUITE 714
 BEVERLY HILLS, CALIF. 90210
 TEL. 310.288.0888



STREETSCAPE WITHOUT TREES AND PROPOSED BUILDING



STREETSCAPE WITH TREES AND PROPOSED BUILDING

<p>GABBAY ARCHITECTS <small>BEVERLY HILLS, CALIFORNIA 90210-3400 TEL: 310-274-8888</small></p>		<p>SHEET TITLE:</p>	<p>REVISION:</p>
		<p>PROJECT TITLE:</p>	<p>DRAWN :</p>
<p>LEIBURE AND CARPENTER 1616 NORTH CANYON DRIVE BEVERLY HILLS, CA 90210</p>		<p>DATE: 8-02-13</p>	<p>SHEET NO. 74</p>



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – July 17, 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 AND A SIGN ACCOMMODATION TO ALLOW AWNING SIGNAGE TO EXCEED 7" IN HEIGHT FOR THE PROPERTY LOCATED AT 166 NORTH CANON DRIVE (PL1310305 – COLDWELL BANKER).

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

Section 1. Hamid Gabbay, agent, on behalf of the property owner, Leisure and Carpenter Properties, and the tenant, Coldwell Banker (Collectively the "Applicant"), has applied for architectural approval of a façade remodel and a sign accommodation to allow awning signage to exceed 7" in height for the property located at 166 North Canon 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, complaint with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

1. The proposed storefront glazing shall utilize clear glazing. No blue/green glazing shall be permitted.
2. The maximum letter height for the sign located on the projecting architectural sign band shall be 12". The width of the sign shall be reduced proportionally.
3. The recessed down lights located in the projecting architectural sign band shall be centered on the centerline of the vertical storefront mullions and alucobond panel joints.

Standard Conditions

4. **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.
5. **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.
6. **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.

7. **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.
8. **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.
9. **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.
10. **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.
11. **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