



Architectural Commission Report

Meeting Date: Wednesday, January 15, 2014

Subject: **455-461 & 449-453 NORTH CANON DRIVE**
Request for approval of a façade remodel and business identification signage. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
(PL1333360 & PL1333361)

Project agent: Cosimo Pizzulli

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 business identification signage for the storefronts located at 455-461 & 449-453 North Canon Drive. The façade remodel includes the following components:

455-461 North Canon Drive

- Paint existing second-story stucco façade in a “Mindful Gray” color;
- Paint existing parapet cap in a flat black color;
- Paint existing window frames in a semi-gloss black;
- Chroma Hair Studio:
 - New slate-colored awning with 7” awning lettering;
 - New aluminum storefront system with clear glass;
 - New stone tile at base of storefront system;
- Gem Mountain Studios
 - Paint existing storefront system in a “Dard Hunter Green” color;
 - Paint existing stucco in a “Magnetic Gray” color;
 - New façade plaster molding in a “Dard Hunter Green” color.

449-453 North Canon Drive

- Paint existing second-story stucco façade in a “Twilight Gray” color;
- Paint existing stucco façade (directly above Nic’s) in a “Silverlake” color;
- Paint existing parapet cap in a flat black color;
- Paint existing window frames in a “Java” color;
- Recover existing awning in an “Aruba” color with 7” awning lettering

Attachment(s):

- A. 455-461 North Canon Drive - Detailed Design Description and Materials (Applicant Prepared)
- B. 449-453 North Canon Drive - Detailed Design Description and Materials (Applicant Prepared)
- C. Project Design Plans
- D. 455-461 North Canon Drive - DRAFT Approval Resolutions
- E. 455-461 North Canon Drive - DRAFT Approval Resolutions

Report Author and Contact Information:

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



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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The applicant is also proposing two (2) business identification signs for Gem Mountain Studios for a total of 16.9 SF allocated as follows:

- One (1) 13.5 SF business identification sign (sign copy: "Gem Mountain Studios"). The sign is illuminated by two goose-neck light fixtures;
- One (1) 3.4 SF business identification sign (sign copy: logo). The sign is non-illuminated.

Pursuant to Beverly Hills Municipal Code §10-4-604, the maximum sign area for ground floor tenants is two (2) square feet in area for each one foot (1') of ground floor street frontage that such business occupies within the building. Based on a linear storefront of 17'-0", the maximum sign area for this tenant is 34 SF. Additionally, ground floor tenants may have an additional 5 SF business identification sign. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

URBAN DESIGN ANALYSIS

The Commission should note that both of these properties were developed by individuals listed on the City's List of Local Master Architects (W. Asa Hudson and Douglas Honnold, respectively). The two primary buildings have lost historic integrity over the years due to subsequent remodels. However, the storefront addressed at 461 North Canon Drive appears to retain integrity; this has been factored into the design analysis provided below.

Based on a review conducted by the Urban Design Team, staff has identified areas for improvement regarding the components of the façade remodel, including:

- While the recovering of the awning is a positive enhancement, the existing configuration of the awning at Nic's does not appropriately draw attention to or enhance the entrance. The applicant should consider utilizing a configuration similar to that currently existing at Thibiant in order to use the awning as an architectural element and bring attention to the entrance. Additionally, the text on the awning does not appear to be centered when viewed in a horizontal plane and it should be centered on the awning valence.
- The Gem Mountain Studios awning should have a canopy that differentiates the storefront from the two larger buildings. The applicant should consider using a canopy consisting of glass and steel.
- The proposed façade plaster molding on Gem Mountain Studios should be removed as it presents a false historicism and is not consistent with the Secretary of the Interior Standards.

A project-specific condition has been added regarding the removal of the façade plaster molding on Gem Mountain Studios as this addition is not consistent with the Secretary of the Interior Standards (note: the environmental assessment made below has been made with the understanding that the proposed façade plaster molding is to be removed).



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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. The project has also been reviewed and found to be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



Architectural Commission Report

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Attachment A:

455-461 North Canon Drive –
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 (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
 - Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

B Identify the scope of work (check all that apply):

- New construction
- Façade Remodel ONLY
- Business Identification Sign(s)
Number of signs proposed: _____
- Building Identification Sign(s)
Number of signs proposed: _____
- Sign Accommodation (explain reason for the accommodation request below):
Number of signs proposed: _____
- Other: _____
- Remodel: Int. & Ext, no floor area added
- Remodel: Int. & Ext, floor area added
- Awning(s): New Recovery
- Open Air Dining: #Tables _____ # Chairs _____

C Describe the scope of work proposed including materials and finishes:

Re Paint Buildings

New Storefront for 459, new door and new windows
 New Awning for 459

New signage for 461
 re paint existing window and door for 461
 Add new painted moulding to facade to 461

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 | Awning Fabric | 1 | | N/A | 7 inch high max letters - for 459 n. canon |
| 2 | Letters | 1 | 2x6 | 12 | 2 x 10 = 20 - for 461 n. canon |
| 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: Paint
 Texture /Finish: flat finish
 Color / Transparency: Sherwin Williams mfg color mindful grey E 27 SW 7016

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

Material: Paint
 Texture /Finish: Semi Gloss
 Color / Transparency: Sherwin Williams mfg. Color Black, no change

ROOF

Material: No Change
 Texture /Finish:
 Color / Transparency:

COLUMNS

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

BALCONIES & RAILINGS

Material: Railing same color no change
 Texture /Finish:
 Color / Transparency:

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

Material: No Change
 Texture /Finish:
 Color / Transparency:

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

AWNINGS, CANOPIES

Material: Fabric - mfg. Sunbrella

Texture /Finish: solid color

Color / Transparency: Slate 4684

DOWNSPOUTS / GUTTERS

Material: N/A

Texture /Finish:

Color / Transparency:

BUSINESS ID SIGN(S)

Material: No Change

Texture /Finish:

Color / Transparency:

BUILDING ID SIGN(S)

Material: Metal for 461 n. canon

Texture /Finish: Smooth

Color / Transparency: Painted Sherwin Williams color Hunter green IPP 48 SW 0041

EXTERIOR LIGHTING

Material: No Chnage

Texture /Finish:

Color / Transparency:

PAVED SURFACES

Material: Concrete - in front of 459 to match side walk in front of new storefront, only.

Texture /Finish: Brushed

Color / Transparency: match sidewalk

FREESTANDING WALLS AND FENCES

Material: Stucco - Painted

Texture /Finish: Smooth

Color / Transparency: Sherwin Williams mfg color mindful grey E 27 SW 7016

OTHER DESIGN ELEMENTS

Material: Tile - at 10 inch high curb under new windows for 459 n. Canon

Texture /Finish: linear mosaic

Color / Transparency: Mfg. Emser, type Lucente stone blends

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

No landscaping

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 re painting of the facade and window frames is an improvement to the building and will add value to the streetscape. The new awning for the retail store at 459 is in keeping with the retail urban life of the City's streetscape. The face mounding for 461 adds a dimension to the little building in concert to the urban scale of the street.

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 scope of work will keep the existing conditions in tack and protect against the factors noted above.

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 re painting of the buildings the addition of an awning and the added face mounding to 461 is not an inferior quality, but an up grade to the existing conditions.

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 re painting of the building, new awning and face mounding is in conformance and harmony to the City's general plan.

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 re painting of the building meets the municipal code and other applicable laws for a finish material on an exterior surface. The attachment to the building for the new awning will be per City standards. The new light weight face mounding for 461 will be fastened the building with mastic / silicone adhesives and metal fasteners.



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455 North Rexford Drive, Room 280-A

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Attachment B:

449-453 North Canon Drive –
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ROOF

Material: No Change
Texture /Finish:
Color / Transparency:

COLUMNS

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

BALCONIES & RAILINGS

Material: Railing same color no change
Texture /Finish:
Color / Transparency:

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Texture /Finish:
Color / Transparency:

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

AWNINGS, CANOPIES

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Color / Transparency: Slate 4684

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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Texture /Finish:
Color / Transparency:

BUILDING ID SIGN(S)

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Color / Transparency: Painted Sherwin Williams color Hunter green IPP 48 SW 0041

EXTERIOR LIGHTING

Material: No Chnage
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: Concrete - in front of 459 to match side walk in front of new storefront, only.
Texture /Finish: Brushed
Color / Transparency: match sidewalk

FREESTANDING WALLS AND FENCES

Material: Stucco - Painted
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Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – January 15, 2014

Attachment C:
Project Design Plans



The Dickranian Buildings
Proposed Paint, Signage and Storefront Changes
449, 451, 453, 457, 459, 461 North Canon Drive Beverly Hills , CA

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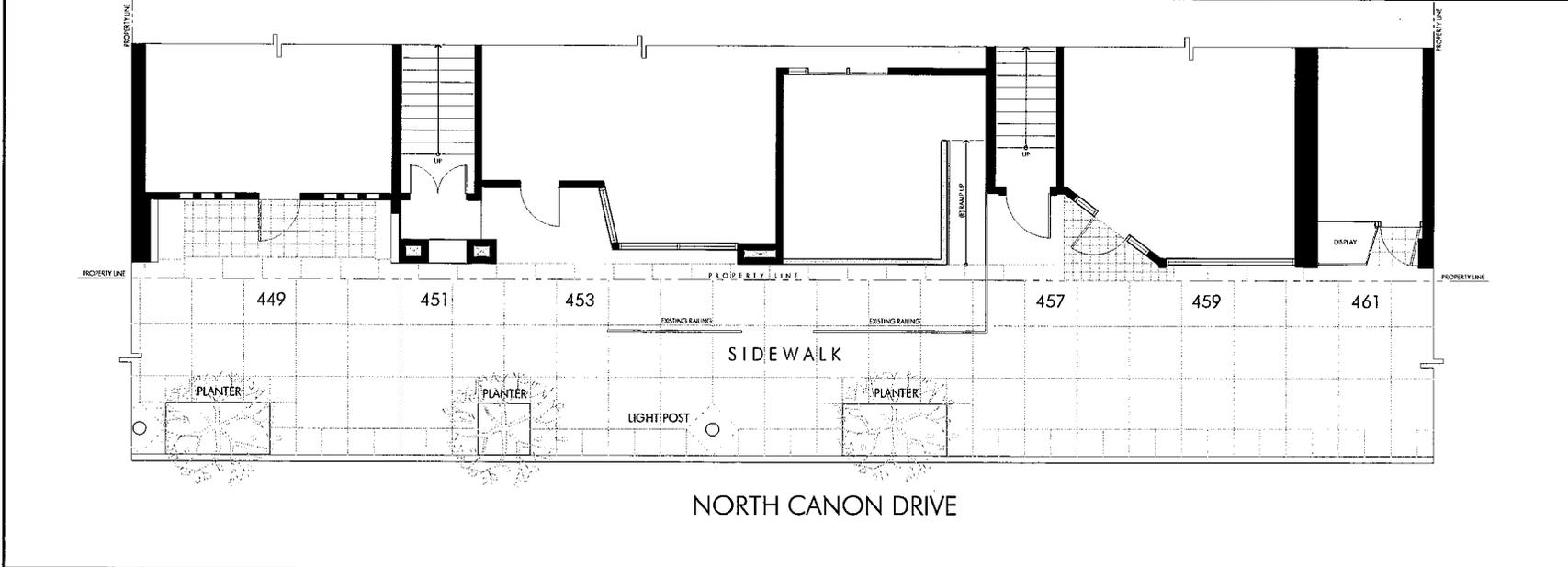
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THE
DICKKRANIAN
BUILDINGS

As-Built
Facade Plan
& Elevation



ELEVATION - NORTH CANON DRIVE
SCALE: 1/4" = 1'-0"



PLAN
SCALE: 1/4" = 1'-0"

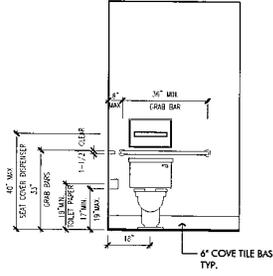
459 North Canon Drive
Beverly Hills, California 90210

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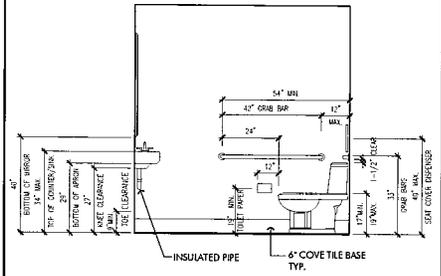
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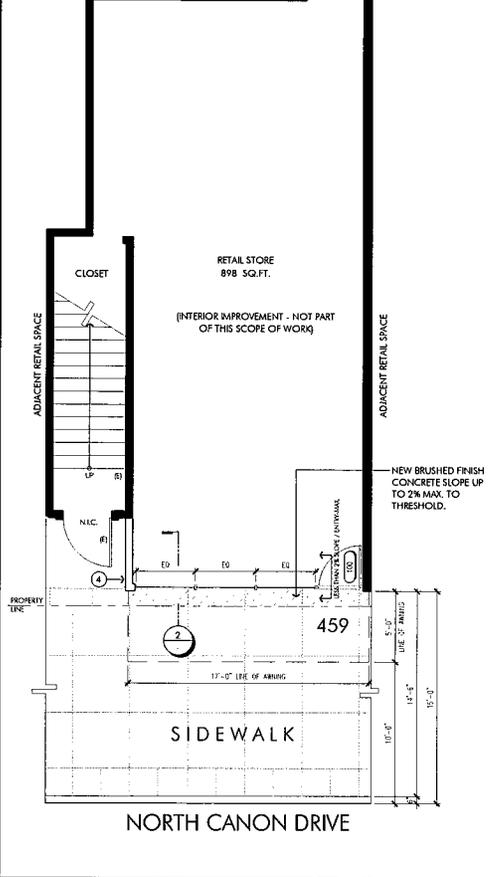
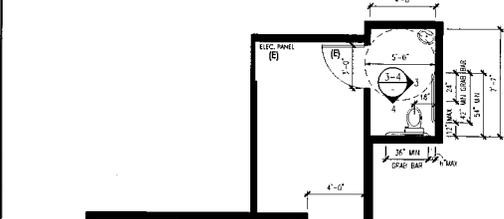
ELEVATION - EXISTING
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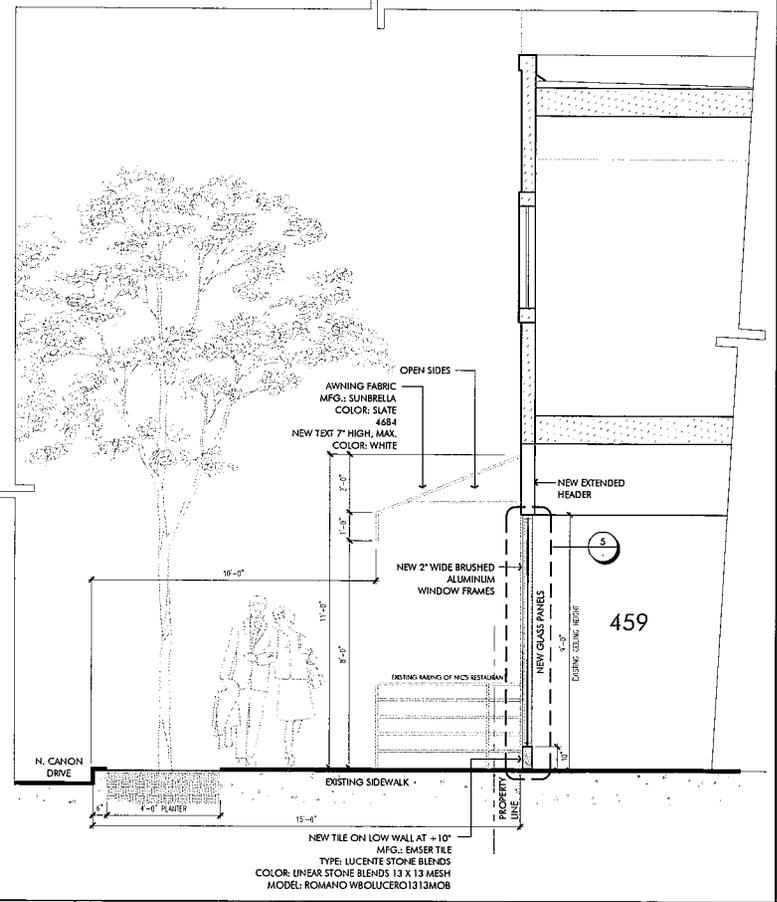
ELEVATION - EXISTING
SCALE: 1/2" = 1'-0"

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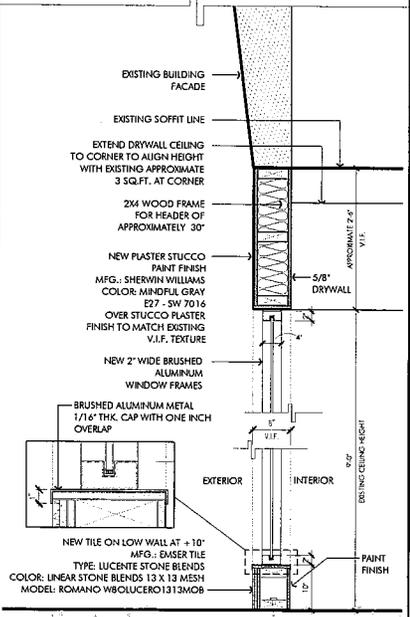
- EXISTING A.D.A. COMPLIANT RESTROOM.
- EXISTING DOOR AT RESTROOM WITH LEVER HANDLE.
- NEW ENTRY DOOR 3'-0" X 9'-0" X 1'-3/4" BRUSHED ALUMINUM WITH CLEAR CENTER GLASS PANEL SET INTO BRUSHED ALUMINUM FRAMES. 3/4" LONG VERTICAL PULL POLISHED CHROME WITH FLOOR LOCK, KEYS.
- NEW PARTITION PLASTER / STUCCO EXTERIOR DRYWALL INTERIOR FLOOR TO UNDERSIDE OF EXISTING SOFFIT. + 7'-11'-0" HIGH.



CONSTRUCTION PLAN - STORE FRONT ONLY
SCALE: 1/4" = 1'-0"



SECTION - STORE FRONT
SCALE: 1/2" = 1'-0"



ENLARGED DETAIL / SECTION - STORE FRONT
SCALE: 1" = 1'-0"

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THE DICKRANIAN BUILDINGS
CHROMA MAKEUP STUDIO

Construction Plan Section

459 North Canon Drive
Beverly Hills, California 90210

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| Job Number: CHRO 03 Rev.04 | |

Sheet Number: IA-1.0

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THE DICKRANIAN BUILDINGS

Plot Plan

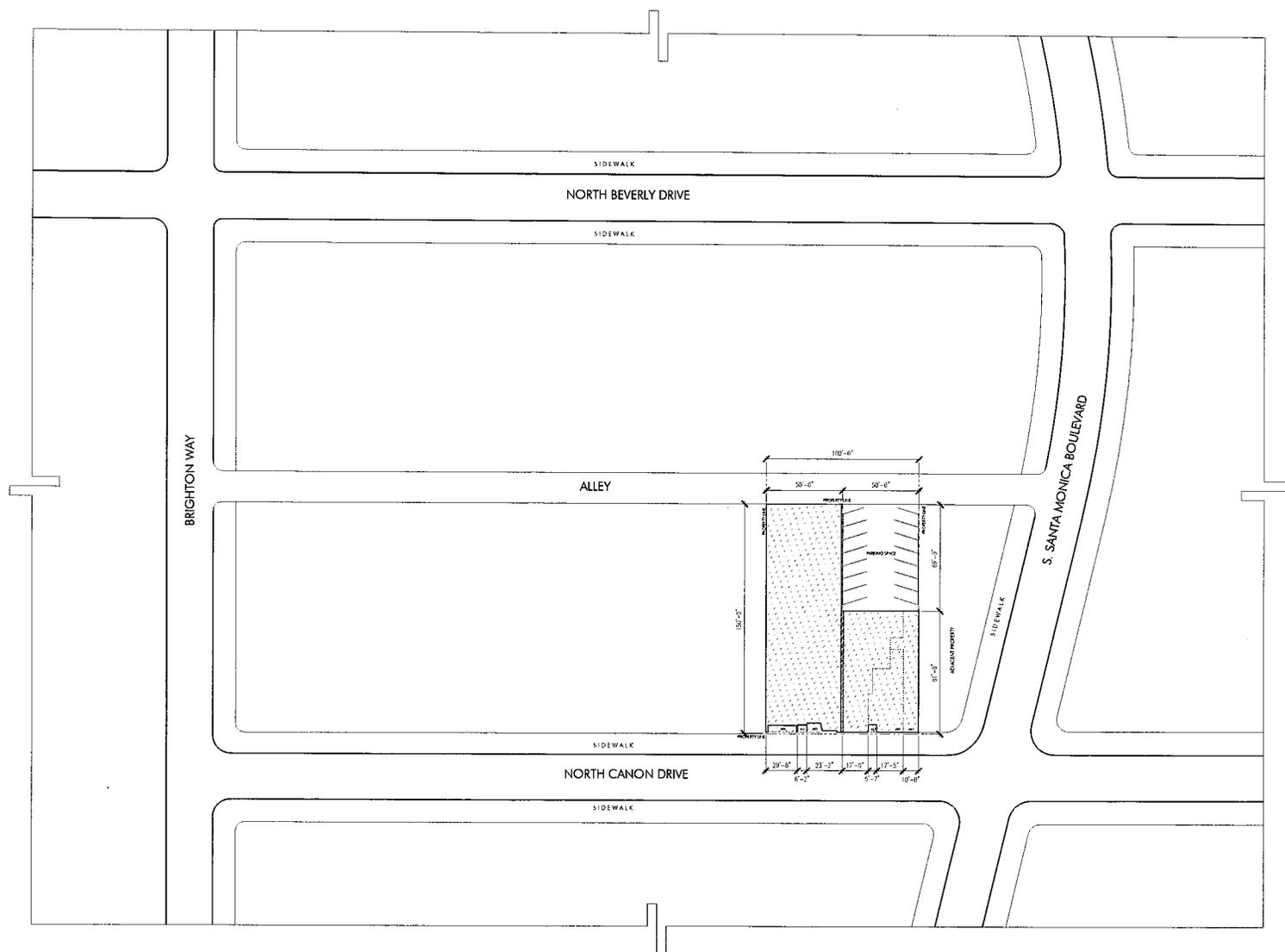
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Beverly Hills, California 90210

Notes and Remarks

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Sheet Number:
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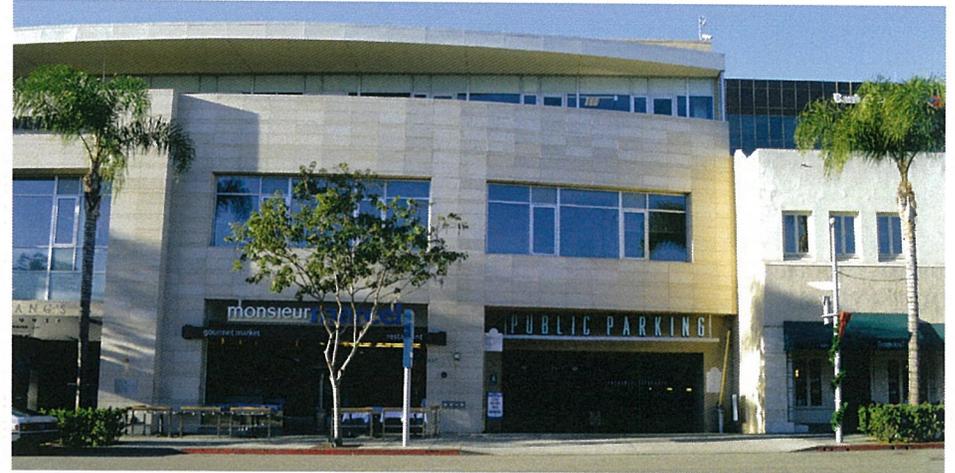




The Dickranian Buildings Neighboring Structures

449, 451, 453, 457, 459, 461 North Canon Drive Beverly Hills , CA

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The Dickranian Buildings Neighboring Structures

449, 451, 453, 457, 459, 461 North Canon Drive Beverly Hills , CA



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – January 15, 2014

Attachment D:

455-461 North Canon Drive –
DRAFT Approval Resolution

RESOLUTION NO. AC XX-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND BUSINESS IDENTIFICATION SIGNAGE FOR THE PROPERTY LOCATED AT 455-461 NORTH CANON DRIVE (PL1333360).

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

Section 1. Cosimo Pizzulli, agent, on behalf of the property owner, Personalized Property Management, Inc. (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and business identification signage for the property located at 455-461 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. The project has also been reviewed and found to be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

Section 5. The Architectural Commission conducted a duly noticed public hearing on January 15, 2014 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

1. The façade plaster molding proposed on the tenant space addressed at 461 North Canon Drive shall be removed in its entirety.

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: January 15, 2014

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – January 15, 2014

Attachment E:

449-453 North Canon Drive –
DRAFT Approval Resolution

RESOLUTION NO. AC XX-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND BUSINESS IDENTIFICATION SIGNAGE FOR THE PROPERTY LOCATED AT 449-453 NORTH CANON DRIVE (PL1333361).

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

Section 1. Cosimo Pizzulli, agent, on behalf of the property owner, Personalized Property Management, Inc. (Collectively the "Applicant"), has applied for architectural approval of a façade remodel and business identification signage for the property located at 449-453 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. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Douglas Honnold) is identified as the architect for the building. However, based on the Urban Designer's review, due to subsequent remodels the existing storefront has lost historic integrity and is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

Section 5. The Architectural Commission conducted a duly noticed public hearing on January 15, 2014 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 special 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: January 15, 2014

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission