



Architectural Commission Report

Meeting Date: Wednesday, March 19, 2014

Subject: COS

357 North Beverly Drive

Request for approval of a façade remodel, a sign accommodation for multiple business identification signs, and a sign accommodation to allow business identification signage to be located on a wall abutting an alley or private property. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
(PL1403234)

Project agent: Bruce Parsons

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, a sign accommodation for multiple business identification signs, and a sign accommodation to allow business identification signage to be located on a wall abutting an alley or private property for the new COS retail establishment located at 357 North Beverly Drive. The façade remodel includes the following components:

- Steel framed windows (powder-coated in matte black) with clear insulated glass within existing openings on ground and second floors for street-facing elevation and on second floor at alley-facing elevation;
- Steel door with frosted glass in existing opening adjacent to primary entrance;
- Replace existing recessed uprights adjacent to façade;
- Paint existing wrought iron railing and entry gate in matte black;
- Existing stucco to be water blasted and painted "White Winged Dove" color, and;
- Existing trim and details to be water blasted and painted "Silver Chain" color.

The applicant is proposing four (4) business identification signs for a total sign area of 4.8 SF, allocated as follows:

- One (1) 3.8 SF halo-illuminated façade-mounted business identification sign;
- One (1) 0.33 SF non-illuminated façade-mounted business identification sign, and;
- Two (2) 0.33 SF non-illuminated window-mounted business identification signs.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the Architectural Commission may approve a sign accommodation to allow multiple business identification signs if the total area of all business identification signs does not exceed 100 square feet.

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
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Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – March 19, 2014

The applicant also is proposing three (3) non-illuminated window-mounted business identification signs on the alley-oriented elevation for a total sign area of 1 SF.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the Architectural Commission may approve a sign accommodation to allow a sign to be located on a wall abutting an alley or private property if the sign is affixed to that portion of an exterior wall which abuts the business and the sign area does not exceed seventy five percent (75%) of the area otherwise permissible if the wall abutted a public street. For this retail tenant, the maximum alley-oriented business identification sign is 75 SF based on a wall length of 50'-0".

URBAN DESIGN ANALYSIS

The proposed façade is understated and exhibits a sophisticated design aesthetic that will continue to enhance the streetscape of North Beverly Drive; the signage is generally tasteful and appropriate in size and location to the façade. However, the façade-mounted business identification sign located between the two storefront windows appears superfluous and it is recommended that this be removed.

Additionally, as the subject building is a potential historic resource, the proposed façade changes are reviewed for consistency with the Secretary of the Interior's Standards for Rehabilitation. While the ground floor storefront windows have been remodeled on various occasions, the second floor street-facing windows have undergone few, if any, changes since the building was originally constructed. As such, staff is recommending that these windows be retained and refurbished as necessary so that the overall project may be consistent with the aforementioned standards. However, the applicant may paint the existing wood frames so as to maintain a consistent façade aesthetic.

Two project-specific conditions have been proposed in the draft resolution of approval based on the urban design analysis of the proposed project.

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 and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.



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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, March 7, 2014. To date, staff has not received any comments in regards to the submitted project.



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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 (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:

Exterior Work Facade - Facelift of existing:

1. Paint existing stucco.
2. Replace existing wood frame single pane windows with insulated steel frame windows.
3. Water blast existing stone cladding.
4. Paint existing steel entry gate.
5. Rework existing Entry Foyer
 - New stone flooring.
 - New glass entry doors and new insulated steel frame windows.
 - New wood panel at COS Press Rm entry wall.

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: Harry Werner

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	Identification Sign	1	34" x 16"	3.78 sq. ft.	50 sq. ft.
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: Existing Stucco, with stone base and stone surrounds
Texture /Finish: Stucco has sand finish; Stone has honed finish
Color / Transparency: Stucco - Light grey; Trim - medium grey accent

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

Material: Steel frame, clear insulated glass, stone surrounds
Texture /Finish: Window frame matt paint; polished glass
Color / Transparency: Window frame painted matt black; clear glass

ROOF

Material: No change - existing clay tile mansard roof at front, and flat built up with gravel ballast
Texture /Finish: Clay tile mansard roofing
Color / Transparency: Clay tile roofing - terra cotta color

COLUMNS

Material: NA
Texture /Finish:
Color / Transparency:

BALCONIES & RAILINGS

Material: Existing wrought iron railings
Texture /Finish: Painted matt finish
Color / Transparency: painted matt black

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

Material: NA
Texture /Finish:
Color / Transparency:

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

AWNINGS, CANOPIES

Material: NA
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: Existing metal
Texture /Finish: Smooth painted
Color / Transparency: Color to match wall - light grey

BUSINESS ID SIGN(S)

Material: Steel and acrylic
Texture /Finish: Smooth painted
Color / Transparency: Black painted steel; Opal white acrylic

BUILDING ID SIGN(S)

Material: _____
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: Replace existing sidewalk uplights
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: Concrete
Texture /Finish: Trowel finish
Color / Transparency: Grey

FREESTANDING WALLS AND FENCES

Material: NA
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: NA
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 existing building facade structural mass to remain.
We are only changing out paint colors, windows, and signage.

- 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.**

We are replacing the existing single pane windows with insulated windows.

- 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 existing facade is being improved upon by new painted surfaces, new windows and doors.

- 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 finishes are consistent with adjacent tenants and is in harmony with the General Plan for Beverly Hills.

- 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 overall faced is presently in conformity with the standards of the Municipal Code.



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Attachment B:
Project Design Plans

SUBMITTAL FOR ARCHITECTURAL / COMMISSION CITY REVIEW



3D RENDERING



CONTENTS

DD-00	COVER SHEET
DD-01	STOREFRONT ELEVATIONS
DD-02	FOYER ELEVATIONS
DD-03	REAR ALLEY ELEVATIONS
DD-04	MATERIAL PALETTE
DD-05	EXISTING STOREFRONT PHOTOGRAPHS
DD-06	EXISTING BUILDING DETAILS
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DD-08	PLOT PLAN
DD-09	BASEMENT FLOOR PLAN
DD-09X	EXISTING BASEMENT FLOOR PLAN
DD-10	GROUND FLOOR PLAN
DD-10X	EXISTING GROUND FLOOR PLAN
DD-11	UPPER LEVEL FLOOR PLAN
DD-11X	EXISTING UPPER LEVEL FLOOR PLAN
DD-12	ROOF PLAN
DD-13	DOOR AND WINDOW SCHEDULE
DD-14	SIGANCE DETAILS AND LIGHTING



BEVERLY HILLS
FACADE IMPROVEMENTS
COS Tenant Storefront
 357 N. BEVERLY DR. BEVERLY HILLS, CA 90210

A/C CITY REVIEW	05/03/14

PROJECT NUMBER: **CS1401.00**

Drawn By: **DA**
 File Name: **CS1401_DD00**

Title: **COVER SHEET & INDEX**

Sheet No: **DD-00**





STOREFRONT ELEVATION

3/16" = 1'-0" 2

STOREFRONT SECTION

3/16" = 1'-0" 1



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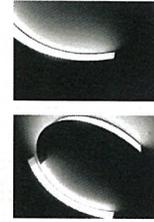
OWNER REVIEW	01.31.14
A/C CITY REVIEW	03.03.14

PROJECT NUMBER: **CS1401.00**
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 Title: **STOREFRONT ELEVATIONS**

Sheet No: **DD-01**



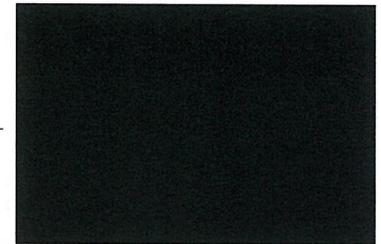
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REVERSE CHANNEL HALO LIT LOGO SIGN



EXISTING TRIM TO BE PAINTED
BENJAMIN MOORE 1472-SILVER CHAIN



POWDER COATED
MATTE BLACK-RAL9004



EXISTING STONE

EXISTING STUCCO TO BE PAINTED BENJAMIN
MOORE 1457-WHITE WINGED DOVE
(TO MATCH NCS 1000-N)

MATERIAL BOARD



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FACADE IMPROVEMENTS
COS Tenant Storefront
357 N. BEVERLY DR. BEVERLY HILLS, CA 90210

A/C CITY REVIEW	03.03.14

PROJECT NUMBER: **CS1401.00**

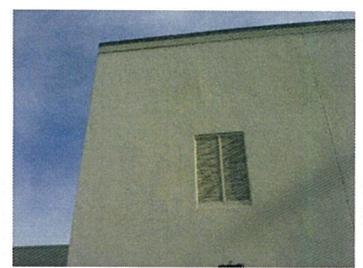
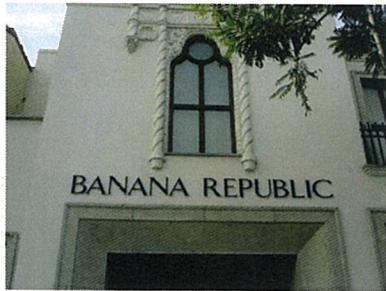
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SH CS1401_0001

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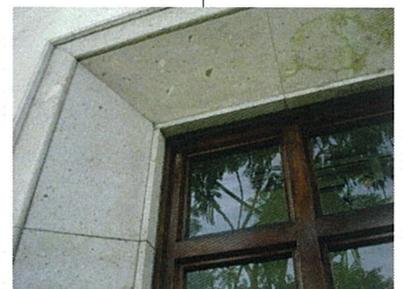
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REAR ELEVATION



COS
US890 BEVERLY HILLS

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A/C CITY REVIEW	03.03.14

PROJECT NUMBER: CS1401.00
Drawn By: _____
SH: CS1401_0001
Title: **EXISTING BUILDING DETAILS**
Sheet No: **DD-06**

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NOTE:

- MINOR FACADE MODIFICATIONS.
- PAINT EXISTING STUCCO
- NEW DOORS & WINDOWS

SEE DD-01 FOR MORE INFORMATION



EXISTING STREETScape WITH EXISTING LANDSCAPE SHOWN
NOTE: SCOPE INVOLVES EXISTING BUILDING WITH MINOR FACADE MODIFICATIONS

A



EXISTING STREETScape WITH OUT EXISTING LANDSCAPE SHOWN
NOTE: SCOPE INVOLVES EXISTING BUILDING WITH MINOR FACADE MODIFICATIONS

B

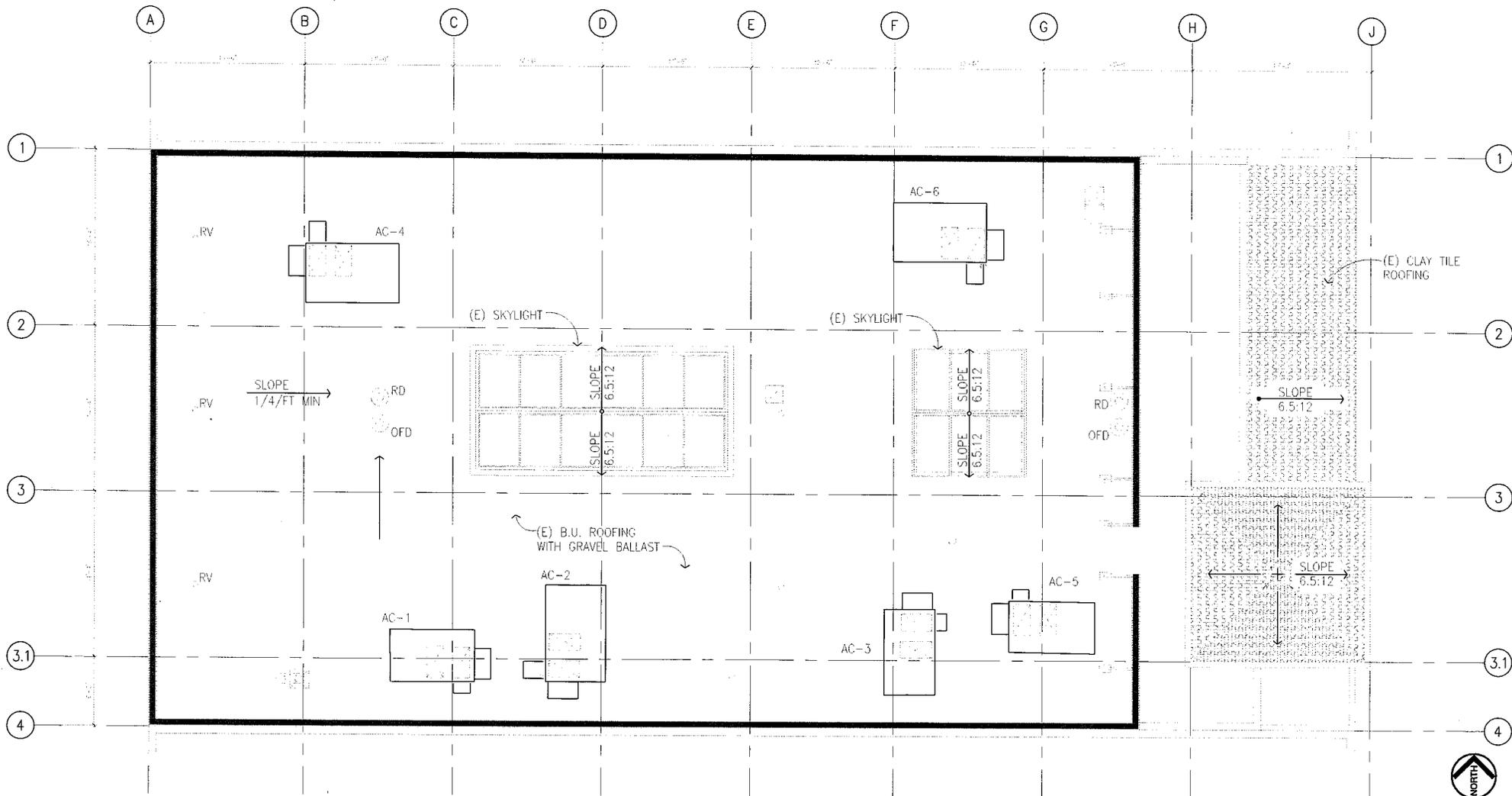


BEVERLY HILLS
FACADE IMPROVEMENTS
COS Tenant Storefront
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AVC CITY REVIEW	03.03.14

PROJECT NUMBER: CS1401.00
Drawn By: File Name: CS1401_0001
SH:
Title: **EXISTING STREETScape**
Sheet No: **DD-07**





ROOF PLAN

1/8" = 1'-0" 1



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COS Tenant Storefront
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AC CITY REVIEW	03.03.14

PROJECT NUMBER: **CS1401.00**

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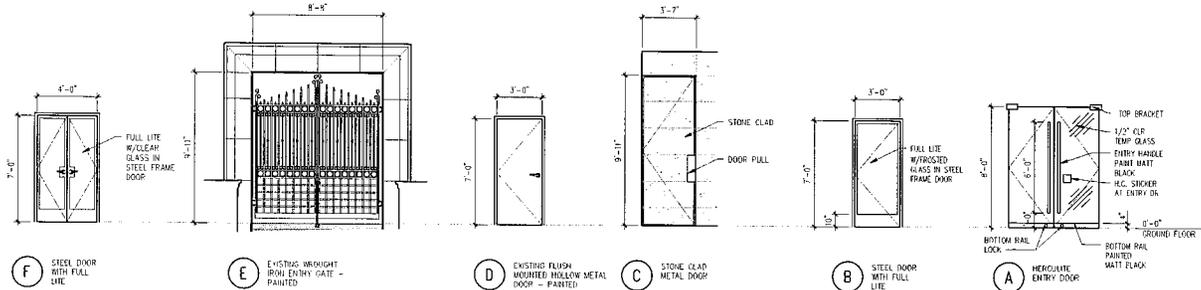
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Sheet No. **DD-12**



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DOOR TYPES



DOOR SCHEDULE

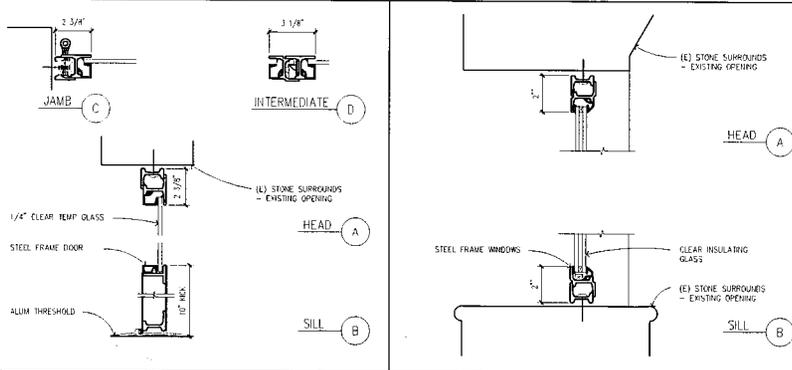
DOOR / OPENING		FRAME				RAILING		THRESHOLD		HARDWARE		COMMENTS			
LOCATION	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	LOUVER	HEAD	JAMB	MATERIAL	FINISH				
101	EXIT	B	3'-0"	7'-0"	1 3/4"	STL/GL	PAINT	-	2	2	STL	PAINT	NIKE	ALUM	-
102	FOYER	F	6'-8"	9'-11"	1"	WL	PAINT	-	-	-	-	-	NIKE	ALUM	EXISTING GATE
103	COS ENTRY	A	6'-0"	8'-0"	-	GLASS	POL.	-	-	-	STL	PAINT	NIKE	ALUM	-
104	COS PRESS RM	C	3'-2"	9'11"	1 3/4"	STONE	HONED	-	-	-	STL	PAINT	NIKE	ALUM	-
105	EXIT	D	3'-0"	7'-0"	1 3/4"	HM	PAINT	-	2	2	HM	PAINT	NIKE	ALUM	EXISTING DOOR
106	ELECTRIC RM	D	3'-0"	7'-0"	1 3/4"	HM	PAINT	-	-	-	HM	PAINT	NIKE	ALUM	EXISTING DOOR
201	BALCONY	F	4'-0"	8'-0"	1 3/4"	STL/GL	PAINT	-	2	2	STL	PAINT	NIKE	ALUM	-

DOOR & WINDOW NOTES

- ALL STEEL PAINTED - POWDER COATED MATT BLACK RAL 2004

WINDOW SCHEDULE

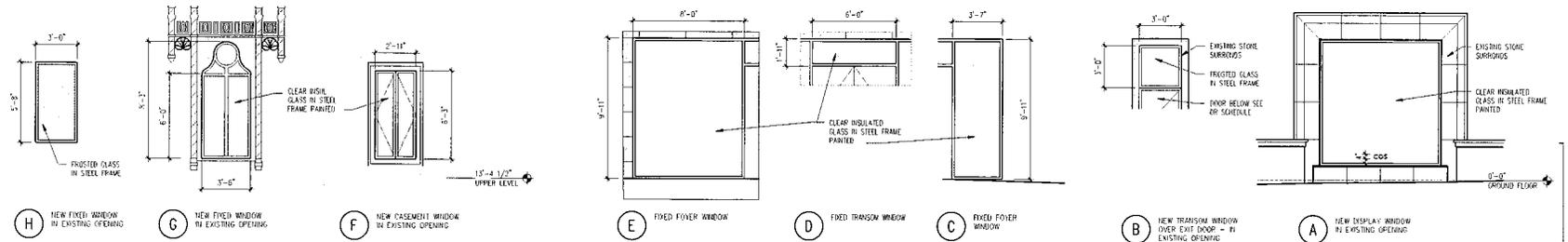
WINDOW / OPENING		FRAME				RAILING		COMMENTS					
LOCATION	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	HEAD		JAMB	MATERIAL	FINISH		
A	DISPLAY WIN	A	8'-8"	8'-11"	-	INSUL GL	CLEAR	1	1	STL	PAINTED	-	FIXED WINDOW
B	EXIT DR 101	B	3'-0"	3'-0"	-	INSUL GL	FROSTED	1	1	STL	PAINTED	-	FIXED WINDOW
C	ENTRY FOYER	C	3'-2"	9'-11"	-	INSUL GL	CLEAR	1	1	STL	PAINTED	-	FIXED WINDOW
D	ENTRY FOYER	D	6'-0"	7'-11"	-	INSUL GL	CLEAR	1	1	STL	PAINTED	-	FIXED WINDOW
E	ENTRY FOYER	E	8'-0"	9'-11"	-	INSUL GL	CLEAR	1	1	STL	PAINTED	-	FIXED WINDOW
F	ULL OFFICE	F	2'-11"	6'-3"	-	INSUL GL	CLEAR	1	1	STL	PAINTED	-	CASEMENT TYPE WINDOW
G	ULL LOUNGE	G	3'-0"	8'-3"	-	INSUL GL	CLEAR	1	1	STL	PAINTED	-	FIXED WINDOW - CUSTOM SHAPE
H	ULL REAR WALL	H	3'-0"	5'-8"	-	INSUL GL	FROSTED	1	1	STL	PAINTED	-	FIXED WINDOW



JAMB DETAIL (HEAD SIM.) 1 1/2" x 1'-0" cswr02 2

SILL/HEAD (JAMB SIM.) 1 1/2" x 1'-0" cswr01 1

WINDOW TYPES



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COS Tenant Storefront
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A/C CITY REVIEW	03.03.14
Drawn By	File Name
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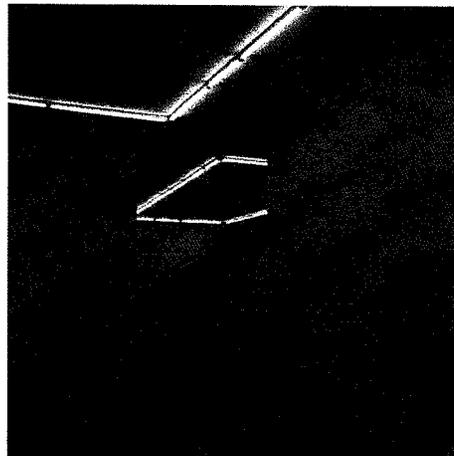
PROJECT NUMBER: **CS1401.00**

Title: **DOOR & WINDOW SCHEDULE**

Sheet No. **DD-13**



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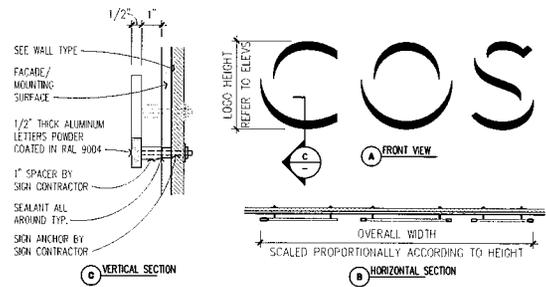
CEILING MOUNTED LED LIGHT FIXTURES

4

SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT

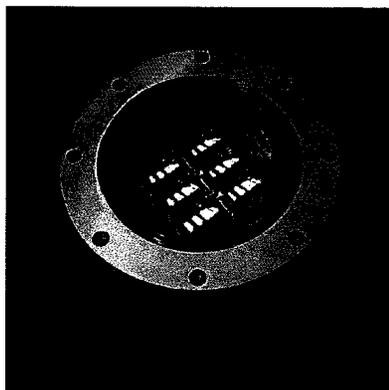
SIGNAGE PROVIDED BY COS VENDOR. G.C. TO PROVIDE SUPPORT FOR INSTALLATION OF SIGNAGE.

G.C. TO RECEIVE WRITTEN APPROVAL FROM LANDLORD BEFORE PROCEEDING WITH INSTALLATION OF SIGNAGE. NO SIGNAGE SHALL EXTEND MORE THAN 6" BEYOND LEASE LINE-G.C. TO COORDINATE.



PIN-MOUNTED FASCIA SIGNAGE

2



KIM LIGHTING LED LIGHTVAULT LTV71

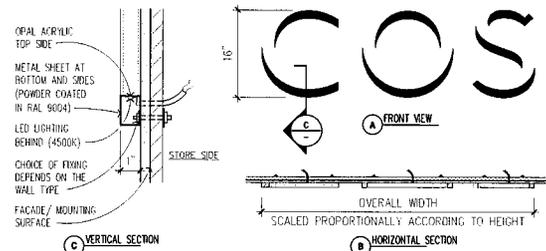
KIM LIGHTING UPLIGHT

3

SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT

SIGNAGE PROVIDED BY COS VENDOR G.C. TO PROVIDE POWER, SUPPORT FOR INSTALLATION OF SIGNAGE. ALL SIGNAGE SHALL BEAR A UL LABEL CONCEALED FROM PUBLIC VIEW. SIGN TO BE WIRED TO TIME-CLOCK.

G.C. TO RECEIVE WRITTEN APPROVAL FROM LANDLORD BEFORE PROCEEDING WITH INSTALLATION OF SIGNAGE. NO SIGNAGE SHALL EXTEND MORE THAN 6" BEYOND LEASE LINE-G.C. TO COORDINATE.



ILLUMINATED FASCIA SIGNAGE

1



BEVERLY HILLS
FACADE IMPROVEMENTS
COS Tenant Storefront
 357 N. BEVERLY DR. BEVERLY HILLS, CA 90210

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PROJECT NUMBER: **CS1401.00**

Drawn By: _____ File Name: CS1401_DDDH

SH: _____

Title: **SIGNAGE DETAILS & LIGHTING**

Sheet No. **DD-14**



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Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – March 19, 2014

Attachment C:

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, A SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS, AND A SIGN ACCOMMODATION TO ALLOW BUSINESS IDENTIFICATION SIGNAGE TO BE LOCATED ON A WALL ABUTTING AN ALLEY OR PRIVATE PROPERTY FOR THE PROPERTY LOCATED AT 357 NORTH BEVERLY DRIVE (PL1403234 – COS).

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

Section 1. Bruce Parons, agent, on behalf of the property owner, 357 N. Beverly Partners, LLC, and tenant, COS, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, a sign accommodation for multiple business identification signs, and a sign accommodation to allow business identification signage to be located on a wall abutting an alley or private property for the property located at 357 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. 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 March 19, 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-mounted business identification sign located between the ground floor storefront windows shall be removed in its entirety.
2. The second floor windows on the street-facing elevation shall be retained and restored, as necessary. Such windows may be painted in a black color to maintain a consistent façade aesthetic.

Standard Conditions

3. **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.
4. **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.
5. **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.

6. **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.
7. **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.
8. **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.
9. **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.
10. **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: March 19, 2014

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission