



Architectural Commission Report

Meeting Date: Wednesday, October 15, 2014

Subject: **PET FOOD EXPRESS (PL1426621)**

9153 Olympic Boulevard

Request for approval of a façade remodel and a revision to previously approved business identification signage. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Jacob Webster – All American Permits

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 revision to previously approved business identification signage for Pet Food Express located at 9153 Olympic Boulevard. The proposed project includes the following components:

Façade Remodel

- Paint (e) masonry wall in brown-taupe color;
- Storefront system with clear glazing and dark bronze anodized aluminum framing;
- Parapet cladding with wood siding, and;
- Metal canopy with a dark bronzed anodized finish.

Signage Revision

The revision to the previously approved business identification sign is limited to the sign located adjacent to the parking lot. Previously, this sign was approved by the Architectural Commission at their meeting on April 16, 2014 to be mounted on the existing mansard roof-type parapet. With the proposed façade changes now before the Commission, the connection and returns have been revised to fit more appropriately with the new design. The revised sign is now proposed to be consistent in its entirety with the street-facing sign located adjacent to Olympic Boulevard.

Note: No changes in size or illumination of the business identification signs are proposed as a result of the requested revision.

URBAN DESIGN ANALYSIS

The proposed façade remodel is generally a positive enhancement to the building as it provides a clean and simple design. However, it is recommended that a greater variation in color between the masonry walls and the wood siding be considered so as to provide more appropriate contrast to these elements.

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, AICP, Associate Planner
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cgordon@beverlyhills.org



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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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 not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this 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 (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):
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:

1. Remove existing mansard roof element on East and South elevations.
2. Replace mansard roof with stained wood parapet on East and South elevations as indicated in submittal drawings.
3. Build new dark bronze finish metal canopy on East and South elevations as indicated in submittal drawings.
3. Paint existing split face concrete block walls on on all sides of building as indicated in submittal drawings.

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

- | | | | | |
|---------------------------------------|---------------------------------|--|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4X | <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4-P | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP | <input type="checkbox"/> C-3 | <input type="checkbox"/> C-3A | <input type="checkbox"/> C-3B |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input checked="" 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					
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: Concrete Block (existing)
Texture /Finish: Split Faced
Color / Transparency: Painted Sherwin Williams 7040 Smokehouse

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

Material: Aluminum (approved under earlier permit)
Texture /Finish: Anodized smooth
Color / Transparency: Dark Bronze Finish

ROOF

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

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

Material: Painted metal
Texture /Finish: Smooth
Color / Transparency: Dark Bronze Finish

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: NA - approved under earlier review
Texture /Finish: NA
Color / Transparency: NA

BUILDING ID SIGN(S)

Material: NA - approved under earlier review
Texture /Finish: NA
Color / Transparency: NA

EXTERIOR LIGHTING

Material: Recessed Soffit Lighting - Painted Metal
Texture /Finish: Smooth
Color / Transparency: Dark Bronze Finish

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: Parapet - 6" Tongue and Groove Microbevel Wood Siding
Texture /Finish: Smooth wood planks
Color / Transparency:

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

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 current mansard roof element is in poor condition. It's metal panels are scratched and dented and its size and shape is over bearing. The new parapet and canopy will lighten and freshen to look of the building and allow it to fit seamlessly with the surrounding buildings

- 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.**

NA

- 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 intention of the proposed facade remodel is to upgrade the appearance of the building which is looking old and worn. The color and materials proposed are contemporary yet timeless.

- 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.**

See #1 and #3 above.

- 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 scope of work is within the perimeter of the property lines and conform with local codes. The new canopy overhangs approximately 4' beyond the property line on W. Olympic Blvd. The new canopy has approximately 2' less overhang than the existing mansard roof.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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Attachment B

Project Design Plans

Plot Date: Sep 26, 2014 9:11am Plotted by: Ben Filasime BH01 arc.dwg



Meccall Design Group
200 Henry Road, Suite 100
Beverly Hills, CA 90212
T: 415.228.5150
F: 415.228.5151
www.meccalldesign.com



PET FOOD EXPRESS
9153 W. OLYMPIC BOULEVARD
BEVERLY HILLS, CA 90212
FILE NUMBER: BS1403048
213128

DATE	ISSUE
09.23.14	ARC SUBMITTAL

REAL SIGNATURE

DRAWING DESCRIPTION
PERSPECTIVE VIEW

SCALE

1A

Plot Date: Sep 26, 2014 - 5:11am Plotted by: ken File name: bhf_arc.dwg



McCall Design Group
220 County Street, Suite 200
Beverly Hills, CA 90212
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PET FOOD EXPRESS
9153 W. OLYMPIC BOULEVARD
BEVERLY HILLS, CA 90212
FILE NUMBER: BS1403048
213128

DATE	ISSUE
09.26.14	ARC SUBMITTAL

DESIGNER SIGNATURE

DRAWING DESCRIPTION
PERSPECTIVE VIEW

SCALE

1C

Plot Date: Sep 25, 2014 - 8:11am. Plotted by: ken. Filename: bbb1_arc.dwg



MacCall Design Group
250 Century Blvd., Suite 200
Beverly Hills, CA 90212
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PET FOOD EXPRESS
9153 W. OLYMPIC BOULEVARD
BEVERLY HILLS, CA 90212
FILE NUMBER: BS1403048
213128

DATE	ISSUE
09.29.14	ARC SUBMITTAL

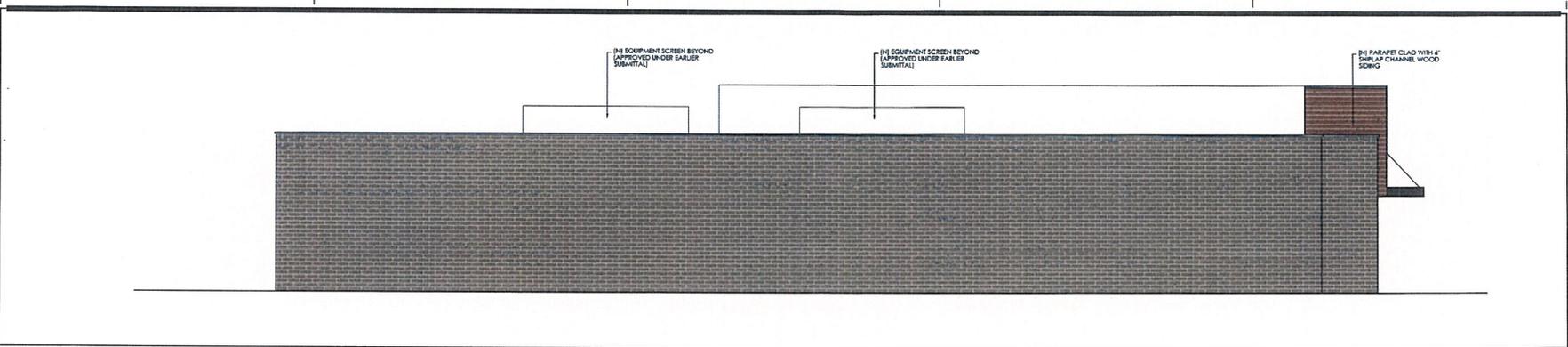
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DRAWING DESCRIPTION
PERSPECTIVE VIEW

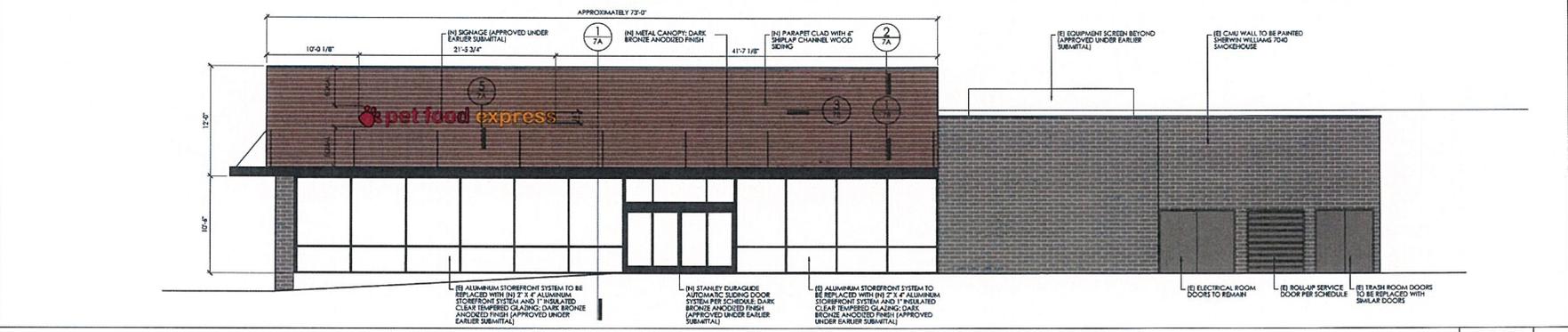
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1D

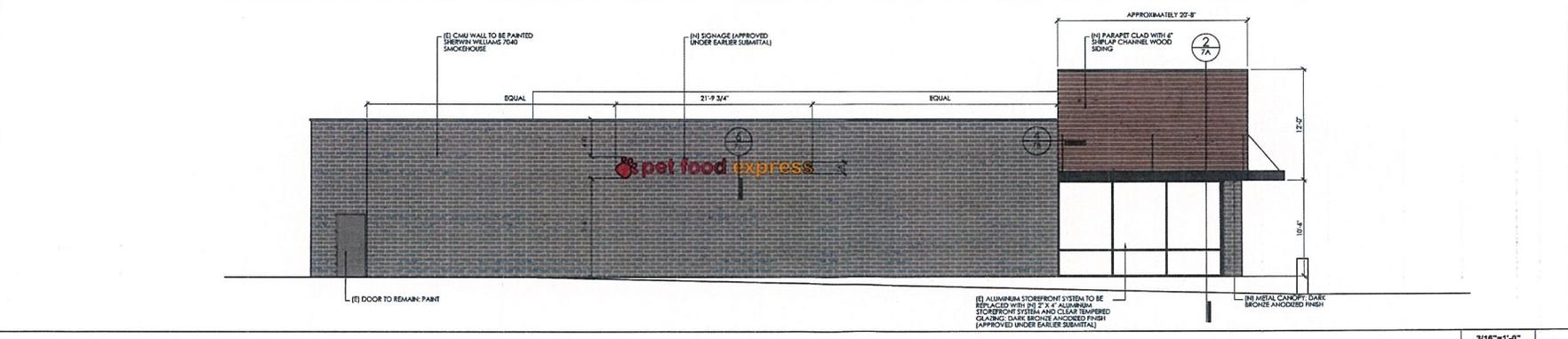
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WEST ELEVATION - PALM AVENUE 3/16"=1'-0" 3



EAST ELEVATION - PARKING LOT 3/16"=1'-0" 2



SOUTH ELEVATION - OLYMPIC BOULEVARD 3/16"=1'-0" 1



PET FOOD EXPRESS
9153 W. OLYMPIC BOULEVARD
BEVERLY HILLS, CA 90212
FILE NUMBER: BS1403048
2/13/28

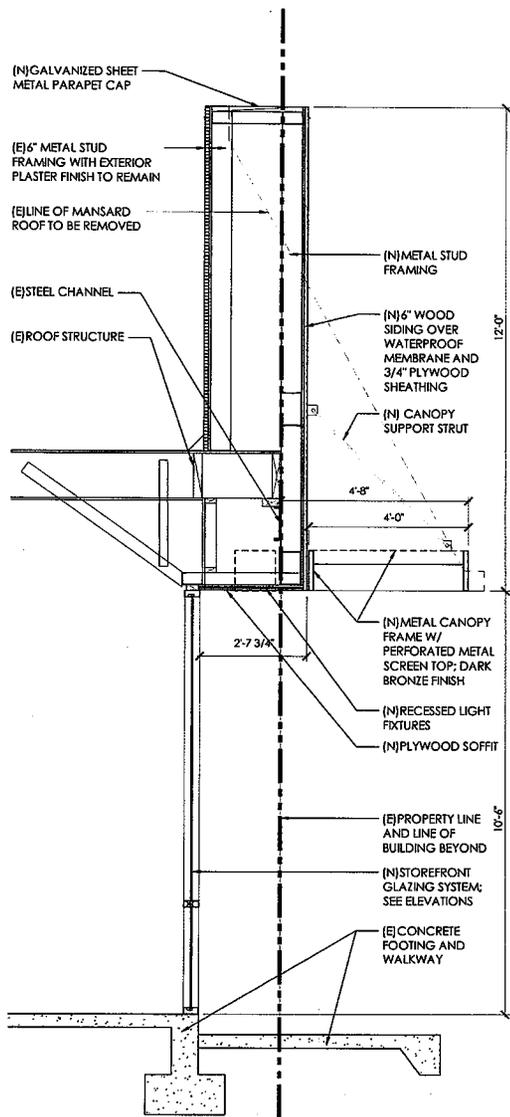
DATE	ISSUE
09.26.14	ARC SUBMITTAL

DESIGNER SIGNATURE

DRAWING DESCRIPTION
PROPOSED STOREFRONT ELEVATIONS

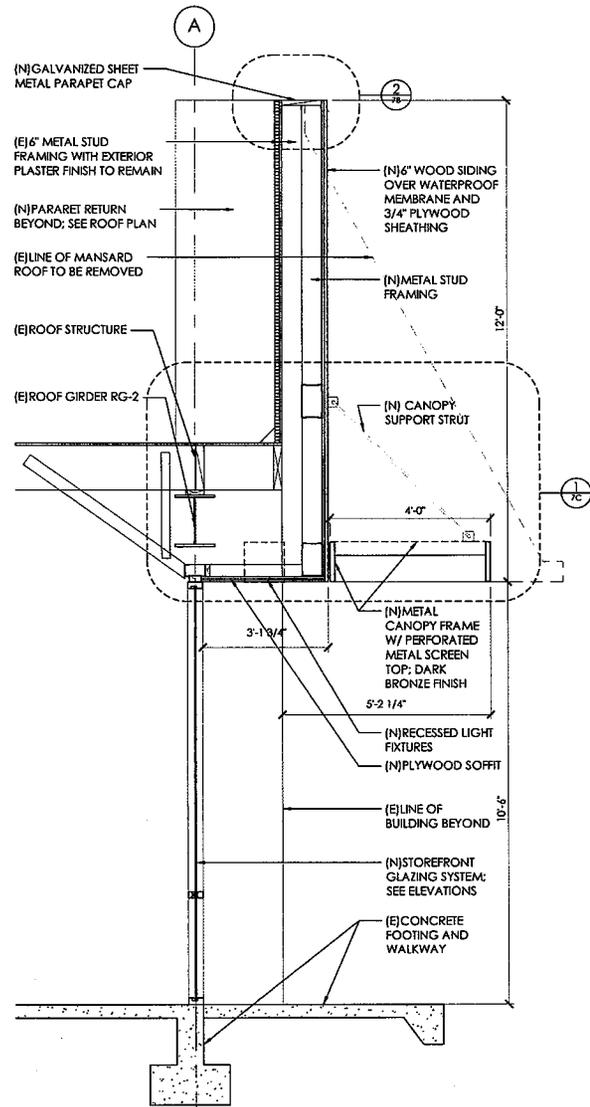
SCALE AS NOTED

6B



WALL SECTION AT OLYMPIC AVENUE

3/8"=1'-0" 2



WALL SECTION AT PARKING LOT

3/8"=1'-0" 1

Plot Date: Sep 25, 2014 4:13pm Plotted by: len filename: b07_arch.dwg



PET FOOD EXPRESS
 9153 W. OLYMPIC BOULEVARD
 BEVERLY HILLS, CA 90212
 FILE NUMBER: BS1403048
 2/13/28

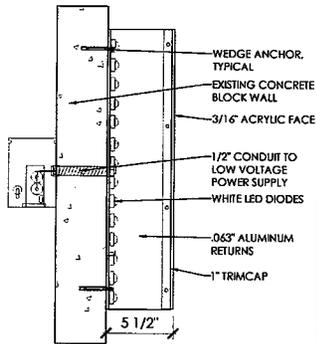
DATE	ISSUE
06.29.14	ARC SUBMITTAL

DESIGNER SIGNATURE

DRAWING DESCRIPTION
 STOREFRONT SECTIONS

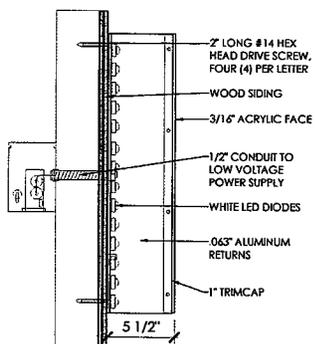
SCALE AS NOTED

7A



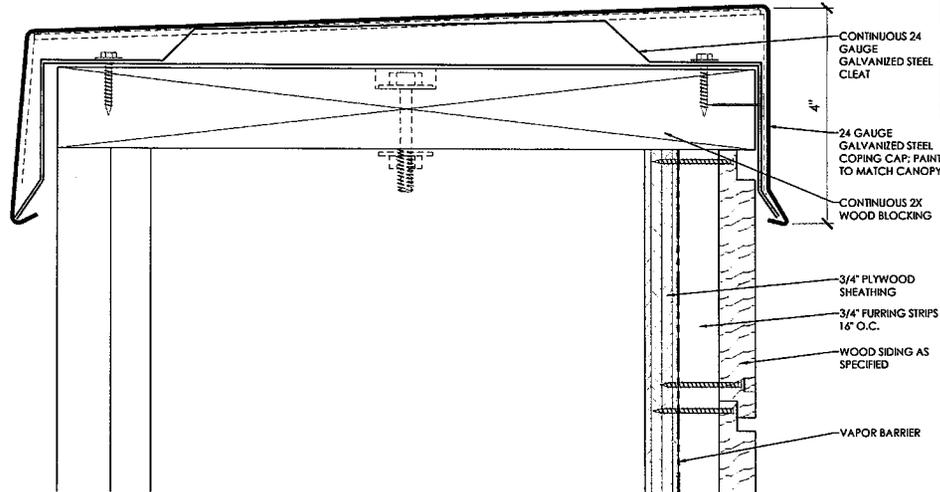
SIGN AT CONCRETE BLOCK WALL

NO SCALE 6



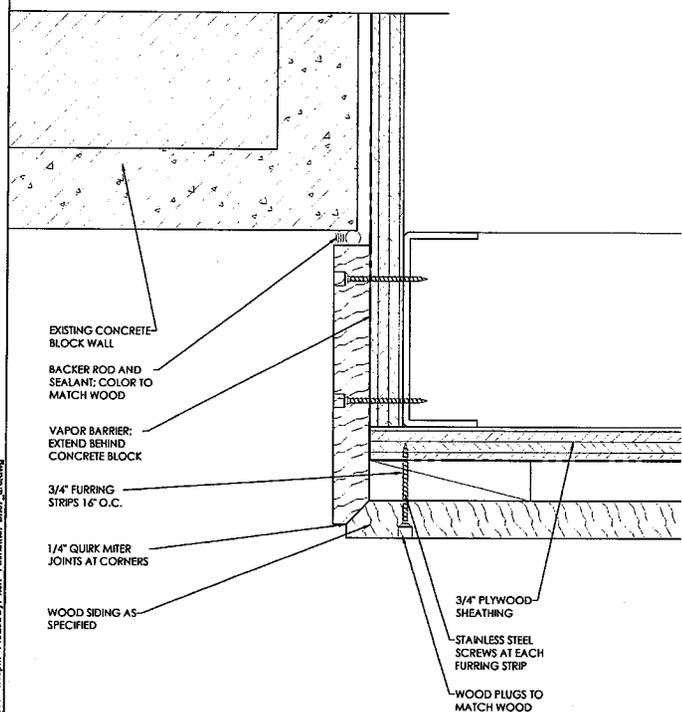
SIGN AT CONCRETE WOOD SIDING

NO SCALE 6



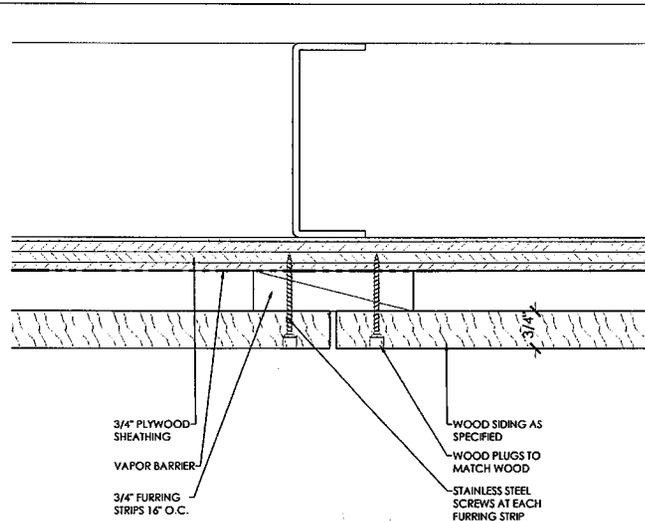
PARAPET CAP DETAIL

FULL SCALE 2



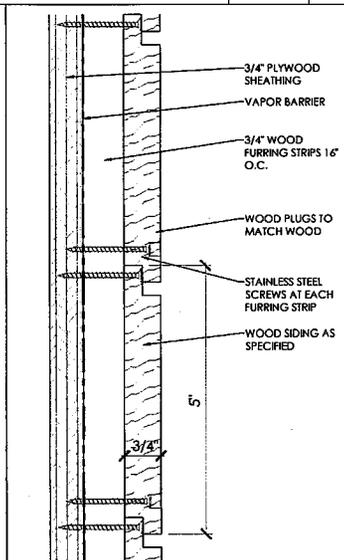
WOOD TO CONCRETE BLOCK JOINT

FULL SCALE 4



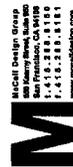
WALL SIDING PLAN SECTION

FULL SCALE 3



WOOD SIDING SECTION

FULL SCALE 1



PET FOOD EXPRESS
9163 W. OLYMPIC BOULEVARD
BEVERLY HILLS, CA 90212
FILE NUMBER: BS1403048
2/13/18

DATE ISSUE

09.25.14 ARC SUBMITTAL

DESIGNER SIGNATURE

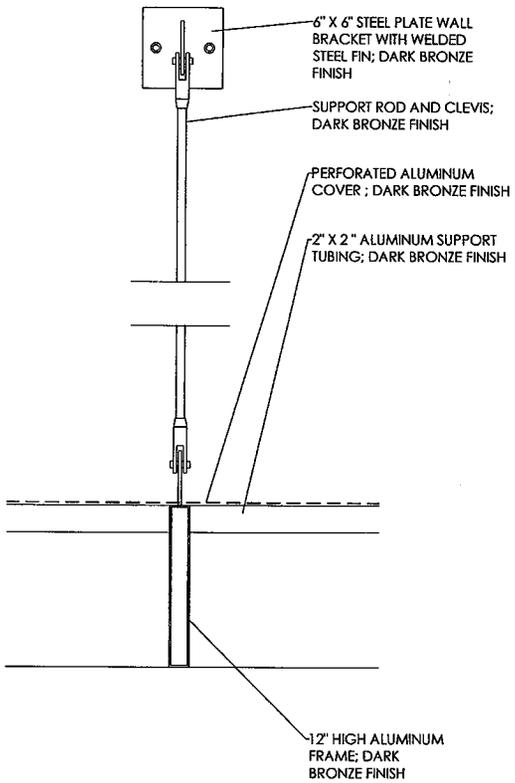
DRAWING DESCRIPTION
STOREFRONT DETAILS

SCALE AS NOTED

7B

Plot Date: Sep 25, 2014 - 4:13pm Plotted by: km Filmmaker: bh07_arc.dwg

File Date: Sep 25, 2014 - 4:15pm Plotted By: Jen Filanuma: 1407_arc.dwg

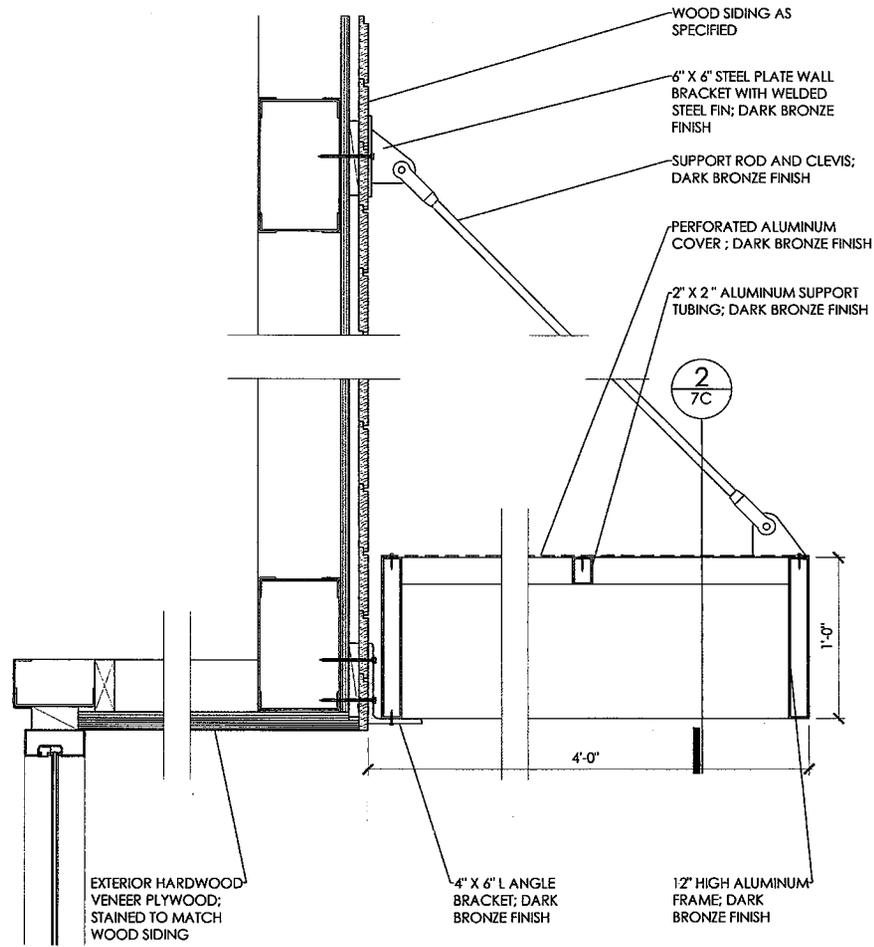


CANOPY SECTION

3"=1'-0"

2

CANOPY SECTION



3"=1'-0"

1



PET FOOD EXPRESS
 9153 W. OLYMPIC BOULEVARD
 BEVERLY HILLS, CA 90212
 FILE NUMBER: BS1403048
 213128

DATE	ISSUE
09.25.14	ARC SUBMITTAL

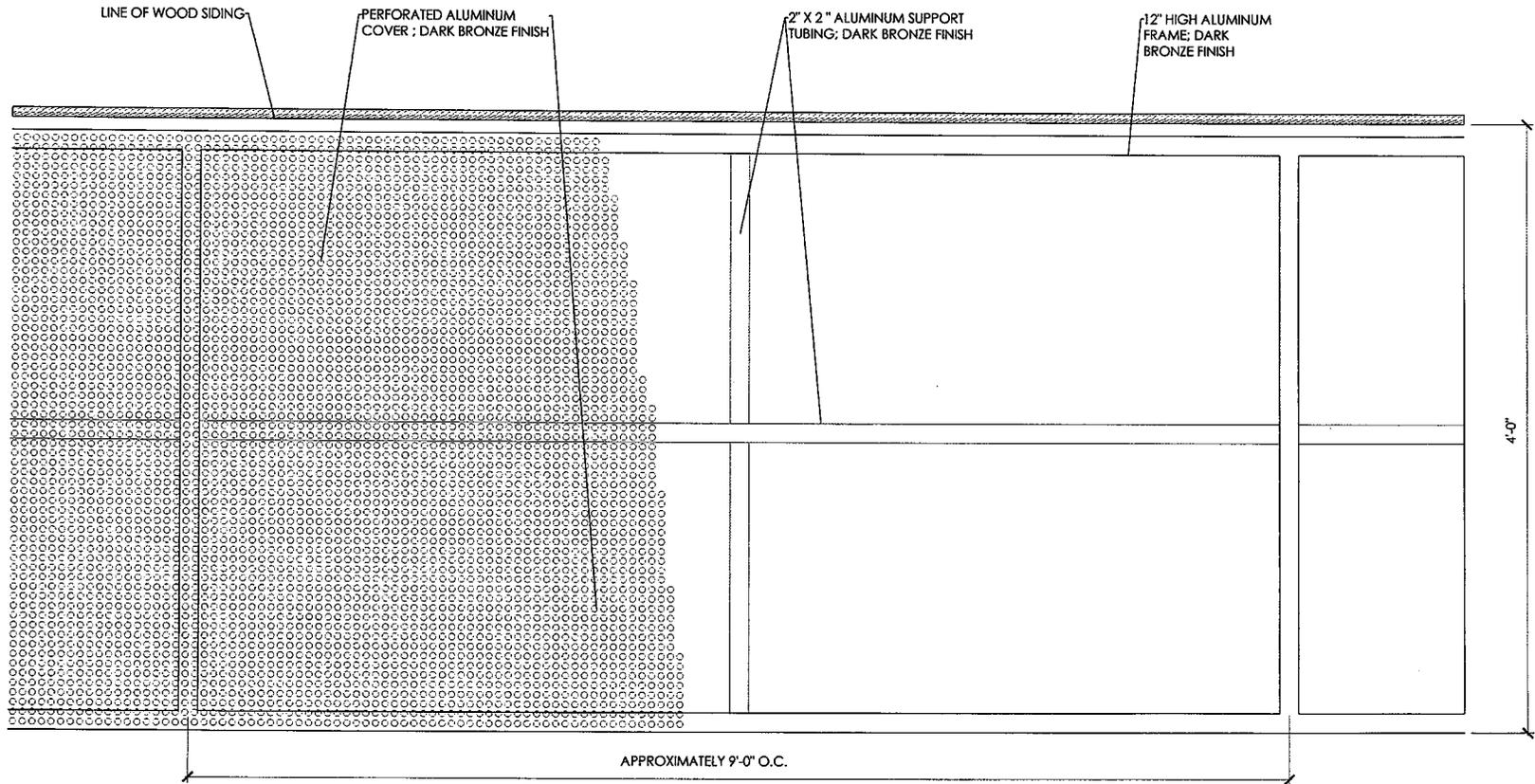
 SIGNATURE

 DRAWING DESCRIPTION
 CANOPY DETAILS

SCALE AS NOTED

7C

Plot Date: Sep 25, 2014 4:13pm. Plotted By: Ken Filmerick 3107_arc.dwg



ENLARGED CANOPY PLAN

3"=1'-0"

1

McCall Design Group
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PET FOOD EXPRESS
 9153 W. OLYMPIC BOULEVARD
 BEVERLY HILLS, CA 90212
 FILE NUMBER: BS1403048
 2/3/22

DATE	ISSUE
09.25.14	ARC SUBMITTAL

DESIGN SIGNATURE

DRAWING DESCRIPTION
CANOPY DETAILS

SCALE AS NOTED

7D



Architectural Commission Report
455 North Rexford Drive, Room 280-A
AC Meeting – October 15, 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 FOR A FAÇADE REMODEL AND A REVISION TO PREVIOUSLY APPROVED BUSINESS IDENTIFICATION SIGNAGE FOR THE PROPERTY LOCATED AT 9153 OLYMPIC BOULEVARD (PL1426621 – PET FOOD EXPRESS).

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

Section 1. Jacob Webster, All American Permits, on behalf of the property owner, Richard J. Lauter & Co., LLP, and the tenant, Pet Food Express, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and a revision to previously approved business identification signage for the property located at 9153 Olympic Boulevard.

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 not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

Section 5. The Architectural Commission conducted a duly noticed public hearing on October 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 environment less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

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

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

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

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

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

Project-Specific Conditions

No project-specific conditions are proposed.

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: October 15, 2014

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission