



## Architectural Commission Report

**Meeting Date:** Wednesday, January 21, 2015

**Subject:** SEVEN PALACE (PL1500218)  
9669 Brighton Way

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

**Project agent:** Louise Chen – Studio Quartet

**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 business identification sign for Seven Palace located at 9669 Brighton Way. The project includes the following components:

#### Façade Remodel

- Projecting wood fascia in black (solid stain) with traditional molding patterns;
- Wood-framed storefront system in black (solid stain) with clear glazing;
- Wood entry door in black (solid stain) with antique brass door handle;
- Metal seam roof in graphite (matte finish) with metal gutter.

#### Business Identification Sign

- One (1) 25 SF façade-mounted, halo-illuminated sign located directly above entry door in an aluminum/brushed gold finish (sign copy: "Seven Palace")

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum allowable sign area for business identification signage for a ground floor business with street frontage is two square feet (2') in area for each one foot (1') of ground floor street frontage, in no event to exceed 100 square feet.

### URBAN DESIGN ANALYSIS

The proposed project is classic in its aesthetic and matches the existing adjacent storefronts of the building to create greater internal compatibility and a more consistent architectural theme. Additionally, the signage is tastefully and spaced appropriately within the traditional molding elements. However, the entry door should be revised to include a brass kick plate, a minimum of ten inches (10") in height, to limit the maintenance requirements of the wood door. The interior of the tenant space should also include architectural appropriate lighting to the showcase windows and entrance to provide a soft glow to the façade.

Project-specific conditions have not been included but the Commission may wish to consider this analysis during the course of their review.

#### 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  
(310) 285-1191  
cgordon@beverlyhills.org



## **Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – January 21, 2015

### **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.



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – January 21, 2015

**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:**

The proposed scope includes the addition of the retail storefront bay windows (47 sq.ft.), replacement of the entry door, and renovation of the interior retail space (741 sq.ft.). Currently, the subject property is the only unit within the building that does not have a pushed out storefront. The bay window addition will continue the existing building facade massing of the adjacent tenants, creating a more consistent look for the property as a whole. The purpose of the bay windows are for merchandise display only.

The new storefront will consist of two metal bay windows with stained wood veneer and moulding finish, a pair of painted solid wood French doors with grids, and a metal seam roof. The window push out limit, height, roofing material, and pavement will match the existing style of the adjacent tenants on Brighton Way. The renovation of the interior retail space will have wood and marble flooring, wood wainscots, painted and wallpapered walls, tiled restrooms, and drywalled ceiling soffits.

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

- |                                       |                                 |   |                                 |                                |
|---------------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4          | <input type="checkbox"/> R-4X   | <input type="checkbox"/> R-4            | <input type="checkbox"/> R-4-P  | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3          | <input type="checkbox"/> RMCP   | <input checked="" type="checkbox"/> C-3 | <input type="checkbox"/> C-3A   | <input type="checkbox"/> C-3B  |
| <input type="checkbox"/> C-5          | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2         | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5   |
| <input type="checkbox"/> Other: _____ |                                 |   |                                 |                                |

**E Lot is currently developed with (check all that apply):**

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below): \_\_\_\_\_

**F Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?**

Yes  No  If yes , please list Architect's name: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS** (continues on next page)

**A** Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Business ID Sign(s)	1	10" x 72"	5	24.85
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:* METAL STUD STOREFRONT WITH DRYWALL AND WOOD VENEER  
*Texture /Finish:* WOOD VENEER / PAINTED  
*Color / Transparency:* BENJAMIN MOORE BLACK 2132-10 SEMI-GLOSS / TRANSPARENT GLASS

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

*Material:* SOLID WOOD ENTRY FRENCH DOORS WITH WINDOW GRIDS  
*Texture /Finish:* PAINTED WOOD  
*Color / Transparency:* BENJAMIN MOORE BLACK 2132-10 SEMI-GLOSS

**ROOF**

*Material:* METAL SEAM ROOF  
*Texture /Finish:* MATTE  
*Color / Transparency:* GRAPHITE

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

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

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

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

**AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

Material: ALUMINUM  
Texture /Finish: BRUSHED  
Color / Transparency: GOLD

**BUILDING ID SIGN(S)**

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

**EXTERIOR LIGHTING**

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

**PAVED SURFACES**

Material: BRICK TO MATCH EXISTING PAVING AT ADJACENT UNITS  
Texture /Finish: RED BRICK  
Color / Transparency: RED ORANGE

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

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

N/A

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)**

**A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:**

- 1. Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**

Whereas the current storefront is outdated with a bright purple awning with uninspired printed signage and the only unit within the building without a pushed out storefront, the proposed bay windows and French doors will not only enhance the consistency of the building facade, but also bring classical sensibility to the streetscape with high-end wood detailing, balanced color scheme, and sophisticated signage with subtle back lighting.

- 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.**

New aluminum storefront with double pane glass will provide a buffer between the street and the retail space. Since the bay window push-out is intended for merchandise display only, it also creates another layer (approx. 48") of sound and weather (heat & cold) protection for the interior space.

- 3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.**

The proposed storefront will feature high-end wood detailing, balanced color scheme, and sophisticated & subtly back-lit signage, echoing the classical building facade while enhancing the overall curb appeal of the property as a whole.

- 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 proposed storefront will match the same depth, height, and roofing material of the existing adjacent units, providing a covered entry for the pedestrian, featuring large transparent windows promoting retail street frontage, while echoing the classical building facade, satisfying the specific goals and policies in the general plan as follows:  
LU 2.1, LU 2.2, LU 2.4, LU 2.5, LU 2.8, LU 9.1, LU 11.1, LU 11.2, LU 11.3

- 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 proposed storefront provides a compliant egress with a 64" wide French door, a legalized ADA compliant restroom, and a back lit business sign well under the maximum allowable area.



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – January 21, 2015

**Attachment B**  
Project Design Plans

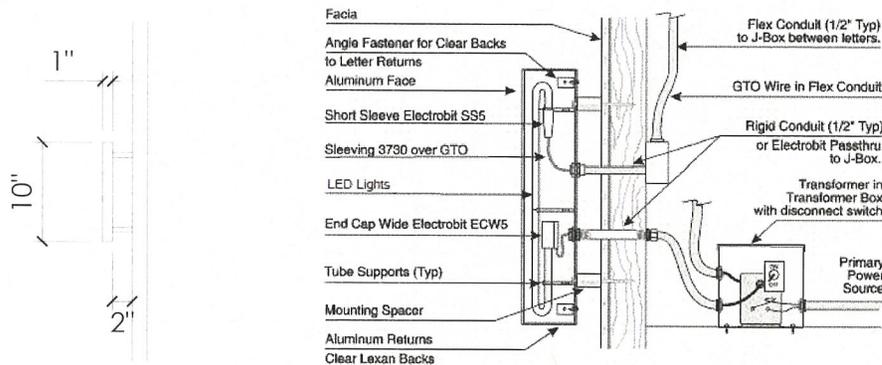
## DOOR & WINDOW SCHEDULE

#	W	H	STYLE	TYPE	GRID	MATERIAL/FINISH
D1	2'8"	8'0"	2/3 LITE	FRENCH	YES	WOOD W/ RAISED GRIDS / STAINED BLACK
W1	3'4"	7'2"	1 LITE	FIXED	NO	METAL / WOOD VENEER / STAINED BLACK
W2	4'6"	7'2"	1 LITE	FIXED	NO	METAL / WOOD VENEER / STAINED BLACK
W3	1'4"	7'2"	1 LITE	FIXED	NO	METAL / WOOD VENEER / STAINED BLACK
W4	2'0"	7'2"	1 LITE	FIXED	NO	METAL / WOOD VENEER / STAINED BLACK

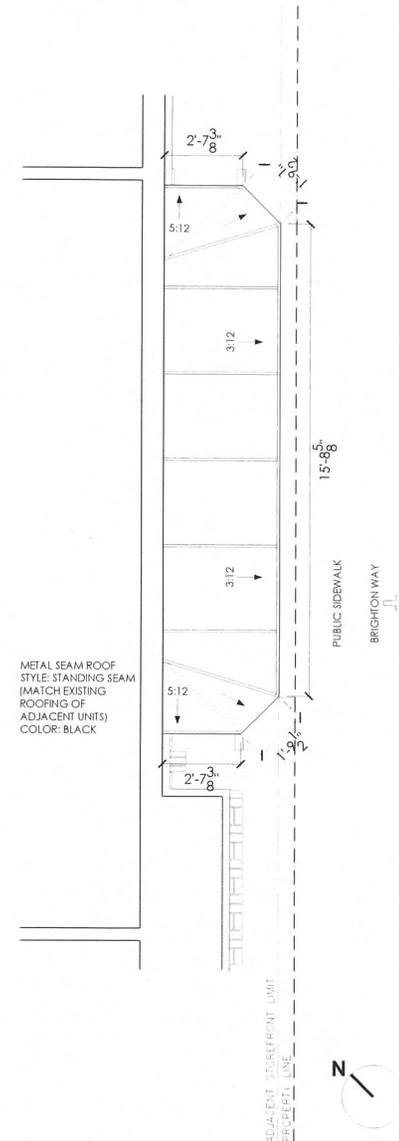
## SIGNAGE INFORMATION

FONT: EDWARDIAN SCRIPT  
 MATERIAL/FINISH: ALUMINUM/BRUSHED GOLD  
 MOUNTING: FLOAT MOUNT  
 LIGHTING: LED BACK LIT REVERSE HALO

MAX. HEIGHT: 10"  
 WIDTH: 72" (6'-0")  
 AREA: 5 S.F.



**SIGNAGE DETAIL** 1" = 1'-0"



METAL SEAM ROOF  
 STYLE: STANDING SEAM  
 (MATCH EXISTING  
 ROOFING OF  
 ADJACENT UNITS)  
 COLOR: BLACK



**STOREFRONT ROOF PLAN** 1/4" = 1'-0"

**STUDIO QUARTET!**  
 REAL ESTATE DEVELOPMENT, INVESTMENT & CONSULTING

Designer:  
 STUDIO QUARTET  
 112 North Earle Street  
 San Gabriel CA 91775  
 Phone: 626.285.3408

Owner:  
 NANCY BI  
 9669 Brighton Way  
 Beverly Hills, CA 90210  
 Phone: 626.708.1999

Project:  
**STOREFRONT  
 ADDITION & RENOVATION**

Project Address:  
**9669 Brighton Way  
 Beverly Hills, CA 90210**

Date:  
**1.5.2015**

ROOF PLAN  
 DOOR & WINDOW SCHEDULE  
 SIGNAGE INFORMATION

**A - 2.1**



STUDIO QUARTET!  
REAL ESTATE DEVELOPMENT, INVESTMENT & CONSULTING

Designer:  
STUDIO QUARTET  
112 North Earle Street  
San Gabriel CA 91775  
Phone: 626.285.3408

Owner:  
NANCY BI  
9669 Brighton Way  
Beverly Hills, CA 90210  
Phone: 626.708.1999

Project:  
**STOREFRONT  
ADDITION & RENOVATION**

Project Address:  
**9669 Brighton Way  
Beverly Hills, CA 90210**

Date:  
**1.5.2015**

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

**A - 3.0**



PROPOSED STOREFRONT WITH BUILDING FACADE ON BRIGHTON WAY

STUDIO  
**QUARTET!**  
 REAL ESTATE DEVELOPMENT, INVESTMENT & CONSULTING

Designer:  
 STUDIO QUARTET  
 112 North Earle Street  
 San Gabriel CA 91775  
 Phone: 626.285.3408

Owner:  
 NANCY BI  
 9669 Brighton Way  
 Beverly Hills, CA 90210  
 Phone: 626.708.1999

Project:  
**STOREFRONT  
 ADDITION & RENOVATION**

Project Address:  
**9669 Brighton Way  
 Beverly Hills, CA 90210**

Date:  
 1.5.2015

3-D RENDERING

A - 6.0



PROPOSED STOREFRONT PERSPECTIVE VIEW

Designer:

STUDIO QUARTET  
112 North Earle Street  
San Gabriel CA 91775  
Phone: 626.285.3408

Owner:

NANCY BI  
9669 Brighton Way  
Beverly Hills, CA 90210  
Phone: 626.708.1999

Project:

**STOREFRONT  
ADDITION & RENOVATION**

Project Address:

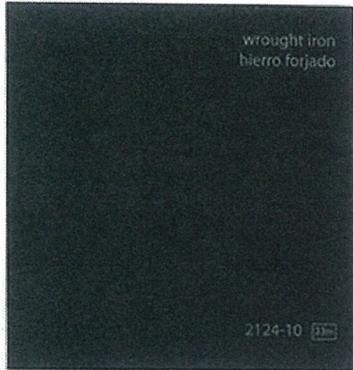
**9669 Brighton Way  
Beverly Hills, CA 90210**

Date:

**1.5.2015**

3-D RENDERING

**A - 6.1**



wrought iron  
hierro forjado

2124-10

METAL SEAM ROOF  
ALUMINUM  
GRAPHITE

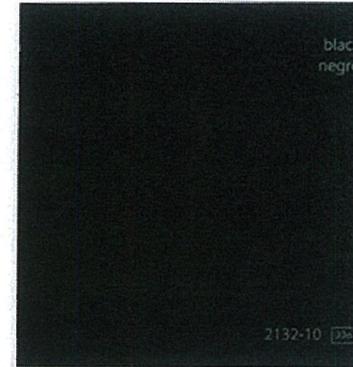


WOOD MOULDING

# 9669 BRIGHTON WAY

## STOREFRONT ADDITION & RENOVATION

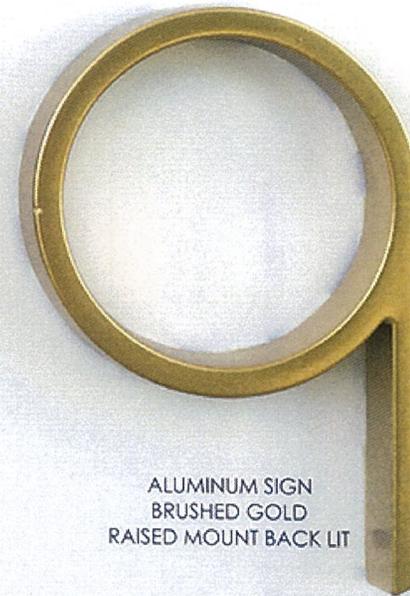
### "SEVEN PALACE ANTIQUE & JEWELRY"



black  
negro

2132-10

FASCIA BOARD, WINDOW  
& DOOR FRAME  
BENJAMIN MOORE  
BLACK / SEMI-GLOSS



ALUMINUM SIGN  
BRUSHED GOLD  
RAISED MOUNT BACK LIT

STUDIO  
QUARTET!

REAL ESTATE DEVELOPMENT, INVESTMENT & CONSULTING

Designer:

STUDIO QUARTET  
112 North Earle Street  
San Gabriel CA 91775  
Phone: 626.285.3408

Owner:

NANCY BI  
9669 Brighton Way  
Beverly Hills, CA 90210  
Phone: 626.708.1999

Project:

STOREFRONT  
ADDITION & RENOVATION

Project Address:

9669 Brighton Way  
Beverly Hills, CA 90210

Date:

1.5.2015

MATERIAL BOARD

A - 7.0



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – January 21, 2015

**Attachment C**

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-15

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR A FAÇADE REMODEL AND A BUSINESS IDENTIFICATION SIGN FOR THE PROPERTY LOCATED AT 9669 BRIGHTON WAY (PL1500218 – SEVEN PALACE).

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

Section 1. Louise Chen, Studio Quartet, agent, on behalf of the property owner, 405 Bedford, LLC, and the tenant, Seven Palace, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and a business identification sign for the property located at 9669 Brighton Way.

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 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **January 21, 2015** 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, compliance 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: **January 21, 2015**

---

William Crouch, Commission Secretary  
Community Development Department

---

Barry Bernstein, Chair  
Architectural Commission