



Architectural Commission Report

Meeting Date: Wednesday, February 18, 2015

Subject: **339 NORTH CANON DRIVE (PL1501038)**
Request for approval of a façade remodel to an existing commercial building. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: David Kim – Corbel Architects

Recommendation: Conduct public hearing to discuss the project details and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel to an existing commercial building located at 339 North Canon Drive. The façade remodel, which includes two storefronts, will create one unified façade with three storefront openings. The project includes the following components:

Façade Remodel

- Increase in height of parapet on southern-half of elevation to match the height of the parapet on the northern-half of the elevation;
- Light yellow stucco in a granular finish;
- Cast concrete molding, corbels, and storefront surrounds;
- Clear glazing with anodized aluminum storefront systems and frames;
- Satin stainless steel door handle, and;
- Cast aluminum exterior light fixtures.

Note: The parapet on the southern-half of the elevation may be increased in height beyond the code maximum of 45" to match the height of the existing parapet on the northern-half of the building. As the structure is one building, the increase in the height of the parapet on the southern-half of the elevation is *not* considered an increase in the height of the building and does not require a Development Plan Review Permit. For this particular structure, the height of the building is measured from the top of the legally non-conforming parapet on the northern-half of the elevation, which exceeds 45" in height.

URBAN DESIGN ANALYSIS

The proposed façade remodel creates a classically-designed and cohesive aesthetic and will generally serve as a positive enhancement to North canon Drive. However, the Urban Design staff has identified various modifications that may improve upon the design:

- The base of the engaged column should return to the façade and continue across to provide an anchor to the storefronts.

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



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- The spacing between the top of the storefront arches and second floor window sill should be increased to provide more appropriate spacing; this may result in smaller windows, both in height and width, to achieve the correct proportions.
- With the increased spacing between the storefronts and second floor windows, the applicant team may consider adding flower boxes with metal brackets to provide greater visual interest to the façade. Should this option be explored, the façade should be double-studded to provide greater window depth and the second floor window surrounds should be removed, resulting in a simpler detail for the second floor.
- The installation of down lights, installed on a dimmer, into the second floor parapet molding should be considered to provide a subtle wash of illumination to the façade.

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider such comments during the course of their review on the 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 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 (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:

NEW STOREFRONT RENOVATION FOR EXISTING BUILDING.
 DESIGN IS CONSIST OF SPANISH COLONIAL STYLE TO MEET CALIFORNIAN SPANISH DESIGN. IT USES SMOOTH STUCCO AND CAST CONCRETE MOLDINGS(GFRC).

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					
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: CEMENT PLASTER
 Texture /Finish: SMOOTH
 Color / Transparency: BEIGE

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

Material: ALUM. / GLASS / CAST CONCRETE(GFRC)
 Texture /Finish: ANODIZED / CLEAR / FAUX LIMESTONE
 Color / Transparency: DARK BRONZE / CLEAR / CREAM

ROOF

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

COLUMNS

Material: CAST CONCRETE(GFRC)
 Texture /Finish: FAUX LIMESTONE
 Color / Transparency: CREAM

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: NOT PART OF THIS PERMIT
Texture /Finish: _____
Color / Transparency: _____

BUILDING ID SIGN(S)

Material: NOT PART OF THIS PERMIT
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: CAST ALUMINUM
Texture /Finish: MATTE BLACK
Color / Transparency: MATTE BLACK

PAVED SURFACES

Material: COLORED CONC.
Texture /Finish: SMOOTH
Color / Transparency: GREY

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: _____
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.**

NEW FACADE FOR PROJECT IS DESIGNED WITH CALIFORNIAN SPANISH STYLE WITH HIGH QUALITY MATERIAL. NEW FACADE WILL ENHANCE THE SHOPPING EXPERIANCE IN CANON DRIVE.

- 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 FACADE WILL MEET NEW ENERGY CODE FOR INSULATION AND SOUND CONTROL.

- 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.**

HIGH QUALITY FINISH MATERIAL USED ON CLASSICAL DESIGN WILL ENHANCE OVERALL LOCAL ENVIRONMENT.

- 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.**

DESIGN IS FOLLOWING AUTHENTIC CALIFORNIAN SPANISH STYLE FACADE THAT HAS BEEN A PART OF BEVERLY HILLS DESIGN HISTORY.

- 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.**

EXISTING BUILDING ROOF DECK HEIGHT REMAIN SAME AND NEW PARAPET MEETS ALLOWED HEIGHT.



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Attachment B

Project Design Plans



www.corbelarchitects.com
 3450 Wilshire Blvd Suite 1000
 Los Angeles, California 90010
 T: 213 738-9902
 F: 213 738-6996

Project: **339 CANON
 RETAIL
 REMODELING**
 339 CANON DR
 BEVERLY HILLS, CALIFORNIA 90210

Project Owner: **Fisch Properties L.P.**
 421 S. Beverly Dr. 5th Fl.
 Beverly Hills, California 90210

Engineer:

Key Plan:

Architect / Engineer Seal:



THE ENGINEER AND ARCHITECTURE SHALL REMAIN AND REPRESENTATIVE AND USE FOR THE PROJECT TO BE REVIEWED BY THE BOARD OF ARCHITECTURE AND ENGINEERING REGULATION AND FOR THE 140 HOUR BUREAU REQUIREMENTS UNDER THE WATER RESOURCES ACT.

NO	ISSUED	DATE
01	SUBMITTAL	1/29/2015

Project No: 13002

Drawn By:

Checked By:

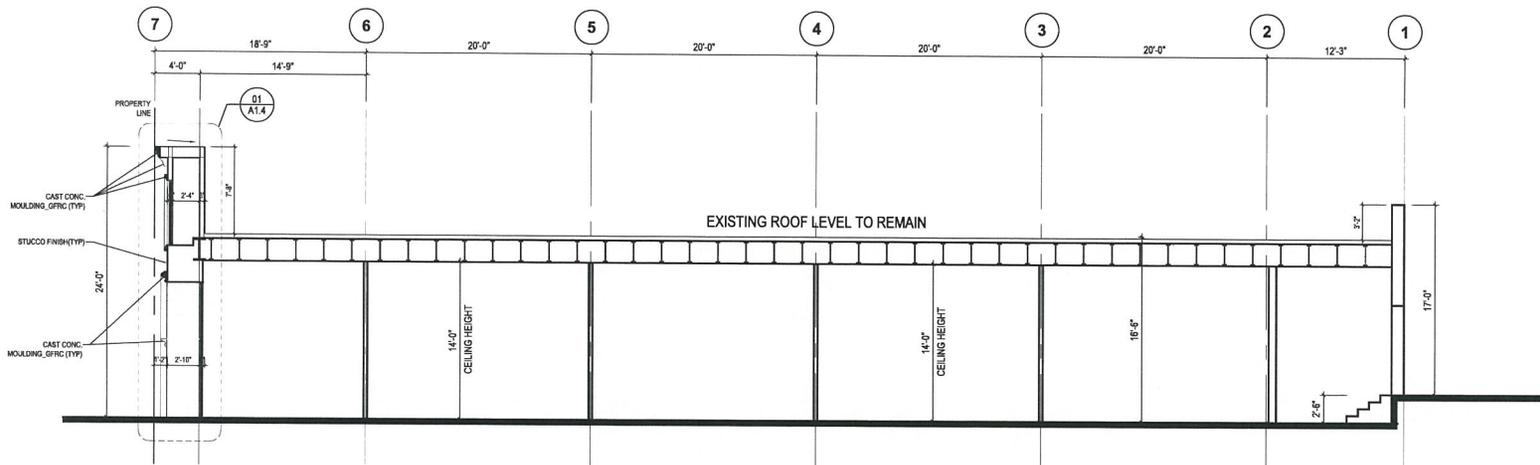
Sheet Name:

FRONT ELEVATION &
 A-A' & B-B' SECTION

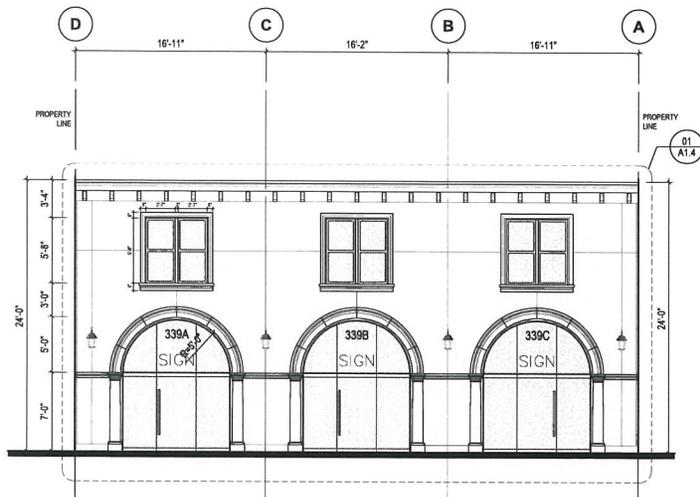
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A1.3

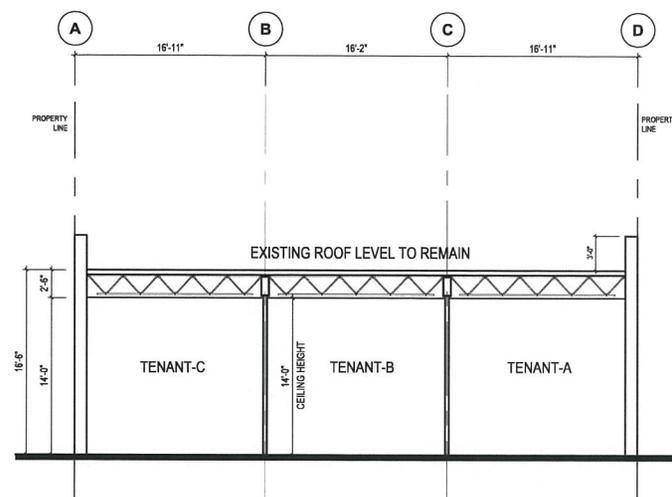
ARCHITECTURAL REVIEW SUBMITTAL



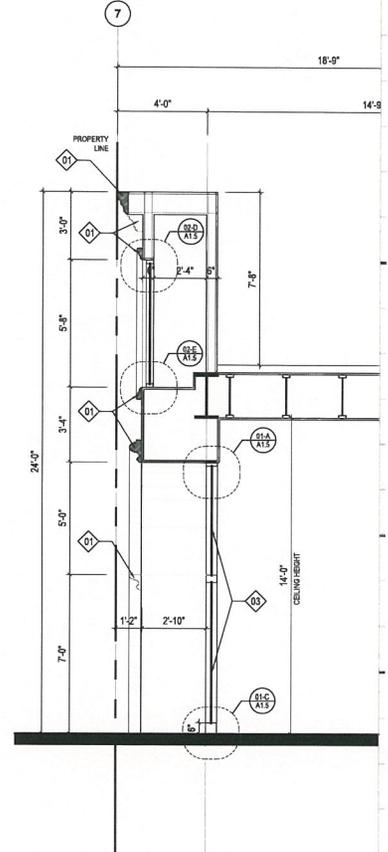
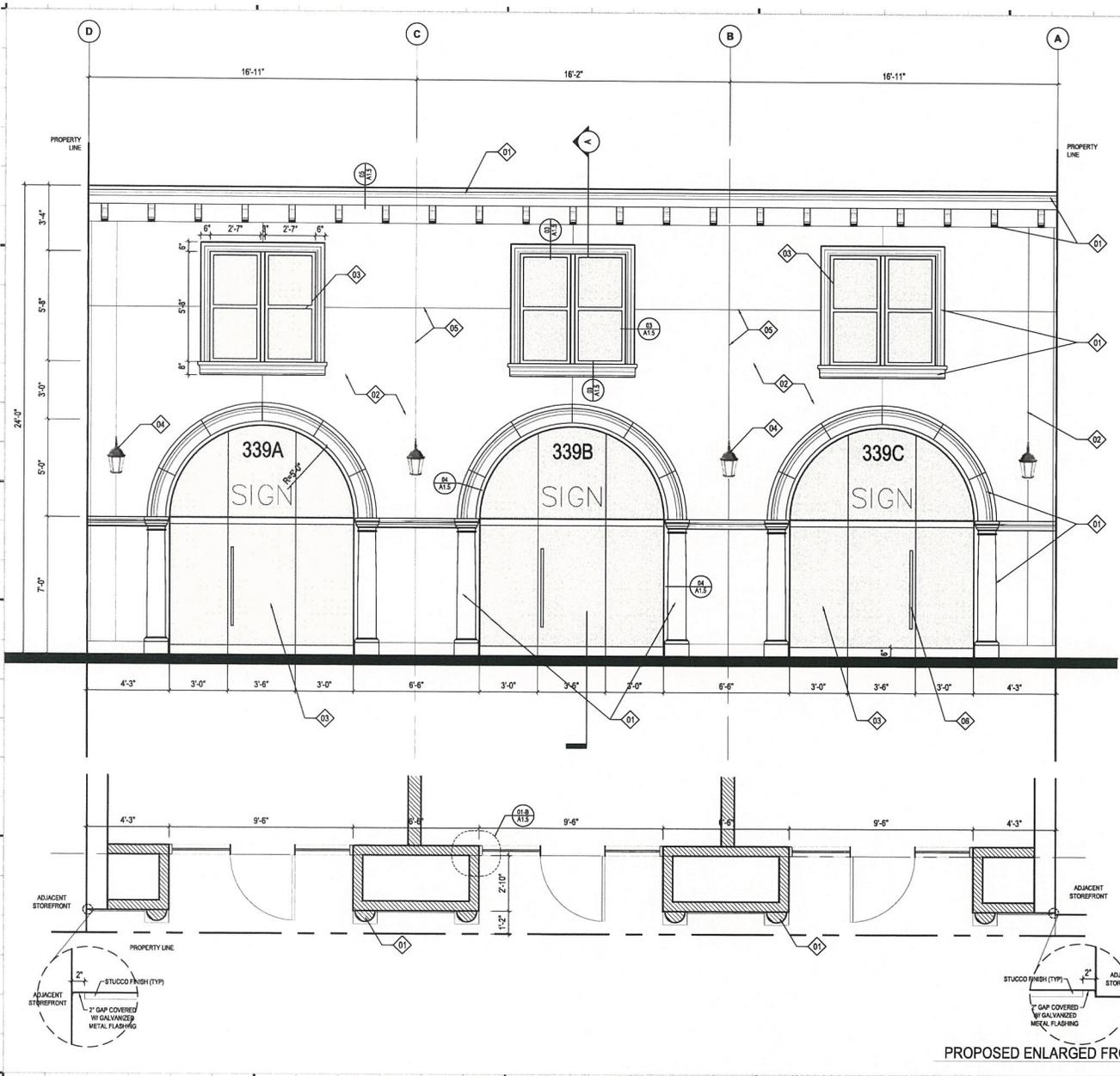
A-A' SECTION 01
 Scale: 3/32"=1'-0"



PROPOSED FRONT ELEVATION (CANON DR. SIDE) 03
 Scale: 3/32"=1'-0"



B-B' SECTION 02
 Scale: 3/32"=1'-0"



MATERIAL LEGEND

- ◊01 CAST CONC. MOULDING (TYP) (979C)
- ◊02 STUCCO FINISH (TYP) / LIGHT YELLOW
- ◊03 STORE FRONT GLASS WINDOW GLASS/CLEAR (UPPER AL. DARK BRONZE & LOWER STAINLESS STL.)
- ◊04 EXTERIOR LIGHTING / AL. MATTE BLACK
- ◊05 EXPANSION JOINT
- ◊06 ENTRANCE HANDLE / SATIN STAINLESS STEEL

PROPOSED ENLARGED FRONT ELEVATION (CANON DR. SIDE) & WALL SECTION 01
Scale: 1/4" = 1'-0"



www.corbelarchitects.com
3430 Wilshire Blvd Suite 1000
Los Angeles, California 90010
T: 1 213 739-9902
F: 1 213 739-9906

Project: **339 CANON RETAIL REMODELING**
339 CANON EPR.
BEVERLY HILLS, CALIFORNIA 90210

Project Owner: **Fisch Properties L.P.**
421 S. Beverly Dr. 5th Fl.
Beverly Hills, California 90210

Engineer:

Key Plan:



The drawings are preliminary. They represent an agreement and are not to be used for construction or for any other purpose without the written consent of the architect.

NO	ISSUED	DATE
01	SUBMITTAL	1/20/2015

Project No: 13002

Drawn By:

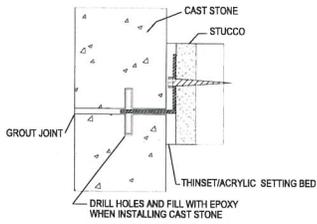
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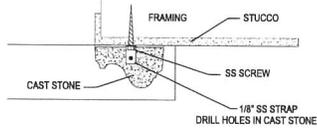
EXTERIOR ELEVATION & SECTION

Sheet No: **A1.4**

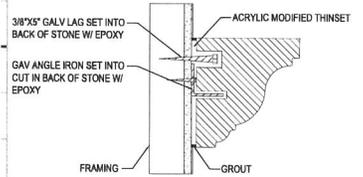
ARCHITECTURAL REVIEW SUBMITTAL



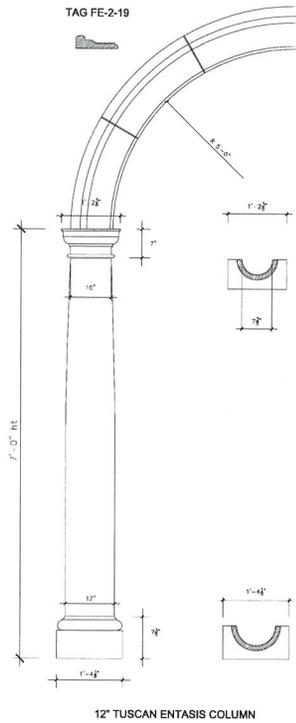
STRAP AND PIN AT EACH JOINT DETAIL (TYP) **07**
Scale: NTS



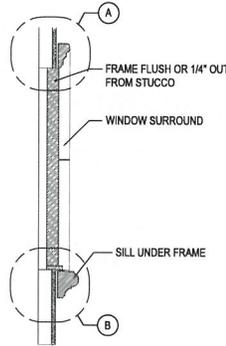
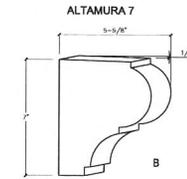
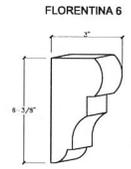
MOLDING ATTACHMENT DETAIL (TYP) **06**
Scale: NTS



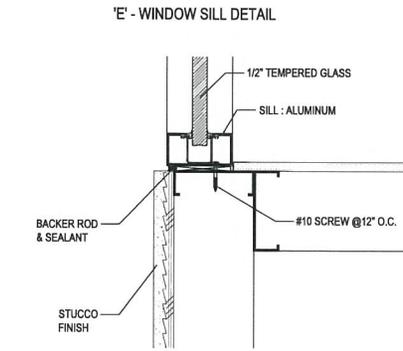
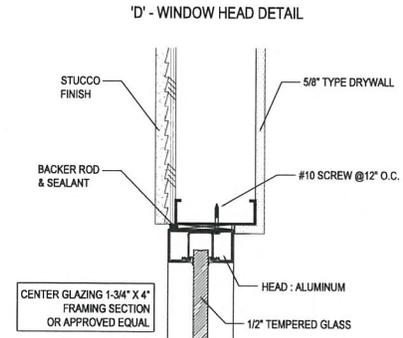
MOLDING ATTACHMENT DETAIL (TYP) **05**
Scale: NTS



COLUMN DETAIL **04**
Scale: NTS

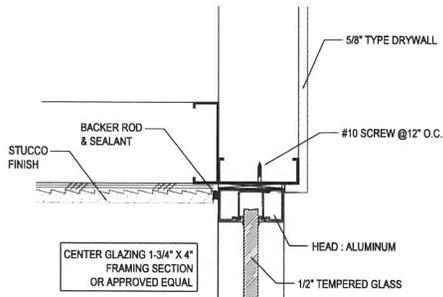


WINDOW SURROUND DETAIL **03**
Scale: NTS

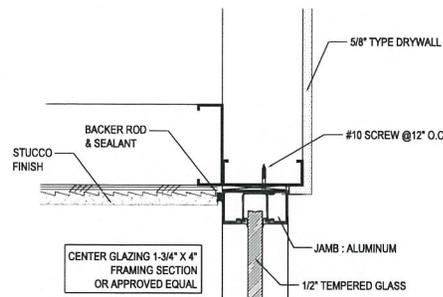


WINDOW ASSEMBLY DETAIL **02**
Scale: 3" = 1'-0"

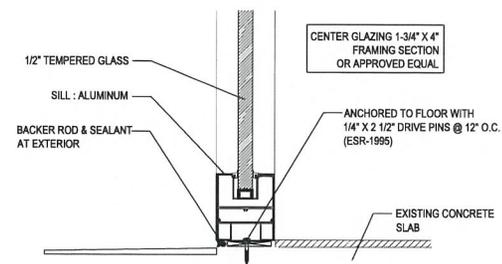
'A' - STOREFRONT HEAD DETAIL



'B' - STOREFRONT JAMB DETAIL



'C' - STOREFRONT SILL DETAIL



STOREFRONT ASSEMBLY DETAIL **01**
Scale: 3" = 1'-0"

CORBeL

www.corbelarchitects.com
3400 Wilshire Blvd Suite 1000
Los Angeles, California 90010
T: 1 213 739-9902
F: 1 213 739-9008

Project:
**339 CANON
RETAIL
REMODELING**
339 CANON DR
BEVERLY HILLS, California 90210

Project Owner:
Fisch Properties L.P.
421 S. Beverly Dr. 5th Fl.
Beverly Hills, California 90210

Engineer:

Key Plan:

Architect / Engineer Seal:



The Engineer and Architect/Engineer, shall prepare and stamp and seal all drawings and specifications and all other documents prepared for the project and shall be responsible for the accuracy of the information provided on the drawings and specifications and shall be responsible for the accuracy of the information provided on the drawings and specifications and shall be responsible for the accuracy of the information provided on the drawings and specifications.

NO	ISSUED	DATE
01	SUBMITTAL	1/7/2015

Project No: 13002

Drawn By:

Checked By:

Sheet Name:

Sheet No:

DETAILS

A1.5

ARCHITECTURAL REVIEW SUBMITTAL



PROPOSED FRONT ELEVATION (CANON DR. SIDE)

Fisch Properties L.P.

339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210





PROPOSED 3-D PERSPECTIVE RENDERING

Fisch Properties L.P.

339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210





EXISTING ELEVATION PHOTO (CANON DR. SIDE)

Fisch Properties L.P.

339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210



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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 TO AN EXISTING COMMERCIAL BUILDING FOR THE PROPERTY LOCATED AT 339 NORTH CANON DRIVE (PL1501038).

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

Section 1. David Kim, Corbel Architects, agent, on behalf of the property owner, Fisch Properties LP, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel to an existing commercial building for the property located at 339 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 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 **February 18, 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 environmental less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, complaint with all applicable building codes, including standards that protect against unwanted noise and vibrations.

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

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

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

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a “character contributing building”: in accordance with section 10-2-707

of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a “character contributing building” under section 10-2-707. Therefore, this finding is not applicable to the subject project.

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

Project-Specific Conditions

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: February 18, 2015

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission