



## Architectural Commission Report

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**Meeting Date:** Wednesday, April 15, 2015

**Subject:** **THE BOHBOT (PL1505211)**  
**257 North Canon Drive**

Request for approval of a new three-story commercial building. The Planning Commission previously adopted an Negative Declaration for the project on December 4, 2004 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

**Project agent:** Hamid Gabbay – Gabbay Architects

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

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### REPORT SUMMARY

The applicant is requesting review and approval of a new three-story commercial building located at 257 North Canon Drive. A Development Plan Review (DPR) Permit was originally approved by the Planning Commission in December 2004 with a subsequent revision approved in June 2009; the Architectural Commission reviewed the project as a preview item in December 2004 with no formal approval granted. The project's DPR Permit remains active due to a series of Planning Commission-approved time extensions, which are authorized by the Beverly Hills Municipal Code, and a submittal to the Development Services Program for plan check. As such, the project is now before the Architectural Commission and includes the following components:

- Alucobond metal façade paneling in metallic gray;
- Alucobondmetal horizontal banding in metallic gray with recessed LED lighting;
- Frameless storefront system with clear glazing on the ground floor and light green glazing on the second and third floors;
- Clear glass railings at the third floor;
- Metal roll-down door at the subterranean parking entrance, and;
- Smooth stucco façade on side and rear elevations.

*Note: City staff has identified various discrepancies between the elevations, details, and rendering. Specifically, information related to the horizontal banding and the balcony railings. The applicant acknowledges these discrepancies and will be available at the Architectural Commission meeting to discuss and clarify these items.*

Business identification signage is shown only in its conceptual form at this point. A project-specific condition has been added to the draft approval resolution (Attachment C) indicating that a sign program must be reviewed and approved by the Architectural Commission.

*(continued on next page)*

**Attachment(s):**

- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

**Report Author and Contact Information:**

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



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### URBAN DESIGN ANALYSIS

The proposed project utilizes modulation in an architecturally-appropriate manner, which creates a scale and mass consistent with that on North Canon Drive. The modulation reduces the appearance of bulk and will serve as a positive enhancement to the pedestrian experience and the general streetscape as it creates a human-scaled design. The clean line aesthetic further assists in defining the modulation while providing consistency throughout the façade. Additionally, the project provides a well-defined entrance that will enhance a user's sense of arrival.

While the signage is provided only in its conceptual phase, it is recommended that it be reduced in size so as to more appropriately fit on the horizontal banding. A project-specific condition has been added to the draft approval resolution (Attachment C) that a sign program for the building be returned to the Architectural Commission for their review and approval.

### 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 Planning Commission previously adopted an Negative Declaration for the project on December 4, 2004 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

### 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:**

43,485 S.F. , 3 STORY OFFICE/RETAIL BUILDING  
 WITH 3 LEVEL SUBTERRANIAN PARKING  
 CONCRETE STRUCTURE WITH GLASS AND ALUCOBOND  
 CLADDING.

**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):  
**VACANT WITH SURFACE PARKING.**

**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: **N/A.**

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

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

N/A.

	Type of Sign	Quantity	Dimensions	Square Ft	Maximum Area Permitted by Code
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: ALUCOBOND.  
 Texture /Finish: ALUMINUM.  
 Color / Transparency: METALIC GRAY

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

Material: POINT SUPPORTED GLASS  
 Texture /Finish: CLEAR.  
 Color / Transparency: "

**ROOF**

Material: DEXOTEX ELASTOMERIC MEMBRANE.  
 Texture /Finish: NATURAL.  
 Color / Transparency: \_\_\_\_\_

**COLUMNS**

Material: CONCRETE  
 Texture /Finish: "  
 Color / Transparency: "

**BALCONIES & RAILINGS**

Material: GLASS RAILINGS.  
 Texture /Finish: CLEAR  
 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: ALU. CLAD.  
Texture /Finish: ALUMINUM.  
Color / Transparency: METALIC GRAY.

**DOWNSPOUTS / GUTTERS**

Material: HIDDEN.  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**BUSINESS ID SIGN(S)**

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

**BUILDING ID SIGN(S)**

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

**EXTERIOR LIGHTING**

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

**PAVED SURFACES**

Material: SIDEWALK PAVEMENT TO MATCH  
Texture /Finish: MONTAGE HOTEL.  
Color / Transparency: \_\_\_\_\_

**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.

Good taste and good design depend on who is judging but we tried to come up with a design that is to scale, proportionate and distinguished. The courtyard divides the building in two, but the horizontal fascia and the skylights tie the building together.

2. *Describe* how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.

The construction materials are all the best available. A/C units are mounted over anti vibration pads, and exterior walls have R 19 insulation.

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 exterior materials are all either aluminum or frameless glass and smooth stucco.

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.

We have followed all applicable zoning codes that other adjacent properties are effected by except Montage Hotel.

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.

See above please.

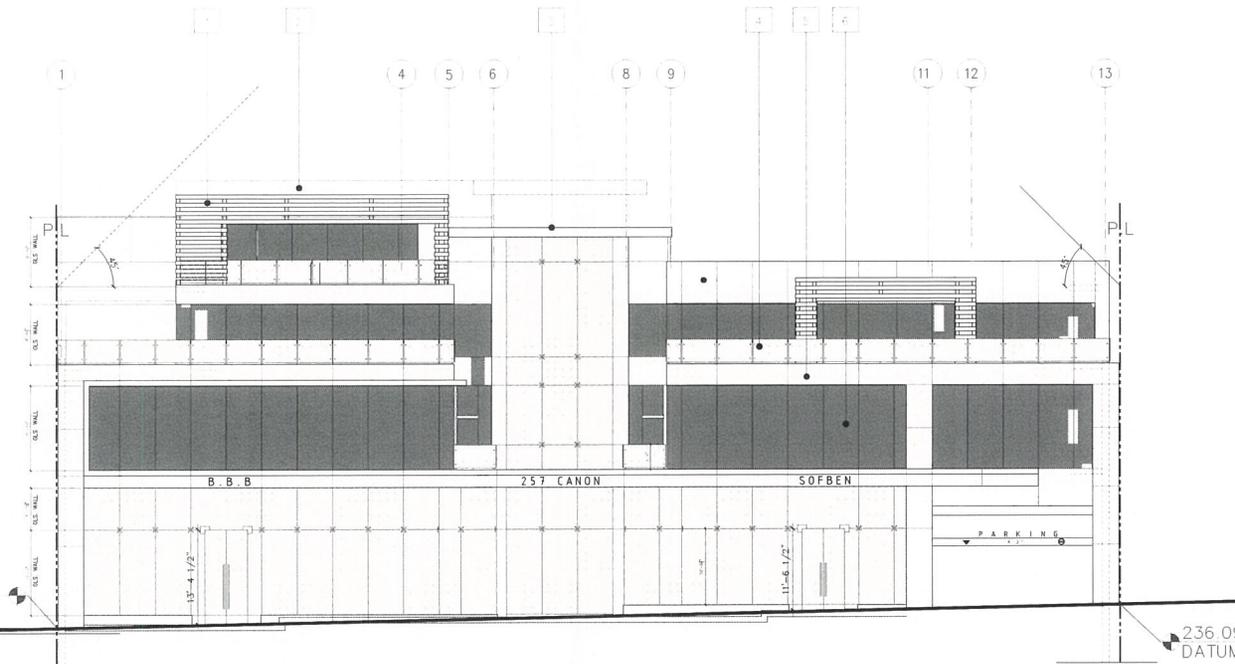


**Architectural Commission Report**

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**Attachment B**  
Project Design Plans

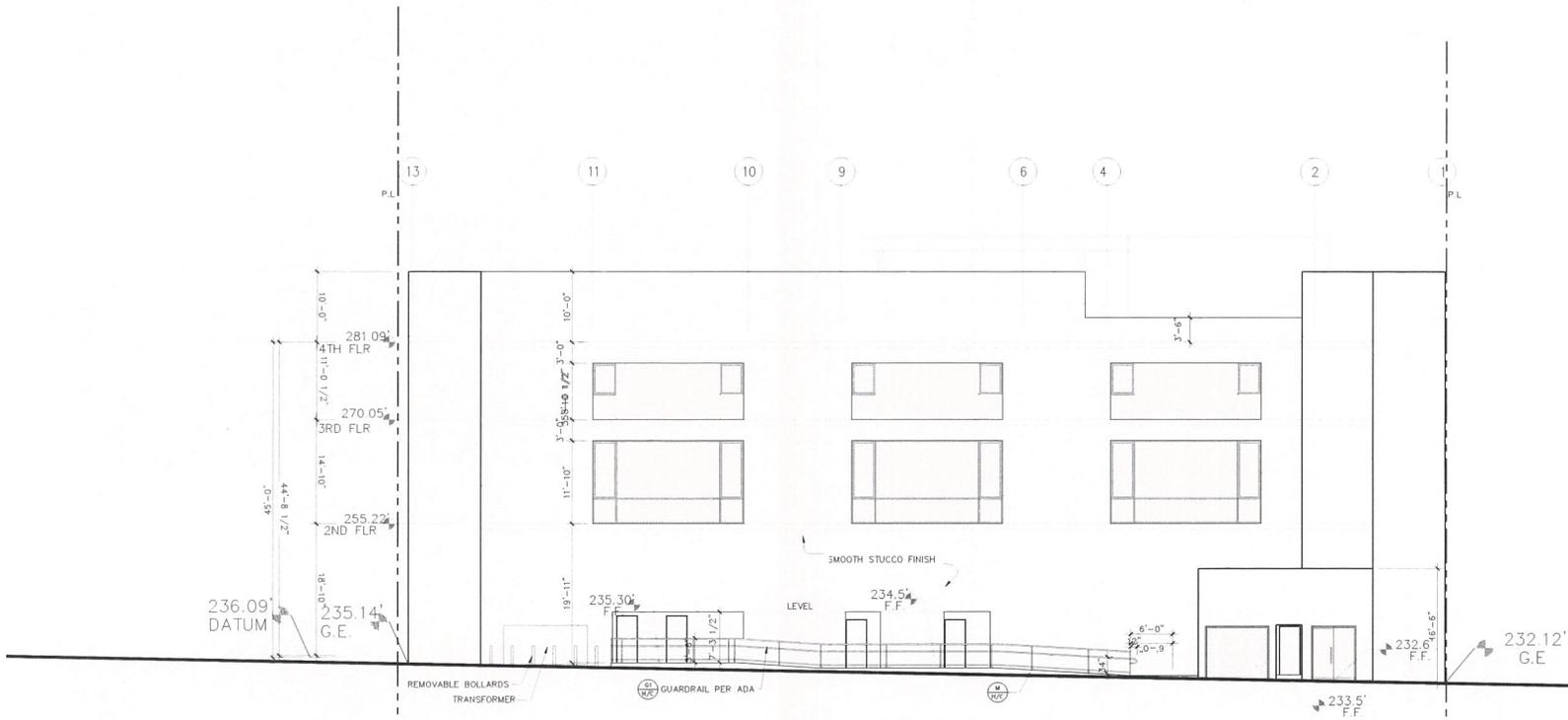


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

- 1 ANODIZED ALU. SIDING (WHITE)
- 2 SMOOTH STUCCO (WHITE)
- 3 PAINTED SKYLITE FRAME (WHITE)
- 4 CLEAR GLASS RAILING
- 5 ALUCOBOND CLADDING (NATURAL ALU.)
- 6 POINT SUPPORTED GLASS

SHEET TITLE FRONT ELEVATION		REVISION
PROJECT TITLE THE BOHBOT 257 N. CANON DR. BEVERLY HILLS CA 90210		DRAWN SCALE 1/8"=1'
DATE 12-08-14		SHEET NO. A4.1a
PROJECT NO.		

**GABBAY ARCHITECTS**  
 8107 WILSHIRE BLVD. SUITE 718, BEVERLY HILLS, CA 90210  
 PH: 310.855.8888 FAX: 310.855.1516  
 257 N. CANON DR.  
 THE BOHBOT



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT TITLE  
THE BOHBOT  
257 N. CANON DR.  
BEVERLY HILLS  
CA 90210

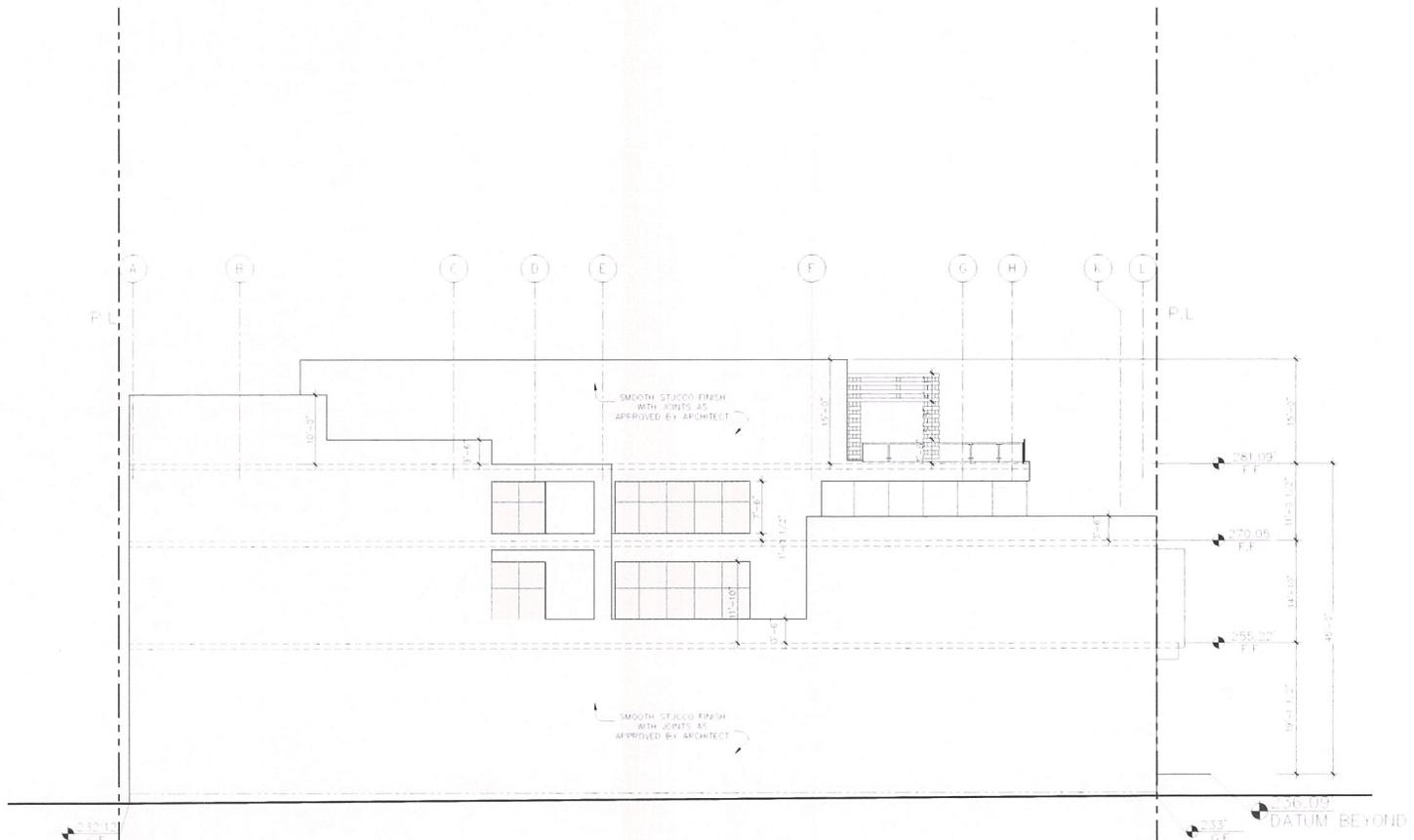
SHEET TITLE	REVISION
REAR ELEVATION	

DRAWN SCALE 1/8"=1'  
DATE: 5-13-14  
PROJECT NO

SHEET NO  
**A4.2**

**GABBAY ARCHITECTS**  
4407 WASHBURN BLVD STE 116 BEVERLY HILLS, CA 90210  
PH: 310.555.8888

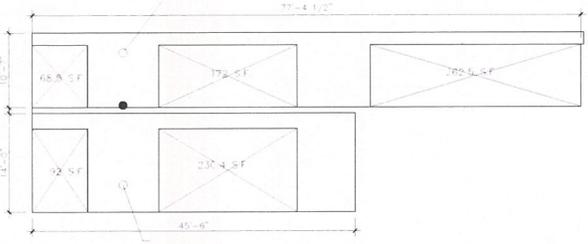
257 N. CANON DR. THE BOHBOT



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

TOTAL WALL AREA: 819 S.F. x 75% (per 705.8 sprinklered) = 614.25 S.F. OPENING ALLOWED  
 TOTAL OPENINGS: 68.5 + 172 + 262.5 = 503 S.F. < 614.25 S.F. THIS O.K.



TOTAL WALL AREA: 637 S.F. x 75% (per 704.8 protected) = 477.75 S.F. OPENING ALLOWED  
 TOTAL OPENINGS: 92 + 230.4 = 322.4 S.F. < 477.75 S.F. THIS O.K.

SHEET TITLE  
 SOUTH  
 ELEVATION

PROJECT TITLE  
 THE BOHROT  
 257 N. CANON DR.  
 BEVERLY HILLS,  
 CA 90210

REVISION

DRAWN  
 SCALE: 1/8" = 1'

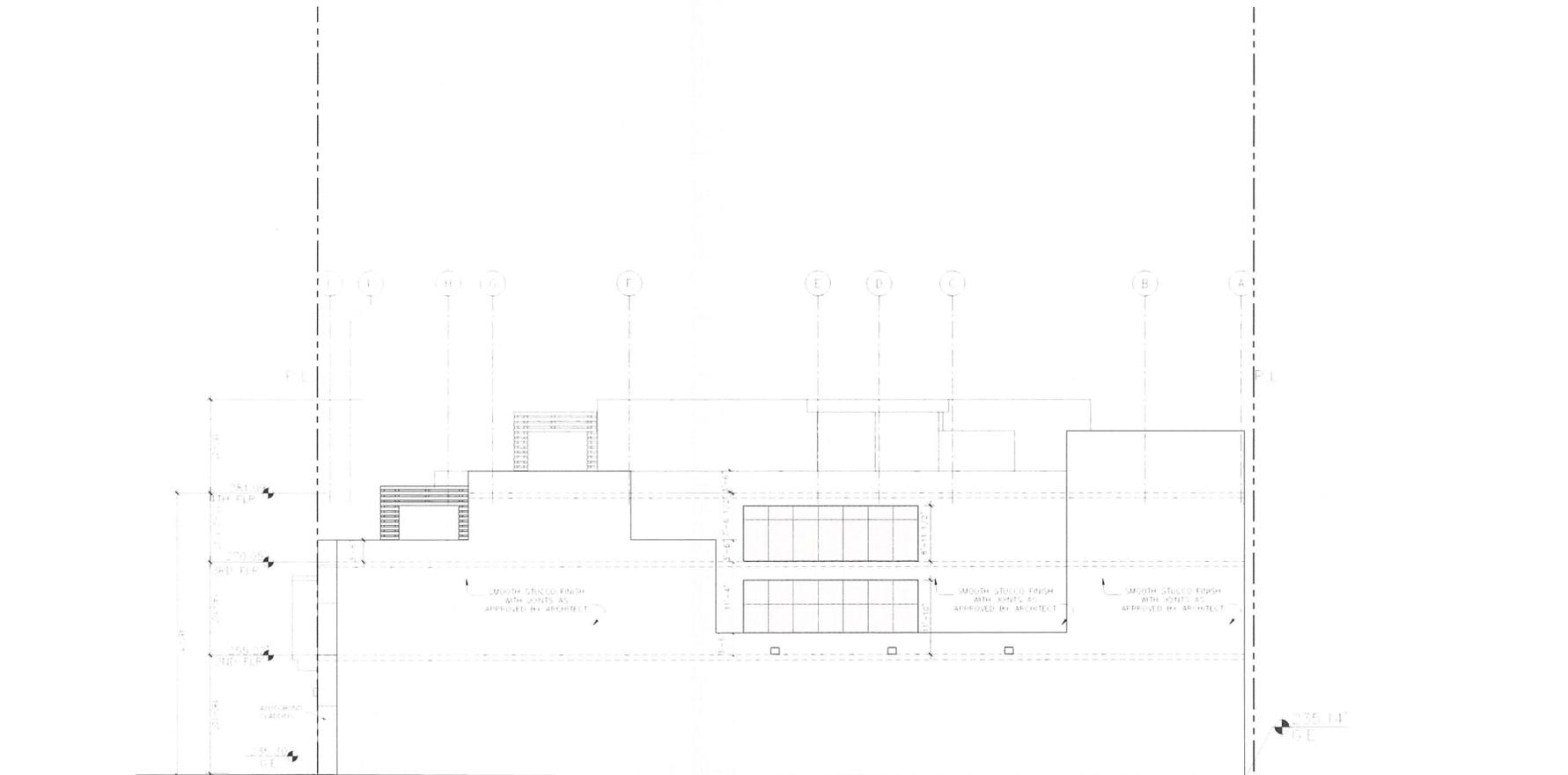
DATE: 08-14

PROJECT NO.

SHEET NO.  
**A4.3**

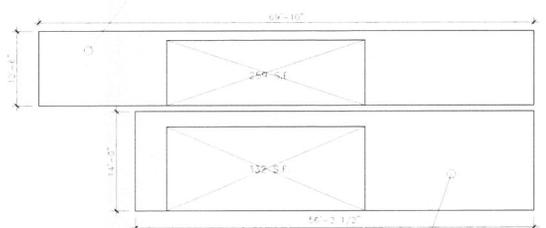
**GABBAY ARCHITECTS**  
 8157 WILSHIRE BLVD. #118 BEVERLY HILLS, CA 90210  
 TEL: 310.552.8888 FAX: 310.552.1516

257 N. CANON DR. THE BOHROT



**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

TOTAL WALL AREA = 766.5 SF x 75% per 704.8 protected = 574.8 SF OPENING ALLOWED  
TOTAL OPENINGS 229 SF x 174.8 SF THIS OK



TOTAL WALL AREA = 831 SF x 75% per 705.8 protected = 623.25 SF OPENING ALLOWED  
TOTAL OPENINGS 229 SF x 174.8 SF THIS OK

SHEET TITLE	REVISION
NORTH ELEVATION	
PROJECT TITLE	DATE
THE BOARDWALK	12-18-11
257 N. CANON DR.	PROJECT NO.
BEVERLY HILLS, CA 90210	

**GABBAY ARCHITECTS**  
8107 WILSHIRE BLVD. SUITE 110, BEVERLY HILLS, CA 90210  
PH: 310.552.8888  
FAX: 310.552.1518

SHEET NO.  
**A4.4**

THE BOARDWALK 257 N. CANON DR. BEVERLY HILLS, CA 90210



TRELLIS PUSHED BACK 5 MORE FEET

**GABBAY ARCHITECTS**  
11100 WILSHIRE BLVD., SUITE 1100, BEVERLY HILLS, CA 90210  
TEL: 310.278.0000

DATE	REVISION
PROJECT TITLE	PROJECT NO.
257 N. CANON DRIVE	
BEVERLY HILLS, CA 90210	



TRELLIS PUSHED BACK ANOTHER 5 FEET

Public Parking

B.B.B.

757 CANON

SAGEBUD

SHEET TITLE  
 SOUTH VIEW  
 PROJECT TITLE  
 237-N. CANON DRIVE  
 BEVERLY HILLS, CA 90210

DATE  
 PROJECT BY

SCALE  
 1/8" = 1'-0"

DATE  
 PROJECT BY

SHEET NO.

**GABBAY ARCHITECTS**  
 1100 W. 17th Street, Suite 100  
 Los Angeles, CA 90024  
 TEL: 310.206.1111



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

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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 NEW THREE-STORY COMMERCIAL BUILDING FOR THE PROPERTY LOCATED AT 257 NORTH CANON DRIVE (PL1505211 – THE BOHBOT).

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

Section 1. Hamid Gabbay, Gabby Architects, agent, on behalf of the property owner, Canon 257 LLC, (Collectively the “Applicant”), has applied for architectural approval of a new three-story commercial building for the property located at 257 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 Planning Commission previously adopted an Negative Declaration for the project on December 4, 2004 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **April 15, 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

1. A comprehensive sign program shall be developed for the building and returned to the Architectural Commission for its final review and approval prior to the issuance of any sign permits.

Standard Conditions

2. **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.
3. **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.
4. **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.
5. **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.

6. **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.
7. **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.
8. **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.
9. **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: **April 15, 2015**

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William Crouch, Commission Secretary  
Community Development Department

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Barry Bernstein, Chair  
Architectural Commission