



Architectural Commission Report

Meeting Date: Wednesday, July 15, 2015

Subject: EMPORIO ARMANI (PL1500096)
338 North Rodeo Drive

Request for approval of a revision to a previously approved façade remodel. The Architectural Commission previously adopted a Categorical Exemption for the project on January 21, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Project agent: Phil Tollios – Burnham Nationwide

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 revision to a previously approved façade remodel for Emporio Armani located at 338 North Rodeo Drive.

The façade remodel was approved by the Architectural Commission at its meeting on Wednesday, January 21, 2015 (Attachment A). The applicant has since elected to modify the second-floor storefront glazing to include an additional center mullion; a transom window above the entry door has also been included as part of the proposed revision.

As the proposed revisions do not substantially comply with the previously approved façade remodel, the request is before the Commission for its review and approval.

URBAN DESIGN ANALYSIS

The addition of the center mullion and entry door transom window are not anticipated to detract from the overall façade aesthetic. The façade will maintain its clean, simple, and upscale architecture and will continue to serve as a positive enhancement to North Rodeo Drive.

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

Attachment(s):

- A. Approved Design Plans
- B. Proposed Design Plans and Revision Narrative
- C. DRAFT Approval Resolution

Report Author and Contact Information:

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cgordon@beverlyhills.org



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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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.

The Architectural Commission previously adopted a Categorical Exemption for the project on March 18, 2015 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
Approved Design Plans

KEYNOTES LEGEND:

S1 SEMI GLOSSY BLACK METAL (SEMI-GLOSSY BLACK COLOR 70% GLOSSINESS)

S2 EXTERIOR MARMORINO ON 3 COAT STUCCO SYSTEM

S3 BRONZED STAINLESS STEEL

S4 EXTRACLEAR STRATIFIED TEMPERED GLASS

S5 MARMORINO FINISH

S6 FRYREGLET PLASTER MOLDING L REVEAL COLOR TO MATCH S2

S7 WHITE OPALINE POLYCARBONATE

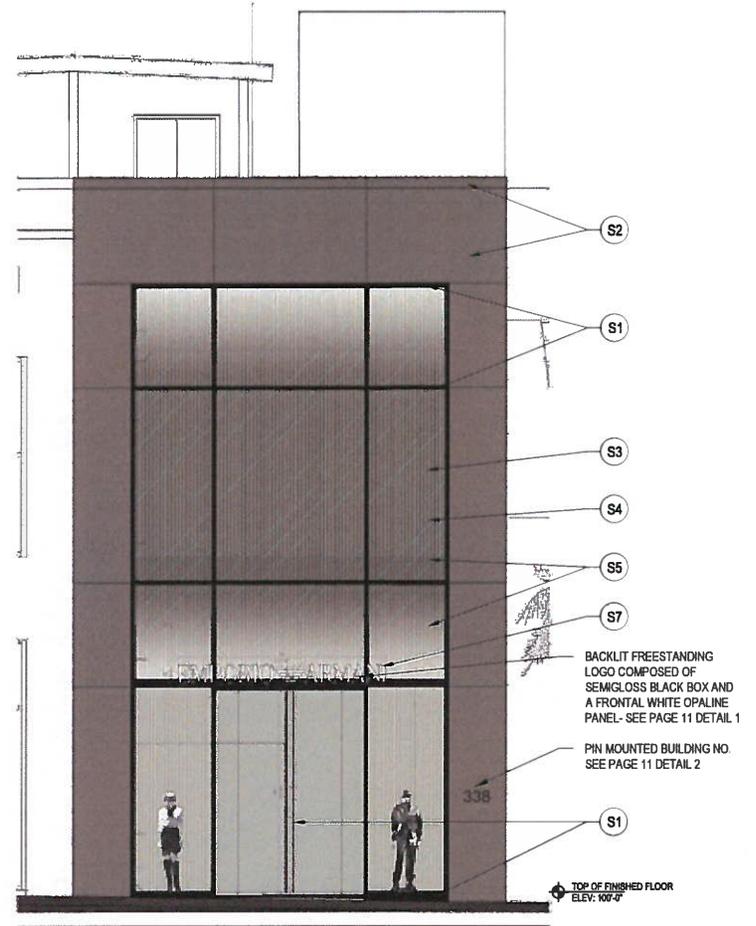
LANDLORD PROVIDED BASE BUILDING FINISHES

L1 TEXTON- TUSCANY EXTERIOR PLASTER (COLOR TO MATCH S2)
COLOR AND TEXTURE APPROVED BY ARCHITECT

R1 FRYREGLET. PLASTER MOLDING CHANNEL REVEAL POWDER PAINT. SILVER SATIN

R2 FRYREGLET. PLASTER MOLDING F REVEAL MOLDING POWDER PAINT.
(COLOR TO MATCH S2)

REFER TO MATERIAL BOARDS FOR MATERIAL SAMPLES



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



EMPORIO  ARMANI

Emporio Armani Store | 338 N Rodeo Drive, Beverly Hills, California · Antunovich Associates ©

Building Rendering

January 29, 2015



Architectural Commission Report

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Attachment B

Proposed Design Plans
and Revision Narrative

June 29, 2015

The Architectural Commission
City of Beverly Hills
Planning Division
455 N. Rexford Drive
Beverly Hills, California 90210

Re: Resolution No. AC 04-15
338 North Rodeo Drive- Resubmission ARC Architectural Review
Emporio Armani – Tenant Improvements
Beverly Hills, California 90210

Dear Architectural Review Commission:

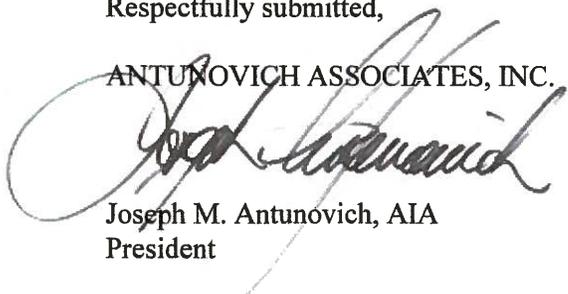
It is unfortunate that we have to revise the approved design due to the technical difficulty on the large center piece of façade glazing. In order to keep the original approved design, the oversized insulated glass will need to increase from 1" to 1 -7/16" with additional air space to accommodate the glass deflection. All curtainwall glazing will need to be increased to 1 - 7/16" per curtain wall manufacturer. Armani is very concerned that at the shop windows at street level the extra thick glass will be very evident in addition it will also have an impact on the display of the merchandise. Therefore, Armani suggested an alternative solution by adding a new center mullion in the middle of the curtainwall system to reduce the required glazing size so 1" insulated glass can be used AS per original glazing specification.

In addition, the transom has been added above the double entry doors due to the maximum manufacture production size of 10'-0" height.

We would like your consideration and support on this revision.

Respectfully submitted,

ANTUNOVICH ASSOCIATES, INC.



Joseph M. Antunovich, AIA
President

cc: George Fu, Antunovich Associates, Inc.

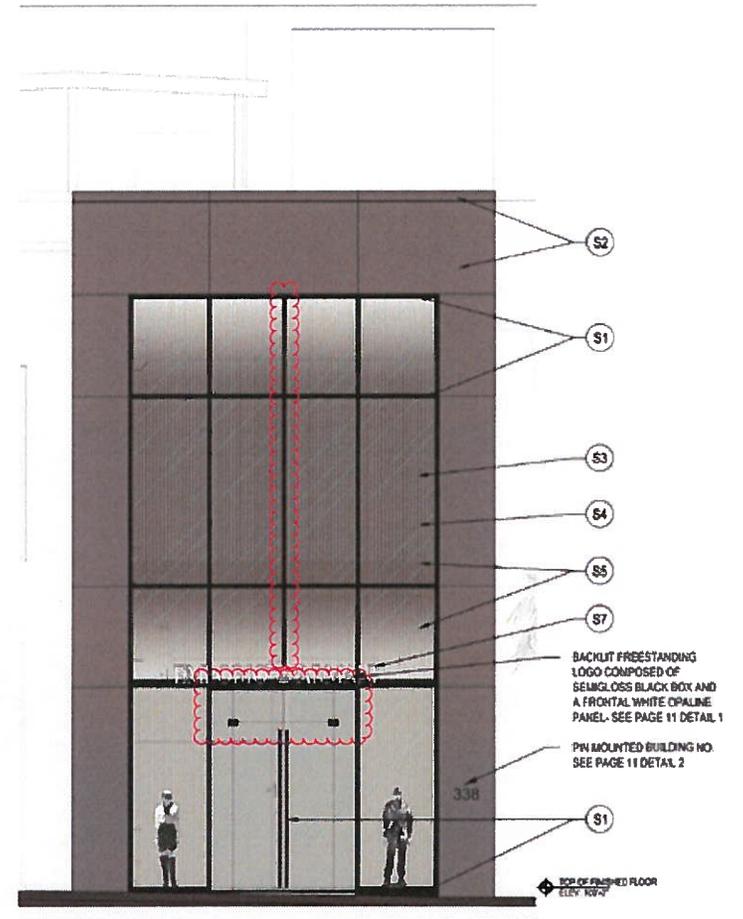
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COLOR TO MATCH S2

REFER TO MATERIAL BOARDS FOR MATERIAL SAMPLES



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



EMPORIO  ARMANI

Emporio Armani Store | 338 N Rodeo Drive, Beverly Hills, California · Antunovich Associates ©

Building Rendering

June 29, 2015



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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 TO ALLOW A REVISION TO A PREVIOUSLY APPROVED FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 338 NORTH RODEO DRIVE (PL1500096 – EMPORIO ARMANI).

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

Section 1. Phil Tollios, Burnham Nationwide, agent, on behalf of the property owner, ECA Capital, and the tenant, Emporio Armani, (Collectively the “Applicant”), has applied for architectural approval to allow a revision to a previously approved façade remodel for the property located at 338 North Rodeo 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 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.

The Architectural Commission previously adopted a Categorical Exemption for the project on January 21, 2015 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 July 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 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: July 15, 2015

Ryan Gohlich, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission