



## Architectural Commission Report

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**Meeting Date:** Wednesday, August 19, 2015

**Subject:** **339 NORTH CANON DRIVE (PL1501038)**

Request for approval of a revision to previously approved façade remodel. 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.

**Project agent:** David Kim – Corbel Architects

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

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### REPORT SUMMARY

The applicant is requesting review and approval of a revision to a previously approved façade remodel for the retail building located at 339 North Canon Drive. The project was conditionally approved by the Architectural Commission at its meeting on Wednesday, March 18, 2015. The proposed revision to the façade remodel includes the following components:

- Clay tile roofing element (parapet cap) above false second-floor windows;
- Horizontal pre-cast concrete molding underneath corbels, and;
- Removal of balconette brackets.

The applicant has prepared a revision narrative, which is included as Attachment B in this staff report.

### URBAN DESIGN ANALYSIS

The combination of the clay tile roofing element (parapet cap) and the horizontal pre-cast molding appear to crowd the false second-floor windows and create a considerable amount of undesirable tension between these elements. Additionally, the roofing element is out of proportion when viewed with the comprehensive façade design and does not appropriately cap the building.

It is recommended that the previously approved roofing element (parapet cap) be utilized as it provides the most desirable spacing among the various architectural elements and is in keeping with the overall architectural theme. However, the proposed horizontal pre-cast concrete molding is a positive design element and it is recommended that this proposed element be retained.

A project-specific condition has been included in the draft approval resolution (Attachment D) as a result of the urban design analysis; however, the Commission may elect to add, delete, or modify any project-specific conditions it deems necessary to make the findings required for approval.

*(continued on next page)*

#### Attachment(s):

- Previously Approved Plans (March 18, 2015)
- Applicant-prepared Revision Narrative
- Project Design Plans
- 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 – August 19, 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.

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.



**Architectural Commission Report**

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**Attachment A**

Previously Approved Plans

(March 18, 2015)

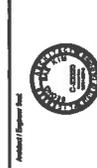


**339 CANON  
RETAIL  
REMODELING**  
RENEWAL WALL, CORNER  
WALL

Project Name:  
**Fisch Properties L.P.**  
471 S. WOOD DR. SUITE 100  
DALLAS, TX 75219

Architect:  
CORBEL ARCHITECTS, P.C.

Project No.:

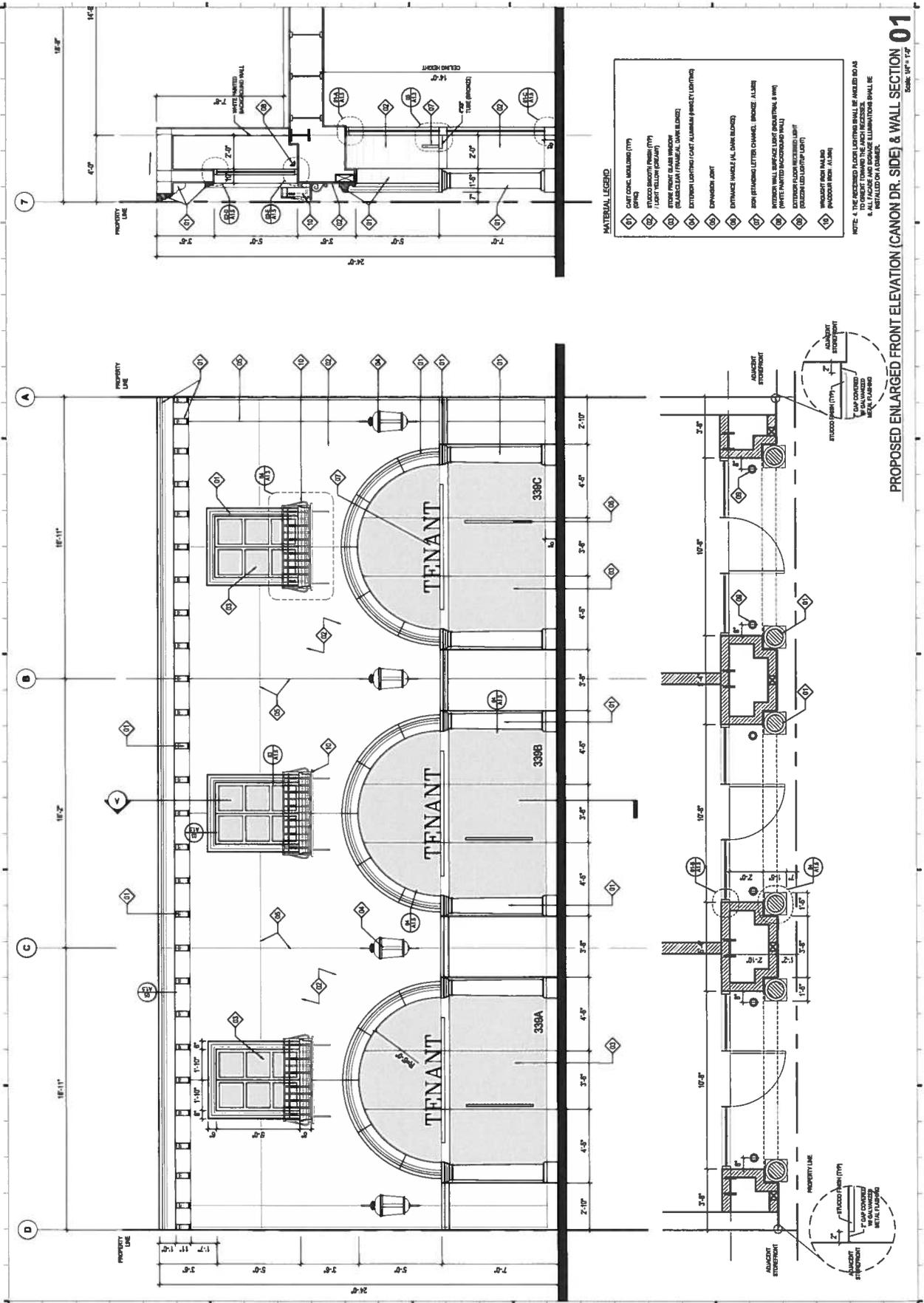


NO.	REVISION	DATE
01	1ST SUBMITTAL	5/20/21
02	2ND SUBMITTAL	5/20/21

Project No. **13002**  
Drawing No. \_\_\_\_\_  
Drawing Title \_\_\_\_\_  
Drawing Date \_\_\_\_\_

EXTERIOR ELEVATION  
& SECTION  
Sheet No. **A1.5**

ARCHITECTURAL REVIEW SUBMITTAL



- MATERIAL LEGEND**
- ① GRC CONC. BELINDO (TP)
  - ② STUCCO BELINDO (TP)
  - ③ STUCCO BELINDO (TP) / LIGHT YELLOW (CR&M)
  - ④ STONE FRONT GLASS WINDOW (REINFORCED / FINISAL, DARK BROWN)
  - ⑤ EXTERIOR LIGHTING / GATE ALUMINUM FINISAL (TP)
  - ⑥ UPWINDERS JOINT
  - ⑦ STAINLESS STEEL (PL, DARK BROWN)
  - ⑧ 200# STAINLESS LETTER CHANGED, BRONZE (AL.30)
  - ⑨ EXTERIOR WALL SURFACE LIGHT (INSULATION & W/W)
  - ⑩ WHITE PARTS (BACKGROUND WALL)
  - ⑪ EXTERIOR FLOOR (RECESSED LIGHT)
  - ⑫ FLOOR (RECESSED LIGHT)
  - ⑬ WROUGHT IRON BALLO
  - ⑭ WOODGRAN (AL.30)

NOTE: 4. THE RECESSED FLOOR LIGHTING SHALL BE ANGLED 90 AS SHOWN.  
5. ALL FLOOR AND CEILING ILLUMINATIONS SHALL BE INSTALLED ON (DOWNER).

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



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

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**Attachment B**

Applicant-prepared Revision Narrative



August 3, 2015

To; Beverly Hills Architectural Commission

Re; Request of Design modification for 339 Canon Drive , Beverly Hills

Architectural Commissioners;

Building owner had intention of replicating authentic Spanish style architecture for this renovation. The clay roof tile was always has been part of the design, but when he found the Beverly Hills zoning code doesn't allow more than 24 feet in height, he settled with the approved design elevation without Clay roof tiles. He wanted to apply for Development Review but as the development review board may not allow additional height for clay roof tile, owner decided to ask for this revision to Design Review.

Proposed revision keeps all approved elements, material and colors but adds clay roof tile on top within 24 feet height. I wish Architectural Commission approves this revision before the construction starting date, so we can pull building permit with this revision.

Sincerely yours,

David Seongbae Kim, AIA  
Principal Architect

CORBeL architects, Inc.

3450 Wilshire Boulevard, Suite 1000, Los Angeles, CA 90010 Tel (213)739-9902 Fax (213)739-9906 [www.corbelarchitects.com](http://www.corbelarchitects.com)



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

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**Attachment C**  
Project Design Plans



www.CORBELARCHITECTS.com  
 3000 Wilshire Blvd., Suite 2000  
 Los Angeles, California 90010  
 T 310.278.9922  
 F 310.278.9920

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

Client: **Fisch Properties L.P.**  
 6715 Wilshire Blvd., Suite 300  
 Beverly Hills, California 90210

Architect/Engineer Seal

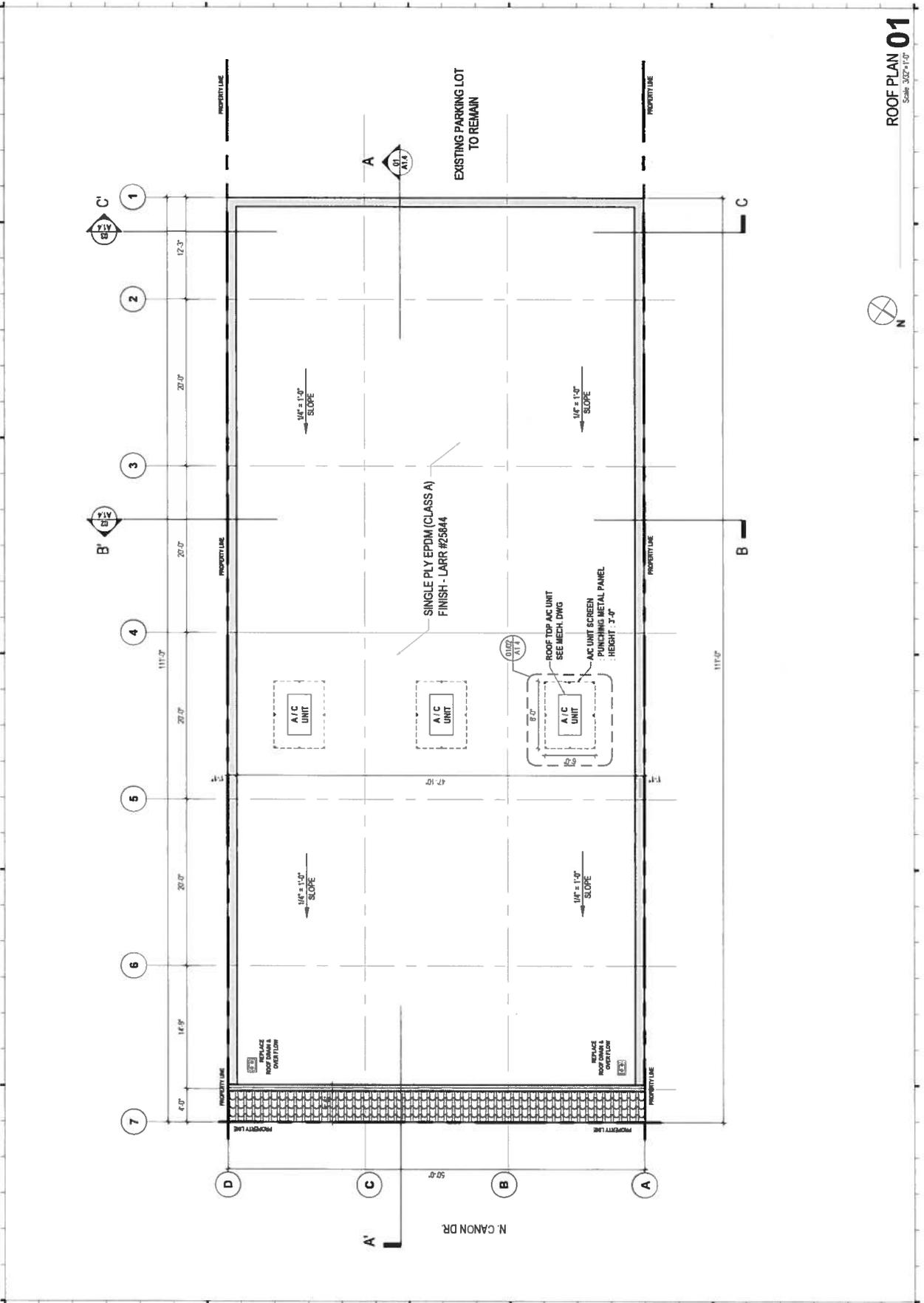


NO.	ISSUED	DATE
01	1ST SUBMITTAL	2/22/13
02	2ND SUBMITTAL	3/22/13
03	APPROVED	3/14/2013
04	PACKAGE REVISION	07/2013

Project No: **130002**  
 Owner: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Sheet: **ROOF PLAN**  
 Title: **A1.2**

ARCHITECTURAL REVIEW SUBMITTAL



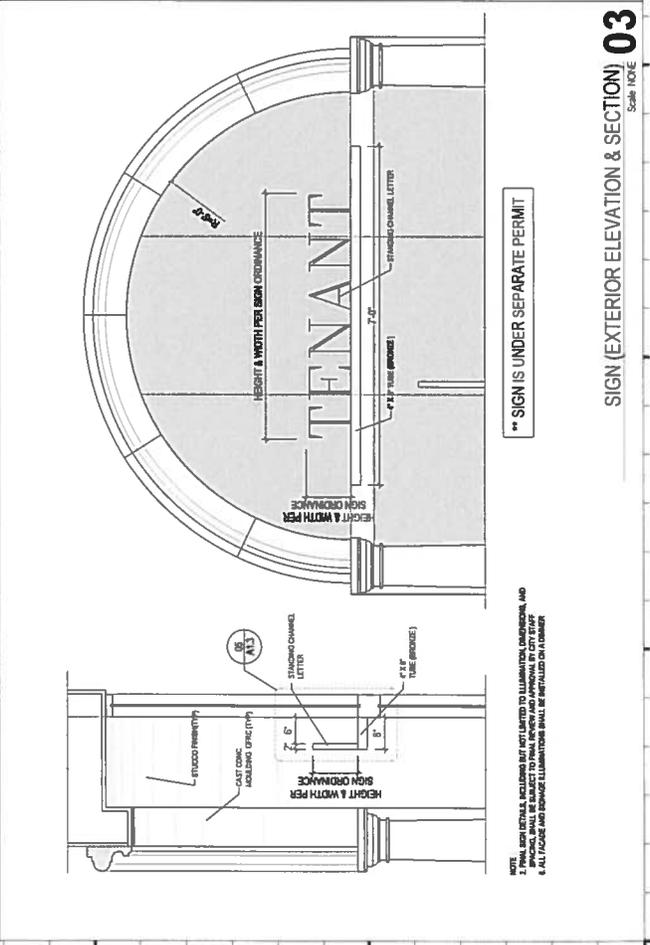
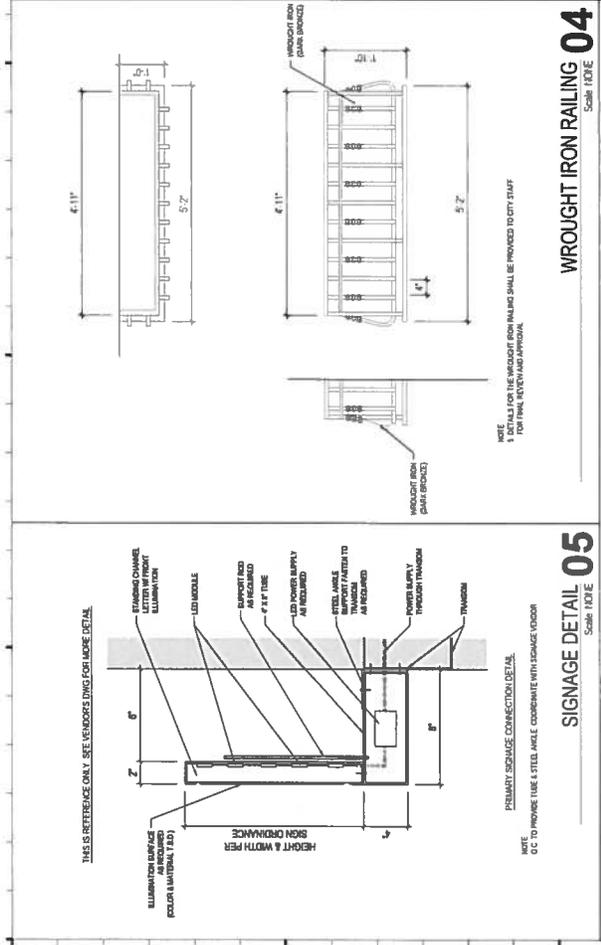
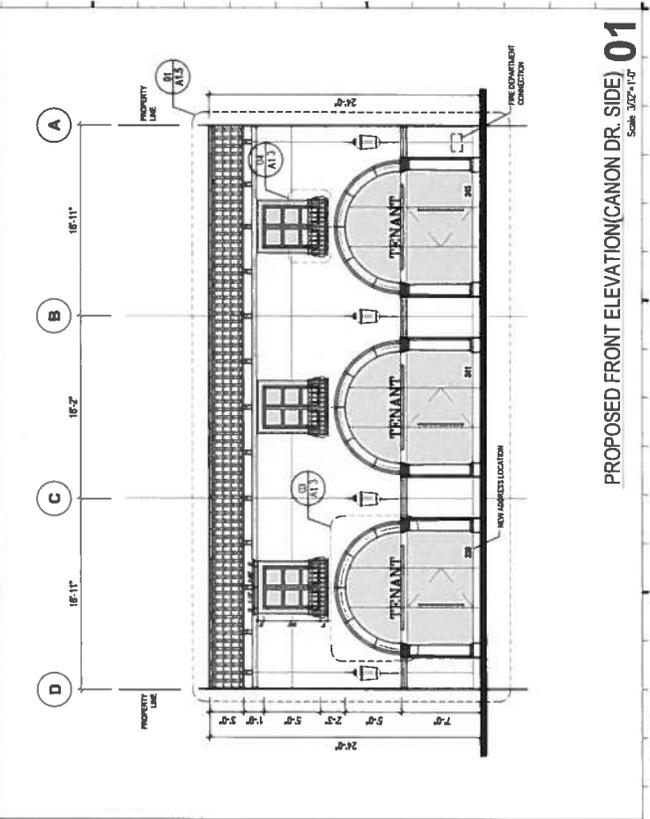
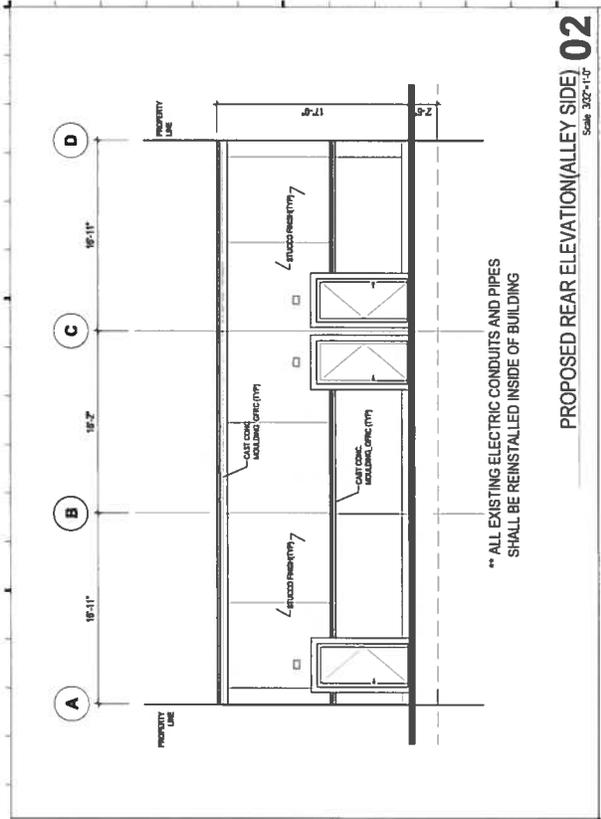
ROOF PLAN **01**  
 Scale: 3/32" = 1'-0"



NO	ISSUED	DATE
01	1ST SUBMITTAL	09/29/15
02	2ND SUBMITTAL	10/29/15
03	APPROVED	11/19/15
04	FINAL REVISION	02/26/16

Project No: 13002  
 Drawn By:  
 Checked By:  
 Sheet Name:

FRONT & REAR  
 ELEVATIONS  
**A1.3**



THIS IS REFERENCE ONLY. SEE VENDORS DIMS FOR MORE DETAIL.  
 ELEVATION FINISHES (COLOR & MATERIAL, TFD)  
 SIGN ORNANCE  
 HEIGHT & WIDTH PER SIGN ORNANCE  
 LED MODULE  
 SUPPORT ROD AS REQUIRED  
 #2 X 1/4" TUBE  
 LED POWER SUPPLY AS REQUIRED  
 STEEL LABEL SUPPORT / FASTEN TO STRUCTURE AS REQUIRED  
 POWER SUPPLY THROUGH TRANSOM

NOTE: 2" FINN ALUMINUM CHANNELS NOT LIMITED TO ILLUMINATION PURPOSES AND ALL FACIAL AND SIGNAGE ILLUMINATION SHALL BE INSTALLED ON A TRANSOM



**339 CANON  
RETAIL  
REMODELING**  
BEVERLY HILLS, CALIFORNIA 90212

Project Owner:  
**Fisch Properties L.P.**  
4715 Wilshire Dr.  
Beverly Hills, California 90212

Engineer:  
**Corbel Architects, Inc.**  
13002  
13002

Architect/Engineer Seal

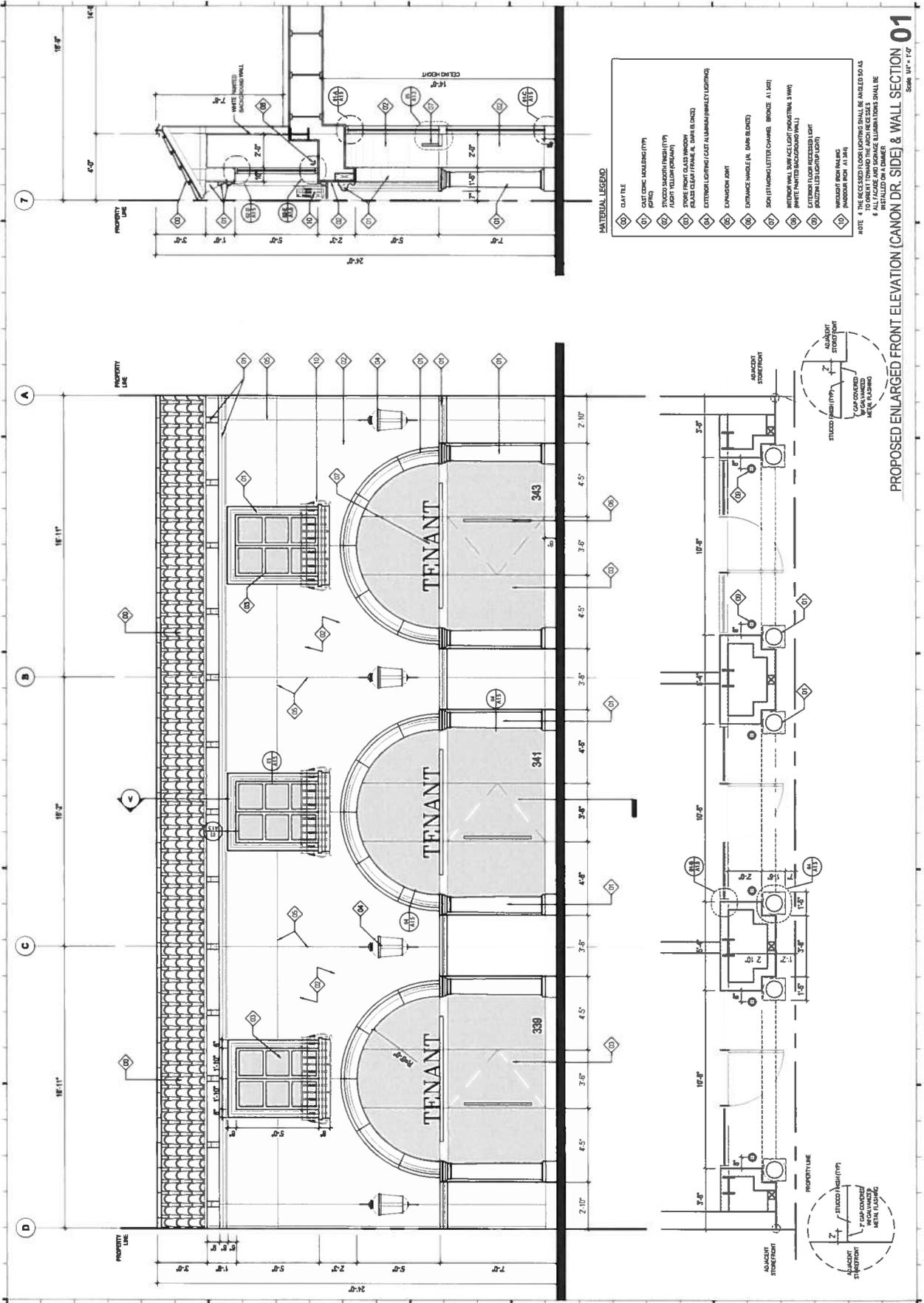


NO.	REVISION	DATE
01	1ST SUBMITTAL	2/22/23
02	2ND SUBMITTAL	3/22/23
03	APPROVED	3/22/23
04	PACKAGE REVISION	6/29/23

Project No: **13002**  
Drawn By:  
Checked By:  
Sheet Name:

**EXTERIOR ELEVATION & SECTION**  
Sheet No: **A1.5**

ARCHITECTURAL REVIEW SUBMITTAL

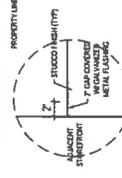
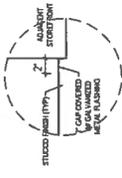


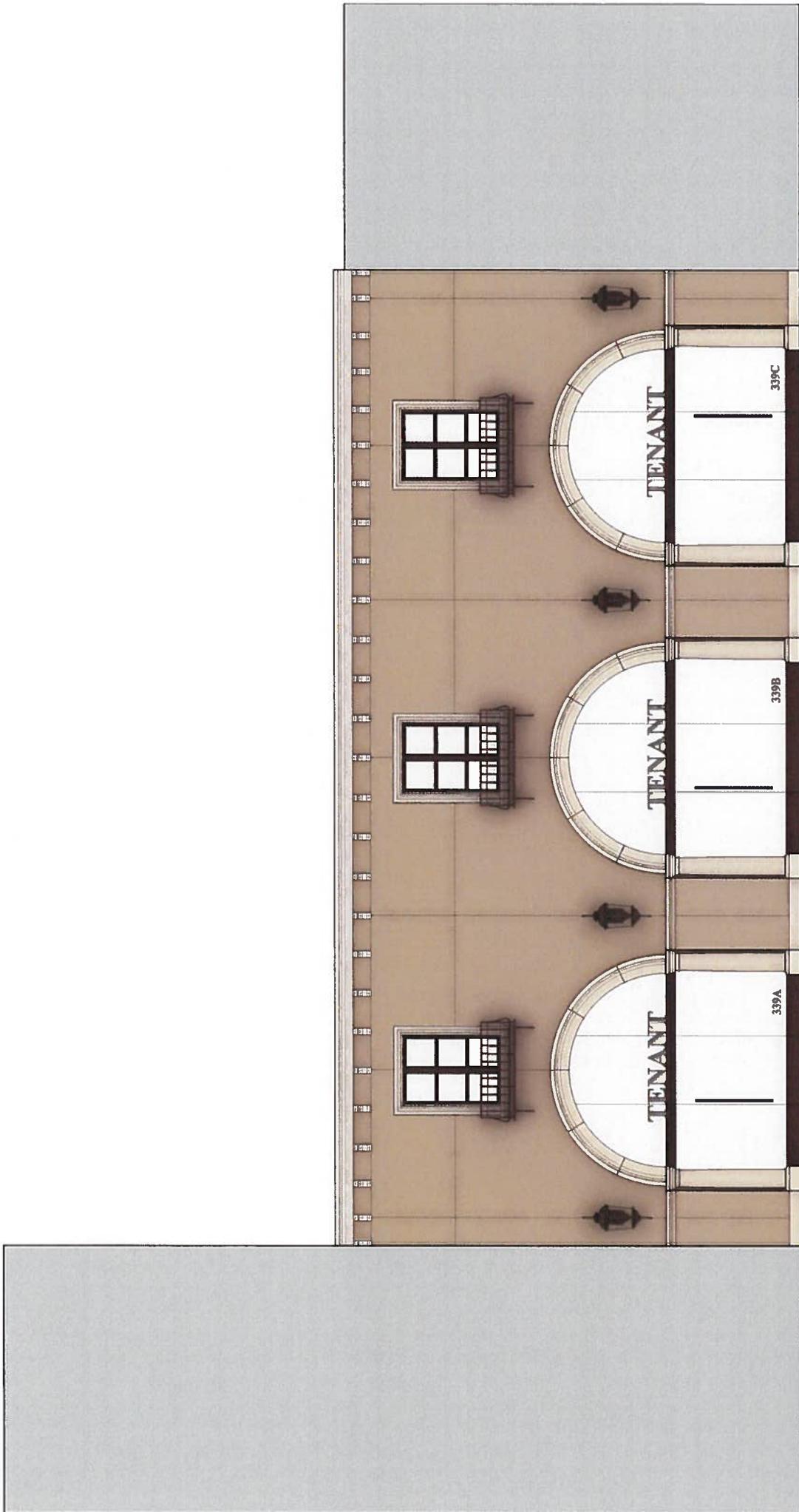
**MATERIAL LEGEND**

- 01 CLAY TILE
- 02 CUSTOMER MAILBOX (TYP)
- 03 BRICK
- 04 ALUMINUM PANEL (TYP)
- 05 ALUMINUM WINDOW (TYP)
- 06 TONE TINTED GLASS WINDOW
- 07 BRASS CLEAN FRAME & SWIRL GLAZED
- 08 EXTERIOR LIGHTING / CAST ALUMINUM / PARALLEL LIGHTING
- 09 LUMINOUS JOINT
- 10 LUMINOUS HANDLE (V.L. / DARK BRONZE)
- 11 SIGN (11" HIGH LETTER CHANNEL BRONZE A1 300)
- 12 WINDOW WALL SURFACE LIGHT (INDUSTRIAL 3 W/4)
- 13 WHITE PAINTED BACKGROUND WALL
- 14 UTILITY FLOOR RECESSED LIGHT
- 15 RECESSED LIGHT (TYP)
- 16 WOODGRAIN ROOF (1.5" H)

**NOTE 4:** THE RECESSED FLOOR LIGHTING SHALL BE ANGLED SO AS TO ORBIT TOWARD THE ARCH RECESSES.  
\* ALL RECESSED FLOOR LIGHTING SHALL BE INSTALLED ON A DIMMER.

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





PROPOSED FRONT ELEVATION (CANON DR. SIDE)

# 339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210

**APPROVED DESIGN**

Fisch Properties L.P.



PROPOSED FRONT ELEVATION (CANON DR. SIDE)

Fisch Properties L.P.

# 339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210

**PROPOSED DESIGN CHANGE**



PROPOSED 3-D PERSPECTIVE RENDERING

# 339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210

APPROVED DESIGN

Fisch Properties L.P.

CORBCL  
ARCHITECTS

WWW.CORBCLARCHITECTS.COM



PROPOSED 3-D PERSPECTIVE RENDERING

## 339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210

PROPOSED DESIGN CHANGE

Fisch Properties L.P.



**Architectural Commission Report**  
455 North Rexford Drive, Room 280-A  
AC Meeting – August 19, 2015

**Attachment D**  
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 OF A REVISION TO A PREVIOUSLY APPROVED FAÇADE REMODEL 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 revision to a previously approved façade remodel 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 to not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

Section 5. The Architectural Commission conducted a duly noticed public hearing on August 19, 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, 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

1. The roofing element/parapet cap approved by the Architectural Commission at its meeting on March 18, 2015 shall be retained. However, the horizontal pre-cast molding located underneath the corbels shall be included in the design, subject to final review and approval by the Urban Design staff.

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: August 19, 2015

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Ryan Gohlich, Commission Secretary  
Community Development Department

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Andrea Gardner Apatow, Chair  
Architectural Commission