



Architectural Commission Report

Meeting Date: Wednesday, August 19, 2015

Subject: **PENHALIGON'S (PL1511202)**

439 North Rodeo Drive

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

Project agent: Roy Hasson – Permit Advisors

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, business identification signage, awning signage, and a construction barricade for Penhaligon's located at 439 North Rodeo Drive. The project includes the following components:

Façade Remodel

- Bronze-finished storefront system with clear glazing;
- Gray fabric awnings;
- Existing stone façade (building) and black trim to remain;
- Metal front panel above storefront (North Rodeo Drive elevation), and;
- Infill of existing steps to align with curved storefront glazing (North Rodeo Drive elevation).

Business Identification Signage

North Rodeo Drive elevation

- One (1) 0.94 SF window-mounted, non-illuminated sign;
- One (1) 2 SF façade-mounted, non-illuminated sign plaque.

TOTAL SIGN AREA: 2.94 sf

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum allowable sign area for business identification signage for a ground floor business with street frontage is two square feet (2') in area for each one foot (1') of ground floor street frontage, in no event to exceed 100 square feet. Based on a storefront length of 12'-3", the maximum sign area for this tenant is approximately 24.5 SF. In addition, a ground floor business may have an additional 5 SF sign for each fifty feet of street frontage. As such, the proposed signage is in compliance with the maximum standards set forth in the BHMC.

(continued on next page)

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

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Courtyard elevation

- One (1) 0.94 SF window-mounted, non-illuminated sign;
- One (1) 2 SF façade-mounted, non-illuminated sign plaque.

TOTAL SIGN AREA: 2.94 sf

Pursuant to BHMC §10-4-608, the maximum allowable sign area for business identification signage for a courtyard entry is two square feet (2') in area for each one foot (1') of store courtyard frontage, in no event to exceed eight square feet (8 SF). Based on a store courtyard length of 12'-3", the maximum sign area for this tenant is 8 SF. As such, the proposed signage is in compliance with the maximum standards set forth in the BHMC.

Awning Signage

North Rodeo Drive + Courtyard elevations

- One (1) sign, 5 ¼" in height, on each awning valance

Pursuant to BHMC §10-4-306, one horizontal line of letters and symbols that does not exceed seven inches (0'-7") in height, which identifies the name and occupation of the tenant or owner, may be fixed to the awning valance. As proposed, the proposed awning signage is in compliance with the maximum standards set forth in the BHMC.

Construction Barricade Graphic

The applicant is also requesting a construction barricade with business identification signage. Pursuant to BHMC §10-4-612, construction barricades may include 12 SF of signage that includes the name of the business, a company logo, and the opening date of the business on that portion of the construction barricade parallel to the street. Each barricade return (that portion located perpendicular to the street) may include 2 SF of such signage. As proposed, the barricade complies with the standards.

Each barricade return also includes 6 SF of sign area allocated to adjacent tenants. The sign area for adjacent tenants complies with the Community Development Department's policy of requiring such signage to ensure that adjacent tenants maintain visibility during construction.

URBAN DESIGN ANALYSIS

The proposed façade remodel and signage presents an elegant and tasteful aesthetic that is consistent with the desired image and streetscape of North Rodeo Drive. The use of high quality storefront materials allows the tenant an individual identity within the overall building; a precedent that has been set by previous and current tenants. However, the height of the entry door on the Rodeo Drive elevation should be clarified. Certain drawings show it higher than the adjacent tenant's door whereas other drawings indicate that is the same height. It is recommended that the entry door be the same height as that of the adjacent tenant to maintain visual continuity between the unique storefronts.

A project-specific condition has not been included as a result of this analysis, pending clarification; however, the Commission may wish to add project-specific conditions that are deemed necessary to make the findings for approval.



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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:

External and internal remodelling of an existing retail unit within a commercial development. Complete remodelling of the front and rear external facades to enhance the quality and appearance of the building, and complement the character of the existing context. The facade proposals will provide more openness into the store improving access to natural daylight and general visibility. The choice of materials for the facade and interior space have been governed by both practical considerations of performance and durability, as well as economy and aesthetic considerations defined by the brand. High quality, noble materials are proposed, which include bronze chirara to the glass facade and door frames, clear glass and marble/stone paving to the steps at the front are to match the existing building. Grey fabric awnings are also proposed to both front and rear facades. Internally, the proposed store is composed of a contemporary palette including a white and grey stone floor, grey timber wall panelling, blackened oak millworkwork and a range of brushed brass millwork items and lighting fixtures. Simple detailing has been adopted as much as possible to elevate the fundamental qualities of space and material, and to make them intrinsic to the architecture.

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

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

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

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

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

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

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

A Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Business ID Sign(s)	2 (1 to front elevation and 1 to rear)	11 13/16"(w) x 7 7/8"(h) Brass plater	2sqft each	24 sqft
2	Window Sign(s)	2 (1 to front elevation and 1 to rear)	1'-7 11/16" (w) x 3 11/32" (h)	2.5sqft each	24 sqft
3	Awning Sign(s)	2 (1 to front awning and 1 to rear awning)	3'-1 13/32" (w) x 7 7/8"(h) and 3'-1 13/32"(w) x 1'-3"	6.5sqft each	24 sqft.
4	Construction Barricade Sig	2 (front and rear barricades)	3'-4 3/4" (w) x 5 1/4"(h)	3sqft each	12 sqft.
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: Bronze framed glass facade, stone base
Texture /Finish: Finitura Chiara brass metal, low ion clear glass
Color / Transparency: Brown, transparent glass

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

Material: Bronze framed doors and glass facade
Texture /Finish: Finitura Chiara brass metal, low ion clear glass
Color / Transparency: Brown, transparent glass

ROOF

Material: Not applicable
Texture /Finish: Not applicable
Color / Transparency: Not applicable

COLUMNS

Material: Not applicable
Texture /Finish: Not applicable
Color / Transparency: Not applicable

BALCONIES & RAILINGS

Material: Not applicable
Texture /Finish: Not applicable
Color / Transparency: Not applicable

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

Material: Not applicable
Texture /Finish: Not applicable
Color / Transparency: Not applicable

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

AWNINGS, CANOPIES

Material: Dyed acrylic fabric awning over steel frame support
Texture /Finish: Matt textile
Color / Transparency: Solid grey color

DOWNSPOUTS / GUTTERS

Material: Not applicable
Texture /Finish: Not applicable
Color / Transparency: Not applicable

BUSINESS ID SIGN(S)

Material: Brass with black lettering
Texture /Finish: Brushed, matt finish
Color / Transparency: Yellow/gold color

BUILDING ID SIGN(S)

Material: 3M graphic film (inside/reverse of glass)
Texture /Finish: Satin gold
Color / Transparency: Clear adhesive

EXTERIOR LIGHTING

Material: Brass pendant
Texture /Finish: Brushed brass
Color / Transparency: Yellow/gold, solid color

PAVED SURFACES

Material: Marble / stone to match existing building
Texture /Finish: Smooth/polished to match existing
Color / Transparency: Solid color, beige to match existing

FREESTANDING WALLS AND FENCES

Material: Not applicable
Texture /Finish: Not applicable
Color / Transparency: Not applicable

OTHER DESIGN ELEMENTS

Material: Not applicable
Texture /Finish: Not applicable
Color / Transparency: Not applicable

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

No landscape scheme proposed.

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.**

The clean lines and brass finish of the proposed storefront evokes the luxury brands associated with Rodeo Drive. The streamlined sophisticated design matches the adjacent awning of Herve Leger bringing a needed symmetry and balance to the building. The brass finish of the facade framing is brought into the store in the custom lighting fixtures. The brass is also used in the product fixtures that hold the perfume bottles like individual jewels. The custom marble floor throughout speaks to the sophistication of the brand that is Penhaligon's.

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 storefront is comprised of metal framing with glass panels that is common to the area. The protection against external noise is no more or less than the typical properties associated with this type of construction. The internal store environment will not have vibrations nor create "noise" as it is a luxury perfume store.

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 brass finish of the exterior storefront is a high quality finish that also matches many of the interior fixtures. The new exterior awnings match the vernacular of the building that the store is located in bringing balance to the existing facade.

4. **Describe how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.**

The proposed design is in line with the spacious and beautiful pedestrian friendly environment that Beverly Hills offers. The proposed will add to this harmony and to the vibrant business and shopping district.

5. **Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The proposed storefront conforms to all codes.



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Attachment B
Project Design Plans



1 EXISTING FACADE @ N. RODEO DRIVE
SCALE: N.T.S.

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2 PROPOSED FACADE @ N. RODEO DRIVE
SCALE: N.T.S.

PROJECT:	PENHAIGON'S LODGE	PROJECT NO.:	150381
LOCATION:	439 J.N. RODEO DR. BEVERLY HILLS, CA 90210	SCALE:	AS NOTED
DRAWING SET:	TRICARICO ARCHITECTURE AND DESIGN PC ARCHITECTURAL COMMISSION SUBMISSION	DATE:	8-03-2015
DRAWING NAME:	EXISTING VS. PROPOSED FACADE PHOTOS	DRAWN BY:	ELR
DRAWING NO.:	A-6	CHECKED BY:	KRT
		*IF THIS DRAWING WERE CONSULTED UNDER THE CORRECT PROJECT NUMBER OF NJT	



PROPOSED STORE LOCATION

1 EXISTING FACADE @ RODEO COLLECTION
SCALE: N.T.S.



2 PROPOSED FACADE @ RODEO COLLECTION
SCALE: N.T.S.

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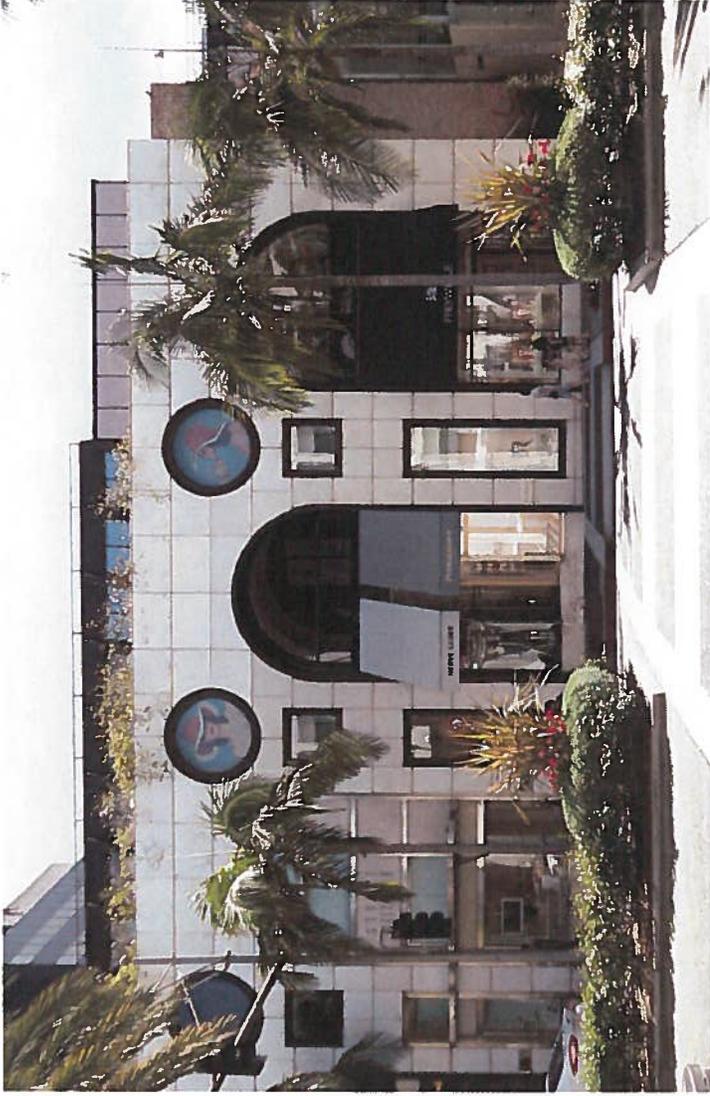
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PROJECT:	PENRALIGON'S LOBBY	DRAWING NO.	439 J.N. RODEO DR. BEVERLY HILLS, CA 90210	DRAWING DATE:	EXISTING VS. PROPOSED FACADE PHOTOS
LOCATION:	439 J.N. RODEO DR. BEVERLY HILLS, CA 90210	PROJECT NO.	150381	DRAWING DATE:	8-03-2015
DRAWING SET:	TRICARICO ARCHITECTURE AND DESIGN PC	SCALE:	AS NOTED	CHECKED BY:	KRT
DRAWING NAME:	ARCHITECTURAL COMMISSION SUBMISSION	DRAWN BY:	AO	DESIGNED BY:	NJT
DRAWING NO.:		DATE:	8-03-2015	DESIGNED BY:	NJT
				DESIGNED BY:	NJT

A-7



1 STREETScape MONTAGE WITHOUT TREES @ N. RODEO DRIVE
SCALE: 1/8"

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PROJECT: PENHALIGON'S LONDON		DRAWING NO.: AO	
LOCATION: 439 J N. RODEO DR BEVERLY HILLS, CA 90210		DRAWN BY: AO	
PROJECT NO.: 150361	SCALE: AS NOTED	CHECKED BY: KRT	DRAWING NO.: A-8
ARCHITECT: NICHOLAS J. TRICARICO ARCHITECT TRICARICO ARCHITECTURE AND DESIGN PC		ARCHITECTURAL COMMISSION SUBMISSION	
DRAWING TITLE: STREETScape PHOTO MONTAGE		DRAWING NO.: A-8	



1 EXTERIOR RENDER OF STOREFRONT @ N. RODEO DRIVE
SCALE: N.T.S.

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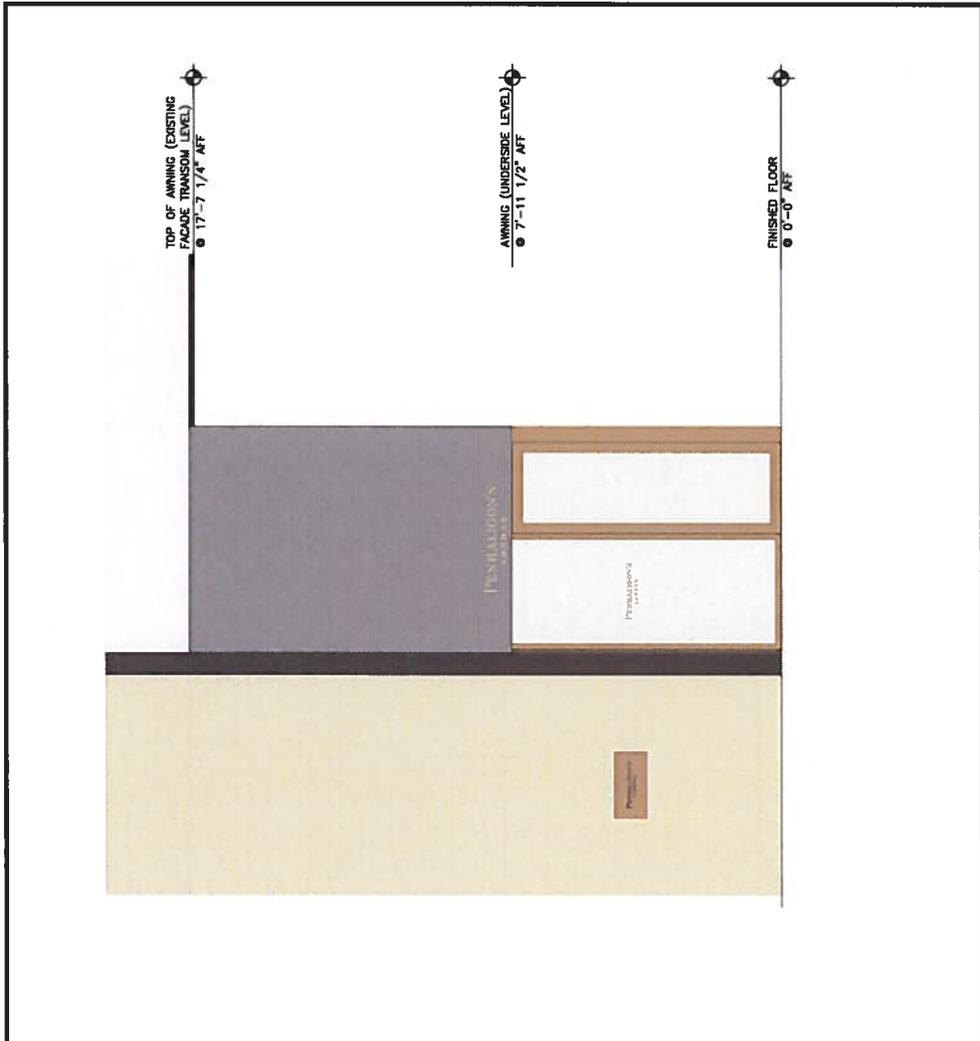
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2 EXTERIOR RENDER OF STOREFRONT @ RODEO COLLECTION
SCALE: N.T.S.

PROJECT: **PENHALIGON'S**
 409 B.B.S.
 LOCATION: 439 J. N. RODEO DR.
 BEVERLY HILLS, CA 90210
 PROJECT NO. 190381
 DRAWN BY: ELR
 SCALE: AS NOTED
 CHECKED BY: KRT
 DATE: 8-03-2015
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 TRICARICO ARCHITECTURE AND DESIGN PC
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 ARCHITECTURAL COMMISSION SUBMISSION
 DRAWING NAME
 EXTERIOR RENDERING DETAILS
 DRAWING NO. **A-10**



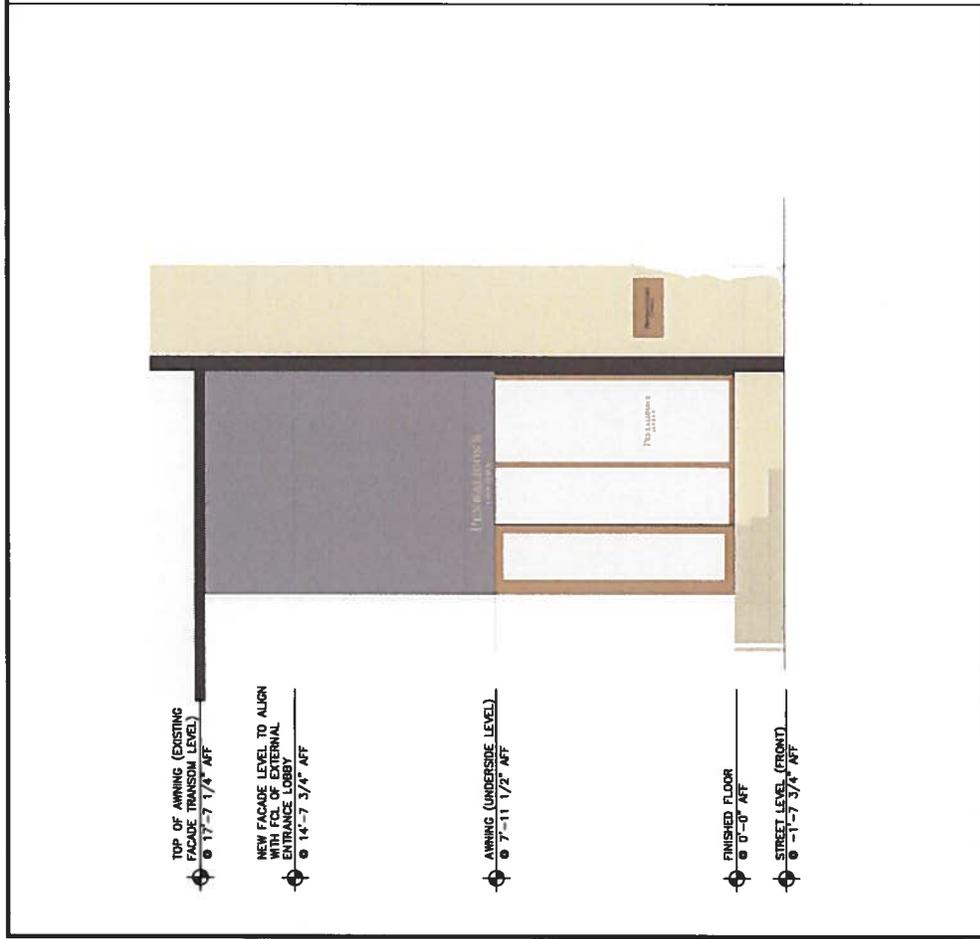
TOP OF AWNING (EXISTING FACADE TRANSOM LEVEL)
 ● 17'-7 1/4" AFF

NEW FACADE LEVEL TO ALIGN WITH FCL OF EXTERNAL ENTRANCE LOBBY
 ● 14'-7 3/4" AFF

AWNING (UNDERSIDE LEVEL)
 ● 7'-11 1/2" AFF

FINISHED FLOOR
 ● 0'-0" AFF

STREET LEVEL (FRONT)
 ● -1'-7 3/4" AFF



TOP OF AWNING (EXISTING FACADE TRANSOM LEVEL)
 ● 17'-7 1/4" AFF

NEW FACADE LEVEL TO ALIGN WITH FCL OF EXTERNAL ENTRANCE LOBBY
 ● 14'-7 3/4" AFF

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 ● 7'-11 1/2" AFF

FINISHED FLOOR
 ● 0'-0" AFF

STREET LEVEL (FRONT)
 ● -1'-7 3/4" AFF

1 COLOR ELEVATION @ N. RODEO SCALE: 1/4" = 1'-0"

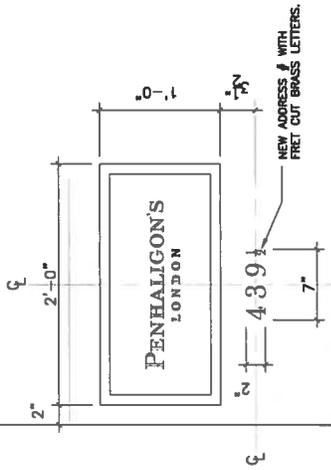
2 COLOR ELEVATION @ RODEO COLLECTION SCALE: 1/4" = 1'-0"

PROJECT: PENTAGON'S S.O. # B O W		DRAWING NAME: COLOR ELEVATION	
LOCATION: 439 J.N. RODEO DR. BEVERLY HILLS, CA 90210		DRAWING NO.: A-18	
PROJECT NO: 150381	DRAWN BY: AO	DRAWING SET: NICHOLAS J. TRICARICO ARCHITECT TRICARICO ARCHITECTURE AND DESIGN PC	
SCALE: AS NOTED	CHECKED BY: KRT	DRAWING NO.: A-18	
DATE: 9-03-2015	DRAWING NO.: A-18		
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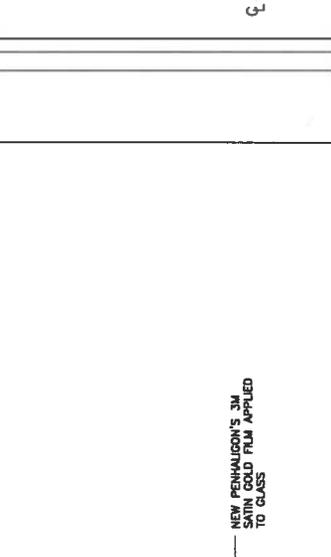
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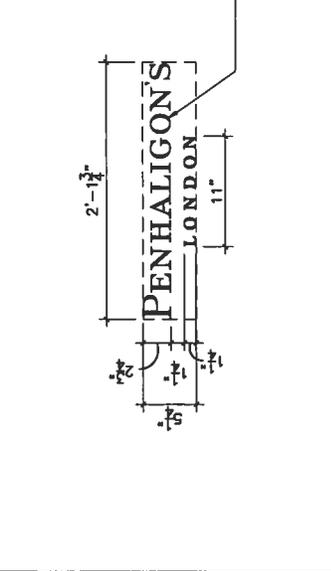
SIGNAGE SCHEDULE	
SIGNAGE INFORMATION	
NUMBER OF SIGNS:	4
MAX SF ALLOWABLE BY CODE:	24 SF
ALL SIGNAGE ON FACADE	
TYPE 1: WINDOW LOGO SIGNAGE	0.84 SF
TYPE 1: WINDOW LOGO SIGNAGE (ROOED COLLECTION)	0.84 SF
TYPE 2: STOREFRONT SIGNAGE	2.00 SF
TYPE 2: STOREFRONT SIGNAGE (ROOED COLLECTION)	2.00 SF
TOTAL AREA OF SIGNAGE	
	5.88 SF



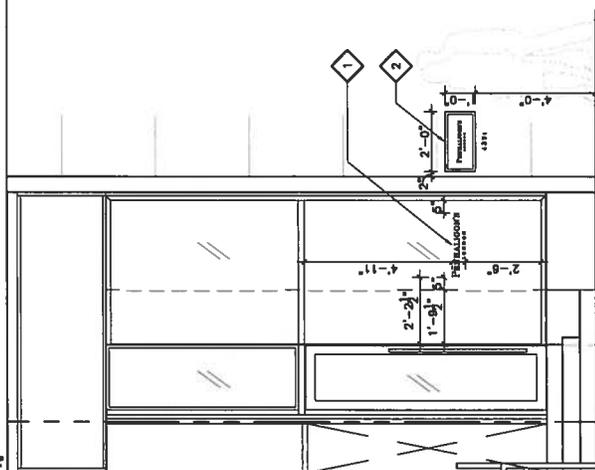
1 SIGNAGE DETAIL - TYPE 1
SCALE: 1/8" = 1'-0"



2 SIGNAGE DETAIL - TYPE 2
SCALE: 1/8" = 1'-0"



3 SIGNAGE DETAIL KEY PLAN
SCALE: 1/8" = 1'-0"



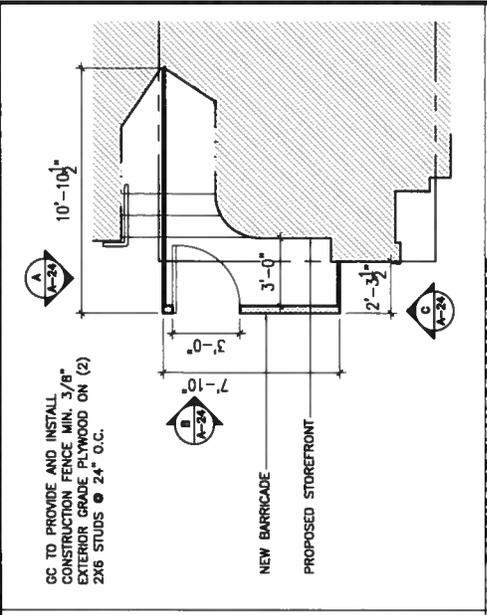
4 SIGNAGE DETAIL KEY PLAN
SCALE: 1/8" = 1'-0"

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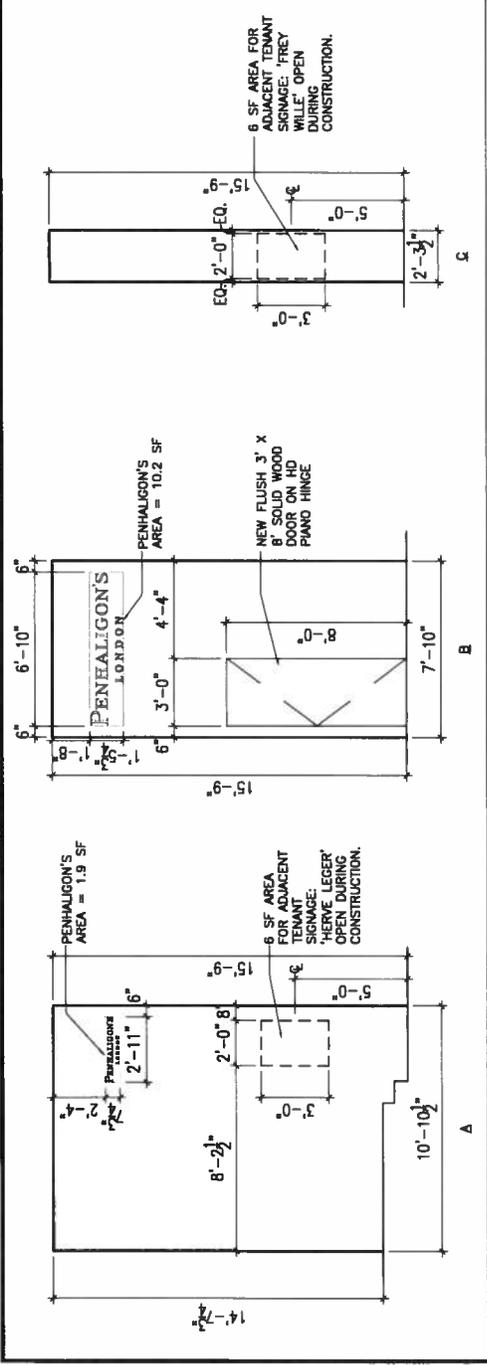
PENHALIGON'S LONDON
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LOCATION: 438 1/2 N. RODEO DR. BEVERLY HILLS, CA 90210
PROJECT NO: 150381
SCALE: AS NOTED
DATE: 8-03-2015
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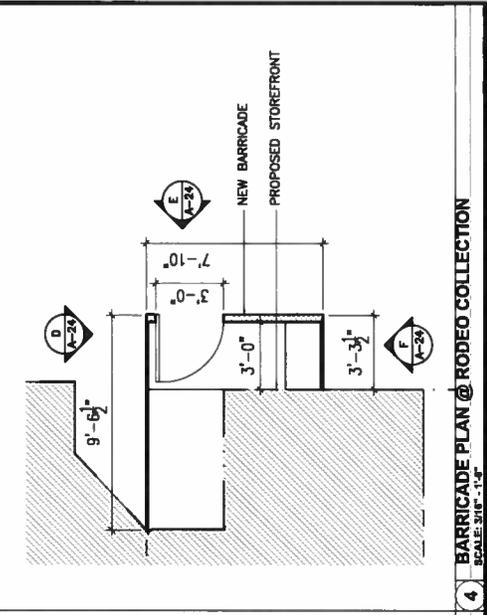


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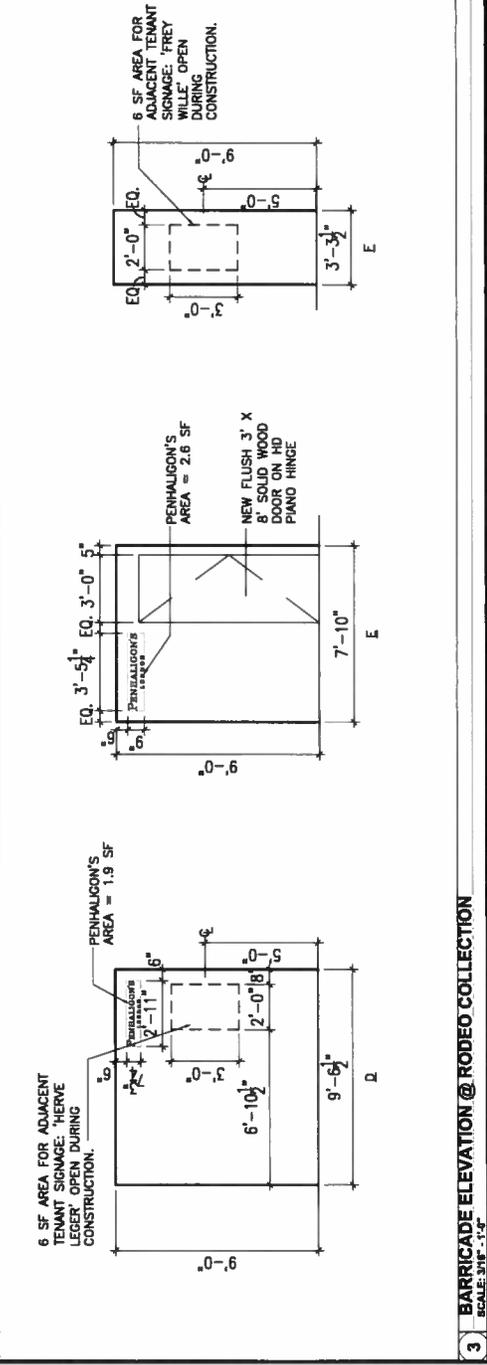
2 BARRICADE PLAN @ RODEO DRIVE
SCALE: 3/16\"/>



3 BARRICADE ELEVATION @ RODEO DRIVE
SCALE: 3/16\"/>



4 BARRICADE PLAN @ RODEO COLLECTION
SCALE: 3/16\"/>



3 BARRICADE ELEVATION @ RODEO COLLECTION
SCALE: 3/16\"/>

PROJECT: PENHALGON'S LONDON		PROJECT: NICHOLAS J. TRICARICO ARCHITECT	
LOCATION: 439 1/2 N. RODEO DR. BEVERLY HILLS, CA 90210		TRICARICO ARCHITECTURE AND DESIGN PC DRAWING SET ARCHITECTURAL COMMISSION SUBMISSION	
PROJECT NO.: 159381		DRAWING NAME: PROPOSED BARRICADE	
SCALE: AS NOTED		DRAWING NO.: A-24	
DATE: 8-03-2015		CHECKED BY: KRT <small>YOUR DRAWINGS WILL BE CANCELLED IF YOU DO NOT PRINT THIS DRAWING.</small>	
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Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – August 19, 2015

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. AC XX-15

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT OF A FAÇADE REMODEL, BUSINESS IDENTIFICATION SIGNAGE, AWNING SIGNAGE, AND A CONSTRUCTION BARRICADE FOR THE PROPERTY LOCATED AT 439 NORTH RODEO DRIVE (PL1511202 – PENHALIGON’S).

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

Section 1. Roy Hasson, Permit Advisors, agent, on behalf of the property owner, Rodeo Collection – Kamyar Mahboubi, and the tenant, Penhaligon’s, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, business identification signage, awning signage, and a construction barricade for the property located at 439 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.

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

No project-specific conditions.

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: August 19, 2015

Ryan Gohlich, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission