



Architectural Commission Report

Meeting Date: Wednesday, January 20, 2016

Subject: **BATTISTONI (PL1600059)**
9536 Wilshire Boulevard

Request for approval of façade modifications, awning signage, a sign accommodation for multiple business identification signs, and a sign accommodation for an alley-oriented business identification sign. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Agent: Murray D. Fischer

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 façade modifications, awning signage, a sign accommodation for multiple business identification signs, and a sign accommodation for an alley-oriented business identification sign for Battistoni located at 9536 Wilshire Boulevard. The project includes the following components:

Façade Modifications

- Existing storefront windows re-clad in dark bronze metal with clear tempered glass;
- Replace awnings with new curved frames and red fabric;
- New exterior light fixtures, and;
- New wood door and storefront system at alley-adjacent entrance.

Awning Signage

- One 7" business logo located 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.

Sign Accommodation (multiple business identification signs)

Wilshire Boulevard

- One (1) 8.86 SF façade-mounted, halo-illuminated, dark bronze sign;
- Two (2) 2.33 SF façade-mounted, non-illuminated dark bronze signs, and;
- One (1) 4.34 SF façade-mounted, non-illuminated plaque sign.

South Rodeo Drive

- One (1) 8.86 SF façade-mounted, halo-illuminated, dark bronze sign, and;

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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- Four (4) 4.34 SF façade-mounted, non-illuminated plaque signs.

TOTAL SIGN AREA: 44.08 SF

Pursuant to the Beverly Hills Municipal Code (BHMC) §10-4-604, the Architectural Commission may approve a sign accommodation to allow multiple business identification signs if the total area of all business identification signs does not exceed the lesser of: 1) 100 square feet; 2) the total business sign area otherwise permitted by this section, or; 3) 10% of the vertical surface area of that portion of the wall below 20'-0". Based on a total storefront length of +100'-0" the maximum sign area is 100 SF. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

Sign Accommodation (alley-oriented business identification sign)

- One (1) 8.86 SF façade-mounted, halo-illuminated, dark bronze sign, and;
- Two (2) 2.33 SF façade-mounted, non-illuminated dark bronze signs.

TOTAL SIGN AREA: 13.52 SF

Pursuant to BHMC §10-4-604, the Architectural Commission may grant a sign accommodation to allow a sign to be located on a wall abutting an alley or private property and not abutting a public street, if the sign is affixed to that portion of an exterior wall which abuts the business and the sign area does not exceed seventy five percent (75%) of the area otherwise permissible if the wall abutted a public street. Based on a wall length of 30'-0", the maximum sign area for this tenant is 45 SF. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

URBAN DESIGN ANALYSIS

It is anticipated that the façade modifications and awning signage will serve to enhance the existing storefronts and serve as positive business identification for Battistoni. However, the façade-mounted business identification signs, specifically those located on Wilshire Boulevard and South Rodeo Drive, appear excessive in quantity and may detract from the overall streetscape. As such, it is recommended that such signs be reduced in quantity.

Project-specific conditions have not been proposed as part of this analysis; however, the Commission may wish to consider such comments during the course of its review.

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



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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 be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

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:

This is for exterior facade only. This is a corner suite location with three elevations bordering (North) Wilshire Blvd, (East) Rodeo Blvd, and (South) Alley.

1. Change shape and color of the existing awning and add a logo on each awning
2. Add three business identification signs, Bronze plaque 080 with reverse channel letters (12") with acrylic returns. Signs to be back lit with LED (one each elevation).
3. Add LED coach lamps; two on either side of South door, three on North elevation and three on east elevation. Total of 8 coach lamps.
4. Add small metal plate sign 24" x 24" located in existing black marble recess on building. Four on the East elevation and one on the North elevation.
5. Change all storefront to bronze in lieu of the polished chrome, keep same configuration just changing color. Clad window frames with bronze. Paint chrome facia over existing doors to match existing stone veneer.

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: <u>Occupancy M- Merchandize</u> | | | | |

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	A-1 Business Logo	8	4.89" x 8.97"	1.89sf.	
2	A-2 Business Logo	4	1.273 x 1.833	9.33sf.	
3	A-3 Business Brand	5	24" x 24"	20sf.	
4	A-4 Business ID. Channel L	3	11.2" x 9.5"	26.59sf.	
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: Dickson - Nylon
Texture /Finish: Fabric
Color / Transparency: Red (Orchestra 0020)

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

Material: Aluminum
Texture /Finish:
Color / Transparency: Bronze Anodized

ROOF

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

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

Material: Dickson - Nylon
Texture /Finish: Fabric
Color / Transparency: Red (Orchestra 0020)

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Aluminum
Texture /Finish:
Color / Transparency: Bronze

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: 8 Coach Metal Lamps
Texture /Finish:
Color / Transparency: Oil Rubbed Bronze

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

Not Applicable

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 proposed remodeling of the facade and the interior improvement to the building utilizes material and methods that are keeping with the quality exterior of the existing commercial buildings and stores located within the block and along Wilshire Boulevard. The change to the awnings and the materials are of quality fabric, good taste, good design and will continue to enhance the quality and image of Beverly Hills. This will enable the windows to attract customers and allow high quality display windows along both Wilshire and Rodeo.

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 proposed improvement will not have any adverse impact on external or internal noises or vibrations as both the facade and the awnings will be attached to the existing building. Nor will any improvements either as to the facade or awnings create any environmental impacts.

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 materials proposed for the facade remodel, the awnings and the sign are of high quality and will not cause the building to depreciate either in appearance or value. The colors chosen are rich and compatible with the quality of the store.

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 remodel and design of the facade is harmonious with other stores located in the block. The facade is harmonious with the General Plan of the City as it promotes luxury brands within this area and also becomes a transition between the luxury department stores along Wilshire Boulevard.

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 facade renovations will meet the Beverly Hills Municipal Code for both Zoning and Building and Safety and is in conformity with all applicable laws and promotes a luxurious appearance in the area.



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Attachment B Project Design Plans

BATTISTONI Inc.
 9536 Wilshire Blvd. suite 101
 Beverly Hills, California 90212

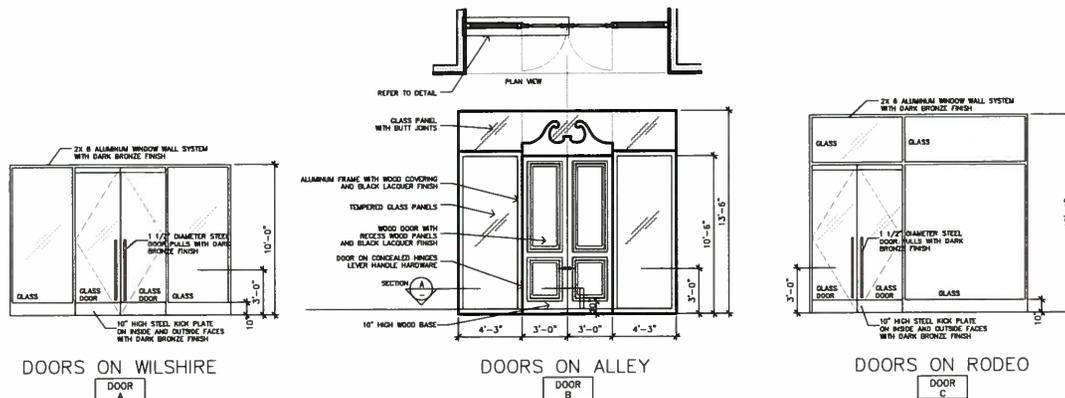
emiliano vitolo + giulio balocco
architetti
 Rome, Italy
 Via Flaminia 287 villino 31
 00196 Rome
 mail: giulio.balocco@archaeos.it
 tel: +39 3288780390

EXTERIOR DOORS

DOOR NO.	LOCATION	DOOR OR WINDOW SIZE	GLASS THICKNESS	NEW OR EXISTING	ADA COMPLIANT	DISCRPTION
DOOR A	WILSHIRE	PAIR 3'-6" X 10'-0"	1/2"	NEW	YES	GLASS DOORS WITH GLASS SIDE LIGHT PANELS
DOOR B	ALLEY	PAIR 3'-0" X 10'-6"	1/2"	NEW	YES	WOOD DOORS WITH GLASS SIDE LIGHT PANELS WOOD 2 1/4" THICK
DOOR C	RODEO	PAIR 3'-6" X 10'-0"	1/2"	NEW	YES	GLASS DOORS WITH GLASS SIDE LIGHT PANELS AND TRANSOM

EXTERIOR WINDOWS

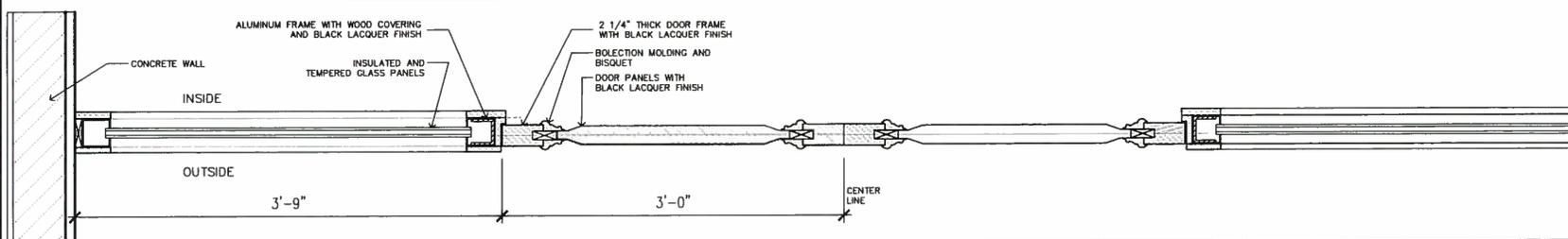
W-1	RODEO	6'-6" X 9'-6"		EXISTING		
W-2	RODEO	6'-6" X 9'-6"		EXISTING		
W-3	RODEO	6'-6" X 9'-6"		EXISTING		
W-4	RODEO	6'-6" X 9'-6"		EXISTING		
W-5	RODEO	6'-6" X 9'-6"		EXISTING		
W-6	RODEO	8'-6" X 10'-0"		EXISTING		
W-7	WILSHIRE	8'-6" X 10'-0"		EXISTING		
W-8	WILSHIRE	8'-6" X 10'-0"		EXISTING		



DOOR AND WINDOW SCHEDULE

SCALE 1/8" = 1'-0"

B



ALLEY DOOR DETAIL

SCALE 1/2" = 1'-0"

A

9536 Wilshire Blvd.
 Beverly Hills, California 90212

DATE: 08.11.2015

WINDOW AND DOOR SCHEDULE

SHEET NUMBER

IA-8.0 - C

SIGN AREA NOTES:

FOR WILSHIRE (60') PLUS RODEO (138')- A MAXIMUM OF 100 SQUARE FEET SIGN AREA IS ALLOWED FOR BOTH STREET FACADES.

FOR THE ALLEY (30'X 2 X.75% = 45 SF) A MAXIMUM OF 45 SQUARE FEET OF SIGN AREA IS ALLOWED FOR THE ALLEY FACADE.

WINDOW DISPLAYS MAY NOT SHOW SIGNS WITHIN 5'-0" OF THE DISPLAY WINDOW.

A SIGN MAY NOT BE ON AN INTERIOR FIXTURE WITHIN 5'-0' OF THE DISPLAY WINDOW

SIGN TABLE

SIGN NO.	LOCATION	DESCRIPTION	SIGN SIZE	EACH SIGN AREA	QUANTITY	TOTAL SIGN AREA	COMMENT
RODEO		LOGO ON AWNING	4.89" X 6.97"	0.23 SF	6	1.5 SF	AWNING NOT PART OF TOTAL SIGN SF
WILSHIRE		LOGO ON AWNING	4.89" X 6.97"	0.23 SF	2	0.5 SF	AWNING NOT PART OF TOTAL SIGN SF
RODEO		LOGO AT STORE NAME	15.28" X 22.0"	2.33 SF	2	4.7 SF	
WILSHIRE		LOGO AT STORE NAME	15.28" X 22.0"	2.33 SF	2	4.7 SF	
RODEO		METAL PLATE	25.0" X 25.0"	4.34 SF	4	17.4 SF	
WILSHIRE		METAL PLATE	25.0" X 25.0"	4.34 SF	1	4.4 SF	
WILSHIRE		'BATTISTONI'	114" X 11.2"	8.86 SF	1	8.9 SF	
WILSHIRE		'BATTISTONI'	114" X 11.2"	8.86 SF	1	8.9 SF	
TOTAL SIGN SQUARE FOOTAGE FOR RODEO AND WILSHIRE						44.3 SF	100 SF OF SIGN AREA ALLOWED ON RODEO AND WILSHIRE FACADES- HENCE SIGNS ARE 'OK'

SIGN NO.	LOCATION	DESCRIPTION	SIGN SIZE	EACH SIGN AREA	QUANTITY	TOTAL SIGN AREA	COMMENT
ALLEY		LOGO AT STORE NAME	15.28" X 22.0"	2.33 SF	2	4.7 SF	
ALLEY		'BATTISTONI'	114" X 11.2"	8.86 SF	1	8.9 SF	
TOTAL SIGN SQUARE FOOTAGE FOR ALLEY						13.6 SF	45 SF OF SIGN AREA ALLOWED ON ALLEY FACADE- HENCE SIGNS ARE 'OK'

SIGN AREA CALCULATIONS

BATTISTONI Inc.

9536 Wilshire Blvd. suite 101
Beverly Hills, California 90212

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9536 Wilshire Blvd.
Beverly Hills, California 90212

DATE JAN 1, 2010

**SIGN AREA
CALCULATIONS**

SHEET NUMBER

IA-8.0 - D

BATTISTONI Inc.
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- DRAWING NOTES:**
- FOR DETAIL 'A-1' - LOGO ON AWNING SEE SHEET IA-8.0B
 - FOR DETAIL 'A-2' - LOGO AT STORE SIGN SEE SHEET IA-9.0B
 - FOR DETAIL 'A-3' - CAST ALUMINUM LOGO SEE SHEET IA-9.0B
 - FOR DETAIL 'A-4' - BATTISTONI SIGN SEE SHEET IA-9.0D
 - FOR DETAIL 'A-5' - BATTISTONI SIGN LETTER DETAIL SEE SHEET IA-9.0D
 - FOR DETAIL 'A-6' - AWNING DETAIL SEE SHEET IA-9.0E AND IA-9.0F

9536 Wilshire Blvd.
 Beverly Hills, California 90212

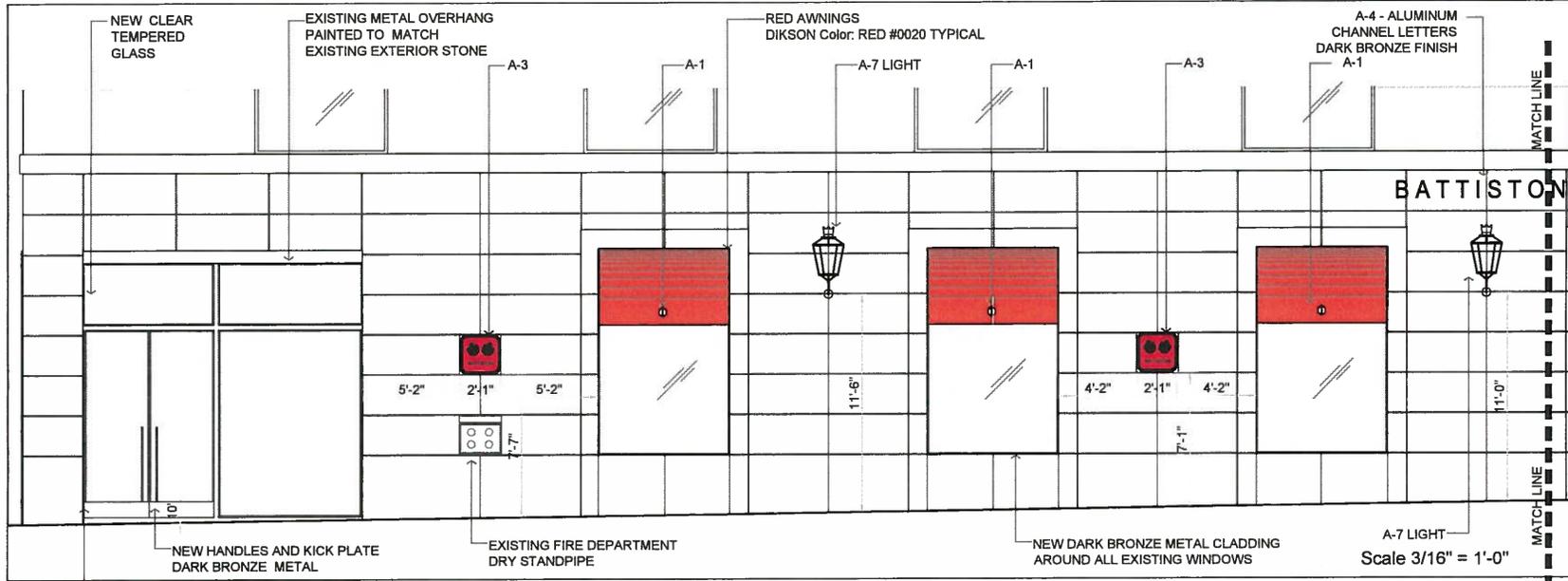
DATE: JAN 4, 2018

SHEET NUMBER

Exterior Elevations

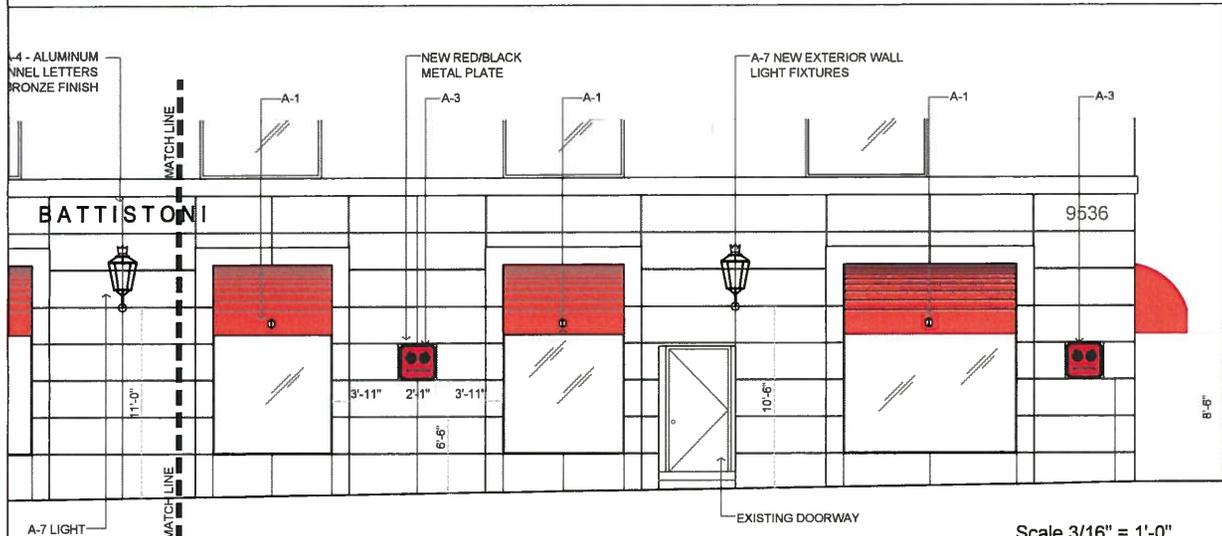
SHEET NUMBER

IA-9.0 - A



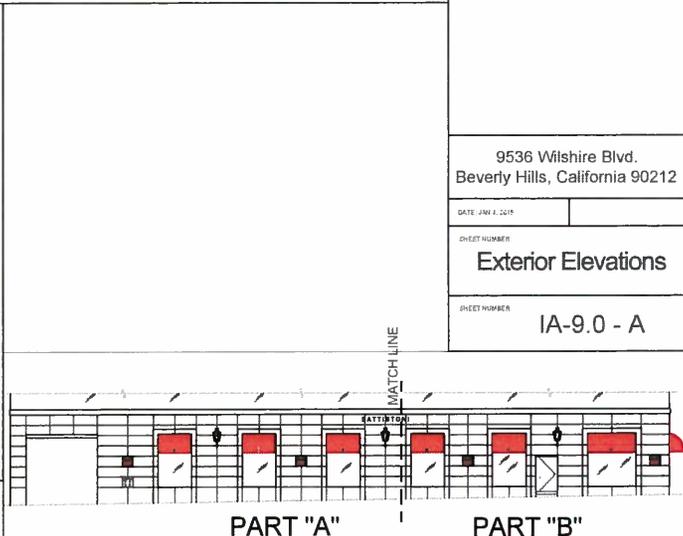
ELEVATION - SOUTH PORTION OF RODEO DRIVE - PART "A"

A-7 LIGHT
 Scale 3/16" = 1'-0"



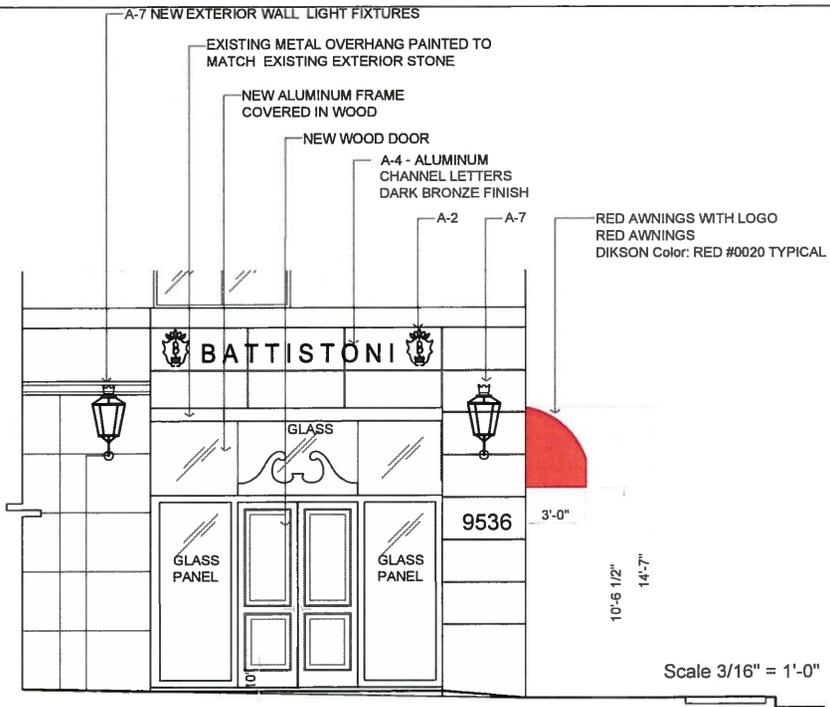
ELEVATION - NORTH PORTION OF RODEO DRIVE - PART "B"

Scale 3/16" = 1'-0"

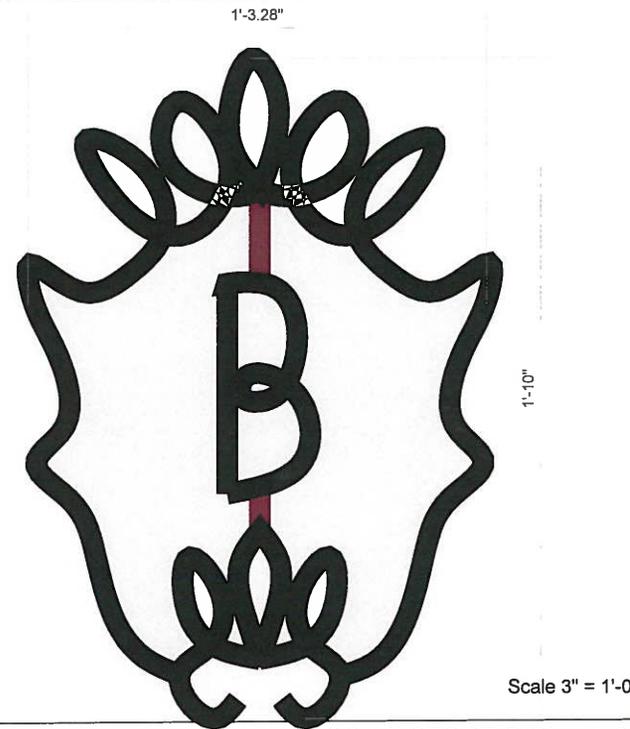


PART "A" PART "B"

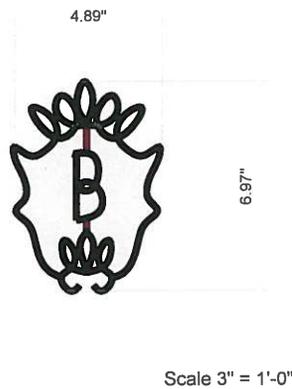
KEYPLAN



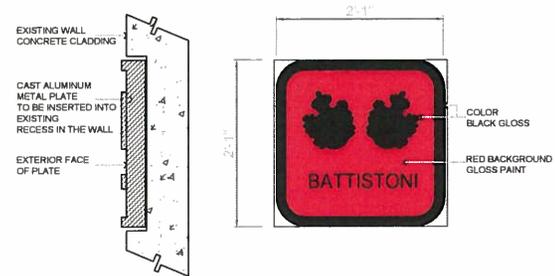
ALLEY ELEVATION



LOGO AT STORE SIGN - A-2



LOGO ON AWNING - A-1



CAST ALUMINUM LOGO - A-3

BATTISTONI Inc.
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DRAWING NOTES:

- FOR DETAIL 'A-1' - LOGO ON AWNING
SEE SHEET IA-9.0B
- FOR DETAIL 'A-2' - LOGO AT STORE SIGN
SEE SHEET IA-9.0B
- FOR DETAIL 'A-3' - CAST ALUMINUM LOGO
SEE SHEET IA-9.0B
- FOR DETAIL 'A-4' - BATTISTONI SIGN
SEE SHEET IA-9.0C
- FOR DETAIL 'A-5' - BATTISTONI SIGN
LETTER DETAIL
SEE SHEET IA-9.0D
- FOR DETAIL 'A-6' - AWNING DETAIL
SEE SHEET IA-9.0E AND IA-9.0F

9536 Wilshire Blvd.
Beverly Hills, California 90212

DATE JAN 2, 2014

SHEET NUMBER

Exterior Elevations

SHEET NUMBER

IA-9.0 - B

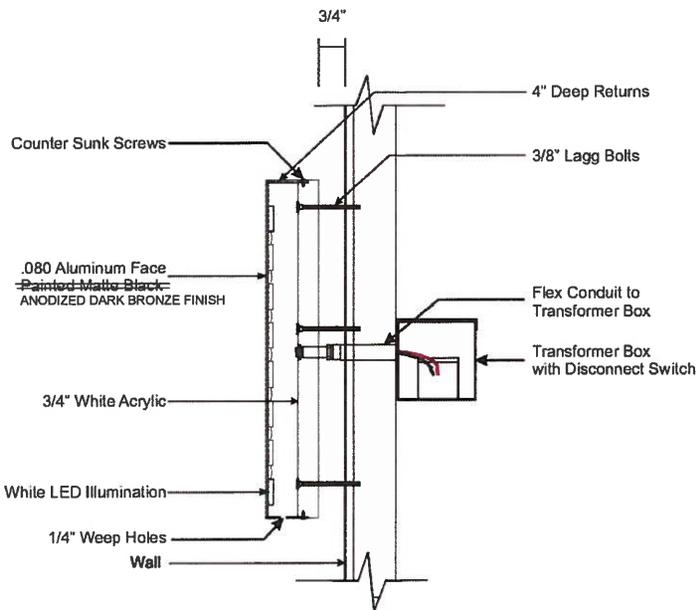
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BATTISTONI Inc.

9536 Wilshire Blvd. suite 101
Beverly Hills, California 90212

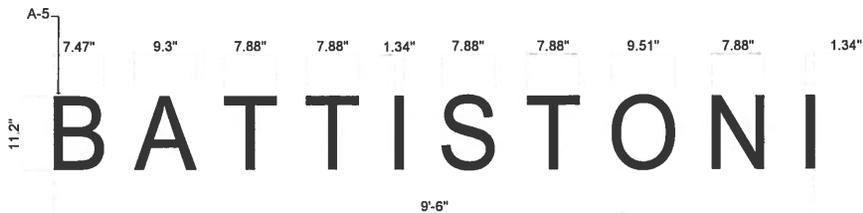
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tel: +39 3288780390



BLANK

CAST ALUMINUM SECTION THRU A-4 - A5



NOTES:
-PROVIDE ONE SIGN AT EACH ELEVATION - 3 TOTAL
-SIGN TO BE ANODIZED DARK BRONZE FINISH

Scale 1 1/2" = 1'-0"

CAST ALUMINUM SIGN - A-4

9536 Wilshire Blvd.
Beverly Hills, California 90212

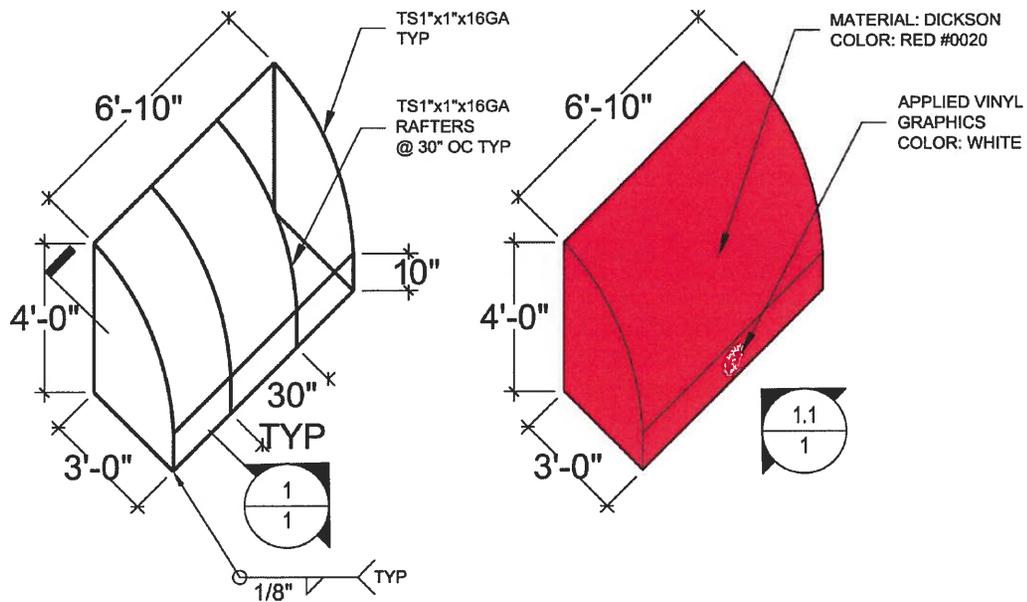
DATE: JAN 7, 2015

SHEET NUMBER

Sign Detail

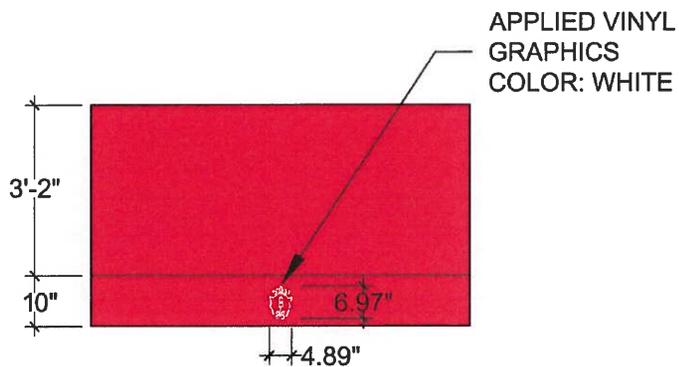
SHEET NUMBER

IA-9.0 - D



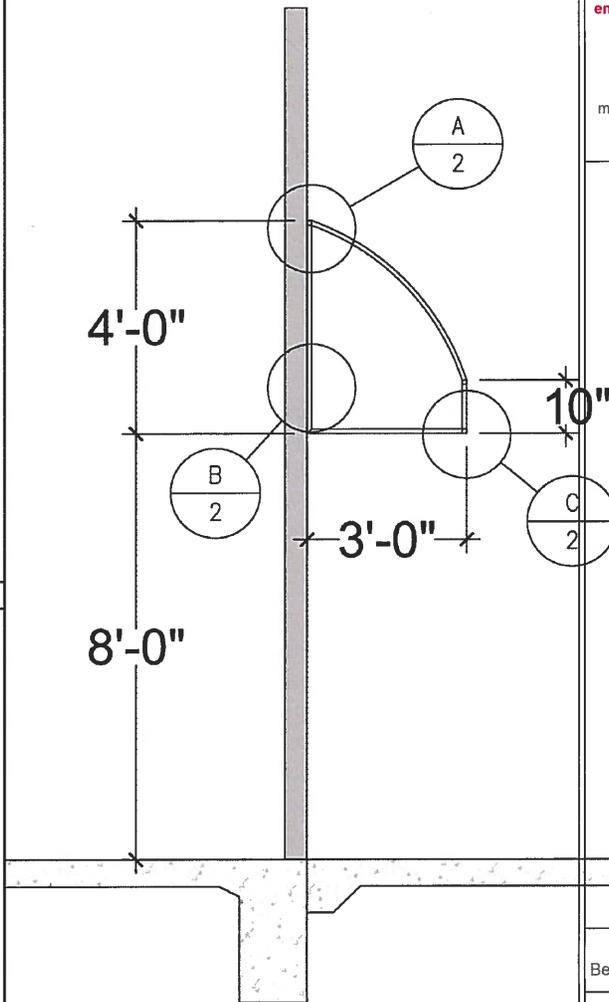
AWNING AXONOMETRIC

SCALE: NTS



1.1-ELEVATION

SCALE: NTS



1-SECTION

A-6

BATTISTONI Inc.

9536 Wilshire Blvd. suite 101
Beverly Hills, California 90212

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tel: +39 3288780390

9536 Wilshire Blvd.
Beverly Hills, California 90212

DATE: JAN 7 2015

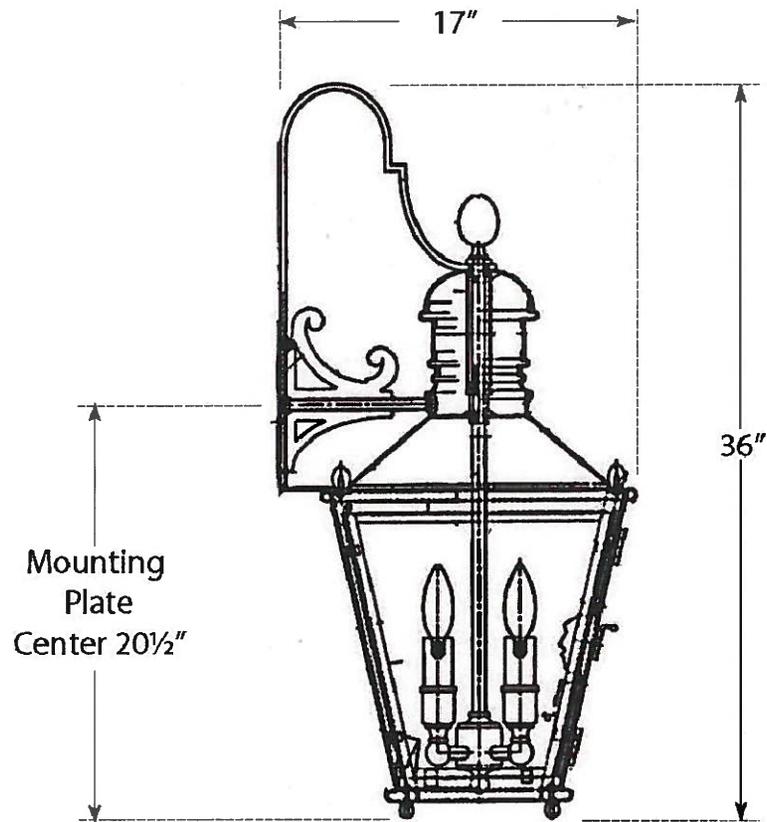
SHEET NUMBER

Awning Detail

PROJECT NUMBER

IA-9.0 - E

'SUSSEX BRACKET LANTERN
HO2033



Height: 36"
Width: 16"
Backplate: 7" x 5"
Extension: 17"
Wattage: 3 - 60 Watt

www.circalighting.com



BATTISTONI Inc.
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9536 Wilshire Blvd.
Beverly Hills, California 90212

DATE: JAN 7, 2015

SHEET NUMBER

Light Detail

SHEET NUMBER

IA-9.0 - G

A-7



Architectural Commission Report

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Attachment C

DRAFT Approval Resolution

RESOLUTION NO. AC XX-16

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR FAÇADE MODIFICATIONS, AWNING SIGNAGE, A SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS, AND A SIGN ACCOMMODATION FOR AN ALLEY-ORIENTED BUSINESS IDENTIFICATION SIGN FOR THE PROPERTY LOCATED AT 9536 WILSHIRE BOULEVARD (PL1600059 – BATTISTONI).

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

Section 1. Murray D. Fischer, agent, on behalf of the property owner, TREA Wilshire Rodeo, LLC – C/O CBRE Inc., and the tenant, Battistoni, (Collectively the “Applicant”), has applied for architectural approval for façade modifications, awning signage, a sign accommodation for multiple business identification signs, and a sign accommodation for an alley-oriented business identification sign for the property located at 9536 Wilshire Boulevard.

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 Hills 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 be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior’s Standards and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **January 20, 2016** 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.

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: **January 20, 2016**

Ryan Gohlich, AICP, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission