



Architectural Commission Report

Meeting Date: Wednesday, April 20, 2016

Subject: **FOGO DE CHAO (PL1604197)**
133 North La Cienega Boulevard
Request for approval of a façade remodel, landscaping, a sign accommodation for multiple business identification signs, and a sign accommodation to allow a business identification sign to face private property. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Agent: George Kelly – Kelly Architects

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, landscaping, a sign accommodation for multiple business identification signs, and a sign accommodation to allow a business identification sign to face private property for Fogo de Chao located at 133 North La Cienega Boulevard.

Note: Pursuant to BHMC §10-3-3017 (Restaurants), a decision on a restaurant project (i.e., approved as presented, approved with conditions, or denied) must be made in one meeting by the Architectural Commission. However, the Commission may delegate final action to the Director of Community Development or the Restaurant Subcommittee.

The project was reviewed by the Restaurant Subcommittee on Tuesday, April 5, 2016. At that meeting, the Subcommittee determined that the project warranted a review by the Architectural Commission with its comments relating primarily to trellis connection details; the amount and configuration of materials; material specifications (specifically regarding the Corten Steel), and; size of the proposed signage. Due to time constraints, the applicant team did not have the opportunity to re-submit requested details pursuant to the Subcommittee's review. The project includes the following components:

Façade Remodel + Landscaping

North La Cienega Boulevard elevation

- Remove and replace existing landscape screen with ebony-stained Redwood light-box windows;
- New Corten Steel facing for existing landscape planters;
- New living green walls;
- New up/down light sconces;
- New ebony-stained Ipe wood clad column element at secondary entryway;
- Existing sandstone to remain on columnar elements and adjacent to entryway, and;

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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Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – April 20, 2016

- Existing blue tile corner element to remain (visible from both elevations)

Parking lot elevation

- New waiting area with ebony-stained Redwood trellis, Corten Steel planters, and a living green wall near the rear of the property;
- Paint existing truss element in a dark espresso color with a warm gray background accent color;
- New living green wall with Corten Steel planters near the front of the building;
- Ebony-stained Redwood entry door;
- Paint existing wall adjacent to alley in warm gray color.

Sign Accommodation (multiple business identification signs)

N. LA CIENEGA BOULEVARD				
Location	Size	Quantity	Illumination	Material
Façade	36.6 SF	1	Internal	Acrylic face + aluminum returns
Corner element (existing)	39 SF	1	Internal	Acrylic face + aluminum returns
TOTAL SIGN AREA: 75.6 SF (2 SIGNS)				

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 116'-0" the maximum sign area is 100 square feet; the proposed sign area is 75.6 square feet. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

Sign Accommodation (private property-oriented sign)

PARKING LOT				
Location	Size	Quantity	Illumination	Material
Façade	36.6 SF	1	Internal	Aluminum + acrylic
TOTAL SIGN AREA: 36.6 SF (2 SIGNS)				

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 109'-0", the maximum sign area for this tenant is 75 square feet. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – April 20, 2016

URBAN DESIGN ANALYSIS

The proposed project will maintain the overall form of the existing restaurant building while enhancing the interior/exterior relationship of the building to the public sidewalk due to the increased glazing along North La Cienega Boulevard. However, the overall material palette may benefit from a simplification and final specifications on the proposed architectural features are desired. As such, the following modifications/clarifications are recommended:

- Conduct a review of the overall building color palette (existing and proposed) and proposed painted and/or stained wood finishes in conjunction with the further simplification of the material palette. Additionally, review the final specifications and detailing for the introduction of the proposed wood cladding that abuts the exit door on North La Cienega Boulevard. Further consideration of the introduction of an additional cladding treatment at this location should be reviewed.
- Incorporate comments from the subcommittee, e.g., final specifications for the wood members of the trellis feature and details of the specialty metal connectors, and review the location of the Corten Steel planter bed border to ensure the metal members will not stain the public sidewalk or negatively impact pedestrians.

Project-specific conditions have not been proposed as a result 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 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.



Architectural Commission Report
455 North Rexford Drive, Room 280-A
AC Meeting – April 20, 2016

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 (see Section 6 for plan size requirements).
- Architectural Commission Review
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - 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: New waiting patio/garden adjacent to existing exterior entry vestibule

C Describe the scope of work proposed including materials and finishes:

Exterior renovation including:

1. Existing plant walls facing parking and LA Cienega to be renovated
2. Renovation of existing planters in the parking lot including new corten steel facing
3. Lowering of existing planters / screen wall along La Cienega including new corten steel facing
4. New extended fixed window box at existing windows along La Cienega
5. New waiting patio
6. Limited new teak siding on La Cienega facade at side exit door
7. Painting of existing plaster and exposed truss beams
8. Existing stone cladding to be sealed which may darken slightly
9. New exterior lighting along La Cienega and facing parking
10. New exterior signage.

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:

	Type of Sign	Quantity	Dimensions	Square Ft	Maximum Area Permitted by Code
1	Business ID Sign(s)	2	30" tall x 12" long	30	
2					
3					
4					
5					

B List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

FAÇADE (List all material for all portions visible from the street)

Material: (E) Red Sandstone, corten steel planters, plaster walls, teak paneling
 Texture /Finish: Stone/rough surfaced, steel/smooth, teak/smooth
 Color / Transparency: sandstone/redish, steel/burnt orange rust, plaster/warm white

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

Material: Clear glass in dark stained wood frames
 Texture /Finish: Clear no texture
 Color / Transparency: clear

ROOF

Material: (E) Turn metal standing seam roof
 Texture /Finish: Smooth
 Color / Transparency: Grey

COLUMNS

Material: Plaster and Stone
 Texture /Finish: Plaster & Stone are a rough texture
 Color / Transparency: Stone/Redish, Plaster/warm white

BALCONIES & RAILINGS

Material: N/A
 Texture /Finish:
 Color / Transparency:

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

Material: N/A
 Texture /Finish:
 Color / Transparency:

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

AWNINGS, CANOPIES

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: All Concealed in walls not visible
Texture /Finish: _____
Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: Individual cut aluminum channel letters from aluminum
Texture /Finish: Acrylic face
Color / Transparency: Warm white, illuminated

BUILDING ID SIGN(S)

Material: same
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: Aluminum bullet cans, up and down lighting, LED source, 2800k
Texture /Finish: Smooth
Color / Transparency: Dark brown

PAVED SURFACES

Material: Concrete paving at entry and waiting patio
Texture /Finish: Honed
Color / Transparency: Warm white with a dark brown accent stone

FREESTANDING WALLS AND FENCES

Material: CMU Block wall with rough cement plaster coating
Texture /Finish: Rough plaster
Color / Transparency: warm white

OTHER DESIGN ELEMENTS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

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

The existing building has climbing vines that have not been successful. A green wall of multiple planters will be installed on the existing walls that were intended to be covered in planting.

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 existing facade along La Cienga feels aged and in slightly ignored. The red stone and building ~~angular~~ shape speak to an architecture of the 80's. The landscape is either overgrown or very thin. The existing windows into the restaurant have been covered with lattice or planting. The design intent on La Cienega is to draw the focus to the clear glass windows and into the space. A new linear planter element will tie the disjointed facade bays together. The plant walls will provide a lush soft element to counter the outward sloping columns and roof projection.

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 exterior windows are far enough off the street to not be subject to unwanted street noise. The ambient music that plays inside the restaurant washes out any road sounds that may exist.

3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

The exterior materials are of very durable & high quality. The building is clad in a redish Indian sandstone of the same quarry that was used for the MOCA building in DTLA. The wood siding being added is teak, the cladding on the planters will be 14 ga ~~carbon steel~~ **CORTEN STEEL**

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 building is in keeping with the charcter of the large restaurant buildings on "Restaurant Row". Allowing more visibilty into the building will further enhance is presence as a large restaurant.

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 building is code compliant as a Type 3 A building, the building has not violations in regards to the Municipal or other codes we are aware of.



Architectural Commission Report
455 North Rexford Drive, Room 280-A
AC Meeting – April 20, 2016

Attachment B
Project Design Plans



- 1. New waiting patio wall with planting
- 2. (E) Wall to be painted warm grey tones
- 3. New timber trellis
- 4. New gate to entrance vestibule

- 5. (E) Truss to be stained dark espresso color.
- 6. (E) Wall facade to be covered with planting
- 7. New corten steel planter
- 8. (E) Blue tile to remain

- 9. (N) Signage

Proposed Entry and Patio



Fogo De Chao
 133 N La Cienega Blvd, Beverly Hills, CA
 March 2016





- 1. New corten steel faced planter for living wall.
- 2. New living wall on (E) wall.
- 3. New timber light-box windows.
- 4. New light sconce fixed to (E) wall.
- 5. New corten steel faced planter.
- 6. (E) sandstone to remain.
- 7. Signage under separate permit.
- 8. New wood cladding on (E) wall.

View from La Cienega



Fogo De Chao
 133 N La Cienega Blvd, Beverly Hills, CA
 March 2016





La Cienega Blvd. West Panoramic Street Montage



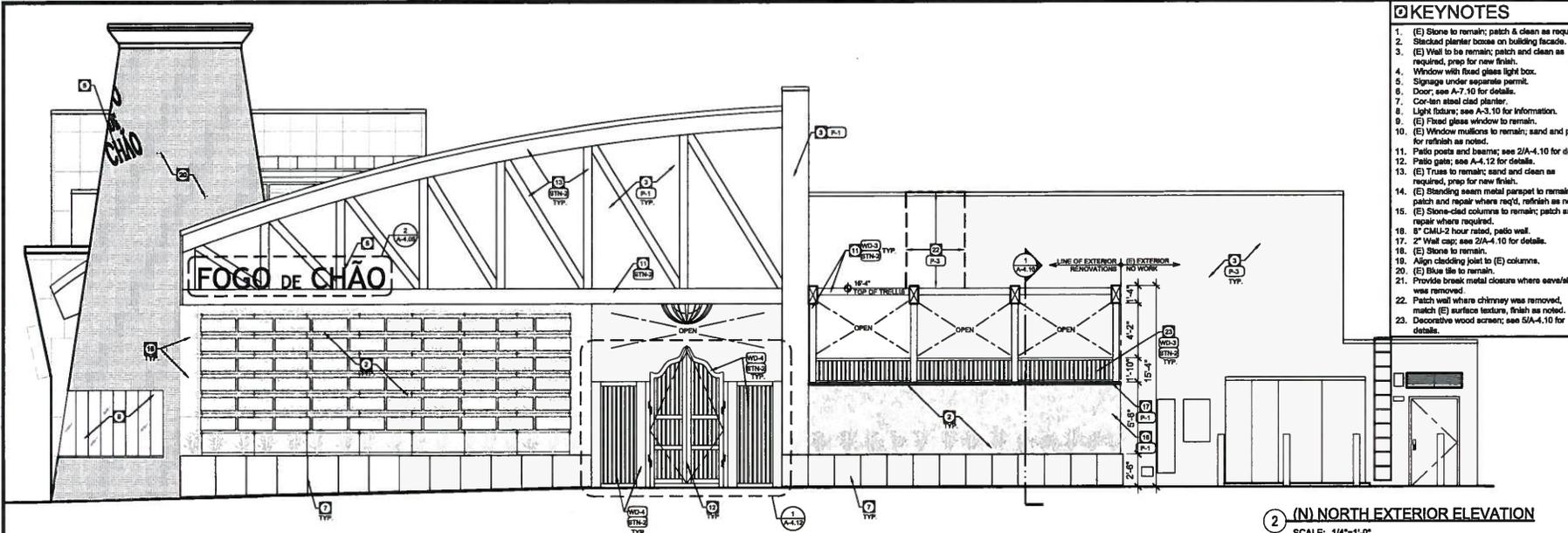
La Cienega Blvd. East Panoramic Street Montage



Fogo De Chao
133 N La Cienega Blvd, Beverly Hills, CA
March 2016

KELLY
ARCHITECTS

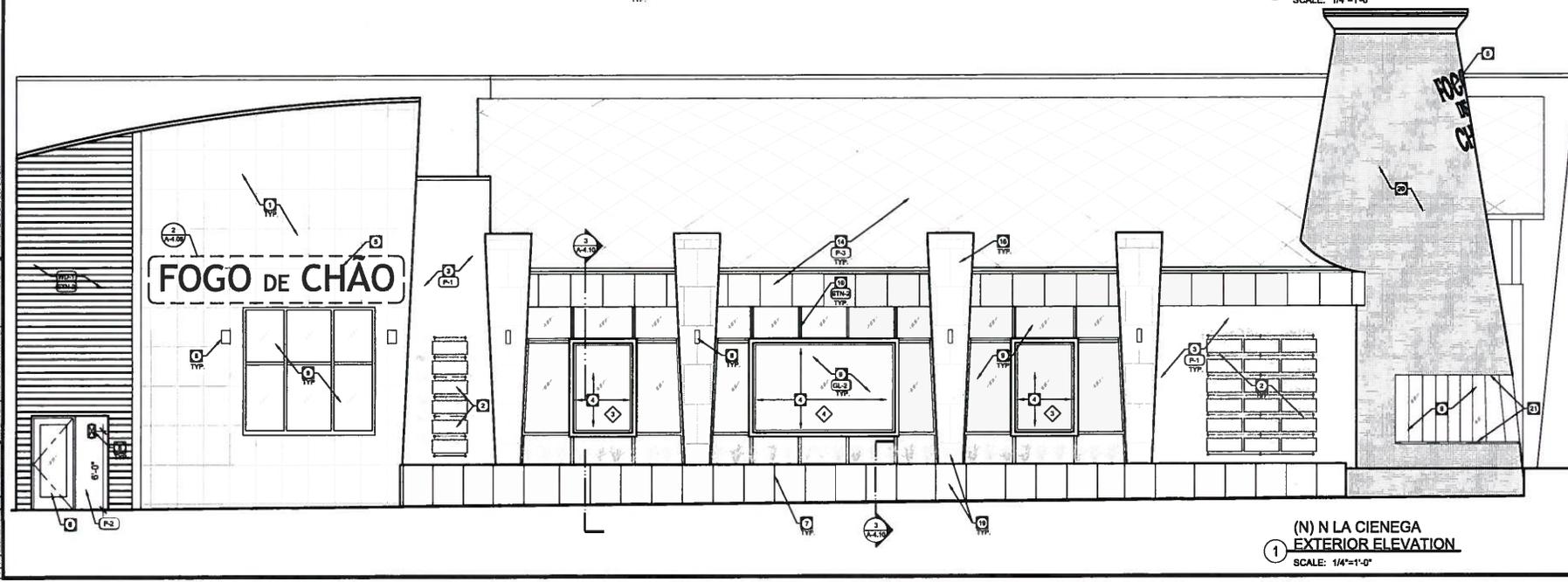
2:00pm 10/15 projects/1390-fogo_bkncat011_shealatorator permit#-4 102.dwg 3/24/2018 10:53 AM



KEYNOTES

1. (E) Stone to remain; patch & clean as required.
2. Stucco/plaster base on building facade.
3. (E) Wall to be remain; patch and clean as required, prep for new finish.
4. Window with fixed glass light box.
5. Signage under separate permit.
6. Door; see A-7.10 for details.
7. Cor-ten steel clad planter.
8. Light fixture; see A-3.10 for information.
9. (E) Fixed glass window to remain.
10. Window mullions to remain; sand and prep for refinish as noted.
11. Patio posts and beams; see 2/A-4.10 for details.
12. Patio gates; see A-4.12 for details.
13. (E) Truss to remain; sand and clean as required, prep for new finish.
14. (E) Standing seam metal parapet to remain; patch and repair where req'd, refinish as noted.
15. (E) Stone-clad columns to remain; patch and repair where required.
16. 8" CMU-2 hour rated, patio wall.
17. 2" Wall cap; see 2/A-4.10 for details.
18. (E) Stone to remain.
19. Align cladding joint to (E) columns.
20. (E) Blue tile to remain.
21. Provide break metal closure where sealant was removed.
22. Patch wall where chimney was removed, match (E) surface texture, finish as noted.
23. Decorative wood screen; see 2/A-4.10 for details.

2 (N) NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1 (N) N LA CIENEGA EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

KELLY ARCHITECTS
 ARCHITECTS
 2104 Wilshire Blvd., Suite 10
 Los Angeles, CA 90027-3109
 t e l . 2 1 3 . 3 8 0 . 8 4 9 8
 f a x . 2 1 3 . 3 8 0 . 8 4 9 9



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 hereby certifies that Kelly Architects, Inc.
 is duly licensed and authorized to
 practice architecture in the State of
 California. This license is valid until
 the expiration date shown on the
 license. The licensee shall maintain
 the minimum number of continuing
 education hours as required by the
 Board. The licensee shall comply with
 all applicable laws and regulations.
 Kelly Architects, Inc.
 State of California

PROJECT
 Fogo De Chão
 133 N La Cienega Blvd
 Beverly Hills, CA 90211

ISSUED FOR
 Exterior Plan Check
 Architectural Commission
DATE
 February 7, 2018
 February 26, 2018
 March 29, 2018

INFO
 Transmitted by: Scale:
 SH Technical Staff: Job No.: 1509
 OK: Origin Date: July 24, 2015

TITLE
 Proposed Exterior Elevations

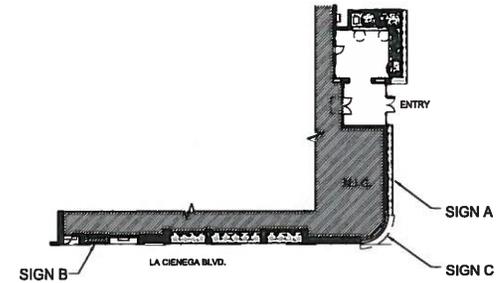
NUMBER
 A-4.02

3/24/2018

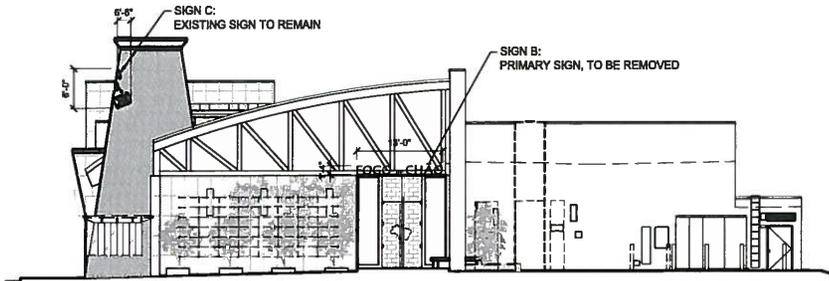
Existing Signage		Location	Size	Square Footage
A	Demo	La Cienega	8'-6" W x 4'-4" H	23.4 S.F.
B	Demo	Entry	13'-0" W x 1'-4" H	17.3 S.F.
C	Existing to Remain	La Cienega/Entry Corner	8'-0" W x 8'-6" H	39.0 S.F.
			Total Existing S.F.	79.7 S.F.

Proposed Signage		Location	Size	Square Footage
A	New	La Cienega	18'-2" H x 2'-0" H	36.3 S.F.
B	New	Entry	15'-11" W x 1'-6" H	23.8 S.F.
C	Existing to Remain	La Cienega/Entry Corner	8'-0" W x 8'-6" H	39.0 S.F.
			Total Proposed S.F.	99.1 S.F.

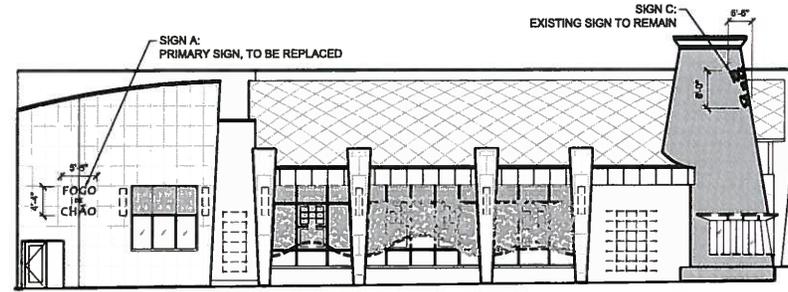
② **SIGNAGE SCHEDULE**
SCALE: N.T.S.



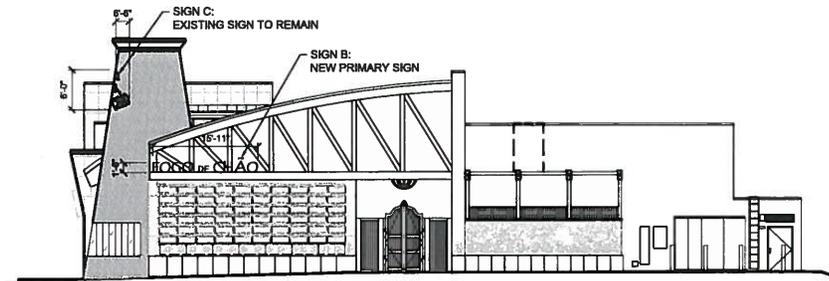
④ **NEW SIGNAGE KEY PLAN**
SCALE: N.T.S.



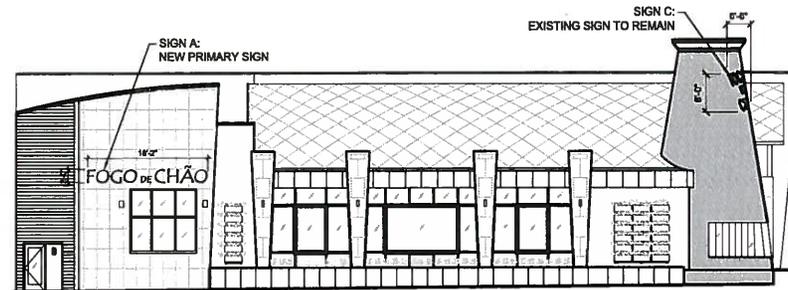
③ **EXISTING SIGNAGE AT ENTRY**
SCALE: N.T.S.



① **EXISTING SIGNAGE AT LA CIENEGA BLVD.**
SCALE: N.T.S.



③ **PROPOSED SIGNAGE AT ENTRY**
SCALE: N.T.S.



① **PROPOSED SIGNAGE AT LA CIENEGA BLVD.**
SCALE: N.T.S.

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PROJECT
Fogo De Chão
133 N La Cienega Blvd
Beverly Hills, CA 90211

DATE
February 2, 2016

ISSUED FOR
Exterior Signage
Architectural Commission
Architectural Department

INFO
Drawn by: [Name]
Scale: [Scale]
Checked by: [Name]
Job No.: 1508
Origin Date: July 28, 2015

TITLE
Signage Elevations

NUMBER
A-4.05

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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREE			
T1	DRACAEA DRACO	DRAGON TREE	30" BOX
T1 ALT.	ALOE FOMAZENSIS 'MEDUSA'		30" BOX
SHRUBS			
S1	ACANTHUS MOLLIS	BEAR'S BREECH	5 GAL.
S1 ALT.	DRACAEA 'TORYNY DAZZLER'		5 GAL.
S2	DASYLIRION VASELIERI	DESERT SPOON	15 GAL.
S2 ALT.	AGAVE 'BLUE GLOW'		15 GAL.
S3	DANSENBERGIA CYLINDRICA		5 GAL.
S3 ALT.	ASPARAGUS D. MEYER	MEYER'S ASPARAGUS	5 GAL.
S4	CRITON 'PSTHA'	CRITON VARIATED	1 GAL.
S4 ALT.	HEMEROCALLIS SPP. 'LITTLE DANDY'	DAY LILY	5 GAL.
S5	DANELIA TASMANICA 'VAREGATA'	VARIATED TASMAN LILY	5 GAL.
S6	EURYCHORDA TRICALLI	FIRE STICK	5 GAL.
S6 ALT.	HEPERALOE PARVIFOLIA	RED YUCCA	1 GAL.
S7	LANTANA MONTENEGROENSIS 'PURPLE'	TRAILING LANTANA	1 GAL.
S7 ALT.	MANDEVILLEA 'SUN PARASOL CRIMSON'		1 GAL.
S8	SCAEVOLA 'BLUE WONDER'		1 GAL.
S9	MULLENBERRY CHALLANS 'PINK'	PINK MURLY GRASS	5 GAL.
S9 ALT.	BULBINE FRUTESCENS	ORANGE STALK BULBINE	5 GAL.
S10	DANSENBERGIA CYLINDRICA		5 GAL.
S10 ALT.	LIPHOE MUSCARI	BIG BLUE LILY TURF	5 GAL.
S11	KALANCHOE 'FRANKIE'S FLIP JACK'		1 GAL.
S11 ALT.	SEDUM MAMMILLARIACEAE	BLUE CHALK PINNERS	1 GAL.
S12	CISSUR RHOMBIFOLIA	GRAPE LEAF IVY	1 GAL.
S12 ALT.	TRACHELOSPERUM AEMULONIS	STAR JASMINE	1 GAL.
S13	ADONIS ARBOREUM 'ATROPURPUREA'		5 GAL.
S13 ALT.	AGAVE MEDIO-PUR 'PULSA'	DWF WHITE STRIP CENTURY PL.	5 GAL.
S14	ECHEVERIA 'ARTER GLOW'		1 GAL.
S15 ALT.	STACHYS BYZANTINA	LAMB'S EAR	1 GAL.

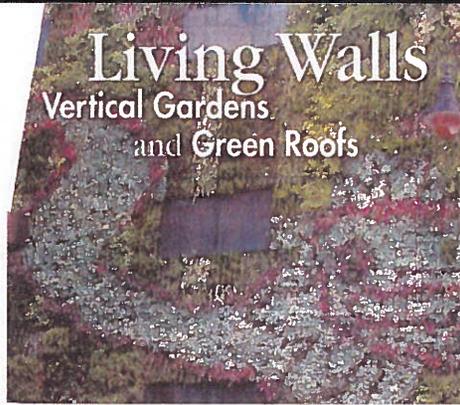
LIVING WALLS - MODULAR WALL GARDENS

NORTH WALLS

- HEPHYRTIS (WHITE BUTTERFLY)
- CALATHEA
- BIRD NEST FERN
- JESTER FERN
- CRICKETS
- RED ANTHELIUM
- LEMON LIME POTHOS
- BUTTON FERN
- CRITON
- HEUCHERA

WEST WALLS

- SEDUMS
- CRASSULAS
- PORTULACARIA AFRA PROSTRATA
- CRASSULA RUBERRIMALIS
- SEDUM TURKOUKIE
- CAMPYLOS SEDUM
- KIMM ECHEVERIA
- ARBOREUS
- SEDUM BLUE BRILLUCE



**Living Walls
Vertical Gardens
and Green Roofs**



A Living Wall starts with a modular wall panel that is prefabricated in a preplanted 11-gallon tray. You can use one panel or connect in series.

The two-panel system has 14 or 43 angled cells where hold the soil and plants. The roots of the plants spread throughout the panel, securing the plants in place. Plants from the living system, boxes & Common collection are ideal for Living Walls. Succulents and ground cover plants are good choices, also. Hosesystems can be used for remote installations.

The Living Wall system is designed to work with standard drip irrigation systems. Fertilizer can be added to the water flow through the panel without pulling the soil along with it. The design allows for small scale irrigation in each plant cell.

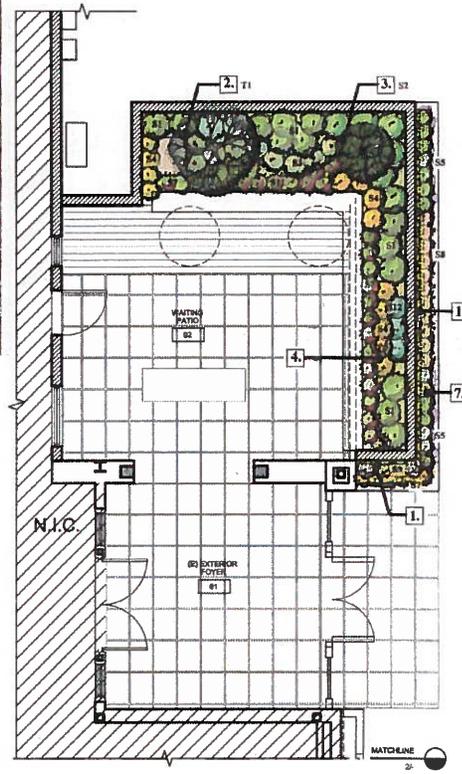


Planting Tray
8G 1W, See A

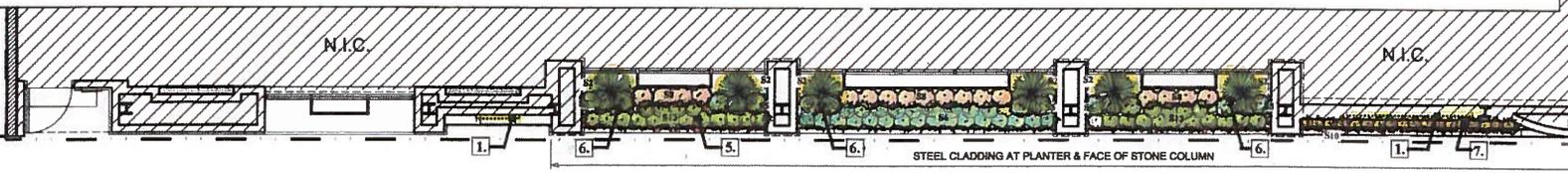
8G 30 145 cell panel

KEYNOTES

- LIVING WALLS - VERTICAL MODULAR WALL GARDENS.
- SPECIMEN PATIO TREE
- SPECIMEN ACCENT SHRUB
- MULTI-LEVEL SHRUB MASSING
- LOW ACCENT SHRUB MASSING
- SPECIMEN ACCENT SHRUBS
- TRAILING ACCENT SHRUBS



2 PATIO PLAN
SCALE: 1/4"=1'-0"



1 EXTERIOR PLAN
SCALE: 1/4"=1'-0"

KELLY ARCHITECTS

2404 Wilshire Blvd. Suite 100
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THE UNIVERSAL SPECIFICATION OF THE ARCHITECTURE OF THE UNITED STATES OF AMERICA IS HEREBY REFERRED TO AS THE 'SPECIFICATION'. THE ARCHITECT'S OBLIGATION IS TO COMPLY WITH THE 'SPECIFICATION' AND TO PROVIDE THE NECESSARY DETAILS AND NOTES TO COMPLETE THE PROJECT. THE ARCHITECT'S OBLIGATION IS TO PROVIDE THE NECESSARY DETAILS AND NOTES TO COMPLETE THE PROJECT. THE ARCHITECT'S OBLIGATION IS TO PROVIDE THE NECESSARY DETAILS AND NOTES TO COMPLETE THE PROJECT.

PROJECT
Fogo De Chão
133 N. La Cienega Blvd
Beverly Hills, CA 90211

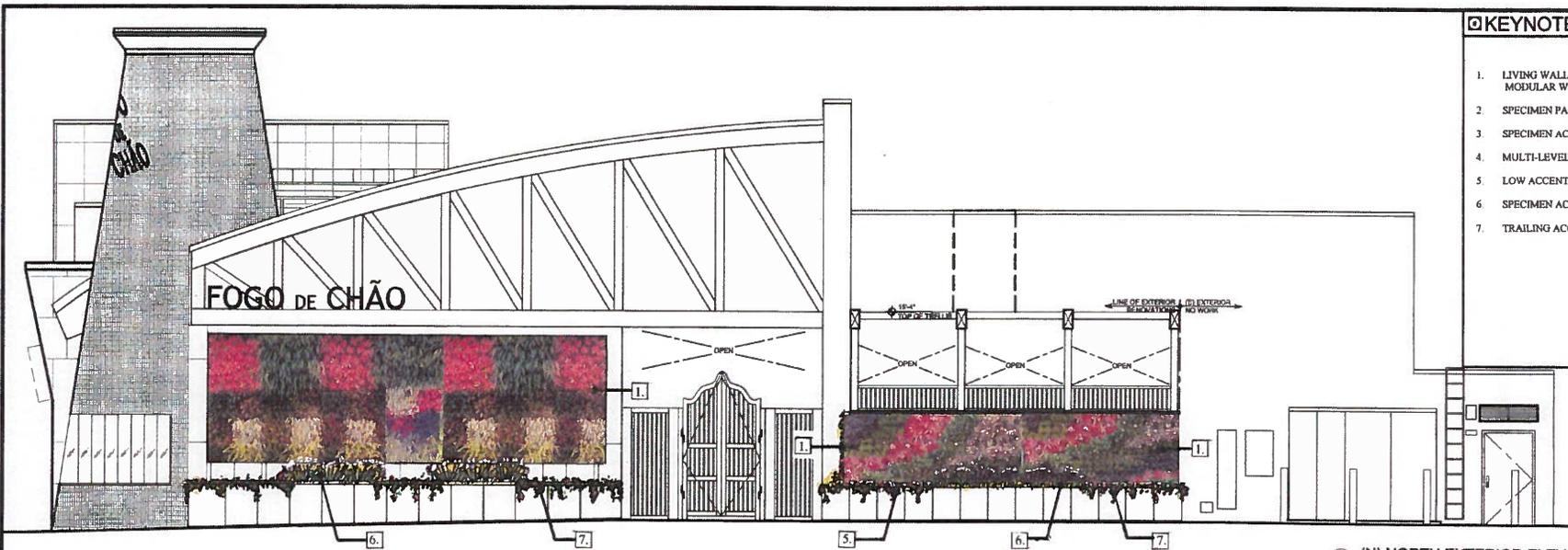
ISSUED FOR
CITY ARCHITECTURAL REVIEW 1-24-16

INFO
Author: NJR
Checked by: NJR
Date: APR 28, 2015

TITLE
CONCEPTUAL LANDSCAPE PLAN AND LEGENDS

NUMBER
LP-1

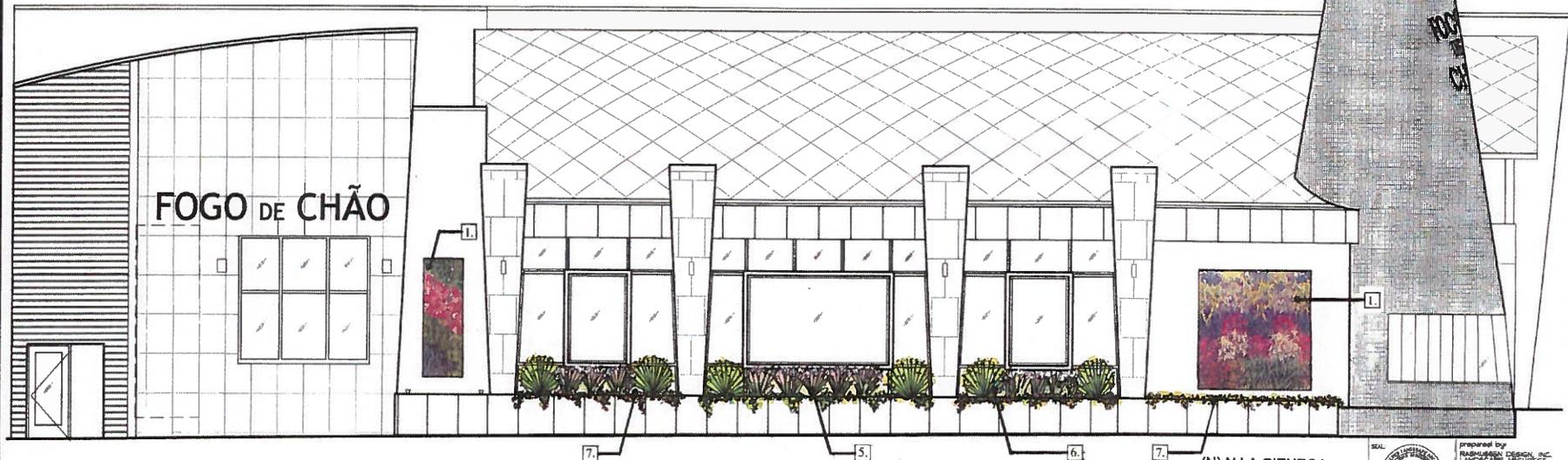
SEAL: [Professional Seal]
Prepared by: [Signature]
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KEYNOTES

1. LIVING WALLS - VERTICAL MODULAR WALL GARDENS.
2. SPECIMEN PATIO TREE
3. SPECIMEN ACCENT SHRUB
4. MULTI-LEVEL SHRUB MASSING
5. LOW ACCENT SHRUB MASSING
6. SPECIMEN ACCENT SHRUBS
7. TRAILING ACCENT SHRUBS

2 (N) NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1 (N) N LA CIENEGA EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

KELLY ARCHITECTS

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THE DRAWING SPECIFICATIONS, GENERAL CONDITIONS AND NOTICES REPRESENT THE ENTIRE AGREEMENT BETWEEN THE ARCHITECT AND THE CLIENT. THE CLIENT'S OBLIGATION IS TO COMPLY WITH THE SPECIFICATIONS AND NOTICES. THE ARCHITECT'S OBLIGATION IS TO COMPLY WITH THE SPECIFICATIONS AND NOTICES. THE ARCHITECT'S OBLIGATION IS TO COMPLY WITH THE SPECIFICATIONS AND NOTICES. THE ARCHITECT'S OBLIGATION IS TO COMPLY WITH THE SPECIFICATIONS AND NOTICES.

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PROJECT
Fogo De Chão
133 N La Cienega Blvd
Beverly Hills, CA 90211

ISSUED FOR
CITY ARCHITECTURAL REVIEW

INFO
Drawn by: A.J.R.
Checked by: T.C.R.
Date: July 28, 2015

TITLE
CONCEPTUAL LANDSCAPE ELEVATIONS

NUMBER
LP-2



Prepared by:
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Architectural Commission Report
455 North Rexford Drive, Room 280-A
AC Meeting – April 20, 2016

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 A FAÇADE REMODEL, LANDSCAPING, A SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS, AND A SIGN ACCOMMODATION TO ALLOW A BUSINESS IDENTIFICATION SIGN TO FACE PRIVATE PROPERTY FOR THE PROPERTY LOCATED AT 133 NORTH LA CIENEGA BOULEVARD (PL1604197 – FOGO DE CHAO).

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

Section 1. George Kelly, Kelly Architects, agent, on behalf of the property owner, M.C. Ventures, LLC, and the tenant, Fogo de Chao, (Collectively the “Applicant”), has applied for architectural approval for a façade remodel, landscaping, a sign accommodation for multiple business identification signs, and a sign accommodation to allow a business identification sign to face private property for the property located at 133 North La Cienega 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 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 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 **April 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 environmental less desirable. The proposed project is proposed to be constructed

using contemporary building materials and practices, and, as conditioned, complaint with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a “character contributing building”: in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a “character contributing building” under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

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: April 20, 2016

Mark Odell, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission