



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, May 18, 2016

Subject: **CHANEL (PL1606097)**
400 North Rodeo Drive
Request for approval of façade modifications, a sign accommodation for multiple business identification signs, and a construction barricade graphic. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Agent: Murray D. Fischer

Recommendation: Conduct a 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, a sign accommodation for multiple business identification signs, and a construction barricade graphic for Chanel located 400 North Rodeo Drive. The project proposes to maintain the overall form and aesthetic of the existing building with the following modifications:

North Rodeo Drive elevation

- Black powder-coated metal panels adjacent to storefront entry;
- Gold leafed cork wall covering behind glass with showcase window at ground floor building corner;
- Reconfigured storefront windows with black powder-coated metal frames;
- Black metal window returns at (e) second floor showcase window;
- Black matte powder-coated metal canopy with a backlit, translucent fabric soffit, and;
- Roll-down security grilles with white shade element.

Brighton Way elevation

- Gold leafed cork wall covering behind glass at ground floor building corner;
- Extension of (e) staircase window up to third floor with finishes to match existing, and;
- Black powder-coated metal panels located above extended staircase window.

Alley elevation

- Replacement of (e) translucent white glass with larger opening consisting of clear glazing with a black powder-coated metal frame.

(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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Architectural Commission Report

400 North Rodeo Drive (Chanel)

AC Meeting – May 18, 2016

Sign Accommodation (multiple business identification signs)

NORTH RODEO DRIVE				
Location	Size	Quantity	Illumination	Material
(e) Façade	18.75 SF	1	Halo	Black metal
Façade entry	1.82 SF	1	Internal	White acrylic
Storefront window	0.31 SF	1	None	Matte brass
TOTAL SIGN AREA: 20.88 SF (3 SIGNS)				

BRIGHTON WAY				
Location	Size	Quantity	Illumination	Material
(e) Façade	18.75 SF	2	Halo	Black metal
TOTAL SIGN AREA: 37.5 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 +100'-0" the maximum sign area is 100 square feet; the cumulative sign area is 58.38 square feet. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

Note: No changes are proposed to the alley-oriented business identification signage or the penthouse building identification signage.

Construction Barricade

- One (1) 11.98 SF business identification sign on each barricade face;
- One (1) 6 SF business identification sign area on each barricade return allocated for adjacent tenants, and;
- Brand-oriented artistic graphic.

Pursuant to BHMC §10-4-612, construction barricades may include 12 square feet 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 square feet of such signage. As proposed, the barricade complies with the standards. Additionally, 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 improvements will serve as an enhancement to the existing façade and streetscape at this prominent intersection of North Rodeo Drive and Brighton Way through the revised fenestration and introduction of high quality materials. The design team shall provide



Architectural Commission Report

400 North Rodeo Drive (Chanel)

AC Meeting – May 18, 2016

architectural detailing and material specifications for final review and approval by the City's Urban Designer prior to submitting for building plan check 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
400 North Rodeo Drive (Chanel)
AC Meeting – May 18, 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 (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:

Remodel of the existing Chanel store ground floor through penthouse.
 - The exterior scope includes:
 Rodeo Drive facade

1. Ground floor storefront refreshed with new entry doors (same design - black metal frame and full height black pulls), larger display windows and new canopy
2. New material added to the Fine-Jewelry corner: gold leaf panels behind the glass
3. Extended canopy to cover the display windows area - same depth as the existing, but longer. New logo to be located on the side of the canopy.
4. New black metal cladding at the window on second floor
5. Enlarged window on the third floor. New glass to be extra clear.

Brighton Way

1. Added window at the stair on third floor to match existing on first and second floors.
2. New material added to the Fine-Jewelry corner: gold leaf panels behind the glass

Rear Alley: 1. Enlarged window on the third floor. New glass to be extra clear.
 - Installing new security grilles along ground floor doors and windows with fabric screen to conceal metal grille.

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 |
- 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)	1	3'-5 1/8" X 6 3/8"	1.82 SF	40 SF
2	Business ID Sign(s)	1	1'-4 7/8" X 2 5/8"	0.31 SF	40 SF
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: Metal panels | Gilded cork panels|
Texture /Finish: Powder coat metal, matte finish | Gold leafed cork under glass panels | Brass frame
Color / Transparency: Black RAL 9005 | Gold under extra clear glass | Gold plated brass frame

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

Material: Metal frame | Starphire laminated glass
Texture /Finish: Powder coat metal, matte finish frame | Brass frame at Vendome window | Extra clear glass
Color / Transparency: Black RAL 9005 frame | Gold plated frame at Vendome window | Extra clear glass

ROOF

Material: Existing to remain
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: Metal panels | Newmat "Blanc"
Texture /Finish: Powder coat metal, matte finish | Stretched fabric
Color / Transparency: Black, RAL 9005 | Translucent

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Backlit Chanel sign (Entry) | Non-illuminated sign at Vendom display window
Texture /Finish: Acrylic | Metal, matte finish
Color / Transparency: White | Brass

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: LED strips (concealed with translucent stretched fabric at the bottom of the canopy)
Texture /Finish: dimmable, concealed LED
Color / Transparency: white 3500K

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: Interior rolling security grille (concealed with rolling fabric shade)
Texture /Finish: Aluminum | sheerweave fabric
Color / Transparency: Clear anodized | white fabric

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 main idea for the proposed facade remodel is to bring new luxurious materials that provide visually-balanced composition with the existing ones. At the same time, they are high quality design accents at the pedestrian level. Most of the existing windows are being enlarged providing more visibility into and out of the store to create an engaging and dynamic environment.

- 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 remodel will not have any impact on internal or external noises or vibrations or any other that may make the environment less desirable.

- 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 proposed design and materials are high quality and they will strengthen the appearance and value of the existing 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 facade is harmonious with the other stores in this area of Beverly Hills - it has the brand unique design that promotes the luxurious appearance.

- 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 renovation will meet Beverly Hills Municipal Code for both Zoning and Building and Safety. At the same time, the new materials and design meets the expected very high standards for this attractive location.



Architectural Commission Report
400 North Rodeo Drive (Chanel)
AC Meeting – May 18, 2016

Attachment B
Project Design Plans

CHANEL



Seal

No.	Issue	Date
1	ARC Submittal	5/2/2016

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Project

Chanel Main Store
400 N Rodeo Drive
Beverly Hills, California 90210

Project No. 51005

QA/QC RM/DM

Scale NO SCALE

Drawing Title

PROPOSED BARRICADE RENDERING

Drawing No.

A-045



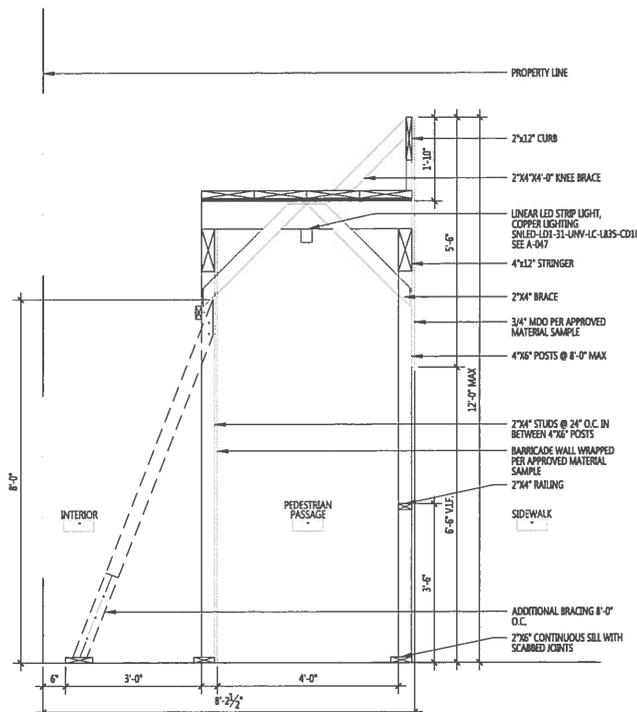
BARRICADE SIGNAGE GRAPHIC SCHEDULE			
TYPE	SIZE		AREA
	WIDTH	HEIGHT	
LETTERING	7'-2"	1'-8 1/2"	11.98 SF

3 BARRICADE SIGN GRAPHIC
3/4" = 1'-0"

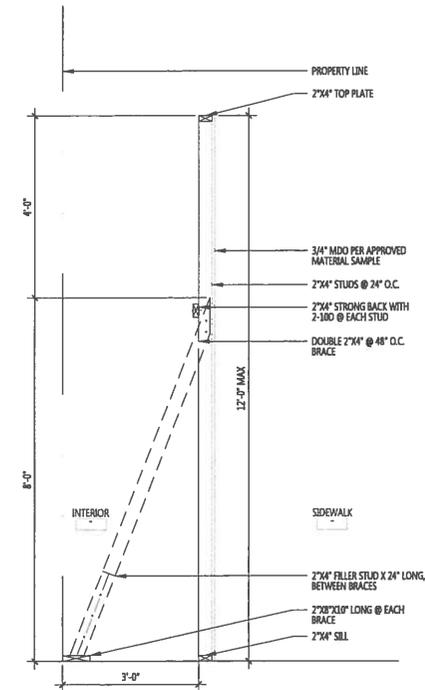
CHANEL



Seal



2 BARRICADE WITH PEDESTRIAN PASSAGE
3/8" = 1'-0"



1 BARRICADE
3/8" = 1'-0"

No.	Issue	Date
1	ARC Submittal	5/2/2016

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Project
Chanel Main Store
400 N. Rodeo Drive
Beverly Hills, California 90210

Project No. 51005
QA/QC RM/DM
Scale AS NOTED

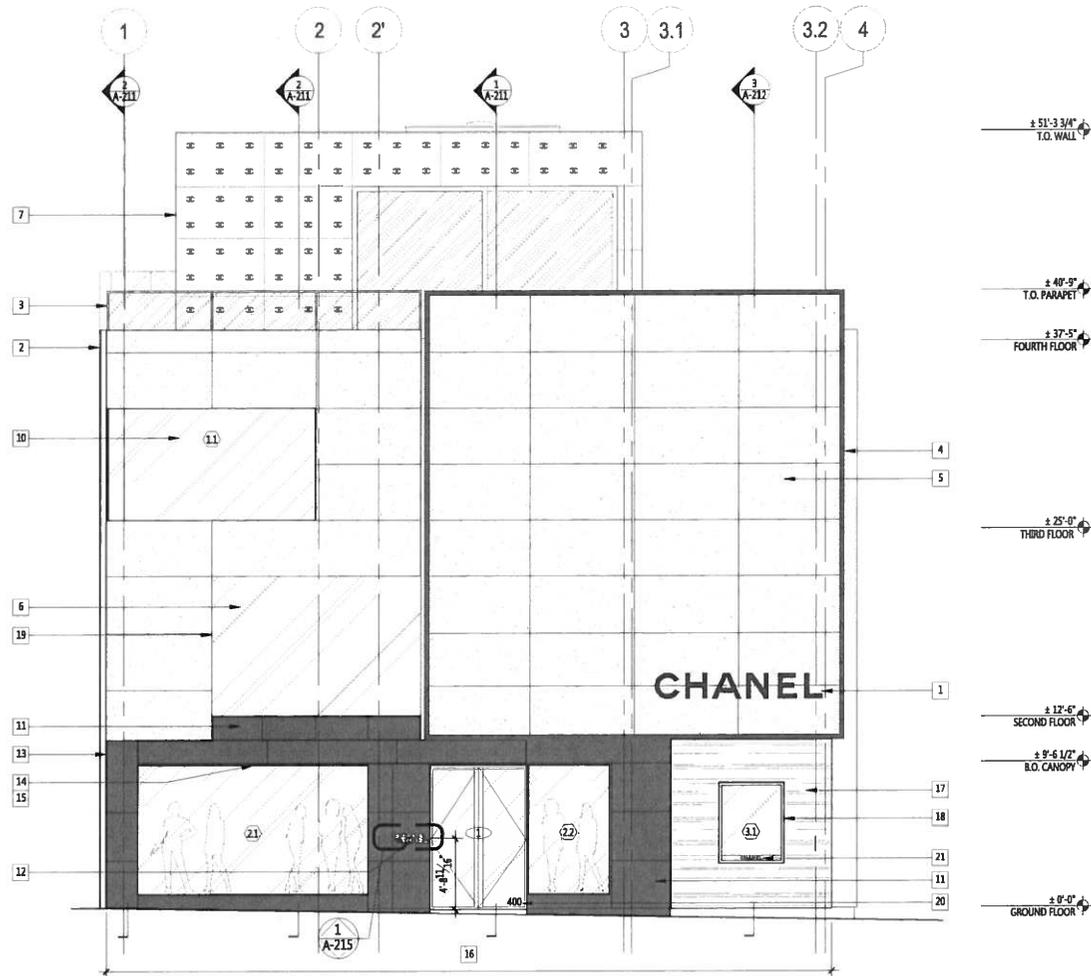
Drawing Title
BARRICADE DETAILS

Drawing No.
A-046

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No.	Issue	Date
1	ARC Submittal	5/2/2016

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Project
Chanel Main Store
400 N Rodeo Drive
Beverly Hills, California 90210

Project No. 51005
QA/QC RM/DM
Scale 1/8" = 1'-0"

Drawing Title
PROPOSED ENLARGED RODEO DRIVE
ELEVATION

Drawing No.

A-202b

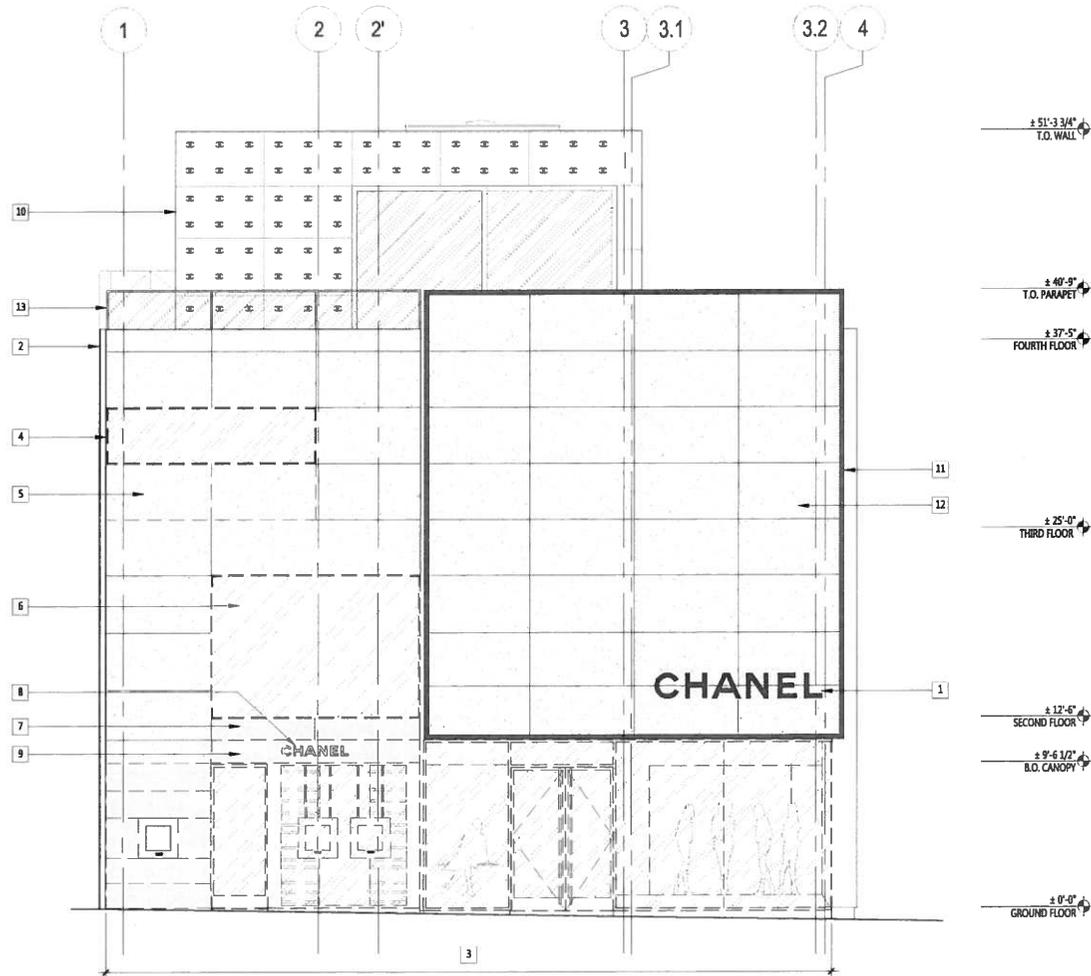
LEGEND

- | | | |
|---|--|--|
| 1 (E) BACKLIT PIN MOUNTED LOGO LETTERS | 8 NOT USED | 15 BACKLIT LIGHT BEHIND TRANSLUCENT FABRIC: GE TETRA GRID GEN3 #93013523 GEVWP63P6-35K-A, SEE A-215 |
| 2 (E) 6" VERTICAL EXPANSION/SEISMIC JOINT | 9 NOT USED | 16 (N) STOREFRONT IN IT'S ENTIRETY INCLUDING ALL FRAMING, BRACING AND STEEL SUPPORT AT GROUND FLOOR ONLY |
| 3 (E) GLASS PARAPET | 10 (N) WINDOW WITH BLACK EXTRUDED ALUMINUM METAL TRIM | 17 GOLD LEAFED CORK WALL COVERING BEHIND GLASS |
| 4 (E) POWDER COATED BLACK MATTE METAL TRIM | 11 BLACK MATTE POWDER COATED METAL CLAD PANELS, RAL 9005 | 18 VENDOME WINDOW - FINE IRJEWERY DISPLAY WITH GOLD PLATED BRASS TRIM |
| 5 (E) CRYSTALLIZED GLASS CERAMIC STONE PANELS | 12 FLUSH BACKLIT ACRYLIC SIGN, SEE A-215 | 19 (N) BLACK METAL WINDOW RETURN ON ALL SIDES |
| 6 (E) CLEAR LAMINATED GLASS | 13 BLACK MATTE POWDER COATED METAL CANOPY, RAL 9005 | 20 6" BLACK VINYL ADDRESS LETTERS |
| 7 (E) EPS | 14 NEWMAT BLANC TRANSLUCENT FABRIC SOFFIT | 21 2 5/8" NON-ILLUMINATED MATTE BRASS SIGN FLUSH W/ WINDOW PLATFORM BEHIND GLASS |

CHANEL



Seal



LEGEND

- | | |
|---|--|
| <p>1 (R) BACKLIT PIN MOUNTED LOGO LETTERS TO REMAIN</p> <p>2 (R) 6" VERTICAL EXPANSION/SEISMIC JOINT TO REMAIN</p> <p>3 REMOVE (R) STOREFRONT IN ITS ENTIRETY INCLUDING ALL FRAMES, BRACING AND STEEL SUPPORT AT GROUND FLOOR ONLY AS SHOWN DASHED; EXISTING BUILDING FACADE BEYOND TO REMAIN IN ITS ENTIRETY</p> <p>4 REMOVE (R) TRANSLUCENT BLACK GLASS WITH BLACK EXTRUDED ALUMINUM METAL TRIM</p> <p>5 REMOVE (R) CRYSTALLIZED GLASS CERAMIC STONE PANELS AS SHOWN DASHED</p> <p>6 (R) CLEAR LAMINATED GLASS TO REMAIN</p> <p>7 REMOVE (R) PATINATED INDUSTRIAL BRONZE CLADDING</p> | <p>8 REMOVE (R) LOGO</p> <p>9 REMOVE (R) CANTILEVERED METAL CLAD CANOPY</p> <p>10 (R) EPS TO REMAIN</p> <p>11 (R) BLACK MATTE POWDER COATED METAL TRIM TO REMAIN</p> <p>12 (R) CRYSTALLIZED GLASS CERAMIC STONE PANELS TO REMAIN</p> <p>13 (R) GLASS PARAPET TO REMAIN</p> |
|---|--|

No.	Issue	Date
1	ARC Submittal	5/2/2016

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Project

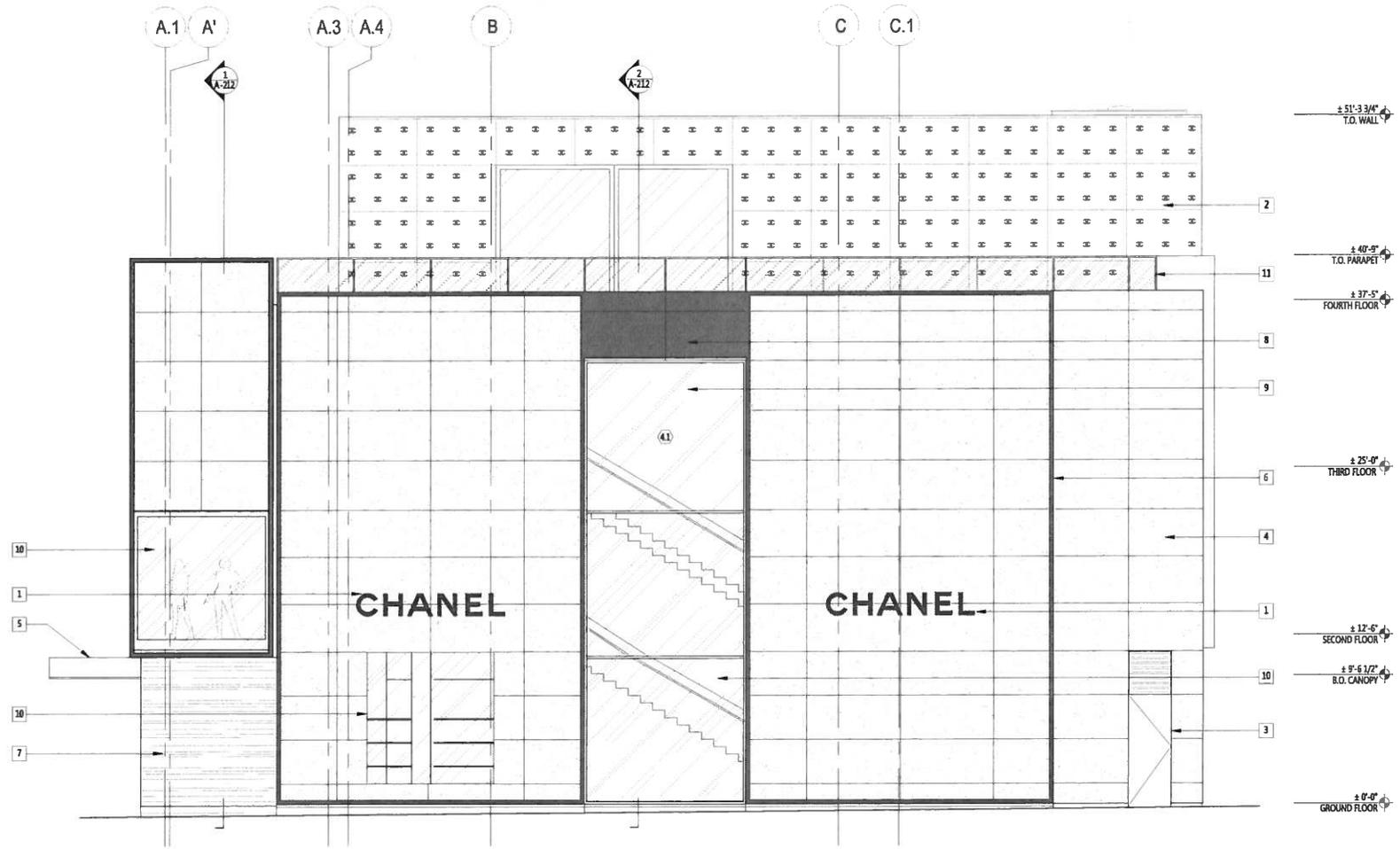
Chanel Main Store
400 N Rodeo Drive
Beverly Hills, California 90210

Project No.	51005
QA/QC	RM/DM
Scale	1/8" = 1'-0"

Drawing Title
EXISTING ENLARGED RODEO DRIVE
ELEVATION

Drawing No.

A-202a



CHANEL



Seal

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1	ARC Submittal	5/2/2016

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Project
 Chanel Main Store
 400 N Rodeo Drive
 Beverly Hills, California 90210

Project No. 51005
QA/QC RM/DM
Scale 1/8" = 1'-0"

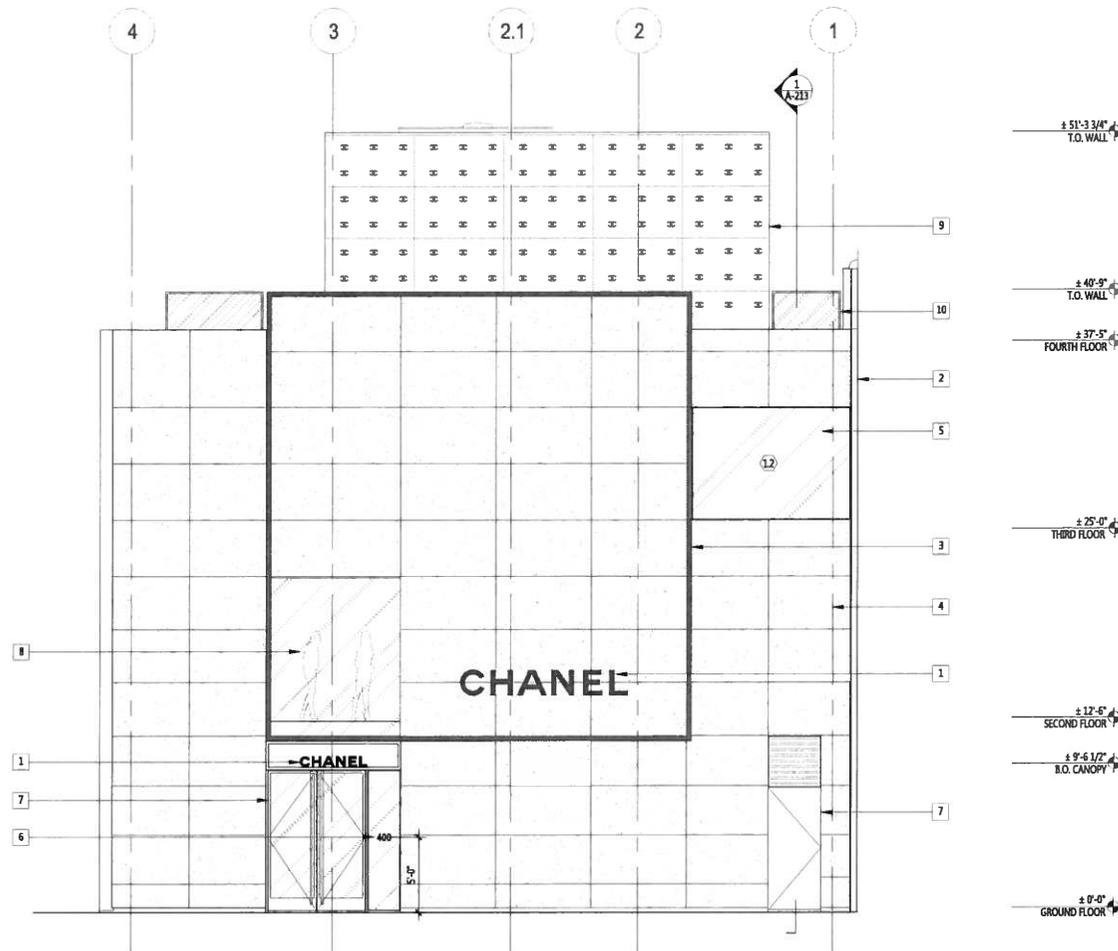
Drawing Title
 PROPOSED ENLARGED BRIGHTON WAY ELEVATION

Drawing No.
 A-203b

KEY NOTES

- | | |
|---|---|
| 1 (R) BACKLIT PIN MOUNTED LOGO LETTERS | 8 BLACK MATTE POWDER COATED METAL CLAD PANELS, RAL 9005 |
| 2 (R) EFS | 9 (R) WINDOW TO MATCH EXISTING |
| 3 (R) DOOR TO REMAIN | 10 (R) WINDOW |
| 4 (R) WHITE CRYSTALLIZED GLASS CERAMIC PANEL | 11 (R) GLASS PARAPET |
| 5 BLACK MATTE POWDER COATED METAL CANOPY WITH BACKLIT FABRIC SOFFIT | |
| 6 (R) BLACK MATTE POWDER COATED METAL TRIM | |
| 7 GOLD LEAFED CORK WALL COVERING BEHIND GLASS | |

CHANEL



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Chanel Main Store
400 N Rodeo Drive
Beverly Hills, California 90210

Project No.	S1005
QA/QC	RM/DM
Scale	1/8" = 1'-0"

Drawing Title
PROPOSED ENLARGED REAR ALLEY
ELEVATION

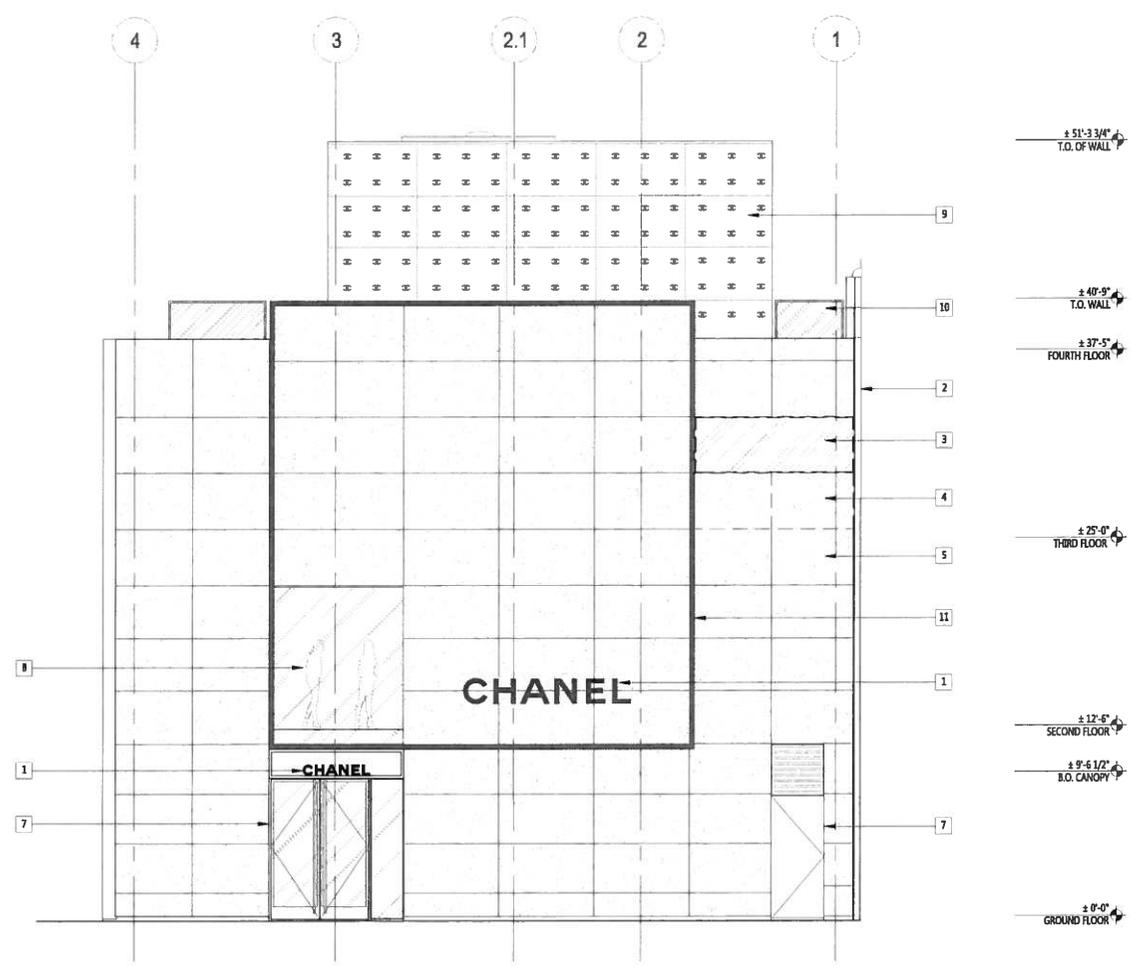
Drawing No.

A-204b

LEGEND

- 1 (E) BACKLIT PIN MOUNTED LOGO LETTERS
- 2 (E) 6" VERTICAL EXPANSION/SEISMIC JOINT
- 3 (E) POWDER COATED METAL TRIM
- 4 (E) WHITE CRYSTALLIZED GLASS CERAMIC PANELS
- 5 (A) WINDOW WITH BLACK EXTRUDED ALUMINUM METAL TRIM
- 6 (E) 6" BLACK VINYL ADDRESS LETTERS
- 7 (E) DOOR
- 8 (E) WINDOW

CHANEL



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No.	Issue	Date
1	ARC Submittal	5/7/2016

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Chanel Main Store
400 N. Rodeo Drive
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Project No.	51005
QA/QC	RM/DM
Scale	1/8" = 1'-0"

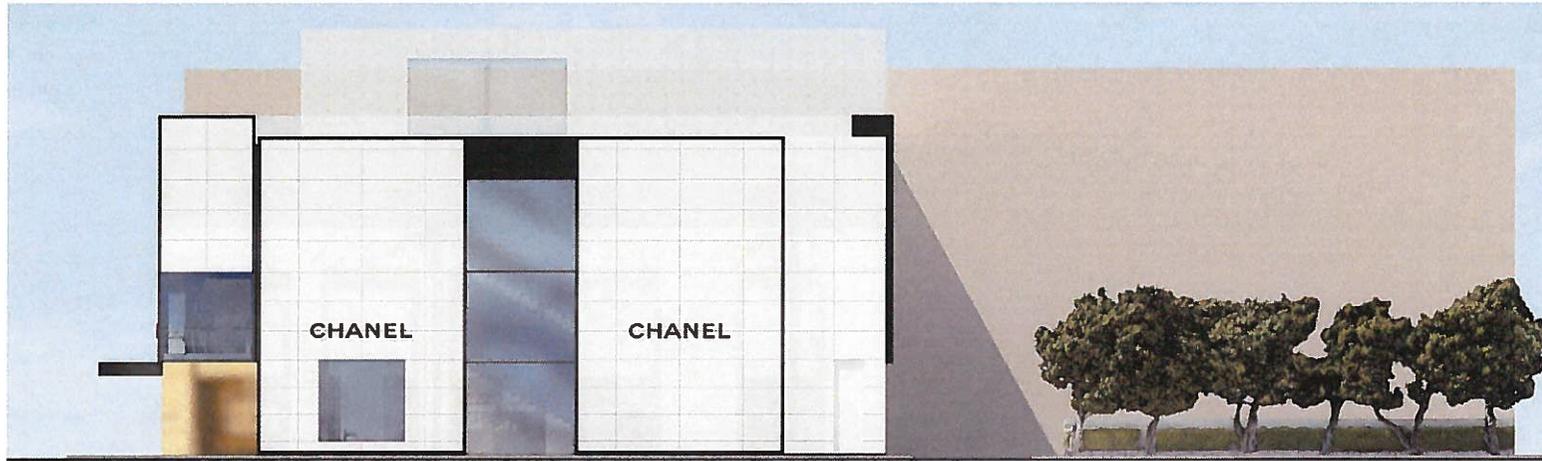
Drawing Title
EXISTING ENLARGED REAR ALLEY
ELEVATION

Drawing No.

A-204a

LEGEND

- | | |
|--|---|
| 1 (E) BACKLIT PIN MOUNTED LOGO LETTERS TO REMAIN | 8 (E) WINDOW TO REMAIN TO REMAIN |
| 2 (E) 6" VERTICAL EXPANSION/SEISMIC JOINT TO REMAIN | 9 (E) EIFS TO REMAIN |
| 3 REMOVE (E) TRANSLUCENT WHITE GLASS WITH WHITE EXTRUDED ALUMINUM METAL TRIM | 10 (E) GLASS PARAPET TO REMAIN |
| 4 REMOVE (E) WHITE CRYSTALLIZED GLASS CERAMIC PANELS AS SHOWN DASHED | 11 (E) BLACK POWDER COATED METAL TRIM TO REMAIN |
| 5 (E) WHITE CRYSTALLIZED GLASS CERAMIC PANELS TO REMAIN | |
| 6 FLUSH BACKLIT ACRYLIC LOGO | |
| 7 (E) DOOR TO REMAIN | |

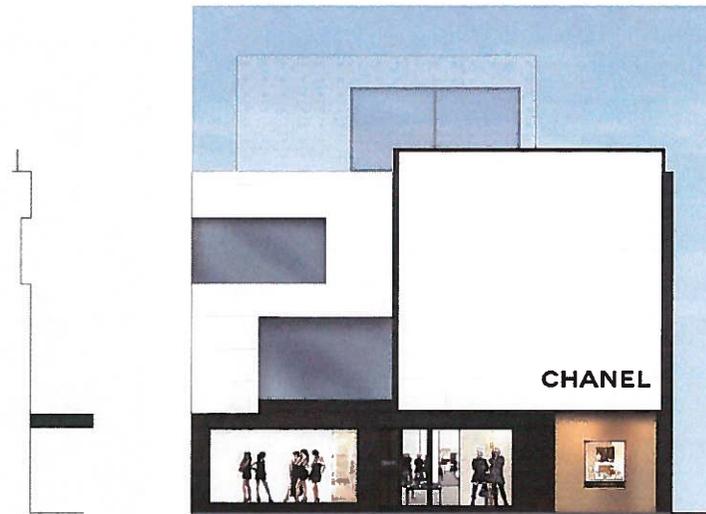


CHANEL



Seal

2 PROPOSED BRIGHTON WAY COLOR ELEVATION



1 PROPOSED RODEO DRIVE COLOR ELEVATIONS

No.	Issue	Date
1	ARC Submittal	5/2/2016

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Project
Chanel Main Store
400 N Rodeo Drive
Beverly Hills, California 90210

Project No. 51005
QA/QC RM/DM
Scale

Drawing Title
PROPOSED COLOR ELEVATIONS

Drawing No.
A-205



4 EXISTING RODEO DRIVE & BRIGHTON WAY PHOTO



3 EXISTING BRIGHTON WAY PHOTO



2 EXISTING RODEO DRIVE PHOTO



1 EXISTING BRIGHTON WAY PHOTO

CHANEL



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Project
Chanel Main Store
400 N Rodeo Drive
Beverly Hills, California 90210

Project No. 51005
QA/QC RM/DM
Scale NO SCALE

Drawing Title
EXISTING STOREFRONT PHOTOS

Drawing No.
A-207



4 PROPOSED RODEO DRIVE & BRIGHTON WAY RENDERING



3 PROPOSED BRIGHTON WAY RENDERING



2 PROPOSED RODEO DRIVE RENDERING



1 PROPOSED BRIGHTON WAY RENDERING

CHANEL



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Project
 Chanel Main Store
 400 N Rodeo Drive
 Beverly Hills, California 90210

Project No. S1005
 QA/QC RM/DM
 Scale NO SCALE
 Drawing Title
 PROPOSED STOREFRONT RENDERINGS

Drawing No.
A-208



Architectural Commission Report
400 North Rodeo Drive (Chanel)
AC Meeting – May 18, 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 FAÇADE MODIFICATIONS, A SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS, AND A CONSTRUCTION BARRICADE GRAPHIC FOR THE PROPERTY LOCATED AT 400 NORTH RODEO DRIVE (PL1606097 – CHANEL).

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, Tmine, Inc., and the tenant, Chanel, (Collectively the “Applicant”), has applied for architectural approval for façade modifications, a sign accommodation for multiple business identification signs, and a construction barricade graphic for the property located at 400 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 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 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 May 18, 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, 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: May 18, 2016

Mark Odell, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission