



# Architectural Commission Report

**Meeting Date:** Wednesday, August 17, 2016

**Subject:** **CHRISTIE'S (PL1613740)**  
**332-336 North Camden Drive**

Request for approval of a façade remodel, a business identification sign, and sign accommodations to allow business identification signage to face private property and/or an alley. The Planning Commission will consider a Categorical Exemption on August 25, 2016; no further environmental review is required at this time.

**Project Agent:** Tim Yule – Christie's

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

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## REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel, a business identification sign, and sign accommodations to allow business identification signage to face private property and/or an alley for Christie's located at 332-336 North Camden Drive.

The project was previously reviewed by the Architectural Commission as a project preview item on July 20, 2016 (no formal action was taken); the project preview plans are included in Attachment A of this report. The project was well received in concept with the primary comments relating to the integration of the front and rear facades. Subsequently, the applicant has modified the design on the rear façade and continued to develop architectural details for the proposed design. A *Response to Comments* can be found in Attachment B of this report.

Additionally, the project will be reviewed by the Planning Commission on August 25, 2016 for Development Plan Review Permit to allow an increase in the height of the existing building to accommodate a second story toward the rear. Any approval granted by the Architectural Commission is conditioned upon the project receiving approval by the Planning Commission.

The proposed project includes the following components:

### Façade Remodel

#### *North Camden Drive elevation*

- Reconfigured storefront with a track sliding window system, tempered glass entry door, and framing finish to match Benjamin Moore "Liquid Silver"
- Custom break-formed painted pearlescent white metal façade paneling (note: this returns for the full extent of the southern side elevation);
- Steel-troweled white stucco finish located directly above façade paneling;
- Architectural lighting within the entry vestibule and façade;

#### Attachment(s):

- Project Preview Plans (July 20, 2016)
- Applicant-prepared *Response to Comments*
- Detailed Design Description and Materials
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:  
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cgordon@beverlyhills.org



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- New second floor addition located toward the rear of the building with the following components:
  - White stucco finish;
  - Gray-painted steel cantilevered canopy;
  - Tempered glass door, and;
  - Aluminum-framed window system
- Second floor roof deck with porcelain tile pavers and moveable surface planters.

### *Alley elevation*

- White stucco façade;
- New second floor aluminum-framed window system with clear glazing, and;
- New exterior staircase clad in custom break-formed painted pearlescent white metal façade paneling

### Business Identification Signage

NORTH CAMDEN DRIVE				
Location	Size	Quantity	Illumination	Material
Façade	14.8 SF	1	Back-lit	Painted aluminum + acrylic
<b>TOTAL SIGN AREA: 14.8 SF (1 SIGN)</b>				

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum allowable sign area for business identification signage for a ground floor business with street frontage is two square feet (2') in area for each one foot (1') of ground floor street frontage, in no event to exceed 100 square feet. Based on a storefront length of 50'-3", the maximum sign area for this tenant is approximately 100 SF. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

### Sign Accommodations (facing private property and/or an alley)

SOUTHERN ELEVATION (facing private property)				
Location	Size	Quantity	Illumination	Material
Façade	14.8 SF	1	Back-lit	Painted aluminum + acrylic
<b>TOTAL SIGN AREA: 14.8 SF (1 SIGN)</b>				

ALLEY ELEVATION				
Location	Size	Quantity	Illumination	Material
Exterior staircase	14.8 SF	1	Non-illuminated	Gray-painted cast metal
<b>TOTAL SIGN AREA: 14.8 SF (1 SIGN)</b>				

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



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the sign area does not exceed seventy five percent (75%) of the area otherwise permissible if the wall abutted a public street. The maximum allowable sign areas for the southern and alley elevations are 75 SF each. As proposed, the business identification signage is within the maximum standards set forth in the BHMC.

### URBAN DESIGN ANALYSIS

The proposed improvements to the existing commercial structure represent refinements and upgrades to the storefront system and façade treatments for the front, side, and rear elevations. The high-caliber contemporary façade treatments will serve as an enhancement to the overall building and streetscape of North Camden Drive. To facilitate the development of final details, the following design resolutions and additional architectural details are being requested as follows:

- Provide a final detail with finish specification for the storefront system and the metal cladding material to address the transition of these elements along the sloping finish grade at the public sidewalk.
- Further study of a landscape plan that includes potted plantings or in-ground landscaping along the edges of the surface parking area at the rear would be encouraged at this site.

Project-specific conditions have been proposed in the draft approval resolution (Attachment E); however, the Commission may wish to add/amend/delete any project-specific conditions deemed necessary to make the required findings for approval.

### 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 Planning Commission will consider a Categorical Exemption on August 25, 2016; no further environmental review is required at this time.

### PUBLIC OUTREACH AND NOTIFICATION

As the project required review by the Planning Commission for a Development Plan Review Permit (DPR), the project was publicly noticed in a manner consistent with the requirements set forth for a DPR to ensure all interested parties are notified about the project throughout its full entitlement review. As such, an on-site noticed was posted on the subject property on Friday, August 5, 2016 and a mailed notice was sent to all property owners and residents within five hundred feet (500') plus block-face of the project site on Monday, August 8, 2016. To date staff has not received comments in regards to the submitted project.



**Architectural Commission Report**  
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**Attachment A**  
Project Preview Plans  
(July 20, 2016)



**PROJECT PREVIEW PLANS**  
(July 20, 2016)

(N) 6' PARAPET WALL CLAD IN BLIND FASTENED PAINTED PEARLESCENT WHITE FLAT METAL PANEL

(N) INSET BACKLIT SIGNAGE; SEE A5.0

(N) BLIND-FASTENED CUSTOM BREAK-FORMED PAINTED PEARLESCENT WHITE METAL PANEL

(N) ORAMA MINIMAL FRAME TRIPLE TRACK SLIDING WINDOW SYSTEM

(N) METAL PANEL TO MATCH

(N) TEMPERED GLASS ENTRANCE DOOR

CREATING SPACE		CREATING SPACE	
STREETSCAPE MONTAGES	CHRISTIE'S INC.	CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS	333 N. CAMDEN DR. BEVERLY HILLS, CA 90010
07-01-18			
		1/8" = 1'-0"	
A11.2		1	
PROPOSAL RENDER		1	



(N) 6' PARAPET WALL CLAD IN BLIND FASTENED PAINTED WHITE PEARLESCENT FLAT METAL PANEL

(N) INSET BACKLIT SIGNAGE; SEE A5.0

(N) BLIND-FASTENED CUSTOM BREAK-FORMED PAINTED PEARLESCENT WHITE METAL PANEL

(E) ADJACENT PROPERTY PARKING SIGN

**PROJECT PREVIEW PLANS**  
(July 20, 2016)

CREATIVE SPACE

<p>STREETSCAPE MORTGAGES</p> <p>0741-18</p> <p>18" x 14"</p>	<p>CHRISTIE'S INC.</p> <p>CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS</p> <p>330 N. CAMDEN DR.</p> <p>BEVERLY HILLS, CA 90210</p>
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**A11.3**

PROPOSAL RENDER

1



- (N) EXTERIOR EXIT STAIR
- (N) (N) FLEETWOOD 600 SERIES ALUMINUM FRAME WINDOW
- (N) STUCCO FINISH OVER (E) MASONRY
- (N) PIN-MOUNTED GLOSS GRAY PAINTED CAST METAL ARCHITECTURAL SIGNAGE; SEE A5.0
- (N) REAR ENTRY DOOR
- (N) ADA ACCESS LIFT PLATFORM

**PROJECT PREVIEW PLANS**  
(July 20, 2016)

CREATIVE SPACE	
PROJECT: STREETSCAPE MONTAGES DATE: 07-20-16 SCALE: 1/8" = 1'-0"	CLIENT: CHRISTIE'S INC. PROJECT: CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS ADDRESS: 333 N. CAMDEN DR. BEVERLY HILLS, CA 90210
A11.4	1



**Architectural Commission Report**

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**Attachment B**

Applicant-prepared *Response to Comments*

336 N CAMDEN DR - ARCHITECTURAL COMMISSION COMMENT & RESPONSE LOG				
#	Date	Sent Via	Comment	Response
1	7/20/16	Preview Hearing	Couldn't find any melody between the front and rear façade design, seems borrowed from Gaudi and unfriendly. Although the language of the interior is being carried through to the rear, it still seems disconnected. Suggestion from Commission is to bring the metal panel material element to rear at the stair	The metal panel now wraps from Camden, to the South façade and then the alley façade. The metal panels at the alley are mounted to the outer face of the exit stair and act in lieu of a guardrail where applicable. A portion of the panels are set back below the stair to maintain a 7'-0" minimum head for an existing parking space (per conversations with Building & Safety).
2	7/20/16	Preview Hearing	Suggestion to match the radius detail of window and door. The circles at the window could be modified to match the eased corners at the door below.	The circles were modified to match the door below.
3	7/20/16	Preview Hearing	Letters cut into metal, dark gray in daytime and subtly backlit at night. Stunning look, new and different.	This has been maintained.
4	7/20/16	Preview Hearing	Pearlescent finish sample was not available during the Preview. Clarification of pearlescent vs. opalescent, do not want the color to have a rainbow effect.	The paint will be pearlescent (light sparkle), not opalescent (rainbow effect).
5	7/20/16	Preview Hearing	Loves the slightly creamier sample that was presented with the gray color of the Christie's sign.	The paint color selected will be present for the formal hearing.
6	7/20/16	Preview Hearing	Signage seems small if standing at the right side of the South elevation.	The signage is not meant to be seen from the right side of the elevation because there is a large building and underground parking structure directly to the South. The primary view will be from Camden, where the signage can be seen as someone approaches the building from Wilshire.



**Architectural Commission Report**  
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**Attachment C**  
Detailed Design Description  
and Materials

**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):  
 Sign facing adj. property, parking lot/alley. Mounted below 25' 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:**

The broad scope of work is to modify an existing reinforced masonry building to raise the roof/parapet at the Camden side for a 14' clear interior retail space and add a partial second floor at the parking lot/alley side. The first floor rooftop will become accessible from the partial second story. The facade design is being developed to activate the ground floor and create an engaging architectural presence along Camden and toward the neighboring property to the South. This corner provides a prominent view due to the lack of building obstruction and the one-way vehicular traffic approach from Wilshire.

The finished facade of the building will be mostly custom-made undulating metal panels. The panels will have a hidden interlocking system that creates a visual effect of seamlessness and no connection points to the supporting wall below. The panels will be painted aluminum with a pearl-like finish and integrated gray-colored signage. There will be a large feature storefront window that will provide clear visual connection into the retail space and draw pedestrians from the street. Both the storefront window and main entry door will be mostly glass with thin profile aluminum frames. From below, the parapet wall will block the view to the rooftop terrace, and from above, the terrace view will be a porcelain tile deck with landscaping elements.

**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	Building ID Sign(s)	3	1'-3 1/2" x 11'-3 1/2"	14.6 each	100 SF each facade (2 SF per 1 Linear foot)
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:* Aluminum / Stucco  
*Texture /Finish:* Undulating panels / smooth troweled  
*Color / Transparency:* Pearlescent white / white

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

*Material:* Aluminum framed glass  
*Texture /Finish:* Smooth, thin profile  
*Color / Transparency:* Raw aluminum color, transparent glass

**ROOF**

*Material:* Porcelain deck tiles / white TPO  
*Texture /Finish:* Smooth / Smooth  
*Color / Transparency:* Speckled white

**COLUMNS**

*Material:* N/A (Interior only - steel enclosed in wall)  
*Texture /Finish:* N/A  
*Color / Transparency:* N/A

**BALCONIES & RAILINGS**

*Material:* N/A (see roof section above for terrace materials, no railings)  
*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:* Aluminum grate shade  
*Texture /Finish:* Smooth  
*Color / Transparency:* White

**DOWNSPOUTS / GUTTERS**

*Material:* Integral, not visible  
*Texture /Finish:* N/A  
*Color / Transparency:* N/A

**BUSINESS ID SIGN(S)**

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

**BUILDING ID SIGN(S)**

*Material:* Painted aluminum with acrylic sides @ West/South. Pin-mounted alum @ East  
*Texture /Finish:* Smooth  
*Color / Transparency:* Gray with clear acrylic (integrated LED lighting behind) / solid gray

**EXTERIOR LIGHTING**

*Material:* Metal (see cutsheets)  
*Texture /Finish:* Smooth  
*Color / Transparency:* White

**PAVED SURFACES**

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

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

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

The only landscaping elements will be located on the rooftop terrace to soften the view to the project from neighboring buildings (above), from the partial second floor office, and help provide a natural source of shade. Central trees and perimeter plants with muted tones were selected for the terrace to be consistent with the design decisions made on both the interior and exterior of the building.

**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 project is proposing a significant improvement from the existing building condition to provide a clean, elegant and unified facade appearance. There have been significant efforts made to create a one-of-a-kind facade system that conceals all connection points for a well-made feel. The interior ceiling height is being increased and curved details carried through the project for a feeling of spaciousness, ease and elegance. The wood interior flooring and terrace landscape elements brings balance to the hard exterior materials for a commercial-meets-residential atmosphere.

- 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 project gestures the welcome of pedestrians from Camden and protects the interior retail space from the noise of the vehicular street, neighboring parking garage and alley parking at the street level. The partial second floor gestures the welcome of the landscaping at the terrace. The terrace/parapet walls are approximately at head height and work with the landscaping elements to create a peaceful environment.

- 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 project has been designed for high-end retail clients, which is conveyed through the facade design and large glass storefront that showcases the interior retail area. It practices a specific amount of restraint and detailing that is indicative of its quality and positive contribution to the local environment.

- 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 immediate area is fully developed as a commercial zone. The project maintains a low density, promotes pedestrian traffic and high sales in the Golden Triangle.

- 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 existing retail use is maintained, continuing harmony with the surrounding businesses. Development direction will increase the height of the building, resulting in massing more in line with the adjacent 2-3 story properties while maintaining an approachable, pedestrian oriented scale. The new exterior facade will replace the dated and distressed appearance of the building with a new contemporary aesthetic which is more in line with recent renovations within the surrounding blocks.



**Architectural Commission Report**  
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AC Meeting – August 17, 2016

**Attachment D**  
Project Design Plans



EXISTING CAMDEN ELEVATION 1  
NTS



PROPOSED CAMDEN ELEVATION 2  
NTS

CREATIVE SPACE

<p>PROJECT: CHRISTIE'S INC.</p> <p>DATE: 08-01-18</p> <p>SCALE: NTS</p>	<p>PHOTO: ARCHITECTURE PHOTO MONTAGE</p> <p>PROJECT: CHRISTIE'S METAL FLAGSHIP BEVERLY HILLS</p> <p>ADDRESS: 330 W CAMDEN DR BEVERLY HILLS, CA 90210</p>
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A0.2

ARCHITECTURAL REVIEW PLANS

CREATIVE SPACE





LIGHT BAR AT TOP OF WALL,  
WASHING FACE OF WALL  
(N) STUCCO OVER (E) MASONRY  
COLOR: WHITE TO MATCH  
RAL-9010  
(N) FLEETWOOD 600 SERIES  
ALUMINUM FRAME WINDOW.  
CLEAR GLASS W/ ALUM  
FRAME FINISH  
(N) ALUMINUM FRAME  
EXIT DOOR.

(N) PIN-MOUNTED GLOSS GREY  
PAINTED CAST METAL  
ARCHITECTURAL SIGNAGE  
(14.8 SF @ WEST ELEVATION)

(N) BLIND FASTENED CUSTOM  
BREAK FORMED METAL PAINTED  
PEARLESCENT WHITE METAL  
PANEL

(N) EXTERIOR EXIT STAIR  
BEHIND METAL PAEL

(N) MECHANICAL EQUIPMENT

T.O. PARAPET  
EL. 134'-0"

F.F. 2ND LV  
EL. 118'-5"

T.O. (E) PARKING  
EL. 101'-6" (V.I.F.)

F.F. 1ST LV  
EL. 100'-0"

RECESSED SOFFIT LIGHT IN  
VESIBULE  
(N) GUARDRAIL. PAINTED TO  
MATCH BUILDING  
(N) REAR ENTRY DOOR  
(N) ADA ACCESS LIFT PLATFORM

WEST ELEVATION  
1/8" = 1'-0"

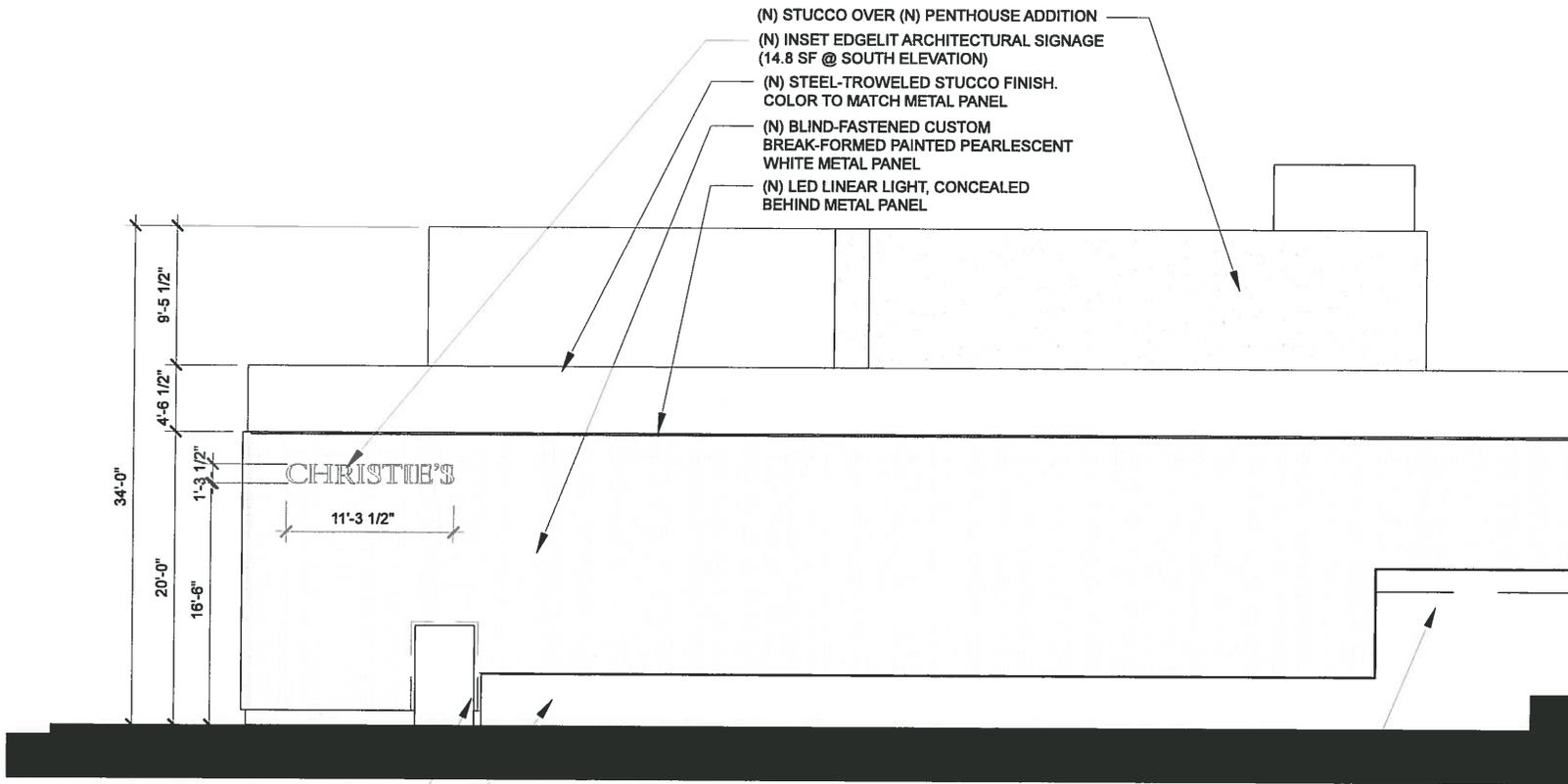
1

ARCHITECTURAL REVIEW PLANS

PROJECT	CHRISTIE'S INC.
CLIENT	CHRISTIE'S RETAIL FLAGSHIP BEVERLY HILLS
DATE	08-01-18
SCALE	1/8" = 1'-0"
DESIGNER	CREATIVE SPACE
LOCATION	3301 CANON DR BEVERLY HILLS, CA 90210

CREATIVE SPACE  
**A3.2**

Architectural Review Plans for 3301 Canon Drive, Beverly Hills, CA 90210. Prepared by Creative Space, Inc. on 08/01/18. All rights reserved. No part of this document may be reproduced without written permission from Creative Space, Inc.



- (N) STUCCO OVER (N) PENTHOUSE ADDITION
- (N) INSET EDGELIT ARCHITECTURAL SIGNAGE  
(14.8 SF @ SOUTH ELEVATION)
- (N) STEEL-TROWELED STUCCO FINISH.  
COLOR TO MATCH METAL PANEL
- (N) BLIND-FASTENED CUSTOM  
BREAK-FORMED PAINTED PEARLESCENT  
WHITE METAL PANEL
- (N) LED LINEAR LIGHT, CONCEALED  
BEHIND METAL PANEL

OUTLINE OF (E) ADJACENT  
PROPERTY PARKING SIGN  
(E) RETAINING WALL

LINE OF (E) ADJACENT  
PROPERTY PARKING  
ENTRY  
CANOPY

**SOUTH ELEVATION**  
1/8" = 1'-0"

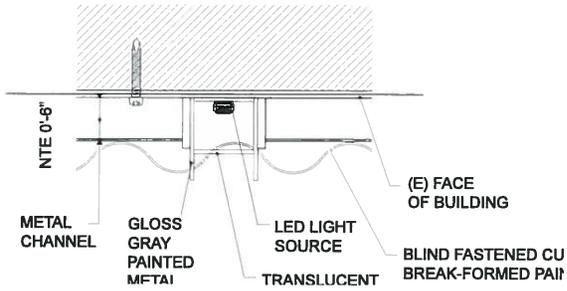
EXTERIOR ELEVATIONS	CHRISTIE'S INC.
DATE: 04-11-18	CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS
SCALE: 1/8" = 1'-0"	30000 CANBY DR BEVERLY HILLS, CA 90210

CREATIVE SPACE, INC. 10000 CREATIVE SPACE DRIVE, SUITE 100, BEVERLY HILLS, CA 90210  
TEL: 310.370.0344 FAX: 310.370.0345 WWW.CREATIVESPACE.COM

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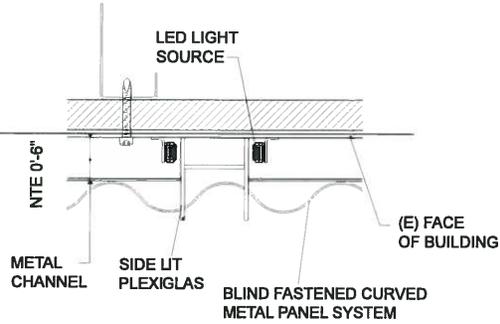


ASSUMED PROPERTY LINE  
@ SOUTH ELEVATION



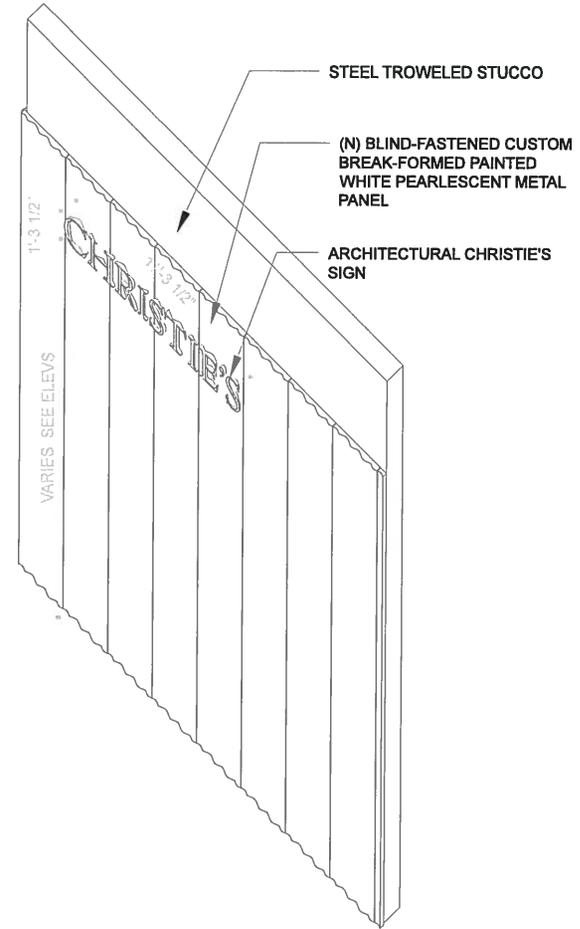
3 CHRISTIE'S SIGN DETAIL (ALTERNATE OPTION) SCALE: 3"=1'-0"

ASSUMED PROPERTY LINE  
@ SOUTH ELEVATION



2 CHRISTIE'S SIGN DETAIL SCALE: 3"=1'-0"

1 CHRISTIE'S SIGN DIAGRAM



SCALE: 3/16"=1'-0"

PROJECT	CHRISTIE'S INC.
DATE	08-21-18
SCALE	1/8" = 1'-0"
LOCATION	335 N. CAMDEN DR. BEVERLY HILLS, CA 90210



(N) PTD STEEL GRATE CANOPY PAINT TO MATCH BENJAMIN MOORE "LIQUID SILVER" PT-100

(N) MOVEABLE SURFACE PLANTERS

(N) 6' PARAPET STEEL TOWELED STUCCO FINISH.. COLOR: WHITE TO MATCH RAL-9010

(N) BLIND-FASTENED CUSTOM BREAK-FORMED PAINTED PEARLESCENT WHITE METAL PANEL

(N) INSET BACKLIT SIGNAGE; SEE A5.0

ARCHITECTURAL REVIEW PLANS

STREETSCAPE MONTAGES

Client: CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS  
 3500 CAMDEN DR  
 BEVERLY HILLS, CA 90210

Date: 06-01-18  
 1/8" = 1'-0"

CREATIVE SPACE

A11.0

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- (N) EXTERIOR EXIT STAIR ENCLOSED WITH BLIND FASTENED PAINTED PEARLESCENT WHITE METAL PANEL
- (N) FLEETWOOD 600 SERIES ALUMINUM FRAME WINDOW
- (N) STUCCO FINISH OVER (E) MASONRY
- (N) PIN-MOUNTED GLOSS GRAY PAINTED CAST METAL ARCHITECTURAL SIGNAGE; SEE A5.0
- (N) REAR ENTRY DOOR
- (N) ADA ACCESS LIFT PLATFORM

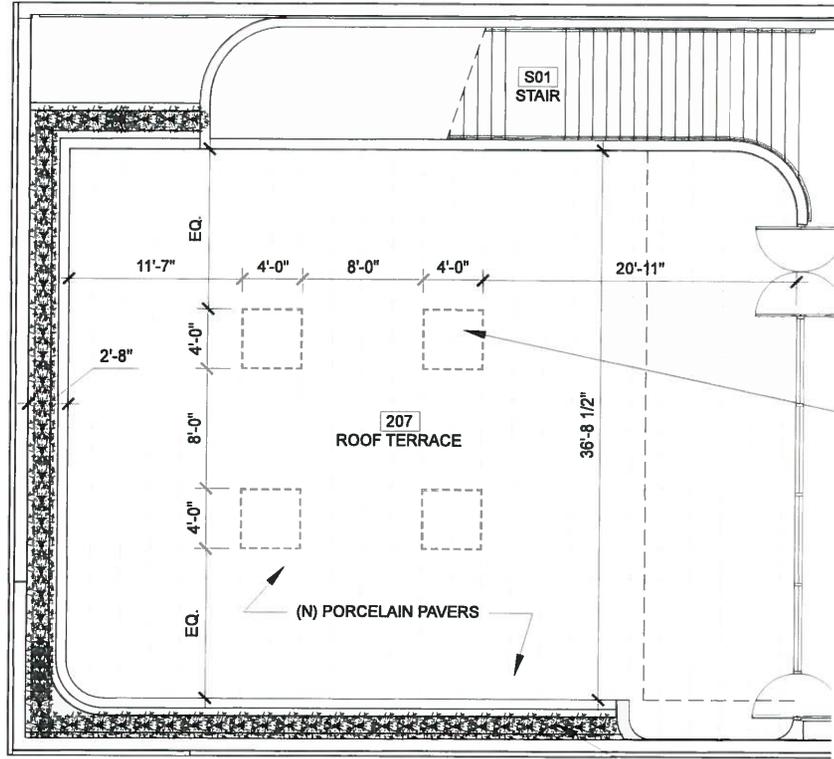
ARCHITECTURAL REVIEW PLANS

CREATIVE SPACE  
 432 MALIBU BLVD, SUITE 201, MALIBU, CA 90265  
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Client	CHRISTIE'S INC.
Project	CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS
Address	9501 CRENSHAW BLVD BEVERLY HILLS, CA 90210
Scale	1/8" = 1'-0"

A11.4

PROPOSAL RENDER



(N) MOVABLE SURFACE PLANTER WITH SILVER DOLLAR EUCALYPTUS (EUCALYPTUS POLYANTHEMOS)



(N) SILVER GERMANDER (TEUCRIUM FRUTICANS) IN PLANTER WITH STAKE MOUNTED LED ACCENT LIGHT

**SECOND FLOOR LANDSCAPE PLAN** 1  
1/8" = 1'-0"

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LANDSCAPE PLAN  
08-01-18  
1/8" = 1'-0"

www.n2planning.com CHRISTIE'S INC. CHRISTIE'S RETAIL FLAGSHIP BEVERLY HILLS 330 N. CAMDEN DR. BEVERLY HILLS, CA 90210	ARCHITECTURAL REVIEW PLANS
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**Architectural Commission Report**  
332-336 North Camden Drive (Christie's)  
AC Meeting – August 17, 2016

**Attachment E**  
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 OF A FAÇADE REMODEL, A BUSINESS IDENTIFICATION SIGN, AND SIGN ACCOMMODATIONS TO ALLOW BUSINESS IDENTIFICATION SIGNAGE TO FACE PRIVATE PROPERTY AND/OR AN ALLEY FOR THE PROPERTY LOCATED AT 332-336 NORTH CAMDEN DRIVE (PL1613740 – CHRISTIE’S).

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

Section 1. Loren Shanks, Creative Space, agent, on behalf of the property owner, George Harb, and the tenant, Christie’s, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, a business identification sign, and sign accommodations to allow business identification signage to face private property and/or an alley for the property located at 332-336 North Camden 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **August 17, 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

1. The approval of project components that relate to the increase in building height shall be contingent upon the applicant securing a Development Plan Review Permit. Any architectural modifications required as a result of such approval may be subject to additional architectural review.

2. Final architectural details for the storefront system and metal cladding to address the transition of such elements along the sloping finish grade at the public sidewalk shall be provided to the City's Urban Designer for final review and approval.
3. The applicant shall coordinate with the City's Urban Designer to develop a landscape plan for the edges of the surface parking area at the rear of the property.

#### Standard Conditions

4. **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.
5. **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.
6. **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.
7. **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.
8. **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.

9. **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.
10. **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.
11. **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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **August 17, 2016**

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Mark Odell, Urban Designer  
Community Development Department

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Gidas Peteris, Chair  
Architectural Commission