



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, February 15, 2012
Subject: **435 NORTH BEDFORD DRIVE**
Request for approval of a façade remodel
(PL1201611)

Project applicant: Paul Schneider, applicant

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel of an existing commercial building. The facade remodel is focused on the entry area of the building. The applicant is proposing to upgrade the entry of the building with a new projecting metal and glass canopy, new natural stone facing, new windows, new planters and new lighting. The applicant is also proposing to paint the window trim of all the windows on the façade and to add a new metal cornice cap at the building parapet.

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.

PUBLIC OUTREACH AND NOTIFICATION

No public notification was required for this project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets and Supporting Documents
- C. Approval Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner

(310) 285-1191

cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting –February 15, 2012

Attached A:
Detailed Design Description
and Materials (Applicant Prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 435 North Bedford Drive
Adjacent Streets: Camden Drive & Roxbury Drive

B Property Owner Information¹

Name(s): Daniel M. Gottlieb (CEO) & Steven D. Lebowitz (President)
Address: 439 North Bedford Drive
City: Beverly Hills State & Zip Code: CA 90210
Phone: 310-273-9930 Fax: 310-248-2222
E-Mail: pschneider@glrealty.com

C Applicant Information [individual(s) or entity benefiting from the entitlement]

Name(s): 435 Bedford, LLC
Address: 439 North Bedford Drive
City: Beverly Hills State & Zip Code: CA 90210
Phone: 310-273-9930 Fax: 310-248-2222
E-Mail: pschneider@glrealty.com

D Architect / Designer Information [Employed or hired by Applicant]

Name(s): Charles Group International Registered Architect? Yes No
Address: 12811 Venice Boulevard
City: Los Angeles State & Zip Code: CA 90066
Phone: 310-383-4142 Fax:
E-Mail: charles@charlesgroupintl.com

E Landscape Designer Information [Employed or hired by Applicant]

Name(s):
Address:
City: State & Zip Code:
Phone: Fax:
E-Mail:

F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.

Name(s): Paul Schneider
Address: 439 North Bedford Drive
City: Beverly Hills State & Zip Code: CA 90210
Phone: 310-273-9930 Fax: 310-248-2222
E-Mail: pschneider@glrealty.com

G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.²

Property Owner's Signature & Date

Property Owner's Signature & Date

¹ If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups:
Group A – Chairperson or president of the board; Group B – board secretary or chief financial officer.

² A signed and dated authorization letter from the property owner is also acceptable.

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
 - Ten (10) 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: _____
- 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:

Elegant upgrade to the building entry and facade including a new projecting canopy, re-painting of window trim on the facade and adding a new metal cornice cap at the parapet. The entry facade will have new natural stone facing, new windows, new planters, and new lighting. The canopy is painted metal with pattern glass infill.

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

- | | | | | |
|------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <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 |

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 Are any protected trees located on the property? (See the City's tree removal guidelines at: <http://www.beverlyhills.org/services/building/plans/tree.asp>.)

Yes No

If YES, provide the following information:

Tree Type: Heritage Tree(s) Native Tree(s) Urban Grove

Species: _____

Quantity/Sizes: _____

Reason for Removal: _____

G 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

A Indicate in the chart below all applicable signage details:

	Type of Sign (i.e. business ID, building ID, parking, etc.)	Dimensions (length x width)	Square Feet	Maximum Area Permitted by Code	Maximum Area Permitted w/ Sign Accommodation (if applicable)
1					
2					
3					
4					
5					

C 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: 2 colors natural stone facing, painted metal cornice
Texture /Finish: Stone: honed and polished. Metal: powder coating
Color / Transparency: Opaque colors

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

Material: Steel fabrication with bronze finish
Texture /Finish: Matte finish, powder coating
Color / Transparency: Opaque colors

ROOF

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

CHIMNEY(S)

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

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

Material: Fabricated steel structure, painted, patterned glass infill
Texture /Finish: Gloss finish, powder coating
Color / Transparency: Opaque metallic

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Address numbers carved into stone facing.
Texture /Finish: _____
Color / Transparency: _____

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: L.E.D. cove lighting at canopy, recessed wall washer fixtures at ceiling
Texture /Finish: L.E.D. cove within metal structure, wallwashers
Color / Transparency: Anodized finish, silver

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: Planters, painted metal
Texture /Finish: Gloss finish
Color / Transparency: Opaque

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

Planters will be used for seasonal flower 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.**

This proposal is an elegant upgrade in style and in material finish that addresses the whole building facade that enhance the beauty and sense of good taste of the street.

- 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.**

There are no parts that will cause noise or vibration.

- 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 finishes are high quality and intricate detailing is proposed that will only enhance the appearance and value of the area.

- 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 upgrades to this building will enhance the character of the street and better fit to the upgraded fit of finish of the whole street of buildings that create an elegant neighborhood in Beverly Hills.

- 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 new canopy is conformity with the code at 2/3 width of the sidewalk and no lower than 8' feet in height.

The business I.D. sign is below allowable area.



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Attached B:

Design Plans, Cut Sheets
and Supporting Documents

435 BEDFORD DRIVE, BEVERLY HILLS, CA 90210

3-DIMENSIONAL PERSPECTIVE RENDERING



REVISIONS



ARCHITECTS
ENGINEERS

RAY L. MUSSER

715 LONE COYOTES PLACE
CANAHO, CA 92701
TEL: (949) 451-1888
WWW.RAYMUSSENGINEERS.COM



NEW ENTRY CANOPY
G & L REALTY
435 BEDFORD DR.
BEVERLY HILLS, CA 90210

DATE	JAN. 2012
JOB NO.	0717
SCALE	AS NOTED
DRAWN	BM/AN
CHECKED	RM/CP
SHEET NO.	

A-0

NO.	DATE	REVISIONS



RMA
 ARCHITECTS
 ENGINEERS

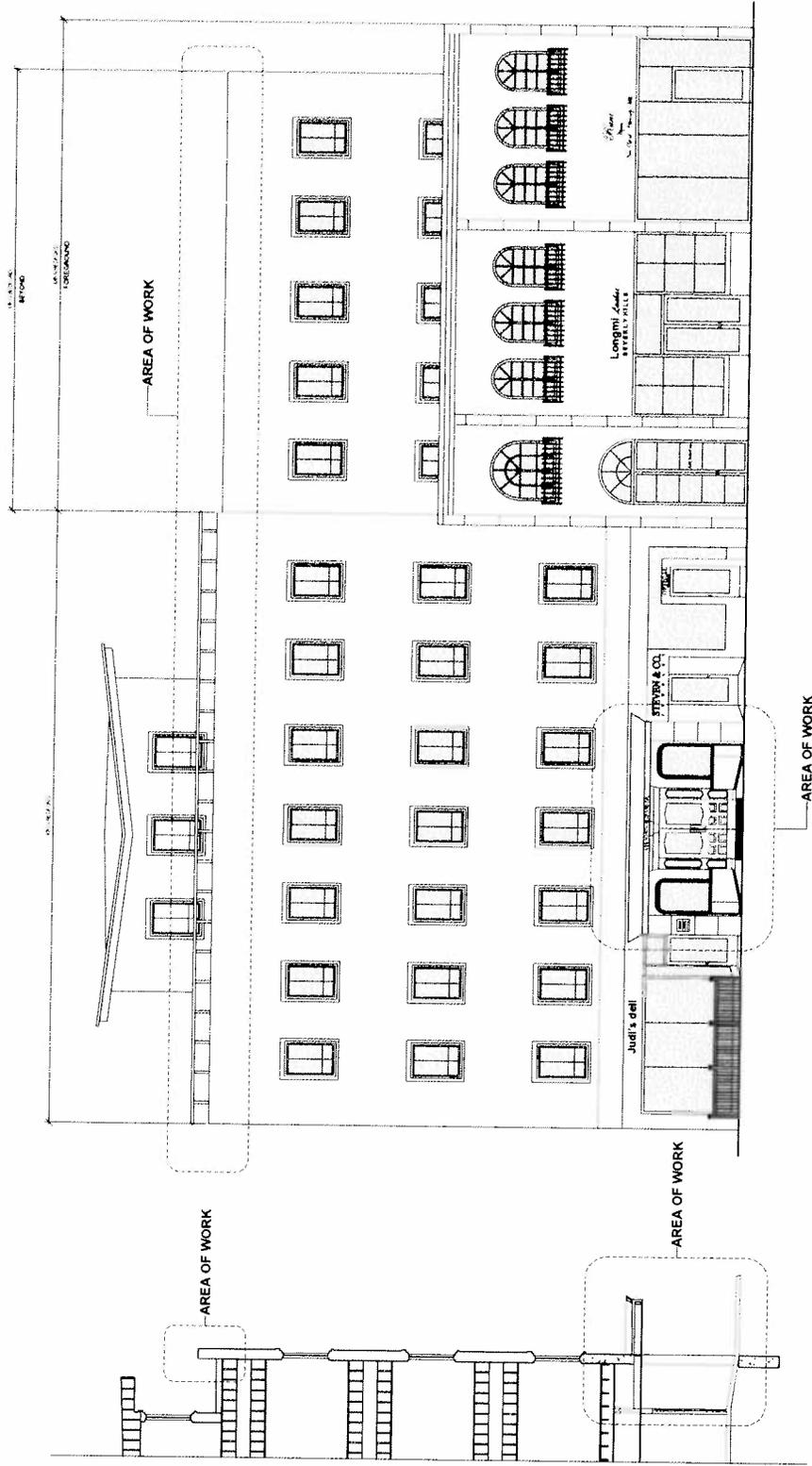
RAY L. MUSSER
 111 LOS ANGELES BLVD
 CARMELITE PLAZA
 CARMELITE, CA 94001
 TEL: 408.387.1888
 WWW.ARCHITECTURMA.COM



NEW ENTRY CANOPY
G & L REALTY
 435 BEDFORD DR.
 BEVERLY HILLS, CA 90210

DATE	JAN 2011
SHEET NO.	0717
SCALE	1/8" = 1'-0"
DRAWN BY	BRADY
CHECKED BY	RMCP

SHEET NO.
A-2



EXISTING BUILDING SECTION

SCALE: 1/8" = 1'-0"

EXISTING ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	CHKD



RAM
ARCHITECTS

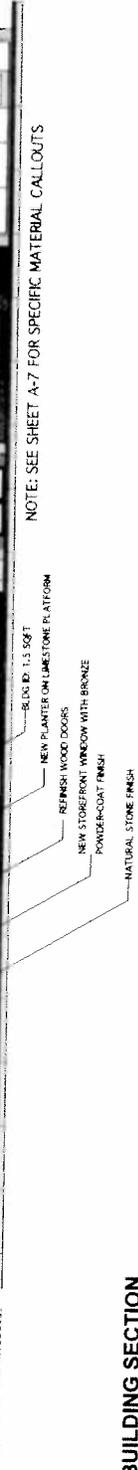
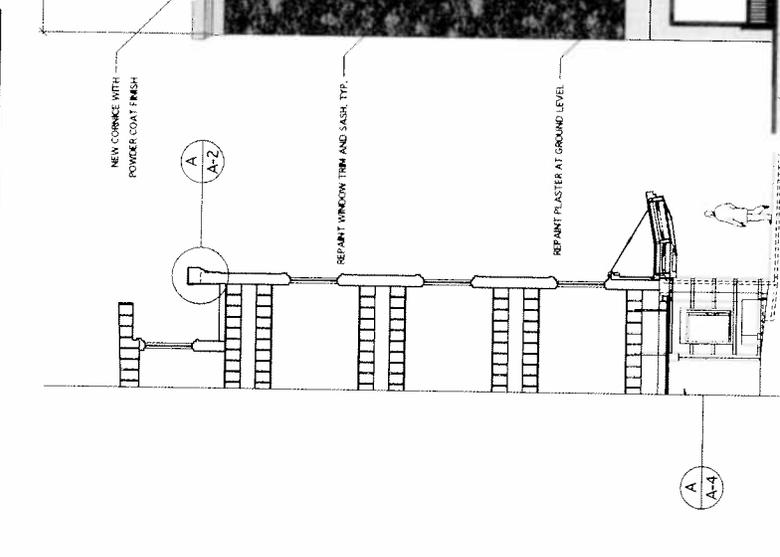
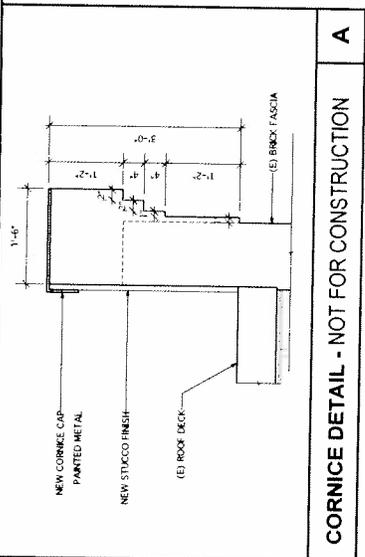
RAY L. MUSSER
ENGINEERS
1710 LONE DOG HOTEL PLACE
COSTA MESA, CA 92626
TEL: 949.441.1886
WWW.ARCHITECTRAM.COM



NEW ENTRY CANOPY
G & L REALTY
435 BEDFORD DR.
BEVERLY HILLS, CA 90210

DATE	JAN 2012
JOB NO.	8717
SCALE	1/8" = 1'-0"
DRAWN	BR/AM
CHECKED	RMP/C

SHEET NO.
A-3



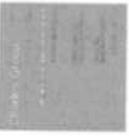
PROPOSED ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED BUILDING SECTION

SCALE: 1/8" = 1'-0"

REVISIONS					
1					
2					
3					
4					
5					



RAM
 ARCHITECTS
 ENGINEERS
RAY L. MUSSER
 1710 LARK COURTES PLACE
 BEVERLY HILLS, CA 90210
 TEL: 310.341.1667
 FAX: 310.341.1668
 RAMARCHITECTS@GMAIL.COM



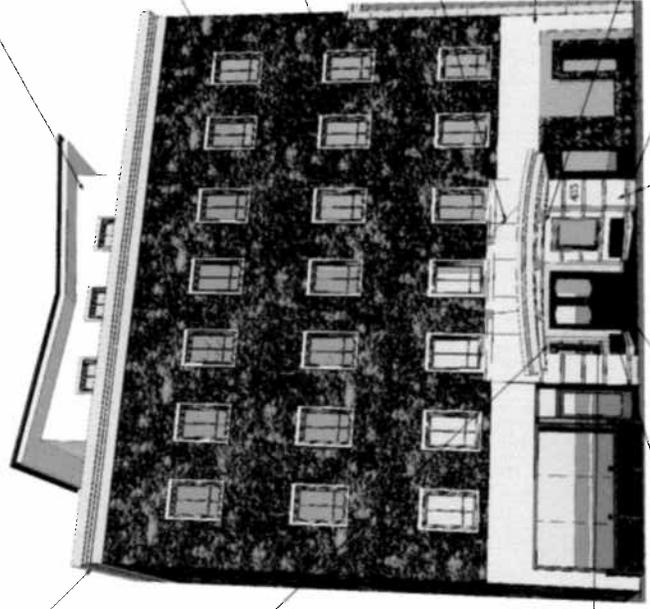
G & L REALTY
 435 BEDFORD DR.
 BEVERLY HILLS, CA 90210

DATE	JAN. 2012
JOB NO.	8717
SCALE	AS NOTED
DRAWN	WALBY
CHECKED	TRINCH

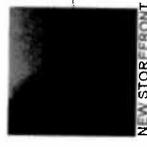
SHEET NO.
A-7

G&L REALTY
435 BEDFORD DRIVE
 BEVERLY HILLS, CA 90291

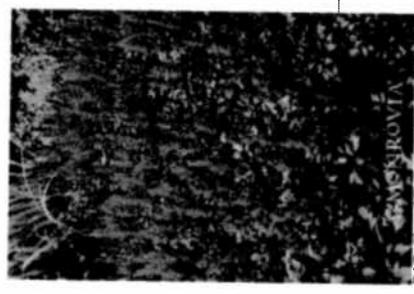
NEW ENTRY CANOPY (22'10" W X 8' D), NEW STONE FASCIA AT ENTRY,
 REPLACE ENTRY WINDOWS, REFINISH ENTRY DOORS
 & NEW BUILDING CORNICE



NEW CANOPY & CORNICE POWDER COAT FINISH
 KCI - OLIVE - P-GN001-S9



NEW STOREFRONT WINDOW
 KCI - MINERAL BRONZE - P-GY664-S5
 POWDER COAT FINISH



LANDSCAPING: SEASONAL FLOWERING PLANTS
 SUCH AS: GRANAT ASTILBE Astilbe x arendsii 'Granat'

REPAINT (E) PENTHOUSE & EAVE
 NEW SILVER DE200



REPAINT (E) WINDOW SASH
 KCI 1831



REPAINT (E) WINDOW TRIM
 OATMEAL COOKIE DE201



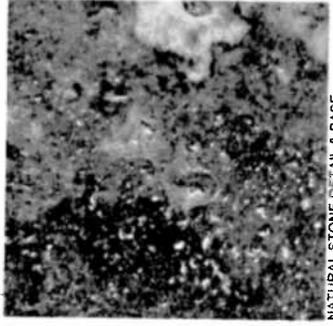
CANOPY TIE ROD SUPPORTS
 KCI 1676



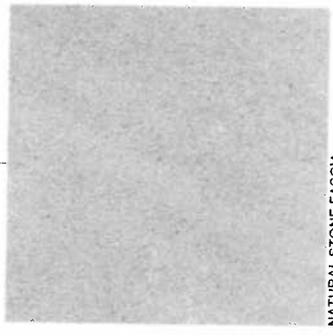
REPAINT (E) PLASTER AT ENTRY LEVEL
 SOFT CURVE DE135



NEW CEILING PAINT AT VESTIBULE
 WHITE CREST DE209



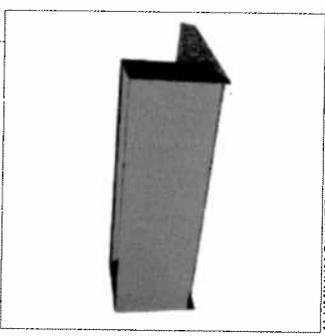
NATURAL STONE DETAIL & BASE
 POLISHED SCABOS VEIN CUT TRAVERTINE



NATURAL STONE FASCIA
 TEXAS CREAM LIMESTONE



REFINISH (E) DOORS
 MIWAX - DARK WALNUT
 WOOD STAIN



ALUMINUM PLANTER TROUGH WITH PEWTER FINISH
 16" W x 46" L x 16" H



Design Review Commission Report

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Attached C:
Draft Approval Resolution

RESOLUTION NO. AC-14-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AT THE PROPERTY LOCATED AT 435 NORTH BEDFORD DRIVE (PL1201611).

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

Section 1. Paul Schneider, agent on behalf of the property owners, 435 Bedford, LLC (Daniel M. Gottlieb- CEO, Steven D. Lebowitz – President), (Collectively the “Applicant”), has applied for architectural approval of a façade remodel for the property located at 435 North Bedford Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review 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, 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 February 15, 2012 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:

Standard Conditions

1. **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.
2. **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.
3. **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.
4. **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.

5. **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.

6. **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.

7. **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.

Special Conditions

8. No special conditions are proposed for this project.

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: February 15, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Fran Cohen, Chair
Architectural Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, SHENA ROJEMANN, Secretary of the Architectural Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-14-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on February 15, 2012 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of seven (7) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

SHENA ROJEMANN
Secretary to the Architectural
Commission/Associate Planner
City of Beverly Hills, California