



## Architectural Commission Report

**Meeting Date:** Wednesday, April 18, 2012  
(Continued from the AC meeting on 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. This project came before the Commission at its meeting on February 15, 2012. At that meeting, the Commission expressed concerns with the design and directed that the project be returned for restudy. The Commission's comments have been summarized below:

- The existing doors aren't consistent with the style of the proposed design. Consider retrofitting or replacing the entry doors.
- The entry canopy design needs to be further refined. Please provide more detail for the entry canopy. Do the fasteners have enough 'weight'? Does it contain welded steel tubes? Clarify the materials.
- The design needs to be a fit further developed. The canopy, stone and doors should all be making the same statement.
- Provide larger samples of the proposed colors and materials.
- Show how the steel fabric interrupting the building fabric will be handled.

The applicant has prepared a written response summarizing the modifications made to the project in response to the Commission's comments. This summary has been included in Attachment A of this report.

### 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. Applicant Prepared Summary of Design Changes
- B. AC Staff Report – February 15, 2012
- C. Revised Design Plans, Cut Sheets and Supporting Documents
- D. Approval Resolution

#### Report Author and Contact Information:

Shena Rojemann, Associate Planner  
(310) 285-1192

[srojemann@beverlyhills.org](mailto:srojemann@beverlyhills.org)



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – April 18, 2012

**Attached A:**  
Applicant Prepared Summary of  
Design Changes

April 5, 2012

To; Beverly Hills Architectural Commission

Re; G &L Realty, 435 Bedford Drive, façade remodel project, 2<sup>nd</sup> hearing

From; Charles Group International, design architect

Here are the refinements and additions that have been made in the current submittal based on the comments from the first meeting:

- 1) Re; the new Canopy: section details have been provided to clearly show the structure and construction for the frame, the LED lighting cove, and the silicone glass fastening system. The glass pieces are bent and fastened over the top of the canopy frame as one continuous surface to allow water draining. The glass will have an etched and applied pattern layer. A sample has been provided.
- 2) Re; New building cornice/parapet cover: detail sections are provided
- 3) Re; existing entry doors: The owners do not wish to replace the doors. Instead the doors will be remodeled. The doors are to be refinished in dark cordovan brown stain inside and out and now have a punched metal screen mounted over the lower portion to be incorporated with a new horizontal stainless steel pull bar and stainless steel kick plates. These improvements will give them a more contemporary and elegant feeling. The finish of the punched metal screen is a custom copper bronze polyurethane paint finish that will match the new storefront windows
- 4) Re; new storefront windows: the design of the windows has been altered to now have a flat arch shape at the top that will tie them together with the character of the remodeled existing doors. The finish of the windows frames is the same custom copper, bronze finish to be used on the metal screen panels of the doors.
- 5) Re; sample board: a larger paint sample is included for the custom copper bronze polyurethane paint finish, the cordovan brown stain finish. A glass pattern sample is now included.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – April 18, 2012

**Attached B:**

AC Staff Report from  
February 15, 2012



## Architectural Commission Report

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**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.

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### 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](mailto: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 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** (continues on next page)

**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	Business I.D.	10" x 19"	1.5 S.F.	5.0 S.F.	
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**

**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.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting –February 15, 2012

**Attached B:**

Design Plans, Cut Sheets  
and Supporting Documents

# 435 BEDFORD DRIVE, BEVERLY HILLS, CA 90210

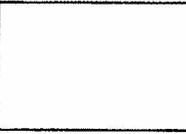
3-DIMENSIONAL PERSPECTIVE RENDERING



REVISIONS



**PRM**  
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ENGINEERS  
RAY L. MUSSER  
715 LOS OLIVOS PLACE  
CANADELLO, CA 90415  
TEL: 310-467-1886  
RAYMUSSE@PRM.COM



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

DATE	JAN. 2011
JOB NO.	0717
SCALE	AS NOTED
DRAWN	MULLIN
CHECKED	PRINCIP

SHEET NO.  
**A-0**

REVISIONS



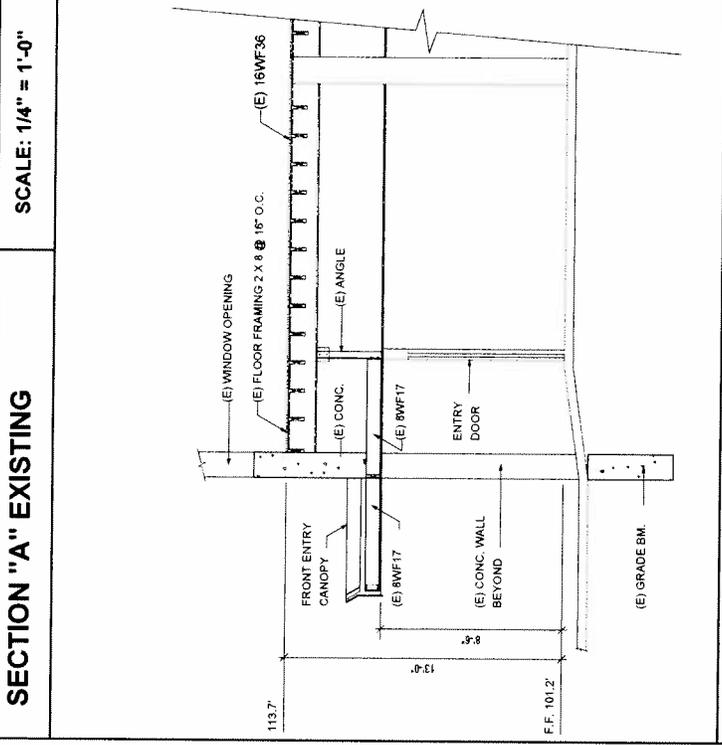
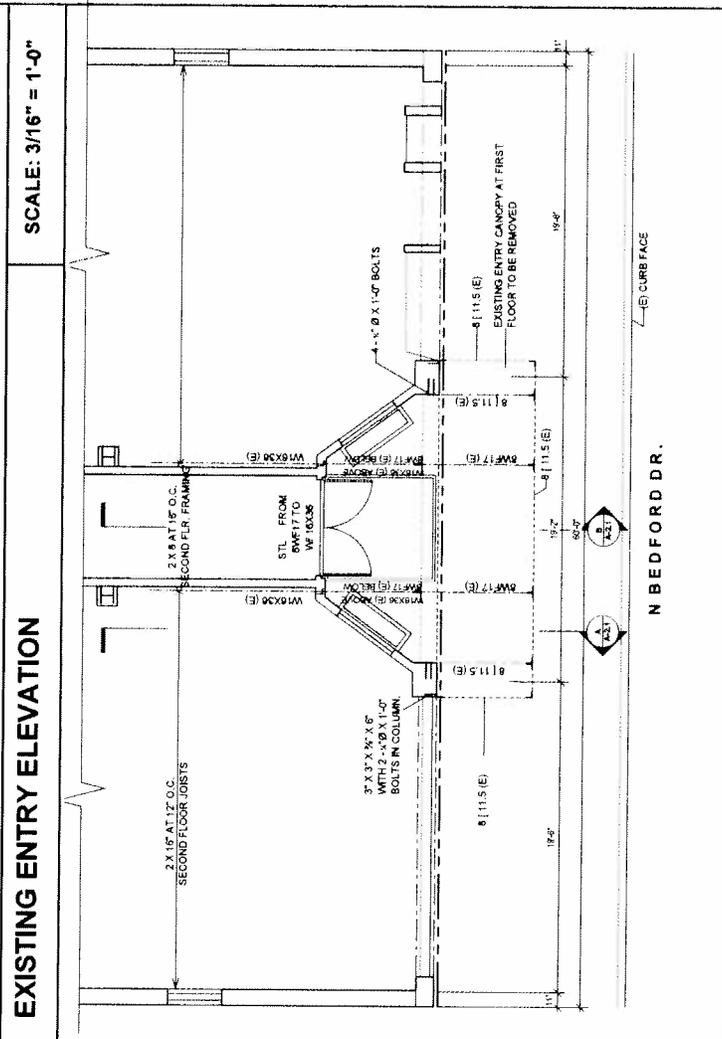
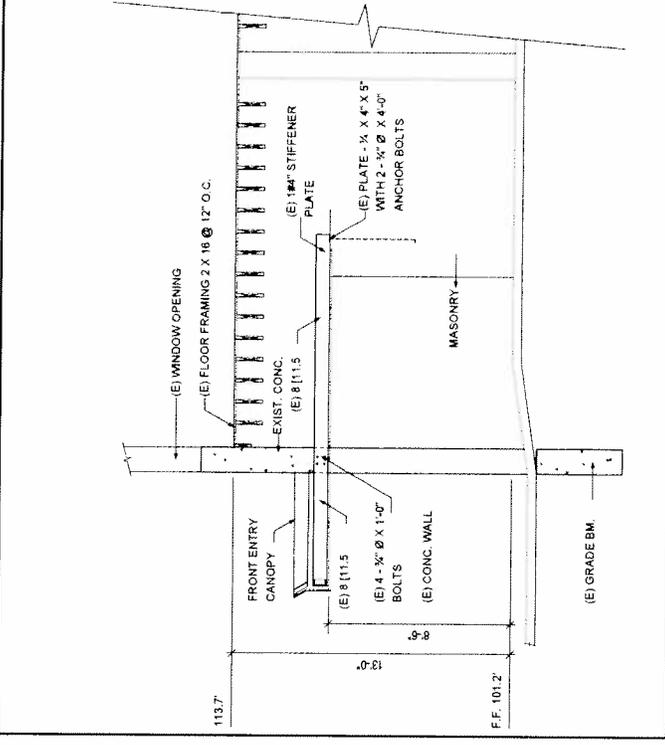
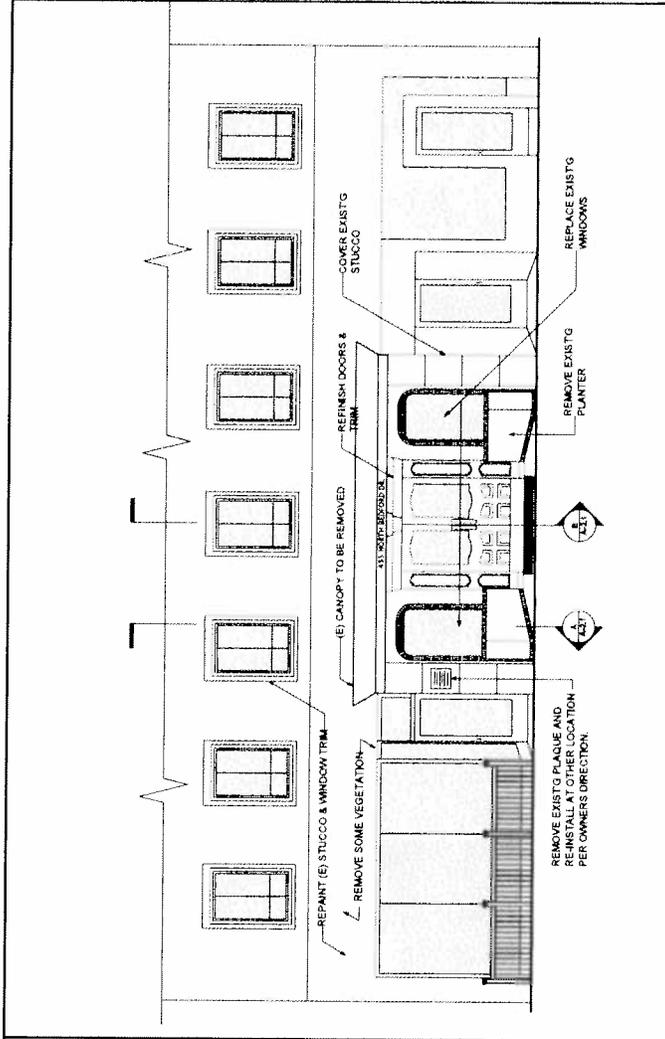
**RPM**  
**ARCHITECTS**  
**ENGINEERS**  
**RAY L. MUSSER**  
 710 LONE OAK VETER PLACE  
 CARMELIA, CA 94712  
 TEL: 408-487-7886  
 WWW.RPMARCHITECTS.COM



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

DATE	JAN 2012
JOB NO.	0717
SCALE	AS NOTED
DRAWN	MZ/AM
CHECKED	RAMP
SHEET NO.	

**A-2.1**



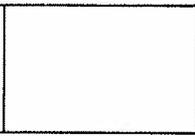


REVISIONS



**PMW**  
ARCHITECTS

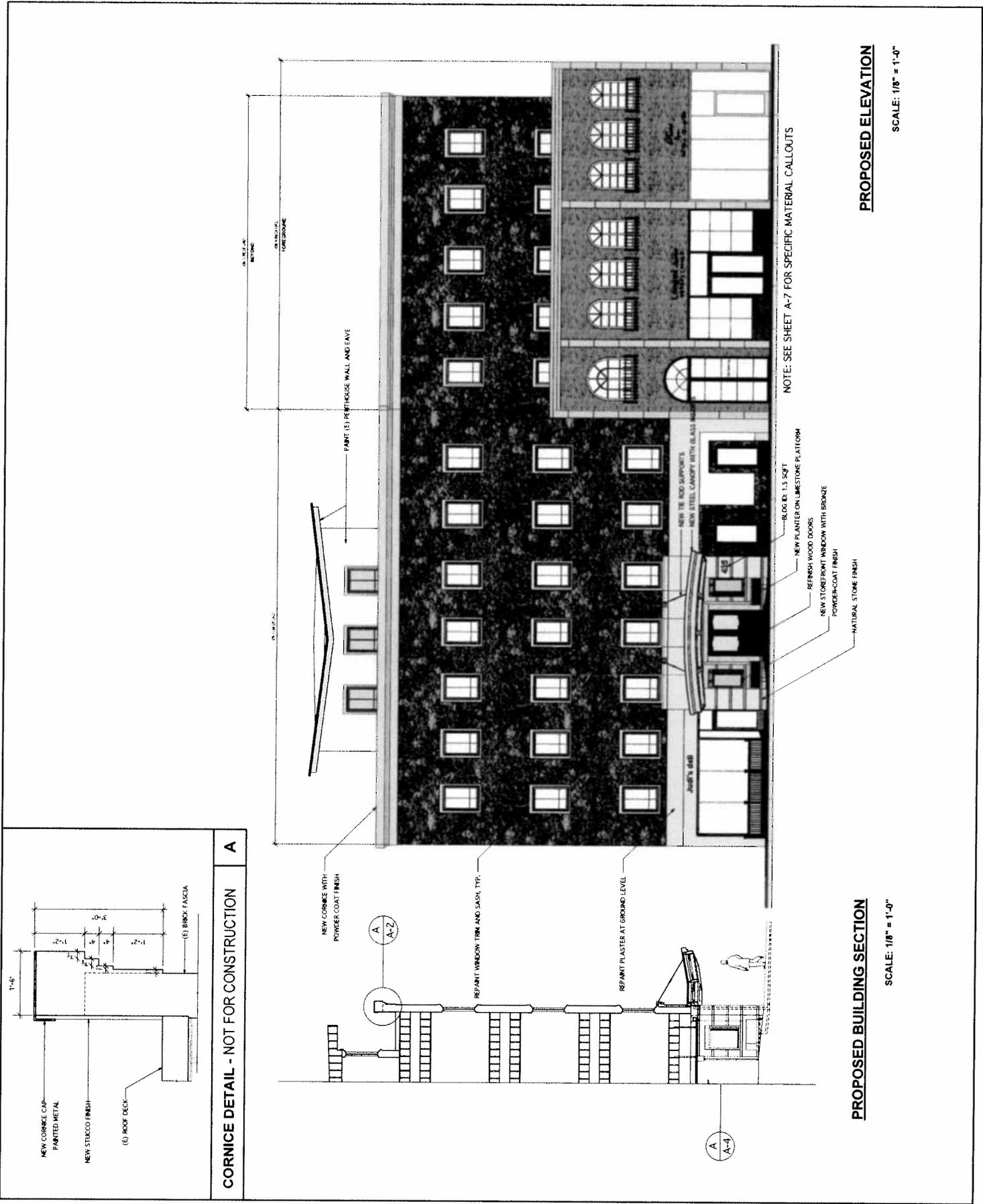
**RAY L. MUSSER**  
1151 LOW COYOTE PLACE  
CARMELITA, CA 92011  
TEL: 866-987-8888  
RAYMUSSE@GMAIL.COM



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

DATE	JAN. 2012
JOB NO.	0717
SCALE	1/8" = 1'-0"
DRAWN	MW/AM
CHECKED	RUMCP
SHEET NO.	

**A-3**



**CORNICE DETAIL - NOT FOR CONSTRUCTION**

**A**

**PROPOSED BUILDING SECTION**

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

**PROPOSED ELEVATION**

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



## **Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – April 18, 2012

### **Attached C:**

Revised Design Plans, Cut sheets and  
Supporting Documents

NO.	DATE	REVISIONS



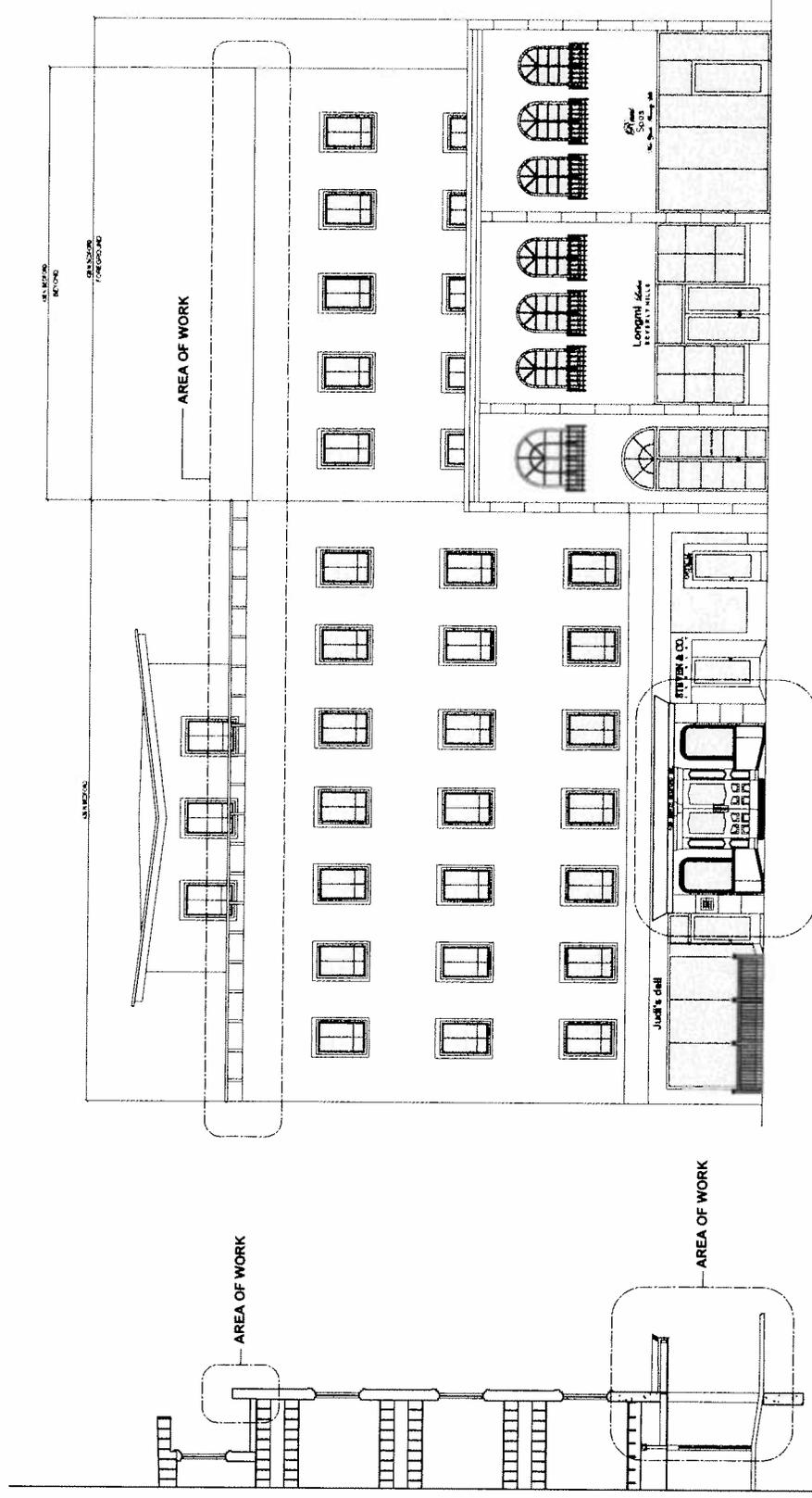
**RWM**  
**ARCHITECTS**  
**ENGINEERS**  
**RAY L. MUSSER**  
 7113 LOR COMPTON PLACE  
 CANNONVILLE, CA 90241  
 TEL: 909-397-1888  
 EMAIL: RLMU@RWMARCH.COM



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

DATE	APR. 2012
JOB NO.	0717
SCALE	AS NOTED
DRAWN	RM/AM
CHECKED	RM/CF
SHEET NO.	

**A-2**



**EXISTING ELEVATION**  
 SCALE: 1/8" = 1'-0"

**EXISTING BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



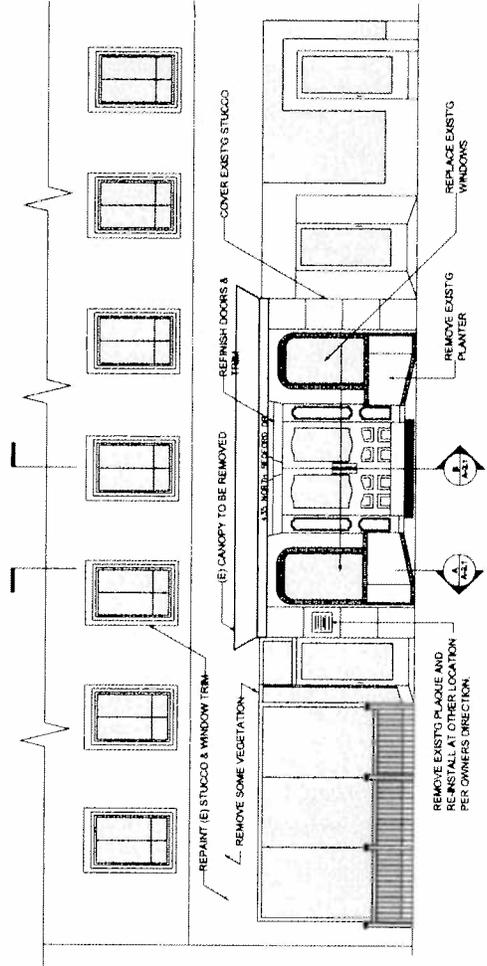
**RAY L. MUSSER**  
 ARCHITECTS  
 ENGINEERS  
 113 LUK COTTONER PLACE  
 CARLSBAD, CA 92008  
 TEL: 760-747-1888  
 FAX: 760-747-1889  
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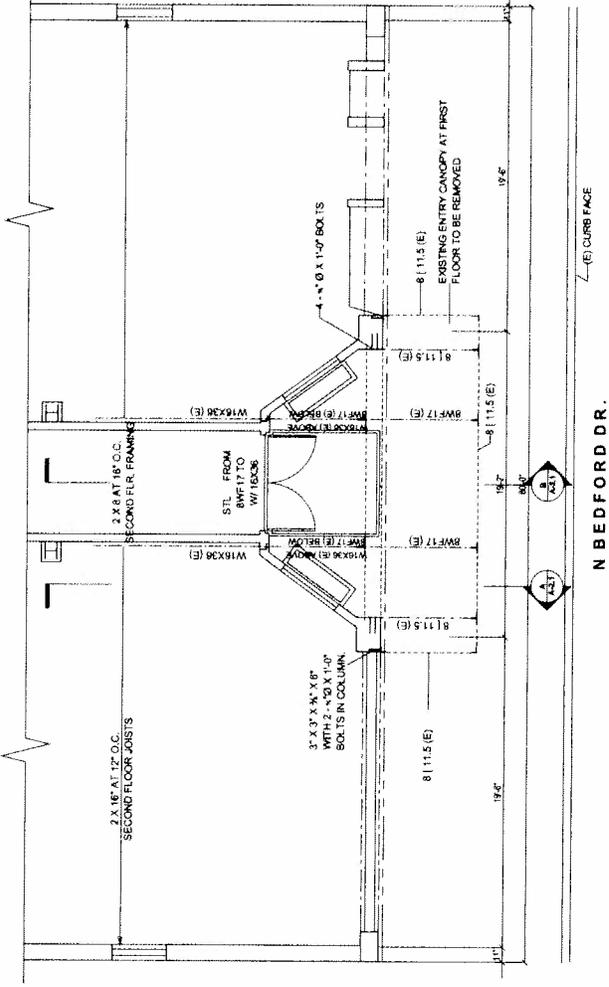
NEW ENTRY CANOPY:  
**G & L REALTY**  
 435 BEDFORD DR.  
 BEVERLY HILLS, CA 90210

DATE	APR. 2012
JOB NO.	0717
SCALE	AS NOTED
DRAWN	BR/AV
CHECKED	RM/CP
SHEET NO.	

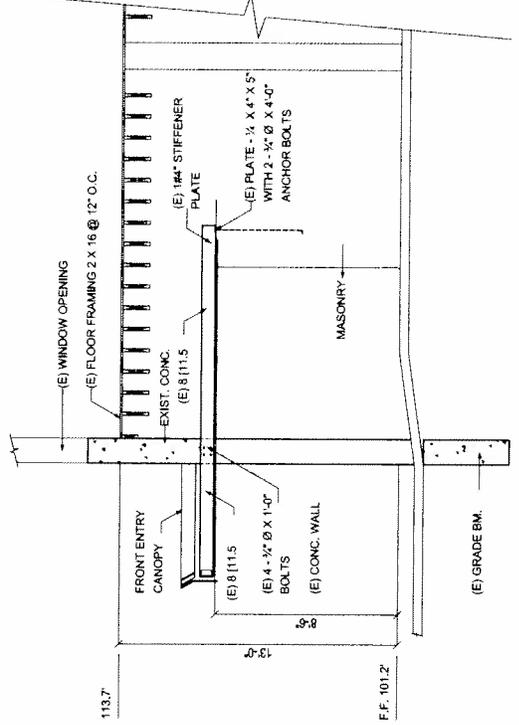
**A-2.1**



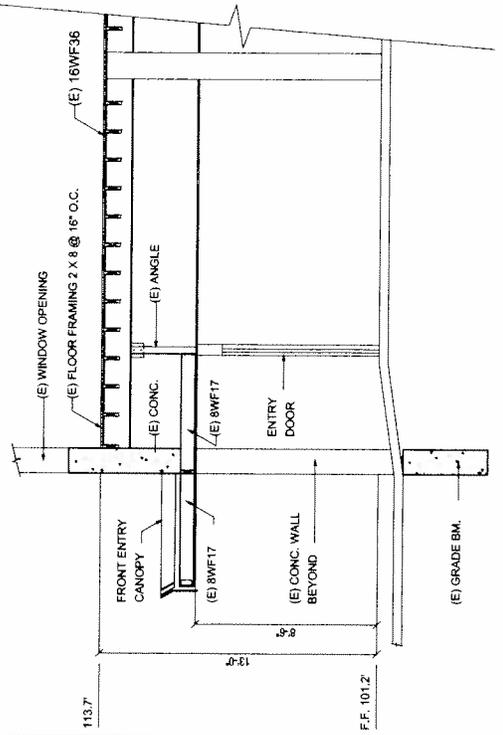
**EXISTING ENTRY ELEVATION** SCALE: 3/16" = 1'-0"



**EXISTING ENTRY FLOOR PLAN** SCALE: 3/16" = 1'-0"



**SECTION "A" EXISTING** SCALE: 1/4" = 1'-0"



**SECTION "B" EXISTING** SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION



**RAY L. MUSSER**  
**ARCHITECTS**  
**ENGINEERS**

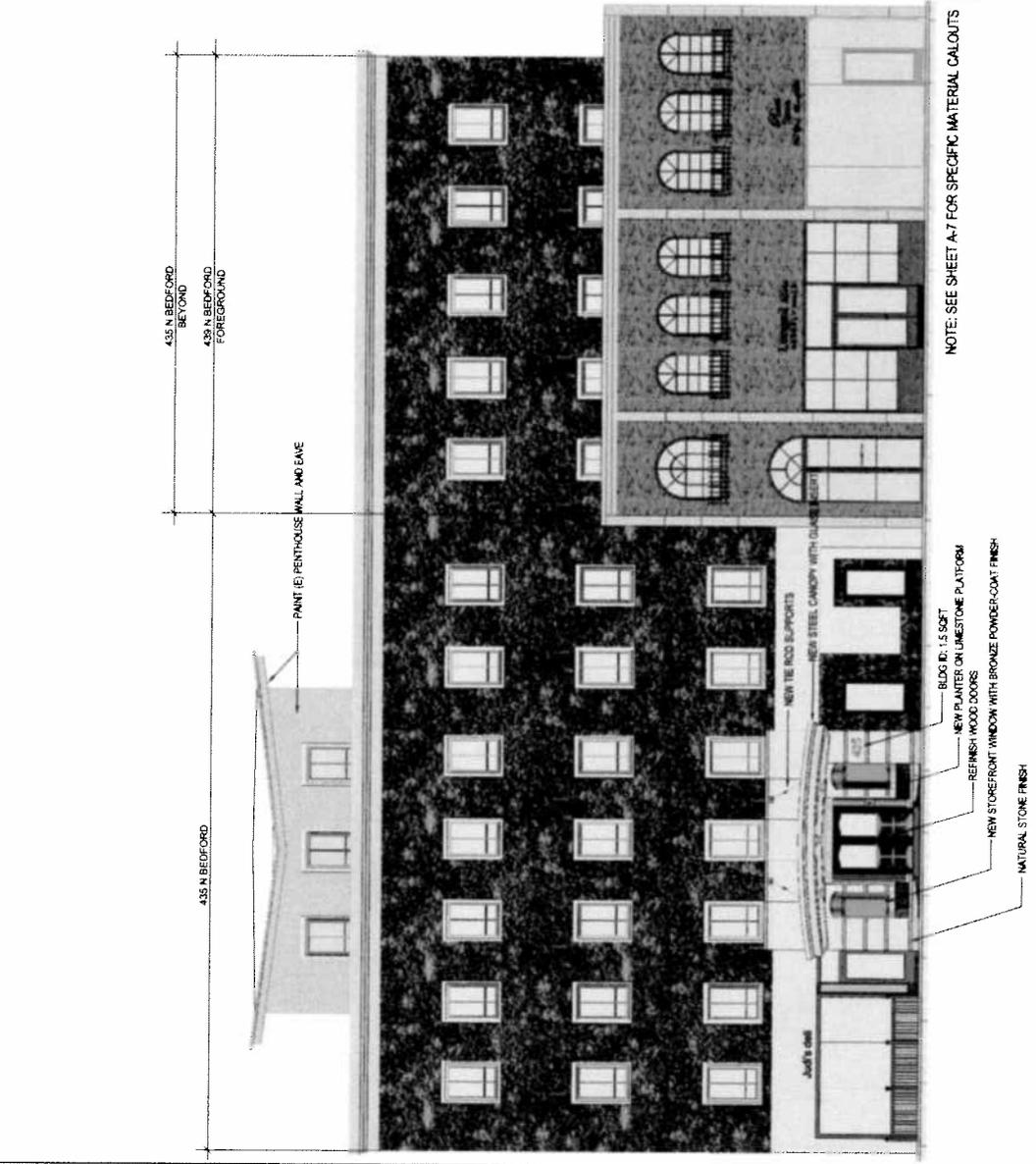
**RAY L. MUSSER**  
 1111 LOR DOVOTER PLACE  
 BEVERLY HILLS, CA 90210  
 TEL: 818 - 867 - 8888  
 RAYARCHITECTS@GMAIL.COM



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

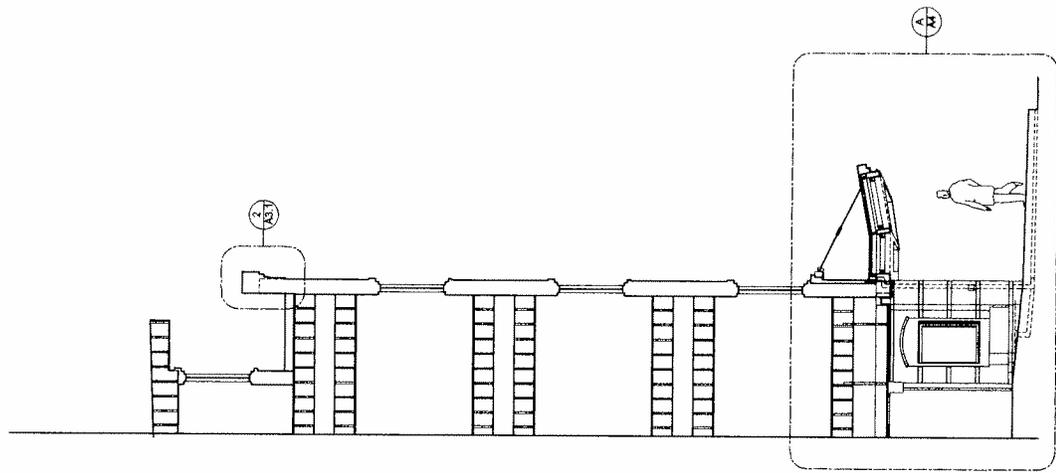
DATE	APR. 2012
JOB NO.	0717
SCALE	AS NOTED
DRAWN	BR/AM
CHECKED	RM/CP

SHEET NO.  
**A-3**



NOTE: SEE SHEET A-7 FOR SPECIFIC MATERIAL CALOUTS

**PROPOSED ELEVATION**  
 SCALE: 1/8" = 1'-0"



**PROPOSED BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS



**R/M**  
**ARCHITECTS**  
**ENGINEERS**  
**RAY L. MUSSER**  
 1710 LOS CAYOTES PLACE  
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 TEL: 818-987-1888  
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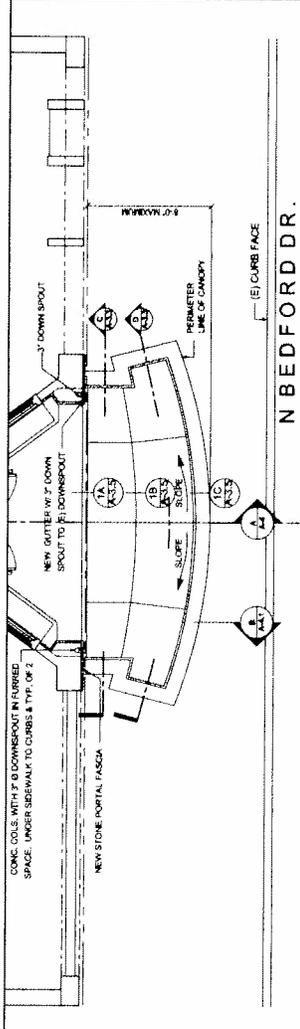


**G & L REALTY**  
 BEVERLY HILLS, CA 90210

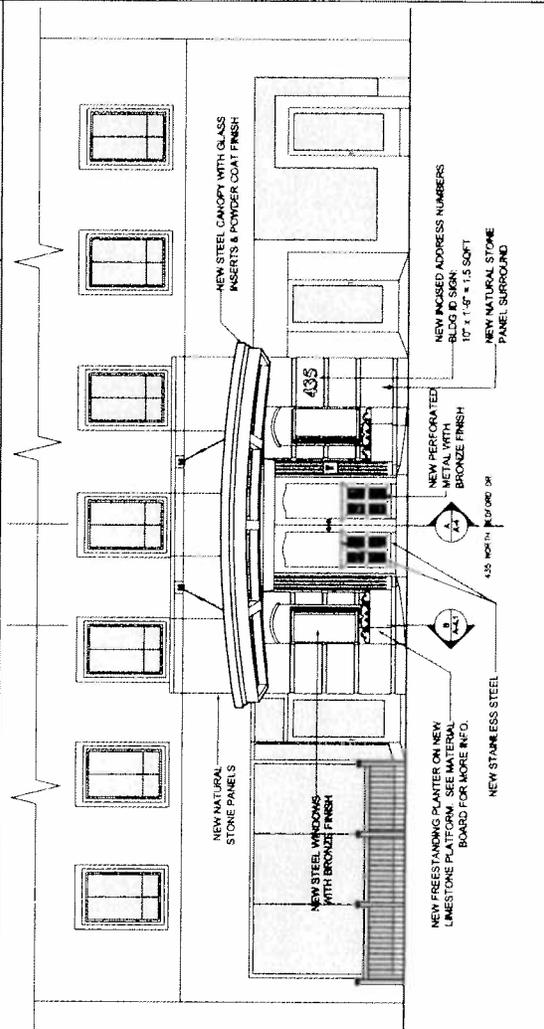
**NEW ENTRY CANOPY:**  
 G & L REALTY  
 435 BEDFORD DR.  
 BEVERLY HILLS, CA 90210

DATE	APR. 2012
JOB NO.	0717
SCALE	AS NOTED
DRAWN	BR/AV
CHECKED	RW/CP
SHEET NO.	

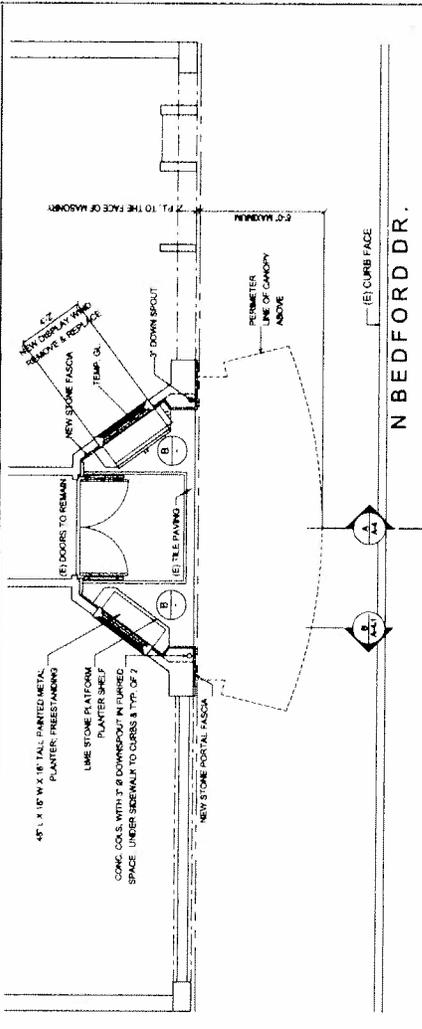
**A-3.2**



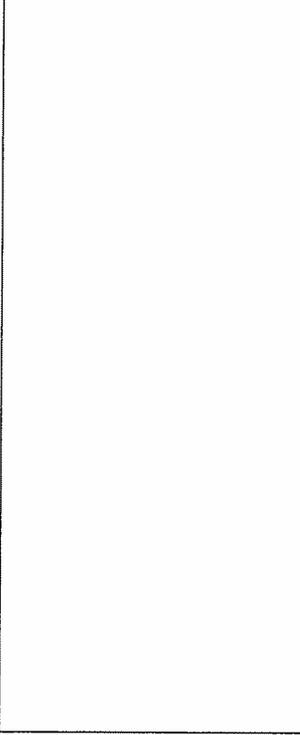
**ROOF PLAN**  
 SCALE: 3/16" = 1'-0"



**PROPOSED ENTRY ELEVATION**  
 SCALE: 3/16" = 1'-0"



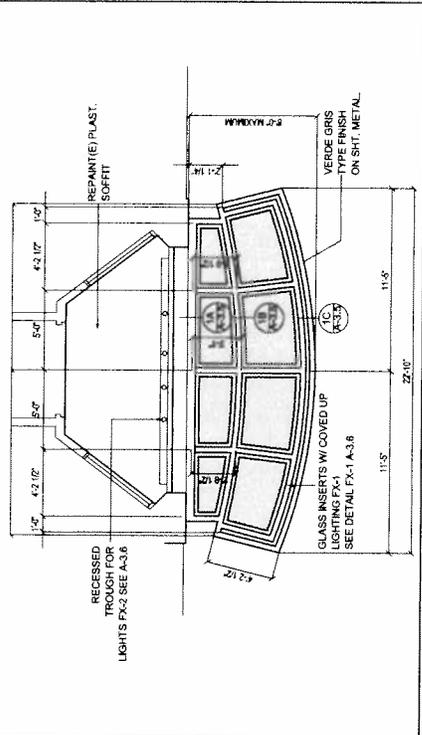
**PROPOSED ENTRY FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



**REFLECTED CEILING PLAN**  
 SCALE: 3/16" = 1'-0"

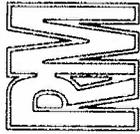


**PROPOSED ENTRY ELEVATION**  
 SCALE: 3/16" = 1'-0"



**REFLECTED CEILING PLAN**  
 SCALE: 3/16" = 1'-0"

REVISIONS			



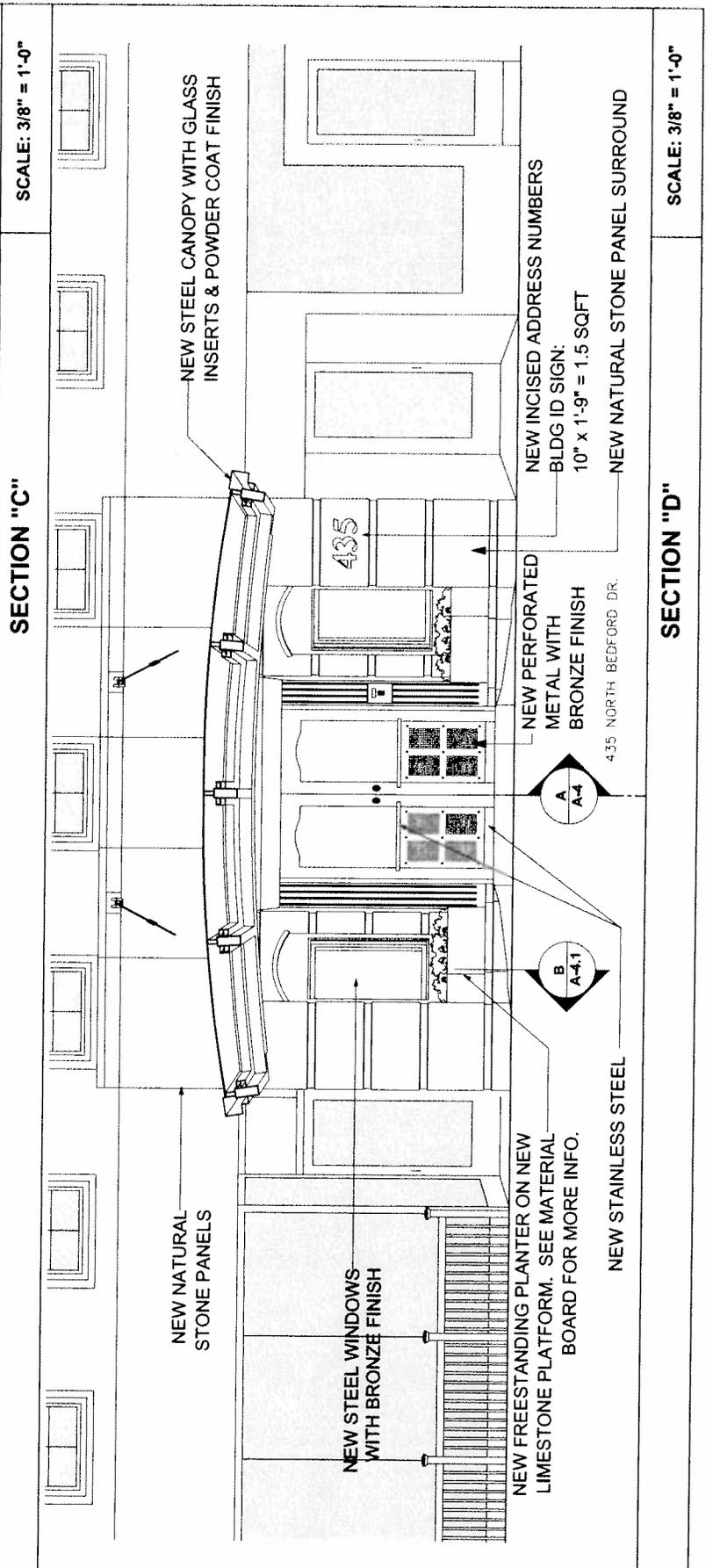
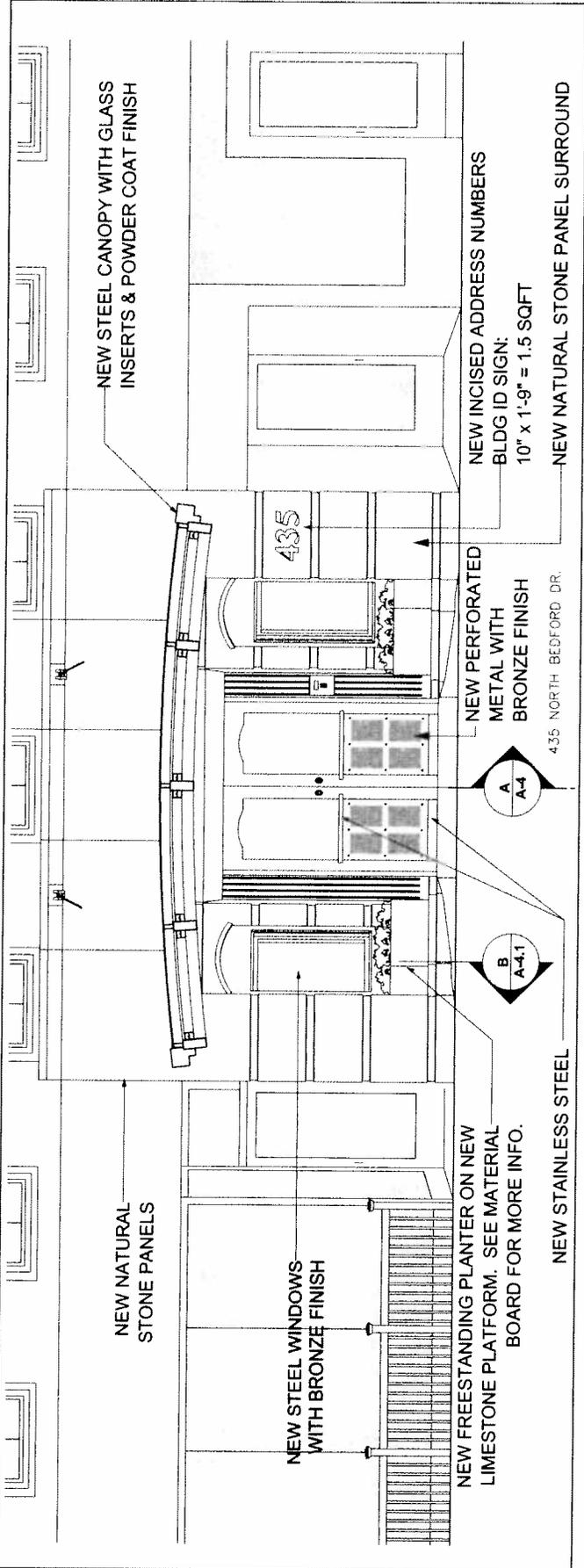
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NEW ENTRY CANOPY:  
 G & L REALTY  
 435 BEDFORD DR.  
 BEVERLY HILLS, CA 90210

DATE	APRIL 2012
JOB NO.	0717
SCALE	AS NOTED
DRAWN	MLC/AV
CHECKED	SM/CP
SHEET NO.	

**A-3.3**



NO.	DATE	DESCRIPTION



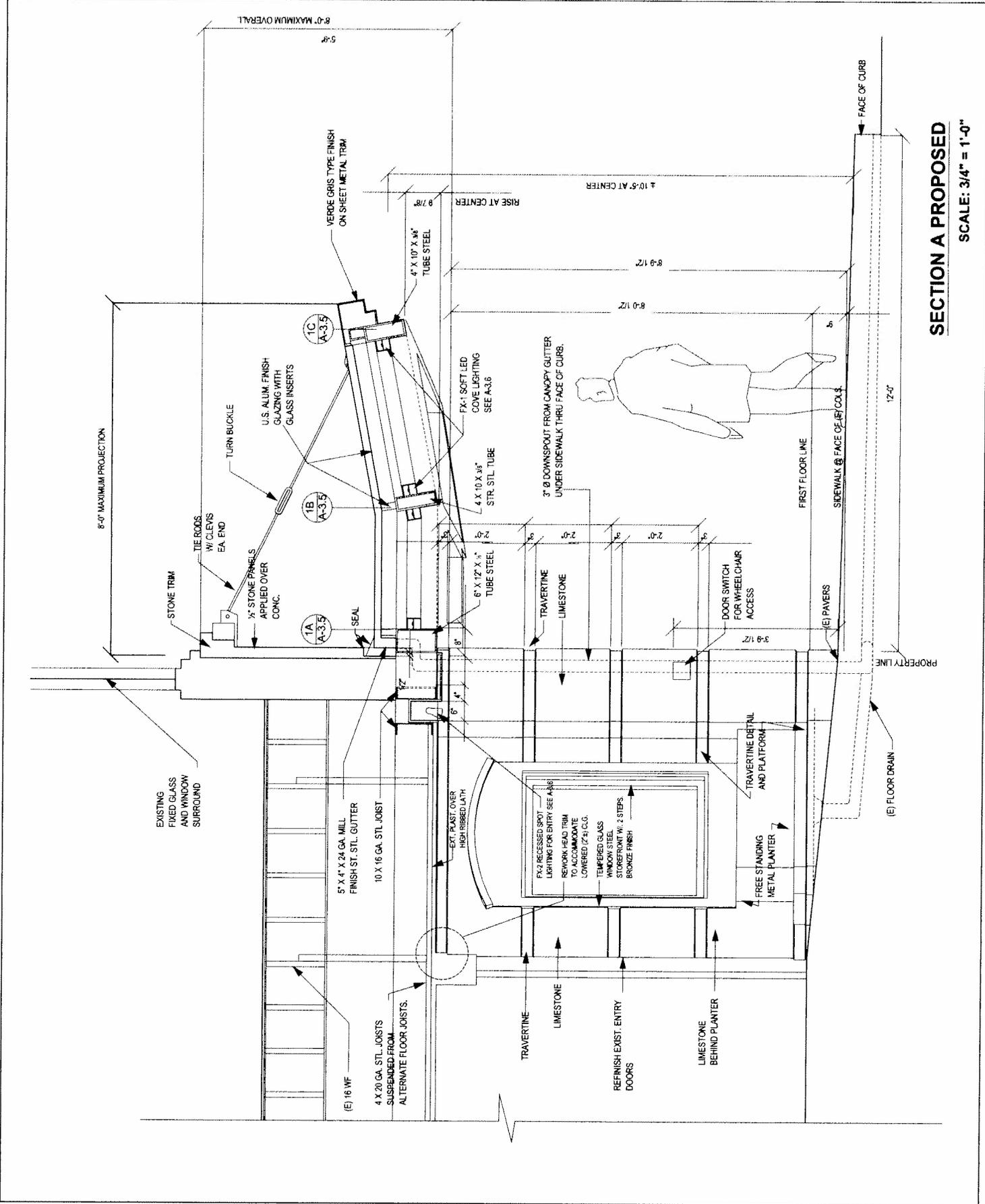
**RAY L. MUSSER**  
 ARCHITECTS  
 ENGINEERS  
 7115 LOW COPPER PLACE  
 CARROLLTON, CA 95737  
 TEL: 925-387-1888  
 WWW.RAYLMUSSER.COM



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

DATE	APR. 2012
JOB NO.	0717
SCALE	AS NOTED
DESIGNED BY	MLM
CHECKED BY	RMW
SHEET NO.	A-4

**A-4**



**SECTION A PROPOSED**  
 SCALE: 3/4" = 1'-0"



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – April 18, 2012

**Attached D:**  
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 April 18, 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: April 18, 2012

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Shena Rojemann, Commission Secretary  
Community Development Department

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Allen Rennett, 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 April 18, 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:

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

