



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

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**Meeting Date:** Wednesday, November 14, 2012

**Subject:** **207 SOUTH ROBERTSON BOULEVARD**  
Request for a preliminary review of a new three-story commercial building.  
(PL1229075)

**Project applicant:** 209 South Robertson LLC

**Recommendation:** Review the proposed project and provide the applicant with design feedback.

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### REPORT SUMMARY

The applicant is requesting a preliminary review of a new three-story commercial building to be located at 207 South Robertson Boulevard. The project is currently undergoing review by the Planning Commission for various entitlements required for the project. As such, the project is before the Architectural Commission as a preview item to receive preliminary feedback on the proposed design. The attached plans include renderings and elevations, which provide the Commission with a perspective along South Robertson Boulevard.

### 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

Public outreach and notification was not required for this project.

Attachment(s):

A. Design Plans, Cut Sheets and Supporting Documents

Report Author and Contact Information:

Cindy Gordon, Assistant Planner

(310) 285-1191

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



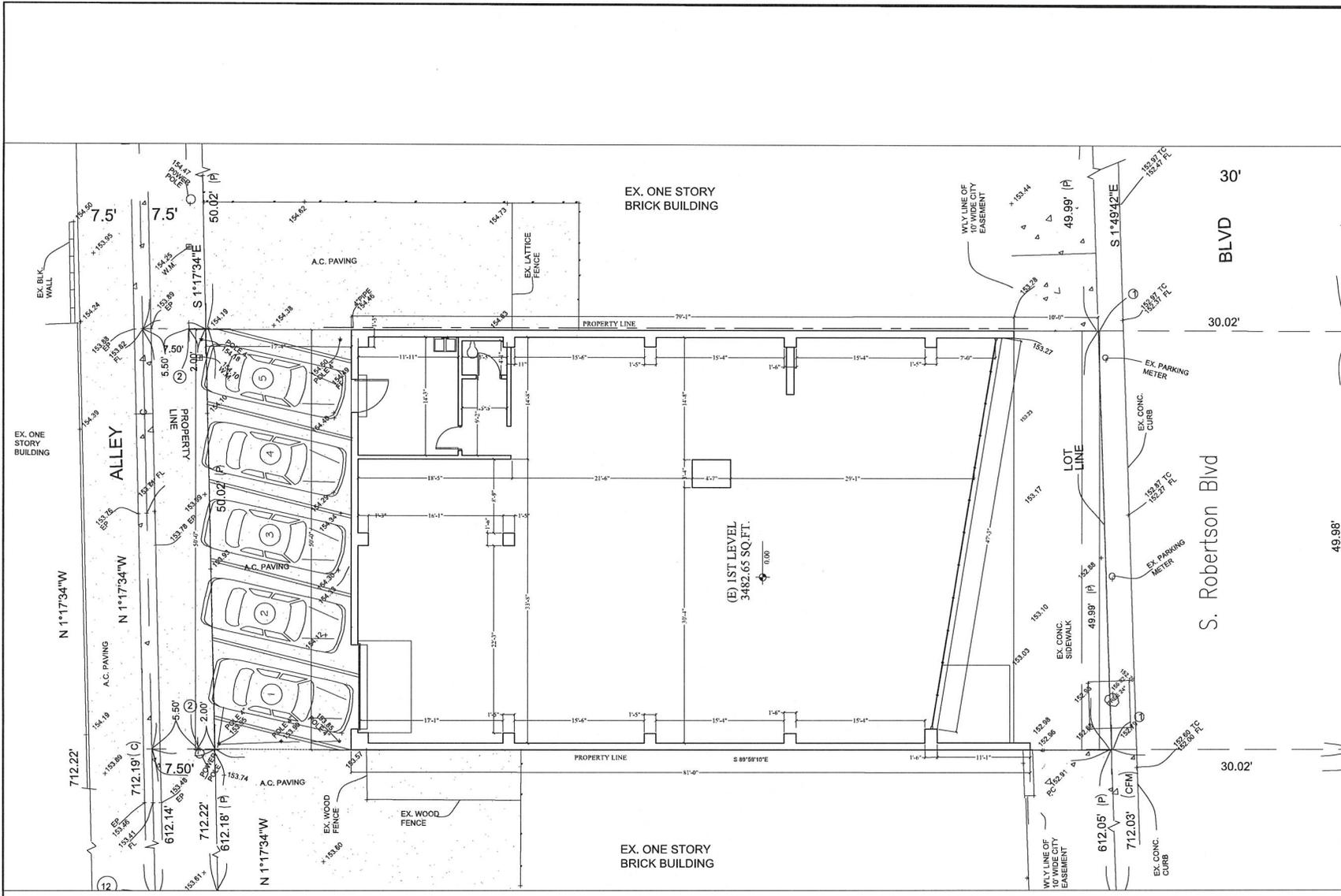
**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – November 14, 2012

**Attachment A:**

Design Plans, Cut Sheets  
and Supporting Documents





**KEYNOTES**


PLANNING SUBMITTAL	2012.8.7	LT
SECOND SUBMITTAL	04.20.11	IB
DESCRIPTION	DATE	BY

**PROGRESS**

BUILDING OWNER APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

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**ROBERTSON PROJECT**  
209 S Robertson Blvd.  
Beverly Hills, CA 90211

**EXISTING FIRST FLOOR PLAN**

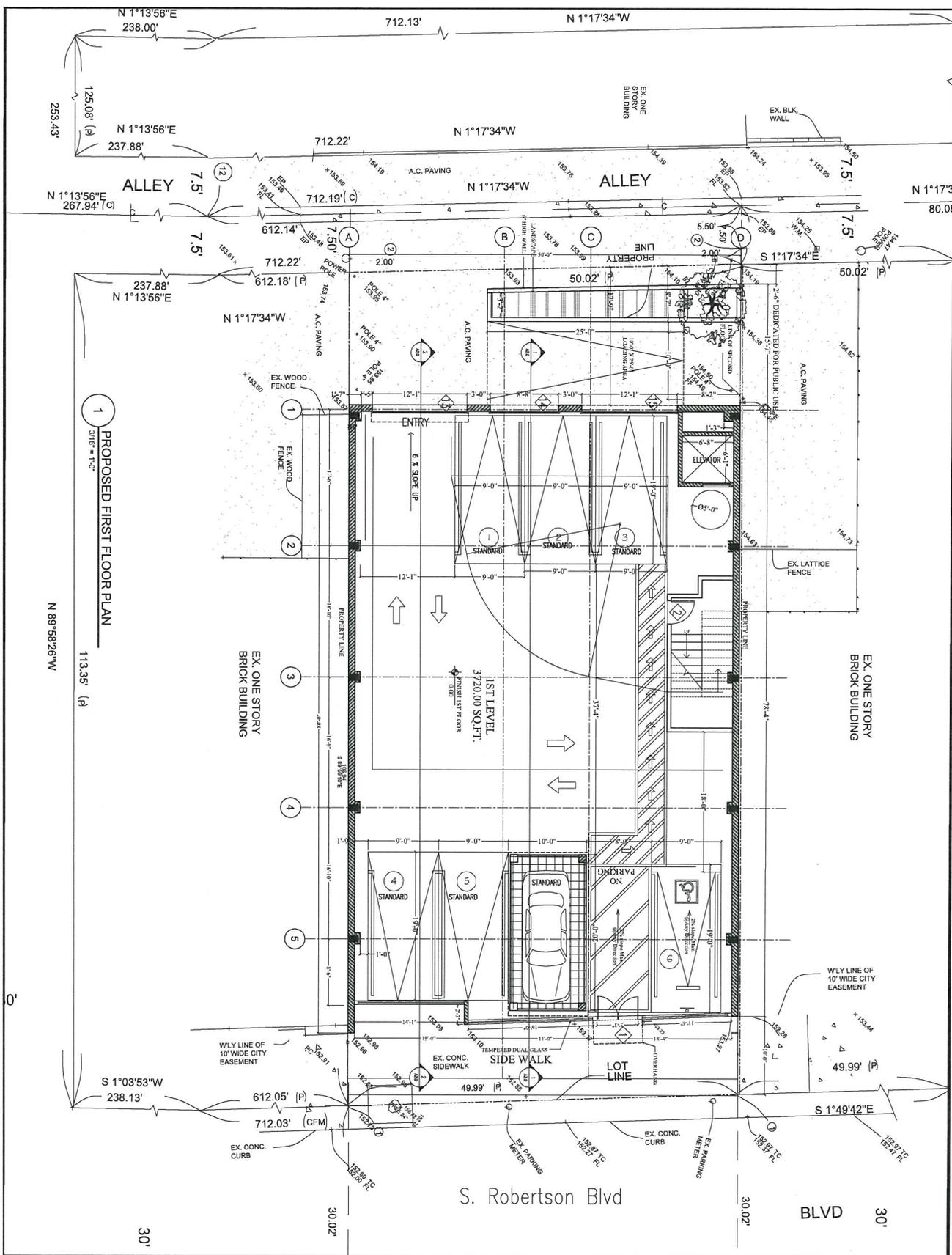
NORTH	DATE	PROJ.NO	SCALE	DRAWING
	04.20.2012	11-0011	3/16"=1'-0"	A0.0
DRAWN	CKD.BY	FLOOR	A0.0	
FM	AA			

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1 EXISTING FIRST FLOOR PLAN  
3/16" = 1'-0"



**KEYNOTES**

- OFF-SITE IMPROVEMENT PLANS (SEWER, STORM DRAIN, WATER, PAVING, STREET LIGHTS) DESIGNED BY A LICENSED CIVIL ENGINEER IN THE STATE OF CALIFORNIA SHALL BE SUBMITTED TO THE CIVIL ENGINEERING DIVISION FOR PLAN CHECK AND APPROVAL. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS FOR THIS SPECIFIC WORK. PLANS SHOULD SHOW THE PROPERTY LINE AND THE EXACT DIMENSION OF PUBLIC RIGHT OF WAY ON ALL WEBS AND CROSS SECTIONS.
- APPLICANT SHALL CONTACT ALL UTILITY COMPANIES TO ARRANGE FOR THE RELOCATION OF THEIR UTILITIES IN THE PROPOSED 25 FEET DEEDICATION PORTION OF THE PROPOSED LOT. ALL UTILITIES SHALL BE RELOCATED WITHOUT INTERRUPTION OF SERVICE THROUGH THE APPLICANT'S RESPONSIBILITY. ALL UTILITIES PROPOSED FOR RELOCATION SHALL BE RELOCATED TO THE SATISFACTION OF EACH UTILITY OWNER BEFORE ANY WORK FOR THE PROPOSED PROJECT IS ALLOWED.

**FIRE SPRINKLER NOTE**

- BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC DRY PIPE SPRINKLER SYSTEM.
- SPRINKLER SHALL BE UNDER A SEPARATE PERMIT APPLICATION.
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY LA COUNTY FIRE PRIOR TO PERMIT ISSUANCE.

**PROGRESS**

DESCRIPTION	DATE	BY
PLANNING SUBMITTAL	2012.6.7	LT
SECOND SUBMITTAL	04.20.11	BB

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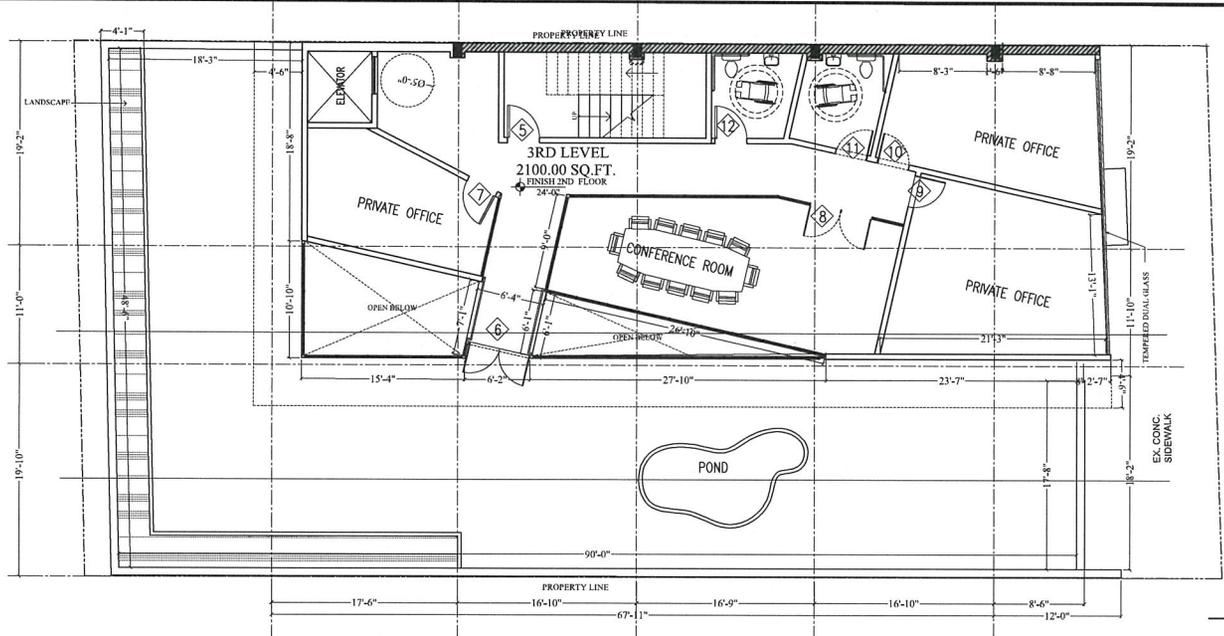
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**PROPOSED 1ST FLOOR PLAN**

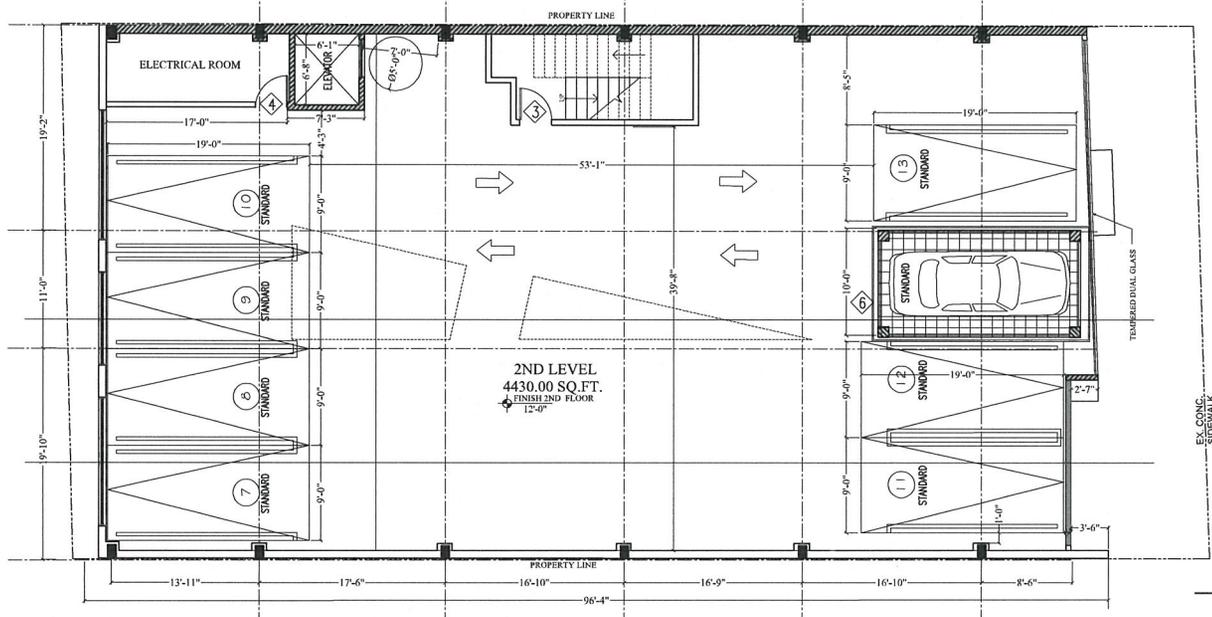
NORTH	DATE	PROJING	SCALE	DRAWING	TITLE
CS	04.26.12	11.06.11	3/8"=1'-0"	AA	A1.0

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3RD LEVEL 2  
3/16" = 1'-0"



2ND LEVEL 1  
3/16" = 1'-0"

**KEYNOTES**

**BATHROOM NOTES:**  
CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, SEC. 420 UPC.

**MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION:**  
WATER CLOSET: 1.6 GPF  
SHOWERHEADS: 2.5 GPM  
LAUNDRY FAUCETS: 2.2 GPM  
SINK FAUCETS: 2.2 GPM

PLANNING SUBMITTAL	2012.8.7 LT
SECOND SUBMITTAL	04.20.11 JB
DESCRIPTION	DATE
	BY

**PROGRESS**

BUILDING OWNER APPROVAL  
DATE:

CLIENT/TENANT APPROVAL  
DATE:

DESIGNER / ARCH. SIGNATURE  
DATE:

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**2ND AND 3RD FLOOR PLANS**

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
	04.20.2012	11-0011	3/16"=1'-0"	A1.1
	DRAWN	CKD. BY	FLOOR	
	FM	AA		

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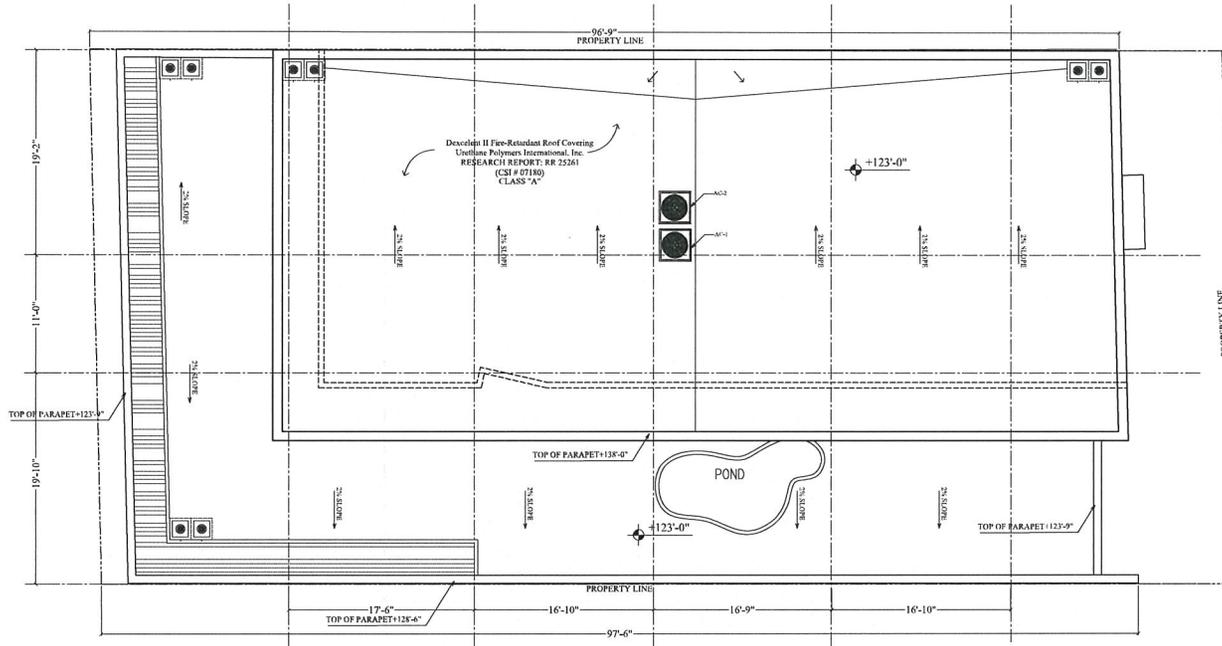
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TYPE	DOOR		FRAME		NOTE	HARDWARE	TOTAL
	SIZE	MATERIAL	MATERIAL	FINISH			
D1	3'-0" x 8'-0"	TEMPERED GLASS	PT	ALUMINUM	PT	ENTRY DOOR	-
D2	3'-0" x 8'-0"	1 3/8" SOLID WOOD	PT	WOOD	PT	1 HOUR FIRE RATED ENCLOSED STAIRCASE DOOR	-
D3	3'-0" x 8'-0"	1 3/8" SOLID CORE	PT	WOOD	PT	SINGLE ACTING OFFICE DOOR	-
D4	3'-0" x 8'-0"	1 3/8" SOLID WOOD	PT	WOOD	PT	1 HOUR FIRE RATED ENCLOSED STAIRCASE DOOR	-
D5	3'-0" x 8'-0"	1 3/8" SOLID WOOD	PT	WOOD	PT	1 HOUR FIRE RATED ENCLOSED STAIRCASE DOOR	-
D6	8'-0" x 8'-0"	TEMPERED GLASS	PT	ALUMINUM	PT	DOOR TO ROOF DECK	-
D7	3'-0" x 8'-0"	1 3/8" SOLID CORE	PT	WOOD	PT	SINGLE ACTING OFFICE DOOR	-
D8	8'-0" x 8'-0"	TEMPERED GLASS	PT	ALUMINUM	PT	DOUBLE ACTING CONFERENCE DOOR	-
D9	3'-0" x 8'-0"	1 3/8" SOLID CORE	PT	WOOD	PT	SINGLE ACTING OFFICE DOOR	-
D10	3'-0" x 8'-0"	1 3/8" SOLID CORE	PT	WOOD	PT	SINGLE ACTING OFFICE DOOR	-
D11	3'-0" x 8'-0"	1 3/8" SOLID CORE	PT	WOOD	PT	SINGLE ACTING RESTROOM DOOR	-
D12	3'-0" x 8'-0"	1 3/8" SOLID CORE	PT	WOOD	PT	SINGLE ACTING RESTROOM DOOR	-
D13	12'-1" x 10'-0"	TEMPERED GLASS	PT	ALUMINUM	PT	GARAGE DOOR	-
D14	8'-8" x 10'-0"	TEMPERED GLASS	PT	ALUMINUM	PT	GARAGE DOOR	-
D15	12'-1" x 10'-0"	TEMPERED GLASS	PT	ALUMINUM	PT	GARAGE DOOR	-

### GENERAL NOTES

1. ALL DOORS SHALL BE WOOD WITH STAINLESS STEEL HARDWARE. SEE ARCHITECT FOR SPECIFICATION UNLESS NOTED DIFFERENTLY.
2. DOORS SHALL BE TEMPERED PER CODE IN ALL HAZARDOUS LOCATIONS
3. ALL DOORS TO BE DUAL GLAZED, INSULATING AND LOW E VALUE
4. CONTRACTOR SHALL COORDINATE ALL DOORS WITH ARCHITECT PRIOR TO ORDERING
5. GLASS PANELS IN SLIDING OR SWINGING DOOR TO BE TEMPERED (HAZARDOUS LOCATION (2406.4)
6. CONTRACTOR SHALL COORDINATE ROUGH OPENING SIZES OF ALL NEW & REPLACED DOORS W/ MANUFACTURER'S REQUIREMENTS
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE AS REGARDS TO ORDERING, DELIVERY, STORAGE & INSTALLATION OF ALL DOORS SO AS TO MEET CONTRACTOR SCHEDULE

### KEYNOTES



1 ROOF PLAN  
3/16" = 1'-0"

PLANNING SUBMITTAL	2012.8.7	LT
SECOND SUBMITTAL	04.20.11	JB
DESCRIPTION		DATE
DATE		BY

### PROGRESS

BUILDING OWNER APPROVAL  
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CLIENT/TENANT APPROVAL  
DATE:

DESIGNER / ARCH. SIGNATURE  
DATE:

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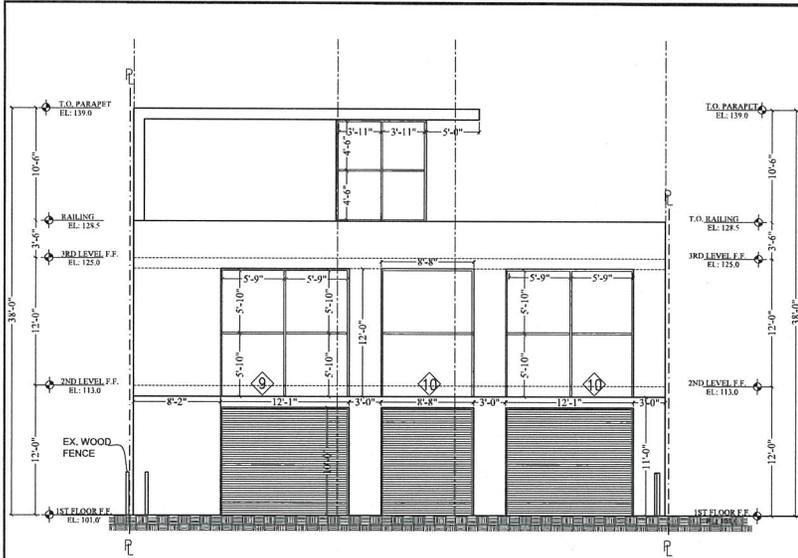
### ROOF PLAN AND SCHEDULE

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
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DRAWN	CKD.BY	FLOOR		
FM	AA			

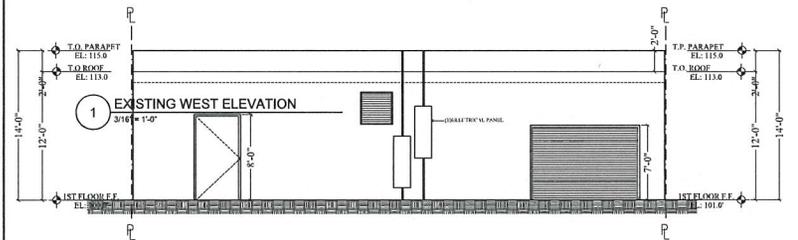
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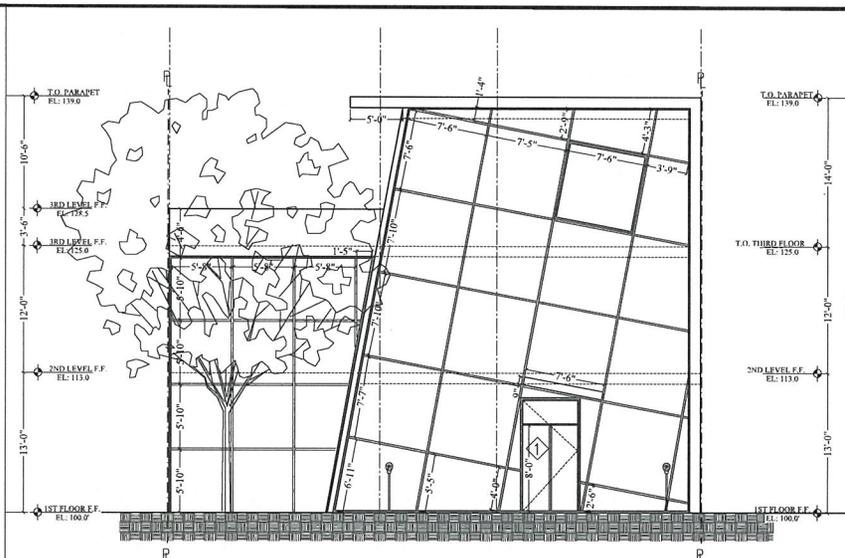




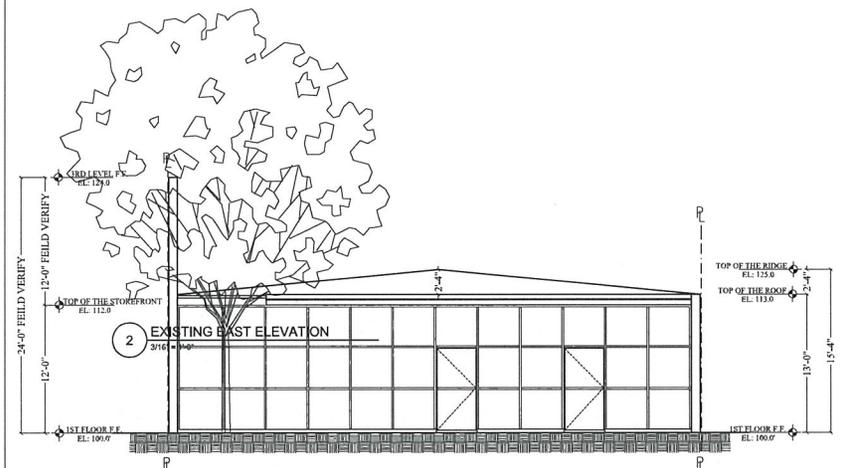
3 NEW WEST ELEVATION  
3/16" = 1'-0"



1 EXISTING WEST ELEVATION  
3/16" = 1'-0"



4 NEW EAST ELEVATION  
3/16" = 1'-0"



2 EXISTING EAST ELEVATION  
3/16" = 1'-0"

KEYNOTES


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EAST AND WEST ELEVATIONS

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
	04.20.2012	11-0011	3/16"=1'-0"	A3.0
DRAWN	CKD. BY	FLOOR		
FM	AA			

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