



## Architectural Commission Report

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**Meeting Date:** Wednesday, March 20, 2013  
*(Continued from the AC meetings on February 15, 2012 and April 18, 2012)*

**Subject:** **435 NORTH BEDFORD DRIVE**  
Request for approval of a façade remodel  
(PL1201611)

**Project applicant:** Paul Schneider – G&L Realty

**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. This project came before the Commission at its meetings on February 15, 2012 and April 14, 2012 (Attachment A). At that meeting, the Commission expressed concerns with the design, primarily related to the lack of a clear design intent, and directed that the project be returned for restudy. As a result of the Commission's comments, the project has been fully redesigned and is now proposed to include the following architectural elements:

- Complete removal of all existing ivy vegetation on the building;
- Steel trellis at the penthouse level;
- Plaster finish on penthouse façade;
- Limestone veneer on the façade at the ground floor;
- Prefinished metallic cornice;
- Steel structured awning infilled with etched glass;
- Aluminum casement windows on the façade with "alpolic" prefinished panels;
- Aluminum-framed glass windows and doors at entryway;
- Polished travertine at base of entryway, and;
- Stainless steel address numbers.

### 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):

- Previously Proposed Staff Reports and Plans
- Detailed Design Description and Materials (Applicant Prepared)
- Revised Design Plans, Cut Sheets and Supporting Documents
- DRAFT Approval Resolution

#### 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 – March 20, 2013

**Attachment A:**

Previously Proposed Staff Reports and Plans



## 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

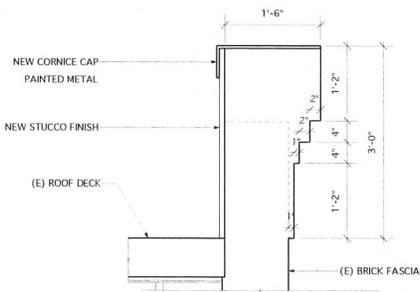
No public notification was required for this project.

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)



**CORNICE DETAIL - NOT FOR CONSTRUCTION**

**A**



**PROPOSED BUILDING SECTION**

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

**PROPOSED ELEVATION**

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

REVISIONS	

Charles Group  
 ARCHITECTURAL  
 INTERIOR AND EXTERIOR DESIGN  
 7112 LOS COYOTES PLACE  
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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	MIK/AV
CHECKED	RM/CP

SHEET NO  
**A-3**



## Architectural Commission Report

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**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.

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

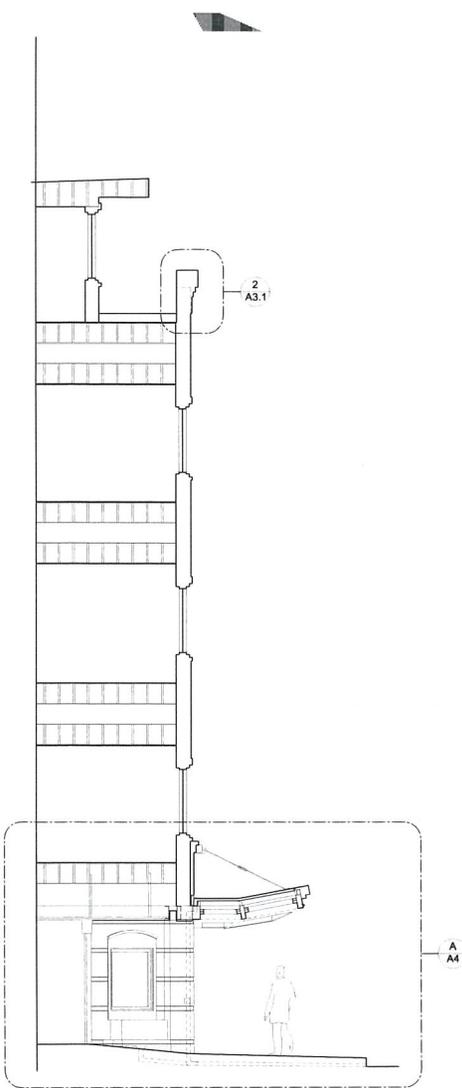
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NEW ENTRY CANOPY:  
**G & L REALTY**  
 435 BEDFORD DR.  
 BEVERLY HILLS, CA 90210

DATE	APR. 2012
JOB NO.	0717
SCALE	AS NOTED
DRAWN	MK/AW
CHECKED	RM/CP

SHEET NO.  
**A-3**



**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 – March 20, 2013

**Attachment B:**

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
  - Eight (8) 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: Address sign.
- 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:**

Building facade remodel with replacement of existing windows with new "Torrance" aluminum casement windows and tinted tempered glass, new "Alpolic" crown molding and prefinished panels, new stone veneer, parapet remodel with "Alpolic" panel finish, and refinish/remodel existing entry canopy with "Alpolic" metal canopy and skylight with new address sign.

Interior and exterior penthouse remodel with replacement of existing metal with fabric awnings with new metal trellis and awnings, replace and install new glass doors and window, replace existing rood deck roofing with new slate paving.

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

- R-4       R-4X       R-4       R-4-P       R-4X2
- R-3       RMCP       C-3       C-3A       C-3B
- C-5       C-3T-1       C-3T-2       C-3T-5       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 address	1	14" hi X 2" thick	3.0	
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:* 2 - colors, natural stone, painted metal cornice / canopy / trellis / paneling  
*Texture /Finish:* Stone: honed and polished. Metal: Prefinished painted. "Alpolic"  
*Color / Transparency:* Opaque colors

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

*Material:* Alum. fabrication, tinted tempered glass.  
*Texture /Finish:* Matte finish, "duranar" prefinished  
*Color / Transparency:* Opaque colors

**ROOF**

*Material:* Built up / composition roof.  
*Texture /Finish:* Roof: granual compo.  
*Color / Transparency:* Opaque colors

**COLUMNS**

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

**BALCONIES & RAILINGS**

*Material:* Metal panel / steel fabrication  
*Texture /Finish:* Matte prefinish / painted  
*Color / Transparency:* Opaque colors

**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:* Fabricated steel structure , painted, etched glass infill, / fabric at penthouse  
*Texture /Finish:* Gloss finish / canvas at penthouse over doors  
*Color / Transparency:* Opaque colors

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

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

**BUILDING ID SIGN(S)**

*Material:* address numbers stainless steel  
*Texture /Finish:* Brushed  
*Color / Transparency:* opaque

**EXTERIOR LIGHTING**

*Material:* LED cove and recessed @ canopy, LED low level and Fluor. wall sconce @ penthouse,  
*Texture /Finish:* LED cove within metal soffit, wallwashers.  
*Color / Transparency:* Anodized finish, silver

**PAVED SURFACES**

*Material:* Natural slate  
*Texture /Finish:* deck: natural split stone.  
*Color / Transparency:* Opaque

**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:**

moveable planters will be used for seasonal flowers.

**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 design and selected "Alpolic" pre-finished panels, stone veneer, aluminum tinted tempered glass windows, and slate roof paver material has been selected to refurbish the existing aged material while keeping the original architectural style of the existing building.

- 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 comprise of upgrading the existing facade with new windows which complies with the current energy and noise regulations. Therefore, the proposed facade remodel does not have any negative environmental impact.

- 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 selected "Alpolic" pre-finished panels, stone veneer, aluminum tinted tempered glass windows, and slate roof paver is considered as quality material and will not depreciate the appearances and value of the surrounding 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.**

General plan of the project site is a commercial designated zone, and the existing commercial use of the site is to remain. Therefore, proposed facade and penthouse remodel is in harmony with the General Plan for 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.**

Proposed project is a facade remodel to an existing building and the design complies with all the local municipal code and laws.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 20, 2013

**Attachment C:**

Revised Design Plans, Cut sheets and  
Supporting Documents















**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 20, 2013

**Attachment D:**

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-13

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL TO AN EXISTING COMMERCIAL BUILDING 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, on behalf of the property owners, G&L Realty Properties, LLC, (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 March 20, 2013 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, complaint 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. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
3. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
4. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the director of community development, or

designee, and shall include sufficient design information to evaluate project compliance during construction.

6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
  
7. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.
  
8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Special Conditions

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

Approved as to Form and Content:

Adopted: March 20, 2013

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William Crouch, Commission Secretary  
Community Development Department

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Zale Richard Rubins, Chair  
Architectural Commission