



Architectural Commission Report

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

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.

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, April 14, 2012, and March 20, 2013 (Attachment A). The project has continued to evolve based on Commission comments at the three prior hearings. At the most recent meeting on March 20, 2013, the Commission expressed concerns with the design, relationships between the upper and lower portions of the building, character maintenance of the building, and modifying the glass projections. Subsequently, the project was returned for restudy.

The Commission provided the applicant with an option of meeting with a subcommittee to review proposed modifications before it returned to the full Commission. At that meeting, the subcommittee members (Vice Chair Blakeley and Commissioner Peteris) focused their discussion on creating a statement with the new glass façade elements to set it apart from existing brick buildings on the street and looking at options to have the building turn the corner on the upper portions of the facade. Additionally, the existing ivy vegetation was reviewed and has been found to be removable without damage to the existing building materials.

As a result of the Commission's and subcommittee's comments, modifications have been integrated into the design, and include the following:

- Increased window projection to 1'-0" at center portions of windows to create modulation for length of new projection (sides will remain at previously proposed 0'-9" projection depth);
- Complete removal of all existing ivy vegetation on the building;
- Modulated stone pattern above existing storefronts and building entrance;
- Metal detail at bottom of second floor window projections;

The previously proposed elements of the façade remodel have remained consistent with those presented at the meeting on March 20, 2013, and include the following:

- Steel trellis at the penthouse level;
- Plaster finish on penthouse façade;
- Limestone veneer on the façade at the ground floor;
- Prefinished metallic cornice;

Attachment(s):

- A. Previously Proposed Staff Reports and Plans
- B. Response to Comments (Applicant-prepared)
- C. Revised Design Plans, Cut Sheets and Supporting Documents
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
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Design Review Commission Report

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- Steel structured awning infilled with etched glass;
- Polished travertine at base of entryway, and;
- Stainless steel address numbers.

URBAN DESIGN ANALYSIS

Numerous brick-faced buildings line each side of North Bedford Drive. As such, removing the existing ivy vegetation and adding the glass windows is contextually appropriate, specifically in regards to design aesthetic and materiality.

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.



Design Review Commission Report

455 North Rexford Drive
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Attachment A:

Previously Proposed Staff Reports and Plans



Architectural Commission Report

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.

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

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EAST

REVISIONS		
NO.	DATE	DESCRIPTION
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Charles Group
International

PROPOSED ALTERATIONS FOR:
G & L REALTY
435 BEDFORD DRIVE
BEVERLY HILLS, CA 90210

DATE	FEB 2015
DRAWN BY	DM
SCALE	AS SHOWN
DESIGNED BY	DM
CHECKED BY	DM
DATE	

A1.3



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.

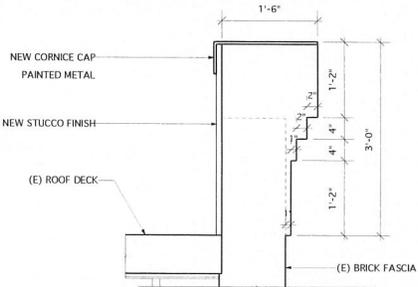
Attachment(s):

- 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



CORNICE DETAIL - NOT FOR CONSTRUCTION

A



PROPOSED BUILDING SECTION

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

PROPOSED ELEVATION

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

REVISIONS	

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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	MKJAW
CHECKED	RM/CP

SHEET NO
A-3



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

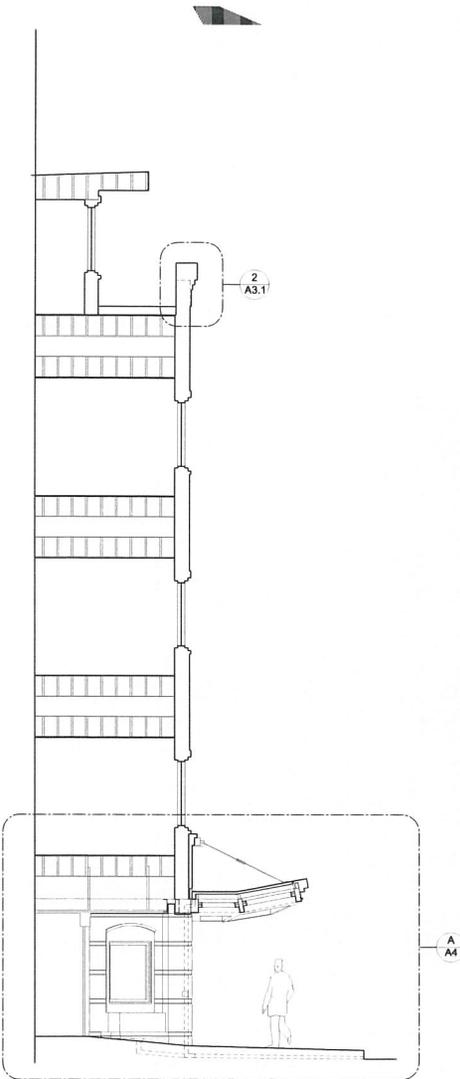
No public notification was required for this project.

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:

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



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

REVISIONS	

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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



Design Review Commission Report

455 North Rexford Drive
AC Meeting – May 15, 2013

Attachment B:

Response to Comments (Applicant-prepared)

Re; G & L Realty, 435 Bedford Drive, Architecture Review Commission Meeting March 20, 2013

Response to Commission Comments;

- **The lower portion of the building does not relate to the upper portion. There is no anchor and the building needs to be grounded.**

Our response:

Our remodel design responds to the existing conditions of the building. This existing 4 story building has a concrete structure at the ground floor on the front, and a brick cavity wall structure on the upper floors and the rear. The street front part of this building currently has a plaster finish over this concrete structure that includes the entry in the center and two retail tenants on each side. Our design upgrades the base portion of this façade with limestone facing and new entry features and canopy, and proposes vertical bay window features that we feel will marry the upper portion of the façade to this base in a strong horizontal course where they come together. After our discussions with the Architecture Review Committee at our meeting, we have added further detailed refinement to this juncture to submit at this time which includes added metal detail at the bottom of the bay windows and an in/out pattern in the stone course above the shops and entry that reflects the pattern of windows and ties them to the stone. We have also widened the southern stone pier at the end of the façade to make this stronger in connecting to the ground. We feel that the overall result of adding the metal bay windows at the middle part of the façade, and capping them with a horizontal balcony course at the upper floor that ties to the new building cornice, creates a very distinguished new building image for the office building, and that marrying this upper part to the stone base will successfully ground the building and provide proper identity for the retail shops and the main entry with its canopy.

- **The ivy aids in the modulation of the building and reduces the massing of the building on the streetscape as well as creating character to the building. Please look into options to maintain the character.**

Our response:

We have responded to the owner's desire to create a more distinguished front to the building and to separate it from their 415 Bedford parking building next door that also has a vine covered façade. We

have decided amongst other options we showed to the Architectural Review Committee to go with removing the ivy. We feel that the design we have with the new bay windows and strong metal portions, blended with the brick walls and stone base will have sufficient pleasing detail and proper pedestrian scale for this important Beverly Hills street. We have now added more form to the bay windows as the result of discussions at our Committee meeting and the City's confirmed allowance to project the windows out further from 9 inches to one foot. We have also added stainless steel details to the canopy and the bay windows at each floor which further adds scale breakdown and visual interest.

- **Please look into how removing the ivy will affect the building in regards to any damage to the material over the years.**

Our response:

We removed a good portion of the ivy from an adjacent brick wall with significant growth from the vine and found it had not penetrated or damaged the brick or mortar and came free fairly easily. The Architecture Review Committee observed this area with us. We don't foresee any obstacle here to our approach.

- **The glass has the potential to have a planted on look and simulates more of a storefront aesthetics that one of a real steel and glass modern expression.**

Our Response;

We have worked with the Architecture Review Committee and have now proposed additional detail in pushing the Bay Windows out further to 12 in. from the building; an added dimension that allows us to create a stepped fascia where the center part is out furthest and the sides step back two inches to break up the flat plane. We have two colors of aluminum metal parts; one for the frame and windows and one for the infill panels that adds further detail. Additional thickness has been added at the bottom of the Bay Windows to help them finish off better and fit nicely into the stone base. Additional brushed stainless steel rails have been added at each floor and at the 4th floor balcony and also at the glass cap of the entry canopy. We feel that these metal parts and the bay windows will have a pleasing level of detail for this commercial building and, along with the additional details added during this review process, will provide the distinguished new image for this building we desired.



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Attachment C:

Revised Design Plans, Cut sheets and
Supporting Documents



Design Review Commission Report

455 North Rexford Drive
AC Meeting – May 15, 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 May 15, 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, 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. **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: May 15, 2013

William Crouch, Commission Secretary
Community Development Department

Zale Richard Rubins, Chair
Architectural Commission