



Architectural Commission Report

Meeting Date: Wednesday, August 21, 2013

Subject: **439 NORTH BEDFORD DRIVE**
Request for approval of a façade remodel. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
(PL1313345)

Project agent: Ray L. Musser

Recommendation: Conduct public hearing to discuss the project details and provide the applicant with design direction.

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel for an existing commercial building located at 439 North Bedford Drive. The façade modifications include the following:

- Smooth surface limestone façade at ground floor and entry column;
- Rough surface limestone façade at second floor with round stone molding at bottom;
- Painted metal trellis at entryway and three window set on northern portion of second floor façade;
- Stainless steel balcony and Sunbrella awning at second floor window on entry column;
- Rectangular limestone recess at second floor windows (arched windows to remain);
- Stainless steel balcony at three window set on northern portion of second floor façade;
- Painted metal planters at three window set in center portion of second floor façade;
- Rough soldier course, smooth surface limestone, and limestone cap finishes at parapet;
- Plaster sign bands in "Woodwind" above existing ground floor storefronts;
- Sunbrella awnings at existing storefronts, and;
- Cove lighting above the proposed awnings.

The parapet at the entry column is currently proposed to be increased to a total height (measured from the adjacent roof deck) of 63". This configuration would require additional discretionary review (a Development Plan Review Permit). The applicant was made aware of this requirement and has been advised to reduce the parapet at the entry column to the maximum 45" should they wish to avoid additional discretionary review.

URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed design, various design concerns have been identified that should be addressed prior to recommending approval of the project.

1. The façade contains a number of design elements that create a busy and cluttered aesthetic at both the ground and second floors. The window treatments on the second floor should be

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans

Report Author and Contact Information:

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simplified, as four are currently proposed (awnings, painted metal trellis, planter boxes, and balconies), and revised so there is greater internal compatibility between these elements as well as the ground and second floors.

2. The busyness of the stonework on the second floor above the simpler stonework, and largely glass base, at the ground floor is unnecessary and makes the building appear top heavy. Additionally, the darker stone should also be reconfigured so that it is on the ground floor so that the perceived top heaviness is further reduced.
3. The entry window above the primary entryway should be simplified so that the entryway has a more focused and accentuated appearance. With the current design, the eye is drawn upwards with little focus on the entryway and thus no sense of arrival.
4. While signage is not included as part of the formal review of this project, signage for the ground floor tenants should be further refined and reduced in height so as to fit more appropriately within the proposed sign band. A sign program should be prepared and presented to the Commission at a future meeting.

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 notification was not required for this project.



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Attachment 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 (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
 - Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
 - 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 / Tenant 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: Limestone facade smooth and cleft finish, Balconies, Awnings, Metal Trellis, Signage Panel. All existing windows and storefronts to remain.

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

- | | | | | |
|---------------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <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 |
| <input type="checkbox"/> 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 | Retail Tenant | 1 | 18"x80" | 11 sq. ft. | 40 Sq. ft. |
| 2 | Retail Tenant | 1 | 18"x80" | 11 sq. ft. | 40 sq. ft. |
| 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: Limestone
 Texture /Finish: Smooth and Cleft (Rough)
 Color / Transparency: Opaque Colors

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

Material: Glass Clear Existing
 Texture /Finish: Paint / Simi Gloss
 Color / Transparency: Opaque

ROOF

Material: Built-up Existing
 Texture /Finish: Granual Composition
 Color / Transparency: Opaque Color

COLUMNS

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

BALCONIES & RAILINGS

Material: Metal / Steel Fab.
 Texture /Finish: Matte / Paint / Stainless Steel
 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: Fab. Steel Structure / Fabric
Texture /Finish: Semi Gloss / Canvas
Color / Transparency: Opaque Colors

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Plaster Panel Background / Cast Metal
Texture /Finish: Painted / Pin Mounted
Color / Transparency: Opaque

BUILDING ID SIGN(S)

Material: Address Numbers Stainless Steel
Texture /Finish: Brushed
Color / Transparency: Opaque

EXTERIOR LIGHTING

Material: Cold Cathode / LED Soffit
Texture /Finish: Metal Soffit Up Light
Color / Transparency: Painted / With Lens

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

Material:
Texture /Finish: N/A
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:

Window Planter with Seasonal Flowers with auto Irrigation and Drainage.

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 materials (Limestone, Awnings, Balconies, Planters and Trellis) have been selected to refurbish the existing aged material while keeping original architectural style.

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 building is existing with no 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.**

All materials selected are high quality 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 is commercial zone, existing use is to remain. No change.

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 facade remodel to existing building, Design complies with all local municipal codes and laws.



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Attachment B:
Project Design Plans



STREET MONTAGE - EXISTING



STREET MONTAGE - PROPOSED

| REVISIONS | | |
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Charles Group
International

PENTHOUSE ALTERATIONS:
G & L REALTY
439 N. BEDFORD DRIVE
BEVERLY HILLS, CA 90210

| | |
|----------|----------|
| DATE | AUG 2013 |
| REV NO | 1001 |
| SCALE | AS SHOWN |
| DRAWN | DJ |
| CHECKED | RH |
| SHEET NO | |

A1.1



| REVISIONS | | |
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| NO. | DATE | DESCRIPTION |
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**PENTHOUSE ALTERATIONS:
G & L REALTY
439 N. BEDFORD DRIVE
BEVERLY HILLS, CA 90210**

| | |
|---------|-------------|
| DATE | AUG 2013 |
| JOB NO. | 1501 |
| SCALE | A3 5/8"x21" |
| DRAWN | DJ |
| CHECKED | RS |

SHEET NO.

A4



| REV | DATE | DESCRIPTION |
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**PENTHOUSE ALTERATIONS:
G & L REALTY
439 N. BEDFORD DRIVE
BEVERLY HILLS, CA 90210**

| | |
|---------|----------|
| DATE | AUG 2003 |
| JOB No. | 1304 |
| SCALE | AS SHOWN |
| DRAWN | EL |
| CHECKED | RP |

SHEET No.

PROPOSED EAST ELEVATION
SCALE 3/8"=1'-0"

A6