



Architectural Commission Report

Meeting Date: Wednesday, August 21, 2013

Subject: PAOLOBONGIA

439 North Rodeo Drive

Request for approval of a revision to a previously approved façade remodel. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
(PL1313152)

Project agent: Alan Hajjar

Recommendation: Conduct public hearing to discuss the project details and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval for a revision to a previously approved façade remodel. The original façade remodel project was approved by the Architectural Commission at their meeting on Wednesday, May 16, 2012 (Attachment A). At that time, a primary feature of the proposed façade remodel included a projecting diamond-like window, comprised of separate glass panels fitted together with silicon joints. The concept drawing showed these joints to be visually minimal. The projecting diamond-like window was proposed on both elevations of the store (North Rodeo Drive and the Rodeo Collection courtyard).

During construction of the façade, a change was made to the diamond-like windows that necessitated the use of brushed stainless steel mullions on the North Rodeo Drive elevation to hold the various glass pieces together. The window on the Rodeo Collection courtyard was revised to be a single pane of glass. Staff was not able to make the determination that these changes “substantially complied” with the approved design and, as such, the applicant is requesting approval from the Architectural Commission for the installed revisions.

No other changes to the design of the façade or signage are requested at this time.

URBAN DESIGN ANALYSIS

Based on the Urban Designer’s review of the proposed project, there is concern that the diamond-like window cannot be constructed as originally proposed with the silicon joints. While the new window provides a different design aesthetic and concept, it continues to work with the overall storefront design and signage.

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

Attachment(s):

- A. May 16, 2012 Staff Report and Approved Plans
- B. Detailed Design Description and Materials (Applicant Prepared)
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – August 21, 2013

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.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – August 21, 2013

Attachment A:
May 16, 2012 Staff Report
and Approved Plans



Architectural Commission Report

Meeting Date:	Wednesday, May 16, 2012
Subject:	PAOLO BONGIA 439 North Rodeo Drive Request for approval of a façade remodel, a business identification sign, a sign accommodation to allow an awning sign to be suspended from an awning and a construction barricade mural (PL120 7029)
Project applicant:	Gulla Jonsdottir – G+ Gulla Jonsdottir Design
Recommendation:	Conduct public hearing to discuss the project. While the project contains very high quality materials and is a high quality design, the Commission may specifically wish to discuss whether the overall design is appropriate for the storefront.

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel, a business identification signs and a construction barricade for the new building tenant, Paolo Bongia, at 439 North Rodeo Drive. The subject tenant space contains entries from both North Rodeo Drive and a courtyard to the west. The applicant is proposing to remodel both storefronts and the modifications include a new petrified wood façade, new polished petrified wood pavers (at the Rodeo Drive entry), a new 3-dimensional storefront window, a new storefront entry door and new business identifications signs at both entrances. The sign proposed along the Rodeo Drive elevation would be composed of individual metal letters. The sign is proposed to be a total of 13.1 SF, less than the maximum 24 SF permitted by Code. The sign at the courtyard entrance would be composed of individual letters suspended from a metal awning. This sign requires the approval of a sign accommodation to allow the letters to be suspended from the awning, as opposed to be placed on the face of the awning. This sign would be composed of metal letters, which would be a maximum of 6" in height (7" is the maximum permissible with a sign accommodation). The applicant is also requesting approval of a construction barricade mural.

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

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PUBLIC OUTREACH AND NOTIFICATION

The sign accommodation request for this project requires mailed public notices within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed on Monday, May 7, 2012. To date staff has not received any comments in regards to the submitted 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
srojemann@beverlyhills.org

DOOR LEGEND

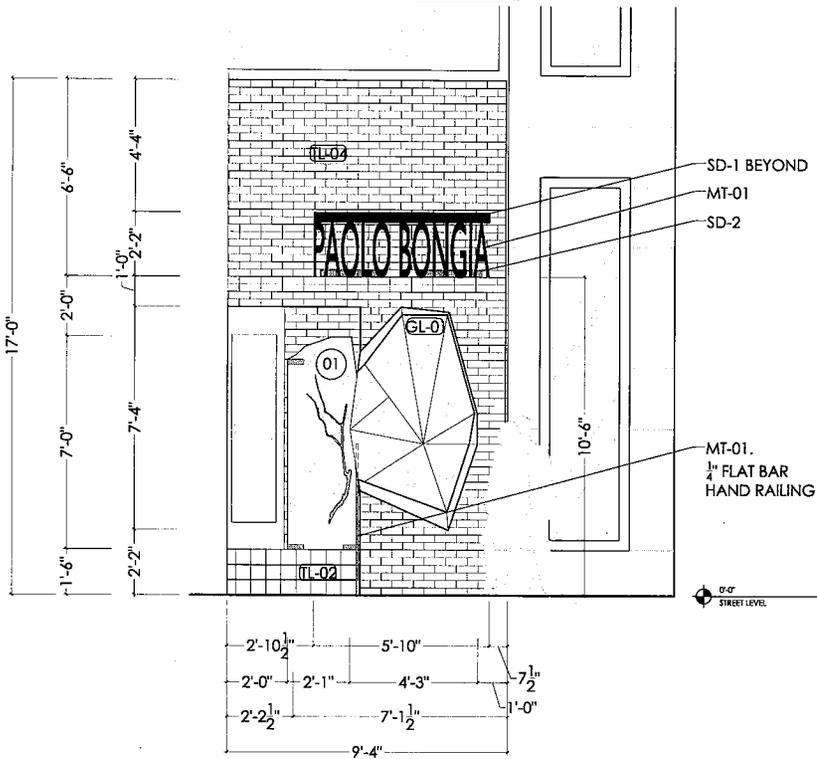
- ① FRAMELESS GLASS DOOR
- ② FRAMELESS GLASS DOOR

LIGHTING LEGEND

- SD-1 WALL WASHING UPLIGHTS
- SD-2 BACKLIGHTING FOR SIGNAGE

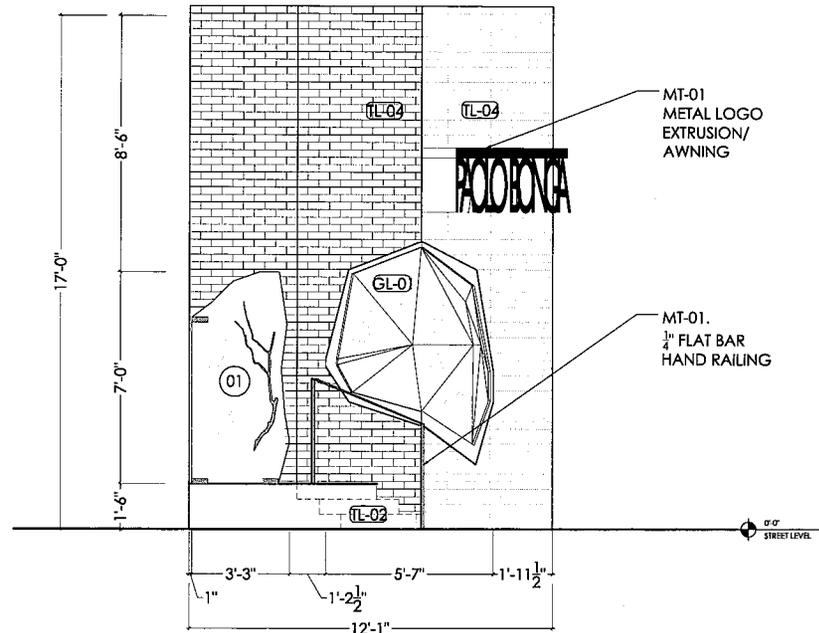
FINISH LEGEND

- GL-01 OLDCASTLE STARCHPIRE. 1/2" TEMPERED GLASS
- MT-01 POLISHED STAINLESS STEEL
- TL-02 SMOOTH-GLOSSY PETRIFIED WOOD
- TL-04 ROUGH BLACK PETRIFIED WOOD



EAST ELEVATION
SCALE: 1/4" = 1'

1



SOUTH EAST ELEVATION
SCALE: 1/4" = 1'

2



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EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'

DATE: 05/15/2018

AI-7

DOOR LEGEND

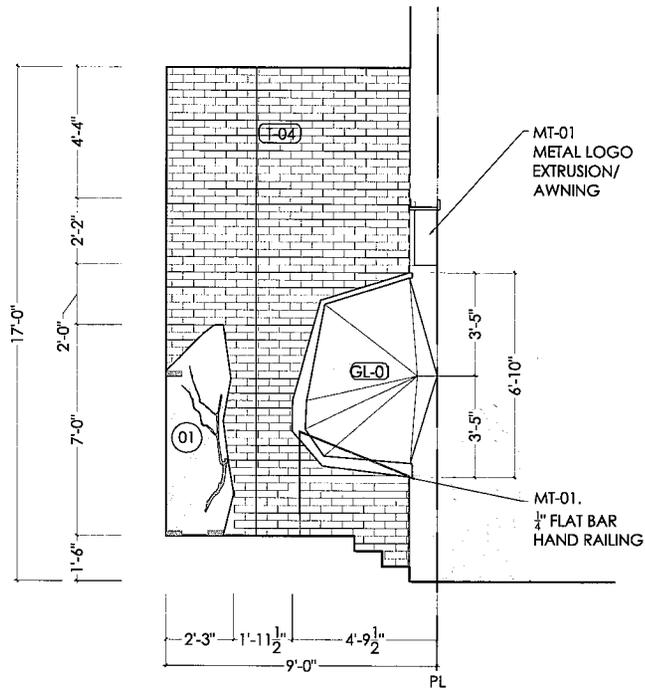
- ① FRAMELESS GLASS DOOR
- ② FRAMELESS GLASS DOOR

LIGHTING LEGEND

- SD-1 WALL WASHING UPLIGHTS
- SD-2 BACKLIGHTING FOR SIGNAGE

FINISH LEGEND

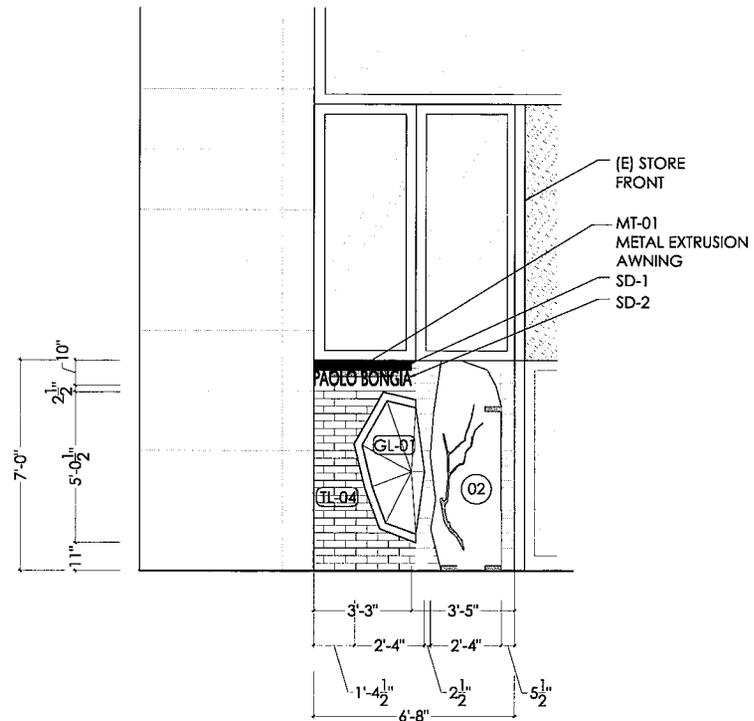
- GL-01 OLDCASTLE STARPHIRE, 1/2" TEMPERED GLASS
- MT-01 POLISHED STAINLESS STEEL
- TL-02 SMOOTH-GLOSSY PETRIFIED WOOD
- TL-04 ROUGH BLACK PETRIFIED WOOD



SOUTH ELEVATION

SCALE: 1/4" = 1'

1



WEST ELEVATION

SCALE: 1/4" = 1'

2



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EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'

DATE: 08/15/2018

AI-8



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PAOLO BONGIA STORE FRONT ARCHITECTURE
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 ARCHITECT: G+ DESIGN
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PERSPECTIVE RENDER OF STORE
 FRONT FROM RODEO DRIVE
 NOT TO SCALE

AL-9



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DESIGN

Architectural rendering showing color elevation of the east facade of the building at 633 N. La Peer Drive, Los Angeles, CA. The rendering illustrates the proposed color palette and material finishes for the building's exterior. The image is a digital representation and does not show the actual construction or materials used.

EAST FACADE COLOR ELEVATION
 SCALE: 1/4" = 1'

AI-10



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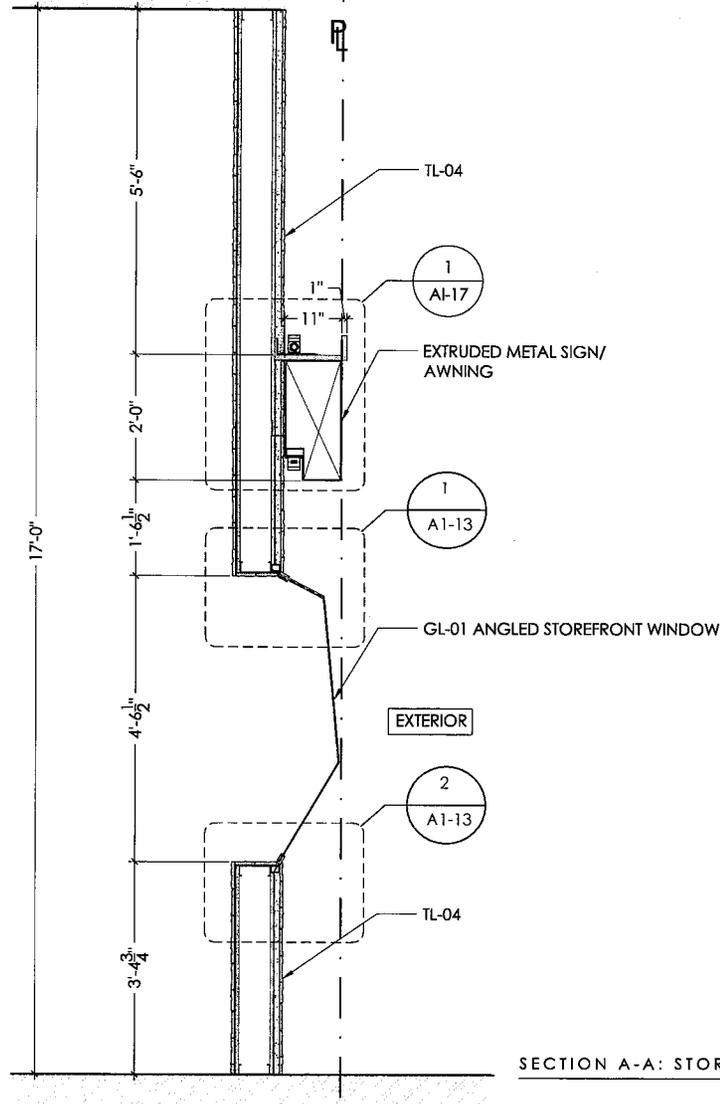


1:1/4" = 1'

WEST FACADE COLOR ELEVATION
 SCALE: 1/4" = 1'

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SECTION A-A: STOREFRONT WINDOW SYSTEM 1
SCALE: 1/2"=1'-0"

DOOR LEGEND

①	FRAMELESS GLASS DOOR
②	FRAMELESS GLASS DOOR

LIGHTING LEGEND

SD-1	WALL WASHING UPLIGHTS
SD-2	BACKLIGHTING FOR SIGNAGE

FINISH LEGEND

GL-01	OLDCASTLE STARPHIRE, 1/2" TEMPERED GLASS
MT-01	POLISHED STAINLESS STEEL
TL-02	SMOOTH-GLOSSY PETRIFIED WOOD
TL-04	ROUGH BLACK PETRIFIED WOOD



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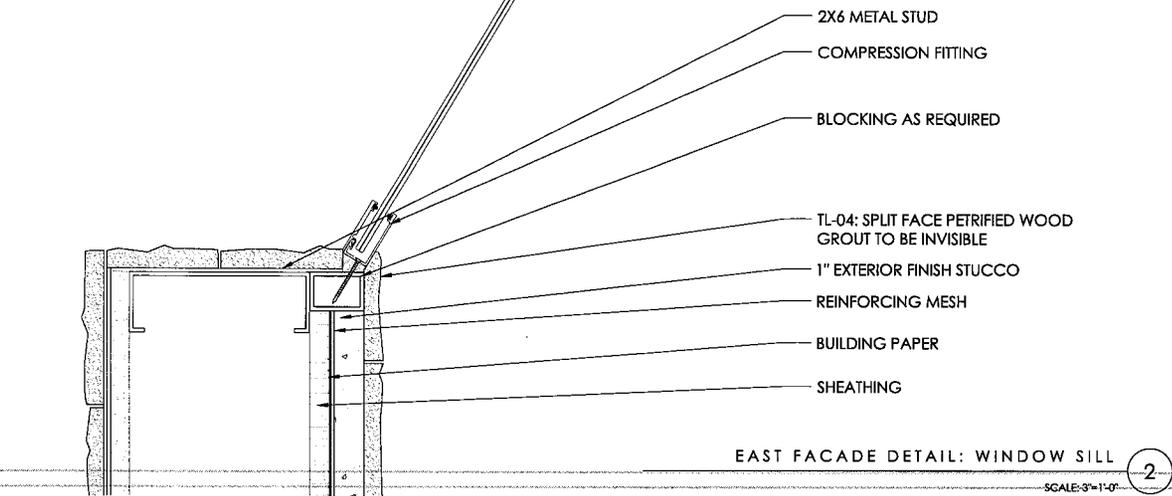
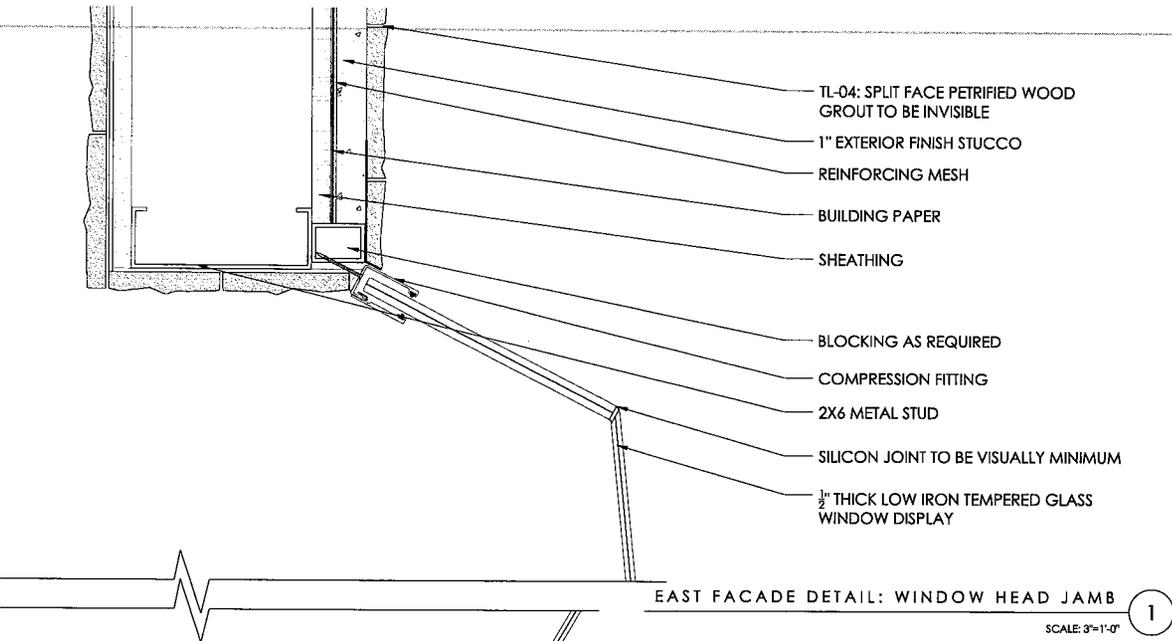


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SECTION OF FRONT WINDOW

1/2" = 1'-0"

AI-12



DOOR LEGEND

①	FRAMELESS GLASS DOOR
②	FRAMELESS GLASS DOOR

LIGHTING LEGEND

SD-1	WALL WASHING UPLIGHTS
SD-2	BACKLIGHTING FOR SIGNAGE

FINISH LEGEND

GL-01	OLDCASTLE STARPHIRE, 1/2" TEMPERED GLASS
MT-01	POLISHED STAINLESS STEEL
TL-02	SMOOTH-GLOSSY PETRIFIED WOOD
TL-04	ROUGH BLACK PETRIFIED WOOD



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DETAILS OF FRONT WINDOW



Architectural Commission Report

445 North Rexford Drive, Room 280-A
AC Meeting – August 21, 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
 - 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: 2
 - 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:

We propose to clad the facade in dark grey and black irregular petrified wood tiles. This tile is ancient wood turned into stone and is a very solid and beautiful material. The glass window is resembling a large faceted diamond and is protruding out of stone facade, for safety reasons, this window will have the thinnest profiles possible. These profiles will match the metal used elsewhere. The entry door is irregular shaped clear. The sign and awning is made from Polished Stainless Steel. +

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

- 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

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:

	<u>Type of Sign</u> (i.e. business ID, building ID, parking, etc.)	<u>Dimensions</u> (length x width)	<u>Square Feet</u>	<u>Maximum Area Permitted by Code</u>	<u>Maximum Area Permitted w/ Sign Accommodation</u> (if applicable)
1	business ID	5'-10" long x 12" deep	12.63	14' - 3"	
2	business ID	3'-3" long x 9" deep	2.8	13' - 4"	
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: Petrified wood tiles
 Texture /Finish: Splitface
 Color / Transparency: grey and black

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

Material: Glass with Stainless Steel Trim
 Texture /Finish: Polished/Brushed
 Color / Transparency: Clear

ROOF

Material: n / a
 Texture /Finish:
 Color / Transparency:

CHIMNEY(S)

Material: n / a
 Texture /Finish:
 Color / Transparency:

COLUMNS

Material: n / a
 Texture /Finish:
 Color / Transparency:

BALCONIES & RAILINGS

Material: n / a
 Texture /Finish:
 Color / Transparency:

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: Metal / Outdoor Fabric
Texture /Finish: Polished/ Stainless Steel
Color / Transparency: Metal / Black

DOWNSPOUTS / GUTTERS

Material: n / a
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material: Metal
Texture /Finish: Polished/ Stainless Steel
Color / Transparency:

BUILDING ID SIGN(S)

Material: n / a
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: Stainless Steel
Texture /Finish: Polished
Color / Transparency:

PAVED SURFACES

Material: n / a
Texture /Finish:
Color / Transparency:

FREESTANDING WALLS AND FENCES

Material: n / a
Texture /Finish:
Color / Transparency:

OTHER DESIGN ELEMENTS

Material: n / a
Texture /Finish:
Color / Transparency:

D Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:

n / a

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 design is high end and unique and fits perfectly within the Beverly Hills community as it has similar colors as the rest of the building, it has only three materials on the facade so it's very tasteful and elegant. We feel that with the unique diamond shaped window with clear glass and stainless steel mullions will draw positive attention to the building and the street. The facade will be slightly lit in the evening and cast a warm glow to 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.**

The tiled facade has a solid structure beyond and the tile is very solid and wears well in any climate. The glass is 1/2" thick and should contain noise well.

- 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 the materials are timeless, made from natural materials and solid.

- 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.**

It's a harmonious facade with the simple yet unique design and we feel that the color scheme relates well to the newer buildings on Rodeo drive, such as the Tom Ford facade for Gucci and the white facade of YSL.

- 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.**

All codes are taken into consideration and our facade is within in all legal constraints.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – August 21, 2013

Attachment C: Project Design Plans

DOOR LEGEND

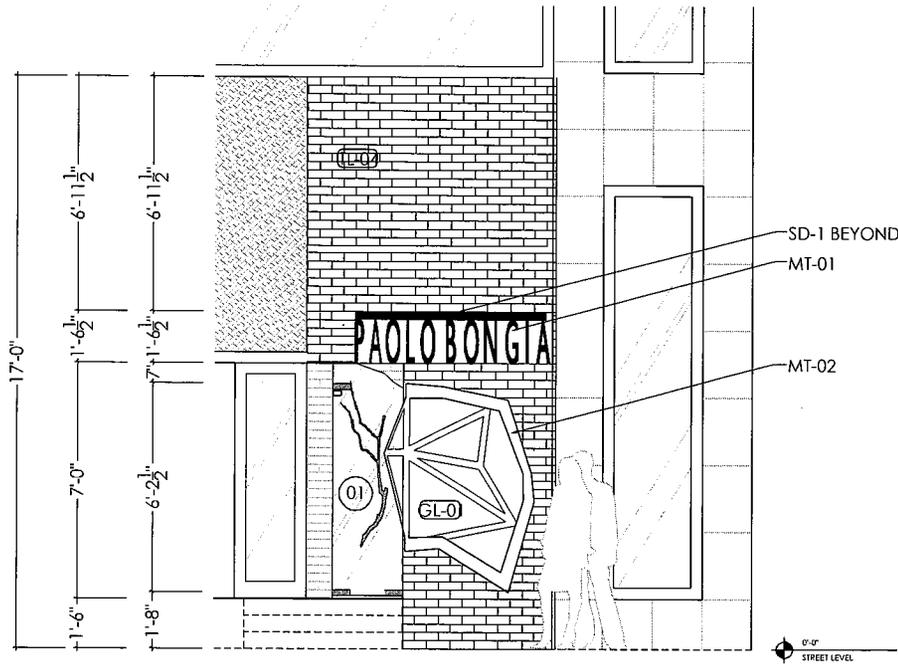
① FRAMELESS GLASS DOOR

LIGHTING LEGEND

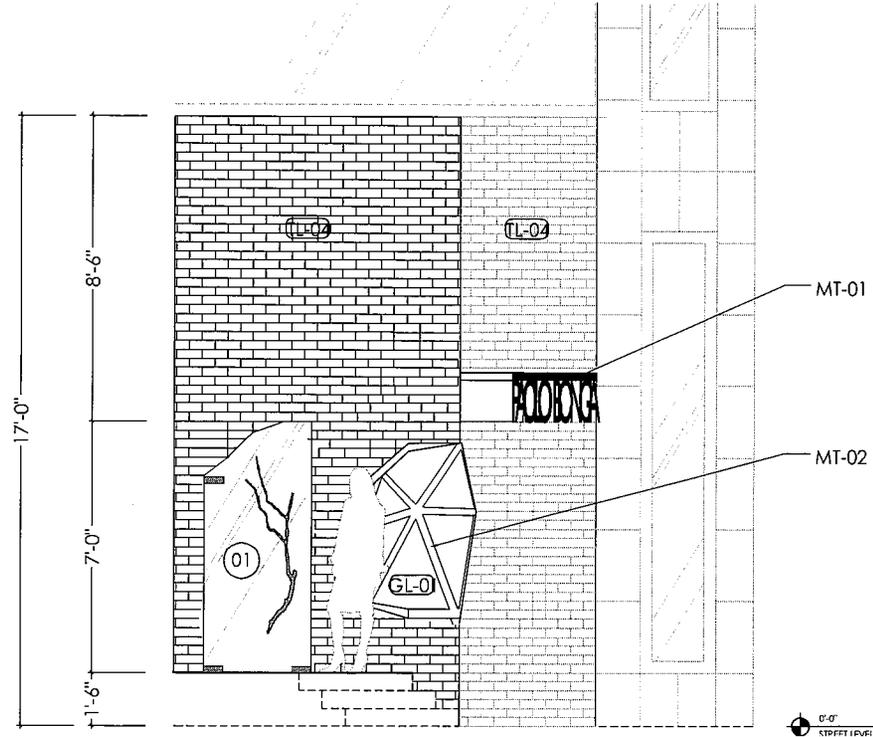
SD-1 WALL WASHING UPLIGHTS

FINISH LEGEND

- GL-01 OLDCASTLE STARPHIRE, 1/2" TEMPERED GLASS
- MT-01 POLISHED STAINLESS STEEL
- MT-02 BRUSHED STAINLESS STEEL
- TL-04 ROUGH BLACK PETRIFIED WOOD



EAST ELEVATION ①
SCALE: 1/4" = 1'



SOUTH ELEVATION ②
SCALE: 1/4" = 1'



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DRAWING NUMBER

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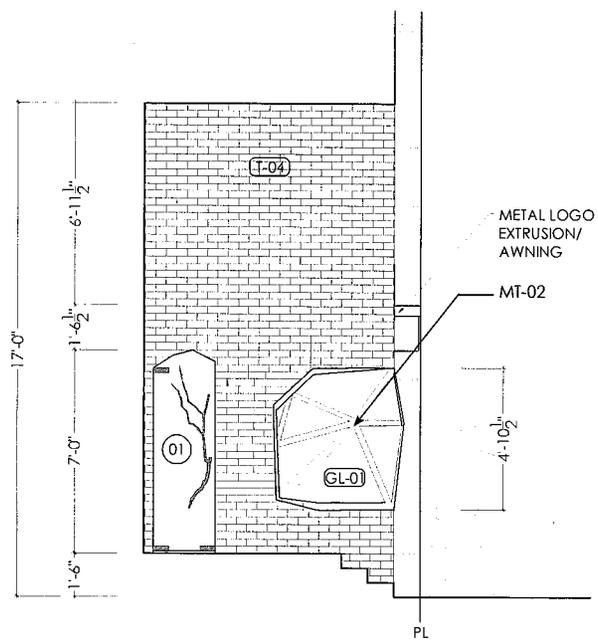
EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'

DOOR LEGEND	
(01)	FRAMELESS GLASS DOOR

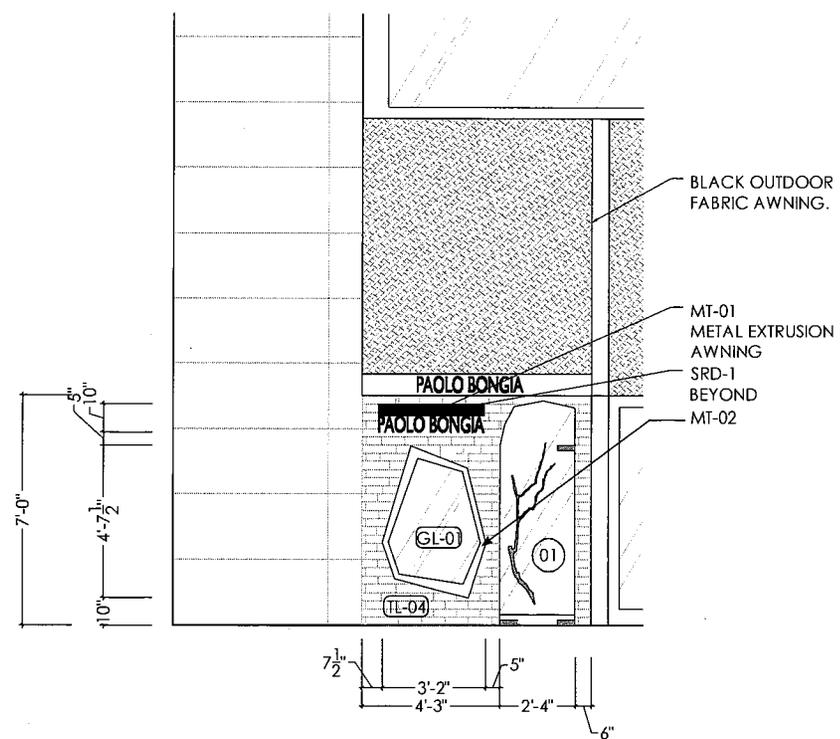
LIGHTING LEGEND	
SD-1	WALL WASHING UPLIGHTS

FINISH LEGEND	
GL-01	OLDCASTLE STARPHIRE, 1/2" TEMPERED GLASS
MT-01	POLISHED STAINLESS STEEL
MT-02	BRUSHED STAINLESS STEEL
TL-04	ROUGH BLACK PETRIFIED WOOD

WEST ELEVATION SIGN CALCULATION:
 BACK FACADE WIDTH = 6'-8"
 ALLOWABLE SIGN SIZE = 13'-4"
 ACTUAL SIGN S.Q. F.T. = 2.8



SOUTH EAST ELEVATION
 SCALE: 1/4" = 1' **1**



WEST ELEVATION
 SCALE: 1/4" = 1' **2**



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EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'

DRAWING NUMBER

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 AND MATERIALS, COLOR AND FABRICATION AND INSTALLATION.

PERSPECTIVE RENDER OF STORE
 FRONT FROM RODEO DRIVE
 NOT TO SCALE



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DESIGNING SOMETHING

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THIS IMAGE REPRESENTS THE COLOR ELEVATION OF THE INTERIOR
 FINISHES. ALL COLORS ARE APPROXIMATE AND SUBJECT TO VARIATION IN
 MATERIALS, LIGHTING, AND SURROUNDINGS. THE CLIENTS SHOULD
 CONSULT WITH THE ARCHITECT AND CONTRACTOR FOR FINAL DECISIONS.

EAST FACADE COLOR ELEVATION
 SCALE: 1/4" = 1'

AI-10



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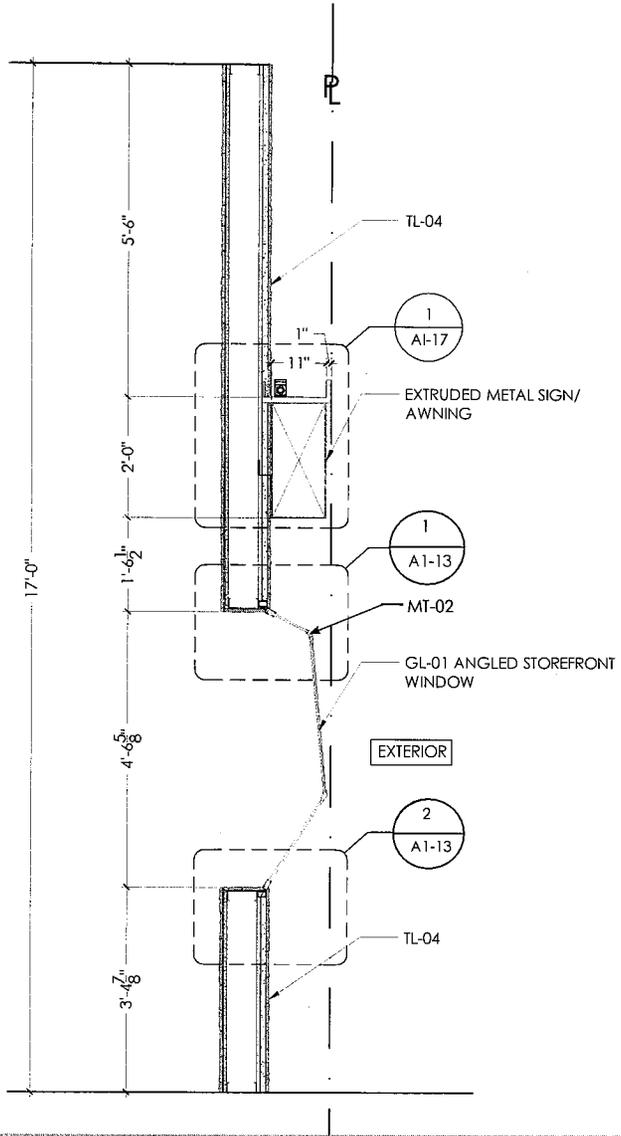
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WEST FACADE COLOR ELEVATION
 SCALE: 1/4" = 1'

DRAWING NUMBER

AI-11



DOOR LEGEND

- ① FRAMELESS GLASS DOOR
- ② FRAMELESS GLASS DOOR

LIGHTING LEGEND

- SD-1 WALL WASHING UPLIGHTS
- SD-2 BACKLIGHTING FOR SIGNAGE

FINISH LEGEND

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- MT-01 POLISHED STAINLESS STEEL
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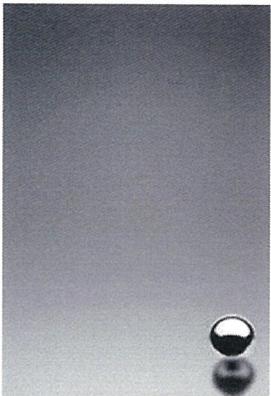
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SECTION OF FRONT WINDOW

AI-12



TL-04: BLACK PETRIFIED WOOD - ON BUILDING FACADE



MT-01: STAINLESS STEEL FINISH
- ON EXTERIOR
SIGNS/AWNINGS/HANDRAIL/
MULLIONS/DOORPULL



MT-02: BRUSHED STAINLESS STEEL -
ON WINDOW AT EXTERIOR.



GL-01: 1/2" OLD CASTLE STARPHIRE TEM-
PERED GLASS - ON DOORS AND WINDOWS

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MATERIALS



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CONTRACT NUMBER

AI-24



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – August 21, 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 REVISION TO A PREVIOUSLY APPROVED FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 439 NORTH RODEO DRIVE (PL1313152 – PAOLOBONGIA).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Alan Hajjar, agent, on behalf of the property owner, Dominion Management Corp., and the tenant, Paolobongia (Collectively the “Applicant”), has applied for architectural approval of a revision to a previously approved façade remodel for the property located at 439 North Rodeo 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 August 21, 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:

Project-Specific Conditions

No project-specific conditions are proposed for this project.

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.

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: August 21, 2013

William Crouch, Commission Secretary
Community Development Department

James Blakeley, III, Chair
Architectural Commission