



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, December 18, 2013

(Continued from the October 16, 2013 meeting)

Subject: 439 NORTH BEDFORD DRIVE

Request for approval of a façade remodel and a sign program. 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 an approval.

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and sign program for an existing commercial building located at 439 North Bedford Drive. The project was previously reviewed by the Architectural Commission at their meetings on August 21, 2013 and October 16, 2013 (Attachment A and Attachment B). At both meetings, the Commission felt the design warranted further refinement and direct the project to be restudied and returned to a future meeting. The comments provided by the Commission related primarily to the overall internal compatibility of the façade and its design elements, a sense of arrival at the building's entry, the variety of window treatments proposed at the second floor, details of the tenant business identification signage, and an overall disjointedness of the façade.

As a result of the comments, the applicant has revised the design of the building (Attachment D). The revisions include:

- Removal of awning at second floor entry column and replacement with honed limestone arched top with simulated keystone detail;
- Increased spacing of window surrounds at second floor window sets;
- Removal of metal trellis on second floor;
- Revised sign details and sign areas;
- Removal of soldier course near building base;
- Revised second floor balcony details to include knuckle detail;

The applicant has provided a *Response to Comments*, included in Attachment C of this report.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, positive changes have been made to the façade design that result in an overall improved aesthetic. The Commissions prior comments have been

Attachment(s):

- August 21, 2013 Staff Report and Previously Proposed Plans
- October 16, 2013 Staff Report and Previously Proposed Plans
- Applicant-prepared Response to Comments
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
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Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – December 18, 2013

thoughtfully incorporated into the revised design, most notably with the simplification of the window treatments on the second floor.

The entry has improved with continued development of the delineation between the tower and the storefronts and creating a sense of arrival. However, it is recommended that the vertical columns at the entryway be reduced in width to match the vertical columns adjacent to the storefronts. The additional spacing around the entry door and second floor window provided by the revised width may be filled with honed limestone that currently surrounds these elements.

Additionally, while the sign details continue to be developed, the sign area appears to take up a greater portion of the proposed sign panels. It is recommended that the overall sign area or configuration for the two storefront tenants be reduced to a size that is appropriate for the area of the proposed sign panels.

Project-specific conditions have not been proposed as a result of this analysis but the Commission may wish to discuss these items during their overall review of the project.

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. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – December 18, 2013

Attachment A:

August 21, 2013 Staff Report
And Previously Proposed Plans



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, 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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Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – August 21, 2013

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.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – December 18, 2013

Attachment B:

October 16, 2013 Staff Report
And Previously Proposed Plans



Architectural Commission Report

- Meeting Date:** Wednesday, October 16, 2013
(Continued from the August 21, 2013 meeting)
- Subject:** **439 NORTH BEDFORD DRIVE**
Request for approval of a façade remodel and a sign program. 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 an approval, as conditioned.
-

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and sign program for an existing commercial building located at 439 North Bedford Drive. This project was previously reviewed by the Architectural Commission at their meeting on August 21, 2013. At that meeting, the Commission felt the designed warranted further refinement and directed the project to be restudied and returned to a future meeting. The comments provided by the Commission related primarily to the overall internal compatibility of the façade and its design elements, a sense of arrival at the building's entry, and the variety of window treatments proposed on the second floor. As a result of the comments, the applicant has modified the design of the building. The façade revisions include the following:

- New honed limestone surround at entry door and vertical delineation for entry tower;
- Change of awning color from a golden yellow to a charcoal gray;
- Reduction in height of parapet at entry column (per zoning requirements) and replacement of smooth surface limestone with split face sandstone;
- New split space sandstone soldier course and honed limestone horizontal molding between first and second floors;
- Replacement of rough surface limestone soldier course at first floor base with split face sandstone soldier course.
- Removal of smooth surface limestone parapet detail at second floor (non-entry parapet);
- New split face sandstone at second floor façade project (previously rough surface limestone) and new honed sandstone at first floor and entry tower (previously smooth stone);
- Increased spacing at the arched window surrounds;
- Increased sign area for each tenant space (sign details and locations have not changed), and;
- No change to second floor railings, trellis, or landscape planters.

The applicant has provided a *Response to Comments*, included in Attachment B of this report.

Attachment(s):

- A. August 21, 2013 Staff Report and Previously Proposed Plans
- B. Applicant-prepared Response to Comments
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
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Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – October 16, 2013

URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed design, positive changes have been made to the façade design that result in an overall improved aesthetic. The soldier course and horizontal molding provide a good horizontal delineation that creates a cleaner and more defined base. Additionally, the entry has improved slightly with the vertical delineation between the tower and storefronts.

However, the window treatments on the second floor remain discordant and create a disjointed aesthetic on the second floor. Particularly, the applicant may wish to consider removing the metal trellis as the east-facing orientation of the building does not make such a window treatment necessary.

A project-specific condition that addresses the removal of the metal trellis has been included in the draft approval resolution (Attachment D). The Commission may choose to adopt this project-specific condition, modify or add additional conditions based on the discussion provided at the meeting, or remove it in its entirety from any final decision.

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. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – December 18, 2013

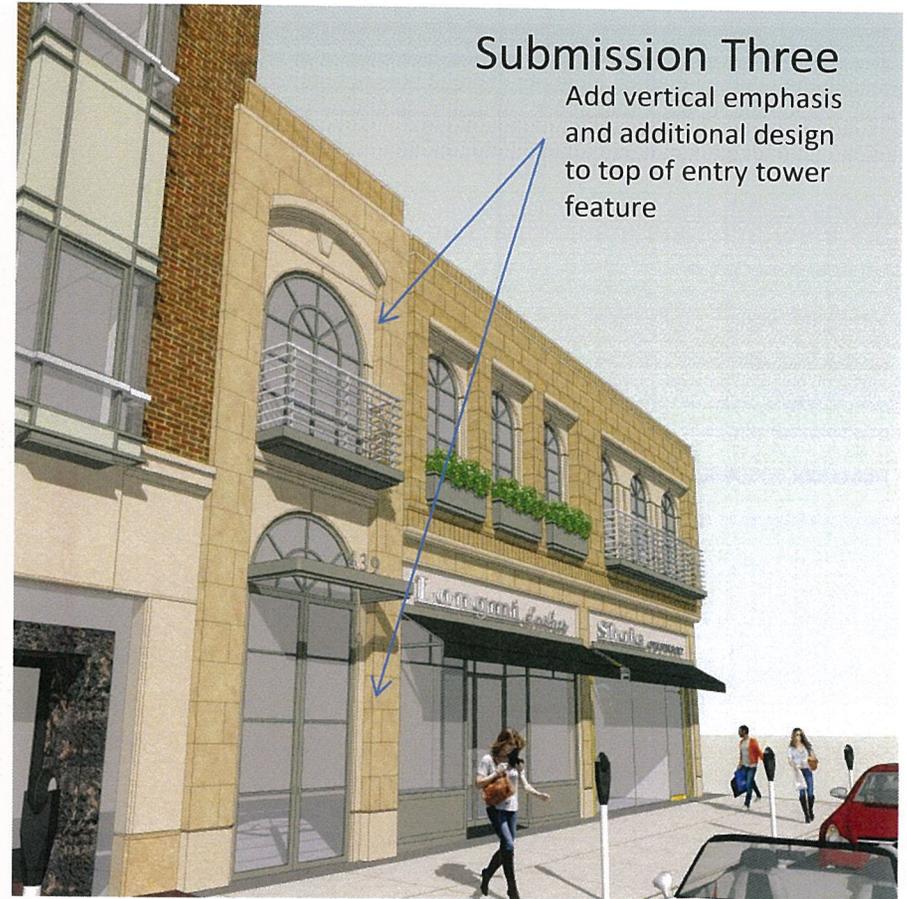
Attachment C:

Applicant-prepared Response to Comments



Current Submission Three

- Add space and detail to limestone
- Refined design for metal handrails
- Signs fill background



Submission Three

- Add vertical emphasis
- and additional design to top of entry tower feature



Submission One

Submission Two

Architectural Review Commission Prior Comments;

Submission One;

- Entry needs more definition and strength
- Façade needs more dimension
- Arch windows within square opening are pinched
- Stores signs don't fit well in background, need height of letters

Submission Two;

- Entry tower treatment not strong enough, needs vertical emphasis and top
- Too many window treatments; delete upper trellis and awning
- Provide extra refined detail in stone and in metal handrails
- Refine store signs to be comfortable in the background, show size

G & L Realty 439 Bedford Façade Remodel

December 2013



Submission Three;

The entry tower vertical effect is strengthened.

The arched top is a strong accent

The handrails system is an elegant and lacy stainless steel pattern

The store signs extend to fill their space



All façade treatments are now similar; The sandstone "field" at front has a limestone inner detail layer that surrounds the existing windows and doors.

These refinements make an elegant and unified building frontage, where the richness of the stone materials ,and also of the details, makes for a lasting high quality presence on the street

G & L Realty 439 Bedford Façade Remodel

December 2013

Charles Group

INTERNATIONAL

Early Study rejected;
"Legs" of tower too fragile

The stone frame here makes a strong vertical statement



Tower Alternate B



We explored several options for the entry tower Stone detail to provide the strong vertical expression desired. Maintaining the strength of the sandstone frame is critical too.

This one is a close second to our submitted design where we added a limestone frame to line the sandstone vertical opening at the tower that relates it to the stone treatment around the storefronts

G & L Realty 439 Bedford Façade Remodel

December 2013



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – December 18, 2013

Attachment D:
Project Design Plans



EAST PERSPECTIVE

REVISIONS		
SY#	DATE	DESCRIPTION



**ARCHITECTURE
ENGINEERING**

RAY L. MUSSER
196 CAMINO RUIZ
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Charles Group
International

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

DATE	DEC. 2013
JOB No.	1219
SCALE	AS SHOWN
DRAWN	DJ
CHECKED	RH

SHEET No.

A1.4



EAST ELEVATION

REVISIONS		
NO.	DATE	DESCRIPTION



**ARCHITECTURE
ENGINEERING**

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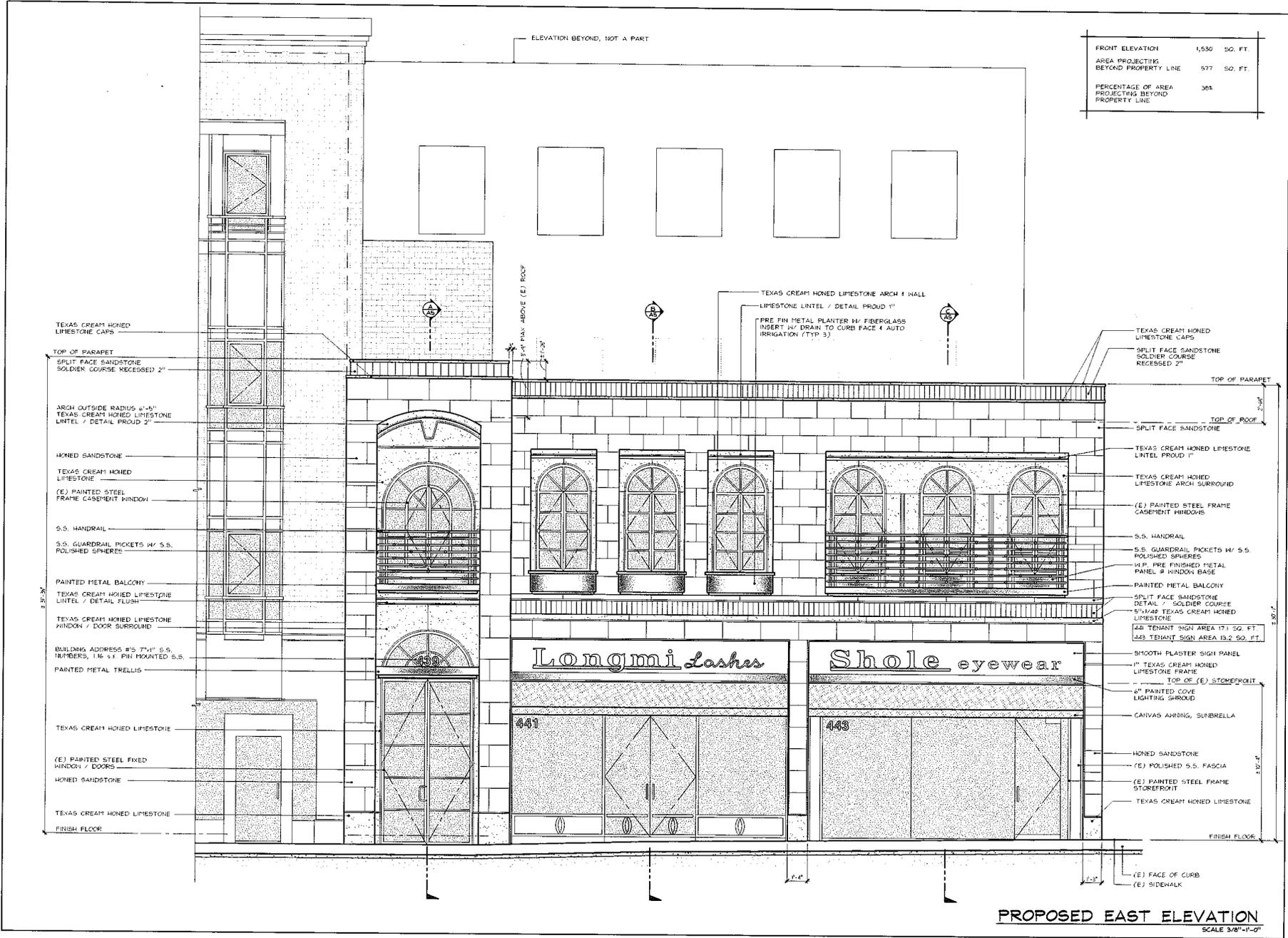


Charles Group
International

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

DATE	DEC. 2013
DWG No.	024
SCALE	AS SHOWN
DRAWN	DJ
CHECKED	RM
SHEET No.	

A1.5



FRONT ELEVATION	1,530	SQ. FT.
AREA PROJECTING BEYOND PROPERTY LINE	577	SQ. FT.
PERCENTAGE OF AREA PROJECTING BEYOND PROPERTY LINE	38%	

REVISIONS		
DATE	DESCRIPTION	



**ARCHITECTURE
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International

FAÇADE ALTERATIONS:
G & L REALTY
489 N. BEDFORD DRIVE
BEVERLY HILLS, CA 90210

DATE	DEC 2013
JOB No.	1279
SCALE	AS SHOWN
DRAWN	DJ
CHECKED	RY
SHEET No.	

A4

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



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – December 18, 2013

Attachment E:

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 AND A SIGN PROGRAM FOR THE PROPERTY LOCATED AT 439 NORTH BEDFORD DRIVE (PL1313345).

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

Section 1. Ray Musser, architect and agent, on behalf of the property owner, G&L Realty Properties LLC, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and a sign program for the property located at 439 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. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

Section 5. The Architectural Commission conducted a duly noticed public hearing on December 18, 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 environmental 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.

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: December 18, 2013

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission