



# Architectural Commission Report

**Meeting Date:** Wednesday, December 21, 2016

**Subject:** **INFINITI SERVICE (PL1630460)**  
**194 North Robertson Boulevard**

Request for approval of a façade remodel, landscaping, and business identification signage. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project Agent:** Alan Bernstein Architects

**Recommendation:** Conduct a 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 business identification signage for Infiniti Service located at 194 N. Robertson Boulevard. The project includes the following components:

- Stainless steel ACM panels and linear LED lighting at both sign locations;  
*Note: A portion of the parapet at the service entry, located on the west elevation, has been increased and may be subject to a Development Plan Review Permit.*
- Square-off the existing parapet wall with white-painted smooth stucco;
- Paint existing light sand stucco façade and concrete block wall in Bristol White;
- Autostone slip-resistant floor system at service entry;
- Replace existing recessed lighting at service entry, and;
- Dwarf Indian Hawthorn and Texas Private planting along northern half of west elevation.
- *Note: Artificial turf is proposed to be installed in the parkway adjacent to the sidewalk; however, artificial turf is not permitted in this area. Additionally, the parkway is outside the jurisdiction of the Architectural Commission and is not considered part of the current proposal.*

BUSINESS IDENTIFICATION SIGNAGE				
Location	Size	Quantity	Illumination	Material
West elevation	34 SF	1	Edge	Polished stainless steel
North elevation	25 SF	1	Non-illuminated	Polished stainless steel
<b>TOTAL SIGN AREA: 59 SF (2 SIGNS)</b>				

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum allowable sign area for business identification signage for a ground floor business with street frontage is two square feet (2') in area for each one foot (1') of ground floor street frontage, in no event to exceed 100

Attachment(s):  
A. Detailed Design Description and Materials (Applicant Prepared)  
B. Project Design Plans  
C. DRAFT Approval Resolution

Report Author and Contact Information:  
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square feet. Based on a storefront length of 103'-4", the maximum sign areas are 100 square feet for the primary elevation.

Additionally, a ground floor business with street frontage may also have a business identification sign located on a street face of the building other than the face that contains the main entrance or address of the business. Such sign shall not exceed two (2) square feet in area for each one foot (1') of ground floor street frontage that such business occupies within the building. However, in no event shall such sign exceed thirty (30) square feet in area. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

### **URBAN DESIGN ANALYSIS**

The proposed minor facade improvements create a simplified and updated design aesthetic for the existing single-story building at the southeast corner of Clifton Way and North Robertson Boulevard. As the project moves forward the final details and specifications shall be included in the submittal for building plan check.

Consideration may be given by the design team in refining the parapet so as not to require a Development Plan Review Permit for a potential increase in parapet height. In addition, the team should review the need for a metal parapet cap or alternate resolution for the proposed parapet to ensure that the final resolution for this area does not detract from the clean lines proposed for the updated building design and that water is shed appropriately and does not cause a maintenance issue in the future.

Project-specific conditions have been proposed in the draft approval resolution (Attachment C); however, the Commission may wish to add/amend/delete any project-specific conditions deemed necessary to make the required findings for approval.

### **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 outreach and notification was not required for this project.



**Architectural Commission Report**  
194 North Robertson Boulevard (Infiniti Service)  
December 21, 2016

**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:
- 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:**

Exterior: 1) New parapet framing over existing parapet & smooth stucco finish at front & side of building; 2) New stainless steel ACM Panels with Infiniti signs at front & side of building. 3) New paint at existing exterior walls. 4) New Concrete slab & tile system at entry driveway. 5) New planting & ground cover at parkways. 6) New lighting at Robertson Blvd entry sign, new lighting at Clifton Way & replace existing downlights at entry drive with LED's.

Interior: 1) Add three new offices. 2) Expand existing Parts Storage at floor level. 3) Expand existing Parts Storage at Mezzanine Level. 4) New interior glass wall & metal stud walls with painted drywall. 5) Relocated existing staircase. 6) Relocate 2 hoists & remove 2 existing bays for car washing. 7) New furniture, flooring and finishes. 8) New sanitary-ware & appliances in restrooms & lounge area. 9) New ceiling tiles & lighting.

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

- R-4       R-4X       R-4       R-4-P       R-4X2
- R-3       RMCP       C-3       C-3A       C-3B
- C-5       C-3T-1       C-3T-2       C-3T-5       C-5
- Other:

**E Lot is currently developed with (check all that apply):**

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below):  
Auto Service

**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	Business ID Sign(s)	1 at Robertson	8'-1" W x 4'-1 5" H	34 0 sq ft	
2	Business ID Sign(s)	1 at Clifton Way	6'-1" W x 4'-1" H	25 0 sq ft	
3	"Service"	1 at Robertson	4'6" W x 12" H	4 5 sq ft	
4					
5	Total			63 5 sq ft	

**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:* Wall: Stucco with light sand finish, painted; parapet: stucco with smooth finish, painted  
*Texture / Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

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

*Material:* Existing black anodized aluminum frames with glass with gray sun shading  
*Texture / Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**ROOF**

*Material:* Existing composite roof  
*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:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**DOWNSPOUTS / GUTTERS**

*Material:* Metal pipe on interior of building  
*Texture /Finish:*  
*Color / Transparency:*

**BUSINESS ID SIGN(S)**

*Material:* (On Robertson)"Infiniti Logo" to be stainless steel with #8 non-directional polish.  
*Texture /Finish:* "Infiniti" and "Service" 3/4" raised stainless steel letters with black powder coated face.  
*Color / Transparency:*

**BUILDING ID SIGN(S)**

*Material:* (On Clifton Way)"Infiniti Logo" to be stainless steel with #8 non-directional polish.  
*Texture /Finish:* "Infiniti" to be 3/4" raised letters stainless steel with black powder coated face.  
*Color / Transparency:*

**EXTERIOR LIGHTING**

*Material:* Light for sign to be a Philips VAYA linear LED fixture to downwash the ACM Panel over the entry.  
*Texture /Finish:* The fixture shall have a white finish. The existing downlights shall be retrofit with LED light kits,  
*Color / Transparency:* with a white ring on each fixture.

**PAVED SURFACES**

*Material:* Entry Drive: Autostone Drive Series Alloy Grey  
*Texture /Finish:* Heavy texture  
*Color / Transparency:* Light Grey

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

*Material:* ACM Panels  
*Texture /Finish:* Polished stainless steel  
*Color / Transparency:* Silver

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

This area has very busy pedestrian traffic. We are proposing to match the use of artificial turf that is being used at the property directly north so people and animals can walk on the surface. We would use the artificial turf in the parkways at Robertson and Clifton Way. At the Northwest corner of the building, we are proposing to use Texas Privet to take both sun and shade conditions. The privet would be clipped into a hedge. And at the window at the building north west corner we are proposing Dwarf Indian Hawthorn.

**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 existing building has a modern appearance with a parapet band and Lexus signs. Our intent is to cover the the Lexus sign and vertical fluting on the parapet.  
We are maintaining the modern look of the building and modifying the parapet band. The band will be smooth stucco painted white with ACM (aluminum clad material) panels inset for Infiniti logo and name. The lower stucco walls will be painted a light neutral beige.

- 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 use of the building is an Auto Service facility. The use has been consistent for many years. The structure is made of concrete block which stops sound from traveling outside the building.

- 3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.**

The proposed renovation will clean up the exterior of the building giving a modern look to the one story building , using such materials as smooth stucco and ACM panels for the parapet. The existing lower walls shall be painted a neutral light beige color.

- 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.**

The building is in harmony with the neighbors to the south and across the street to the west. These structures are mostly one and two stories with traditional and 60's modern style. To the north are large midrise buildings also in a modern style. The uses in the area appear to be medical, office and retail. This car Service use is internally used within the enclosed space. Extra cars and clients are transported to other Infiniti facilities in the area.

- 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.**

The use of the building is not changing. The use was for a Lexus car Service Center. Now the use is for an Infiniti car Service Center so the zoning and use are not changing.



**Architectural Commission Report**  
194 North Robertson Boulevard (Infiniti Service)  
December 21, 2016

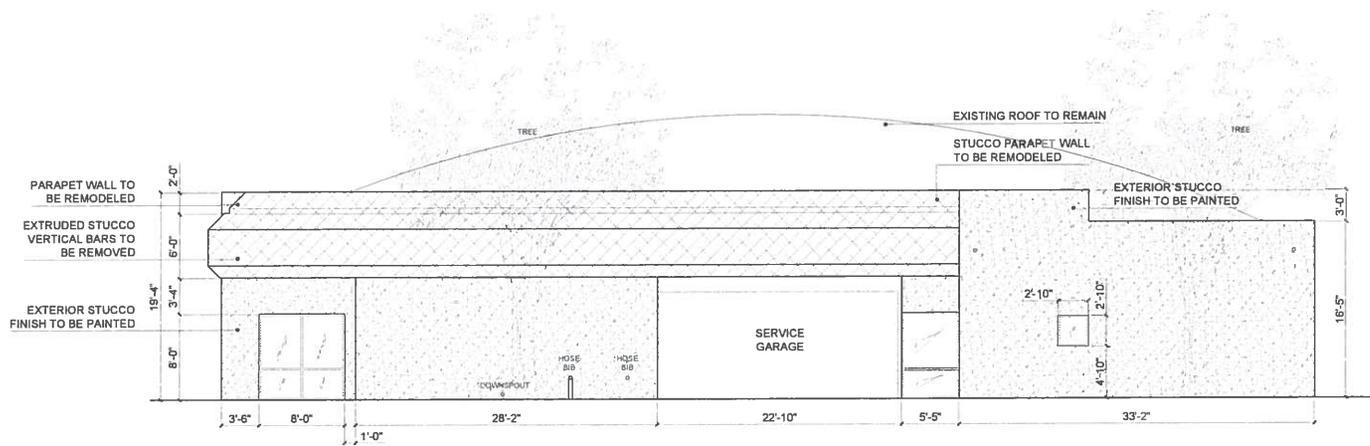
**Attachment B**  
Project Design Plans





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**WEST ELEVATION (AT ROBERTSON BLVD.)**

SCALE 1/4" = 1'-0"

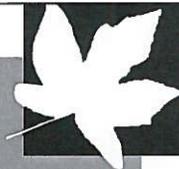
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Dec 05, 2014	Architectural Review
Date:	Revision or Issue

**DRAWING:**  
 AS-BUILT & DEMO  
 EXTERIOR  
 ELEVATIONS

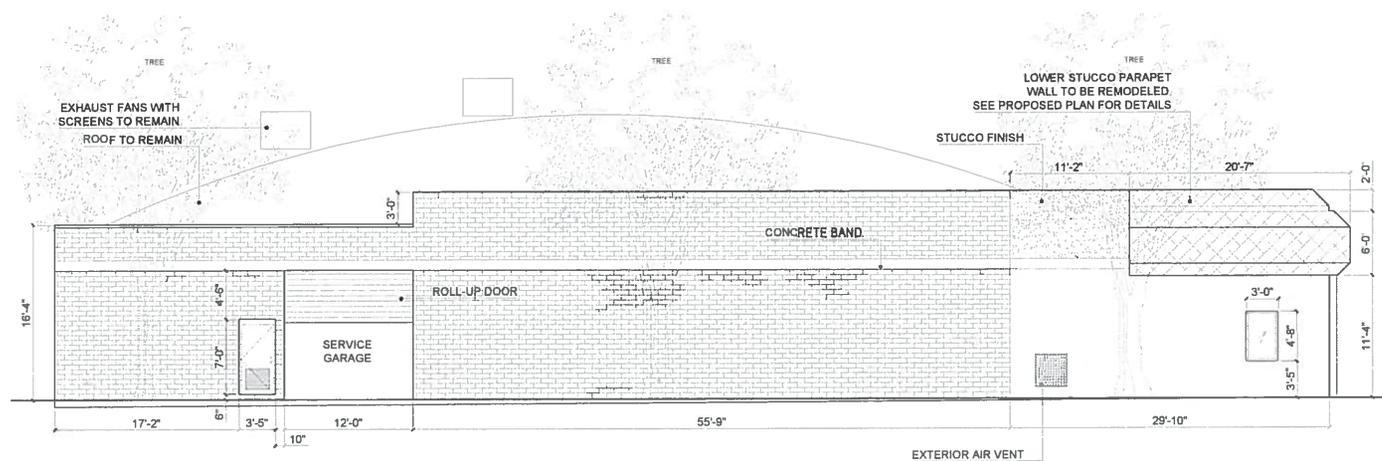
Project:  
**BEVERLY HILLS INFINITI**  
 194 N ROBERTSON BLVD  
 BEVERLY HILLS, CA

Sheet No. **A1.2**



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**NORTH ELEVATION (AT CLIFTON WAY)**

SCALE  $\frac{3}{8}" = 1'-0"$

1

Scale: Date:

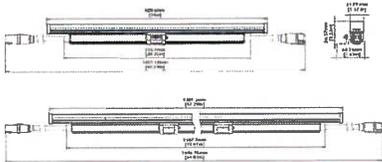
Orig. No. **A1.3**

Dec 05, 2016 Architectural Review  
 Date: Revision or Issue

**DRAWING:**  
 AS-BUILT & DEMO  
 EXTERIOR  
 ELEVATIONS

**Project:**  
 BEVERLY HILLS INFINITI  
 194 N ROBERTSON BLVD  
 BEVERLY HILLS, CA

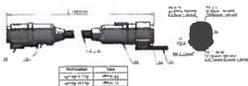
Data sheet  
Dimensions:



White Leader Cable Dimensions:



White Jumper Cable Dimensions:



Data sheet

Vaya Linear LP, White & Mono

Vaya Linear LP White & Mono is a reliable and cost effective LED lighting fixture designed for space white or mono colored lighting effects. Vaya Linear LP is ideal for exterior cove lighting and low level grazing applications with a wide 120° beam or elliptical 28°x84° optics. Two lengths and a wide range of available color temperatures make this product versatile and easy to use. Input & Output connectors make installations fast, easy and reliable.



Key Features

- Reliable, cost effective LED lighting fixture
- Slim outdoor rated housing
- Input & Output connectors
- Available with 28°x 84° or 120° Beams
- Auto-ranging 100V - 240V, 50 / 60Hz input
- Available in 4 CCTs and 4 Mono Colors
- Interior / Exterior - IP66
- 3 Years Warranty

Product Data

Width	34.6mm (1.4in)
Height	34.6mm (2.0in) including mounting hinge
Length	610mm (2ft) / 200mm (4ft)
Mounting	Location adjustable and using surface-mount bracket
Source	High-brightness White, Red, Green, Blue or Amber LEDs
Beam Angle	Elliptical (28° x 84°) or Wide (120°)
Luminous Flux (4000K)	600 lumens / 1,200 lumens
CRI (4000K)	90 Ra
Efficacy (4000K)	60 Lumens / Watt
Lumen Maintenance	White: 50,000 hrs L <sub>70</sub> at 25°C, Mono: 50,000 hrs L <sub>70</sub> at 25°C
Housing	Extruded aluminum, anodized finish
Weight	1.0kg (2.2 lbs) / 2.0kg (4.4 lbs)
Connection	Power input and output connectors
Lens	Tempered Glass
Control	On/Off, Non-dimmable
Input Voltage	100V - 240 VAC, 50 / 60Hz
Power Consumption	10 W (White) / 20 W (White)
Temperature Range	-20°C to 40°C (-4°F - 104°F) operating temperature
Protection Rating	IP66, Wet location listed
Certifications	CE, CB
Warranty	3 Years

Rev. 1 Sept. 2016  
Beverly Hills, CA  
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PHILIPS

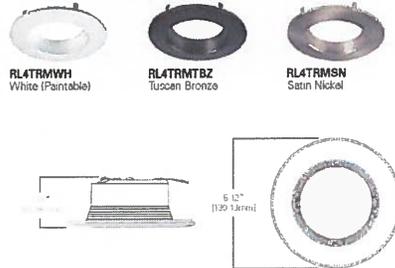
PHILIPS VAYA MOUNTED LINEAR LIGHT

3



- Up to 700 lumens (lumens per selected CCT and CRI)
- Use to replace 60W PAR16, 60W PAR20 or 40W R20 lamp
- 2700K, 3000K, 3500K, 4000K Correlated Color Temperature (CCT)
- 80 CRI or 90 CRI
- 72W - 9.6W (Per CRI and CCT), 120V
- Halo matte white finish
- Push-N-Twist universal installation clips pre-installed
- Compatible with most 4" recessed housings
- Dimmable to 5% with select dimmers
- Damp and wet location listed (shower rated)
- Rated for IC, ICAT and may be used in Non-IC housings
- AIR-TITE™ certified per ASTM-E283
- Diffusing, regressed lens
- Five-year limited warranty

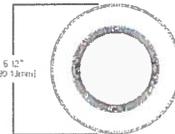
RL4 Designer Trims (Order Separately)



RL4TRMWH  
White (Paintable)

RL4TRMTBZ  
Tuscan Bronze

RL4TRMSN  
Satin Nickel



EATON PL4 SERIES RECESSED LED

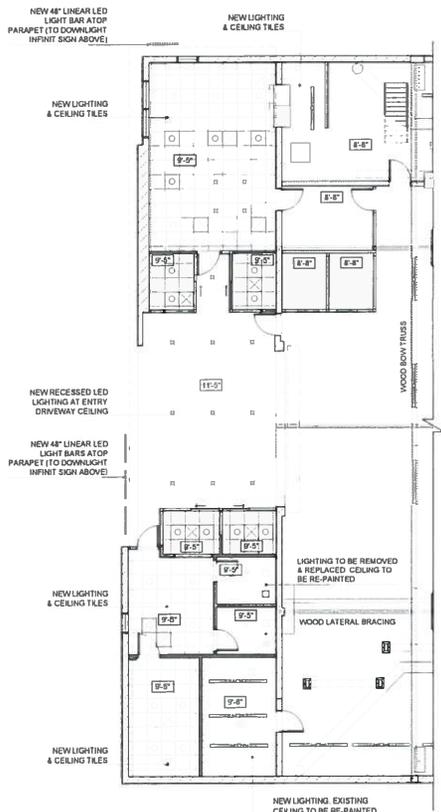
2

REFLECTED CEILING PLAN LEGEND

- OIL & LUBE GUN MANFOLD
- HVAC 24" x 24" SUPPLY REGISTER
- HVAC 24" x 24" RETURN REGISTER
- HVAC 8" x 8" RETURN REGISTER
- HVAC 8" x 8" SUPPLY REGISTER

LIGHTING LEGEND

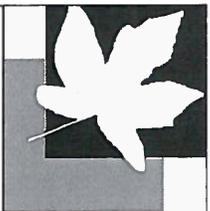
- EATON PL4 SERIES RETROFIT LED RECESSED LIGHT WITH WHITE TRIM (RL4TRIMW)
- PHILIPS VAYA LINEAR LP LED LIGHT TO BE MOUNTED ATOP NEW PARAPET WALL (TO DOWNLIGHT INFINITI SIGN)
- 24" x 24" FLUORESCENT LIGHT FIXTURE
- 8" HANGING FLUORESCENT LIGHT FIXTURE



PROPOSED REFLECTED CEILING & LIGHTING PLAN (AT FRONT ONLY)

SCALE 1/8" = 1'-0"

1



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Dec 05, 2016	Architectural Review
Date:	Revision or Issue

DRAWING:

PROPOSED RCP & LIGHTING PLAN

Project:  
BEVERLY HILLS INFINITI  
194 N ROBERTSON BLVD  
BEVERLY HILLS, CA

Sheet:	Date:	A2.1
AS SHOWN	NOV 18, 2016	



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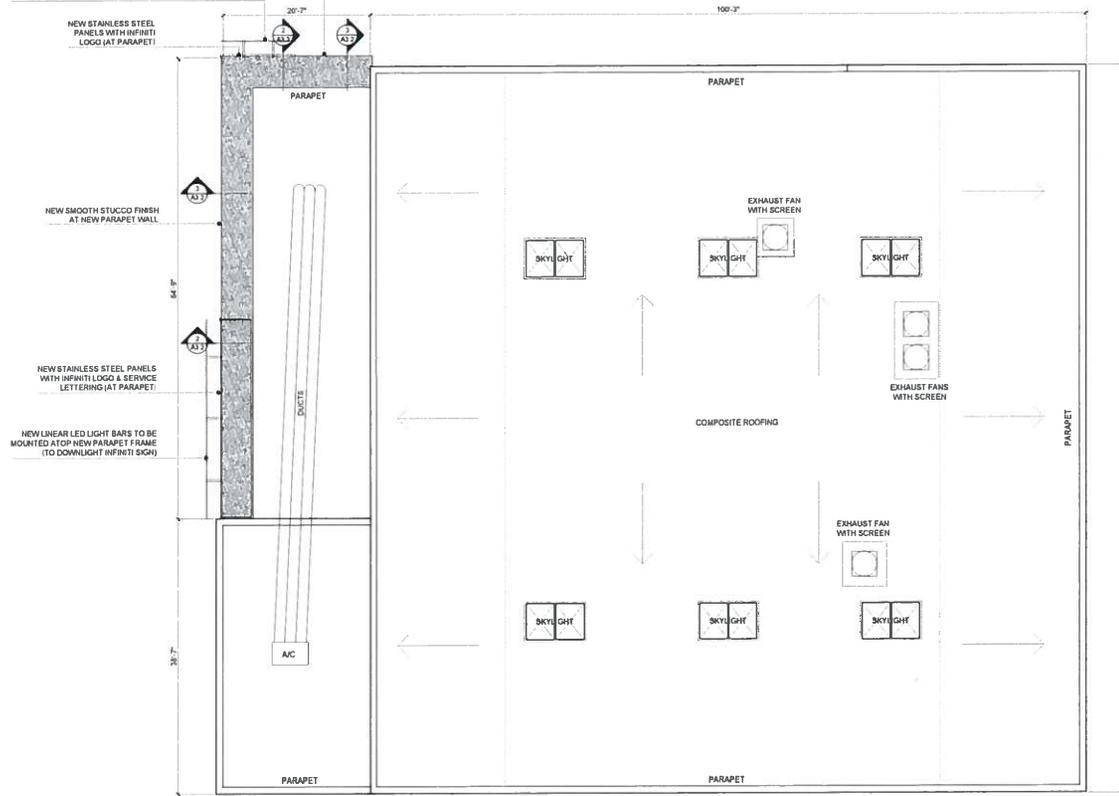
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NEW SMOOTH STUCCO FINISH AT NEW PARAPET WALL  
 NEW LINEAR LED LIGHT BAR TO BE MOUNTED ATOP NEW PARAPET FRAME (TO DOWNLIGHT INFINITI SIGN)  
 NEW STAINLESS STEEL PANELS WITH INFINITI LOGO (AT PARAPET)

NEW SMOOTH STUCCO FINISH AT NEW PARAPET WALL

NEW STAINLESS STEEL PANELS WITH INFINITI LOGO & SERVICE LETTERING (AT PARAPET)

NEW LINEAR LED LIGHT BARS TO BE MOUNTED ATOP NEW PARAPET FRAME (TO DOWNLIGHT INFINITI SIGN)



**ROOF PLAN NOTES**

1. ROOF & COMPONENTS TO REMAIN AS IS EXISTING, UNLESS OTHERWISE NOTED.
2. PARAPET WALL AT FRONT TO BE REMODELED. SEE SHEETS A32 & A33 FOR PARAPET DETAILS.

Dec 05, 2016	Architectural Review
Date:	Revision or Issue

**DRAWING**  
**PROPOSED ROOF PLAN**

Project:  
**BEVERLY HILLS INFINITI**  
 194 N ROBERTSON BLVD  
 BEVERLY HILLS, CA

Draw. No.  
**A2.2**



**PROPOSED ROOF PLAN**

SCALE 1/4" = 1'-0"

1

Scale: 1/4" = 1'-0"  
 Date: 10/24/16



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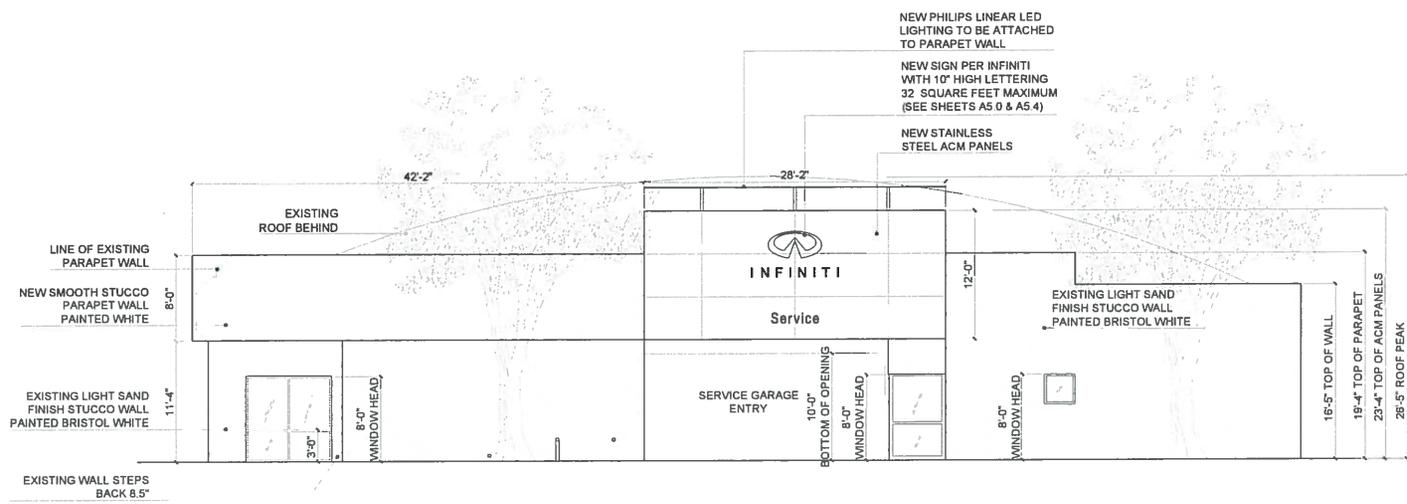
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**DRAWING:**  
 PROPOSED  
 EXTERIOR  
 ELEVATIONS

**Project:**  
 BEVERLY HILLS INFINITI  
 194 N ROBERTSON BLVD  
 BEVERLY HILLS, CA

**Scale:** AS SHOWN  
**Date:** 10/21/16  
**Orig. No.:** A3.0



WEST ELEVATION (AT ROBERTSON BLVD.)

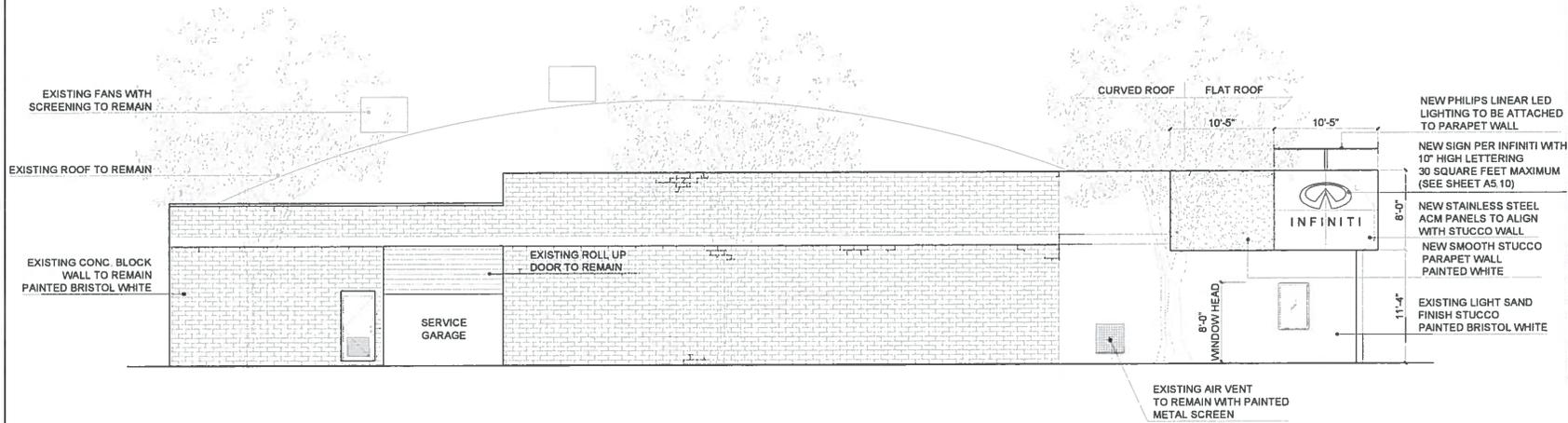
SCALE 1/4" = 1'-0"

1



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Dec 05, 2016	Architectural Review
Date:	Revision or Issue

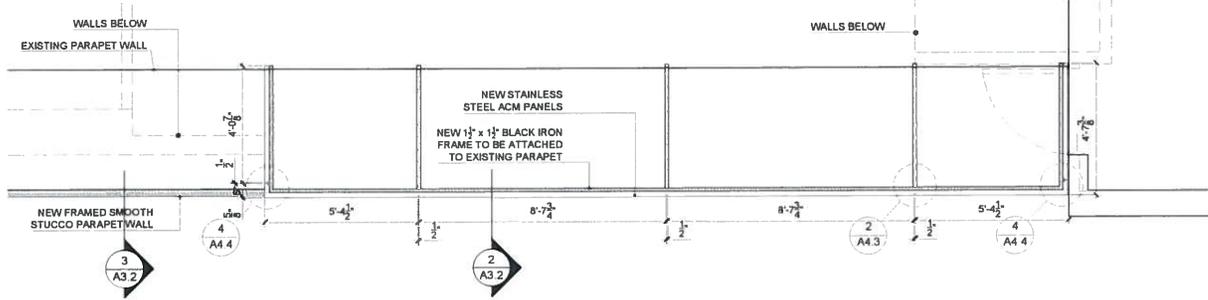
**DRAWING:**  
 PROPOSED EXTERIOR ELEVATIONS

**Project:**  
 BEVERLY HILLS INFINITI  
 194 N ROBERTSON BLVD  
 BEVERLY HILLS, CA

**Sheet:** 1  
**Scale:** 3/8" = 1'-0"  
**Date:** 10.14.16

**Draw. No.:**  
**A3.1**

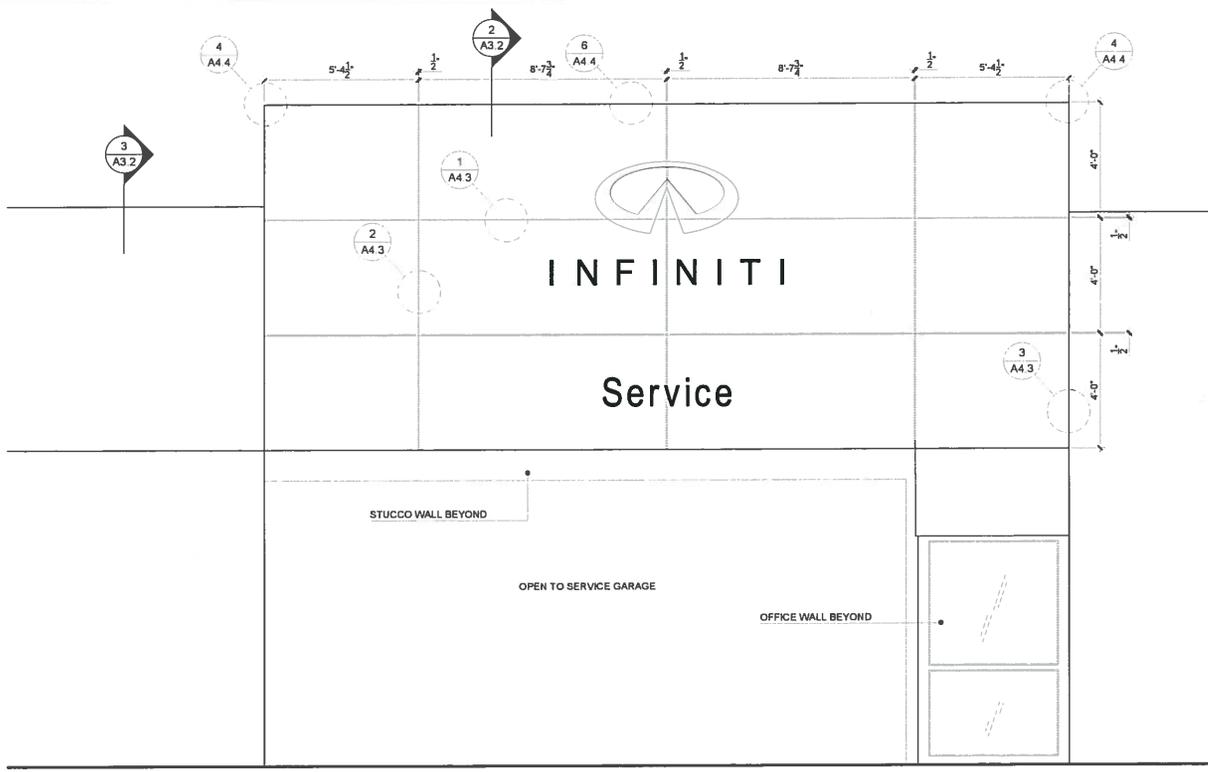
**NORTH ELEVATION (AT CLIFTON WAY)**



PLAN VIEW

SCALE 1/4" = 1'-0"

2



FRONT ELEVATION

SCALE 1/4" = 1'-0"

1



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Dec 05, 2016	Architectural Review
Date:	Revision or Issue

**DRAWING**  
 PROPOSED DETAILS

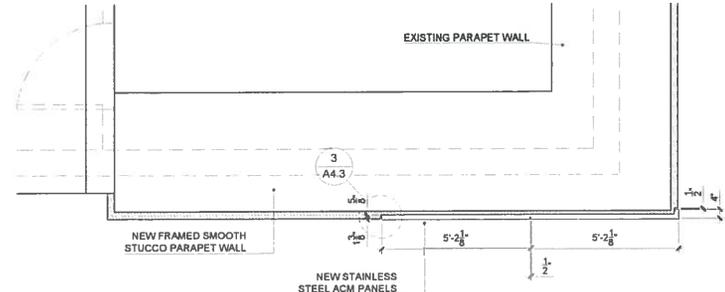
Project:  
**BEVERLY HILLS INFINITI**  
 194 N ROBERTSON BLVD  
 BEVERLY HILLS, CA

Sheet No. **A4.0**



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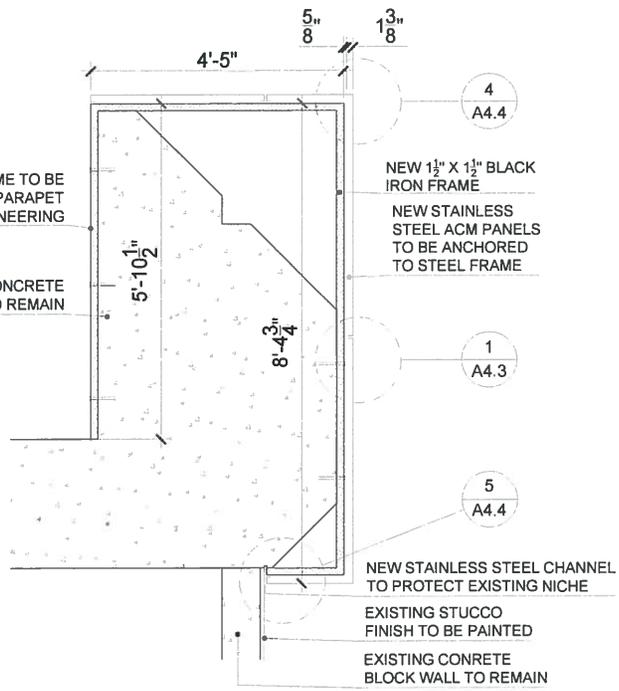


**PLAN VIEW**

SCALE 1/2" = 1'-0"

**3**

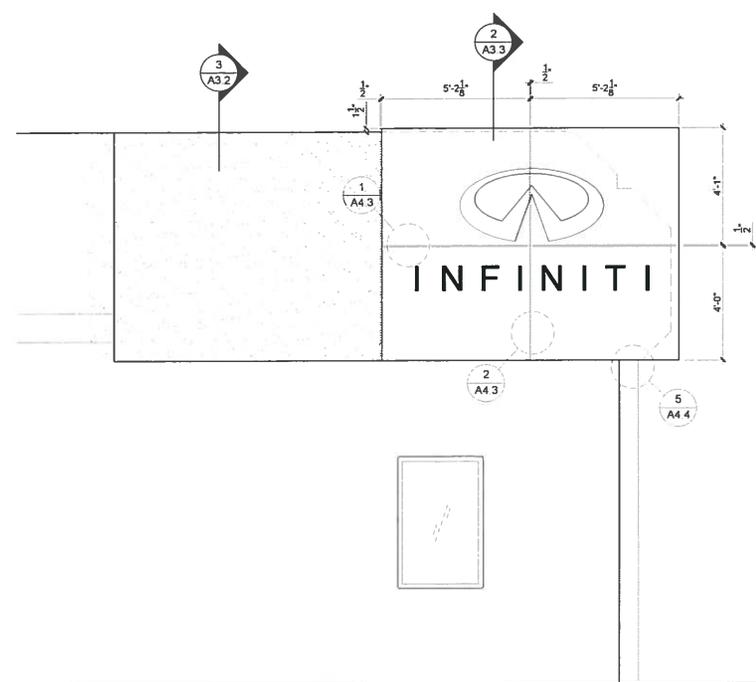
**NOT IN USE**



**SECTION AT PROPOSED STUCCO PARAPET**

SCALE 1/2" = 1'-0"

**2**



**SIDE ELEVATION**

SCALE 1/2" = 1'-0"

**1**

Date:	Dec 05, 2014	Architectural Review
Date:		Revision or Issue

**DRAWING**

**PROPOSED DETAILS**

Project:  
**BEVERLY HILLS INFINITI**  
 194 N ROBERTSON BLVD  
 BEVERLY HILLS, CA

Opus:  
**A4.2**

Scale: 1/2" = 1'-0"  
 Date: 09/18/2014





Project Title

INFINITI

Date 02.19.10

AGI Est. M. Smith

Lead Designer FTF

Drawn By RMA/MLM

Project Mgr. A. Hill

General Sign Specifications

Interior  Exterior

Single Faced  Double Faced

Non-Illuminated

Illuminated

\_\_\_\_\_ Volts \_\_\_\_\_ Amperes(A-I)

Location

Windowed

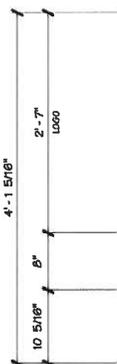
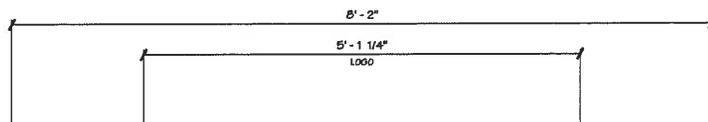
Change	Date	Drawn By
1	12.28.11	TSS
2	04.20.12	TNP
3	07.27.16	RMP
4	11.09.18	AGC
5		
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20		

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A5.4



2 TOP VIEW  
3/4" = 1' - 0"



1 FRONT ELEVATION  
3/4" = 1' - 0"



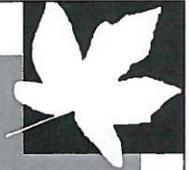
3 SIDE VIEW  
3/4" = 1' - 0"

FABRICATED S.S. DIMENSIONAL LOGO  
- FACE & RETURNS ARE  
NON-DIRECTION #8 POLISHED S.S.

FABRICATED S.S. DIMENSIONAL LETTERS  
- FACE W/ GLOSS BLACK POWDERCOATED FINISH  
- RETURNS ARE #8 POLISHED S.S.

TOTAL AREA: 34 SF

INFINITI SIGN AT FRONT PARAPET (AT ROBERTSON BLVD.)



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**SYMBOL KEY**



**MATERIAL NOTES**

- REFER TO SHEET REFERENCE # FOR MATERIAL SAMPLE BLOW-UPS & DETAILS

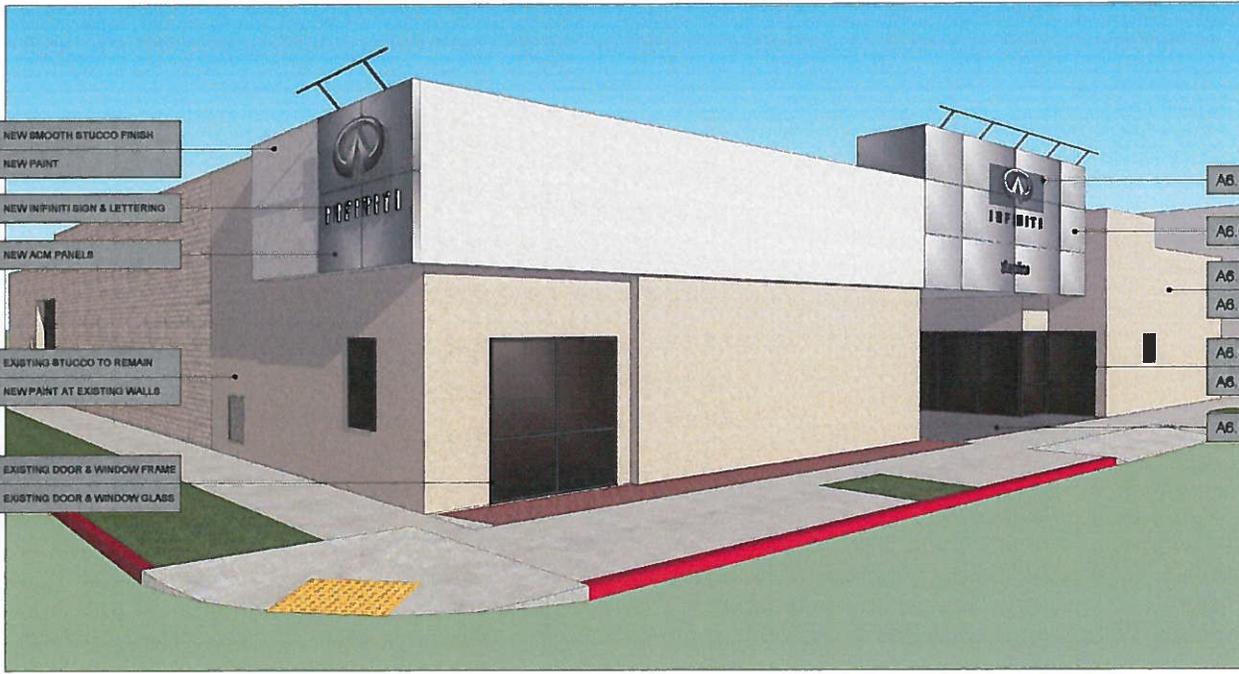
Date	Description
Dec 05, 2016	Architectural Review
	Revision or Issue

**DRAWING**

**PROPOSED MATERIALS**

Project:  
**BEVERLY HILLS INFINITI**  
 194 N ROBERTSON BLVD  
 BEVERLY HILLS, CA

Sheet No. **A6.0**  
 Scale: 1/8" = 1'-0"  
 Date: 10/11/16

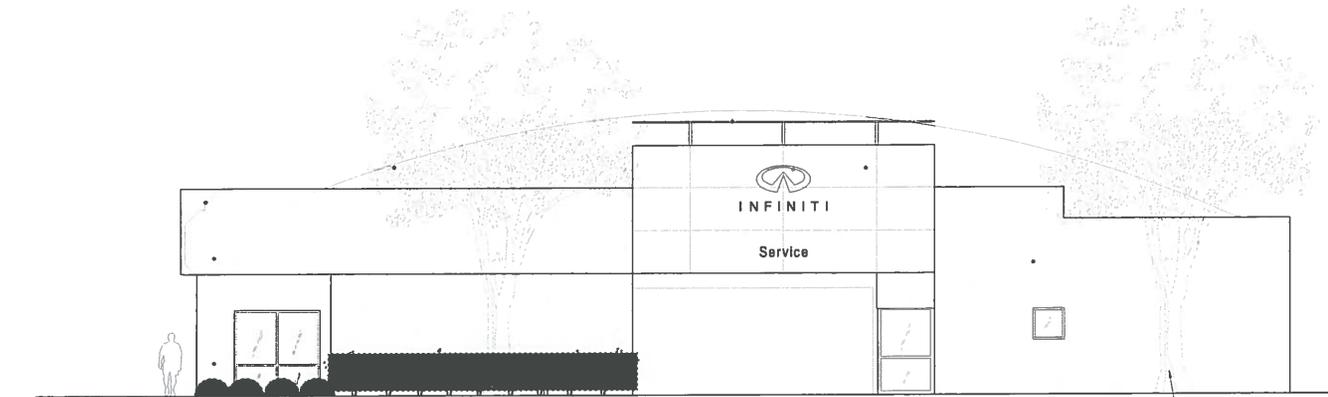


- A6.2 NEW SMOOTH STUCCO FINISH
- A6.4 NEW PAINT
- A6.7 NEW INFINITI SIGN & LETTERING
- A6.6 NEW ACM PANELS
- A6.1 EXISTING STUCCO TO REMAIN
- A6.3 NEW PAINT AT EXISTING WALLS
- A6.8 EXISTING DOOR & WINDOW FRAME
- A6.9 EXISTING DOOR & WINDOW GLASS

- A6.7 NEW INFINITI SIGN & LETTERING
- A6.6 NEW ACM PANELS
- A6.1 EXISTING STUCCO TO REMAIN
- A6.3 NEW PAINT AT EXISTING WALLS
- A6.8 EXISTING DOOR & WINDOW FRAME
- A6.9 EXISTING DOOR & WINDOW GLASS
- A6.5 NEW DRIVEWAY FLOORING

**PROPOSED MATERIAL PLACEMENT**

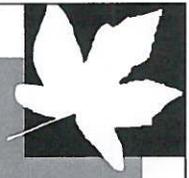




DWARF INDIAN HAWTHORN  
RAPHIOLEPIS INDICA 'BALLERINA'

TEXAS PRIVET  
LIGUSTRUM JAPONICUM 'TEXANUM'

(2) EXISTING INDIAN BAY LAUREL  
FICUS NITIDAS



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**PROPOSED LANDSCAPE ELEVATION AT ROBERTSON BLVD**

SCALE 3/32" = 1'-0"

5



RAPHIOLEPIS INDICA 'BALLERINA'

4



RAPHIOLEPIS INDICA 'BALLERINA'

3



LIGUSTRUM JAPONICUM 'TEXANUM'

2



LIGUSTRUM JAPONICUM 'TEXANUM'

1

Dec 05, 2016	Architectural Review
Date:	Revision or Issue

**DRAWING:**  
**PROPOSED LANDSCAPE DETAILS**

Project:  
**BEVERLY HILLS INFINITI**  
194 N ROBERTSON BLVD  
BEVERLY HILLS, CA

Scale: AS SHOWN Date: 10/27/16  
Elev. No. **A7.1**



**Architectural Commission Report**  
194 North Robertson Boulevard (Infiniti Service)  
December 21, 2016

**Attachment C**  
DRAFT Approval Resolution

RESOLUTION NO. AC XX-16

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT OF A FAÇADE REMODEL, LANDSCAPING, AND BUSINESS IDENTIFICATION SIGNAGE FOR THE PROPERTY LOCATED AT 194 NORTH ROBERTSON BOULEVARD (PL1630460 – INFINITI SERVICE).

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

Section 1. Alan Bernstein Architects, agent, on behalf of the property owner, Peter R. Brown Trust & Patricia Brown Trust, and the tenant, Infiniti Service, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, landscaping, and business identification signage for the property located at 194 North Robertson Boulevard.

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 Hills 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 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **December 21, 2016** 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

1. The metal parapet cap for the cement-plaster portion of the parapet shall be reconsidered to ensure the final resolution of this element does not detract from the clean lines proposed for the updated building design and to ensure that water is shed appropriately and does not cause a maintenance issue in the

future. Any such modifications shall be subject to final review and approval by the City's Urban Designer.

#### Standard Conditions

2. **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.
3. **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.
4. **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.
5. **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.
6. **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.

7. **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.
8. **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.
9. **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 21, 2016**

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Mark Odell, Urban Designer  
Community Development Department

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Gidas Peteris, Chair  
Architectural Commission