



**SPECIAL MEETING  
OF THE RESTAURANT SUBCOMMITTEE  
OF THE ARCHITECTURAL COMMISSION**

**City of Beverly Hills**  
Teleconference / Video Conference Meeting  
455 North Rexford Drive  
Beverly Hills, CA 90210

**Tuesday, September 14, 2021  
2:00 PM**

*Pursuant to Executive Order N-25-20, members of the Restaurant Subcommittee of the Architectural Commission and staff may participate in this meeting via a teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate in the teleconference/videoconference by using this link: <https://www.gotomeet.me/CBHCD/subcom> (no password required), or by phone at 1-866-899-4679 or 1-571-317-3116, Access Code #576-863-781. Written comments may be emailed to [commentAC@beverlyhills.org](mailto:commentAC@beverlyhills.org) and will be read at the meeting.*

**SPECIAL MEETING AGENDA**

**1. Public Comment**

**2. 454-456 NORTH BEDFORD DRIVE**

**Jon & Vinny's (PL2100272)**

Request for approval of an architectural review to allow façade modifications, a Sign Accommodation for multiple Business Identification Signs, and an outdoor dining area. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Restaurant Subcommittee of the Architectural Commission will also consider finding the project exempt from further review under CEQA.

**3. Adjournment**



Mark Odell, Urban Designer

**Posted: September 10, 2021**



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services.



ARCHITECTURAL SUBCOMMITTEE REVIEW  
 SEPTEMBER 14TH, 2021

NOT FOR  
 CONSTRUCTION

ARCHITECT  
 2446 ASHWOOD AVENUE  
 LOS ANGELES, CALIFORNIA 90068 USA  
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454-456 N. BEDFORD DR.

454-456 N. BEDFORD DR., BEVERLY HILLS, CA 90210

STILE  
 COVER

PROJECT NUMBER  
 119  
 SCALE  
 AS NOTED  
 DATE  
 08/16/21  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
 A-0.00  
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VIEW FROM BEDFORD DR. LOOKING  
NORTHEAST



AERIAL VIEW FROM BEDFORD DR.  
LOOKING NORTHEAST



VIEW FROM MAIN ACCESS



VIEW FROM BEDFORD DR. LOOKING  
SOUTHEAST

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SITE  
EXTERIOR  
RENDERINGS

PROJECT NUMBER  
119  
SCALE  
AS NOTED  
DATE  
08/16/21  
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER

A-0.70

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EXISTING ELEVATION | 1  
N.T.S.



PROPOSED ELEVATION | 2  
N.T.S.

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SITE  
STREETSCAPE  
PHOTO  
MONTAGE

PROJECT NUMBER  
119  
SCALE  
AS NOTED  
DATE  
08/16/21  
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
A-0.72  
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468 N BEDFORD DR | 1  
N.T.S.



450 N BEDFORD DR | 2  
N.T.S.



438 N BEDFORD DR | 3  
N.T.S.

- 1) 468 N BEDFORD DR
- 2) 450 N BEDFORD DR
- 3) 438 N BEDFORD DR
- 4) 9647 BRIGHTON WAY
- 5) 9667 BRIGHTON WAY
- 6) 415 N BEDFORD DR
- 7) 441 N BEDFORD DR
- 8) 443 N BEDFORD DR
- 9) 461 N BEDFORD DR



PROJECT SITE | 10  
N.T.S.



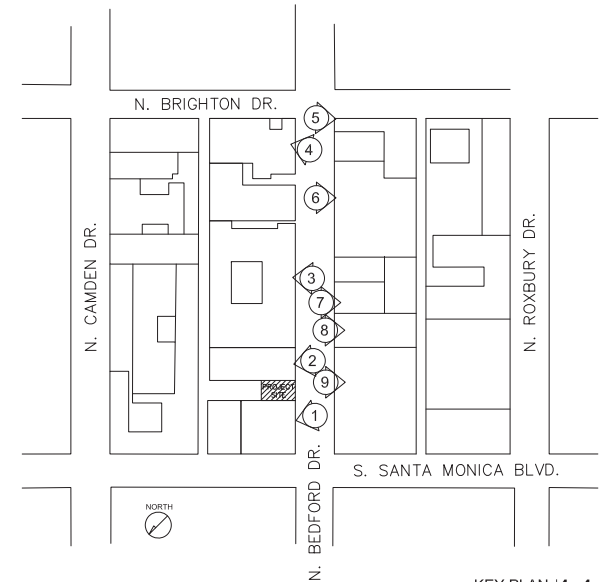
9647 BRIGHTON WAY | 4  
N.T.S.



9667 BRIGHTON WAY | 5  
N.T.S.



415 N BEDFORD DR | 6  
N.T.S.



KEY PLAN | 11  
N.T.S.



441 N BEDFORD DR | 7  
N.T.S.



443 N BEDFORD DR | 8  
N.T.S.



461 N BEDFORD DR | 9  
N.T.S.

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STILE  
CONTEXT  
PHOTOS

PROJECT NUMBER  
119  
 SCALE  
AS NOTED  
 DATE  
08/16/21  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER

A-0.73

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DALVANIZED STEEL DRIP EDGE FLASHING  
PAINTED PP...



FIBER-CEMENT BOARD PAINTED TO MATCH  
EXISTING COLOR



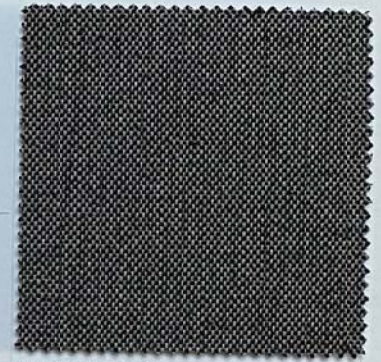
SDN ALUMINUM ENCLOSURE PAINTED  
FRONT AND BACK WHITE PAINTED LETTERING  
BENJAMIN MOORE. (TOSTINE #1-3, 1/4" GREEN  
EDGE



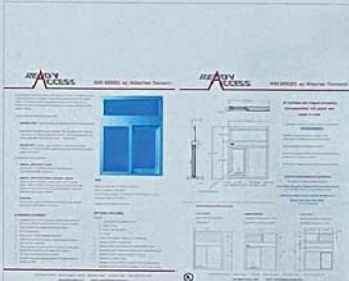
SDN CABINET PAINTED GREY PWS 7543  
CLEAR PLEX LETTERS WITH PINK VINYL FACES  
AND GREY PAINTED TRIMCAP GLUED DIRECTLY  
TO WHITE PLEX



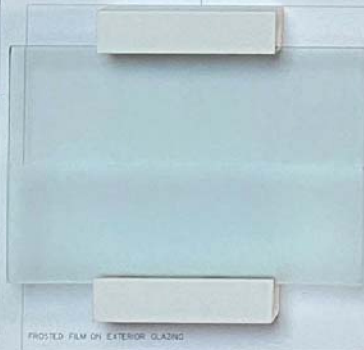
HEMLOCK TAG SILING



REMOVABLE SUNSHADE, EXTERIOR  
TRANSLUCENT FABRIC, DARK GREY



TAKE-OUT WINDOW - 216 SQ. IN. MAX. OPENING,  
SELF-CLOSING, 34" MAX. HT. AFT.



FROSTED FILM ON EXTERIOR GLAZING



NEW BORDER  
PIN CONNECTED 1/2" FROM FACE OF WOOD



EXTERIOR GLAZING, 5/16"  
ULTRA-CLEAR FILM



BENJAMIN MOORE, SERIES, REGAL  
COLOR: AF-700 STORM, FINISH: SA 100

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SITE  
MATERIAL  
SAMPLE  
BOARD

PROJECT NUMBER

119

SCALE

AS NOTED

DATE

08/16/21

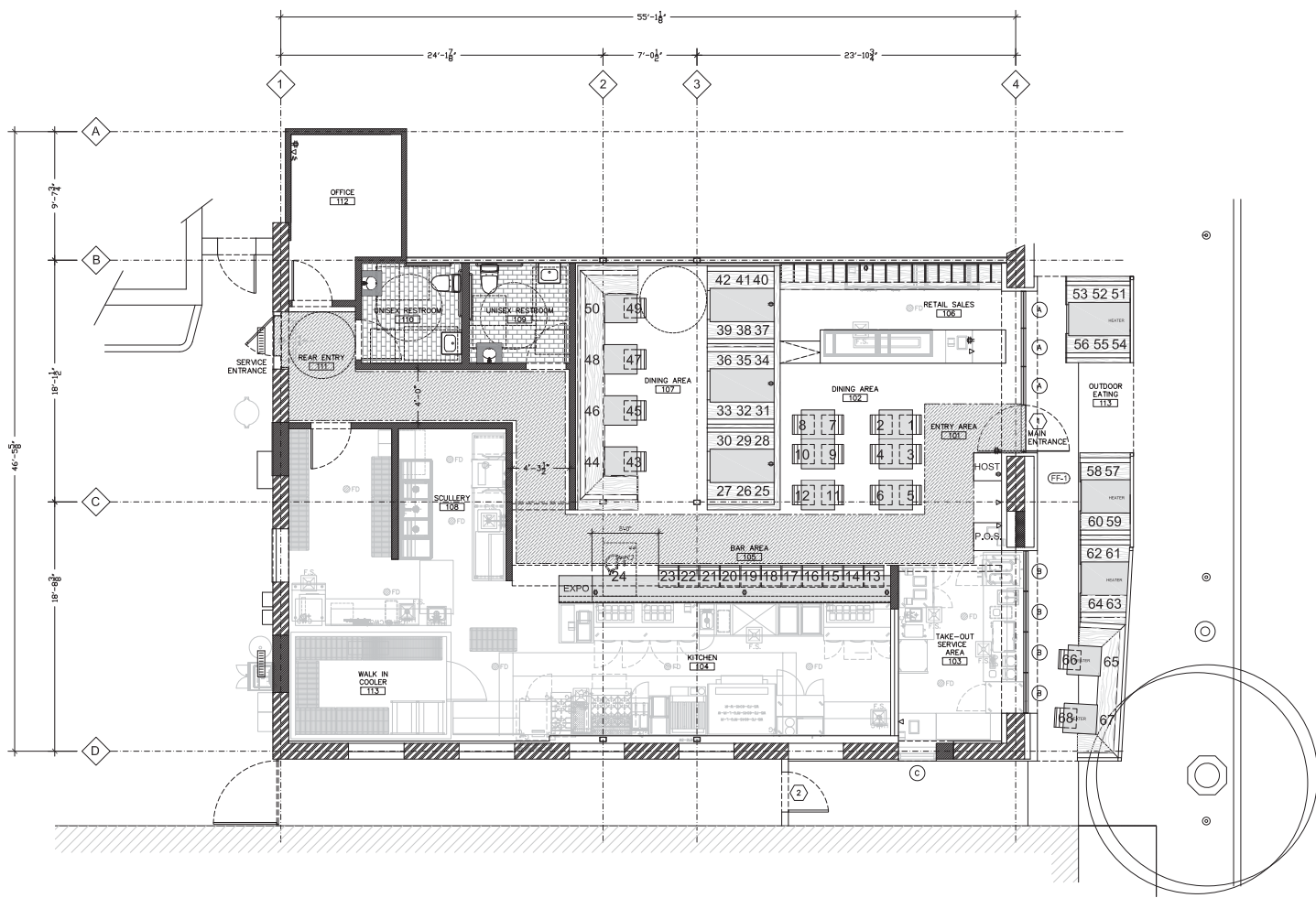
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER

A-0.74

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PROPOSED FLOOR PLAN | 1 NORTH  
1/4" = 1'-0"

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REGISTERED ARCHITECT  
JEFF GUGA  
C-36577  
16th, 1992  
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TITLE  
PROPOSED FLOOR PLAN SKETCH

PROJECT NUMBER  
119  
SCALE  
1/4" = 1'-0"  
DATE  
08/16/21  
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
A-2.3  
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PROPOSED ELEVATION | 1  
1/4"=1'-0"

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TITLE  
PROPOSED  
COLOR ELEVATION

PROJECT NUMBER  
119  
SCALE  
1/4"=1'-0"  
DATE  
08/16/21  
ORIGINAL SHEET SIZE: 24" x 36"

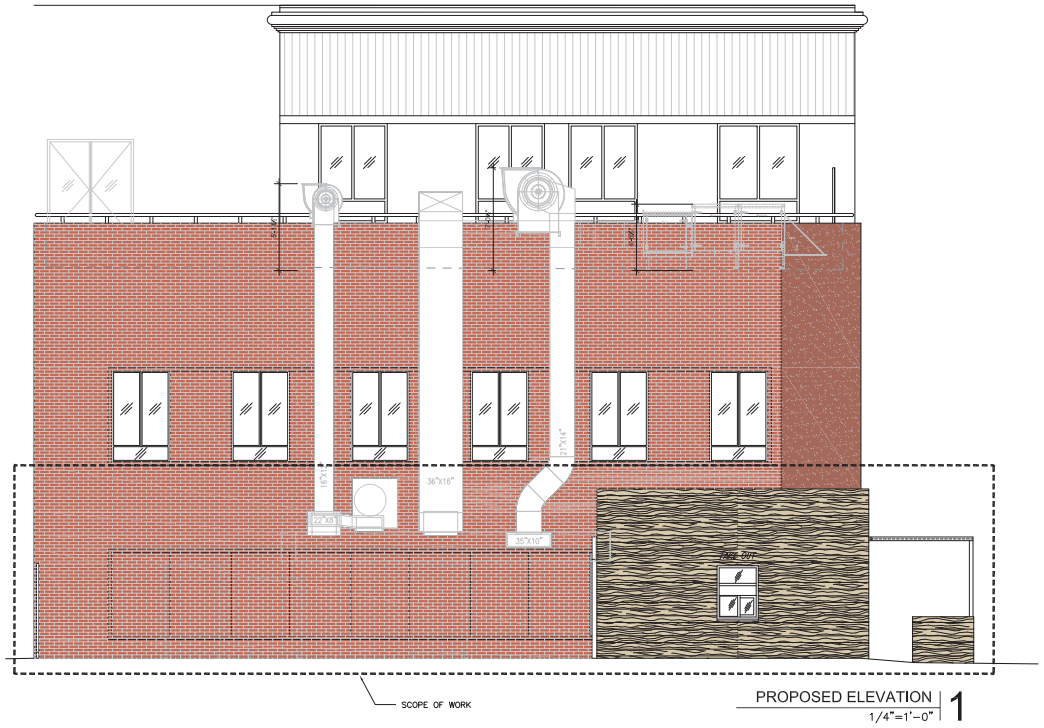
SHEET NUMBER  
A-3.4  
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PROPOSED ELEVATION 2  
1/4"=1'-0"



PROPOSED ELEVATION 1  
1/4"=1'-0"

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TITLE  
PROPOSED  
COLOR ELEVATIONS

PROJECT NUMBER  
119  
SCALE  
1/4"= 1'-0"  
DATE  
08/16/21  
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
A-3.5

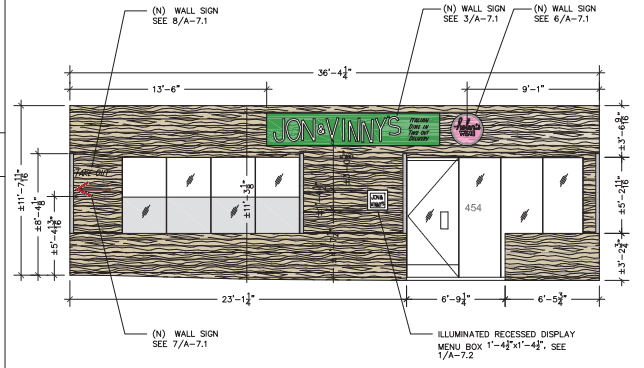
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**SIGNAGE CALCULATION**

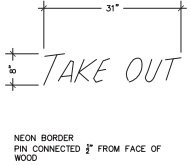
	TYPE OF SIGN	TEXT	QUANTITY	DIMENSIONS (INCHES)	SQ FT	MAXIMUM AREA PERMITTED BY CODE
1	BUSINESS ID SIGN(S)	JON & VINNY'S	1	142.5 26.75	26.47	TOTAL OF 27.4' OF STREET FRONTAGE (454-456 N. BEDFORD DR.) 27.4' X 2" = 54.8 SF < 100 SF MAX.
2	BUSINESS ID SIGN(S)	HELEN'S WINE	1	26" DIAMETER	3.69	
3	BUSINESS ID SIGN(S)	TAKE OUT	2	31 8	3.44	
4	BUSINESS ID SIGN(S)	JON & VINNY'S	1	16.5 16.5	0.22	
5	BUSINESS ID SIGN(S)	ARROW	1	28.25 13	2.55	
6	BUILDING ID SIGN(S)	454	1	8 3.25	0.18	
					<b>36.55</b>	<b>ALLOWABLE SQUARE FOOTAGE = 54.8</b>



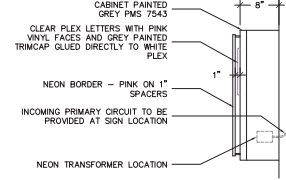
**BUILDING ADDRESS SIGN**  
1"=1'-0" | **5**



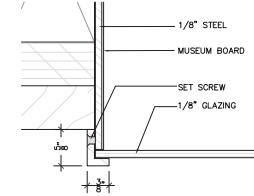
**PROPOSED ELEVATION**  
1/4"=1'-0" | **2**



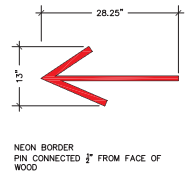
**PROPOSED SIGNAGE**  
1"=1'-0" | **8**



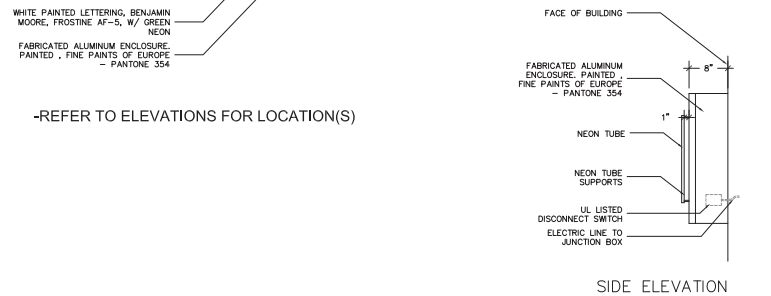
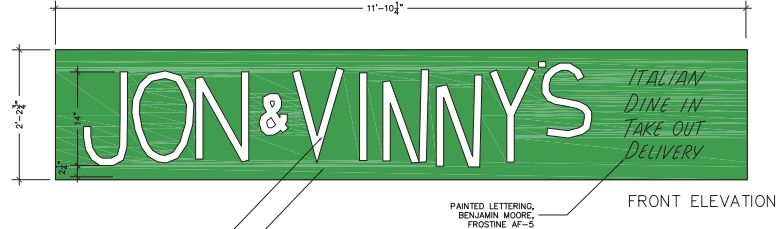
**PROPOSED SIGNAGE**  
1"=1'-0" | **6**



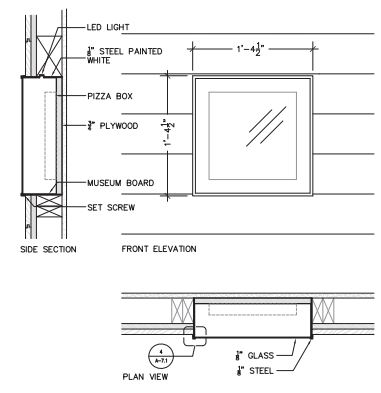
**MENU DISPLAY FRAME DETAIL**  
FULL SCALE | **4**



**PROPOSED SIGNAGE**  
1"=1'-0" | **7**



**PROPOSED SIGNAGE**  
1"=1'-0" | **3**



**ENTRY EXTERIOR DISPLAY CASE**  
1"=1'-0" | **1**

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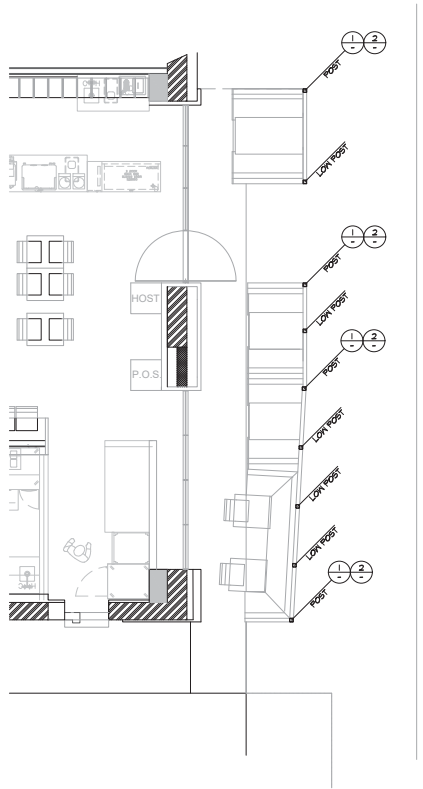
**454-456 N. BEDFORD DR.**

454-456 N. BEDFORD DR., BEVERLY HILLS, CA 90210

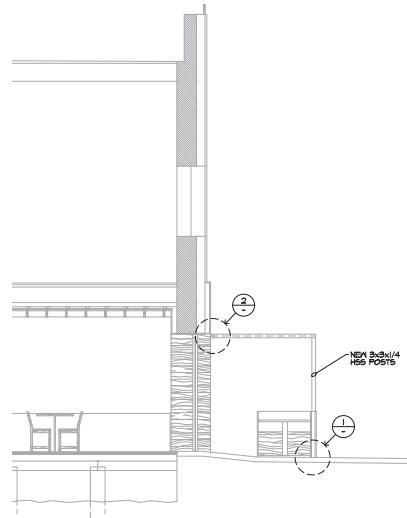
PROPOSED BUILDING ELEVATIONS

PROJECT NUMBER  
119  
SCALE  
1/4"=1'-0"  
DATE  
08/16/21  
ORIGINAL SHEET SIZE: 24" x 36"

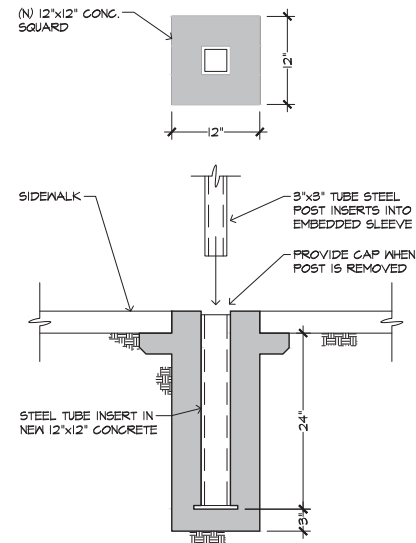
SHEET NUMBER  
**A-7.1**  
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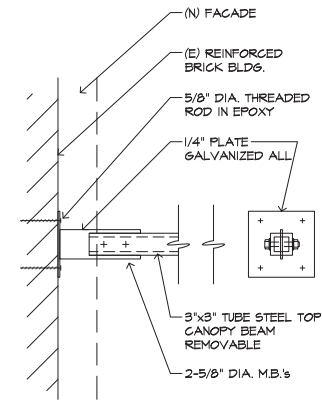
REMOVABLE POST LOCATION PLAN ④



PARTIAL SECTION ③



REMOVABLE POST DETAIL ①  
1-1/2" = 1'-0"



REMOVABLE CANOPY BEAM TO BLDG. DETAIL ②



C. W. Howe Partners Inc.  
Structural and Civil Engineering  
4356 Sepulveda Blvd. Culver City, CA 90230  
(310) 836-0383 cwh@cwhowe.com

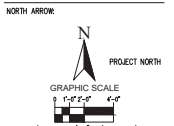


PROJECT ADDRESS:  
BEDFORD T.I.  
454-458 N. BEDFORD DR.  
BEVERLY HILLS, CA 90220

SUBMITAL	DATE

SHEET NAME:  
OUTDOOR DINING  
REMOVABLE  
POST PLAN

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PROJ. ENG. / DRAWN: SHEET:  
CWH / JPG  
REVIEWED:   
PROJECT No.: S1 OF 1  
21G03