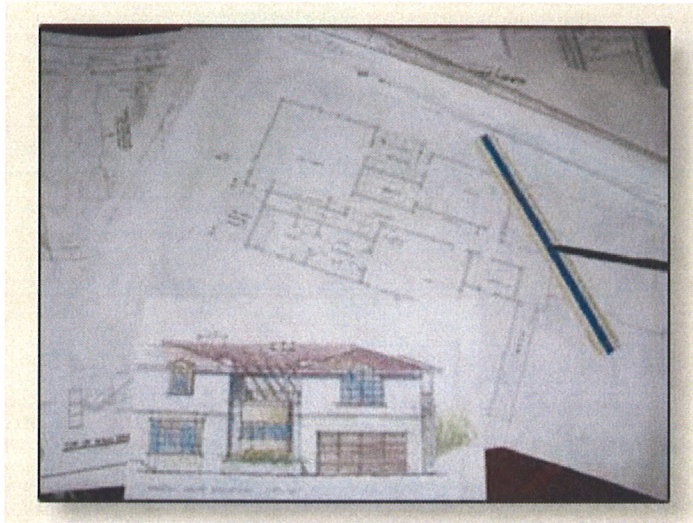
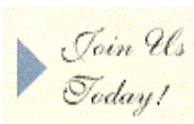




## Architectural Review Committee

- ▶ Home
- ▶ What's New
- ▶ Bel-Air Association
- ▶ History
- ▶ Local
- ▶ Los Angeles Resources
- ▶ Members
- ▶ Contact Us



The decision to buy property in Bel-Air is an important one. Maintaining property values is uppermost in the minds of new owners and the decision to remodel, expand, and upgrade your property should be treated with similar importance.

That is why the Bel-Air Association has, for over forty years, maintained the services of an Architectural Review Committee. The committee is made up of licensed, experienced, architects who counsel homeowners to guide them in making decisions that are often unfamiliar to the architects who have created their plans. Our architects understand how building codes and zoning requirements work in our community. They are sensitive to how the remodel will work in the context of the neighborhood, and how it will fit in and harmonize with the landscape. The Bel-Air Association has learned that when properties change ownership, and are renovated or upgraded, new owners who submit their plans to our Architectural Review Committee are always glad they did so.

return to [top](#)

### REVIEW PROCESS

Before construction is started, if there are currently Deed Restrictions on your property you must secure written approval from the Bel-Air Association's Architectural Review Committee which is charged with the responsibility of determining that plans for construction conform to your deed restrictions.

This approval is required regardless of any building permit issued by the City of Los Angeles and applies to all new structures, additions to existing structures, exterior alterations, accessory buildings, walls, fences, solar panels, satellite dishes and any construction work above ground level.

The Bel-Air Association's Architectural Review Committee is composed of five licensed architects certified in the State of California. The Committee meets during the first week of each month. Plans should be submitted, by appointment, during the last week of the preceding month.

The Association charges a fee for the Committee's review and investigation. Funds received help defray the expenses of the Association, particularly those incurred in protecting and enhancing the area by facilitating suitable designs. Applications may require one or more visits

to the site, checking proposed set-backs, review of the blueprint plans, and providing suggestions for improvements.

Construction under approved plans must be commenced within one year from the approval date and carried forward diligently to completion or a new application must be submitted. Additional information is available by phoning or visiting our office.

[return to top](#)

### **TO APPLY FOR APPROVAL**

Submit the following, by appointment, one week before the first Monday of the month. Plans received late will be carried over to the next month. Photographs are recommended.

Requirements:

1. Application Letter (itemize aspects of project)
2. Copy of Deed Restrictions
3. One Set of Blueprint Plans
4. Required Fee

Applicant may submit preliminary plans with fee for a preliminary consultation; however, preliminary fees paid will not be applied to final fee.

The preliminary plans and the final working drawings should show, but not be limited to, the following:

### **PRELIMINARY PLANS**

1. Legal description of building site, i.e., Lot, Block and Tract Number or metes & bounds
2. Street address of site
3. Address and phone number of present owner and/or applicant
4. Office address and phone number of architect or designer
5. Plot Plan of site with surveyed elevations at four corners of contour survey
6. Outline of proposed building on plot plan with dimensioned setbacks at the front, rear and side-yards related to property lines. Structure shall be located on lot by dimension. Throughout the plans, clearly distinguish between what is new and what is existing
7. Total square footage of structure, excluding garage, basement, open porches and patios

### **FINAL WORKING DRAWINGS**

In addition to all information required for preliminary drawings (items 1-7 above), submit the following.

8. Floor, foundation and roof plans. Show all projections beyond building lines, i.e., eaves, balconies, over-hangs. On plans for second story additions, include

front elevations of existing structure. Name rooms throughout plans.

9. Elevations: Show appearance on all four sides and indications of materials to be used. Show height of all parts of the structure as related to "0" elevations at the sidewalk or elevations of lot frontage. Show height of any walls or fences.

[return to top](#)

## FEES AND SCHEDULES

### Preliminary drawings

This fee entitles the applicant to consultations \$200

### Final working drawings

New Structures:	Residences	\$2,500
	Apartments/Condominiums	\$3,500
	Commercial	\$3,500
Additions to or remodel of apartments/condominiums		\$2,500

Additions to or remodel of commercial	\$2,500
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Residential additions over 2000 square feet	\$1,500
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Residential additions between 750 and 2000 square feet	\$1,000
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Residential additions up to 750 square feet	\$350
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Remodel of residence or accessory structures, such as separate garage, cabanas, guest house, swimming pool or other exterior alterations	\$350
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Tennis Courts	\$500
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Walls	\$200
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Fences, decks, skylights, solar panels, or satellite dishes	\$100
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Resubmission due to expiration of or any major deviation from approved plan prior to execution	25% of original fee
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[return to top](#)

## MEMBERS OF THE ARCHITECTURAL REVIEW COMMITTEE

**D. Wallace Benton** – Wally was born and raised in Arizona. He graduated from the University of Kansas School of Architecture in 1950 and worked for several architectural firms including Smith & Williams in Pasadena and Jones & Emmons in Los Angeles. In 1956 Wally and his partners established the firm of Benton/Park/Candrea, Architects and Associates in Santa Monica.

**Warren Frazier Overpeck**– Bill, as he is called by his friends, graduated from the USC School of Architecture. After graduation he joined the A. Quincy Jones, F.A.I.A. Architectural firm. Two years later he opened his own office in Pacific Palisades, designing custom residences. Later, in partnership with Bob Kite, their firm designed the John Thomas Dye School after the Bel-Air fire. In 1969 he associated with a major architectural firm to develop Marina City and the Marina City Club.

**Louis J. Liets** – An associate member and later partner of A. Quincy Jones, F.A.I.A. and Associates, Lou is a native of Los Angeles. He attended Otis Art Institute and graduated from the USC School of Architecture. He taught free-hand drawing in the School of Architecture and Fine Arts at USC. He has participated in many major projects including custom residences in West Los Angeles, Beverly Hills, Brentwood, and Bel-Air.

**Donald G. Park**– Born in Nebraska, Don graduated from USC School of Architecture. He opened his architectural office with D. Wallace Benton in 1956. The firm has a varied practice,

primarily contemporary custom homes, small and mid-height office buildings, industrial buildings and industrial parks, and schools.

**Richardson Robertson, III** – Rick is the principal partner in the architectural firm Robertson Partners which has offices in Los Angeles and New York. Rick is an eighth-generation Texan and a fourth-generation architect. He earned his B.S. from Southern Methodist University and his Master of Architecture from the University of Texas. He has lectured at UCLA and Stanford and in 2001 published a book on his philosophy of architecture.

**Vic Schnider** – His background includes work as Project Architect for the J. Paul Getty Center as an Associate of Richard Meier. His design credits cover work for Municipal and Federal projects in Los Angeles including schools, Postal Service facilities, and residential and industrial buildings. He received both his architectural and Masters Degree in Urban Design from USC, and has been a USC Visiting Professor of Design. He has received LA Beautiful Awards for Design Excellence. He started his own company in 1996.

Over the years, the Architectural Review Committee has benefited from the interest and efforts of such architects as Thornton M. Abell, Gerard R. Colcord, Rowland H. Crawford, Robert E. Faxon, Alfred T. Gilman, Paul S. Hoag, Paul Hunter, Grant Kirkpatrick, Stephen A. Stepanian, Clinton C. Ternstrom, Carleton M. Winslow, Sr., Randall Duell, and Lorenzo C. Tedesco. We are grateful for their contributions to protecting our community.

*(Photo by Russ Alben)*

[return to top](#)