



**CITY OF BEVERLY HILLS**  
455. N. Rexford Drive  
Beverly Hills, California 90210

**ARCHITECTURAL COMMISSION  
REGULAR MEETING MINUTES  
November 14, 2012  
1:00 PM**

**MEETING CALLED TO ORDER**

Date / Time: November 14, 2012 / 1:04 PM

**INTRODUCTION AND SWEARING IN OF NEW COMMISSIONER**

Welcome to new Commissioner Gidas Peteris, A.I.A., LEED AP

*Gidas Peteris was sworn in as Architectural Commissioner by Deputy City Clerk Lourdes Sy-Rodriguez.*

**ROLL CALL**

Commissioners Present: Peteris, Gardner-Apatow, Bernstein, Vice Chair Blakeley, and Chair Rubins  
Commissioners Absent: None  
Staff Present: William Crouch, Cindy Gordon and Virgia Randall (Community Development Department)

**APPROVAL OF AGENDA**

Action: Motion by Order of the Chair to approve the agenda (5-0).

**SPEAKER:** Lolly A. Enriquez, Assistant City Attorney, will provide the Commission with training on the Brown Act.

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

**COMMUNICATIONS FROM THE COMMISSION**

Speakers: Chair Rubins reported on the Mayor's Cabinet meeting.

**ADOPTION OF MINUTES**

**1. Minutes from the Architectural Review Commission Meeting on October 17, 2012.**

**Motion:** Moved by Chair Rubins, and seconded (5-0).

**Action:** The minutes were approved as amended.

**CONTINUED ITEMS**

**2. Gap – 370 North Beverly Drive**

Request for approval of a façade modification and sign accommodation to allow multiple business identification sign (PL1222208).

Planner: Cindy Gordon, Assistant Planner  
Applicant: Katy Penn and John Walton  
Public Input: None.

**Motion:** Motion by Chair Rubins; seconded by Commissioner Gardner-Apatow to approve the resolution (5-0).

**Action:** **The resolution was approved with the following conditions:**

***PROJECT SPECIFIC CONDITIONS:***

- 1) Approval based on the revised plans submitted by the applicant at the Architectural Commission meeting dated November 14, 2012.

***STANDARD CONDITIONS:***

- 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.

**3. McDevitt – 9400 South Santa Monica Boulevard**

Request for approval of a business identification sign (PL1222218).

Planner: Cindy Gordon, Assistant Planner  
Applicant: Brenda Lavender and Rick Chancellor  
Public Input: None.

**Motion:** Motion by Chair Rubins; seconded by Commissioner Gardner-Apatow to approve the resolution (4-1 [Blakeley]).

**Action:** **The resolution was approved with the following standard conditions:**

***STANDARD CONDITIONS:***

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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.

- 5) 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.
- 6) 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.
- 7) 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.

#### **NEW BUSINESS – PUBLIC HEARINGS**

#### **4. 9231 Olympic Boulevard**

Request for approval of a modification to an existing sign program (PL1228750).

Planner: Cindy Gordon, Assitant Planner  
Applicant: Abraham Khorshad and Christopher Grubb  
Public Input: None.

**Motion:** Motion by Chair Rubins; seconded by Commissioner Bernstein to return for restudy (5-0).

**Action:** **The project was returned for restudy. The Commission provided the following comments:**

- Consider removing the word "Plaza" so that there is not so much type face on the building corner.
- Consider looking at different fonts that have a lighter feel. Look at various 1930s-era letterings that are more consistent with the streamline architecture of the building.
- The area of the parking sign needs to be reduced.
- Consider revising the depth of the letters and using a thinner type face for better halo illumination.

**5. Tony Burch – 366 North Rodeo Drive**

Request for approval of façade remodel and business identification sign (PL1228942).

Planner: Cindy Gordon, Assistant Planner  
Applicant: Marc Hauck and Richard Dell  
Public Input: None.

**Motion:** Motion by Chair Rubins; seconded by Commissioner Bernstein to approve the resolution (5-0).

**Action:** **The resolution was approved with the following standard conditions:**

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.

- 7) 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.

## **NEW BUSINESS – PUBLIC HEARINGS**

### **6. Chritofle – 9501 Brighton Way**

Request for approval of a façade remodel and business identification sign (PL1228945).

Planner: Cindy Gordon, Assistant Planner  
Applicant: Marc Hauck and Richard Dell  
Public Input: None.

**Motion:** Motion by Chair Rubins; seconded by Commissioner Bernstein to approve the resolution (5-0).

**Action:** **The resolution was approved with the following conditions:**

#### ***PROJECT SPECIFIC CONDITIONS:***

- 1) A drainage system shall be developed for the connection point of the awning and the façade.
- 2) The upper and lower façade lights shall be individually dimmable to control the illumination.
- 3) The façade shall not contain any exposed lighting conduits.

#### ***STANDARD CONDITIONS:***

- 4) 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.
- 5) 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.
- 6) 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.

- 7) 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.
- 8) 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.
- 9) 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.
- 10) 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.

***(Commissioner Gardner-Apatow was excused from the meeting @ 3:13 pm)***

**7. Allsaints – 320 North Beverly Drive**

Request for approval of a façade remodel and business identification signs (PL1229108).

Planner: Cindy Gordon, Assistant Planner

Applicant: Craig Chinn and Roy Hasson

Public Input: None.

**Motion:** Motion by Chair Rubins; seconded by Commissioner Bernstein to approve the resolution (4-0).

**Action:** **The resolution was approved with the following conditions:**

***PROJECT SPECIFIC CONDITIONS:***

- 1) The business identification signage shall be halo-lit. No spot lighting shall be used as illumination for the business identification signage.
- 2) The upper two-thirds of the façade shall have LED illumination along the perimeter of the façade mullion system.
- 3) The coloring of the façade behind the sewing machine façade section and the business identification façade section shall be a consistent color. The material may differ, based upon preference by the applicant.
- 4) All façade illumination shall be installed on a dimmer.

**STANDARD CONDITIONS:**

- 5) 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.
  - 6) 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.
  - 7) 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.
  - 8) 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.
  - 9) 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.
  - 10) 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.
  - 11) 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.
8. **Alice and Olivia – 410 North Beverly Drive**  
Request for approval of a façade remodel, a business identification sign, and a construction barricade sign (PL1229277).

Planner: Cindy Gordon, Assistant Planner  
Applicant: Ashok Vamali  
Public Input: None.

**Motion:** Motion by Chair Rubins; seconded by Commissioner Bernstein to approve the resolution (4-0).

**Action:** **The resolution was approved with the following conditions:**

***PROJECT SPECIFIC CONDITIONS:***

- 1) The color on the door handle on the nana wall storefront system shall be white.
- 2) The upper window panes shall be evenly illuminated and connected to a dimmer to control illumination.

***STANDARD CONDITIONS:***

- 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.
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- 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.

**9. Theory – 408 North Beverly Drive**

Request for approval of a façade remodel, a business identification sign, and a construction barricade (PL1229278).

Planner: Cindy Gordon, Assistant Planner  
Applicant: Ashok Vamali  
Public Input: None.

**Motion:** Motion by Chair Rubins; seconded by Commissioner Bernstein to approve the resolution (4-0).

**Action:** **The resolution was approved with the following standard conditions:**

***PROJECT SPECIFIC CONDITIONS:***

- 1) Approval based on the revised plans submitted by the applicant at the Architectural Commission meeting dated November 14, 2012.

***STANDARD CONDITIONS:***

- 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.
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- 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.

#### **PROJECT PREVIEWS**

##### **10. 207 South Robertson Boulevard**

Request for preliminary review of a proposed three story commercial office building (PL1229075).

Planner: Cindy Gordon, Assistant Planner  
Applicant: Mr. Patlel  
Public Input: None.

**Action: No action taken on this item.**

##### **11. Roxbury Park Community Center – 471 South Roxbury Drive**

Request for a preliminary review of the new Roxbury Park Community Center (PL1229167).

Planner: Cindy Gordon, Assistant Planner  
Applicant: Mandana Motahari and Danielle Kahikina  
Public Input: None.

**Action: No action was taken on this item.**

#### **COMMUNICATIONS FROM THE ARCHITECTURAL COMMISSION**

- Meeting Recap Discussion  
**Action:** No action taken.

#### **COMMUNICATIONS FROM THE URAN DESIGNER**

- 2013 Architectural Commission Meeting Dates (**TAB 12**)
- Staff level approvals (**TAB 13**)

**Action:**        **Received and filed.**

- Report from the Urban Designer  
**Action:**        No action taken.

**MEETING ADJOURNED**

Date / Time:    November 14, 2012 / 5:10 PM

PASSED AND APPROVED THIS 19<sup>h</sup> DAY OF DECEMBER 2012.

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Zale Richard Rubins, Chair