



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

**ARCHITECTURAL COMMISSION  
REGULAR MEETING MINUTES  
April 17, 2013  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: April 17, 2013 / 1:33 PM

**ROLL CALL**

Commissioners Present: Peteris, Gardner-Apatow, Vice Chair Blakeley, Chair Rubins  
Commissioners Absent: Bernstein  
Staff Present: Cindy Gordon, Reina Kapadia, Karen Myron (Community Development Department)

**APPROVAL OF AGENDA**

Motion: Motion by Order of the Chair to approve the agenda as amended, removing item #4 (Louis Vuitton) from the consent calendar and adding it as the first item under New Business.

**Action: The agenda was approved as amended.**

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

**ADOPTION OF MINUTES**

1. Minutes from the Architectural Commission Meeting on March 20, 2013.

Motion: Motion by Order of the Chair to approve the minutes as presented.

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

**CONSENT ITEMS**

**2. WINE SHOP**

**122 South Beverly Drive**

Request for approval of a revision to a previously approved façade remodel. (PL1304904)

Planner: Reina Kapadia, Limited Term Planner  
Applicant: Hillstone Restaurant Group, Inc.  
Public Input: None.

Motion: Motion by Chair Rubins, Second by Commissioner Gardner Apatow to approve the resolution (4-0).

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

### 3. SARAH PACINI

#### 356 North Beverly Drive

Request for approval of a façade remodel and a sign accommodation for placement of awning signage. (PL1302955)

Planner: Reina Kapadia, Limited Term Planner  
Applicant: Brandon Richard – Space Architects  
Public Input: None.

Motion: Motion by Chair Rubins, Second by Commissioner Gardner Apatow to approve the resolution (4-0).

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

#### **CONTINUED BUSINESS**

*Applicant Team for item # 5 (Breguet) was not present, so this item was moved to the end of the agenda.*

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

*Applicant Team for item #4 (Louis Vuitton) was not present, so this item was moved to the end of the agenda.*

#### **6. INFINITI**

##### **9001 Olympic Boulevard**

Request for approval of a façade remodel to an existing commercial building. (PL1303970)

Planner: Cindy Gordon, Associate Planner  
Applicant: Mike Goodjohn – Kunzik and Sara Construction;  
Murray Fischer, Applicant Representative  
Public Input: None.

Motion: Motion by Chair Rubins, second by Commissioner Gardner Apatow to approve the resolution with conditions (4-0).

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

**PROJECT SPECIFIC CONDITIONS:**

1. A final landscape plan shall be revised and presented to a subcommittee, consisting of Vice Chair Blakeley and Commissioner Gardner Apatow, for final review and approval.
2. A full sign program that includes all tenant and navigational signage shall be brought to the Architectural Commission at a future meeting prior to the issuance of any sign permit for the property.

**STANDARD CONDITIONS:**

3. 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.
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.

## 7. PORSCHE DESIGN

### 236 North Rodeo Drive

Request for approval of a façade remodel, a sign accommodation for multiple business identification signs, and a construction barricade graphic. (PL1304703)

Planner: Reina Kapadia, Limited Term Planner  
Applicant: Peter Blitstein, Architect  
Public Input: None.

Motion: Motion by Chair Rubins; second by Commissioner Gardner Apatow to approve the resolution as presented (2-2, Blakeley, Rubins).

**Action: Motion failed.**

Motion: Motion by Chair Rubins, second by Vice Chair Blakeley to approve the resolution with conditions (3-1, Gardner Apatow).

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

#### PROJECT SPECIFIC CONDITION:

1. The business identification signage located on the middle storefront window shall be removed.

#### 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.

## 8. GAP

### 370 North Beverly Drive

Request for approval of a revision to a previously approved façade remodel and business identification signage. (PL1304747)

Planner: Cindy Gordon, Associate Planner  
Applicant: Joni Sokol – Gap, Inc.  
Public Input: None.

Motion: Motion by Chair Rubins, second by Vice Chair Blakeley to approve the resolution with conditions (4-0).

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

### PROJECT SPECIFIC CONDITIONS:

1. The building portions with the angled vertical façade (new additions) shall alternate between “Chalk White” and “Marilyn’s Dress”. The façade strip immediately adjacent to the silver leaf accent shall be painted in “Marilyn’s Dress”.

**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.
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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. LUCKY BRAND JEANS  
420 North Beverly Drive**

Request for approval of a façade remodel, a sign accommodation for multiple business identification signs, and a construction barricade graphic. (PL1304924)

Planner: Cindy Gordon, Associate Planner  
Applicant: David Magid – Lucky Brand Jeans  
Public Input: None.

Motion: Motion by Chair Rubins; seconded by Commissioner Gardner Apatow to approve the resolution with conditions (4-0).

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

**PROJECT SPECIFIC CONDITIONS:**

1. The two light fixtures shall provide a minimum clearance of 8'-0" from the bottom most portion of the light fixtures to the sidewalk in order to comply with clearance requirements set forth by the Department of Public Works.

**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.
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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.

**10. TORY BURCH**

**366 NORTH RODEO DRIVE**

Request for approval of a revision to a previously approved business identification sign and a construction barricade graphic. (PL1303478)

Planner: Reina Kapadia, Limited Term Planner  
Applicant: Renee Viola – Tory Burch  
Public Input: None.

Motion: Motion by Chair Rubins; seconded by Commissioner Peteris to approve the resolution with conditions (4-0).

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

**PROJECT SPECIFIC CONDITIONS:**

1. The sign location shall be consistent with that identified as Option B (Alternate Location).

**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.

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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.

*The Commission took a brief recess at 3:08pm.*

*The Commission reconvened at 3:12pm.*

## PROJECT PREVIEW

### 11. BURBERRY

#### 301 North Rodeo Drive

Request for a preliminary review of a new three-story commercial building with rooftop uses. (PL1305004)

Planner: Cindy Gordon, Associate Planner  
Applicant: Todd Stecker – Burberry Limited  
Public Input: None.

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

## NEW BUSINESS – PUBLIC HEARINGS, CONTINUED

### 4. LOUIS VUITTON

#### 295 North Rodeo Drive

Request for approval of a revision to a previously approved façade remodel. (PL1305420)

Planner: Cindy Gordon, Associate Planner  
Applicant: Zeynep Ozandag – Louis Vuitton  
Public Input: None.

Motion: Motion by Chair Rubins, Second by Vice Chair Blakeley to approve the resolution with conditions (4-0).

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

#### PROJECT SPECIFIC CONDITIONS:

1. The approved elevation shall be consistent with Option B presented to the Architectural Commission at its meeting on Wednesday, April 17, 2013.

#### 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.

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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.

## **CONTINUED BUSINESS**

### **5. BREGUET**

#### **200 North Rodeo Drive**

Request for approval of a façade modification, a building identification sign, and a sign accommodation for multiple business identification signs and a projecting sign.

(PL1301946)

Planner:	Cindy Gordon, Associate Planner
Applicant:	John Hays, Swatch Group US
Public Input:	None.

**Motion:** Motion by Chair Rubins, Second by Commissioner Gardner Apatow to approve the resolution with conditions (4-0).

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

**PROJECT SPECIFIC CONDITIONS:**

1. The advertisement-oriented graphic on Dayton Way, indicated as Type “H” and “G” on the presented plans, shall be removed and replaced with creatively designed vitrine, subject to final review and approval by a subcommittee consisting of Chair Rubins and Vice Chair Blakeley.

**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.
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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.

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

- Meeting Recap Discussion
- New Signage & Restaurant Sub-Committee to consist of Vice Chair Blakeley and Commissioner Peteris
- Commissioner Gardner Apatow advised she would not be present at the May 15, 2013 Architectural Commission Meeting.

#### **COMMUNICATIONS FROM THE URBAN DESIGNER**

None.

#### **MEETING ADJOURNED**

Date / Time: April 17, 2013 / 4:19 PM

PASSED AND APPROVED THIS 15<sup>TH</sup> DAY OF MAY, 2013

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Z. Richard Rubins, Chair