



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

**ARCHITECTURAL COMMISSION  
REGULAR MEETING MINUTES  
May 15, 2013  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: May 15, 2013 / 1:30 PM

**ROLL CALL**

Commissioners Present: Commissioners Peteris, Bernstein, Vice Chair Blakeley, Chair Rubins  
Commissioners Absent: Commissioner Gardner Apatow  
Staff Present: William Crouch, Reina Kapadia, Karen Myron (Community Development Department)

**APPROVAL OF AGENDA**

Motion: Motion by Chair Rubins, Second by Commissioner Bernstein to approve the agenda as amended, moving Item #3 (435 North Bedford Drive) to the Consent Calendar (4-0).

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

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

**ADOPTION OF MINUTES**

1. Minutes from the Architectural Commission Meeting on April 17, 2013.

Motion: Motion by Vice Chair Blakeley, Second by Commissioner Bernstein to approve the minutes as presented (4-0).

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

## CONSENT ITEMS

### 2. LOUIS VUITTON

#### 295 North Rodeo Drive

Request for approval of a revision to a previously approved construction barricade graphic.  
(PL1306744)

Planner:	Reina Kapadia, Limited Term Planner
Applicant:	Ashok Vanmali – Gruen Associates
Public Input	None.

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

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

#### PROJECT SPECIFIC CONDITIONS:

1. The construction barricade shall be revised so that a six (6) square foot sign is located on each barricade return and allocated for the tenants immediately adjacent to the barricade. This signage shall allow such tenants to provide signage that indicates their establishments remain open for business.

#### 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.

**3. 435 NORTH BEDFORD DRIVE**

Request for approval of a façade remodel to an existing commercial building. (PL1201611)

Planner: Cindy Gordon, Associate Planner  
Applicant: Paul Schneider – G&L Realty  
Public Input: None.

**Motion:** Motion by Chair Rubins, Second by Commissioner Bernstein 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.

**NEW BUSINESS – PUBLIC HEARINGS**

*The Applicant Team for item #4 (Writers Guild of America) was not present, so this item was moved to the end of the agenda.*

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

Request for approval of a sign accommodation for multiple business identification signs and landscaping. (PL1306573)

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

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

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

**PROJECT SPECIFIC CONDITIONS:**

1. The applicant shall work with staff and a subcommittee to determine the best method of hard wiring the dimmable sign. Percentage and level will be determined based on a field inspection, for final review and approval by staff and a subcommittee consisting of Vice Chair Blakeley and Commissioner Bernstein.

**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.

## 6. PUSSY & POOCH

### 9388 South Santa Monica Boulevard

Request for approval of a façade remodel and a business identification sign. (PL1306527)

Planner:	Reina Kapadia, Limited Term Planner
Applicant:	Lisa Willoughby
Public Input:	None.

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

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

#### PROJECT SPECIFIC CONDITIONS:

1. The applicant shall work with staff and a subcommittee consisting of Chair Rubins and Commissioner Peteris for final design approval based on the following:
  - The proposed business identification sign shall be revised to an alternate design (non-cabinet sign), alternate location, and shall be reduced in size.
  - The applicant may consider adding one additional business identification sign located adjacent to the entrance. The additional sign may be approved administratively if it is five (5) square feet or less in size. If the additional sign is proposed at a size greater than five (5) square feet, a sign accommodation and further review by the Architectural Commission will be required.
  - The side (east) elevation shall be painted dark gray to match the front (north) elevation.
  - Final lighting design for the building shall be reviewed and approved by the subcommittee.

#### 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.

**7. CHARLOTTE OLYMPIA**  
**474 North Rodeo Drive**

Request for approval of a revision to a previously approved façade remodel. (PL1306537)

Planner:	Reina Kapadia, Limited Term Planner
Applicant:	Charlotte Olympia
Public Input:	None.

**Motion:** Motion by Chair Rubins, Second by Commissioner Peteris 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.
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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.

**8. PANERA BREAD**

**239 South Beverly Drive**

Request for approval of a façade remodel, a sign accommodation for multiple business identification signs, and outdoor dining elements. (PL1306567)

Planner: Cindy Gordon, Associate Planner  
Applicant: David Watson – Watson Planning Consultants  
Public Input: None.

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

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

**PROJECT SPECIFIC CONDITIONS:**

1. The applicant shall work with staff and a subcommittee for final design approval based on the following:
  - Elimination of the proposed awning.
  - Final review of sign design, placement, and size.
  - The proposed window on the front elevation shall be extended down to the ground to match the adjacent door, and a transom or header window shall be included above to match the appearance of the adjacent window.
  - The proposed Panera plaque sign shall be centered (left, right, top and bottom) upon the stone section of the façade wall. Design approval is subject to final review and approval by a subcommittee consisting of Vice Chair Blakeley and Commissioner Bernstein.

**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.

**9. 9171 WILSHIRE BOULEVARD**

Request for approval of a sign program for an existing commercial building. (PL1306570)

Planner: Reina Kapadia, Limited Term Planner  
Applicant: Steve Karegeannes  
Public Input: None.

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

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

**PROJECT SPECIFIC CONDITIONS:**

- 1. The proposed 3” mounting bars shall be reduced to 2” in size. A complete plan set reflecting the revision shall be provided to the project planner.

**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.

#### 10. 8660 WILSHIRE BOULEVARD

Request for approval of a façade remodel and business identification sign. (PL1306595)

Planner: Cindy Gordon, Associate Planner  
Applicant: David M. Parker, Architect  
Public Input: None.

Motion: Motion by Chair Rubins, Second by Commissioner Bernstein to return the project for restudy.

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

- The façade should be redesigned to emphasize elegance in the aesthetic.
- Clarify how the brick wall will integrate into the overall design. It needs to be balanced on the project site and the adjacent property.
- Look at the configuration of the fountain. There is concern as to how the exterior fountain will operate.
- Utilize a color scheme that complements the existing stonework.
- Revise the exterior illumination so that the wall is evenly lit.
- Please provide a correct drainage system for the entire building.
- Please provide fully clarified details on all proposed signage.
- Revise the electrical so that all conduits and piping are hidden from view.

#### 11. MARC SELWYN ART GALLERY

9953 South Santa Monica Boulevard

Request for approval of a façade remodel and sign accommodation for multiple business identification signs. (PL1306687)

Planner: Reina Kapadia, Limited Term Planner  
Applicant: Murray Fischer  
Public Input: None.

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

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

##### PROJECT SPECIFIC CONDITIONS:

1. The approved plans shall be consistent with those presented to the Architectural Commission at its meeting on Wednesday, May 15, 2013.

2. Any signs mounted to the brick façade of the building shall be installed to ensure that the connections are made directly into the grout and not into the brick face. Sign details demonstrating compliance with this condition shall be included on the sign plans for sign and building permit issuance.

**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.
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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.

*The Commission took a recess at 3:49pm*

*The Commission reconvened at 3:59pm*

#### **4. WRITERS GUILD OF AMERICA**

##### **135 South Doheny Drive**

Request for approval of a façade modification, a sign accommodation for multiple business identification signs, a sign accommodation for building identification signage, and a sign accommodation for awning signage. (PL1306428)

Planner: Cindy Gordon, Associate Planner  
Applicant: Katie Yee – AREA Architecture  
Public Input: None.

Motion: Motion by Chair Rubins, Second by Commissioner Bernstein 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.
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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.

## **12. CITY OF BEVERLY HILLS POLICE VEHICLE STORAGE FACILITY**

### **464 North Rexford Drive**

Request for preliminary review and recommendations to the City Council for a new police vehicle storage facility. (PL1306580)

Planner:	Cindy Gordon, Associate Planner
Applicant:	Mandana Motahari – RTK Architects City of Beverly Hills – Project Administration
Public Input:	None.

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

## **COMMUNICATIONS FROM THE COMMISSION**

None.

## **COMMUNICATIONS FROM THE URBAN DESIGNER**

Election of new Chair and Vice Chair will take place at the end of the June meeting.

## **MEETING ADJOURNED**

Date / Time: May 15, 2013 / 4:31 PM

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF JUNE, 2013

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Z. Richard Rubins, Chair