MEETING CALLED TO ORDER
Date / Time: January 16, 2013 / 1:03 PM

ROLL CALL
Commissioners Present: Peteris, Gardner-Apatow, Bernstein, Vice Chair Blakeley, Chair Rubins
Commissioners Absent: None
Staff Present: William Crouch, Cindy Gordon, Reina Kapadia, Karen Myron (Community Development Department)

APPROVAL OF AGENDA
Motion: Motion by Commissioner Peteris; second by Vice Chair Blakeley to approve the agenda (5-0).
Action: The agenda was approved as presented.

COMMUNICATIONS FROM THE AUDIENCE
Speakers: None.

EX PARTE COMMUNICATIONS
None.

ADOPTION OF MINUTES
   Motion: Motion by Commissioner Gardner-Apatow; second by Chair Rubins to approve the minutes (5-0).
   Action: The minutes were approved as presented.

CONSENT ITEMS

Please contact Urban Designer, William Crouch with any questions, comment or concerns regarding this Architectural Commission meeting agenda. Phone: 310-285-1116 Email: wcrouch@beverlyhills.org
2. **LOUIS VUITTON**  
295 North Rodeo Drive  
Request for approval of a construction barricade graphic (PL1300091)

Planner: Reina Kapadia, Limited Term Planner  
Applicant: Ashok Vamali and Devon Barnes  
Public Input: None.

**Motion:** Motion by Commissioner Peteris; second by Vice Chair Blakeley 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.

3. CHARLOTTE OLYMPIA
474 North Rodeo Drive
Request for approval of a façade remodel, business identification sign, and construction barricade graphic (PL1230962)

Planner: Cindy Gordon, Assistant Planner
Applicant: Paul Ruffing
Public Input: None.

Motion: Motion by Commissioner Peteris; second by Vice Chair Blakeley 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.
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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.

4. ST. AUSTIN HOME COLLECTION
275 South La Cienega Boulevard
Request for approval of a modification to a previously approved façade remodel.
(PL1300056)

Planner: Cindy Gordon, Assistant Planner
Applicant: Paul Kim, architect
Public Input: None.

Motion: Motion by Commissioner Peteris; second by Vice Chair Blakeley 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.

CONTINUED ITEMS

5. 9231 OLYMPIC BOULEVARD
   Request for approval of a modification to a previously approved sign program (PL1228750)

   Planner: Cindy Gordon, Assistant Planner
   Applicant: Christopher Grubb and Abraham Khorshad
   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) The font type for all signage on the building shall be Birch Beer Regular Font.
2) The sign areas and width shall be consistent with the plans presented to the Commission at its meeting on January 16, 2013.

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.

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.
NEW BUSINESS – PUBLIC HEARINGS

6. LEGGIADRO
   434 North Canon Drive
   Request for approval of a façade remodel, business identification signage, and construction barricade graphic (PL1300166).

   Planner: Cindy Gordon, Assistant Planner
   Applicant: Robbie Luongo
   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 vertical stucco architectural element shall be added to each side of the upper banding of the façade, to match the width and depth of the existing horizontal architectural elements. The architectural elements shall be painted in a white color to match the new awning. The field within the architectural elements shall be painted in Benjamin Moor Pigeon Grey 2133-50.

2) A fully revised plan set that has incorporated all project specific conditions shall be provided to the project planner prior to submitting the project for the plan check process.

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.

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. 8801 WILSHIRE BOULEVARD (taken out of order)
   Request for approval of a façade remodel (PL1231794).

   Planner: Reina Kapadia, Limited Term Planner
   Applicant: Hamid Gabbay
   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) The façade design shall be consistent with the plans presented to the Architectural Commission at its January 16, 2013 meeting, which show the elimination of the chrome-clad beam. Should the applicant choose to
maintain a chrome-clad beam, this option shall be presented to staff for review and final approval.

2) The individual storefront on North Robertson Boulevard shall be painted to match the steel louvers.

3) A sign program shall be prepared and presented to the Architectural Commission at a future meeting prior to the issuance of building or business identification signage for the building. The Commission recommends installing the signage from the building overhang.

4) The installation of architectural overhangs at the corner of the building and on the individual storefront on North Robertson Boulevard shall be considered and, if desired by the applicant, shall be presented to the Commission at a future meeting.

STANDARD CONDITIONS:

8) 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.

9) 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.

10) 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.

11) 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.

12) 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.
13) 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.

14) 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.

(return to order)

7. NESPRESSO

320 North Beverly Drive

Request for approval of a façade remodel, sign accommodation for multiple business identification signs, and a construction barricade graphic (PL1231996).

Planner: Cindy Gordon, Assistant Planner
Applicant: Jim Goring and Steve Webb
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 had

The following comments:

- Please consider an alternative landscaping material for the proposed planters. There is concern about the current proposal that the tips will turn brown when trimmed.
- Please increase the spacing between the joints and the upper business identification sign. The rendering should also be revised so that it accurately reflects the elevation drawing.
- Please indicate which façade panels project forward and which panels are recessed.
- Please clarify the material and color of the 6” gap attachment. Please also provide an enlarged rendering of this specific detail.
> Please consider adding some type of vertical delineation on the sides of the façade to provide differentiation between the storefronts.

> Please provide a reflected ceiling plan to indicate the location and type of lighting.

> *Staff comment:* Please revise the configuration of the open air dining to ensure that a minimum 5'-0" pathway is provided between the railing/planter and the edge of the tree well.

COMMUNICATIONS FROM THE COMMISSION

COMMUNICATIONS FROM THE URBAN DESIGNER

MEETING ADJOURNED
Date / Time: January 16, 2013 / 3:43 PM

PASSED AND APPROVED THIS 20TH DAY OF FEBRUARY, 2013

[Signature]
Z. Richard Rubins, Chair