MEETING CALLED TO ORDER
Date / Time: March 20, 2013 / 1:34 PM

ROLL CALL
Commissioners Present: Peteris, Gardner-Apatow (arrived at 1:38pm), 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 Order of the Chair to approve the agenda as amended, taking Item #10 (Infiniti) ahead of Items 7, 8, and 9.
Action: The agenda was approved as amended.

COMMUNICATIONS FROM THE AUDIENCE
Speakers: None.

ADOPTION OF MINUTES
   Motion: Motion by Order of the Chair to approve the minutes as presented.
   Action: The minutes were approved as presented.

CONSENT ITEMS
2. CHRISTOLFE
   9501 Brighton Way
   Request for approval of a revision to a previously approved façade remodel and a construction barricade graphic. (PL1231920)

Recordings of the Architectural Commission’s meetings are available online within three days of the meeting. Visit www.beverlyhills.org to access those recordings.
Architectural Commission Meeting Minutes
March 20, 2013

Planner: Cindy Gordon, Assistant Planner
Applicant: Walter Price
Public Input: None.

Motion: Motion by Chair Rubins, Second by Commissioner Bernstein to approve the resolution (4-0-1 Gardner Apatow absent).
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. 207 SOUTH ROBERTSON BOULEVARD
Request for approval of a new three-story commercial building. (PL1303143)

   Planner:         Cindy Gordon, Assistant Planner
   Applicant:       Adrien Labi
   Public Input:    None.

Motion:  Motion by Chair Rubins, Second by Commissioner Bernstein to approve the resolution (4-0-1 Gardner Apatow absent).
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.

4. CHASE BANK
9797 Wilshire Boulevard
Request for approval of a façade modification and a sign accommodation to allow multiple business identification signs. (PL1303395)

Planner: Cindy Gordon, Assistant Planner
Applicant: Joe Hernandez – JP Morgan Chase
Public Input: None.

Motion: Motion by Chair Rubins, second by Commissioner Bernstein to approve the resolution (4-0-1 Gardner Apatow Absent).

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.

CONTINUED BUSINESS

5. 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: Al Gutierrez, Jim Goring, Steve Webb, representatives

Motion: Motion by Chair Rubins; second by Commissioner Bernstein to approve the resolution with conditions (5-0).

Action: The resolution was approved with the following conditions:

PROJECT SPECIFIC CONDITIONS:

1) A recessed cover may be added to the bottom portion of the horizontal bandings on the glass panel façade so as to inhibit visibility behind the glass panels.

2) The returns on the box of the “N” logo sign shall be clad in the same finish as the face of the box. Only the “N” logo shall be illuminated. No border or halo illumination shall emanate from the box back toward the glass panel façade.
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.

6. 435 NORTH BEDFORD DRIVE
Request for approval of a façade remodel to an existing commercial building. (PL1201611)
Motion: Motion by Chair Rubins, second by Commissioner Bernstein to return the project for restudy (5-0).

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

- The lower portion of the building does not relate to the upper portion. There is no anchor and the building needs to be grounded.
- The ivy aids in the modulation of the building and reduces the massing of the building on the streetscape as well as creating character to the building. Please look into options to maintain the character.
- Please look into how removing the ivy will affect the building in regards to any damage to the material over the years.
- The glass has the potential to have a planted on look and simulates more of a storefront aesthetics that one of a real steel and glass modern expression.

The Commission took a brief recess from 2:44pm to 2:50pm

NEW BUSINESS – PUBLIC HEARINGS

Chair Rubins disclosed that he had spoken with Infiniti Applicant Representative Murray Fischer and agreed to move the item up in the agenda.

10. INFINITI

8815 – 8825 WILSHIRE BOULEVARD

Request for approval of a façade remodel to an existing commercial building. (PL1303671)

Planner: Cindy Gordon, Assistant Planner
Applicant: Mike Goodjohn – Kunzik and Sara Construction
Public Input: None.

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

Action: The project was approved with the following conditions:
PROJECT SPECIFIC CONDITIONS:

1. The rendering shall be consistent with that presented to the Architectural Commission at its meeting on March 20, 2013. All elevations and details shall be revised, as necessary, to reflect the new corner element.

2. A delineation shall be designed between the adjacent building at 8801 Wilshire Boulevard to create an aesthetic differentiation for the two buildings.

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.

Commissioner Bernstein left at 3:12pm

7. TORY BURCH
366 NORTH RODEO DRIVE
Request for approval of a revision to a previously approved façade remodel. (PL1303478)

Planner: Cindy Gordon, Assistant Planner
Applicant: Renee Viola – Tory Burch
Public Input: None.

Motion: Motion by Chair Rubins; seconded by Commissioner Blakeley to approve the resolution with conditions (4-0-1, Bernstein absent).

Action: The resolution was approved with the following conditions:

PROJECT SPECIFIC CONDITIONS:

1. The plans shall be consistent with those presented to the Architectural Commission at its meeting on March 20, 2013.

2. The sign location shall be revised so that it is located on the gridwork square immediately above the location presented at the meeting on March 20, 2013. The vacated gridwork square shall be replaced with the gridwork pattern that is located on the squares immediately surrounding the new sign location.

3. The handrail shall have a powdercoated finish as opposed to a painted finish.

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.

8. 8701 WILSHIRE BOULEVARD
Request for approval of a façade remodel to an existing commercial building. (PL1301860)

Planner: Cindy Gordon, Assistant Planner
Applicant: Adrien Labi
Public Input: None.

Motion: Motion by Chair Rubins, Second by Commissioner Gardner Apatow to approve the resolution with conditions (4-0-1, Bernstein absent).

Action: The resolution was approved with the following conditions:
PROJECT SPECIFIC CONDITIONS:

1) The increase in the building height shall be contingent upon review and approval of a Development Plan Review Permit.

2) The third floor office at the corner nearest the intersection of Wilshire Boulevard and North Hamel Drive shall be shifted to the west to allow for a greater openness at the corner, subject to review by a subcommittee consisting of Chair Rubins and Vice Chair Blakeley.

3) The mechanical screens shall be fully closed on each elevation.

STANDARD CONDITIONS:

4) 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.

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.

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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.

Commissioner Gardner Apatow left at 3:59pm

9. ETRO
200 North Rodeo Drive
Request for approval of a façade modification, a sign accommodation to allow multiple business identification signs, and a sign accommodation to allow signage to face an alley. (PL1303308)

Planner: Cindy Gordon, Assistant Planner
Applicant: Marco Pievani
Public Input: None.

Motion: Motion by Chair Rubins, Second by Vice Chair Blakeley to approve the resolution with conditions (3-0-2, Bernstein and Gardner Apatow absent)
Action: The project was approved with the following conditions:

PROJECT SPECIFIC CONDITIONS:

1) The plans shall be consistent with those presented to the Architectural Commission at its meeting on March 20, 2013.

2) The kickplate on the new entry door shall be six (6) inches in height.

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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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.

11. GUIDELINES FOR STAFF-LEVEL ADMINISTRATIVE APPROVAL OF SIGNAGE

Resolution of the Architectural Commission to establish upper limit review thresholds for staff-level administrative approval of sign permits.

Motion: Motion by Chair Rubins, Second by Vice Chair Blakeley to continue this item to the June 19, 2013 Architectural Commission meeting.

Action: The item was continued to the June 19, 2013 meeting.

COMMUNICATIONS FROM THE COMMISSION

- Chair’s Report from the Mayor’s Cabinet Meeting
- Meeting Recap Discussion
COMMUNICATIONS FROM THE URBAN DESIGNER
None.

MEETING ADJOURNED
Date / Time: March 20, 2013 / 4:12 PM

MEETING RE-OPENED AT 4:15PM

COMMUNICATIONS FROM THE AUDIENCE
• Bill Wiley, Two Rodeo Drive

MEETING RE-ADJOURNED
Date / Time: March 20, 2013 / 4:28pm

PASSED AND APPROVED THIS 17TH DAY OF APRIL, 2013

Zale Richard Rubins, Chair