



CITY OF BEVERLY HILLS
Room 280A
455 North Rexford Drive
Beverly Hills, CA 90210

In-Person / Telephonic / Video Conference Meeting

ARCHITECTURAL COMMISSION REGULAR MEETING

MINUTES

May 18, 2022
1:30 PM

MEETING CALLED TO ORDER

Date/Time: May 18, 2022 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Meyer, Devlin, Persovski, Vice Chair Schreiber, Chair Matson
Commissioners Absent: None
Staff Present: Mark Odell, Christine Delostrinos, Karen Myron, James Burnley

COMMUNICATIONS FROM THE AUDIENCE

Members of the public may address the Commission regarding any items not on the Agenda that are within the subject matter jurisdiction of the Commission. By State law, the Commission may not discuss or vote on items not on the Agenda.

Public Input: None

APPROVAL OF AGENDA

By Order of the Chair and with the consensus of the Commission, the agenda was approved as amended, taking item #7, Faraday Future, ahead of item #5, Amiri (461 North Rodeo Drive).

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Architectural Commission regular meeting of April 20, 2022.

2. RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONTINUING TO AUTHORIZE PUBLIC MEETINGS TO BE HELD VIA TELECONFERENCING PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME

Architectural Commission Regular Meeting Minutes
May 18, 2022

Recent legislation was adopted allowing the Architectural Commission to continue virtual meetings during the COVID-19 declared emergency subject to certain conditions, and the proposed resolution implements the necessary requirements.

Motion: MOVED by Commissioner Persovski, SECONDED by Vice Chair Schreiber to adopt all items on the Consent Calendar as presented (5-0).

AYES: Commissioners Meyer, Devlin, Persovski, Vice Chair Schreiber, Chair Matson

NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

3. ORGANICS RECYCLING PROGRAM

Informational presentation from the Public Works Department on the City's organic waste management program.

Solid Waste Manager James Burnley provided information on the City's organic waste recycling/management program.

CONTINUED BUSINESS

None

Commissioner Meyer advised that items #4 and #7 are within 500 feet of one or more properties in which he may have a financial interest. As such, he recused from these items and left the room at 1:43 PM.

NEW BUSINESS

4. 327 NORTH RODEO DRIVE

LOEWE (PL2200211)

Request for approval for an architectural review to allow a construction barricade with lifestyle graphics. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Architectural Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Christine Delostrinos, Associate Planner

Project Applicant: Loewe, LLC

Project Representative: John Warner, Permit Advisors

Public Input: None

Motion: MOVED by Vice Chair Schreiber, SECONDED by Chair Matson to adopt the resolution as amended (4-0-1).

Architectural Commission Regular Meeting Minutes
May 18, 2022

AYES: Commissioners Devlin, Persovski, Vice Chair Schreiber, Chair Matson
NOES: None
RECUSED: Commissioner Meyer

CARRIED

(Taken out of Order)

7. 460 NORTH BEVERLY DRIVE

Faraday Future (PL2200214)

Request for approval for an architectural review to allow a construction barricade with lifestyle graphics. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Architectural Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Christine Delostrinos, Associate Planner
Project Applicant: Faraday Future, Inc.
Project Representative: John Warner, Permit Advisors
Public Input: None

Motion: MOVED by Vice Chair Schreiber, SECONDED by Chair Matson to adopt the resolution as amended (4-0-1).

AYES: Commissioners Devlin, Persovski, Vice Chair Schreiber, Chair Matson
NOES: None
RECUSED: Commissioner Meyer

CARRIED

Commissioner Meyer returned to the meeting at 2:04 PM

(Return to Order)

Commissioner Meyer advised that items #5 and #6 are located between 500 and 1000 feet of properties in which he has a financial interest. After consideration, he has determined that the proposed projects will not affect his properties in the following areas: development potential; income-producing potential; highest and best use; character by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, or air quality; or the market value of the real properties in which he has an interest, and thus will participate in the consideration of the matters.

5. 461 NORTH RODEO DRIVE

AMIRI (PL2200212)

Request for approval for an architectural review to allow façade modifications, a Sign Accommodation for multiple Business Identification Signs, and a construction barricade with lifestyle graphics. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Architectural Commission will also consider finding the project exempt from further review under CEQA.

Architectural Commission Regular Meeting Minutes
May 18, 2022

Project Planner: Christine Delostrinos, Associate Planner
Project Applicant: Greg Moss, Amiri
Project Representative: John Warner, Permit Advisors
Public Input: None

Motion: MOVED by Commissioner Persovski, SECONDED by Commissioner Devlin to adopt the resolution as amended (5-0).

AYES: Commissioners Meyer, Devlin, Persovski, Vice Chair Schreiber, Chair Matson

NOES: None

CARRIED

6. 459 NORTH RODEO DRIVE

Amiri (PL2200213)

Request for approval for an architectural review for façade modifications, a Sign Accommodation to allow multiple Business Identification Signs, and a construction barricade with lifestyle graphics. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Architectural Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Christine Delostrinos, Associate Planner
Project Applicant: Greg Moss, Amiri
Project Representative: John Warner, Permit Advisors
Public Input: None

Motion: MOVED by Commissioner Meyer, SECONDED by Vice Chair Schreiber to adopt the resolution as amended (5-0).

AYES: Commissioners Meyer, Devlin, Persovski, Vice Chair Schreiber, Chair Matson

NOES: None

CARRIED

8. 9200 WILSHIRE BOULEVARD

Mandarin Oriental Residences (PL2200215)

Request for approval for an architectural review to allow a construction barricade with lifestyle graphics. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Architectural Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Christine Delostrinos, Associate Planner
Project Applicant: BSD Beverly Hills Propco, LLC
Project Representative: Kuo Yang
Public Input: None

Architectural Commission Regular Meeting Minutes
May 18, 2022

Motion: MOVED by Commissioner Persovski, SECONDED by Commissioner Meyer to adopt the resolution as amended (5-0).

AYES: Commissioners Meyer, Devlin, Persovski, Vice Chair Schreiber, Chair Matson

NOES: None

CARRIED

The Commission took a recess at 2:44 PM

The Commission reconvened at 2:51 PM

9. 430 NORTH ROXBURY DRIVE

EVO (PI2200216)

Request for approval for an architectural review to allow a Sign Accommodation for multiple Business Identification Signs, including a projecting sign and the installation of an environmental graphic consisting of an architectural feature. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Architectural Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Christine Delostrinos, Associate Planner

Project Applicant: EVO

Project Representative: Marine Ter-Ananyan, Front Signs

Public Input: None

Motion: MOVED by Vice Chair Schreiber, SECONDED by Commissioner Devlin to adopt the resolution as amended (5-0).

AYES: Commissioners Meyer, Devlin, Persovski, Vice Chair Schreiber, Chair Matson

NOES: None

CARRIED

Commissioner Meyer advised that item #10 is located between 500 and 1000 feet of real property in which he has a financial interest. After consideration, he has determined that the proposed project will not affect his property in the following areas: development potential; income-producing potential; highest and best use; character by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, or air quality; or the market value of the real property in which he has an interest, and thus will participate in the consideration of the matter.

10. 9549-9551 WILSHIRE BOULEVARD

Chamoun Atelier (PL2200217)

Request for approval for an architectural review to allow modifications to the façade and to the existing rear elevation, an outdoor seating area at the rear, and a Sign Accommodation to allow environmental graphics consisting of architectural features. Pursuant to the provisions

Architectural Commission Regular Meeting Minutes
May 18, 2022

set forth in the California Environmental Quality Act (CEQA), the Architectural Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Christine Delostrinos, Associate Planner
Project Applicant: George Chamoun
Project Representative: Gary Akopian
Public Input: None

Motion: MOVED by Commissioner Persovski, SECONDED by Commissioner Devlin to adopt the resolution as amended (5-0).

AYES: Commissioners Meyer, Devlin, Persovski, Vice Chair Schreiber, Chair Matson

NOES: None

CARRIED

STUDY SESSION

No Items

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - Meeting video is available online.

COMMUNICATIONS FROM STAFF

- **Urban Designer Updates**
 - Urban Designer Mark Odell advised the Commission of the following:
 - The Design Review Commission recently reviewed two new residential projects; one was conditionally approved, and one will move on to an ad hoc committee for final review.
 - Congratulations are in order for Associate Planner Christine Delostrinos, who recently received her Master's Degree from USC.

11. 2022 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: May 18, 2022 / 4:13 PM

PASSED AND APPROVED THIS 15TH DAY OF JUNE, 2022

James Matson

James Matson, Chair