



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

August 16, 2023
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 16, 2023 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Pynoos, Schreiber, Matson, Vice Chair Meyer, Chair Devlin
Commissioners Absent: None
Staff Present: Mark Odell, Christine Delostrinos, Deborah Hong, Karen Myron

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 with Vice Chair Meyer recused, the agenda was approved as amended, moving item #2, 313-323 North Rodeo Drive – Dior to the Consent Calendar.

CONSENT CALENDAR

2. 313-323 NORTH RODEO DRIVE Dior (PL2300327)

Request for approval of an architectural review for modifications to a previously approved project 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.

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

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

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

NEW BUSINESS

Citing a financial interest in real property less than 500 feet from the projects at 337 North Rodeo Drive (Loro Piana) and 420 North Beverly Drive (Kitson), Vice Chair Meyer recused from both items and left the meeting room at 1:36 PM.

1. 337 NORTH RODEO DRIVE

Loro Piana (PL2300300)

Request for approval of an architectural review for façade modifications, a Sign Accommodation to allow multiple Business Identification Signs, a construction barricade, and improvements to the existing outdoor rooftop area. 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: Loro Piana
Project Representative: Noelia Santiago, Valerio Inc.
Public Input: None

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

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

CARRIED

3. 420 NORTH BEVERLY DRIVE

Kitson (PL2300335)

Request for approval of an architectural review for a Business Identification Sign. 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.

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Project Planner: Christine Delostrinos, Associate Planner
Project Applicant: Kitson
Project Representative: Scott Stuart, Stuart Signs Inc.
Public Input: None

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

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

CARRIED

Vice Chair Meyer returned to the room at 2:05 PM.

Vice Chair Meyer advised that he has a financial interest in real property less than 500 feet from the project at 9500 Wilshire Boulevard, but because that interest faces a different street, he does not believe there will be a material impact. Additionally, he has a financial interest in other real properties located more than 500 feet but less than 1,000 feet from the project site, and has considered whether the proposed project would change the 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 Market value of the real property in which he has a financial interest. Based on the nature of the proposed project, he finds that it would not change any of the previously stated factors, and thus will participate in the consideration of the matter.

4. 9500 WILSHIRE BOULEVARD

Gabriela Hearst (PL2300331)

Request for approval of an architectural review for 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: Gabriela Hearst Inc.
Project Representative: Erica Adam, Crest Real Estate
Public Input: None

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

AYES: Commissioners Pynoos, Schreiber, Matson, Vice Chair Meyer, Chair Devlin
NOES: None

CARRIED

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5. 9701 WILSHIRE BOULEVARD

Polestar (PL2300328)

Request for approval of an architectural review for a Business Identification Sign 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: Jeff Skobin, Polestar Los Angeles (Galpin Motors)
Project Representative: Christopher Rallo, Crest Real Estate
Tom Levyn – Glaser Weil
Thomas Stahl – SDA Partnership
Public Input: None

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

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

NOES: None

CARRIED

The Commission took a recess at 2:32 PM.

The Commission reconvened at 2:41 PM.

Vice Chair Meyer advised that he has a financial interest in real property less than 500 feet from the project at 431 North Rodeo Drive, but because that interest faces a different street, he does not believe there will be a material impact. Additionally, he has a financial interest in other real properties located more than 500 feet but less than 1,000 feet from the project site, and has considered whether the proposed project would change the 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 Market value of the real property in which he has a financial interest. Based on the nature of the proposed project, he finds that it would not change any of the previously stated factors, and thus will participate in the consideration of the matter.

6. 431 NORTH RODEO DRIVE

Bulgari (PL2300337)

Request for approval of an architectural review for modifications to a previously approved project to allow a Sign Accommodation for multiple Business Identification Signs. 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: Davide Plantera, Bulgari Corporation of America
Project Representative: Ashok Vanmali, Gruen Associates
Public Input: None

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

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

NOES: None

CARRIED

Vice Chair Meyer advised that he has a financial interest in real property less than 500 feet from the project at 439 North Rodeo Drive, but because that interest faces a different street, he does not believe there will be a material impact. Additionally, he has a financial interest in other real properties located more than 500 feet but less than 1,000 feet from the project site, and has considered whether the proposed project would change the 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 Market value of the real property in which he has a financial interest. Based on the nature of the proposed project, he finds that it would not change any of the previously stated factors, and thus will participate in the consideration of the matter.

**7. 439 NORTH RODEO DRIVE
Grand Seiko (PL2300330)**

Request for approval of an architectural review for a Sign Accommodation for multiple Business Identification Signs, including Business Identification Signs facing the courtyard and on the top surface of the awnings. 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: Brice Le Traodec, Grand Seiko Corporation of America
Project Representative: Eddy Compagno Zoan, MGSarchitecture
Public Input: None

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

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

NOES: None

CARRIED

Citing a financial interest in real property less than 500 feet from the project at 352 North Beverly Drive, Vice Chair Meyer recused from the item and left the meeting room at 3:21 PM.

**8. 352 NORTH BEVERLY DRIVE
A.L.C. (PL2300331)**

Request for approval of an architectural review for façade modifications, a Business Identification Sign, and construction barricade. Pursuant to the provisions set forth in the

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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: A.L.C. LTD
Project Representative: Bureau Namas
Public Input: None

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

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

CARRIED

The Commission took a recess at 3:34 PM

The Commission reconvened at 3:39 PM, with all five Commissioners present.

9. 245 SOUTH SPALDING DRIVE

Multi-Family Residential (PL2300336)

Request for approval of an architectural review for façade modifications, landscaping, and rooftop improvements to an existing six-story multi-family residential building. 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: 245 Spalding Partners, L.P.
Project Representative: Kevin Tsai Architecture
Public Input: None

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

AYES: Commissioners Pynoos, Schreiber, Matson, Vice Chair Meyer, Chair Devlin
NOES: None

CARRIED

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**

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- Chair Devlin provided brief updates from the 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:
 - Associate Planner Christine Delostrinos will be transitioning to a new role as part of the Long Range team within the Planning Division. New Associate Planner Deborah Hong will be assuming the role of Project Planner for the Architectural Commission.
 - The date on which the Architectural and Design Review Commissions will be combined remains to be determined; the process requires a notable change in Municipal Code language, which is in progress.

10. 2023 Meeting Schedule

- Received and filed; staff advised that the 2024 draft schedule will come to the Commission at the October meeting.

ADJOURNMENT

Date / Time: August 16, 2023 / 4:37 PM

PASSED AND APPROVED THIS 20TH DAY OF SEPTEMBER, 2023

Tim Devlin

Tim Devlin, Chair