SPECIAL MEETING
OF THE RESTAURANT SUBCOMMITTEE
OF THE ARCHITECTURAL COMMISSION

City of Beverly Hills
Room 280B
In-Person / Teleconference / Video Conference Meeting
455 North Rexford Drive
Beverly Hills, CA 90210

Friday, June 30, 2023
10:00 AM

Pursuant to Government Code Section 54953, members of the Restaurant Subcommittee of the Architectural Commission and staff may participate in this meeting via a teleconference. Members of the public can participate in the meeting by using this link: [www.beverlyhills.org/subcommittee](http://www.beverlyhills.org/subcommittee) (passcode 90210) or by phone at 833-548-0276 (Meeting ID: 844 6491 8768). Written comments may be emailed to commentAC@beverlyhills.org and will be read at the meeting.

SPECIAL MEETING AGENDA

1. Public Comment

2. CONSIDERATION OF MINUTES
Consideration of minutes of the Restaurant Subcommittee of the Architectural Commission special meeting of April 26, 2023.

3. 430 NORTH CAMDEN DRIVE
Marea (PL2300276)
Request for approval of an architectural review to allow façade modifications, a Sign Accommodation to allow multiple Business Identification Signs, and an outdoor seating area. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Restaurant Subcommittee of the Architectural Commission will also consider finding the project exempt from further review under CEQA.

4. 362 NORTH CAMDEN DRIVE
Cipriani (PL2300285)
Request for approval of an architectural review to allow a Sign Accommodation to allow multiple Business Identification Signs and an outdoor seating area. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Restaurant Subcommittee of the Architectural Commission will also consider finding the project exempt from further review under CEQA.
5. Adjournment

Mark Odell, Urban Designer

Posted: June 27, 2023

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services.
MEETING CALLED TO ORDER
Date/Time: April 26, 2023 / 3:03 PM

PLEDGE OF ALLEGIANCE

ROLL CALL
Commissioners Present: Vice Chair Devlin, Chair Schreiber
Staff Present: Masa Alkire, Christine Delostrinos, Karen Myron

1. PUBLIC COMMENT
None

2. 447 NORTH BEVERLY DRIVE
Pop’s Bagels (PL23000173)
Request for approval of an architectural review to allow revisions to a previously approved project, including façade modifications, a Sign Accommodation to allow multiple Business Identification Signs including a blade sign, and an outdoor seating area. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Restaurant Subcommittee of the Architectural Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Christine Delostrinos, Associate Planner
Project Applicant: Alexander Liberman
Project Representative: Alexander Liberman
Public Input: None

The Subcommittee unanimously approved the project with conditions.

3. 206 SOUTH BEVERLY DRIVE
Parakeet Café (PL2300174)
Request for approval of an architectural review to allow a Business Identification Sign, valance signage, an outdoor seating area, and a mechanical enclosure at the rear. Pursuant to the
provisions set forth in the California Environmental Quality Act (CEQA), the Restaurant Subcommittee of the Architectural Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Christine Delostrinos, Associate Planner  
Project Applicant: Jonathan Goldwasser  
Project Representative: Tracy Lindquist, Roger Barbosa  
Public Input: None

The Subcommittee unanimously approved the project with conditions.

4. ADJOURNMENT
   Date / Time: April 26, 2023 / 3:48 PM

PASSED AND APPROVED THIS 30TH DAY OF JUNE, 2023

Jennifer Schreiber, Chair
Concept & Inspiration

Starting the design process to incorporate the green wall system at the Marea site, it was determined that the plant selection and planting method would be critical to achieving the visual impact and ecological benefits of the wall. The design team selected a variety of climbers and trailing plants to create a rich tapestry of leaves, textures, and colors. The strategy was to create a balanced mix of plants that would provide year-round interest and maintain a cohesive aesthetic throughout the seasons.

What we do & how we do it

We are committed to creating innovative and sustainable green wall systems that enhance the beauty and functionality of urban environments. Our approach involves a thorough analysis of site conditions, including soil type, climate, and exposure, to ensure that the selected plants are well-adapted and can thrive in their new environment.

Planting Method

The green wall system at the Marea site is mounted on the building facade using a proprietary panel system. The panels are designed to provide structural support while allowing the plants to grow and establish without hindrance. A combination of lightweight materials and engineered components ensures durability and longevity, even in harsh urban conditions.

Maintenance

Regular maintenance is essential to keeping the green wall healthy and visually appealing. This includes regular watering, fertilization, and pruning to control growth and maintain the desired shape and size. In addition, periodic inspections help identify and address any issues before they become more serious.

PURSUANT TO ASSEMBLY BILL (AB) 2097, THE PROJECT SITE IS LOCATED WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP LOCATED AT THE INTERSECTION OF WILSHIRE BOULEVARD AND SANTA MONICA BOULEVARD. ACCORDINGLY, PURSUANT TO STATE LAW, NO PARKING IS REQUIRED FOR THE PROPOSED OPEN AIR DINING ON PRIVATE PROPERTY AND THE PROPOSED CHANGES TO THE EXISTING PARKING LOT.
PROPOSED FRONT ELEVATION

EXISTING MECHANICAL EQUIPMENT SCREEN
EXISTING TRUE DIVIDED LIGHT WINDOW, PAINT, TYP.
EXISTING ROOF CORNICE PAINT
EXISTING BI-FOLD DOORS
EXIST FIRE DEPT CONNECTION
EXIST AWNING
EXIST WOOD STOREFRONT DOORS
NEW STEEL TUBE AND CANVAS RAILING

1/8" = 1'-0"
RAILING DETAILS

NEW 2"Ø WOOD TOP RAIL

NEW 2"Ø STEEL TUBE FRAME

CANVAS PANEL WITH LOGO

NEW STEEL TUBE SLEEVE AND POST

SIGNAGE CALCULATION:
LOGO AND NAME = 1.48 SF PER PANEL X 5 PANELS = 7.40 SF TOTAL FOR RAILING
TABLE AND CHAIRS

PLANTER BOXES & FICUS

EXTERIOR FURNITURE
FINISH LEGEND

CV1: CANVAS FABRIC: DARK GREEN - PANTONE 3425C

PT1: METAL RAILING AND POSTS: POWDER COATED BONE WHITE

W1: WOOD TOP RAILING: NATURAL WOOD WITH HIGH GLOSS LACQUER

FRONT ELEVATION RENDERED

1/8" = 1'-0"
COLOR & MATERIAL BOARD

FRONT COLOR PALETTE

CV-1 CANVAS
DARK GREEN PANTONE - 3425C

W-1 NATURAL WOOD
HIGH GLOSS LACQUER

REAR COLOR PALETTE

CV-2 PATIO CANVAS COVER
WHITE

PT-1 POWDER COATED
BONE WHITE

PT-2 INTUMESCENT PAINT
WHITE
SITE CONTEXT PHOTOS

1. Exterior view of a building.
2. Another exterior view of a building.
3. Exterior view of a building.
4. Exterior view of a building.
5. Photos key map.
7. Exterior view of a building.
8. Interior view of a building.
10. Interior view of a building.