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

Wednesday, April 26, 2023  
3:00 PM

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 6497 8768). Written comments may be emailed to commentAC@beverlyhills.org and will be read at the meeting.

SPECIAL MEETING AGENDA

1. Public Comment

2. 447 NORTH BEVERLY DRIVE  
   Pop’s Bagels (PL2300173)  
   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.

3. 206 SOUTH BEVERLY DRIVE  
   Parakeet Cafe (PL2300174)  
   Request for approval of an architectural review to allow a Business Identification Sign, valance signage, an outdoor seating area, and a mechanical equipment 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.

4. Adjournment

Mark Odell, Urban Designer

Posted: April 24, 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 twenty-four (24) hours advance notice will help to ensure availability of services.
EXISTING EXTERIOR ELEVATION

NEW EXTERIOR ELEVATION

PROPOSED EXTERIOR ELEVATION
PROPOSED FLOOR PLAN

ALTERNATE VIEW OF RENDERING

OPEN AIR DINING - ENLARGED PLANS & ELEVATIONS

PROPOSED TOTAL OPEN AIR DINING AREA = 98 S.F.

TOTAL OPEN DINING AREA = 98 S.F.

PUBLIC PROPERTY AREA = 33 S.F.

OUTDOOR SEATING = 5 SEATS + 1 ADA PROVIDED

TOTAL OUTDOOR = 2 CHAIRS, 1ADA, 1 BENCH

**EXISTING FABRIC AWNING & FRAME TO BE REMOVED**

PROPOSED OPEN AIR DINING ON PUBLIC PROPERTY AREA = 33 S.F.

SCALE: 1/2" = 1'-0"

GENERAL NOTE:
1. FOR GRAPHIC PURPOSES, THE RAILING IS NOT SHOWN. PLEASE REFER TO RENDERINGS, PLANS AND DETAILS.
GENERAL NOTES:
1. ALL EXTERIOR WORK SHALL BE REVIEWED & APPROVED BY LL & OWNERS.
2. ALL EXISTING FINISHES TO REMAIN MUST BE BROUGHT TO LIKE-NEW CONDITIONS AS REQUIRED.
3. ANY DISCREPANCIES BETWEEN DRAWINGS & EXISTING CONDITION MUST BE COORDINATED WITH ARCHITECT PRIOR TO ANY WORK.
4. ALL SIGNAGE FOR REFERENCE ONLY; SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT.

AREA CALCULATION - TYPE A

<table>
<thead>
<tr>
<th>LINEAR FEET OF STORE FRONTAGE</th>
<th>ALLOWABLE SIGNAGE AREA</th>
<th>PROPOSED SIGNAGE AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.5 LINEAR FT.</td>
<td>37 SQ. FT.</td>
<td>16.7 SQ. FT.</td>
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PROPOSED EXTERIOR ELEVATIONS
NEW EXTERIOR RAILING TO BE POWDER COATED: ULTRAMARINE BLUE | RAL 5002

NEW WHITE OAK STOR FRONT DOOR HANDLE

NEW WHITE OPAQUE VINYL DECAL

EXTerior STUCCO TO BE REFACED WITH NEW STUCCO

WHITE CONCRETE BENCH: WHITE AND BLUE REMOVABLE VINYL CUSHIONS

STORE FRONT TO BE PAINTED: FARROW AND BALL | ALL WHITE

TABLES WITH WHITE MELAMINE TOPS AND POLISHED STAINLESS STEEL POST AND EDGE BAND.

POWDER COATED ALUMINUM STOOLS: SIGNAL WHITE | RAL 9003 WHITE AND BLUE REMOVABLE VINYL CUSHIONS

NEW ‘HALO STYLE’ BACKLIT SIGNAGE: BENJAMIN MOORE | TWILIGHT BLUE

NEW ALUMINUM BLADE SIGN: BENJAMIN MOORE | TWILIGHT BLUE
PROPOSED HALO SIGNAGE LOCATION
ALUMINUM BLADE SIGN
WITH HALO BACK-LIT GRAPHICS
FABRICATED BY SIGNAGE VENDOR
VINYL GRAPHIC
TO BE PRINTED IN WHITE
APPLIED DIRECTLY TO GLASS FROM INTERIOR
FABRICATED BY SIGNAGE VENDOR
PROJECT TEAM

APPLICANT / TENANT
PARAKEET CAFE
7514 IRAN AVENUE, SUITE 1001
LA JOLLA, CA 92037

PHONE: (619) 578-1040

AGENT / REPRESENTATIVE
WILSHIRE MANAGEMENT
9591 IRVINE CENTER DRIVE, SUITE 200
IRVINE, CA 92868

PHONE: (714) 321-8957

ARCHITECT:
LYONS WARREN, ENGINEERS + ARCHITECTS
5050 CANDIDA STREET
SAN DIEGO, CA 92126-4500

PHONE: (619) 573-8999

PROPERTY OWNER:
CORNER ONE HOLDINGS, LLC
204 S. BEVERLY DR., SUITE 115
BEVERLY HILLS, CA 90212

PHONE: (310) 249-1400

PROJECT DESCRIPTION / SCOPE OF WORK:

ARCHITECTURAL REVIEW FOR PROPOSED BUSINESS
IDENTIFICATION SIGNAGE, AWNING COVERING / SIGNAGE ON EXISTING AWNING FRAME, AND
PROPOSED EQUIPMENT SCREEN WALL AT REAR PARKING AREA.

PROJECT DATA:

1. JURISDICTION: CITY OF BEVERLY HILLS
2. LEGAL: TRACT 6590 LOTS 2041 & 2042
3. APN: 4337-003-03
4. ADDRESS: 204 S. BEVERLY DRIVE

SITE PLAN KEY NOTES

1. OPEN AREA DINING AREA, UNDER SEPARATE SUBMITAL AND PERMIT
2. PROPOSED EQUIPMENT SCREEN WALL
3. PROPOSED BUSINESS IDENTIFICATION SIGNAGE (WALL SIGN)
4. PROPOSED AWNING COVERING / SIGNAGE

S. BEVERLY DR.

NORTH
FLOOR PLAN KEY NOTES

1. OPEN AREA DINING AREA, UNDER SEPARATE SUBMITAL AND PERMIT
2. EXISTING MAIN ENTRY
3. EXISTING BUILDING COLUMNS
4. EXISTING PUBLIC SIDEWALK
5. EXISTING WINDOWS
6. EXISTING CURB

7. EXISTING BIKE RACK
8. EXISTING PARKING METER
9. EXISTING STREET TREE
10. PROPOSED AWNING COVERING

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Scale: 1/4"=1'-0"
FLOOR PLAN KEY NOTES

1. PROPOSED EQUIPMENT SCREEN WALL
2. EXISTING MECHANICAL EQUIPMENT AREA
3. EXISTING TRASH BIN
4. EXISTING PARKING AREA
5. PARKING AREA IMPROVEMENTS, UNDER SEPARATE SUBMITTAL AND PERMITS
6. EXISTING 2ND LEVEL STAIRWAY
7. INTERIOR TENANT IMPROVEMENT UNDER SEPARATE PERMIT
8. PARKING LOT ENTRY DOOR
9. KITCHEN ENTRY DOOR

ENLARGED FLOOR PLAN

SCALE: 1/4"=1'-0"
LEGEND: BUILDING IDENTIFICATION SIGNAGE

A. PROPOSED WALL SIGN:
- Size: 12" H x 7'-0" L, 7 S.F.
- Refer to Sheet A1 for Wall Sign Details.

B. PROPOSED SIGN ON CANOPY FABRIC:
- Size: 7" H x 22'-0" L, 13 S.F.
- Color: Pink
- Not illuminated, graphic applied.

TOTAL S.F.: 20 S.F.

KEY NOTES

1. PROPOSED BUSINESS IDENTIFICATION SIGNAGE, SEE LEGEND THIS SHEET
2. EXISTING AWNING AND LIGHTS
3. EXISTING WINDOWS AND DOORS
4. EXISTING BUILDING COLUMNS
5. OPEN AREA DINING AREA FACING UNDER SEPARATE SUBMITTAL AND PERMIT
6. OPEN AREA DINING AREA AND UMBRELLAS UNDER SEPARATE SUBMITTAL AND PERMIT
7. EXISTING BUILDING

8. AWNING FABRIC TO BE APPLIED OVER EXISTING FRAMING:
- MANUFACTURE: SUNCHEETA SEAMARK
- MATERIAL: 100% ACRYLIC, WOVEN
- COLOR: BLACK

9. EXISTING AWNING ALUMINUM FRAME, REPAINT BLACK TO MATCH EXISTING.

SIGNAGE SECTION

AWNING SECTION

SIGNAGE ELEVATION

SECTION

SECTION

EXTERIOR ELEVATION

LEASING SPACE

SIDEWALK

"PARAELF CAFE"

"ORGANIC 4 COFFEE 4 BREAKFAST 4 LUNCH 4 DINNER"

LESLIE W.

206 S. BEVERLY DR.
BEVERLY HILLS, CA 90212
858.573.8998 fax
858.573.8999

San Diego, CA 92126-4560
lwa@lyonswarren.com
**KEY NOTES**

1. **EXISTING BUILDING**
2. **EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT, TIP.**
3. **EXISTING WINDOWS AND DOORS, TIP.**
4. **EXISTING 2ND LEVEL STAIRWAY**
5. **PROPOSED EQUIPMENT SCREEN WALL**
6. **PROPOSED SCREEN WALL POST**
   - MATERIAL: ALUMINUM
   - COLOR: DARK BRONZE

7. **PROPOSED 1½" COMPOSITE PANEL**
   - MATERIAL: COMPOSITE DECK MATERIAL
   - COLOR: DARK BROWN TO MATCH EXISTING

8. **PROPOSED 2" VERTICAL OPENING BETWEEN PANELS**

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**PROPOSED EQUIPMENT SCREEN WALL**

*SCALE: 1/4"=1'-0"*

**PROPOSED SECTION**

*SCALE: 1/8"=1'-0"*

**EXTERIOR ELEVATION**

*SCALE: 1/8"=1'-0"*
**Parakeet Café**


- Overall dimension: 65.6"W x 10.4"H
- 3" Aluminum Returns - primed and painted Black color
- 1/4" thick Acrylic backs/Letter Shapes for halo illumination
- Halo Lit. L.E.D. lights System inside

Mounted on the Building Wall with the Screws / Anchor Bolts and Spacers

**0.4" Dia. Single-stroke Regular Pink Neon**

- Overall dimension: 13.4"W x 11"H
- Mount on the Wall with 1.5" stands

**FASTSIGNS**

333 S. Spring St, Suite F2, Los Angeles, CA 90013
phone: 213-457-1098
www.FASTSIGNS.com/2143

**PARAKEET CAFE**

206 S Beverly Drive, Beverly Hills, 90212

**DLO**

DATE: 27.01.2023

**DESIGNER**

**SALES REP**

**PROD MGR**

**CLIENT APPROVAL**

**LANDLORD APPROVAL**

**UL Listed**