



**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, November 3, 2023  
10:00 AM**

*Members of the public can participate in the meeting in person, or 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](mailto:commentAC@beverlyhills.org) and will be read at the meeting.*

**SPECIAL MEETING AGENDA**

**1. Public Comment**

**2. CONSIDERATION OF MINUTES**

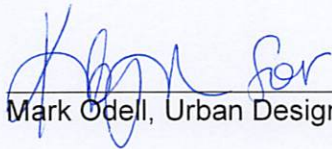
Consideration of minutes of the Restaurant Subcommittee of the Architectural Commission special meeting of September 20, 2023.

**3. 233 SOUTH BEVERLY DRIVE**

**Layla Bagels (PL2300430)**

Request for approval of an architectural review to allow a façade remodel and Sign Accommodation for multiple business identification signs for a new restaurant. 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: October 30, 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.



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

In-Person / Telephonic / Video Conference Meeting

**RESTAURANT SUBCOMMITTEE OF THE  
 ARCHITECTURAL COMMISSION  
 SPECIAL MEETING**

**MINUTES**

September 20, 2023  
 10:00 AM

**MEETING CALLED TO ORDER**

Date/Time: September 20, 2023 / 10:01 AM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Chair Devlin, Vice Chair Meyer  
 Staff Present: Mark Odell, Christine Deborah Hong, Karen Myron

**1. PUBLIC COMMENT**

None

**2. CONSIDERATION OF MINUTES**

Consideration of minutes of the Restaurant Subcommittee of the Architectural Commission special meeting of June 30, 2023.

The subcommittee unanimously approved the minutes as presented.

**3. 122 SOUTH BEVERLY DRIVE**

**South Beverly Grill and Honor Bar (PL2300387)**

Request for approval of an architectural review to allow modifications to and a continued use of outdoor seating areas for existing restaurants. 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: Deborah Hong, Associate Planner  
 Project Applicant: Honor Bar/South Beverly Grill  
 Project Representative: Caroline Niederpruem, Andrew Yapp  
 Public Input: None

The Subcommittee unanimously approved the project as presented.

*Vice Chair Meyer advised that he has a financial interest in real properties located more than 500 feet but less than 1,000 feet from the project at 435 North Camden Drive, 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 will participate in the consideration of the matter.*

#### **4. 435 NORTH CAMDEN DRIVE**

##### **Gravitas (PL2200401)**

Request for approval of an architectural review for modifications to an existing plaza to allow an outdoor dining area with landscaping, Business Identification Signage, and a construction barricade for a new restaurant. 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:	Deborah Hong, Associate Planner
Project Applicant:	Seth Glassman
Project Representative:	George Kelly - Kelly Architects
Public Input:	None

The Subcommittee unanimously approved the project with conditions.

#### **5. ADJOURNMENT**

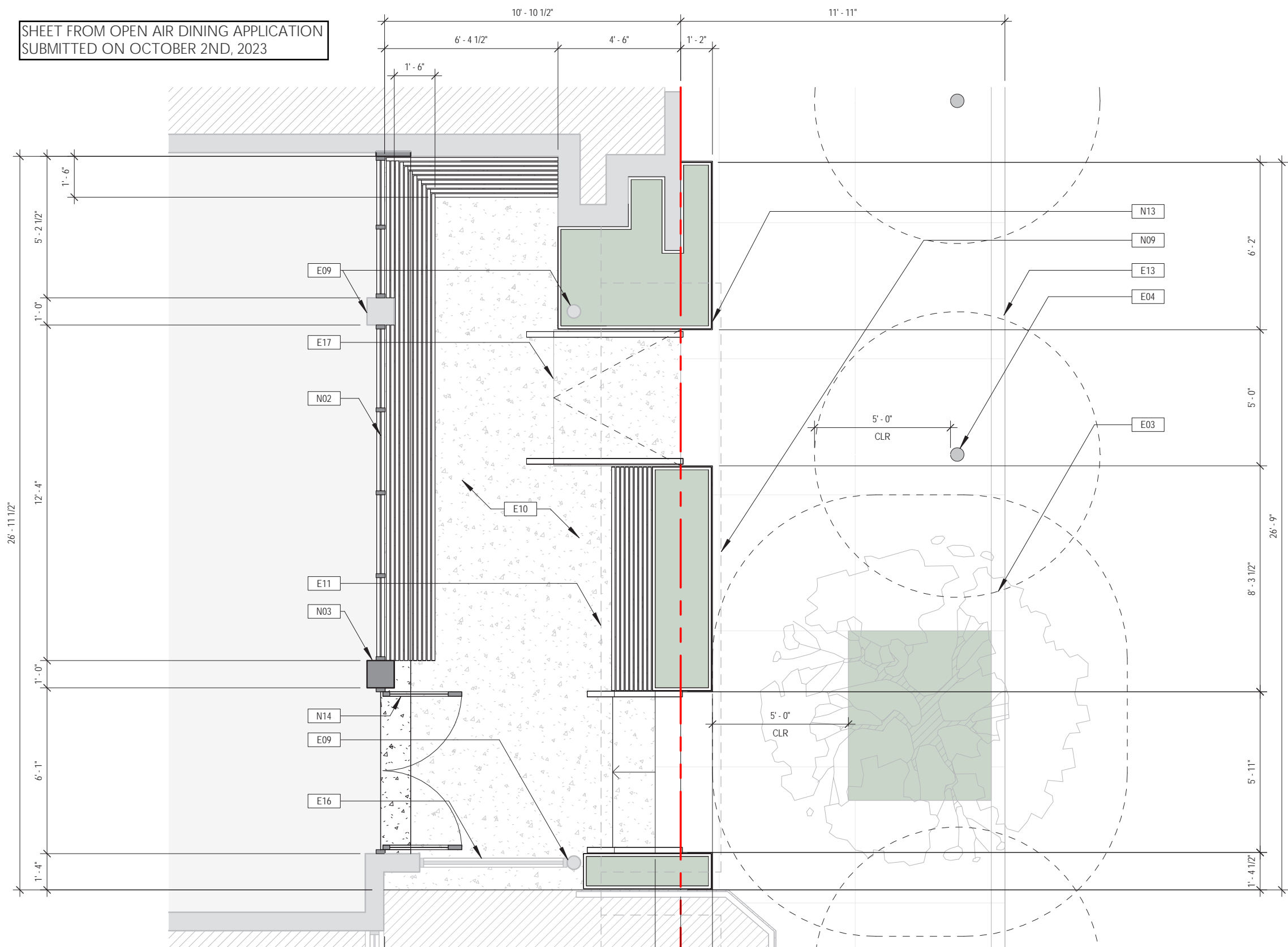
Date / Time: September 20, 2023 / 11:02 AM

PASSED AND APPROVED THIS 3<sup>RD</sup> DAY OF NOVEMBER, 2023

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Tim Devlin, Chair

SHEET FROM OPEN AIR DINING APPLICATION  
SUBMITTED ON OCTOBER 2ND, 2023

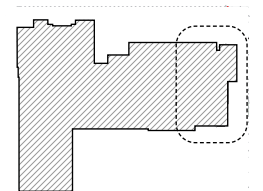


OPEN AIR DINING AREA	
<b>EXISTING OPEN AIR DINING</b>	
ON PRIVATE PROPERTY	248 SF
PUBLIC ENCROACHMENT	10 SF
<b>TOTAL</b>	<b>258 SF</b>
<b>PROPOSED OPEN AIR DINING</b>	
ON PRIVATE PROPERTY	274 SF
PUBLIC ENCROACHMENT	19 SF
<b>TOTAL</b>	<b>293 SF</b>

KEYNOTES	
E03	(E) CITY TREE
E04	(E) CITY PARKING METER
E09	STRIP AND REPAINT (E) COLUMN
E10	(E) CONCRETE PAD, GRIND AND SEAL FINISH
E11	(E) SOFFIT ABOVE
E13	(E) SIDEWALK
E16	(E) WALL, REPAIR AND REPAINT
E17	(E) RAMP TO REMAIN
N02	(N) BRUSHED ALUMINUM STOREFRONT
N03	(N) FAUX COLUMN AT FACADE (ARCHITECTURAL ELEMENT, NON-STRUCTURAL)
N09	(N) RETRACTABLE OVERHANG ON (E) AWNING STRUCTURE
N13	(N) PERIMETER WOOD SLAT PLANTERS
N14	(N) WOOD DOUBLE DOORS (3'-0" EACH)

BEVERLY DRIVE



Open Air Dining



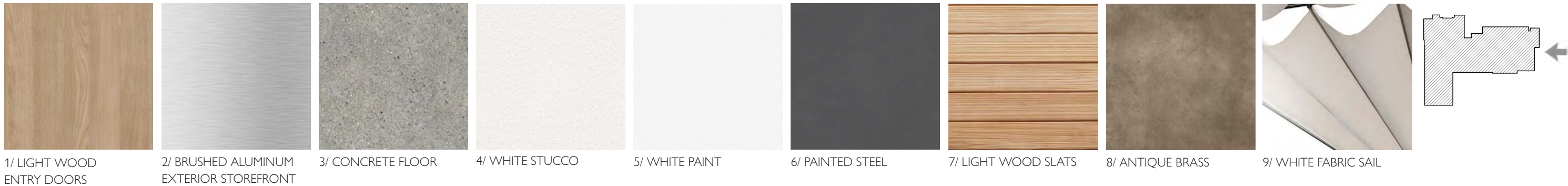
EXISTING



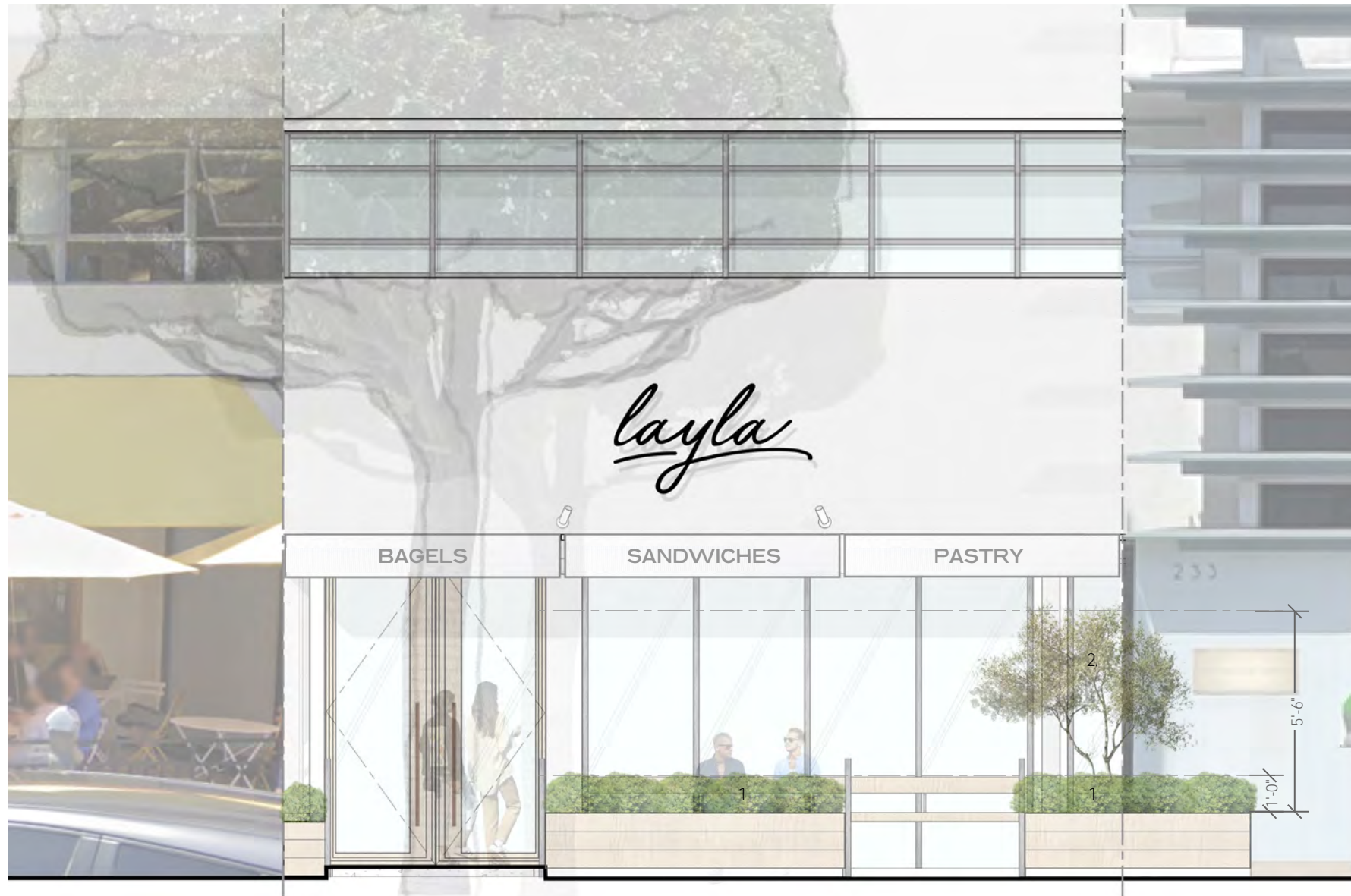
PROPOSED

*Rendering from Beverly Drive*

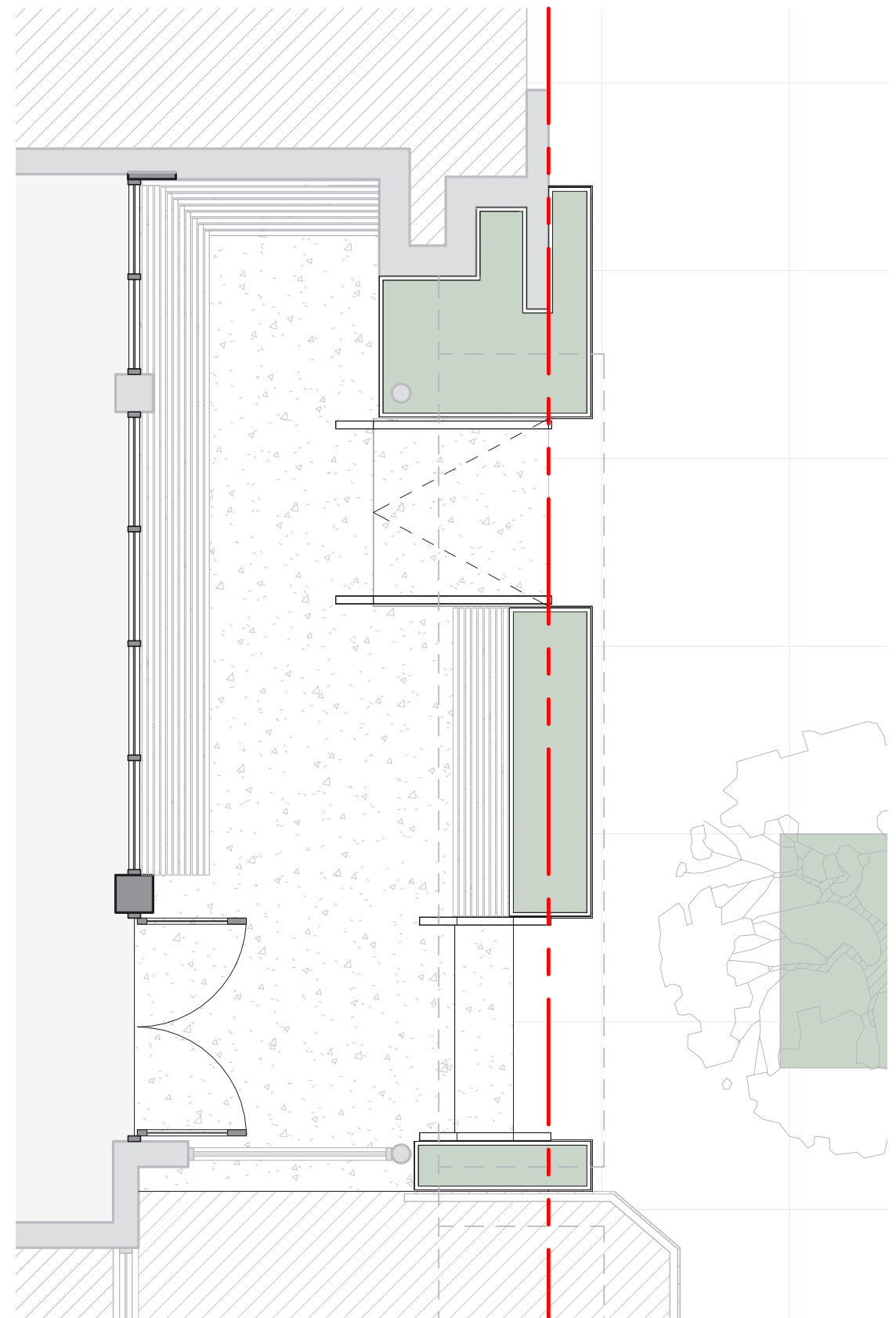
KEY NOTES	
E09	STRIP AND REPAINT (E) COLUMNS
E11	(E) STUCCO FASCIA. PATCH/REPAIR/REPAINT AS NEEDED
E13	(E) ACCESSIBLE PATH TO REMAIN. GRIND AND SEAL CONCRETE
N02	(N) BRUSHED ALUMINUM STOREFRONT
N03	(N) FAUX COLUMN AT FACADE (ARCHITECTURAL ELEMENT, NON-STRUCTURAL)
N07	(N) WOOD SLAT BENCH
N09	(N) SAIL AWNING AND SUPPORT
N10	(N) UPLIGHTS TO ILLUMINATE SIGNAGE
N11	AREA OF OAD ADDED TO PUBLIC PROPERTY
N13	(N) PERIMETER WOOD SLAT PLANTER
N14	(N) WOOD DOUBLE DOORS (3'-0") EACH



*Proposed Colored Elevation*



1/ EMERALD CARPET MANZANITA 2/ SWAN HILL OLIVE



*Landscape*