



**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, November 15, 2023  
11:00 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**

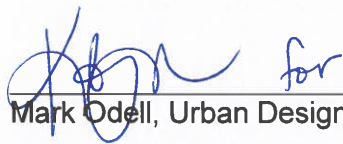
Consideration of minutes of the Restaurant Subcommittee of the Architectural Commission special meeting of November 3, 2023.

**3. 180 NORTH ROBERTSON BOULEVARD**

**Isabella (PL2300475)**

Request for approval of an architectural review to allow a façade remodel and a Business Identification Sign 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: November 13, 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**

November 3, 2023  
 10:00 AM

**MEETING CALLED TO ORDER**

Date/Time: November 3, 2023 / 10:01 AM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Chair Devlin, Vice Chair Meyer  
 Staff Present: Mark Odell, 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 September 20, 2023.

The subcommittee unanimously approved the minutes as presented.

**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.

Project Planner: Deborah Hong, Associate Planner  
 Project Applicant: Harry Wexner – Layla Bagels  
 Project Representative: Michael Breland, John Naphier, Josh Morgenstern  
 Public Input: None

The Subcommittee unanimously approved the project with conditions.

**4. ADJOURNMENT**

Date / Time: November 3, 2023 / 10:20 AM

PASSED AND APPROVED THIS 15<sup>TH</sup> DAY OF NOVEMBER, 2023

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Tim Devlin, Chair

# Isabella

180/182 N Robertson, Beverly Hills, CA 90211

Architectural Commission

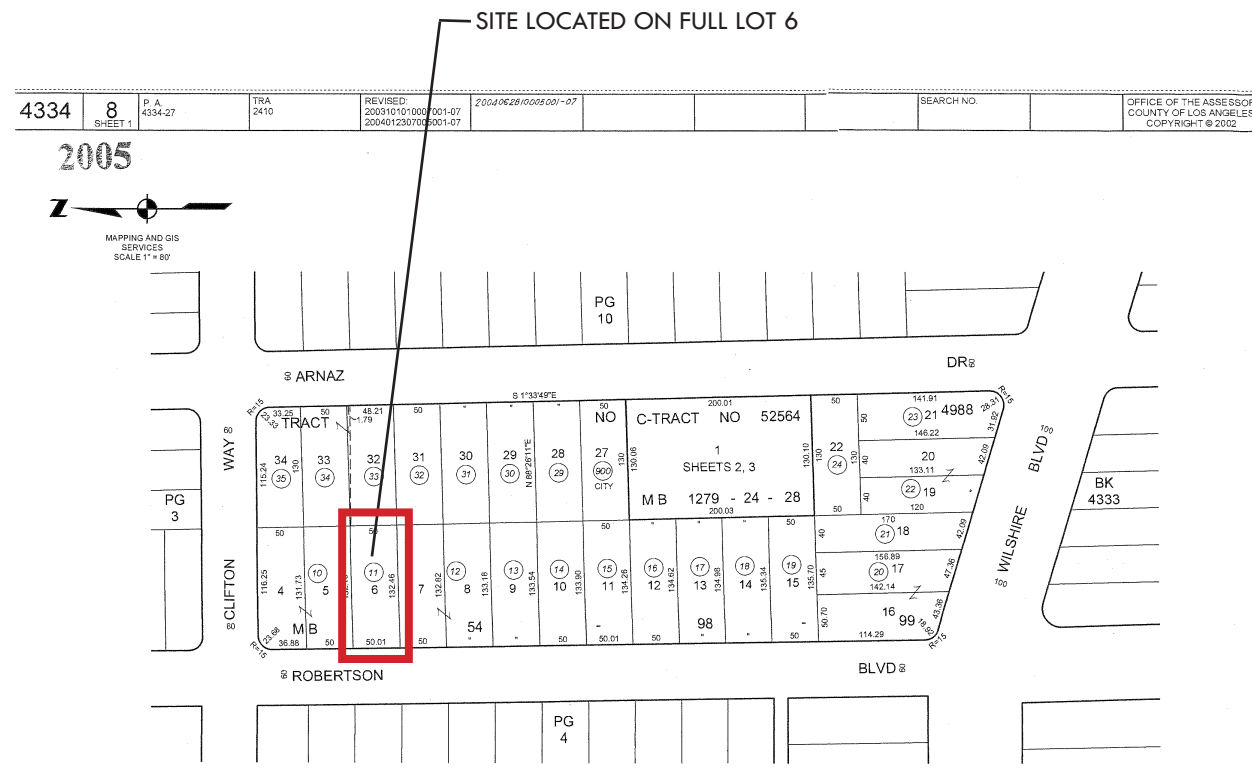
November 2023

**KELLY**  
**ARCHITECTS**  
interior architecture | interior design

2404 Wilshire Blvd, suite 1E Los Angeles, CA 90057  
213.380.8498



01 AERIAL VIEW OF SITE



03 PARCEL PLAN



02 LOCATION MAP

**CODE REVIEW INFORMATION**

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF THE ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANT'S CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

- 2019 CALIFORNIA BUILDING CODE (2018 IBC)
- 2019 CALIFORNIA ELECTRICAL CODE (2018 NEC)
- 2019 CALIFORNIA MECHANICAL CODE (2018 IMC)
- 2019 CALIFORNIA PLUMBING CODE (2015 IPC)
- 2019 CALIFORNIA FIRE CODE (2018 UFC)
- 2019 CALIFORNIA GREEN BUILDING STANDARD CODE
- LOS ANGELES RESEARCH REPORT "CURRENT EDITION"
- 2019 BEVERLY HILLS CITY MUNICIPAL CODE AMENDMENTS TO ALL THE ABOVE MENTIONED STATES CODES;
- ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

04 CODE INFORMATION

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- 001 PROJECT INFORMATION
- 002 VICINITY MAP AND PLOT PLAN
- 003 VICINITY PHOTOGRAPHS
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- 009 EXTERIOR RENDERING - DAYTIME
- 010 EXTERIOR RENDERING - NIGHTTIME
- 011 EXTERIOR EXIT HALLWAY - DAYTIME & NIGHTTIME
- 100 EXISTING FLOOR PLAN
- 101 EXISTING EXTERIOR ELEVATIONS
- 200 PROPOSED 1ST FLOOR PLAN
- 201 PROPOSED MEZZANINE FLOOR PLAN
- 202 PROPOSED EXTERIOR ELEVATIONS, MATERIALS
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- 500 MATERIAL BOARD
- 600 SIGN PLAN, ELEVATION, SPECIFICATIONS

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**CLIENT**

NAME: KRAVINGS, INC  
 ADDRESS: 556 S. FAIR OAKS AVE #589  
 PASADENA, CA 91105

**PROPERTY OWNER INFORMATION**

NAME: E-CIRCLE VENTURES, LLC  
 ADDRESS: PO BOX, 1380  
 BEVERLY HILLS, CA 90213

**ARCHITECT**

KELLY ARCHITECTS

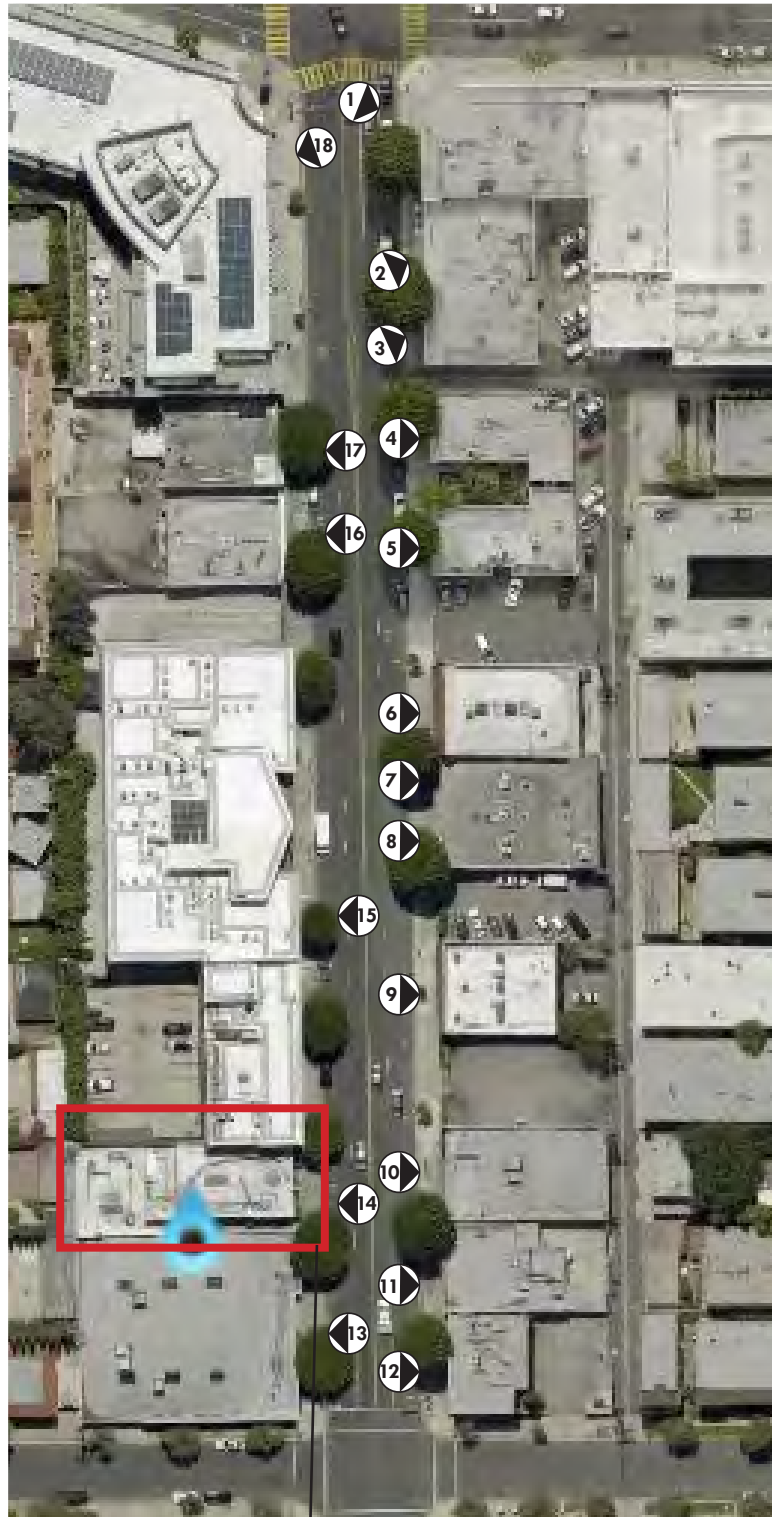
NAME: GEORGE KELLY, AIA  
 ADDRESS: 2404 WILSHIRE BLVD #1E  
 LOS ANGELES, CA 90057  
 PHONE: (213)-380 8498

**06 PROJECT CONTACT INFORMATION**

180/182 N. ROBERTSON BLVD		PROJECT AREA CALCULATION - TENANT IMPROVEMENT
ASSESSOR'S PARCEL NUMBER:	4343-008-011	1ST FLOOR (SF): 5,862
PROPERTY TYPE:	C-3; COMMERCIAL	MEZZANINE (SF): 1,535
EXISTING BUILDING SQ. SF.	7,397	TOTAL (SF): 7,397
EXISTING USE:	RESTAURANT	
PROPOSED USE:	RESTAURANT	
BUILDING TYPE:	III-A	
PARKING:	NO CHANGE	

07 PROPERTY INFORMATION

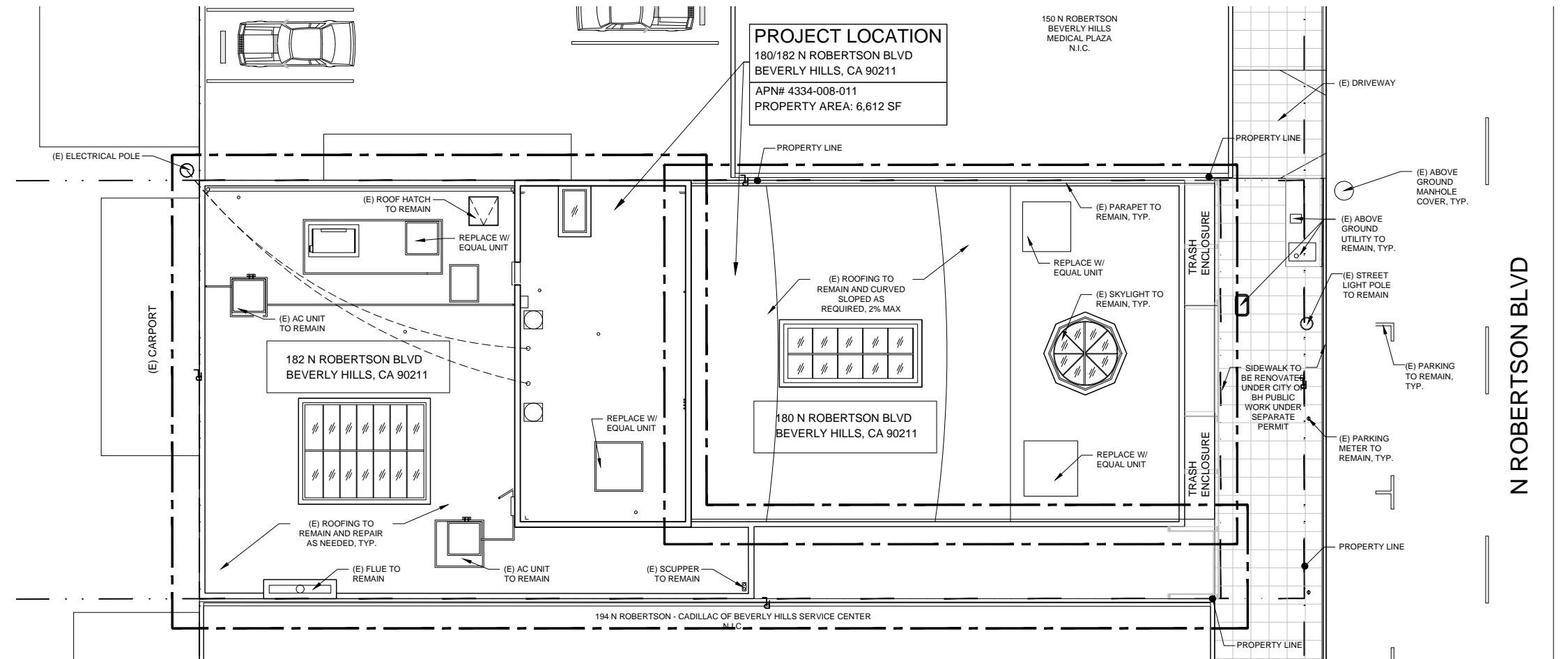




PROJECT SITE:  
180/182 N ROBERTSON BLVD

N VICINITY MAP  
N.T.S.

- |                            |                            |
|----------------------------|----------------------------|
| ① 8801 WILSHIRE BLVD       | ⑬ 194 N ROBERTSON BLVD     |
| ② 107 N ROBERTSON BLVD     | ⑭ 180/182 N ROBERTSON BLVD |
| ③ 111 N ROBERTSON BLVD     | ⑮ 150 N ROBERTSON BLVD     |
| ④ 121-125 N ROBERTSON BLVD | ⑯ 138 N ROBERTSON BLVD     |
| ⑤ 127-131 N ROBERTSON BLVD | ⑰ 132 N ROBERTSON BLVD     |
| ⑥ 145 N ROBERTSON BLVD     | ⑱ 8767 WILSHIRE BLVD       |
| ⑦ 167 N ROBERTSON BLVD     |                            |
| ⑧ 153 N ROBERTSON BLVD     |                            |
| ⑨ 165 N ROBERTSON BLVD     |                            |
| ⑩ 181 N ROBERTSON BLVD     |                            |
| ⑪ 185 N ROBERTSON BLVD     |                            |
| ⑫ 189 N ROBERTSON BLVD     |                            |



N PLOT / ROOF PLAN  
N.T.S.

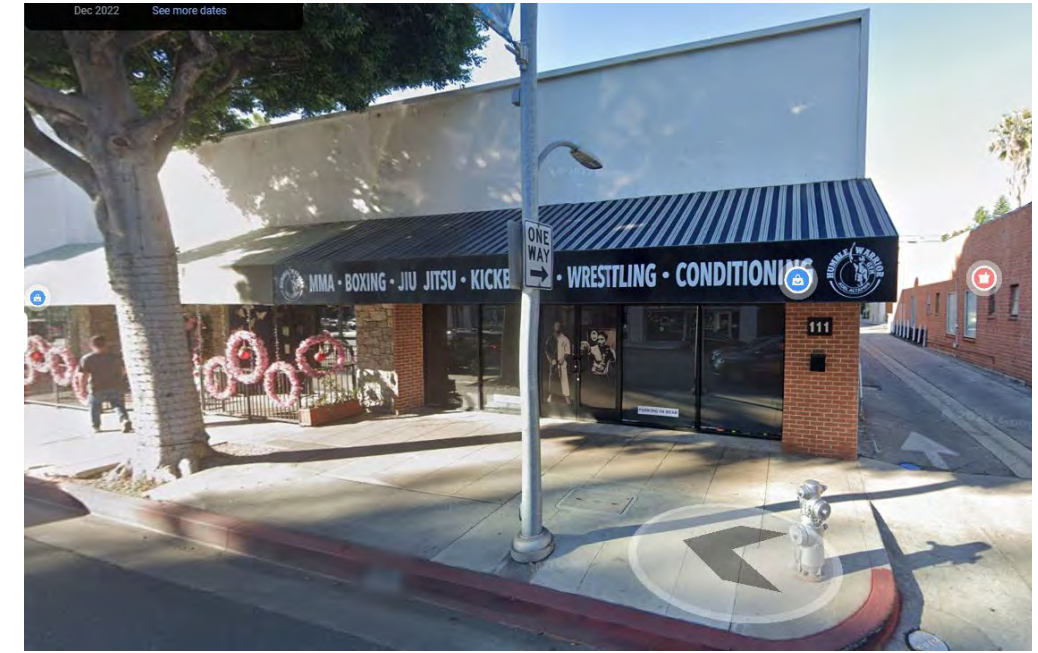




① WEST OF N. ROBERTSON BLVD  
8801 WILSHIRE BLVD



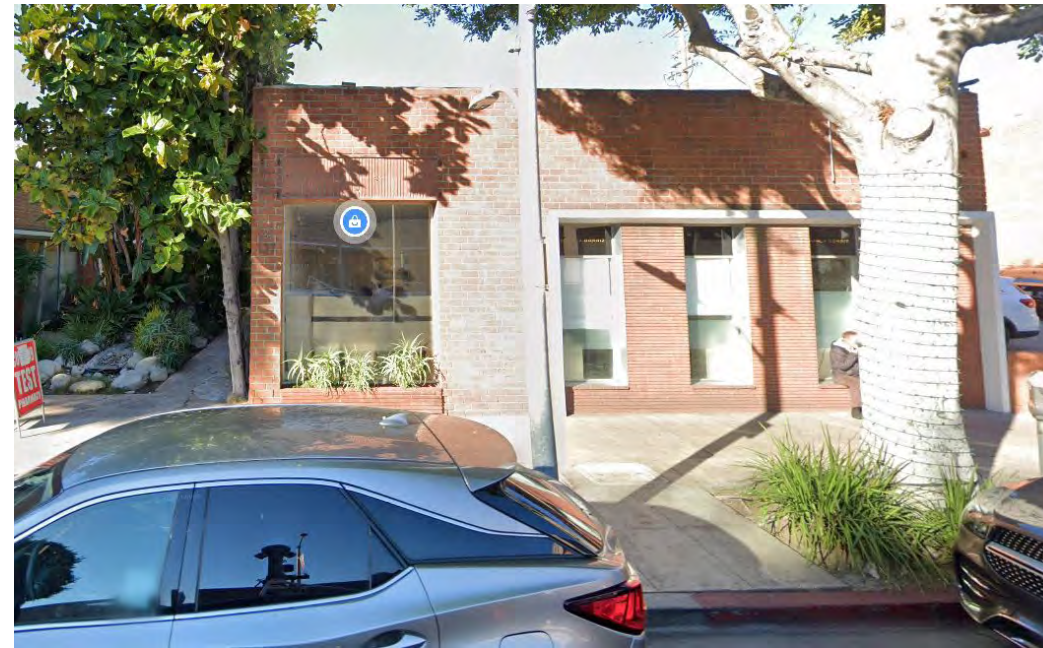
② WEST OF N. ROBERTSON BLVD  
107 N. ROBERTSON BLVD



③ WEST OF N. ROBERTSON BLVD  
111 N. ROBERTSON BLVD



④ WEST OF N. ROBERTSON BLVD  
121-125 N. ROBERTSON BLVD

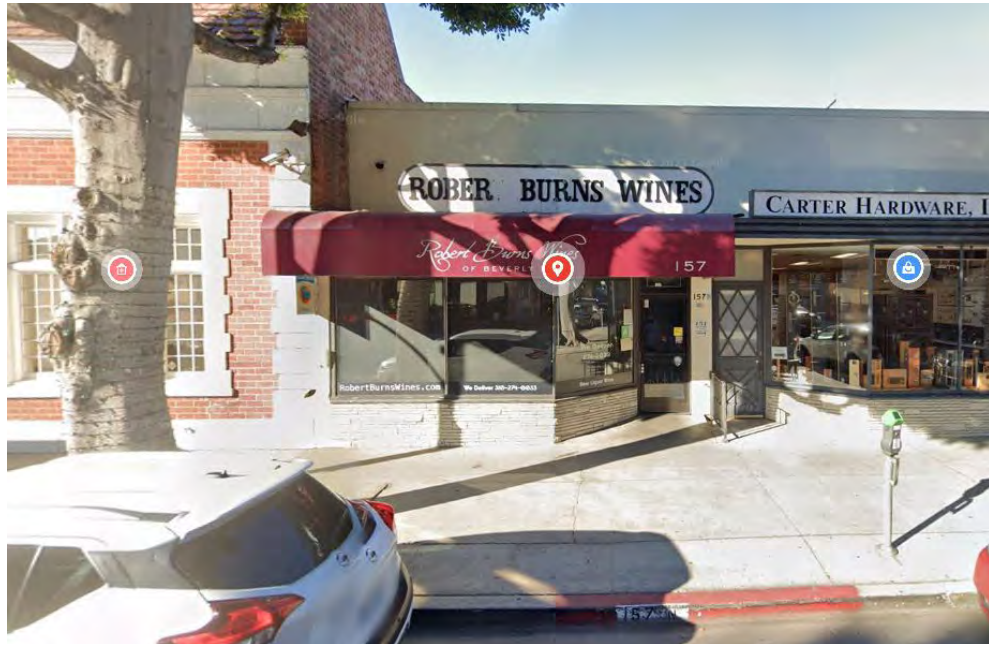


⑤ WEST OF N. ROBERTSON BLVD  
127-131 N. ROBERTSON BLVD



⑥ WEST OF N. ROBERTSON BLVD  
145 N. ROBERTSON BLVD





⑦ WEST OF N. ROBERTSON BLVD  
157 N. ROBERTSON BLVD



⑧ WEST OF N. ROBERTSON BLVD  
153 N. ROBERTSON BLVD



⑨ WEST OF N. ROBERTSON BLVD  
165 N. ROBERTSON BLVD



⑩ WEST OF N. ROBERTSON BLVD  
181 N. ROBERTSON BLVD



⑪ WEST OF N. ROBERTSON BLVD  
185 N. ROBERTSON BLVD



⑫ WEST OF N. ROBERTSON BLVD  
189 N. ROBERTSON BLVD

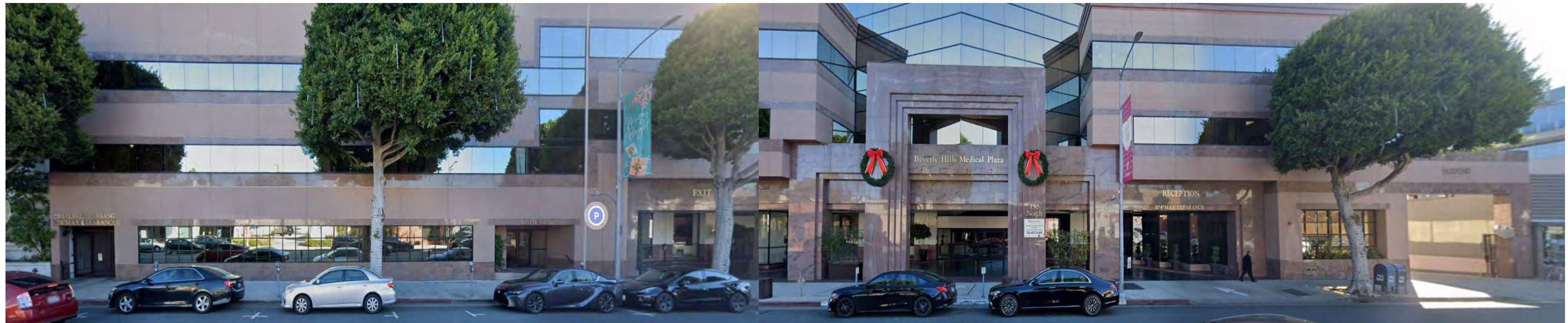




⑬ EAST OF N. ROBERTSON BLVD  
194 N. ROBERTSON BLVD



⑭ EAST OF N. ROBERTSON BLVD  
180/182 N. ROBERTSON BLVD



⑮ EAST OF N. ROBERTSON BLVD  
150 N. ROBERTSON BLVD





⑩ EAST OF N. ROBERTSON BLVD  
138 N. ROBERTSON BLVD



⑪ EAST OF N. ROBERTSON BLVD  
132 N. ROBERTSON BLVD



⑫ EAST OF N. ROBERTSON BLVD  
8767 WILSHIRE BLVD





⑦ 157 N. ROBERTSON BLVD

⑧ 153 N. ROBERTSON BLVD

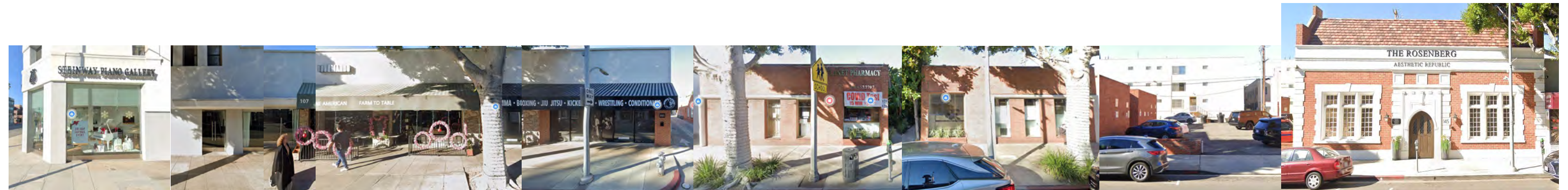
⑨ 165 N. ROBERTSON BLVD

⑩ 181 N. ROBERTSON BLVD

⑪ 185 N. ROBERTSON BLVD

⑫ 145 N. ROBERTSON BLVD

**WEST OF N. ROBERTSON BLVD**



① 8801 WILSHIRE BLVD

② 107 N. ROBERTSON BLVD

③ 111 N. ROBERTSON BLVD

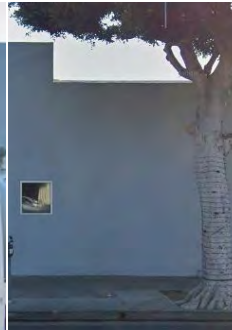
④ 121-125 N. ROBERTSON BLVD

⑤ 127-131 N. ROBERTSON BLVD

⑥ 145 N. ROBERTSON BLVD

**WEST OF N. ROBERTSON BLVD**



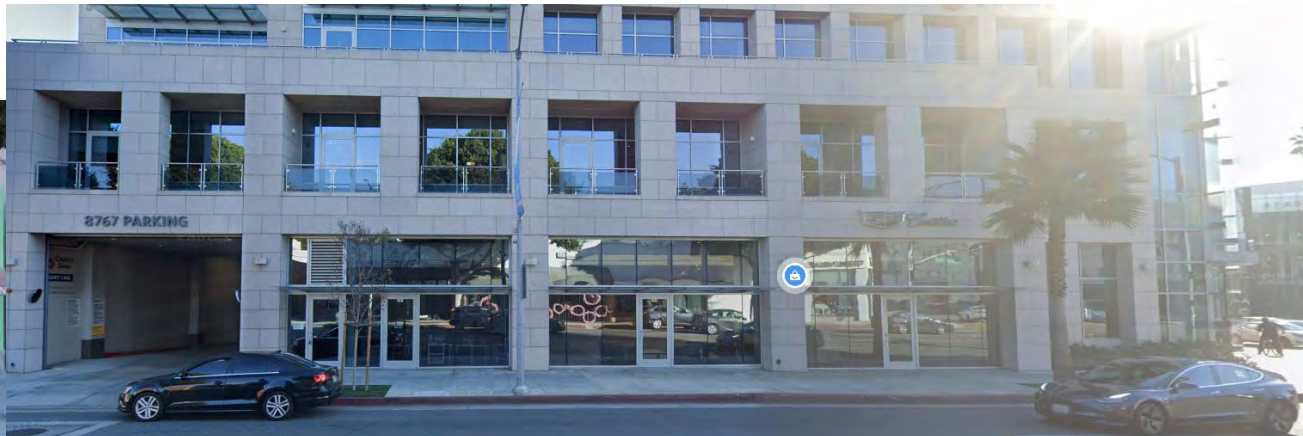


⑬ EAST OF N. ROBERTSON BLVD  
194 N. ROBERTSON BLVD

⑭ EAST OF N. ROBERTSON BLVD  
180/182 N. ROBERTSON BLVD

⑮ EAST OF N. ROBERTSON BLVD  
150 N. ROBERTSON BLVD

**EAST OF N. ROBERTSON BLVD**



⑯ EAST OF N. ROBERTSON BLVD  
138 N. ROBERTSON BLVD

⑰ EAST OF N. ROBERTSON BLVD  
8767 WILSHIRE BLVD

**EAST OF N. ROBERTSON BLVD**





EXTERIOR RENDERING - DAYTIME | 009

## Isabella

180/182 N Robertson Blvd, Beverly Hills, CA 90211  
November 2023

**KELLY**  
ARCHITECTS





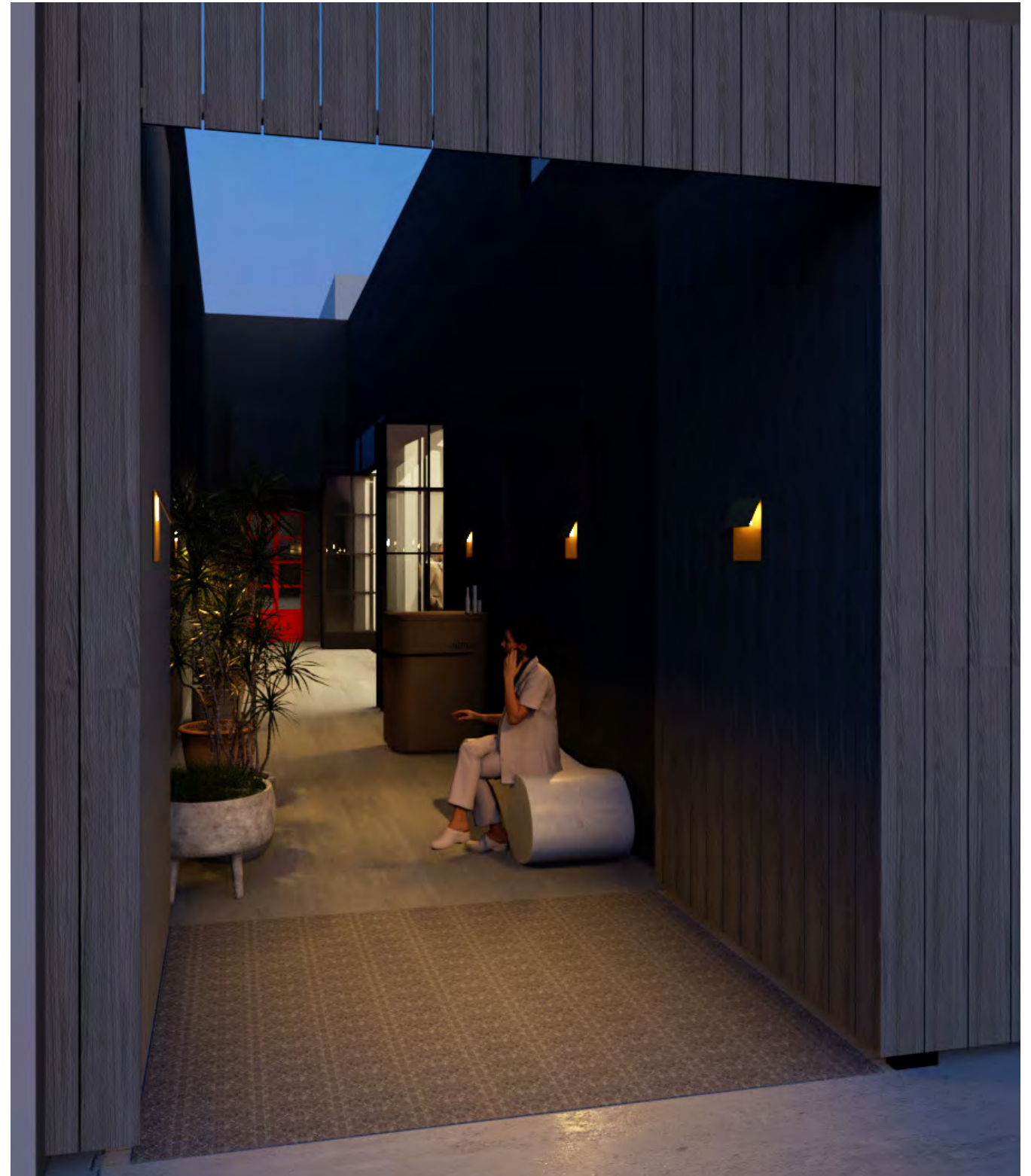
EXTERIOR RENDERING - NIGHTTIME | 010

## Isabella

180/182 N Robertson Blvd, Beverly Hills, CA 90211  
November 2023

**KELLY**  
ARCHITECTS

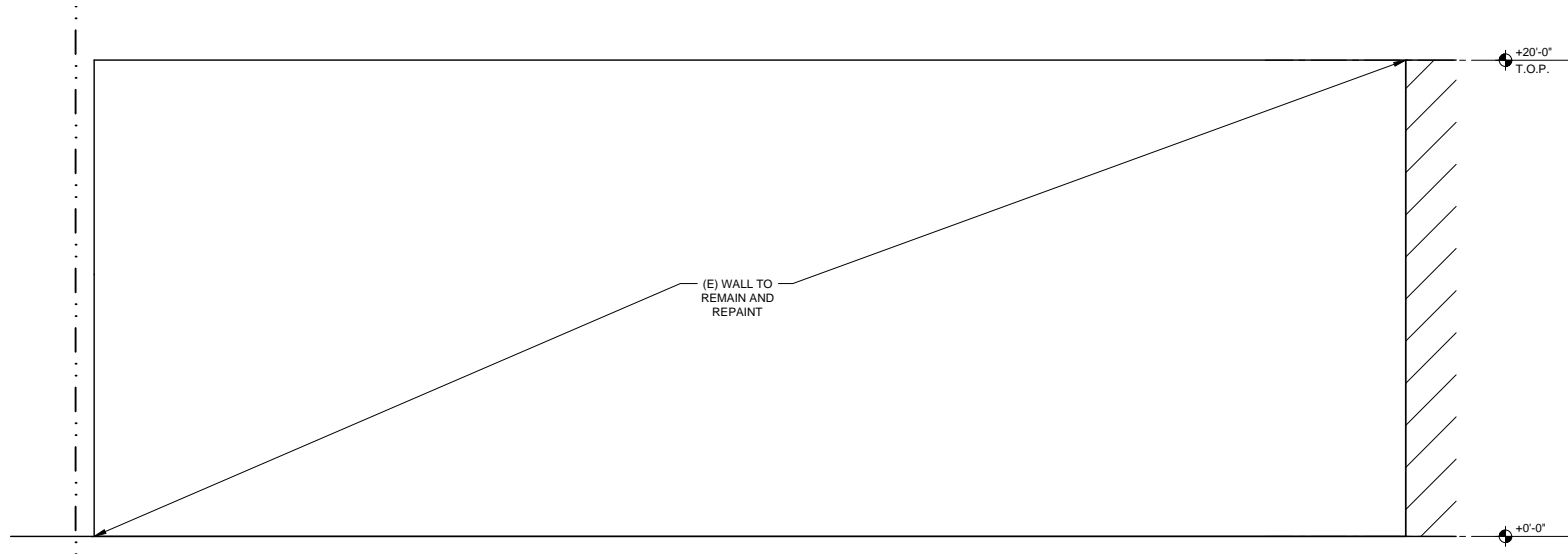




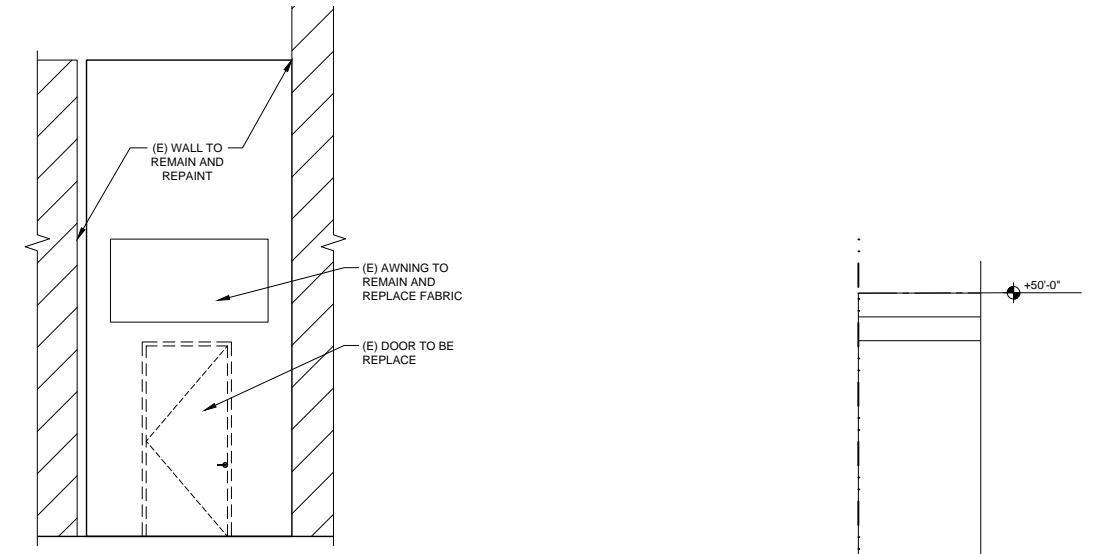
EXTERIOR EXIT HALLWAY - DAYTIME & NIGHTTIME | 011

**Isabella**

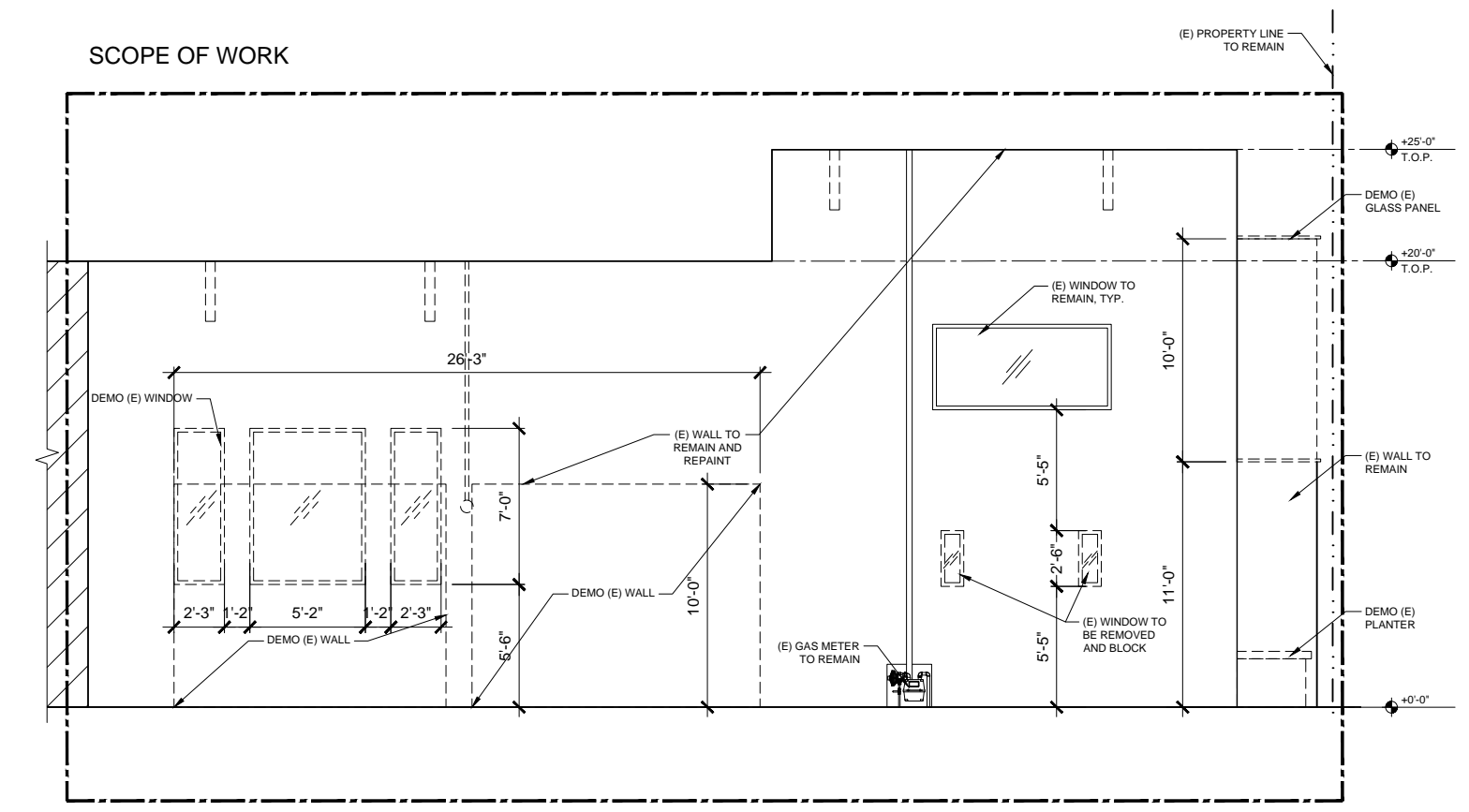
180/182 N Robertson Blvd, Beverly Hills, CA 90211  
November 2023



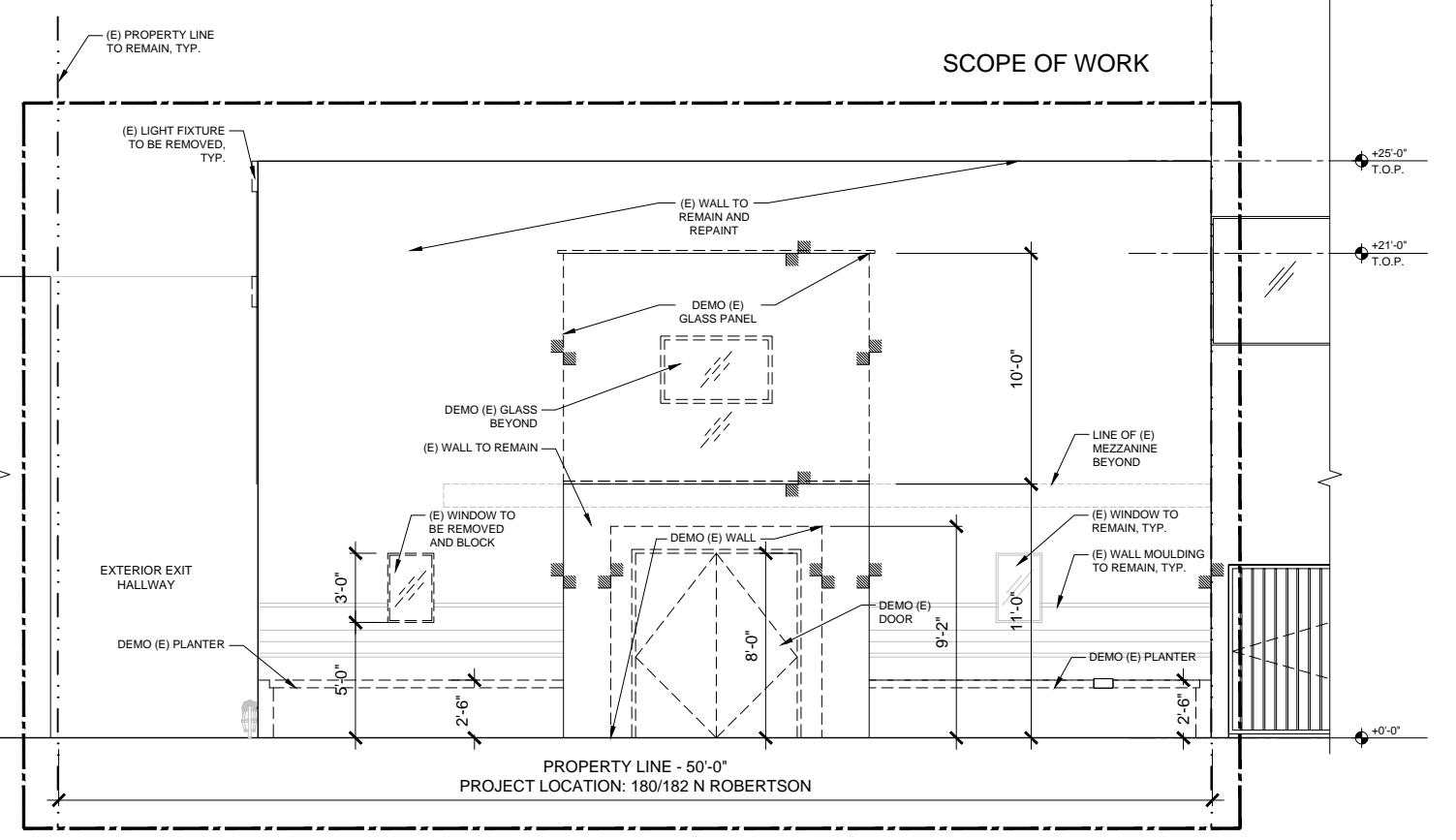
**4** DEMO/EXISTING EXTERIOR ELEVATION  
EXTERIOR EXIT HALLWAY  
SCALE: 1/8"=1'-0"



**3** DEMO/EXISTING EXTERIOR ELEVATION  
EXTERIOR EXIT HALLWAY  
SCALE: 1/8"=1'-0"

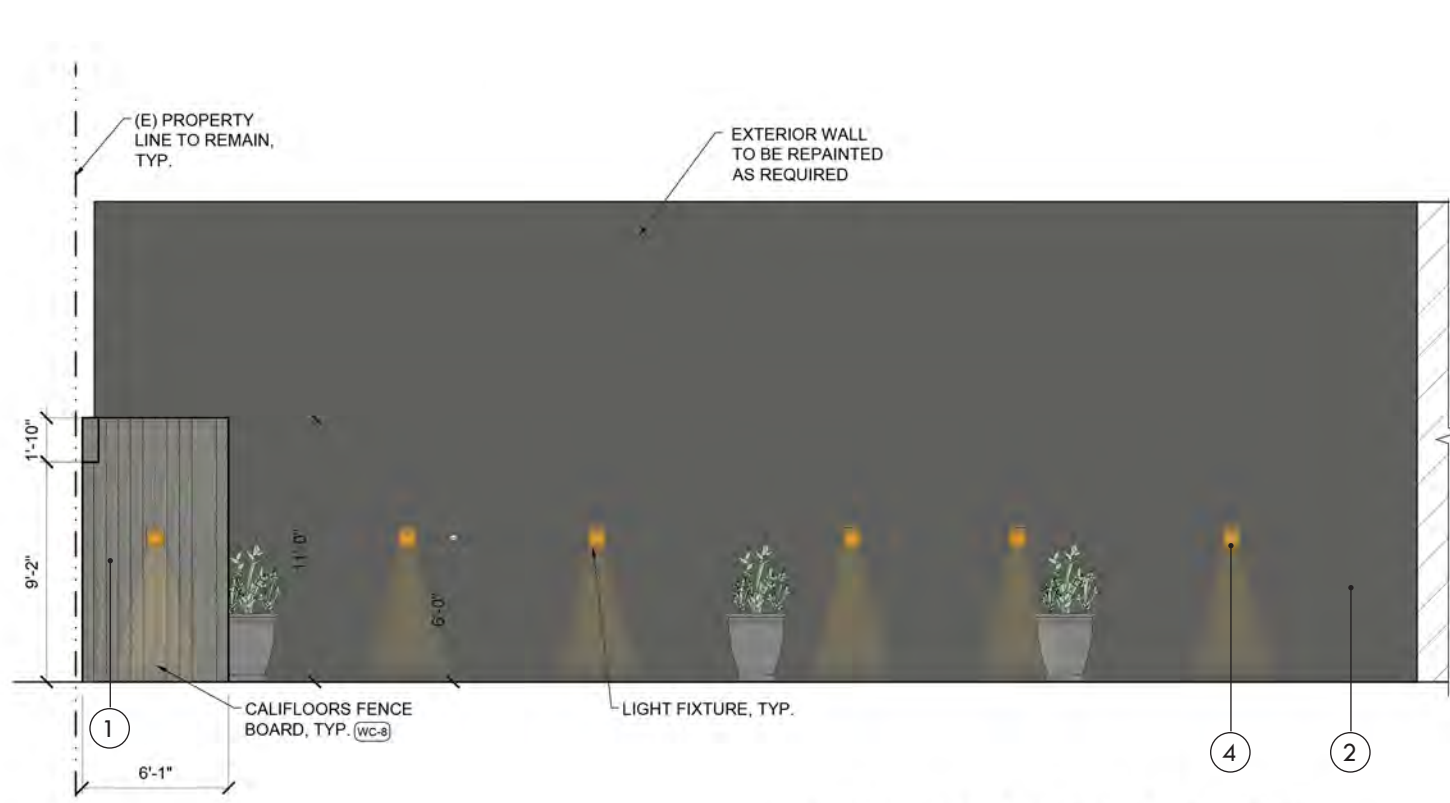


**2** DEMO/EXISTING EXTERIOR ELEVATION  
LEFT/NORTH  
SCALE: 1/8"=1'-0"

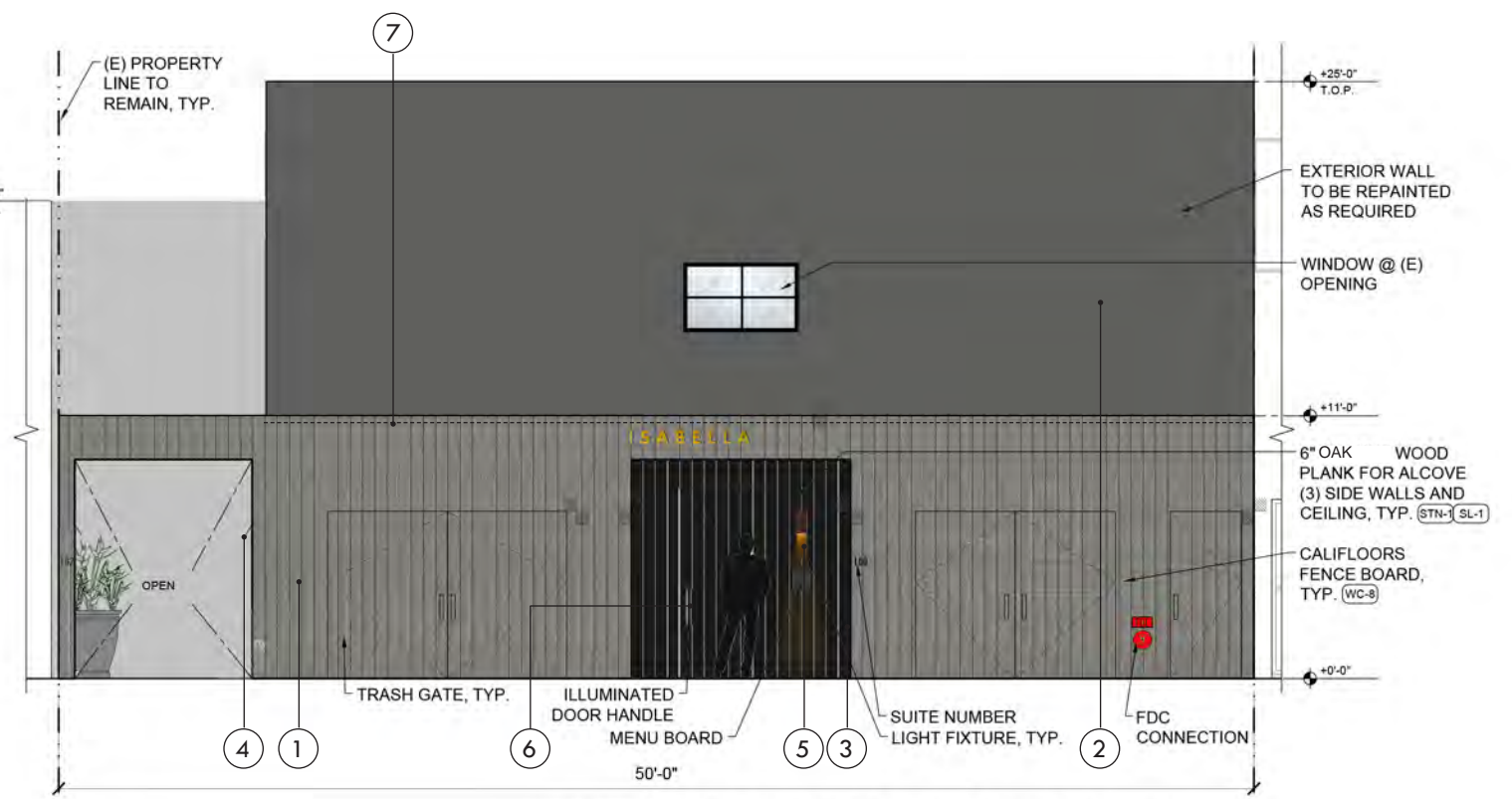


**1** DEMO/EXISTING EXTERIOR ELEVATION  
FRONT/WEST  
SCALE: 1/8"=1'-0"

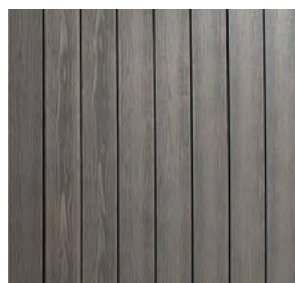




2 PROPOSED EXTERIOR ELEVATION  
SCALE: 1/8"=1'-0"



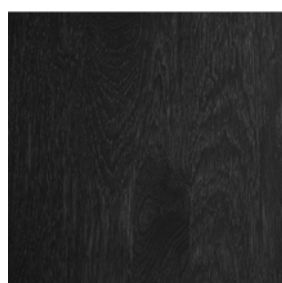
1 PROPOSED EXTERIOR ELEVATION - FRONT/WEST  
SCALE: 1/8"=1'-0"



1 WC-8 FENCE BOARD - CALIFLOORS YOSEMITE



2 P-4 WALL PAINT - DUNN EDWARDS DE6370 CHARCOAL SMUDGE



3 STN-1/ SL-1 BLACK STAIN OAK WOOD W/ SEALER



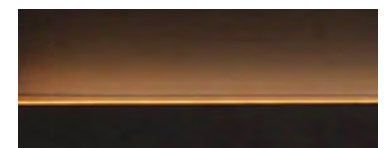
4 D3 LED WALL SCONCE KELLY WEARSTLER ESKER SINGLE FOLD SCONCE 9.75" H X 9" W X 3.25D; 12W, 1100LM; ANTIQUE BURNISHED BRASS



5 D4 LED WALL SCONCE KELLY WEARSTLER REGA 24" FOLD SCONCE 24" H X 5.25" W X 3.25D; 12W, 1100LM; BRONZE



6 ENTRY DOOR ILLUMINATED PULL - CUSTOM BLACK METAL PULL WITH RECESSED LED IN BACK FACE



7 LED STRIP LIGHT CORE LSMW25-27K-24-ALP 2.2W/FT, 2700K





**1**  
WC-8  
FENCE BOARD -  
CALIFLOORS YOSEMITE



**2**  
P-4  
WALL PAINT -  
DUNN EDWARDS DE6370  
CHARCOAL SMUDGE



**3**  
P-6  
BACK DOOR POWDER COAT -  
RAL 9005 JET BLACK



**4**  
P-5  
BACK DOOR POWDER COAT -  
RAL 3003 RUBY RED

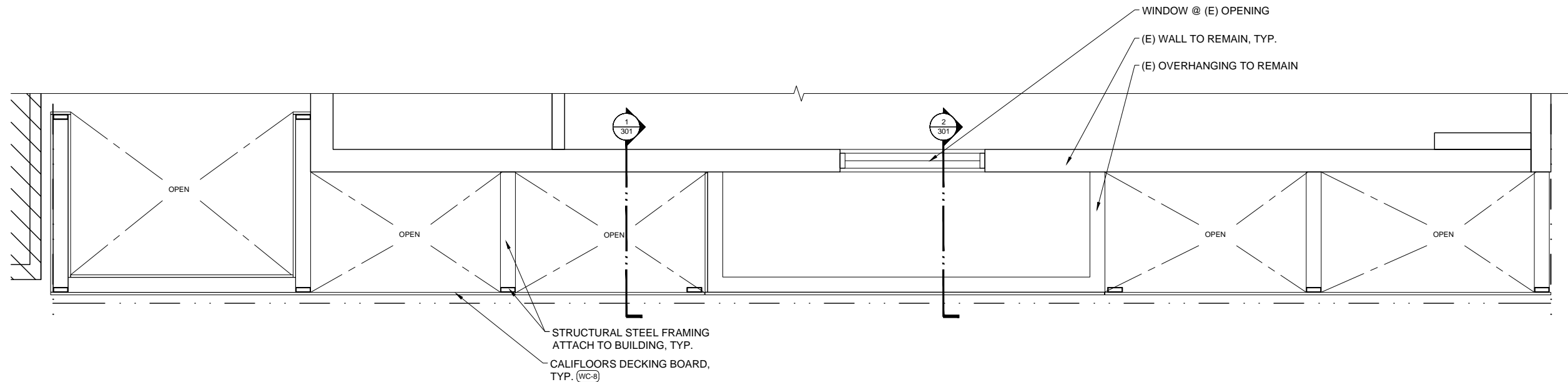


**5**  
GL-1  
TEMPERED CLEAR GLASS



**6**  
D3  
LED WALL SCNCE  
KELLY WEARSTLER  
ESKER SINGLE FOLD SCNCE  
9.75" H X 9" W X 3.25D;  
12W, 1100LM; ANTIQUE BURNISHED BRASS





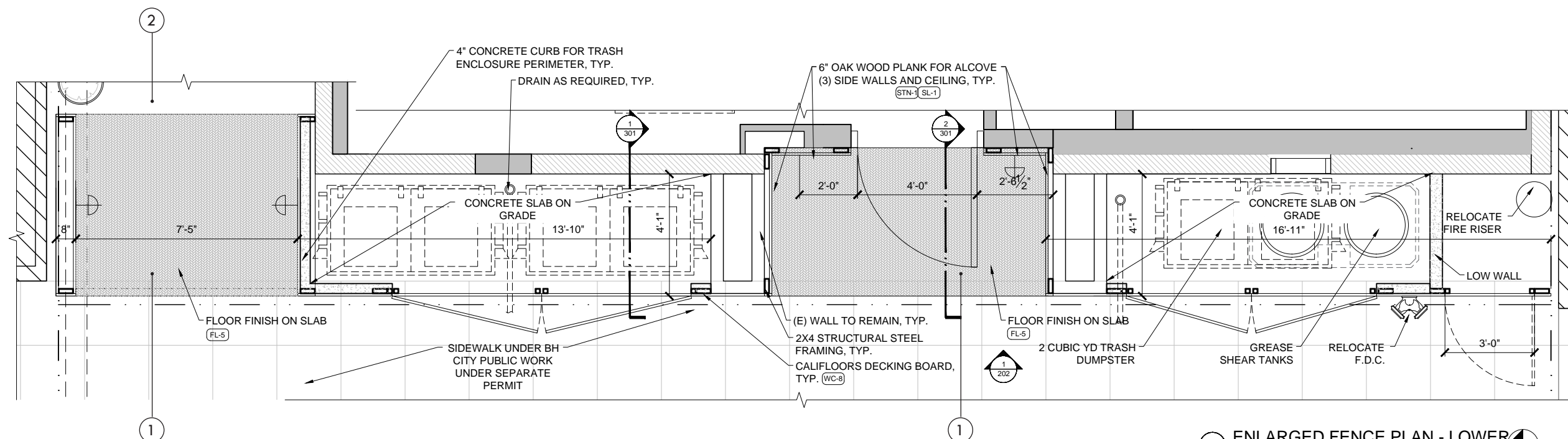
2 ENLARGED FENCE PLAN - UPPER  
SCALE: 1/4"=1'-0"



2 FL-1  
(E) CONCRETE FLOOR  
TO REMAIN

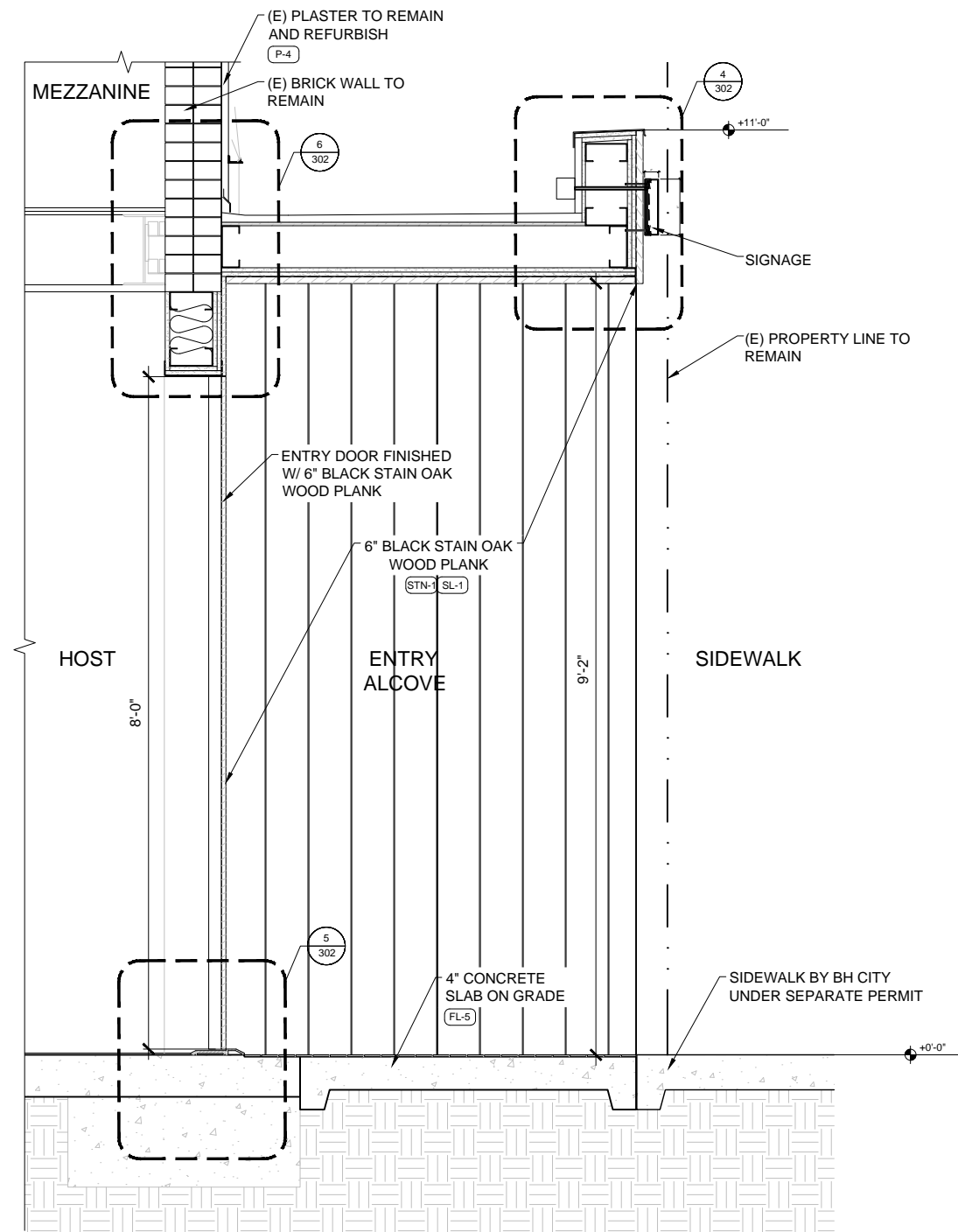


1 FL-5  
STONE TILE - PORCELANOSA  
PARADISE ARROW NEGRO

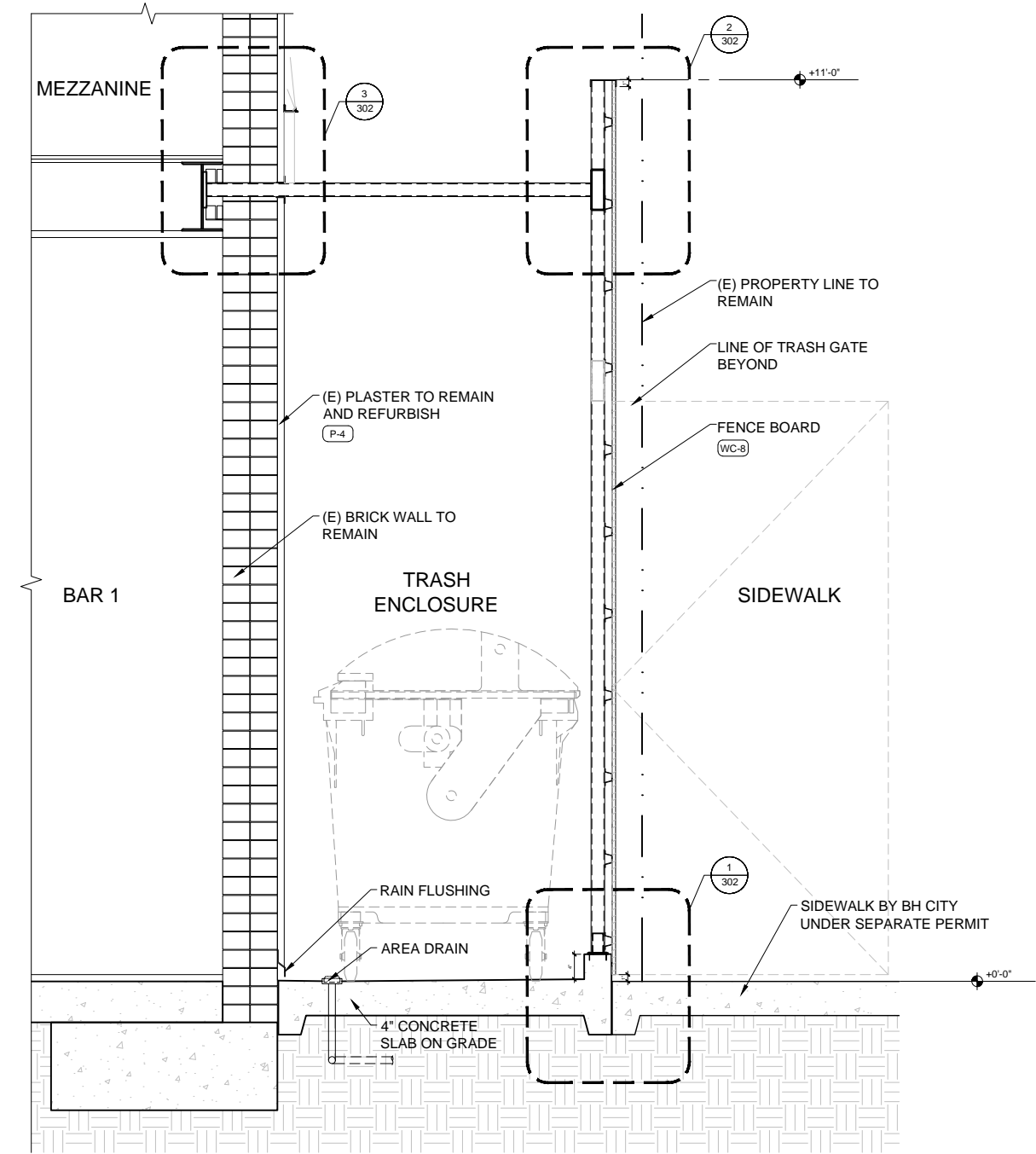


1 ENLARGED FENCE PLAN - LOWER  
SCALE: 1/4"=1'-0"



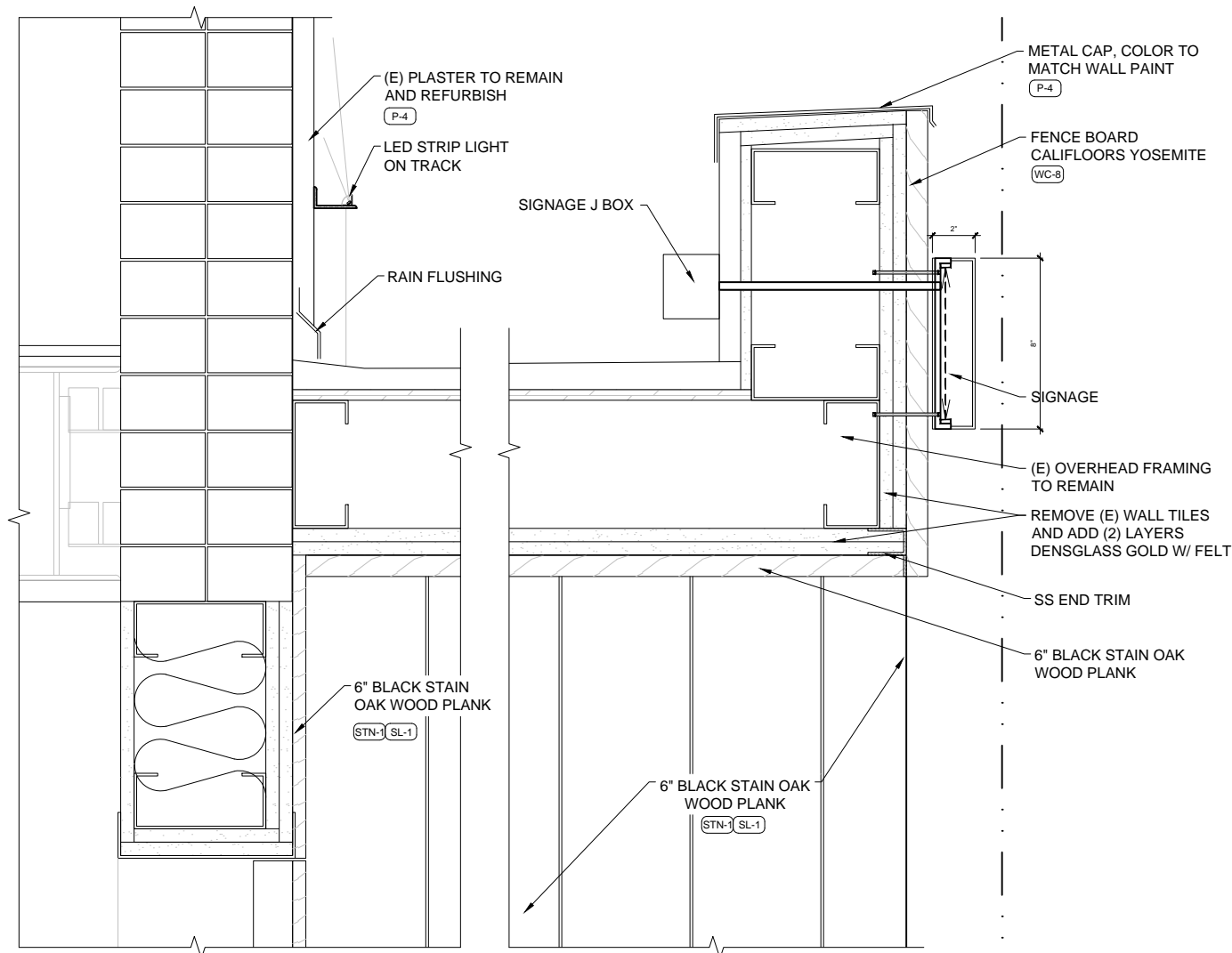


② ENLARGED ENTRY SECTION  
SCALE: 1/2"=1'-0"



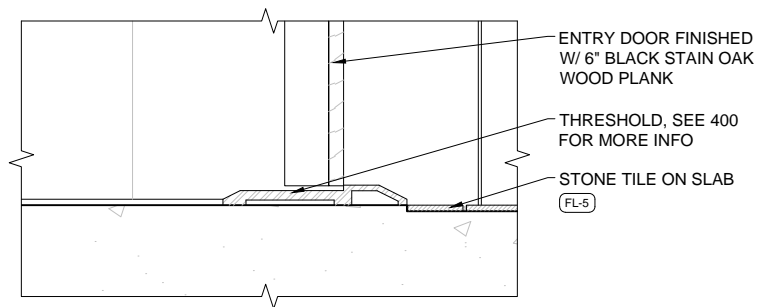
① ENLARGED FENCE SECTION  
SCALE: 1/2"=1'-0"



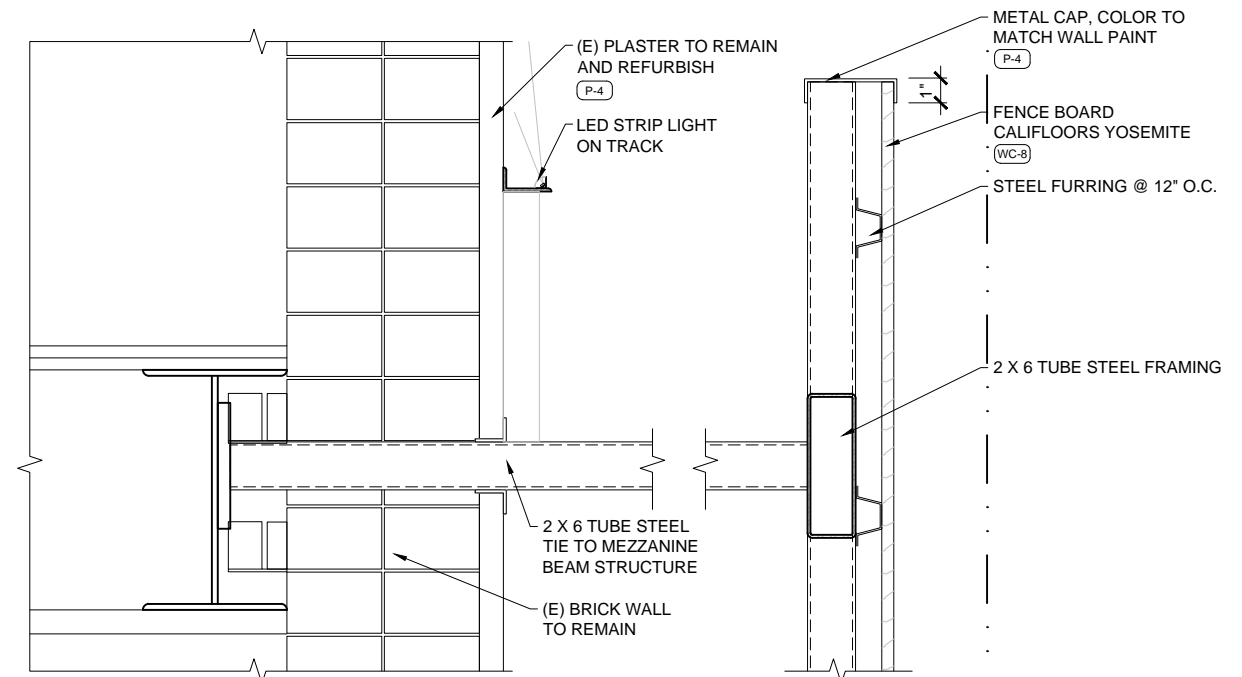


**6 ENLARGED DOOR HEADER DETAILS**  
SCALE: 1 1/2"=1'-0"

**4 ENLARGED ENTRY OVERHEAD DETAILS**  
SCALE: 1 1/2"=1'-0"

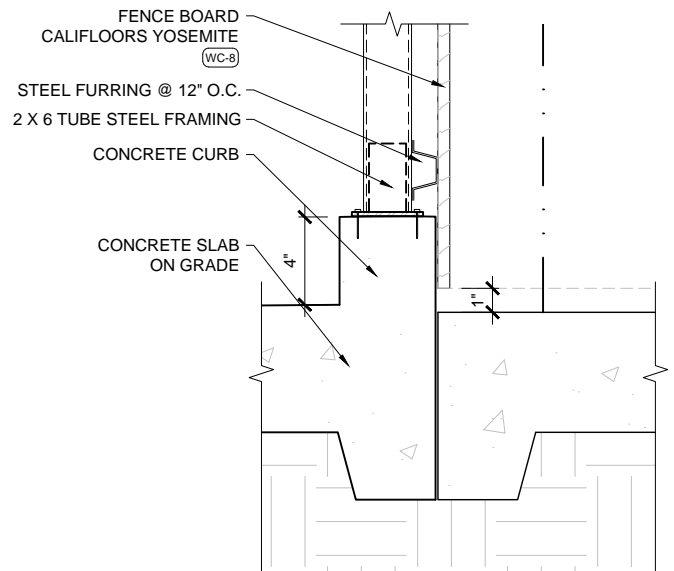


**5 ENLARGED DOOR THRESHOLD DETAILS**  
SCALE: 1 1/2"=1'-0"



**3 ENLARGED FENCE FRAMING DETAILS**  
SCALE: 1 1/2"=1'-0"

**2 ENLARGED FENCE FRAMING DETAILS**  
SCALE: 1 1/2"=1'-0"



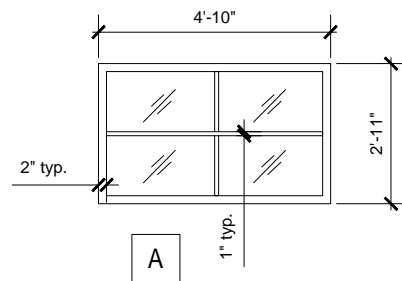
**1 ENLARGED CURB DETAILS**  
SCALE: 1 1/2"=1'-0"



Window Number	Type	Size		Finishes			Fixed	Locking Hardware	Remarks
		Width	Height	Casement	Finish*	Glass Type*			
<b>Main Level</b>									
1	A	2'-11"	4'-10"	STL	P-6	GL-1	N/A		New window @ existing opening
E02	B	8'-0"	3'-10"	STL	P-6	GL-1	N/A		Existing window to remain

STL - Steel  
 WD - Wood  
 ALUM - Aluminium  
 \* See Finish Schedule for Finish and Glass Types

**4 WINDOW SCHEDULE**  
 SCALE: N/A



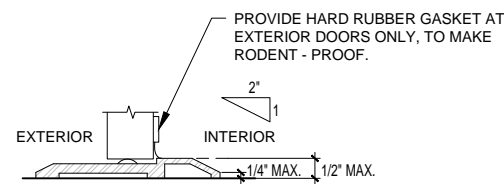
**4 WINDOW TYPES**  
 SCALE: 1/4"=1'-0"

Door Number	Material		Size			Details			Swing Direction		Hardware Requirements								Remarks	Provided by									
	Door Type / Profile	Mode	Door Material	Frame Material	Width	Height	Thickness	Door & Frame Finish	Head Detail	Jamb Detail	Sill Detail / Type	Ratfing	Inside Location	Outside Location	Exit Access Door	Panic Hardware	Self Closing	Magnetic Hold Open			Smoke Seal / Weather Gasketing	Thumb Latch on Inside	Unlocked During Business Hours	No locking hardware	Double Deadbolt	Handing	Hinge Finish	Hardware Type (see Hardware Schedule)	
<b>Main Level</b>																													
100	A	S	WD	WD	4'-0"	8'-0"	1 3/4"	STN-1, SL-1 / 6" Oak Plank				90	Host 1	Exterior														Panel finished w/ oak wood plank	GC
102	C	F	Alum	Alum	12'-3"	10'-0"	1 3/4"	P-6 / GL-1				90	Exterior Exit Hallway	Dining														Custom doors, Portella Bi-folding door, C 8000 series	GC
103	C	F	Alum	Alum	12'-11"	10'-0"	1 3/4"	P-6 / GL-1				90	Exterior Exit Hallway	Dining														Custom doors, Portella Bi-folding door, C 8000 series	GC
113	B	S	Alum	Alum	3'-4"	8'-0"	1 3/4"	P-5 / GL-1				90	Vestibule 2	Exterior Exit Hallway														Profile similar to Portella Bi-folding door 102/103	GC

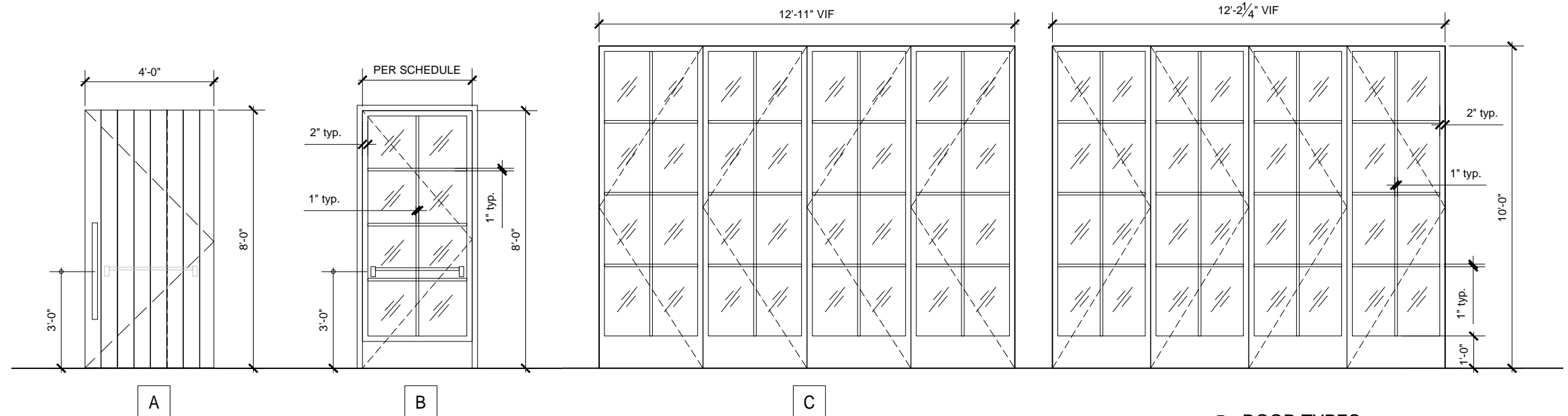
S - Single Leaf    Alum - Aluminum    LM - Laminate    SS - Stainless Steel    RH - Single Right Hand    20 - 20 min. Fire Rating  
 P - Pair    HM - Hollow Metal    STN - Stain    ORB - Oil Rubbed Bronze    LH - Single Left Hand    60 - 60 min. Fire Rating  
 RU - Roll Up    WD - Wood (solid core)    P - Paint    GL - Glass    RHR - Single Right Hand Reversed    90 - 90 min. Fire Rating  
 Extg - Existing    MT - Metal    CA - Clear Anodized    STL - Steel    LHR - Single Left Hand Reversed    N/R - No Fire Rating  
 F - Folding    SLD - Sliding

\* All wood doors to be solid core.  
 \* All exterior doors to be rodent proof.  
 \* Exit doors to be operable from the inside without the use of a key, special knowledge or effort.  
 \* Door handles shall be lever type, push/pull or equivalent. Maximum effort to operate doors shall not exceed 5 lbs per CBC1138.2.5.

**2 DOOR SCHEDULE**  
 SCALE: N/A



**3 THRESHOLD DETAIL**  
 SCALE: N.T.S.

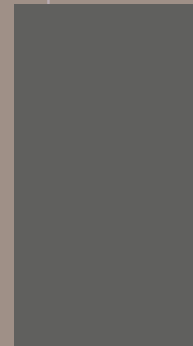


**1 DOOR TYPES**  
 SCALE: 1/4"=1'-0"





Proposed Exterior Rendering



P-4  
DE6370 CHAR-  
COAL SMUDGE



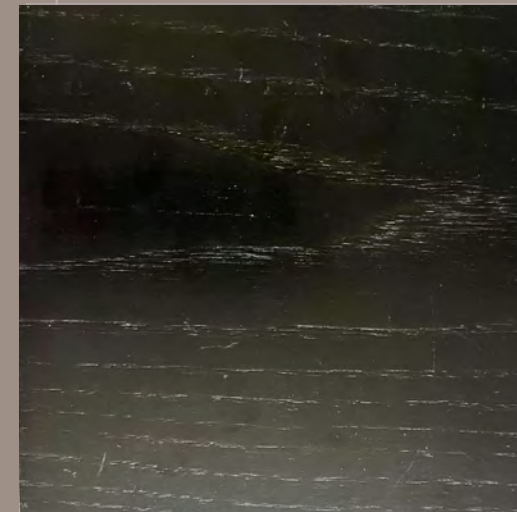
P-5  
BACK DOOR POWDER COAT  
TO MATCH RAL 3003



FL-5  
PARADISE  
ARROW NEGRO



WC-8  
FENCE BOARD CALIFLOORS YOSEMITE



STN-1/SL-1  
PLAIN SAWN RED OAK  
BLACK TO MATCH RAL9005



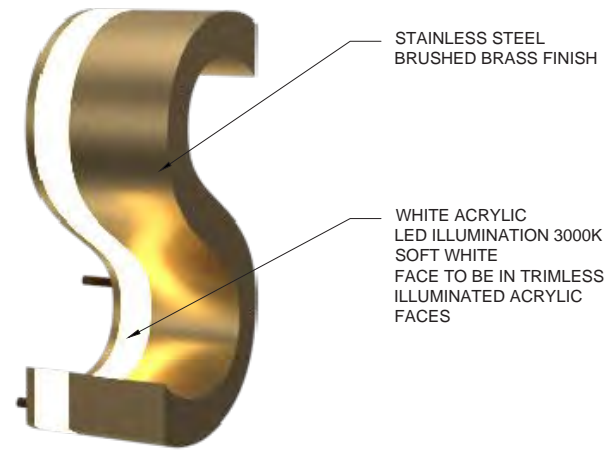
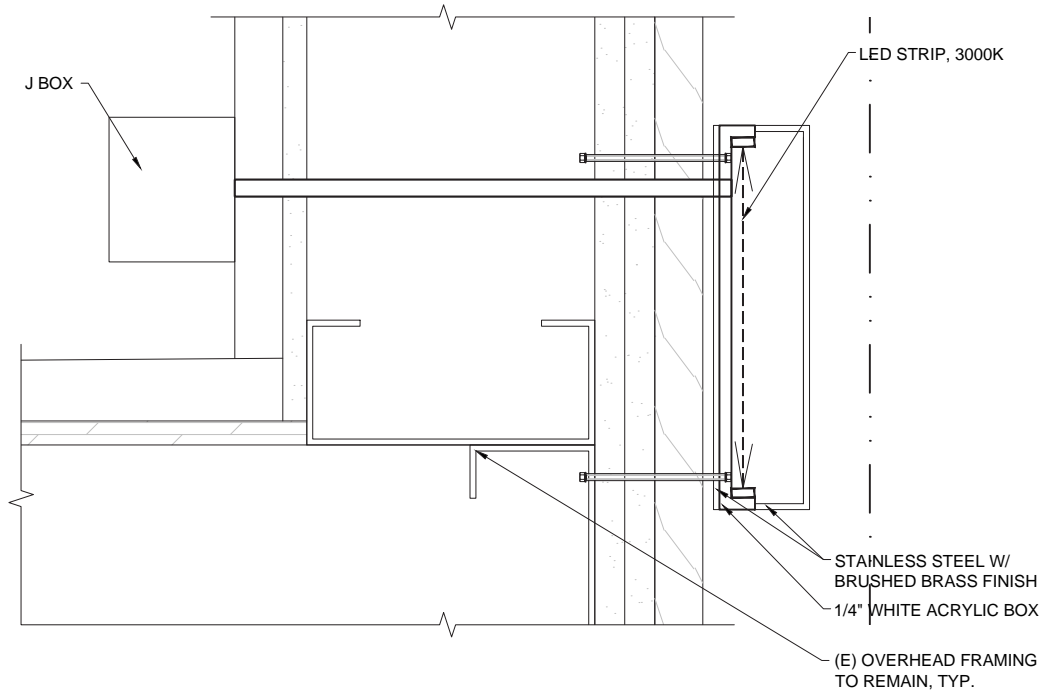
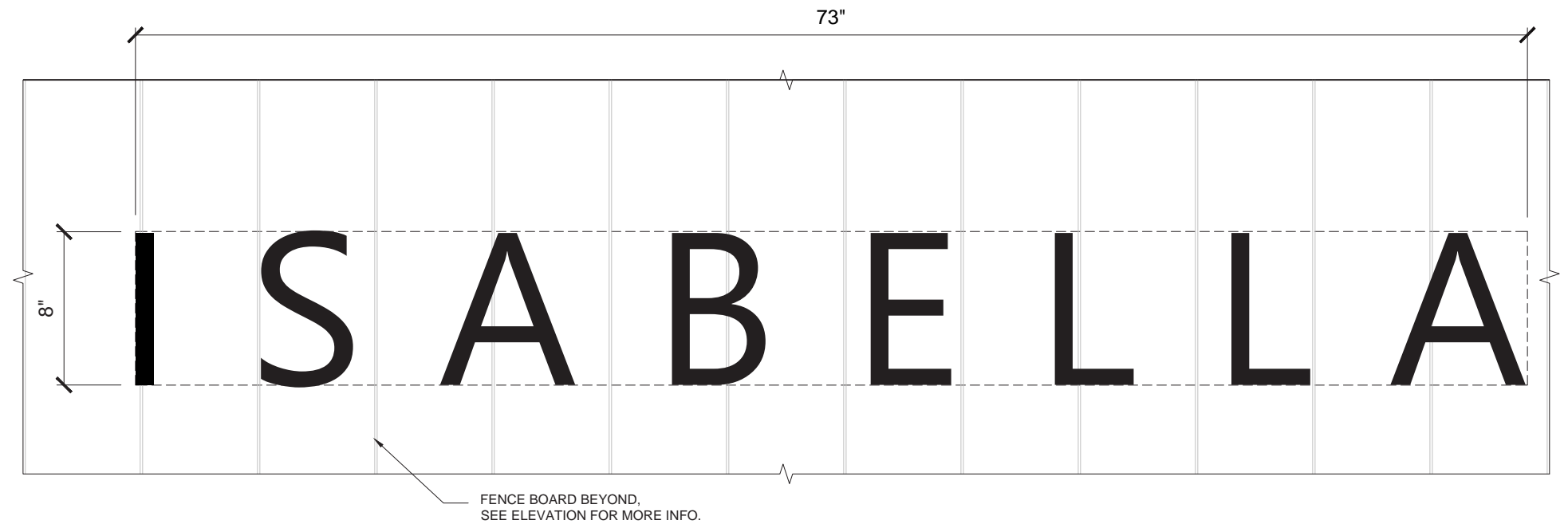


IMAGE FOR REFERENCE ONLY

③ SINAGE-PERSPECTIVE VIEW  
SCALE: N.T.S.



② ENLARGED SIGNAGE DETAILS  
SCALE: 3" = 1'-0"



① SINAGE-FRONT VIEW  
SCALE: 3" = 1'-0"

**OVERALL SQFT:** ( 8"H X 73"W) 4.05

**MAXIMUM SQFT:** ACCORDING TO BEVERLY HILLS, CA CODE OF ORDINANCES 10-4-604: BUSINESS IDENTIFICATION SIGNS:  
2. FOR EACH FIFTY FEET (50') OF GROUND FLOOR STREET FRONTAGE THAT A BUSINESS OCCUPIES ALONG A FACE OF A BUILDING, THAT BUSINESS MAY HAVE ONE BUSINESS IDENTIFICATION SIGN IN ADDITION TO THE SIGNS PERMITTED BY SUBSECTION B1 OF THIS SECTION. THE SIGN MAY ONLY LIST THE BUSINESS NAME, ADDRESS, OPERATING HOURS, AND OTHER BUSINESS LOCATIONS. SUCH SIGN SHALL NOT EXCEED FIVE (5) SQUARE FEET IN AREA.