STAFF REPORT

CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of April 27, 2011

TO: Architectural Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: **252 SOUTH BEVERLY DRIVE**
252 South Beverly Drive
Request for approval of a new two-story commercial building
(PL 110 3936)

PROJECT INFORMATION

Applicant	Ron Goldman
Address	252 South Beverly Drive
Project Name	252 South Beverly Drive
Project Type	New two-story commercial building

PROJECT DESCRIPTION

The project is located on the east side of the 200 block of South Beverly Drive, between Gregory Way and Charleville Boulevard. The existing site is currently a surface parking lot. On November 9, 2010 the Planning Commission, via Resolution No. 1596 (Exhibit A attached), conditionally approved a Development Plan Review and Minor Accommodation for the project to allow the construction of a new two-story, 36 foot tall commercial building containing approximately 3,993 square feet of floor area on the property. Conditions #29, #30 and #31 of Resolution No. 1596 specifically pertain to the Architectural Commission's review of the project. Condition #29 reads: *"Plans for final design, landscaping, screening, trash enclosures and signage shall be subject to review and approval by the Architectural Review Commission."* Condition #30 states: *"The Architectural Review Commission, in its review, shall pay particular attention to the project's pedestrian orientation and amenities; scale and articulation of design elements; exterior colors, textures and materials; window treatment; glazing; and landscaping."* And condition #31 reads: *"No gas or electric meters shall be located within the required front or street side yard setback areas. The Architectural Review Commission in its review shall pay particular attention to the location and screening of such meters."* The following elements are proposed in the new building design:

Façade:

- Smooth textured grey stucco is proposed.
- Aluminum and glass storefronts are proposed along the first floor.
- Butt glass panel windows are proposed along the second floor.
- An aluminum canopy is proposed along the front elevation.
- A galvalume metal roof is proposed.
- Aluminum and glass skylights are proposed.

- 12" aluminum numbers are proposed for the address.
- A wood gate is proposed at the left portion of the ground floor. This gate provides access to the rear parking area.
- Tile pavers are proposed along the north side of the building (leading from the sidewalk to the parking area).
- A pebble rock bed is proposed adjacent to the tile pavers.
- Five gallon Nandina Domestica plants area proposed adjacent to the tile pavers.
- The rear parking area will be composed of concrete paving.
- Four Padacarpus Gracilla (24" box each) are proposed in the parking area.
- Up lights are proposed around each tree.
- The trash area is located along the alley. The trash enclosure will contain galvanized metal doors.

Designated areas for signage have been called out on the plans; however no specific sign design(s) have been submitted at this time.

A material board will be presented at the meeting.

ANALYSIS

The proposed building design is intended to update the appearance of South Beverly Drive. The proposed façade design proposes quality materials. The use of quality materials and modern style shall be cohesive with, and sometimes superior to, the facades found along South Beverly Drive. The proposed design offers a revitalized appearance to the street and a clean finish.

ARCHITECTURAL CRITERIA

Pursuant to Municipal Code Section 3-3010 the Architectural Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of the following criteria:

(a) The plan for the proposed building or structure is in conformity with good taste and good design and in general contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

The proposed building design creates a dynamic façade and interesting visual. The materials proposed are of a high quality. The design appears in keeping with (and in some cases superior to) the quality of nearby shops and other businesses. The proposed building design appears to be in conformity with good taste and good design and in general contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

(b) The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.

The proposed building design does not appear to modify any existing barriers to external or internal noise and is not anticipated to make the environment less favorable.

(c) The proposed building is not in its exterior design and appearance of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

The materials proposed for the building design do not appear to be inferior in quality or execution and would therefore not degrade the local environment in appearance or value.

(d) The proposed building or structure is in harmony with the proposed developments on land in the General area, with the General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.

The proposed building design is in conformity with the prevailing uses in the general area and with other similar projects approved by the Commission. Furthermore, the overall composition and design of the building would be in harmony with proposed or future uses in the area as would be allowed in compliance with the current General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.

(e) The proposed building or structure is in conformity with the standards of this Code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.

Subject to review of the final construction documents, the proposed building design is in conformity with the standards of the Beverly Hills Municipal Code and other applicable laws insofar as the location and appearance of the buildings and structures involved.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Architectural Commission deliberations, staff recommends the Architectural Commission either provide the applicant with further direction and return the item for restudy, or approve the project with any conditions the Commission may wish to add, in addition to the standard conditions of approval (Exhibit B attached).

Shena Rojemann, Associate Planner

Attachments
Exhibit A – Planning Commission Resolution #1596
Exhibit B - Standard Conditions of Approval

EXHIBIT A

Planning Commission Resolution #1596

RESOLUTION NO. 1596

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A DEVELOPMENT PLAN REVIEW AND MINOR ACCOMMODATION PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TW0-STORY, 36-FOOT HEIGHT COMMERCIAL BUILDING CONTAINING APPROXIMATELY 3,993 SQUARE FEET OF FLOOR AREA AT 252 SOUTH BEVERLY DRIVE

The Planning Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Ron Goldman hereinafter referred to as the "Applicant" on behalf of Elliot Megdal, Property Owner has submitted an application for a development review to allow construction of a 3,993 square foot, two-story commercial structure at 252 South Beverly Dive (the "project"). Parking for a total of 10 cars will be provided, with ingress and egress from the rear alley (east of Beverly Drive) which carries traffic in a northbound direction only. A request for a Minor Accommodation Permit is also submitted to allow construction of the trash enclosure within the rear transition set back area. The Minor Accommodation is requested pursuant to BHMC Section 10-3-3600, which permits an application to be filed, subject to certain findings

The project site is located at on the east side of Beverly Drive between Gregory Way and Charleville Boulevard. The site is currently developed as surface parking lot. To the north along Beverly Drive is a two story commercial building with retail and office uses. To the south, two-story commercial building housing retail and office uses. To the east, across the alley, is a three-story apartment structure with no driveway access through the alley. To the west along Beverly Drive is a two-story commercial structure.

Section 2. This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Staff has determined that the proposed project qualifies for Section 15303 (Class 3) Categorical Exemption for commercial building not exceeding 10,000 square feet in floor area on sites zoned for such use and Section 15332 (Class 32) Categorical Exemption, as in-fill development project under the authority provided by the CEQA Guidelines and no significant environmental impacts are anticipated.

Section 3. On October 28, 2010, notice of the application for Development Plan Review and Minor Accommodation Permit (the "Applications") and public hearing was mailed to all property owners and residential tenants within a 300-foot radius of the property, and all single-family zoned properties within 500 feet from the exterior boundaries of the property. The hearing was scheduled for the November 9, 2010, Planning Commission meeting. The Planning Commission held a duly noticed public hearing to consider the Applications. Evidence, both written and oral, was presented at said hearings.

Section 4. In considering the application for Development Plan Review, the Planning Commission considered the following findings:

1. Whether the Project is consistent with the general plan and any specific plans adopted for the area;

2. Whether the Project will adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area;

3. Whether the nature, configuration, location, density, height and manner of operation of any commercial development proposed by the Project will significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property;

4. Whether the Project will create any significantly adverse traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards; and

5. Whether the Project will be detrimental to the public health, safety or general welfare.

Section 5. Based upon the evidence presented in the record on this matter, including the staff report and oral and written testimony, the Planning Commission hereby finds, as follows, with respect to the Development Plan Review:

5.1 The proposed project is consistent with the General Plan and any specific plans adopted for the area. The General Plan Land Use designation for the project site as given on the Land Use Designation Map is "Low Density General Commercial" which allows for a broad variety of commercial uses. The Low Density General Commercial designation allows for a maximum Floor Area Ratio (FAR) of 2:0 to 1 and a maximum height of 45-feet. The project as proposed is consistent with the land use, FAR, and height designated. Additionally the project as proposed is consistent with General Plan Goals and policies.

5.2 The proposed project will not adversely affect existing and anticipated development in the vicinity and will promote the harmonious development of the area. The project conforms to the applicable development standards for the C-3 commercial zone, except for the proposed trash enclosure within the required rear transition set back area which a minor accommodation permit has

been requested in compliance with city codes.

Existing uses along South Beverly Drive consist of commercial buildings between one and three stories in height, which contain uses such as retail, restaurant, and office space. Construction of the proposed project is not anticipated to adversely affect existing and anticipated development on the adjacent, commercially-zoned properties, as the project would be consistent with the existing commercial uses. Access to the project site is provided via the alley. In addition, the project would require review and approval by the City's Architectural Commission. The Commission would review the design, materials and colors of new development, which would help to ensure that any approved project would promote harmonious development of the area.

5.3 The project site is currently developed as a surface parking lot and is bordered by residential and commercial uses. The new commercial building and its location, height, density will not significantly interfere with the use and enjoyment of residential properties in the vicinity of the subject property, except for the proposed trash enclosure. The C-3 development standards permit a maximum height of three stories and 45 feet at the subject property. The proposed project is well below these standards. As conditioned the project will provide a full-time valet operated garage with free parking for employees and patrons of the site to further limit potential impacts to residential neighbors and would not impact the alley operation. In addition, code restrictions applicable to the subject property impose operating restrictions to reduce impacts of this use on residential neighbors.

5.4 Based on the ITE (Institute of Transportation and Engineers) manual "Trip Generation", staff estimated that the proposed project will generate 110 daily trips, 16 trips during am peak and 13 trips during pm peak hours, therefore, the projected trip generation will have negligible traffic impact in the area. Due to the location of the parking entrance, the applicant will

remove the existing curb cut on the Beverly Drive in the front of the proposed building which would increase the number of available metered public parking spaces in the area and will enhance the pedestrian experience and pedestrian safety in the area.

5.5 The project would be constructed in accordance with the City's Building Code standards and is consistent with the zoning for the area with exception of the requested Minor Accommodation Permit. Prior to issuance of building permits, a construction management plan is required for review and approval by the Engineering Division and Building and Safety Division to ensure that all construction related impacts are adequately mitigated. Public safety issues such as construction staging, hauling, off-site parking, and construction hours are addressed. In addition, the project will be required to comply with operational standards required for properties adjacent to residential uses during nights and weekends (Section 10-3-1951-60). Therefore, the project would not be detrimental to the public health, safety or general welfare.

Section 6. In considering the application for Minor Accommodation Permit, The Planning Commission considered the following findings:

6.1 Whether the proposal will be compatible with the adjacent residential area.

Section 7. Based on the foregoing, the Planning Commission hereby finds as follows:

7.1 The applicant is proposing to construct a trash enclosure within the required transition setback area. The location of the proposed trash enclosure will be screened from the view by three foot wall as required by Code. As conditioned, the refuse enclosure will be equipped with nonmetallic lids and will be remained closed at all times and no refuse will be deposited between

hours of 10:00 p.m. to 7:00 a.m.

Section 8. Based on the foregoing, the Planning Commission hereby approves the Development Plan Review and Minor Accommodation Permit, subject to the following conditions:

Project Specific Conditions

1. **The parking management plan**. Prior to the issuance of a building permit, the applicant shall submit a parking management plan for review and approval by the Directors of Community Development and Public Works. The parking management plan shall include provisions regarding free on-site or off-site parking for employees and tenants of the building and no on-site daily or hourly charge for visitors of the building and any leases with tenants shall contain a provision of this effect. A sign to inform patrons of the free parking shall be posted at driveway entrance prior to issuance of a certificate of occupancy.
2. **On-site loading location.** The project plans shall be revised to switch the location of the loading space to the northerly side of the parking lot.
3. **Loading management plan**. Prior to the issuance of a certificate of occupancy, a loading management plan shall be provided to include a loading contact, delivery hours and delivery schedule to prevent any impact to the parking operation and alley traffic.
4. **Pavement, sidewalks and curbs**. The applicant is required to remove and replace the sidewalks and pavement in the vicinity of the project.
5. **Alley arrow painting**. The applicant shall paint an arrow on the alley surface pursuant to review and approval by the Public Works.
6. **Construction management plan.** Prior to issuance of demolition or grading permits, the applicant shall submit a Construction Management Plan satisfactory to the Director of Community Development, the Building Official and the City Traffic Engineer. The applicant shall be required to comply with all

requirements of the Construction Management Plan, which shall include construction hours, truck deliveries, construction parking, construction truck route and heavy hauling schedule.

7. **Flagman.** The contractor shall provide flagmen at the project site to reduce any conflicts with cars, trucks, and pedestrians on Beverly Drive.

8. **Alley dedication:** The 2.5-foot strip of dedication along the alley is required under the Beverly Hills Master Plan. The applicant shall remove and reconstruct the roadway pavement in their half of the alley including a concrete gutter at the center of the alley in accordance with the specifications of the City Engineer. This condition includes the relocation of any existing improvements and culture such as meter boxes, pull boxes, etc.

9. **Dining and bar area.** If the project includes a restaurant, the dining and bar area shall not exceed 1,000 square feet, unless additional parking is provided at a ratio of one parking space for every 45 square feet of dining and bar area.

10. **Landscape plan.** The applicant shall provide landscape plan for the landscaped areas within the parking area.

11. **Masonry wall:** A three feet masonry wall with a maximum opening of 25 feet shall be constructed at the rear property line.

12. **Refuse enclosure**. The refuse enclosure will be equipped with nonmetallic lids and will be remained closed at all times and no refuse will be deposited between hours of 10:00 p.m. to 7:00 a.m.

13. **Convex mirror**. The applicant shall install a convex mirror at the driveway entrance to help drivers exiting the site to see up-coming traffic, subject to review and approval by the Director of Public Works.

14. **Off-street loading zone.** One of the parking spaces located at the Beverly Drive frontage shall be utilized as loading area subject to review and approval by the Transportation Division.

15. The City expressly reserves jurisdiction relative to parking and loading issues. In the event the Director of Community Development (the "Director") determines that operations at this site are

having unanticipated parking and loading impacts, the Director shall require the Applicant to prepare a parking demand and/or loading analysis. After reviewing the parking demand and/or loading analysis, if, in the opinion of the Director, the parking and loading issues merit review by the Planning Commission, the Director shall schedule a hearing before the Planning Commission in accordance with the provisions of Article 19.5 of Chapter 3 or Title 10 of the Beverly Hills Municipal Code. The Planning Commission shall conduct a noticed public hearing regarding the parking and/or loading issues and may impose additional conditions as necessary to mitigate any unanticipated traffic and/or parking impacts caused by the proposed Project, and the Applicant shall forthwith comply with any additional conditions at its sole expense.

STANDARD CONDITIONS

ADMINISTRATIVE

16. APPEAL. Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office. Decisions involving subdivision maps must be appealed within ten (10) days of the Planning Commission Action. An appeal fee is required.

17. RECORDATION. The resolution approving the Development Plan Review and variances shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development within 60 days of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be null and void and of no

further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60 day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the Project.

18. EXPIRATION. Development Plan Review Expiration: The exercise of rights granted in such approval shall be commenced within three (3) years after the adoption of such resolution. Minor Accommodation Permit Expiration: The exercise of rights granted in such approval shall be commenced within three (3) years after the adoption of such resolution.

19. VIOLATION OF CONDITIONS: A violation of these conditions of approval may result in a termination of the entitlements granted herein.

CONFORMANCE WITH APPROVED PLANS

20. This approval is for those plans submitted to the Planning Commission on November 9, 2010, a copy of which shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.

21. Minor amendments to the plans shall be subject to approval by the Director of Community Development. A significant change to the approved project shall be subject to Planning Commission Review. Construction shall be in conformance with the plans approved herein or as modified by the Planning Commission or Director of Community Development.

22. Project Plans are subject to compliance with all applicable zoning regulations, except as may be expressly modified herein. Project plans shall be subject to a complete Code Compliance review when building plans are submitted for plan check. Compliance with all applicable Municipal Code and General Plan Policies is required prior to the issuance of a building permit.

23. Approval Runs With Land. These conditions shall run with the land and shall remain in full force for the duration of the life of the

FEES AND TAXES

24. Prior to the issuance of a building permit, all Park and Recreation Facilities Tax required by the Municipal Code shall be paid.

25. Prior to the issuance of a building permit, the developer shall comply with the requirements of the Beverly Hills Municipal Code regarding Fine Arts obligation.

PROJECT OPERATIONS

26. The Project shall operate at all times in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.

27. The project shall operate at all times in compliance with Municipal requirements for Noise Regulation.

28. The project is located in a commercial – residential transition zone and is subject to the standards identified in BHMC Section 10-3-19.5.

FINAL DESIGN

29. Plans for final design, landscaping, screening, trash enclosures, and signage shall be subject to review and approval by the Architectural Review Commission.

30. The Architectural Review Commission, in its review, shall pay particular attention to the project's pedestrian orientation and amenities; scale and articulation of design elements; exterior colors, textures and materials; window treatment; glazing; and landscaping.

31. No gas or electric meters shall be located within the required front or street side yard setback areas. The Architectural Review Commission in its review shall pay particular attention to the location and screening of such meters.

PUBLIC WORKS/REC AND PARK REQUIREMENTS

32. The applicant shall remove and replace all defective sidewalks surrounding the existing and proposed buildings.

33. The applicant shall remove and replace all defective curb and gutter surrounding the existing and proposed buildings.

34. The applicant shall comply with all applicable statutes, ordinances and regulations concerning the conversion of residential rental units into condominiums, including, but not limited to, the requirement that the applicant pay the City of Beverly Hills the condominium conversion tax if a certificate of occupancy is issued prior to approval of the final subdivision map by the City Council. (The tax figure is adjusted annually.)

35. The applicant shall remove all unused landings and driveway approaches. These parkway areas, if any, shall be landscaped and maintained by the adjacent property owner. This landscape material cannot exceed six to eight inches in height and cannot be planted against the street trees. Care shall be taken to not damage or remove the tree existing tree roots within the parkway area. Remove and replace all defective alley and driveway approaches surrounding the existing and proposed buildings.

36. The applicant shall protect all existing street trees adjacent to the subject site during construction of the proposed project. Every effort shall be made to retain mature street trees. No street trees, including those street trees designated on the preliminary plans, shall be removed and/or relocated unless written approval from the Recreation and Parks Department and the City Engineer is obtained. (See attached Trees and Construction document.)

37. Removal and/or replacement of any street trees shall not commence until the applicant has provided the City with an improvement security to ensure the establishment of any relocated or replaced street trees. The security amount will be determined by the Director of Recreation and Parks, and shall be in a form approved by the City Engineer and the City Attorney.

38. The applicant shall provide that all roof and/or surface drains discharge to the street. All curb drains installed shall be angled at 45 degrees to the curb face in the direction of the normal street drainage flow.

The applicant shall provide that all groundwater discharges to a storm drain. All ground water discharges must have a permit (NPDES) from the Regional Water Quality Control Board. Connection to a storm drain shall be accomplished in the manner approved by the City Engineer and the Los Angeles County Department of Public Works. No concentrated discharges onto the alley surfaces will be permitted.

39. The applicant shall provide for all utility facilities, including electrical transformers required for service to the proposed structure(s), to be installed on the subject site. No such installations will be allowed in any City right-of-way.

40. The applicant shall underground, if necessary, the utilities in adjacent streets and alleys per requirements of the Utility Company and the City.

41. The applicant shall make connection to the City's sanitary sewer system through the existing connections available to the subject site unless otherwise approved by the City Engineer and shall pay the applicable sewer connection fee.

42. The applicant shall make connection to the City's water system through the existing water service connection unless otherwise approved by the City Engineer. The size, type and location of the water service meter installation will also require approval from the City Engineer.

43. The applicant shall provide to the Engineering Office the proposed demolition/construction staging for this project to determine the amount, appropriate routes and time of day of heavy hauling truck traffic necessary for demolition, deliveries, etc., to the subject site.

44. The applicant shall obtain the appropriate permits from the Civil Engineering Department for the placement of construction canopies, fences, etc., and construction of any improvements in the public right-or-way, and for use of the public right-or-way for staging and/or hauling certain equipment and materials related to the project.

45. The applicant shall remove and reconstruct any existing improvements in the public right-of-way damaged during construction operations performed under any permits issued by the City.

46. During construction all items in the Erosion, Sediment, Chemical and Waste Control section of the general construction notes shall be followed.

47. Condensation from HVAC and refrigeration equipment shall drain to the sanitary sewer, not curb drains.

48. Water discharged from a loading dock area must go through an interceptor/clarifier prior to discharging to the storm drain system. A loading dock is not to be confused with a loading zone or designated parking space for loading and unloading.

49. Organic residuals from daily operations and water used to wash trash rooms cannot be discharged to the alley. Examples are grocery stores, mini markets and food services.

50. All ground water discharges must have a permit (NPDES) from the Regional Water Quality Control Board. Examples of ground water discharges are; rising ground water and garage sumps.

51. Storm water runoff from automobiles going into a parking garage shall be discharged through a clarifier before discharging into the storm drain system. In-lieu of discharging runoff through a clarifier, parking lots can be cleaned every two weeks with emphasis on removing grease and oil residuals which drip from vehicles. Maintain records of cleaning activities for verification by a City inspector.

Section 9. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this Resolution, and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: November 9, 2010

Lili Bosse
Chair of the Planning Commission
of the City of Beverly Hills

ATTEST:

Secretary

Approved as to form:

David M. Snow
Assistant City Attorney

Approved as to content:

Jonathan Lait, AICP
City Planner

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS.

CITY OF BEVERLY HILLS)

I, JONATHAN LAIT, Secretary of the Planning Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 1596 duly passed, approved and adopted by the Planning Commission of said City at a meeting of said Commission on November 9, 2010, and thereafter duly signed by the Secretary of the Planning Commission, as indicated; and that the Planning Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES: Commissioners Cole, Corman, Furie, Vice Chair Yukelson, and Chair Bosse.

NOES: None.

ABSTAIN: None.

ABSENT: None.

JONATHAN LAIT, AICP
Secretary of the Planning Commission/
City Planner
City of Beverly Hills, California

EXHIBIT B
Standard Conditions of Approval

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on April 27, 2011.

2. This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)

3. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval shall be required to be restored to match the City approved plans.

5. Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.

6. A copy of the City's approval letter shall be scanned onto the final plans.