



Architectural Commission Report

Meeting Date: Wednesday, February 15, 2012

Subject: **415 NORTH BEDFORD DRIVE**
Request for approval of a parking garage entry remodel, a sign accommodation for building identification signage and parking directional signs.
(PL1201610)

Project applicant: Paul Schneider, applicant

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval of a parking garage entry remodel, a sign accommodation for building ID signage and parking directional signs. The following elements are requested:

- The entry remodel consists of adding a new metal fascia and canopy around the garage entry. The metal fascia would contain a powder coat finish. Painting of the entry area is also proposed.
- The applicant is also requesting the approval of a sign accommodation to allow a building ID sign to be located less than 25'-0" above grade. The proposed sign would contain the address numbers "415". The sign would measure 3'-8" in height by 9'-10" in length (total 36 square feet). Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-605 the Architectural Commission may grant a sign accommodation to allow a building identification sign to be located less than 25'-0" above grade, so long as the sign does not exceed 2% of the vertical surface area of the side on the building on which is it located. The maximum sign area permitted would be 91.5 square feet.
- One parking direction sign is located directly above the driveway ramp of the parking garage. Pursuant to BHMC §10-4-654 one parking directional sign not to exceed 18" in height may be permitted. As proposed the sign would read 'parking' and would be a maximum of 14" in height.
- One parking entrance identification sign is proposed above the garage entry. As Pursuant to BHMC §10-4-652, one parking entrance identification sign that does not exceed 20 square feet in area on each face may be erected adjacent to each garage entrance from a public street or alley. The sign may be a wall sign, ground sign or projecting sign (blade sign). The highest element of the sign shall not exceed 20 feet above the level of the adjacent street. The proposed circular sign could be located less than 20 feet above grade and would contain 9.84 square feet of signage on each sign.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets and Supporting Documents
- C. Approval Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner

(310) 285-1191

cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting –February 15, 2012

filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The sign accommodation request for this project requires mailed public notices within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed on Monday, February 6, 2012. To date staff has not received any comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive
AC Meeting –February 15, 2012

Attached A:
Detailed Design Description
and Materials (Applicant Prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 415 North Bedford Drive
Adjacent Streets: Camden Drive & Roxbury Drive

B Property Owner Information¹

Name(s): Daniel M. Gottlieb (CEO) & Steven D. Lebowitz (President)
Address: 439 North Bedford Drive
City: Beverly Hills State & Zip Code: CA 90210
Phone: 310-273-9930 Fax: 310-248-2222
E-Mail

C Applicant Information [individual(s) or entity benefiting from the entitlement]

Name(s): 415 Bedford, LLC.
Address: 439 North Bedford Drive
City: Beverly Hills State & Zip Code: CA 90210
Phone: 310-273-9930 Fax: 310-248-2222
E-Mail: pschneider@qirealty.com

D Architect / Designer Information [Employed or hired by Applicant]

Name(s): Charles Group International Registered Architect? Yes No
Address: 12811 Venice Boulevard
City: Los Angeles State & Zip Code: CA 90066
Phone: 310-383-4142 Fax:
E-Mail: charles@charlesgroupintl.com

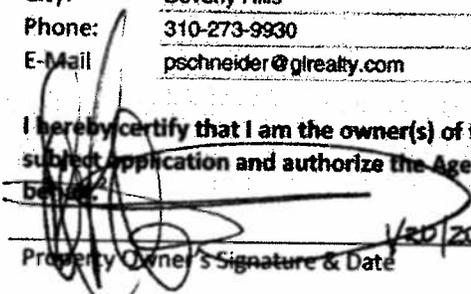
E Landscape Designer Information [Employed or hired by Applicant]

Name(s): N/A
Address:
City: State & Zip Code:
Phone: Fax:
E-Mail:

F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.

Name(s): Paul Schneider
Address: 439 North Bedford Drive
City: Beverly Hills State & Zip Code: CA 90210
Phone: 310-273-9930 Fax: 310-248-2222
E-Mail: pschneider@qirealty.com

G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.


Property Owner's Signature & Date 1/20/2012


Property Owner's Signature & Date 1-20-2012

¹ If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups:
Group A – Chairperson or president of the board; Group B – board secretary or chief financial officer.

² A signed and dated authorization letter from the property owner is also acceptable.

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
 - Ten (10) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

B Identify the scope of work (check all that apply):

- New construction
- Façade Remodel ONLY
- Business Identification Sign(s)
 - Number of signs proposed:
- Building Identification Sign(s)
 - Number of signs proposed:
- Sign Accommodation (explain reason for the accommodation request below):
 - Location of building 415 sign below 25'. Projecting P sign. Number of signs proposed:
- Other: _____

C Describe the scope of work proposed including materials and finishes:

This project creates a new elegant entry I.D. portal at the street level of the garage entry and includes new high character lighting fixtures at the ceiling over the drop-off area inside. The portal construction consists of painted metal fascia trim over a support structure attached to the existing wall and includes individual painted metal signs with internal lighting. Planter pots and trellis are added at the sides.

C Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/UNITEGIS/>)

- | | | | | |
|------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4X | <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4-P | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP | <input checked="" type="checkbox"/> C-3 | <input type="checkbox"/> C-3A | <input type="checkbox"/> C-3B |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2 | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5 |

E Lot is currently developed with (check all that apply):

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below): Parking Garage

F Are any protected trees located on the property? (See the City's tree removal guidelines at: <http://www.beverlyhills.org/services/building/plans/tree.asp>.)

Yes No

If YES, provide the following information:

Tree Type: Heritage Tree(s) Native Tree(s) Urban Grove

Species: _____

Quantity/Sizes: _____

Reason for Removal: _____

G Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?

Yes No If yes, please list Architect's name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Indicate in the chart below all applicable signage details:

	Type of Sign (i.e. business ID, building ID, parking, etc.)	Dimensions (length x width)	Square Feet	Maximum Area Permitted by Code	Maximum Area Permitted w/ Sign Accommodation (if applicable)
1	Building I.D. - 415	38" x 910"	36 sf	2% of vertical face area. 92.5 sf total allowed. 50 sf shown for the total 2 signs	Sign below 25 ft height
2	Building I.D. - Parking	1' x 14'	14 sf		
3	Business I.D. - P Sign	38" circle	9.84 sf on side (19.7 sf total)	20 sf allowed for parking structure Projecting signs OK	Max projection 4 feet
4					
5					

C List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

FAÇADE (List all material for all portions visible from the street)

Material: Metal fascia
 Texture /Finish: Powder coat automotive type finish in
 Color / Transparency: Green, Silver and Brass type, opaque finish.

WINDOWS/DOORS (Include frame, trim, glass, metal, etc.)

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

ROOF

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

CHIMNEY(S)

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

COLUMNS

Material: Repainting structure
 Texture /Finish: _____
 Color / Transparency: Opaque

BALCONIES & RAILINGS

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

OUTDOOR DINING ELEMENTS (List all material for all outdoor dining elements.)

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

AWNINGS, CANOPIES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: Parking "P" sign fabricated metal cabinet sign with push thru translucent acrylic graphics
Texture /Finish: Powder coat automotive metallic finish in Blue and In Brass
Color / Transparency: Opaque

BUILDING ID SIGN(S)

Material: Metal reverse channel letters and numbers, with internal L.E.D. lighting
Texture /Finish: Powder coat automotive metallic finish like Brass
Color / Transparency: Opaque

EXTERIOR LIGHTING

Material: _____
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

D Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:

Existing landscaping to remain.

SECTION 4 -- DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)

A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:

1. **Describe how 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.**

This project creates a high quality new architectural I.D. portal for a building where only a basic utilitarian finish currently exists so, the new design with the high quality finishes and landscaped treatments and carefully conceived signs will add to the beauty and sense of quality of the neighborhood. The external portal and the new interior lighting will add charm day and night.

2. **Describe how 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.**

There are no impacts from this project.

3. **Describe how the proposed building or structure 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 project replaces a basic utilitarian finish and will only add qualities that enhance the local environment by adding better finishes and qualities.

4. **Describe how 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.**

Beverly Hills center is a world known shopping district, office area and hotel and restaurant center. This project will further enhance the character of the Bedford Drive street face and space and provide a better feeling to the basic need of parking.

5. **Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The portal signs are in accordance with the municipal code except for the size of the address numbers; we believe this address is an important feature of the design and is a high quality finish that will enhance the neighborhood and should be accommodated.



Design Review Commission Report

455 North Rexford Drive
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Attached B:

Design Plans, Cut Sheets
and Supporting Documents



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 FAX: (805) 987-5986
 march@rcat7@msu.com

ALTERATIONS TO FACILITIES FOR:
G&L REALTY CORP.
PARKING STRUCTURE ADDITION
415 N. BEDFORD DRIVE
BEVERLY HILLS, CALIFORNIA

DATE	10.21.12
JOB NO.	2207
SCALE	AS SHOWN
DRAWN	ZPL
CHECKED	DN
NOTE	

A-1

PROPOSED SCOPE OF WORK:
 PARKING ENTRY IMPROVEMENTS FACADE REMODEL STREET ADDRESS PARKING STORAGE
 ENHANCED ENTRY PAVING CEILING

LEGAL DESCRIPTION:
 PARCEL NO. : NW 27 FT OF NE 1/4 OF LOT 14 AND SE 7/8 FT OF NE 1/4 FT AND NW 1/4 OF LOT 15 AND ALL OF LOT 18 AND SE 30 FT OF LOT 17, BLOCK 70, A.E. 1144
 MAP BOOK NO. : 445204-017
 ASSESSOR'S PARCEL NUMBER : 415 N. BEDFORD DR BEVERLY HILLS, CA 90210
 ADDRESS : COMMERCIAL RETAIL
 ZONING : 2,40' SQ. FT.
 LOT AREA : TYPE II EXISTING CONCRETE PARKING STRUCTURE
 TOTAL AREA : S418 EXISTING
 TYPE OF CONSTRUCTION : 4 STORY
 OCCUPANCY GROUP : 1

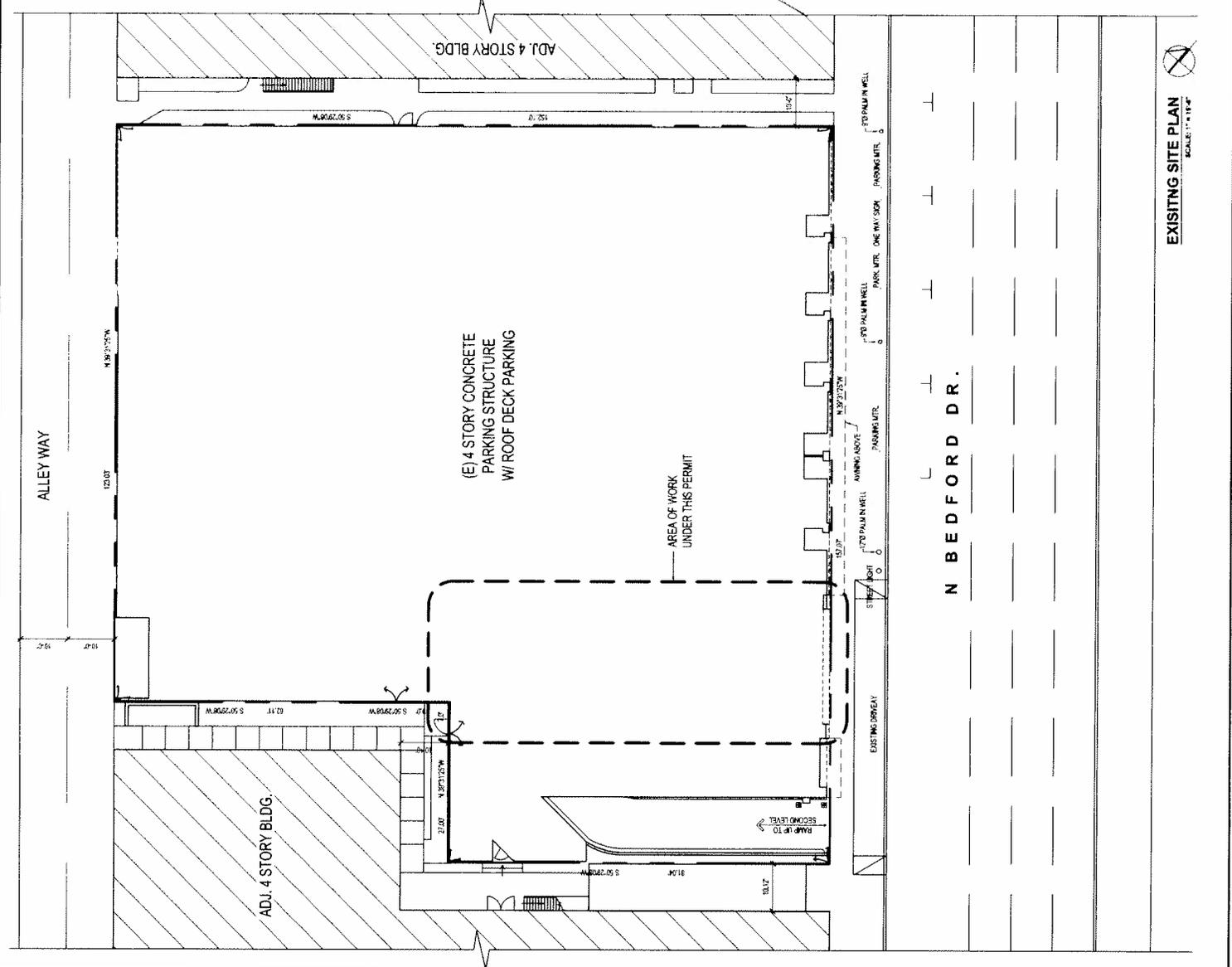
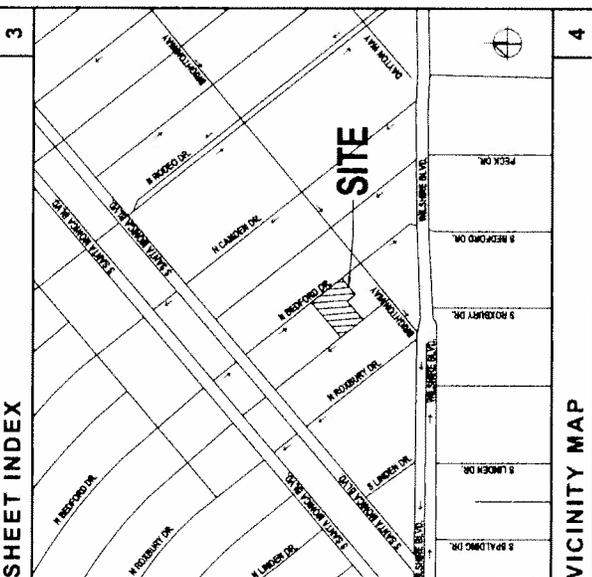
PROJECT DESCRIPTION / LEGAL

ARCHITECTS
 CHARLES GROUP INTERNATIONAL
 12811 VENICE BLVD.
 LOS ANGELES, CA 90066
 CONTACT: CHARLES PEGG
 TEL: (805) 987-5986

OWNER
 G&L REALTY CORP.
 439 N. BEDFORD DRIVE
 BEVERLY HILLS, CA 90210
 CONTACT: PAUL SCHNEIDER
 TEL: (310) 273-9800

ARCHITECT / OWNER INFORMATION

ARCHITECTURAL
 A1 EXISTING FLOOR PLAN
 A2 EXISTING FLOOR PLAN
 A3 EXISTING EXTERIOR SECTIONS
 A4 EXISTING EXTERIOR ELEVATIONS
 A5 EXISTING PHOTO MONTAGE
 A6 EXISTING PHOTO MONTAGE
 A7 EXISTING PHOTO MONTAGE
 A8 EXISTING PHOTO MONTAGE
 A9 EXISTING PHOTO MONTAGE
 A10 EXISTING PHOTO MONTAGE
 A11 EXISTING PHOTO MONTAGE
 A12 EXISTING PHOTO MONTAGE
 A13 EXISTING PHOTO MONTAGE
 A14 EXISTING PHOTO MONTAGE
 A15 EXISTING PHOTO MONTAGE



REVISIONS	

RM
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 rmu@rm.com

ALTERATIONS TO FACILITIES FOR:
 G&L REALTY CORP.
 PARKING STRUCTURE ADDITION
 415 N. BEDFORD DRIVE
 BEVERLY HILLS, CALIFORNIA

DATE	US 211
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DRAWN	PTE
CHECKED	DR
DATE	

A-4

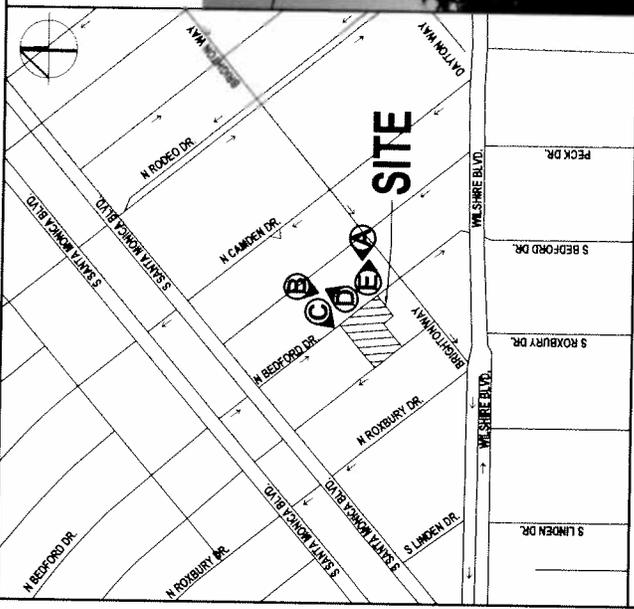


IMAGE E



IMAGE D



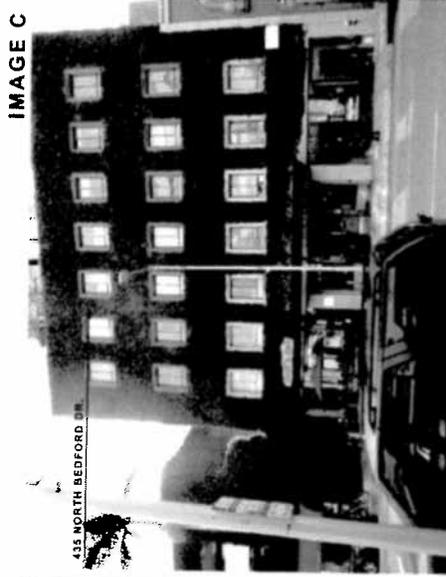
IMAGE A



IMAGE B



IMAGE C



SITE PHOTOGRAPHS / EXISTING STREETSCAPE

NO.	DATE	DESCRIPTION



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ALTERATIONS TO FACILITIES FOR:
G&L REALTY CORP.
PARKING STRUCTURE ADDITION
 415 N. BEDFORD DRIVE
 BEVERLY HILLS, CALIFORNIA

DATE	1/12/12
CSI NO.	2779
SCALE	AS SHOWN
DRAWN	2/11
CHECKED	TR
DATE	

A-5



EXISTING CONDITION



PROPOSED PROJECT

STREETSCAPE PHOTO MONTAGE

REVISIONS	
1	Check & Sign
2	
3	
4	

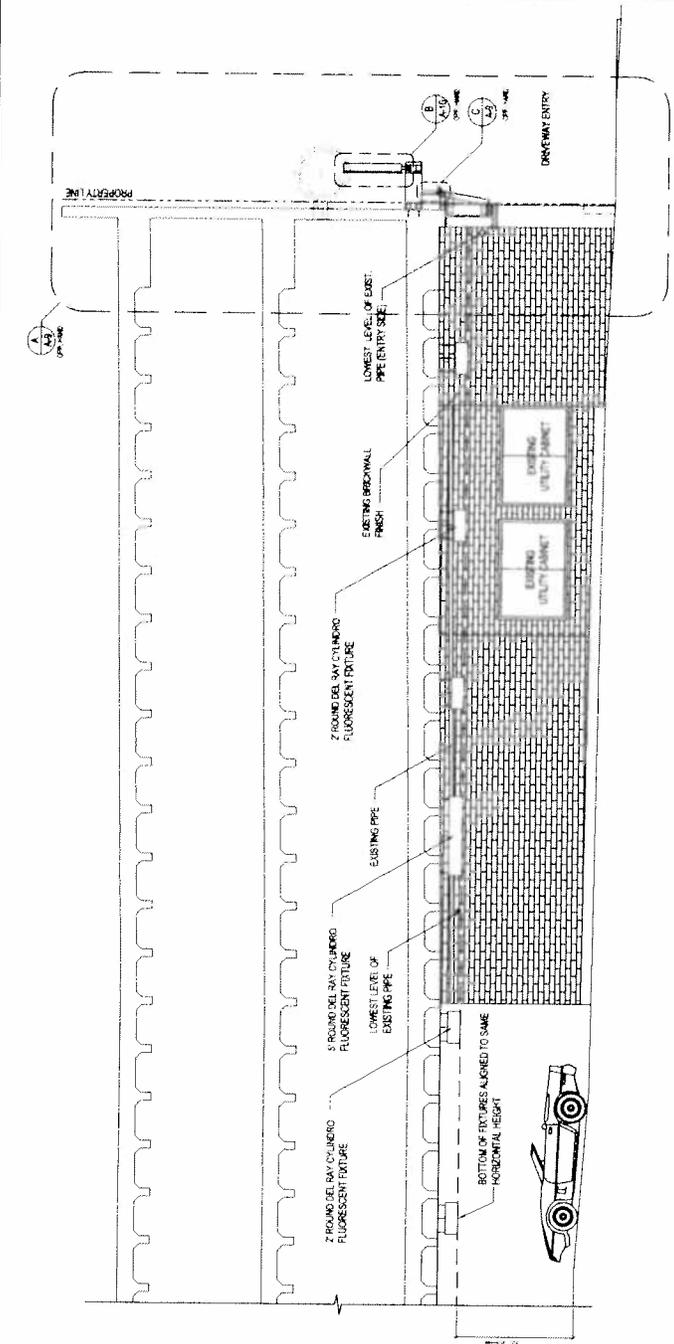


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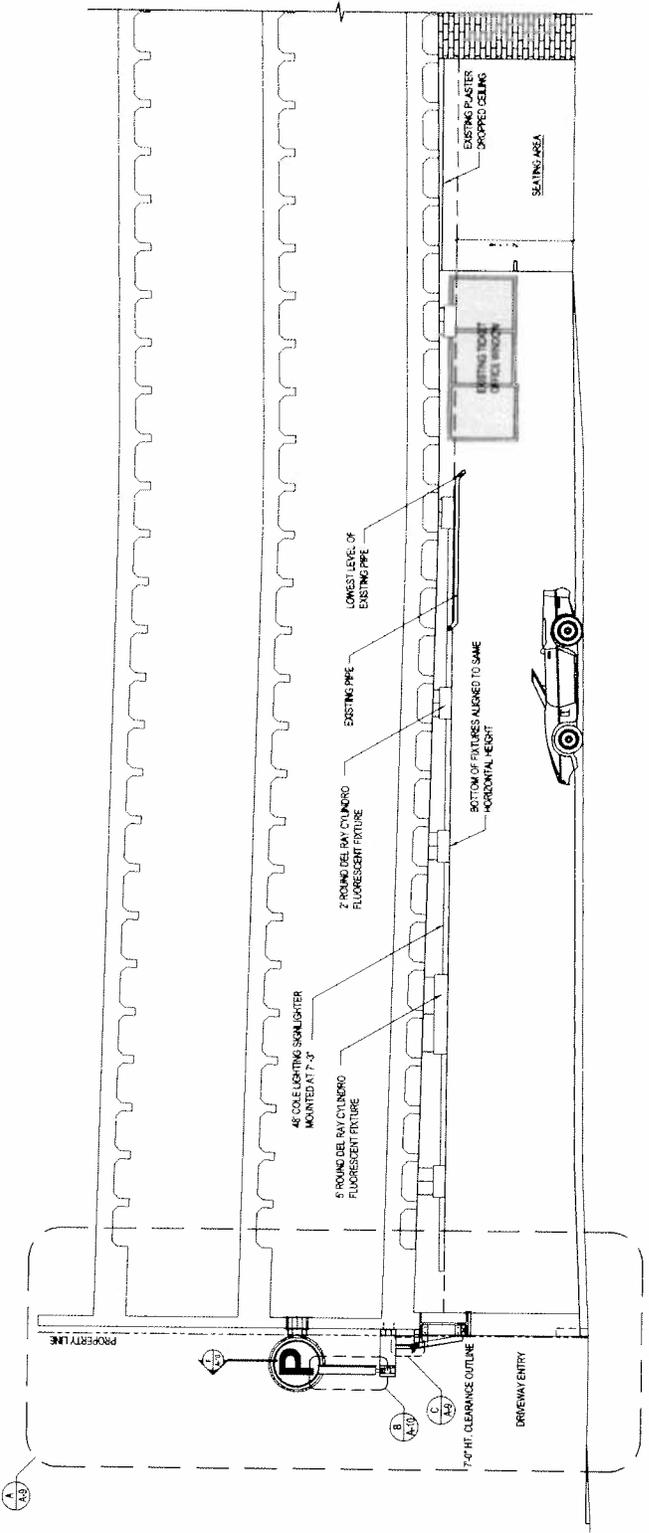
ALTERATIONS TO FACILITIES FOR:
G&L REALTY CORP.
PARKING STRUCTURE ADDITION
 415 N. BEDFORD DRIVE
 BEVERLY HILLS, CALIFORNIA

DATE	REVISED
JOB NO.	0709
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DRAWN	JFL
CHECKED	RM

A-8



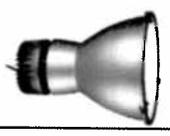
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SCALE: 3/16" = 1'-0"



SECTION "C"
SCALE: 3/16" = 1'-0"

TYPE: 06310 NUMBER:

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11.1.1	11.1.1	11.1.1	11.1.1



TYPE: 06310 NUMBER:

DATE	REVISED	DATE	REVISED
11.1.1	11.1.1	11.1.1	11.1.1
11.1.1	11.1.1	11.1.1	11.1.1



End mounting brackets may be modified to suit unique conditions.



Optional acrylic shielding for use when fixture is aimed upwards in exterior applications.



NO.	REVISIONS

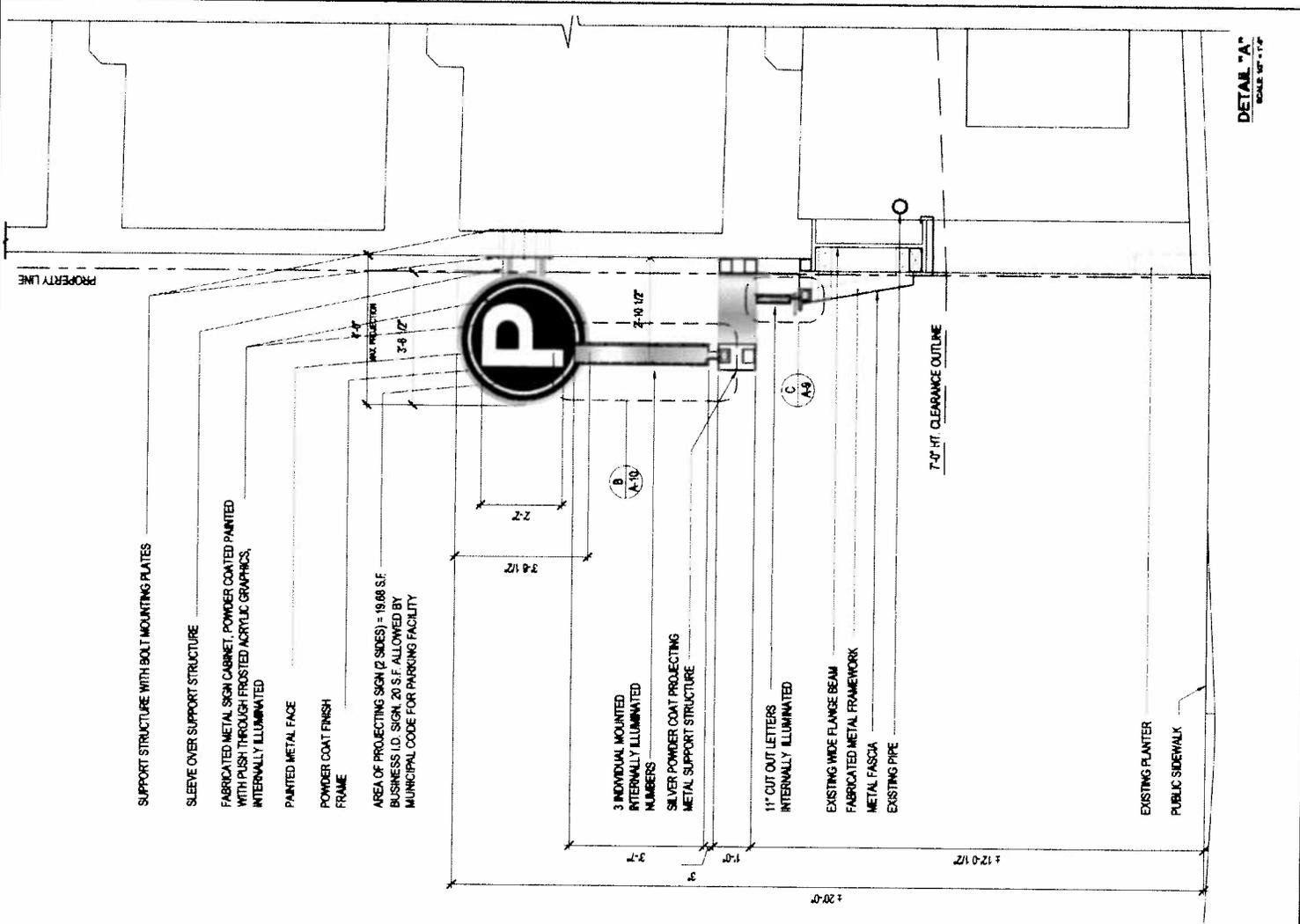


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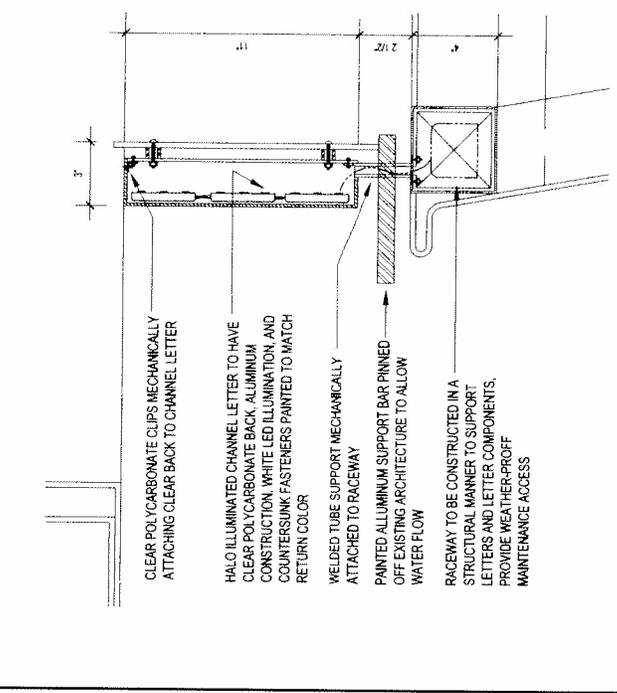
ALTERATIONS TO FACILITIES FOR:
 G&L REALTY CORP.
 PARKING STRUCTURE ADDITION
 415 N. BEDFORD DRIVE
 BEVERLY HILLS, CALIFORNIA

DATE	REV. NO.	BY
DRAWN	CHECKED	OR

A-9



DETAIL "A"
 SCALE 1/8" = 1'-0"



DETAIL "C"
 SCALE 3/4" = 1'-0"

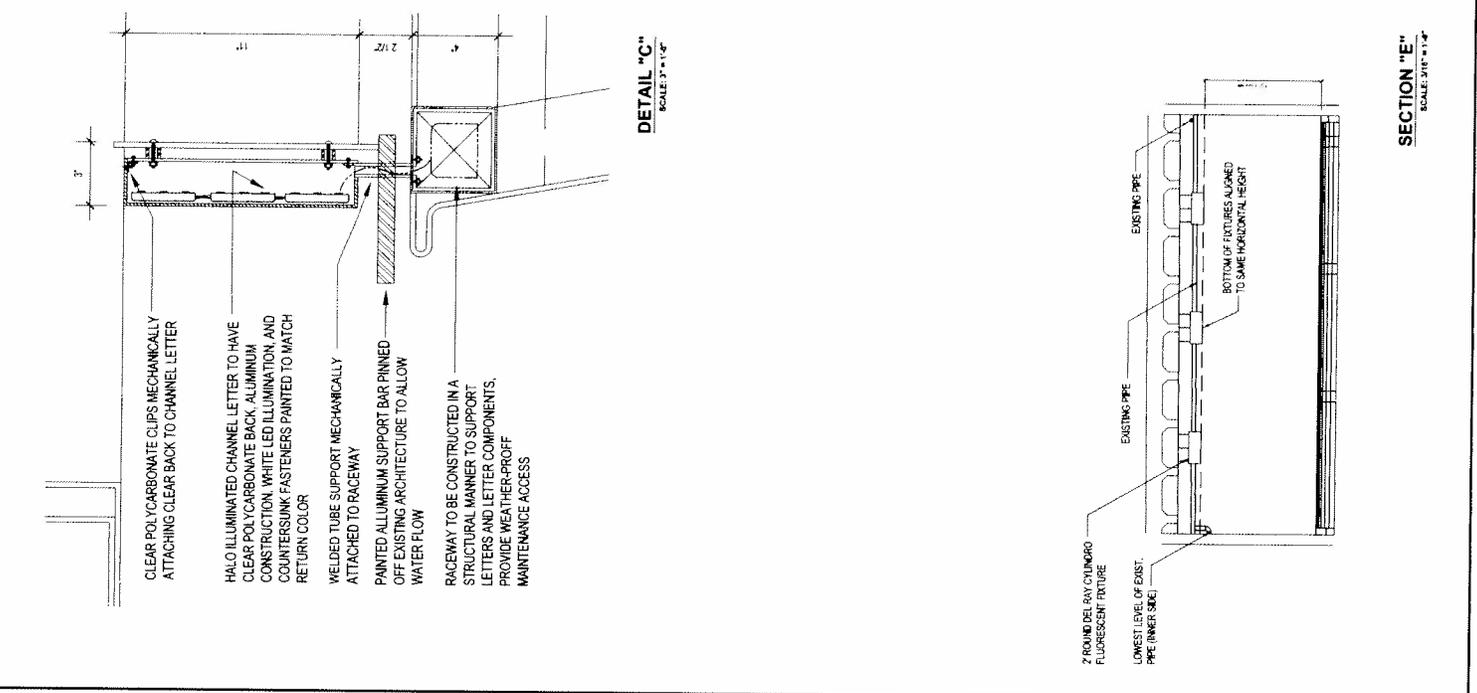
CLEAR POLYCARBONATE CLIPS MECHANICALLY ATTACHING CLEAR BACK TO CHANNEL LETTER

HALO ILLUMINATED CHANNEL LETTER TO HAVE CLEAR POLYCARBONATE BACK, ALUMINUM CONSTRUCTION, WHITE LED ILLUMINATION, AND COUNTERSUNK FASTENERS PAINTED TO MATCH RETURN COLOR

WELDED TUBE SUPPORT MECHANICALLY ATTACHED TO RACEWAY

PAINTED ALUMINUM SUPPORT BAR PINNED OFF EXISTING ARCHITECTURE TO ALLOW WATER FLOW

RACEWAY TO BE CONSTRUCTED IN A STRUCTURAL MANNER TO SUPPORT LETTERS AND LETTER COMPONENTS, PROVIDE WEATHER-PROOF MAINTENANCE ACCESS



SECTION "E"
 SCALE 3/16" = 1'-0"

2 ROUND BAY WINDOW FLUORESCENT FIXTURE

EXISTING PIPE

EXISTING PIPE

EXISTING PIPE

BOTTOM OF FIXTURES ALIGNED TO SAME HORIZONTAL HEIGHT

LOWEST LEVEL OF EXIST. PIPE (INNER SECT.)

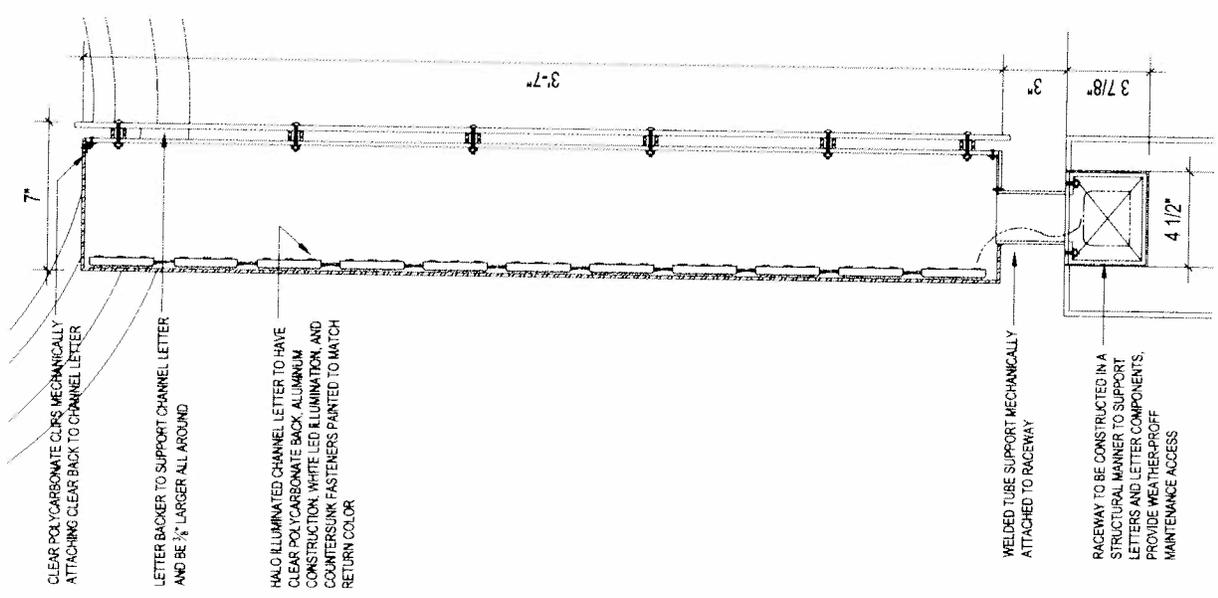
NO.	DESCRIPTION	DATE

R/M
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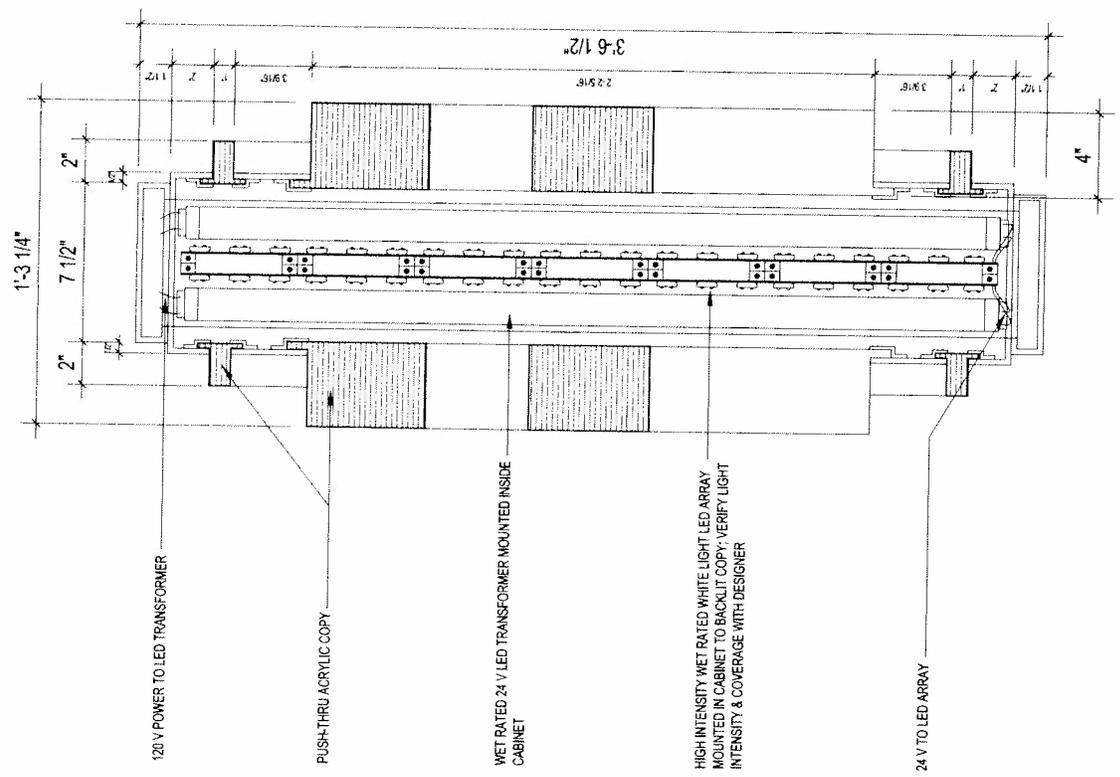
ALTERATIONS TO FACILITIES FOR:
G&L REALTY CORP.
 PARKING STRUCTURE ADDITION
 415 N. BEDFORD DRIVE
 BEVERLY HILLS, CALIFORNIA

DATE	REV. NO.	BY

A-10



DETAIL "B"
 SCALE: 3/4" = 1'-0"



SECTION "F"
 SCALE: 3/4" = 1'-0"

REVISIONS		
1	Checklist (3/21)	3/21/09
2		
3		

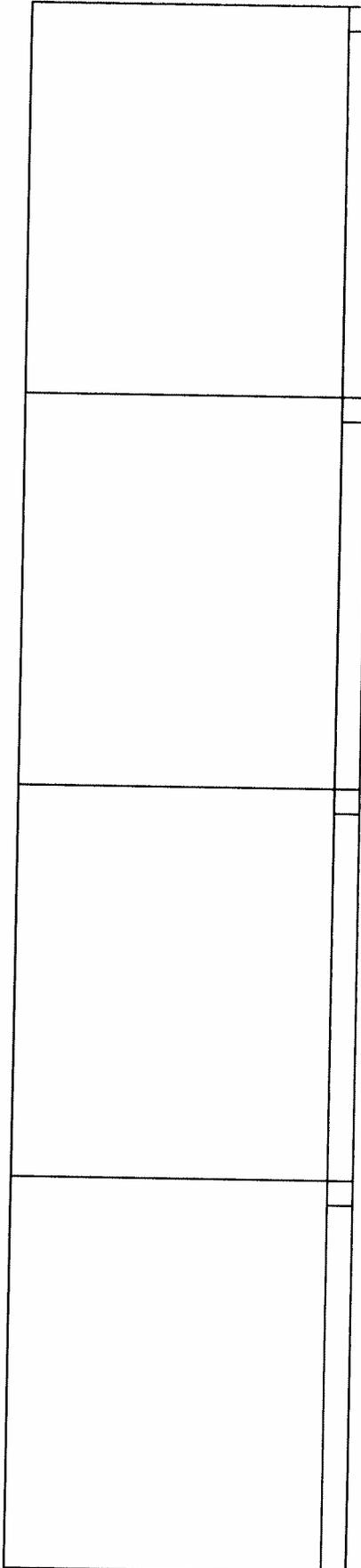


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 FAX: (805) 987-5966
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ALTERATIONS TO FACILITIES FOR
 G&L REALTY CORP.
 PARKING STRUCTURE ADDITION
 415 N. BEDFORD DRIVE
 BEVERLY HILLS, CALIFORNIA

DATE	NO. 242
JOB NO.	2009
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DRAWN	PTL
CHECKED	RL

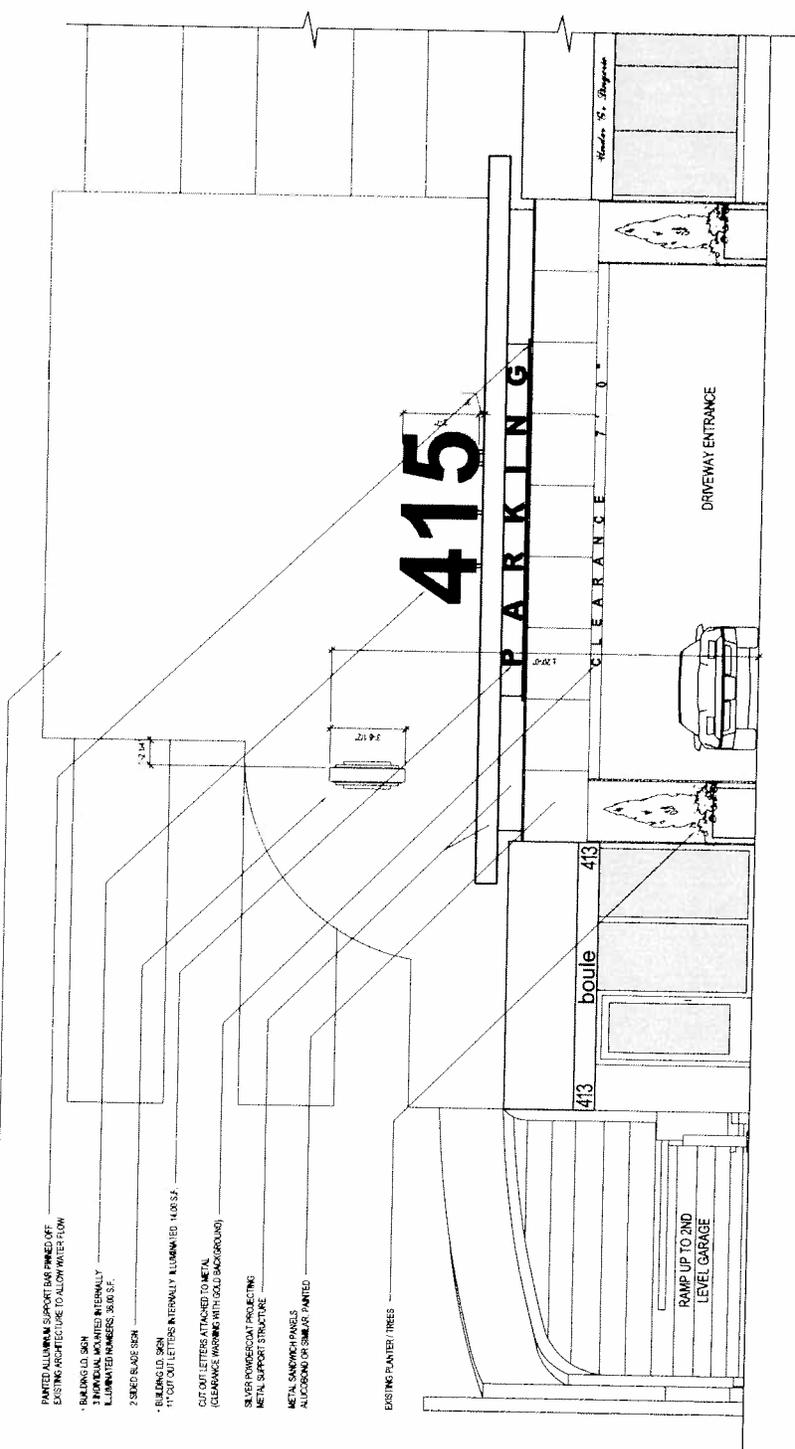
A-11



* BUSINESS LO. STORAGE AREA ALLOWED BY MUNICIPAL CODE. 7% OF VERTICAL BUILDING FACE AREA OF 1564 S.F. ALLOWED. 40.0 S.F. TOTAL OF 2 STORES

EXISTING

- PAINTED ALUMINUM SUPPORT BAR FINNED OFF
EXISTING ARCHITECTURE TO ALLOW WATER FLOW
- BUILDING ID. SIGN
- 3' HIGH WALL MOUNTED INTERNALLY
ILLUMINATED NUMBERS, 30.00 S.F.
- 2 SIGN/BLADE SIGN
- BUILDING ID. SIGN
- 11' TALL OUT LETTERS INTERNALLY ILLUMINATED, 14.00 S.F.
- CUT OUT LETTERS ATTACHED TO METAL
(CLEARANCE MARKING WITH GOLD BACKGROUND)
- SILVER POWDERCOAT PROJECTING
METAL SUPPORT STRUCTURE
- METAL SUPPORT STRUCTURE
ALCOHOLIC OR SIMILAR PAINTED



PROPOSED PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



Design Review Commission Report

455 North Rexford Drive
AC Meeting –February 15, 2012

Attached C:

Draft Approval Resolution

RESOLUTION NO. AC-13-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A GARAGE ENTRY REMODEL, A SIGN ACCOMMODATION FOR BUSINESS IDENTIFICATION SIGNAGE AND PARKING DIRECTIONS SIGNS AT THE PROPERTY LOCATED AT 415 NORTH BEDFORD DRIVE (PL1201610).

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

Section 1. Paul Schneider, agent on behalf of the property owners, 415 Bedford, LLC (Daniel M. Gottlieb- CEO, Steven D. Lebowitz – President), (Collectively the “Applicant”), has applied for architectural approval of a garage entry remodel, a sign accommodation for business identification signage and parking direction signs for the property located at 415 North Bedford Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s

local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 5. The Architectural Commission conducted a duly noticed public hearing on February 15, 2012 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

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. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

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 environmental less desirable. The proposed project is proposed to be constructed

using contemporary building materials and practices, and, as conditioned, complaint with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure 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. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, 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 project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development 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. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the

planning commission to be a project that qualifies as a “character contributing building” under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
2. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city’s municipal code and applicable conditions imposed by any discretionary review approval.
3. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the director of community development, or

designee, and shall include sufficient design information to evaluate project compliance during construction.

5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.

7. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Special Conditions

8. No special conditions are proposed for this project.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: February 15, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Fran Cohen, Chair
Architectural Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, SHENA ROJEMANN, Secretary of the Architectural Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-13-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on February 15, 2012 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of seven (7) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

SHENA ROJEMANN
Secretary to the Architectural
Commission/Associate Planner
City of Beverly Hills, California