



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, March 21, 2012

Subject: **UTA/PLAYBOY**
9336-9346 Civic Center Drive
Request for approval of parking directional signs
(PL#120 3738)

Project applicant: Andre Krause – Shimoda Design Group

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

REPORT SUMMARY

The applicant is requesting review and approval of parking directional signs for the subject site. A total of two parking signs are proposed. The first sign would be located along Civic Center drive. Pursuant to Beverly Hills Municipal Code §10-4-652, one parking entrance sign is permitted on the site. This sign is limited to 20 square feet in area (per side) and may contain parking information along with a directory of up to 5 building tenants. The proposed sign would be 20 square feet in area and would contain the name of the two tenant, UTA and Playboy, and additional parking and address information. The second sign is located directly adjacent to the parking garage entrance which is set back away from Civic Center Drive. Per BHMC §10-4-653, one ground sign on which sign text does not exceed 1.5 feet in width by 2 feet in height. As proposed, both signs are within the maximum sign areas permitted.

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 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

Public notification was not required for this project.

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

sroiemann@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting –March 21, 2012

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

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 9336 + 9346 Civic Center Drive
Adjacent Streets: Foothill Road and Alpine Drive/West 3rd Street

B Property Owner Information¹

Name(s): 9336/9346 Civic Center Drive, L.P.
Address: Attn: Tishman Speyer Properties L.P., 45 Rockefeller Plaza
City: New York State & Zip Code: NY 10111
Phone: (212) 715-0300 Fax: (212) 895-0353
E-Mail

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

Name(s): Matthew Biss (Owner's Representative), Tishman Speyer
Address: 400 S. Hope Street
City: Los Angeles State & Zip Code: CA 90071
Phone: (213) 443-5052 Fax: (213) 614-9760
E-Mail MBiss@TishmanSpeyer.com

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

Name(s): Joey Shimoda, Shimoda Design Group Registered Architect? Yes No
Address: 837 Traction Avenue, Suite 101
City: Los Angeles State & Zip Code: CA 90013
Phone: (213) 596-1771 Fax: (213) 596-1772
E-Mail joey@shimodadesign.com

E Landscape Designer Information [Employed or hired by Applicant]

Name(s): (n/a to submission: For Reference Only) Stephen Billings, Pamela Burton & Company
Address: 1430 Olympic Boulevard
City: Santa Monica State & Zip Code: CA 90404
Phone: 310-828-6373 Fax: 310-828-8054
E-Mail

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

Name(s): Andre Krause, Shimoda Design Group
Address: 837 Traction Avenue, Suite 101
City: Los Angeles State & Zip Code: CA 90013
Phone: (213) 596-1771 Fax: (213) 596-1772
E-Mail andre@shimodadesign.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.²

By: (See attached signature block) 03/05/12

Property Owner's Signature & Date

By: (See attached signature block) 03/05/12

Property Owner's Signature & Date

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.

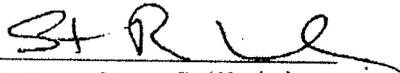
² A signed and dated authorization letter from the property owner is also acceptable.

SIGNATURE PAGE TO
Architectural Review: Parking Signs

9336/9346 CIVIC CENTER

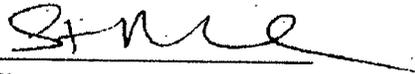
9336/9346 Civic Center Drive, L.P.

By: 9336/9346 Civic Center Drive GP, L.L.C., its general partner

By: 
Name: Steven R. Wechsler
Title: Senior Managing Director

9336/9346 Civic Center Drive, L.P.

By: 9336/9346 Civic Center Drive GP, L.L.C., its general partner

By: 
Name:
Title: Steven R. Wechsler
Senior Managing Director

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):
Number of signs proposed:
- Other:
- Remodel: Int. & Ext, no floor area added
- Remodel: Int. & Ext, floor area added
- Awning(s): New Recovery
- Open Air Dining: #Tables # Chairs

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

Request for two (2) parking signs comprised of white back-painted glass face, with a brushed stainless steel outer frame and brushed stainless steel signs/logos on for the signs.

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

- R-4 R-4X R-4 R-4-P R-4X2
- R-3 RMCP C-3 C-3A C-3B
- C-5 C-3T-1 C-3T-2 C-3T-5 C-5

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

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

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:

	<u>Type of Sign</u> (i.e. business ID, building ID, parking, etc.)	<u>Dimensions</u> (length x width)	<u>Square Feet</u>	<u>Maximum Area Permitted by Code</u>	<u>Maximum Area Permitted w/ Sign Accommodation</u> (if applicable)
1	Parking Entrance Identification Sign	6'-2"W x 3'-3"H	20.04 SF	20 SF	
2	Ground Directional Sign	1'-6" x 2'-0"	2.33 SF	3 SF	
3					
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: n/a
 Texture /Finish: _____
 Color / Transparency: _____

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

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

ROOF

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

CHIMNEY(S)

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

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: (2) Parking Signs: stainless steel (frame and signs), back-painted white, low-iron glass (sign face)
Texture /Finish: Stainless: Brushed
Color / Transparency: Glass: Clear with white back-painting

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

n/a

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.**

The (2) parking signs are designed to be simple, clear and understated features that match and blend in with the overall design of the project. They will only information included will be the two addresses of the project (9336 + 9346), garage entrance and parking direction, and tenant signs and logos. The signs fit the civic and commercial character of street where they are visible and enhance the project's architecture and building design and the plaza's landscape design with its materials, scale, and aesthetic and attention to detail and craftsmanship.

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.**

The (2) parking signs are designed to be simple, clear and understated with only the information required to clearly assist visitors and the public to enter and leave the property from the public street and sidewalks with the greatest of ease and efficiency while maintain good visibility for both pedestrians and drivers for a safe experience. This sense of security and ease of understanding circulation flow for both people and cars will enhance the desirability of the environment around the property.

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 (2) parking signs are designed to match the materials used in the architecture and landscape of project: the highest level of material quality typically used for contemporary Class-A creative office building projects. For example, the use of low-iron glass, which is a premium material, is a sign detail that provides clear glass with little coloration (green) typically found in less expensive, lesser-quality glass.

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.**

The (2) parking signs are designed to seamlessly match and fit the overall project's architecture and landscape and plaza designs, of which both have been approved by the Architectural Review Commission. The design quality and standard of care has been continued with the parking signs and will contribute to a harmonious development and integrate with the general area in a complimentary fashion.

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 (2) parking signs conform with the code allowed definitions for size, appearance and function. The location and appearance of the signs and the overall project intend to exceed the spirit of intended code allowances by presenting a high-level, creative design aesthetic for the commercial office standards, while maintaining an understated and respectful attitude towards its area and meeting and conforming with standards of the municipal code and all other applicable laws.

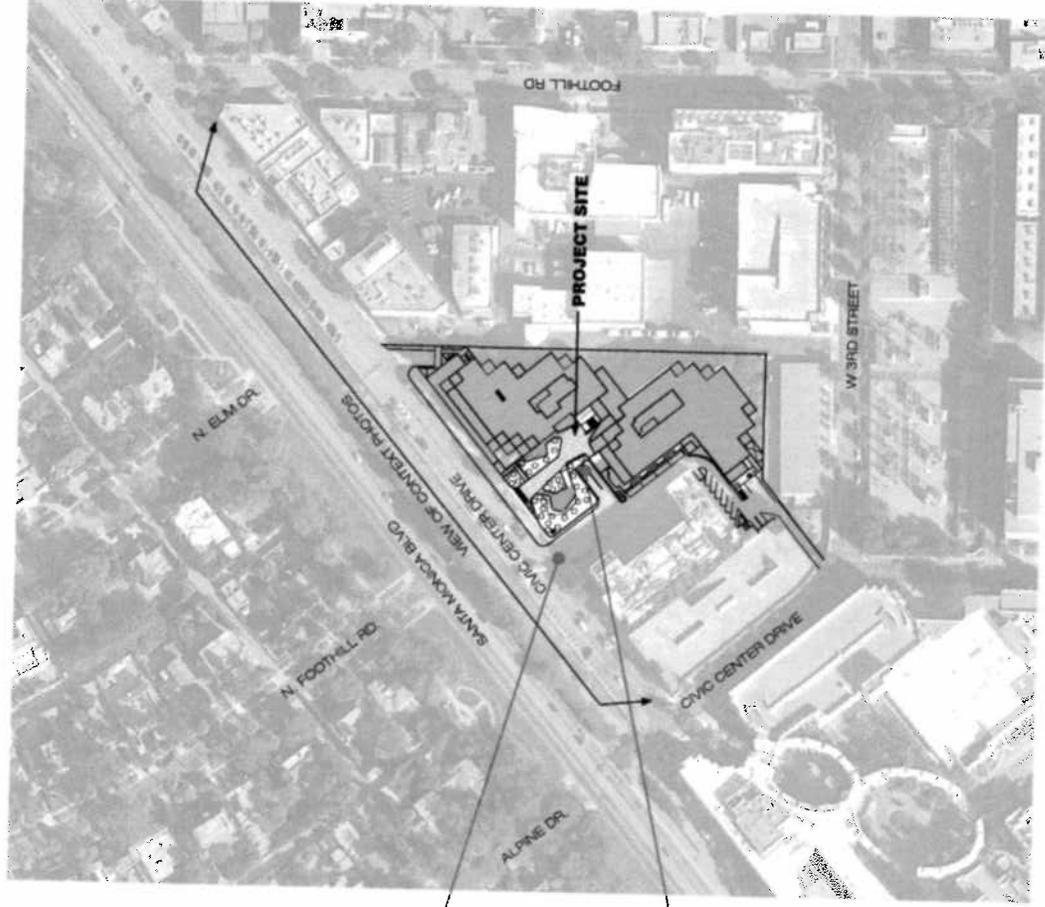


Design Review Commission Report

455 North Rexford Drive
AC Meeting –March 21, 2012

Attached B:
Design Plans, Cut Sheets
and Supporting Documents

**Project Site:
Aerial Diagram 9336-9346 Civic Center Drive**



PARKING ENTRANCE
IDENTIFICATION SIGN

GROUND DIRECTIONAL SIGN



TISHMAN SPEYER

UTA Plaza - 9336-9346 Civic Center Drive, Beverly Hills

Subject

Project Site

Contacts

Matt Biss /Tishman Speyer
t. 213 443-5030
Andre Krause /Shimoda Design Group
t. 213 596-1771

Maureen Nishikawa /MN Design
maureen@design-mn.com
c. 310 592-1292

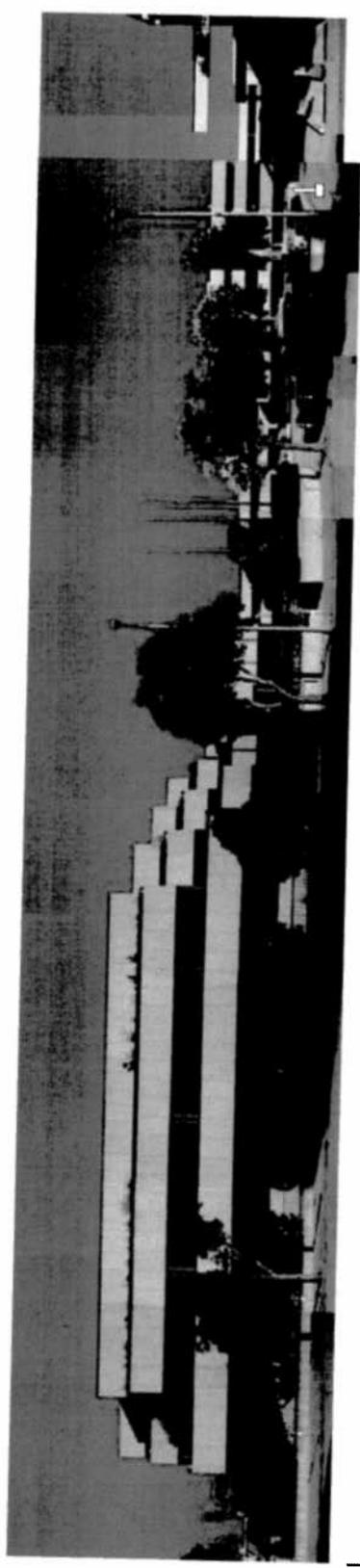
Date

March 5, 2012

Sheet

Site.1

**Project Site:
Existing Context Along Civic Center Drive**



 <p>UTA Plaza · 9336-9346 Civic Center Drive, Beverly Hills</p>	<p>Subject: Project Site</p>	<p>Contacts: Matt Biss /Tishman Speyer t. 213 443-5030 Andre Krause /Shimoda Design Group t. 213 596-1771</p>	<p>Design: Maureen Nishikawa /MN Design maureen@design-mn.com c. 310 592-1292</p>	<p>Report: March 5, 2012</p>	<p>Site:2</p>
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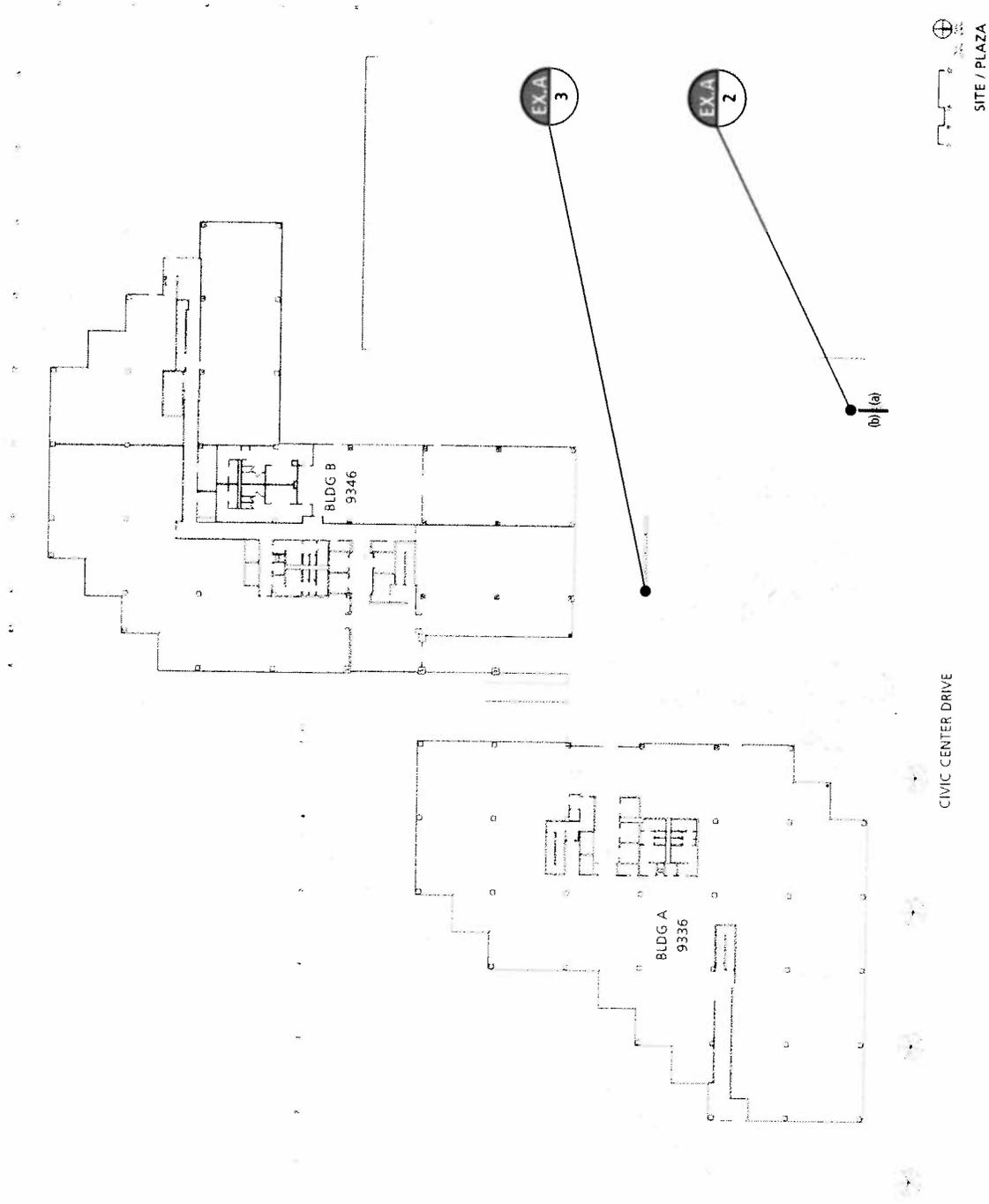
Location Plan & Message Schedule Exterior Plaza Parking Signage

SIGN #: SIGN NAME & MESSAGE:

EX-A-2 PARKING ENTRANCE IDENTIFICATION SIGN
(side a)
 [UTA & Playboy Logos]
 9336-9346
 ← [Parking symbol]

(side b)
 [UTA & Playboy Logos]
 9336-9346
 [Parking symbol] →

EX-A-3 GROUND DIRECTIONAL SIGN
 [UTA Logo]
 Welcome



TISHMAN SPEYER
 UTA Plaza - 9336-9346 Civic Center Drive, Beverly Hills

Subject
 Parking Signage - Location Plan and Message Schedule

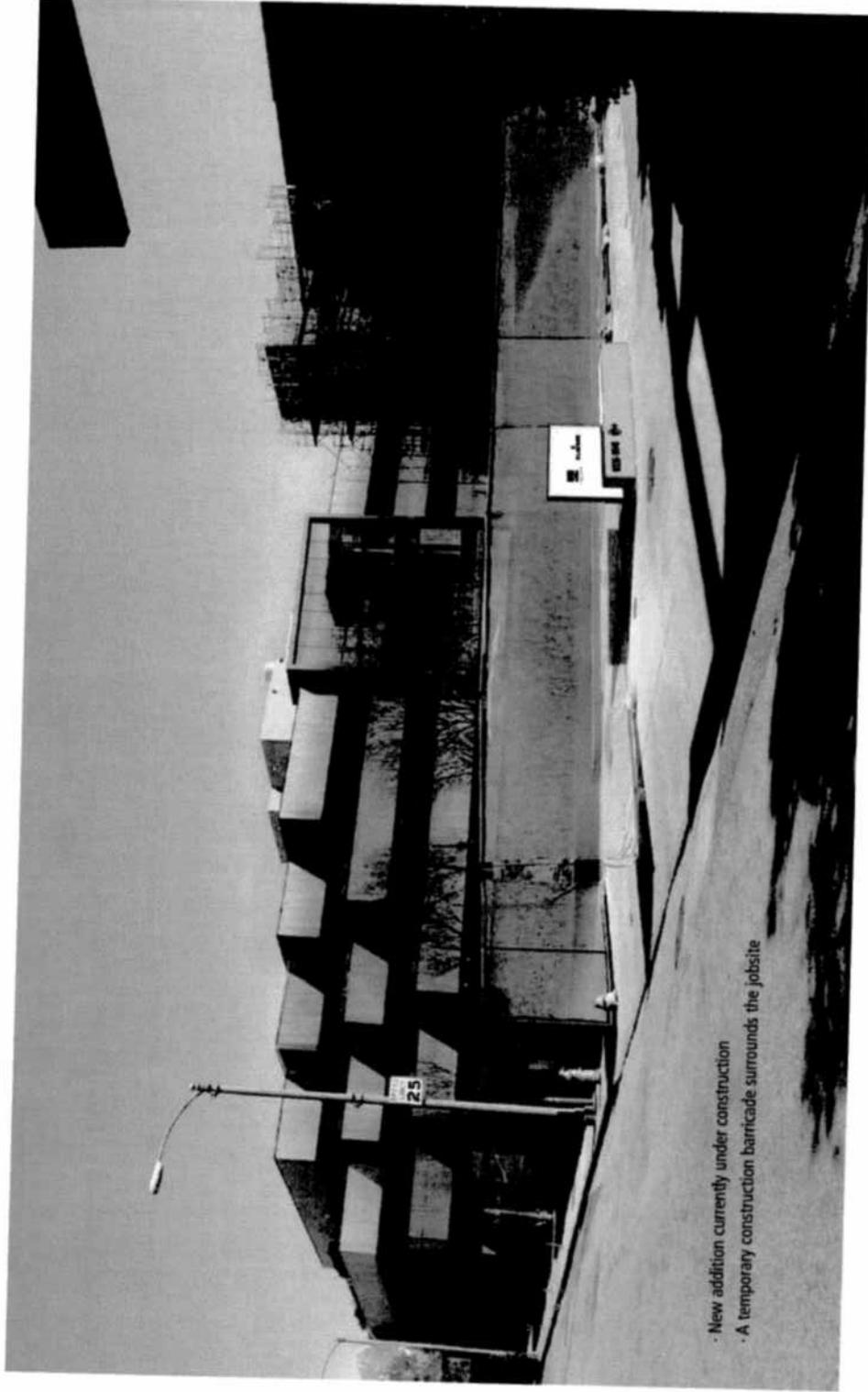
Contractors
 Matt Biss /Tishman Speyer
 t. 213 443-5030
 Andre Krause /Shimoda Design Group
 t. 213 596-1771

Design
 Maureen Nishikawa /MN Design
 maureen@design-nm.com
 c. 310 592-1292

Date
 March 5, 2012

Sheet
 LP/MS.1

**Parking Entrance Identification Sign
Contextual Image**



- New addition currently under construction
- A temporary construction barricade surrounds the jobsite



TISHMAN SPEYER

UTA Plaza - 9336-9346 Civic Center Drive, Beverly Hills

Subject

Parking Entrance Identification Sign

Contacts

Matt Biss /Tishman Speyer
t. 213 443-5030
Andre Krause /Shimoda Design Group
t. 213 596-1771

Maureen Nishikawa /MN Design
maureen@design-mn.com
c. 310 592-1292

Date

March 5, 2012

Sheet

EX.A2.1

Parking Entrance Identification Sign West Elevation

Sign EX.A-2 (side a)

Glass Panels and Logos:

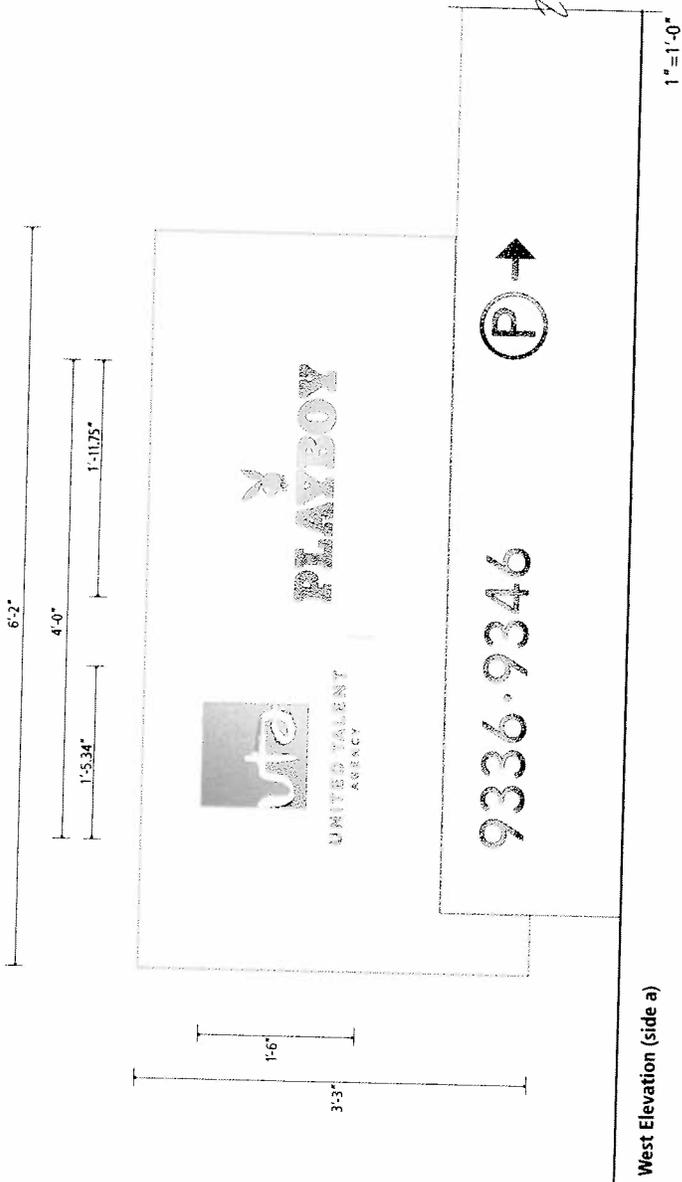
- Code-allowed area: 20 sq. ft.
- .25" thick tempered glass panels, 6'-2" x 3'-3". Total: 20.04 sq. ft.
- Back-paint Benjamin Moore Super White
- .125" thick brushed stainless steel logos and vertical bar, horizontal grain
- Etch and paint-fill UTA and bunny eye, BM Super White
- Adhere flush to face of both glass panels
- Insert panels into stainless steel frame, provided by GC

Address and Parking Identification:

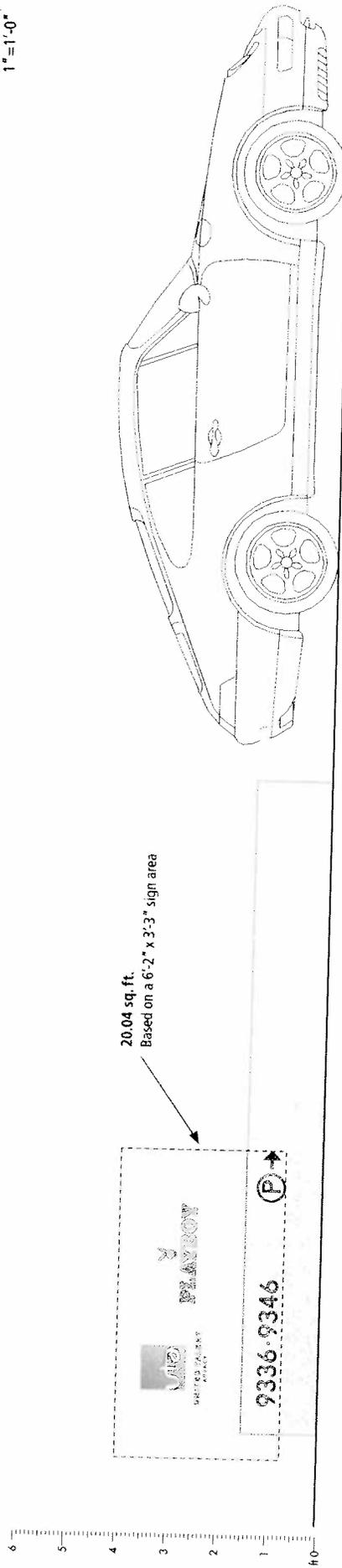
- 4.25" tall address numbers and parking "P"
- .25" thick, fabricated brushed stainless steel, horizontal grain
- Pin mount to concrete base, with .25" spacers

Sign EX.A-2 (side b)

- Indicated on sheet EX.A2.3



West Elevation (side a)



TISHMAN SPEYER

UTA Plaza - 9336-9346 Civic Center Drive, Beverly Hills

Parking Entrance Identification Sign

CONTACTS

Matt Biss / Tishman Speyer
t. 213 443-5030
Andre Krause / Shimoda Design Group
t. 213 596-1771

Maureen Nishikawa / MN Design
maureen@design-mn.com
c. 310 592-1292

Date: March 5, 2012

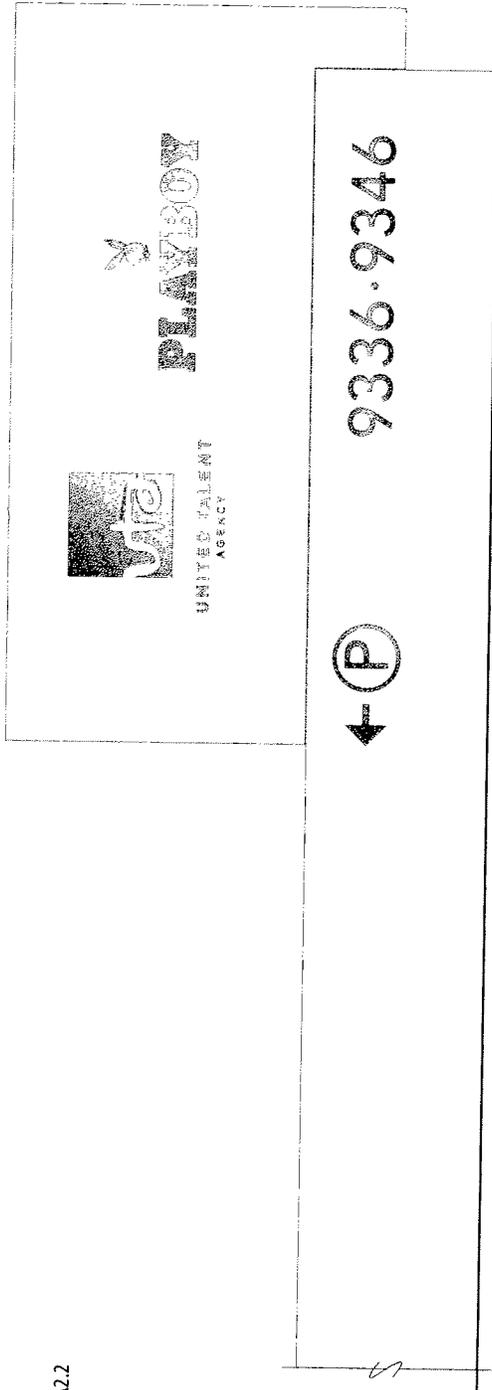
Sheet

EX.A2.2

**Parking Entrance Identification Sign
East Elevation**

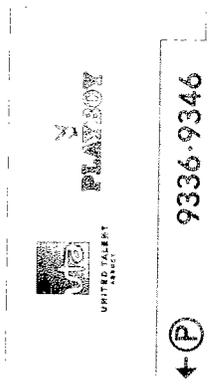
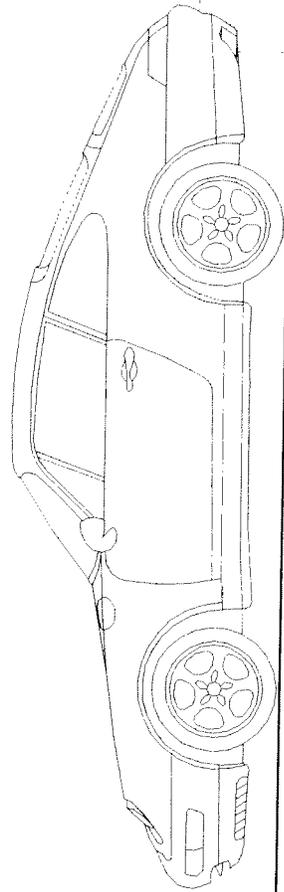
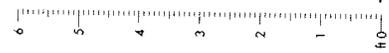
Sign EX.A-2 (side b)

Refer to notes on sheet EX.A2.2



East Elevation (side b)

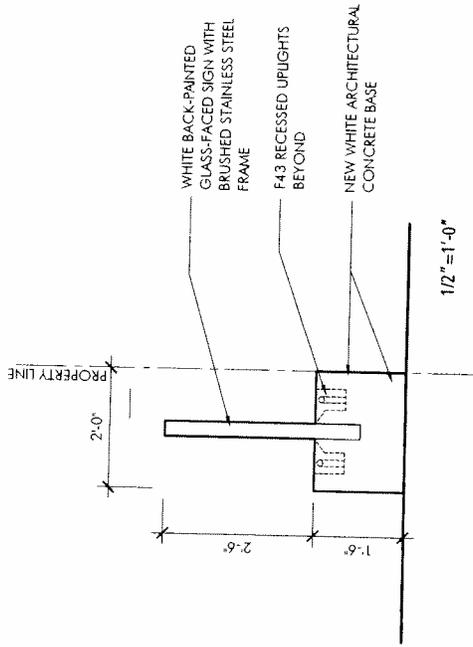
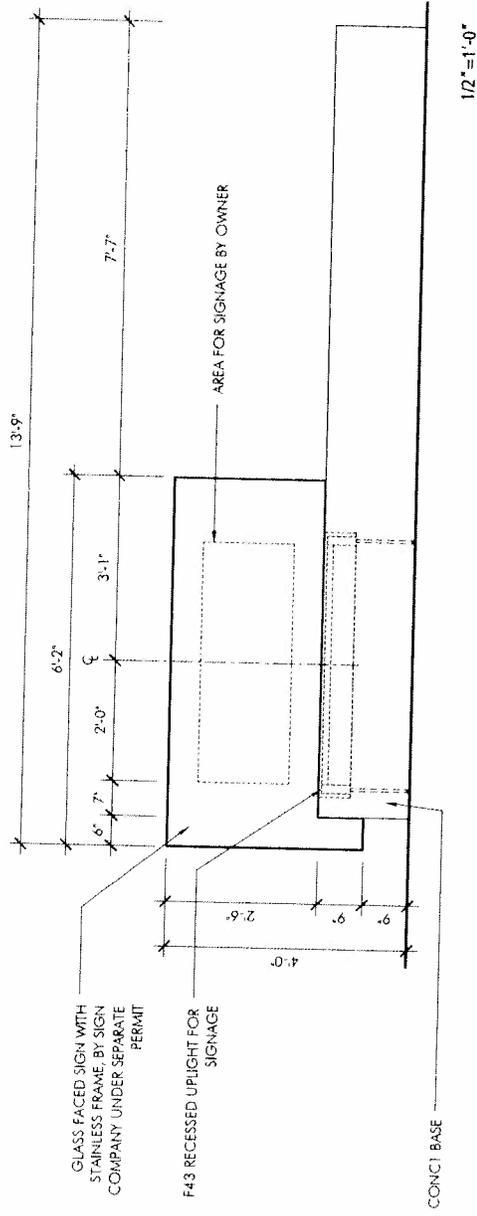
1" = 1'-0"



1/2" = 1'-0"

 <p>TISHMAN SPEYER UTA Plaza · 9336-9346 Civic Center Drive, Beverly Hills</p>	<p>Subject: Parking Entrance Identification Sign</p>
<p>Date: March 5, 2012</p>	<p>Sheet: EX.A2.3</p>

Parking Entrance Identification Sign Elevation Details



UTA Plaza - 9336-9346 Civic Center Drive, Beverly Hills

TISHMAN SPEYER

Subject

Parking Entrance Identification Sign

Contractor

Matt Biss /Tishman Speyer
t. 213 443-5030
Andie Krause /Shimoda Design Group
t. 213 596-1771

Contractor

Maureen Nishikawa /MN Design
maureen@design-mn.com
c. 310 592-1292

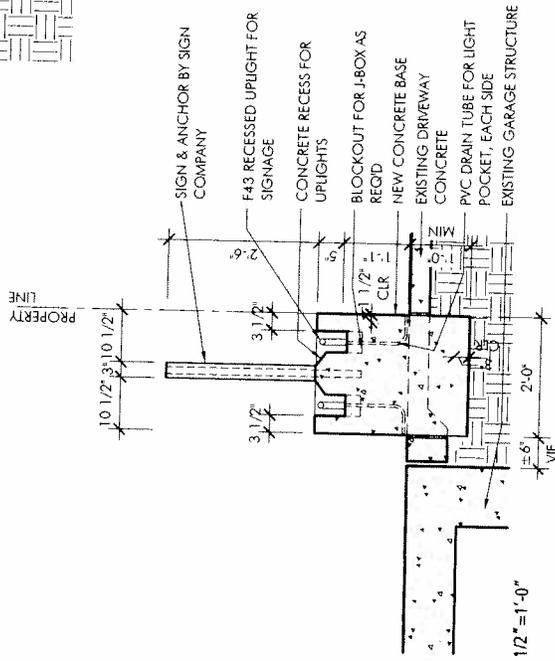
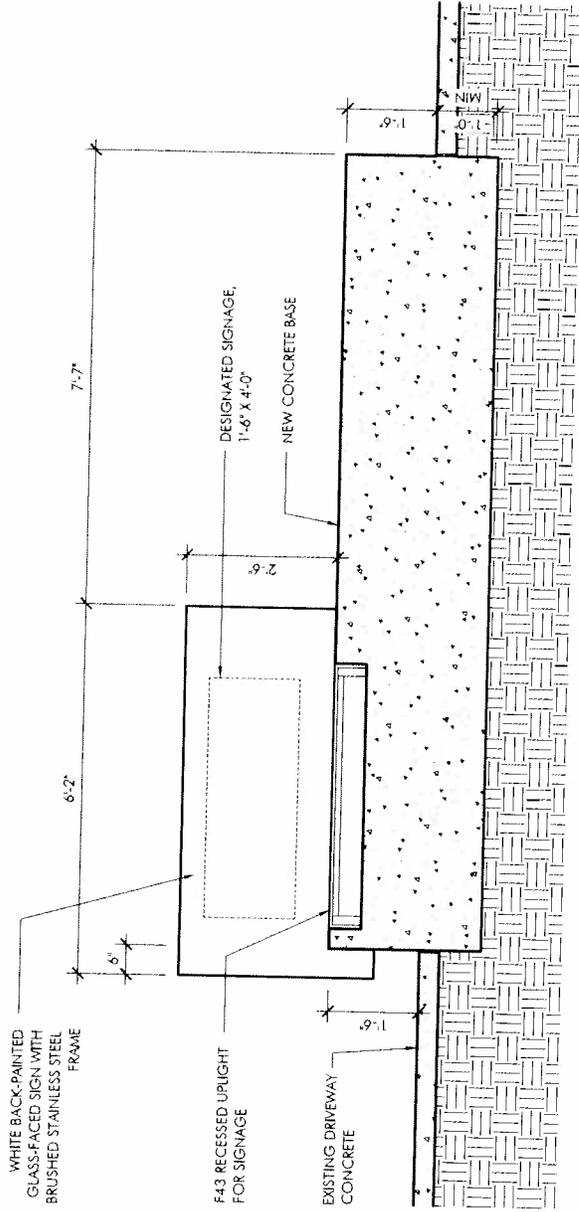
Date

March 5, 2012

Sheet

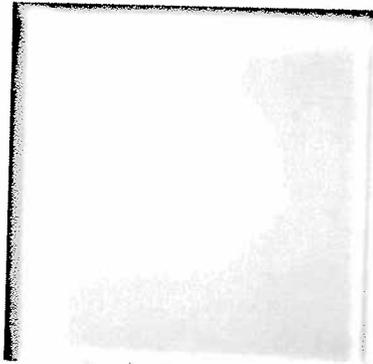
EX-A2.4

Parking Entrance Identification Sign Section Details

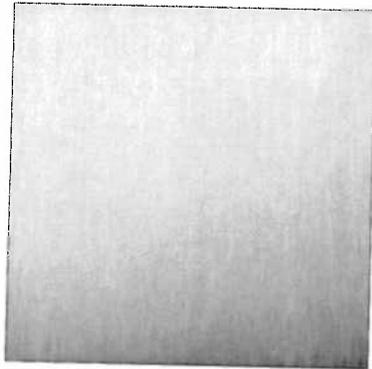


 <p>TISHMAN SPEYER UTA Plaza · 9336-9346 Civic Center Drive, Beverly Hills</p>	<p>Subject: Parking Entrance Identification Sign</p> <p>Comments:</p> <p>Matt Biss /Tishman Speyer t. 213 443-5030 Andre Krause /Shimoda Design Group t. 213 596-1771</p> <p>Designer: Maureen Nishikawa /MN Design maureen@design-mn.com c. 310 592-1292</p> <p>Date: March 5, 2012</p> <p>Sheet: EX-A2.5</p>
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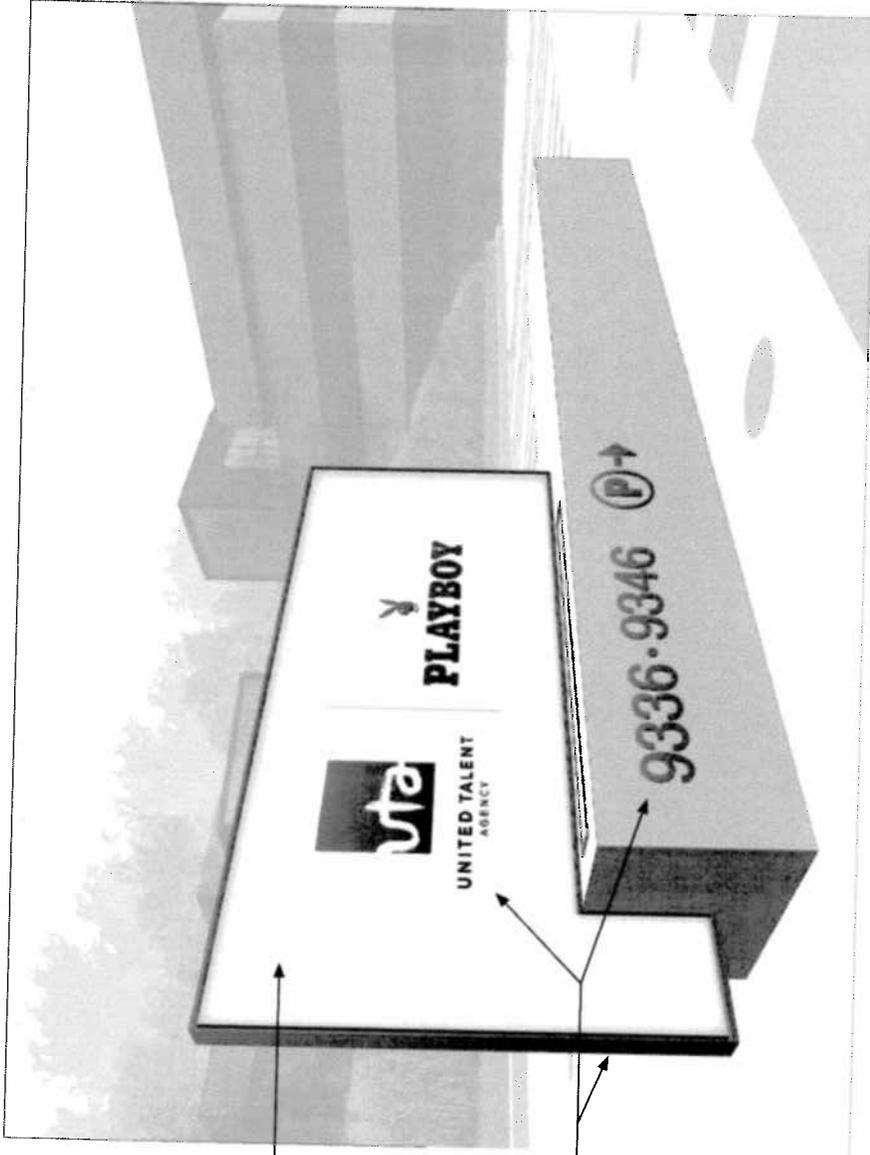
**Parking Entrance Identification Sign
Materials & Finishes**



*Sign panels -
Tempered, low-iron glass, back-painted white*



*Sign panel frame, tenant logos, address numbers,
parking symbol and arrow -
Brushed Stainless Steel*



Note: Material and finishes indicated are common to both Parking Signs in this package



TISHMAN SPEYER
UTA Plaza • 9336-9346 Civic Center Drive, Beverly Hills

Subject: Sign Materials and Finishes

Contractors:

Matt Biss /Tishman Speyer
t. 213 443-5030
Andre Krause /Shimoda Design Group
t. 213 596-1771

Date:

March 5, 2012

Sheet:

EX.A2.6

Parking Entrance Identification Sign
Lighting Concept



TISHMAN SPEYER

UTA Plaza - 9336-9346 Civic Center Drive, Beverly Hills

Client

Parking Entrance Identification Sign

Contract

Matt Biss / Tishman Speyer
t. 213 443-5030
Andre Krause / Shimoda Design Group
t. 213 596-1771

Maureen Nichikawa / MN Design
maureen@design-mn.com
c. 310 592-1292

Date

March 5, 2012

Sheet

EX.A2.7

**Ground Directional Sign
Garage Entrance Context**



Existing Architectural Column



TISHMAN SPEYER

UTA Plaza - 9336-9346 Civic Center Drive, Beverly Hills

Subject

Ground Directional Sign

Contacts

Matt Biss /Tishman Speyer
t. 213 443-9030
Andre Krause /Shimoda Design Group
t. 213 596-1771

Maureen Nishikawa /MN Design
maureen@design-mn.com
c. 310 592-1292

Date

March 5, 2012

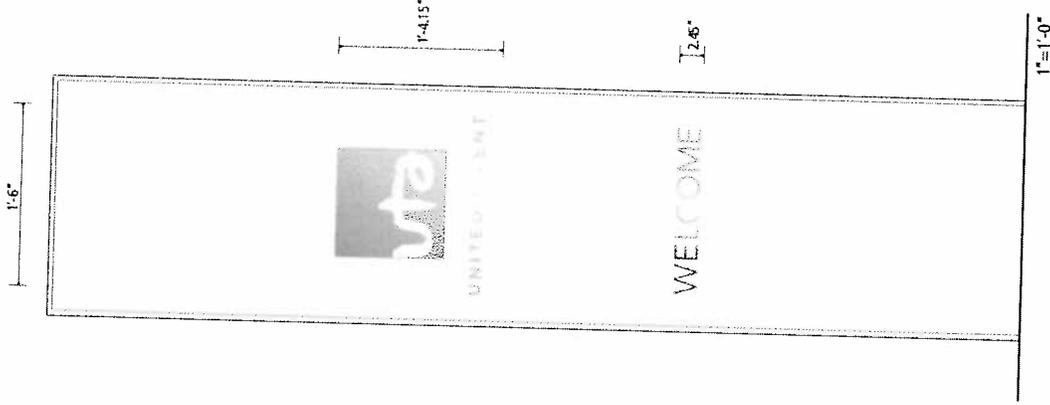
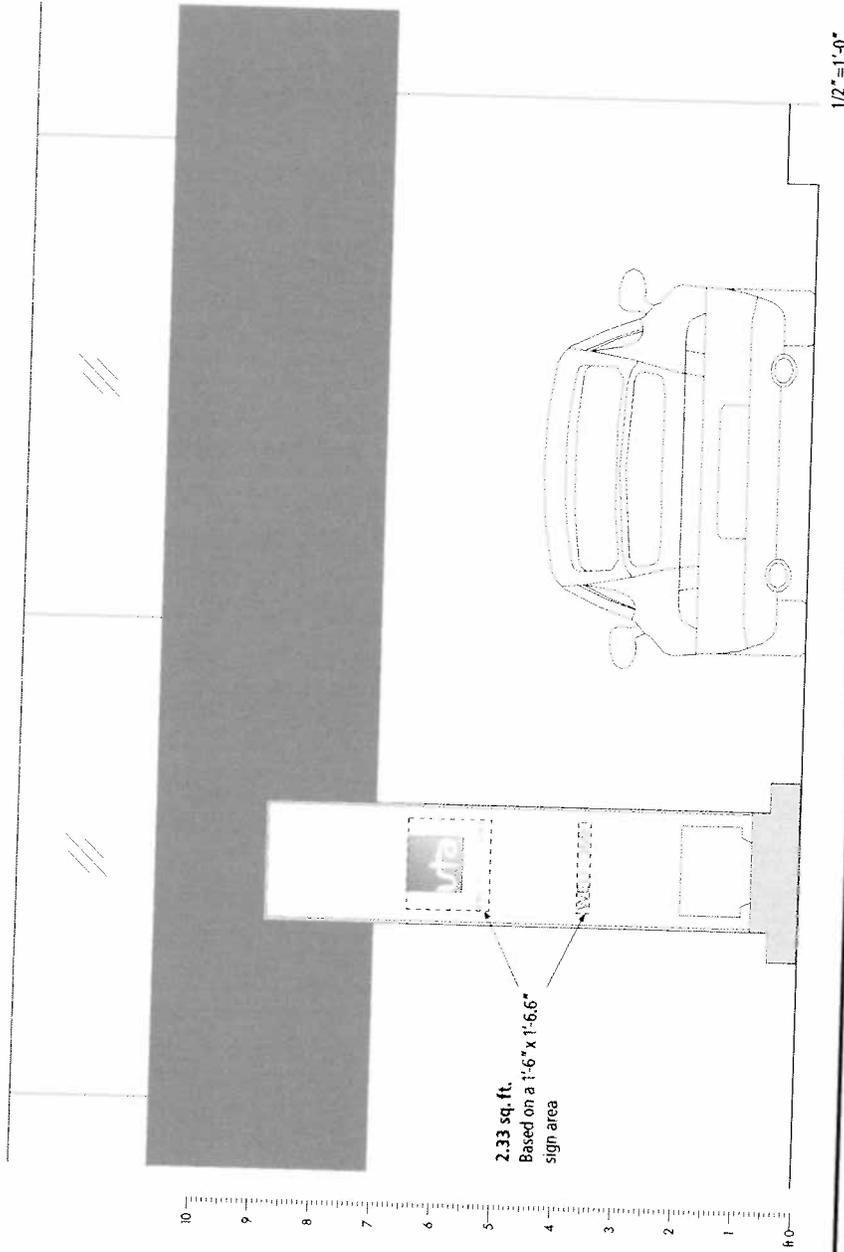
Sheet

EX.A3.1

Ground Directional Sign West Elevation

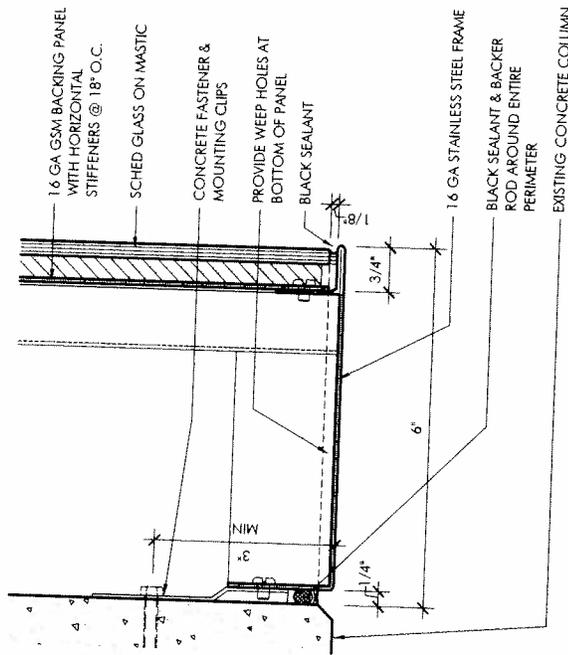
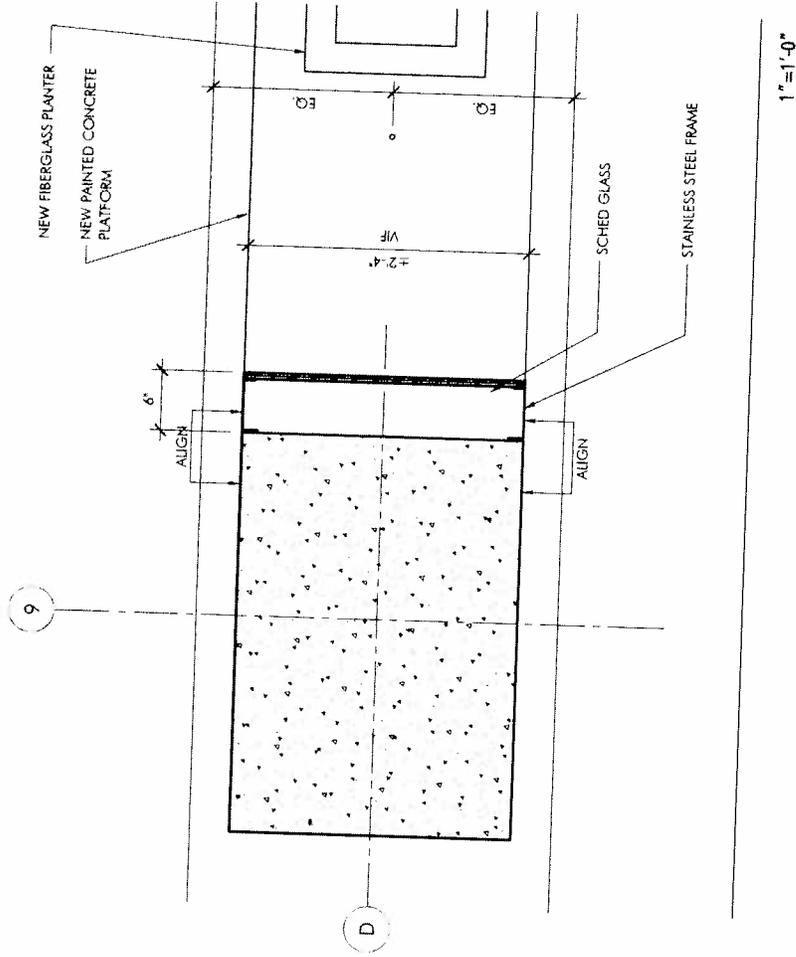
EX.A-3

- Code-allowed area: 18" x 24" = 3 sq. ft.
- .125" thick brushed stainless steel logo and welcome, horizontal grain
- Etch and paint-fill UTA, BM Super White
- Adhere flush to face of glass panel



DATE	SHEET
March 5, 2012	EX.A3.2

**Ground Directional Sign
Plan Details**



Half Size

<p>TISHMAN SPEYER UTA Plaza - 9336-9346 Civic Center Drive, Beverly Hills</p>	<p>Ground Directional Sign</p>	<p>Contractor Matt Buss /Tishman Speyer t. 213 443-5030 Andre Krause /Shimoda Design Group t. 213 596-1771</p>	<p>Date March 5, 2012</p>	<p>Sheet EX.A3.3</p>
	<p>Designer Maureen Nishikawa /MN Design maureen@design-mm.com c. 310 592-1292</p>			



Design Review Commission Report

455 North Rexford Drive
AC Meeting –March 21, 2012

Attached C:
Draft Approval Resolution

RESOLUTION NO. A-XX-XX

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW PARKING DIRECTIONAL SIGNS AT THE PROPERTY LOCATED AT 9336-9346 CIVIC CENTER DRIVE (UTA/PLAYBOY – PL1203738).

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

Section 1. Andre Krause, applicant on behalf of the property owners, 9336/9346 Civic Center Drive, L.P., and the tenants, UTA and Playboy (Collectively the “Applicant”), has applied for architectural approval of parking directional signs for the property located at 9336-9346 Civic Center 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 March 21, 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 environment less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant 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 have been imposed 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: March 21, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Fran Cohen, Chairperson
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-XX-XX duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on March 21, 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