



Architectural Commission Report

Meeting Date: Wednesday, August 15, 2012

Subject: **Flemings Steakhouse**
252 South Beverly Drive
Request for approval of a sign accommodation to allow multiple business identification signs.
(PL121 1645)

Project applicant: Carol Sedensky – Urban Sign Works

Recommendation: Review the proposed project and provide the applicant with design direction.

REPORT SUMMARY

The applicant is requesting approval of a revision to a previously approved sign accommodation. The sign accommodation, in conjunction with a façade remodel, was approved by the Commission on November 16, 2011 (see Attachment A). At the November meeting, the Commission approved one business ID sign totally 62.25 square feet in area along with one awning sign just above the ground floor window. Pursuant to Beverly Hills Municipal Code Section 10-4-604, the applicant may request a sign accommodation to allow multiple business ID signs, however, the total area of all signs shall not exceed 99.3 square feet (2 SF in area per linear foot of street frontage occupied by the applicant). The proposed blade sign would be a total of 12.83 square feet in area. The applicant is also proposing the addition of a digital menu box. This box would be located adjacent to the entry on a plane that is perpendicular to the street. This sign would be 4.7 square feet in area. With the new blade sign and menu box sign the total area of all business identification signs would be 79.8 square feet, just less than the maximum 99.3 square feet permitted by code. Also, the Commission should note that the elevation provided by the applicant in the submittal package is not consistent with the approved elevation by the Commission on November 16, 2011. This was a rendering error discovered after the plans went to print. There are no changes proposed to the façade design.

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

Attachment(s):

- A. AC Approved Plans – November 16, 2011
- B. Detailed Design Description and Materials (Applicant Prepared)
- C. Design Plans, Cut Sheets and Supporting Documents
- D. Approval Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 15, 2012

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, August 6, 2012. To date staff has not received any comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive
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Attached A:

AC Approved Plans – November 16, 2011



EXISTING CONDITIONS



EXTERIOR RENDERING



RENDERED FRONT ELEVATION

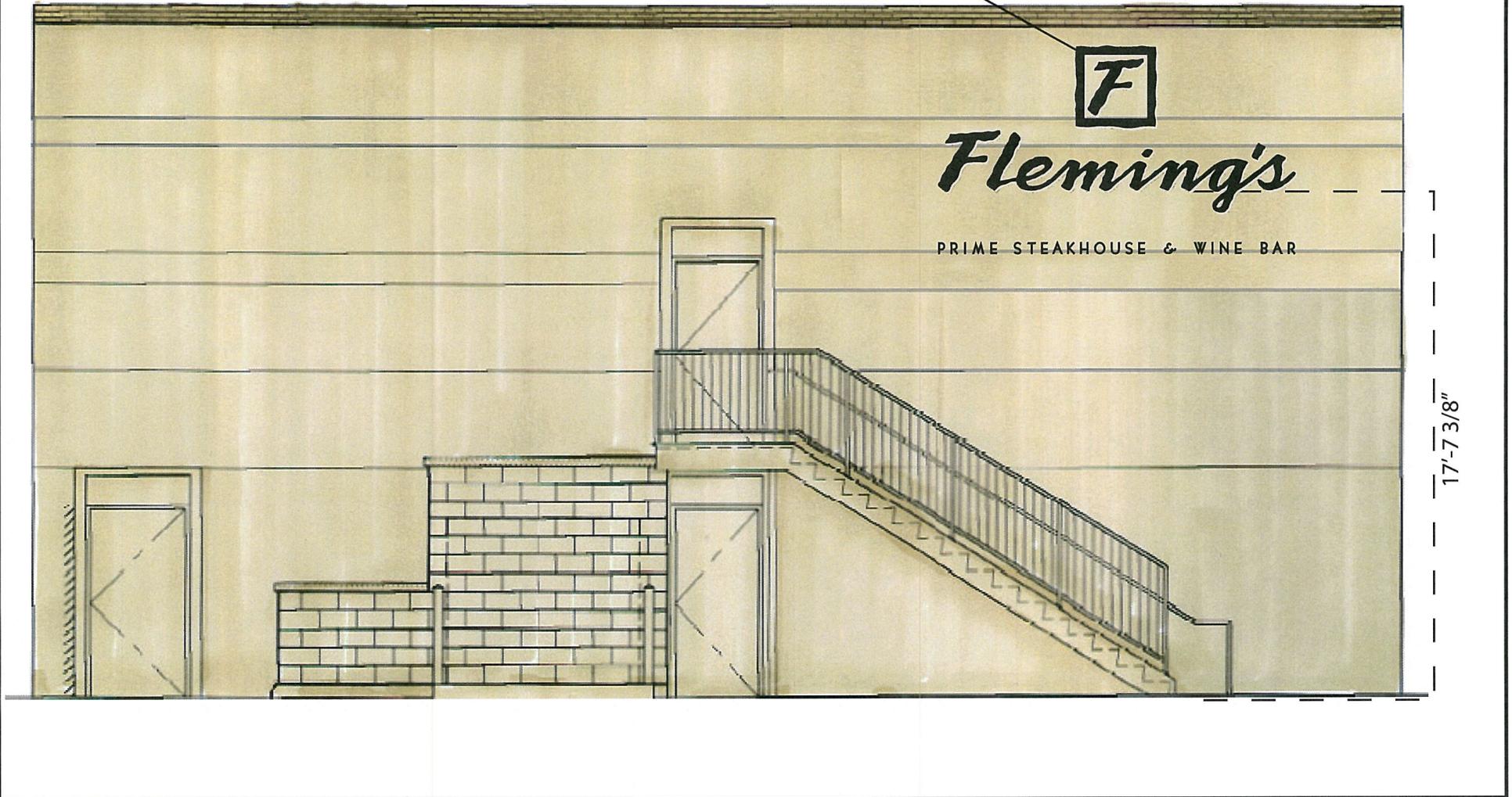


Fleming's

PRIME STEAKHOUSE & WINE BAR

Rear Elevation

Sign B

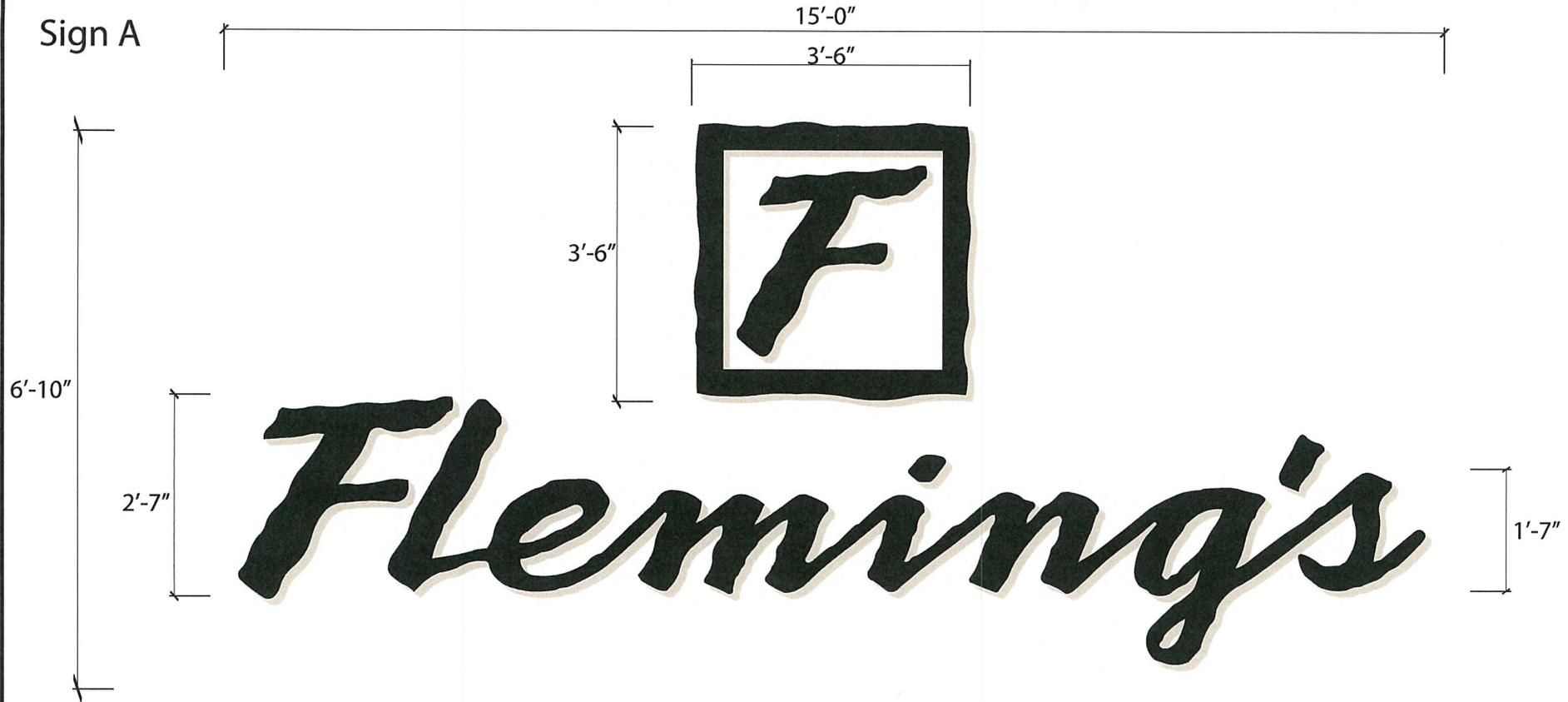


Office: 619.255.4722
 Fax: 619.269.2602
 E-mail: info@urbansignworks.com

PROJECT: Fleming's
 LOCATION: 252 N Beverly Drive, Beverly Hill Ca
 CONTACT: Steve Wilson
 DATE: 8/20/11 SALES: Urban Sign Works

APPROVAL SIGNATURES
 CLIENT: _____
 LANDLORD: _____

Sign A



INTERNALLY ILLUMINATED BACK & FRONT LIT CHANNEL LETTERS AND LOGO.

Specifications:

Internally illuminated aluminum channel letters 5" deep painted (Color TBD) return and 1" black trimcap edges.

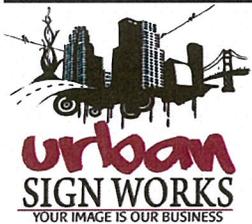
"Logo" faces to be 3/16" clear acrylic with second surface applied 3M #3036-33 red translucent vinyl and first surface applied 3M #3635-333 black dual film(Black @ Day, Red @ Night).

"Fleming's" faces to be 3/16" white acrylic with applied 3M #3635-333 Black Dual film (Black @ Day, White @ Night).

All letters and logo to be 3/16" clear lexan back with applied 3M #3630-84 Tangerine translucent vinyl film for amber halo effect.

All letters and logo to be mounted 1-1/2" from wall fascia for halo effect.

Light source to be low voltage white LED.



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DATE: 8/20/11	SALES: Urban Sign Works

APPROVAL SIGNATURES
CLIENT: _____
LANDLORD: _____

Sign B



INTERNALLY ILLUMINATED BACK & FRONT LIT CHANNEL LETTERS AND LOGO.

Specifications:

Internally illuminated aluminum channel letters 5" deep painted

(Color TBD) return and 1" black trimcap edges.

"Logo" faces to be 3/16" clear acrylic with second surface applied 3M #3036-33 red translucent vinyl and first surface applied 3M #3635-333 black dual film(Black @ Day, Red @ Night).

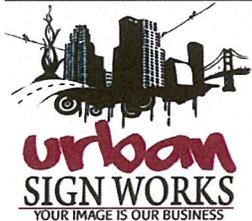
"Fleming's" faces to be 3/16" white acrylic with applied 3M #3635-333 Black Dual film (Black @ Day, White @ Night).

All letters and logo to be 3/16" clear lexan back with applied 3M #3630-84 Tangerine translucent vinyl film for amber halo effect.

All letters and logo to be mounted 1-1/2" from wall fascia for halo effect.

"Prime Steakhouse & Wine Bar" to be 1/2" Non-illuminated cut out letters painted black with pins mounted 1/2" off wall fascia.

Light source to be low voltage white LED.



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DATE: 8/20/11	SALES: Urban Sign Works

APPROVAL SIGNATURES

CLIENT: _____

LANDLORD: _____

Sign C

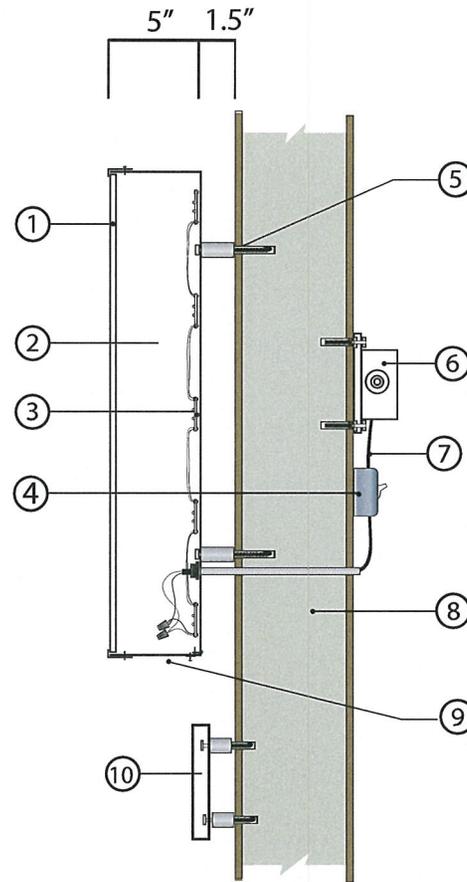
Total sign 10.7 Sq ft.

19'-2.5"

7" PRIME STEAKHOUSE & WINE BAR

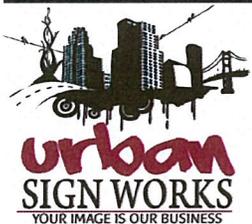
Specifications:

1/2" Non-illuminated clear acrylic cut out letters
painted black with pins mounted 1/2" off wall fascia



1. 3/16" plastic face.
2. Deep aluminum return and Clear lexan back.
3. 12vdc LED light unit spacing: 3.5 units/stroke inch.
4. Disconnect switch
5. non-ferrous fasteners spacers and anchors four(4) per character and screws #12 x 3.5" long
6. UL listed power supply, 12-500 watt as needed.
7. UL Listed 18AWG wire.
8. Existing wall.
9. Drain hole.
10. Acrylic cut out letters.

LETTER SECTION



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DATE: 8/20/11

SALES: Urban Sign Works

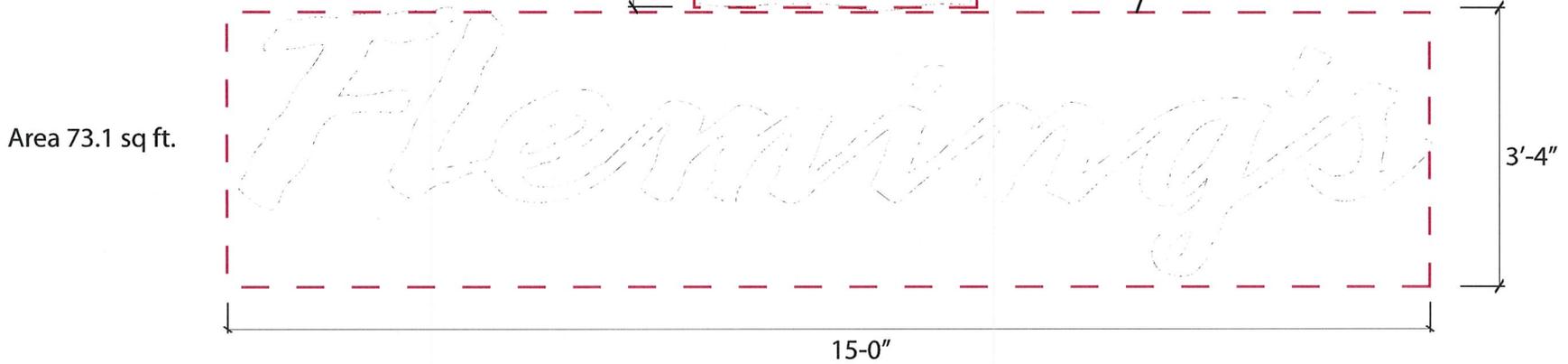
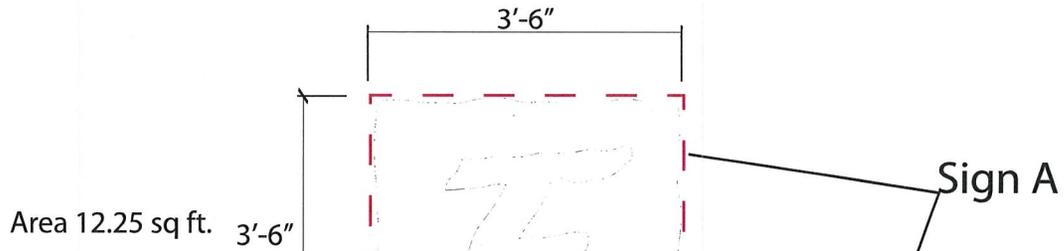
APPROVAL SIGNATURES

CLIENT: _____

LANDLORD: _____

12.25
 50.00

 Total sign A 62.25 sq ft



Total signs C 11.2 sq ft



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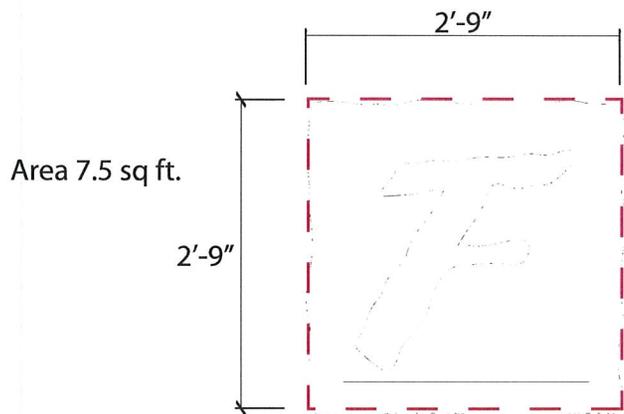
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APPROVAL SIGNATURES

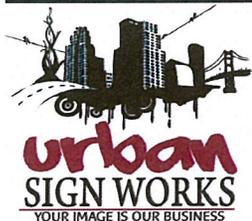
CLIENT: _____
 LANDLORD: _____

7.5
 32.3
 5.0

 Total sign B 44.8 sq ft



Sign B



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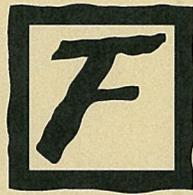
APPROVAL SIGNATURES

CLIENT: _____

LANDLORD: _____

Day time

Night time



Fleming's



Fleming's



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DATE: 8/20/11	SALES: Urban Sign Works

APPROVAL SIGNATURES
CLIENT: _____
LANDLORD: _____



Design Review Commission Report

455 North Rexford Drive
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Attached B:
Detailed Design Description
and Materials (Applicant Prepared)

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):
Signs facing the alley elevation _____ 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:

Interior and exterior remodel, using stucco, brick, glass and paint.

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): _____

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	Business ID sign (front elevation)	Logo: 3'-6" x 3'-6" Text: 15'-0" x 3'-4"	62.25 SF	Multiple signs not permitted w/out sign accommodation	Multiple signs not to exceed 100 SF
2	Business ID sign (along brass detail)	19'-2-1/2" x 7"	11.2 SF	Multiple signs not permitted w/out sign accommodation	Multiple signs not to exceed 100 SF
3	Business ID sign (alley elevation)	Logo: 2'-9" x 2'-9" Text: 2'-8-3/8" x 12' Logo: 12' x 5"	44.8 SF	Not permitted - sign accommodation required for alley sign	2 SF x 49'-8" linear feet = 93.3 SF x 75% = 70 SF maximum
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: Stucco, glass, brick, copper
Texture /Finish: Smooth, clear, red, smooth
Color / Transparency: Beige stucco, clear transparent glass, red brick, copper band

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

Material: Anodized bronze aluminum frames and transparent glass
Texture /Finish: Smooth
Color / Transparency: Transparent, minimum tint

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: Tile deck/existing railings around the dining area to remain
Texture /Finish: Smooth/metal
Color / Transparency: Beige/natural silver color

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: Metal and plexiglass
Texture /Finish: Smooth and painted
Color / Transparency: Red and black plexiglass

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: Recessed soffit lighting
Texture /Finish: Smooth
Color / Transparency: White

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

No landscaping proposed.

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.**

Fleming's Prime Steakhouse is a notable high-end dinner house with a superb reputation and building design reflecting elegance and subtle good taste. The space planning is precise and involves consideration of a number of factors, such as customer comfort, ergonomics, safety and providing an exceptional dining experience.

- 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 building space was previously a restaurant and all code compliance was met for sound protection.

- 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.**

This new restaurant and design will enhance the quality and ambiance of the neighborhood businesses. Please refer to the renderings of the restaurant exterior.

- 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 surround businesses are of general high quality and this building design is in harmony with the surround architecture. The materials, textures and colors used on the exterior and interior of the proposed restaurant space are subtle, elegant, pleasing to the eye and well-researched for the high-end image that Fleming's Prime Steakhouse strives to uphold.

- 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 building conforms to the local high standards and codes through its conformity to the standards of Beverly Hills, its high quality of design, colors, materials and signage.



Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 15, 2012

Attached C:

Design Plans, Cut Sheets
and Supporting Documents

Sign A

Front Elevation

Sign D



Sign C



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 Fax: 619.269.2602
 E-mail: info@urbansignworks.com

PROJECT: Fleming's
 LOCATION: 252 N Beverly Drive, Beverly Hill Ca
 CONTACT: Steve Wilson
 DATE: 8/20/11 SALES: Urban Sign Works

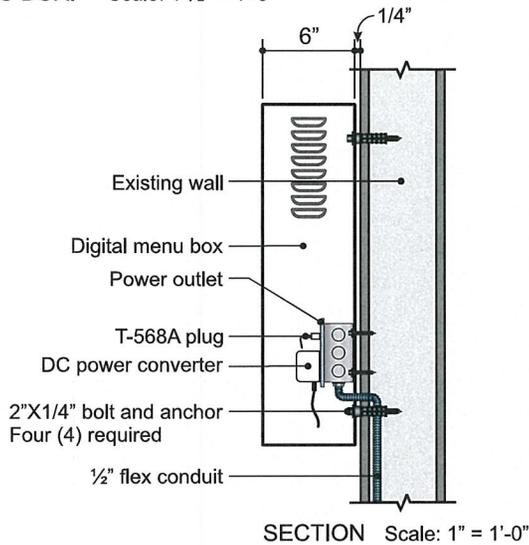
APPROVAL SIGNATURES
 CLIENT: _____
 LANDLORD: _____



DIGITAL MENU BOX. Scale: 1 1/2" = 1'-0"

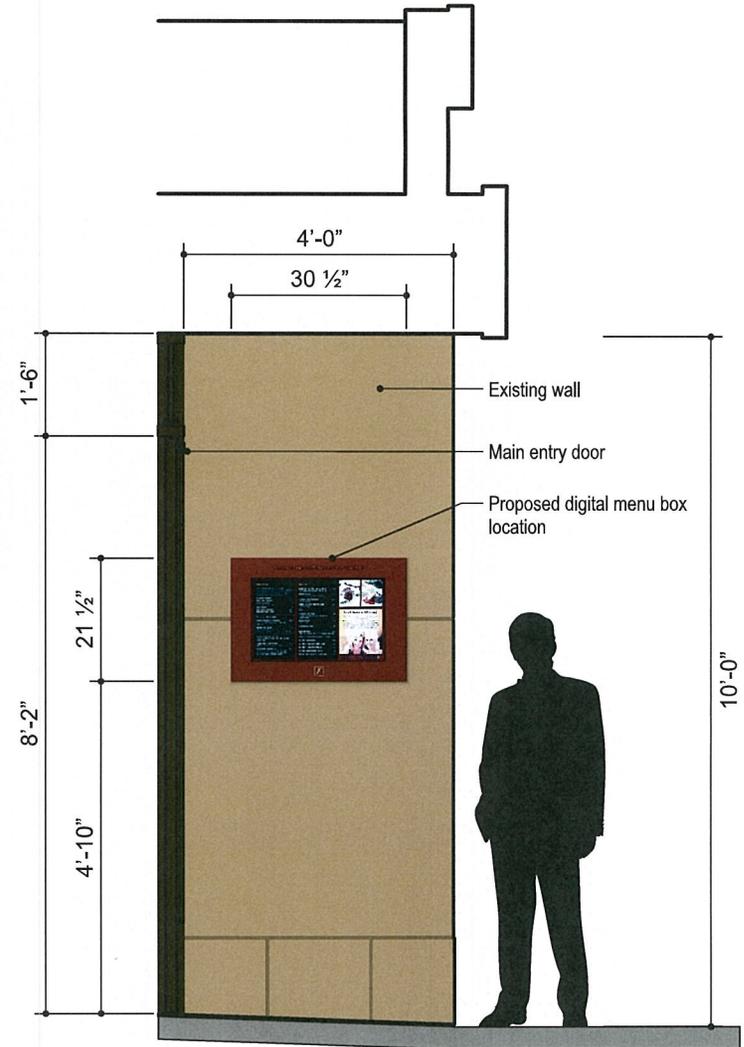


SIDE VIEW



SECTION Scale: 1" = 1'-0"

Colors depicted in this drawing are a graphic representation. Please refer to call outs for specific colors used.



WALL SECTION AT ENTRANCE. Scale: 3/8" = 1'-0"

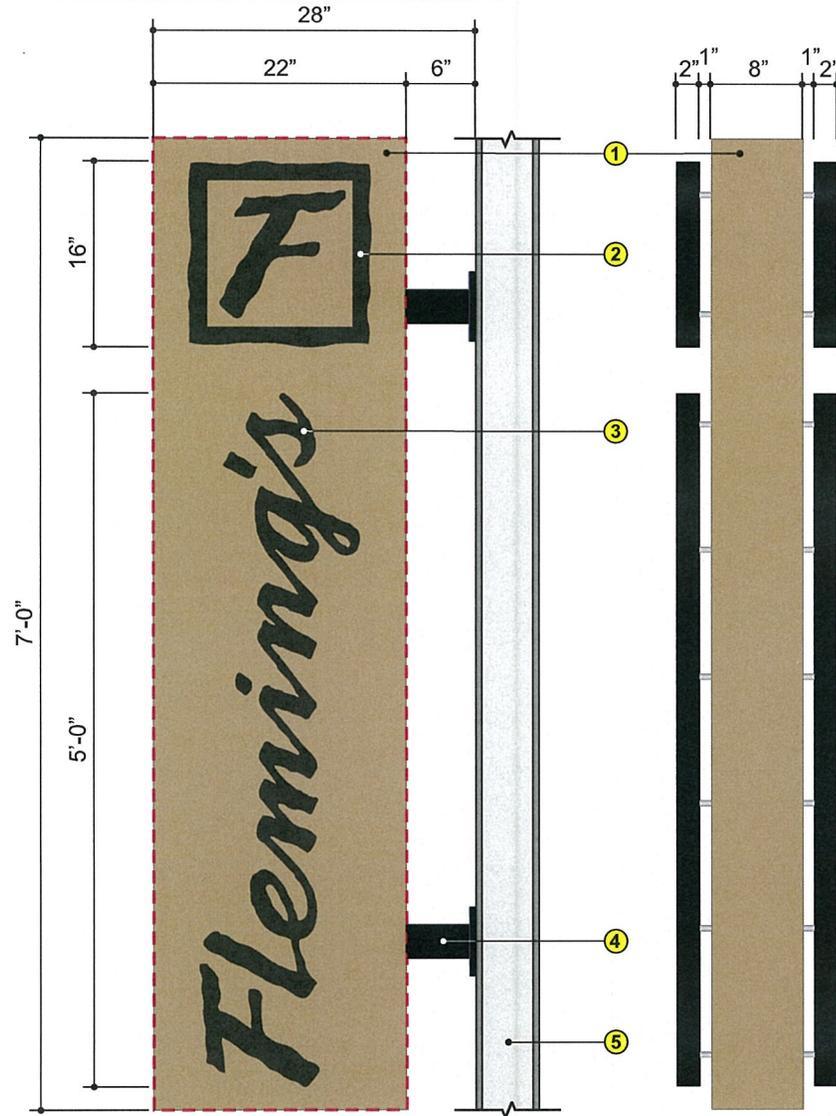


Office: 619.255.4722
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PROJECT: Fleming's
 LOCATION: 252 N Beverly Dr Beverly Hills, CA 90209
 CONTACT: Steve Wilson
 DATE: 6/28/12
 SALES: Urban Sign Works

APPROVAL SIGNATURES
 CLIENT: _____
 LANDLORD: _____

TOTAL SIGN AREA IN RED BOX = 12.83 SQ. FT.



- ① .080 aluminum over 1.5" square tube frame painted Benjamin Moore HC-38 Decatur Buff
- ② Alum. reverse halo illuminated channel logo 2" deep painted black.
- ③ Alum. reverse halo illuminated channel letters 2" deep painted black.
- ④ 3" x 3" aluminum brackets welded to structure frame.
- ⑤ Existing wall.

DOUBLE-FACED BLADE SIGN.
Scale: 1" = 1'-0"

SIDE VIEW



NIGHT TIME

Colors depicted in this drawing are a graphic representation. Please refer to call outs for specific colors used.



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PROJECT: Fleming's
 LOCATION: 252 N Beverly Dr Beverly Hills, CA 90209
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 DATE: 6/28/12 SALES: Urban Sign Works

APPROVAL SIGNATURES

CLIENT: _____
 LANDLORD: _____

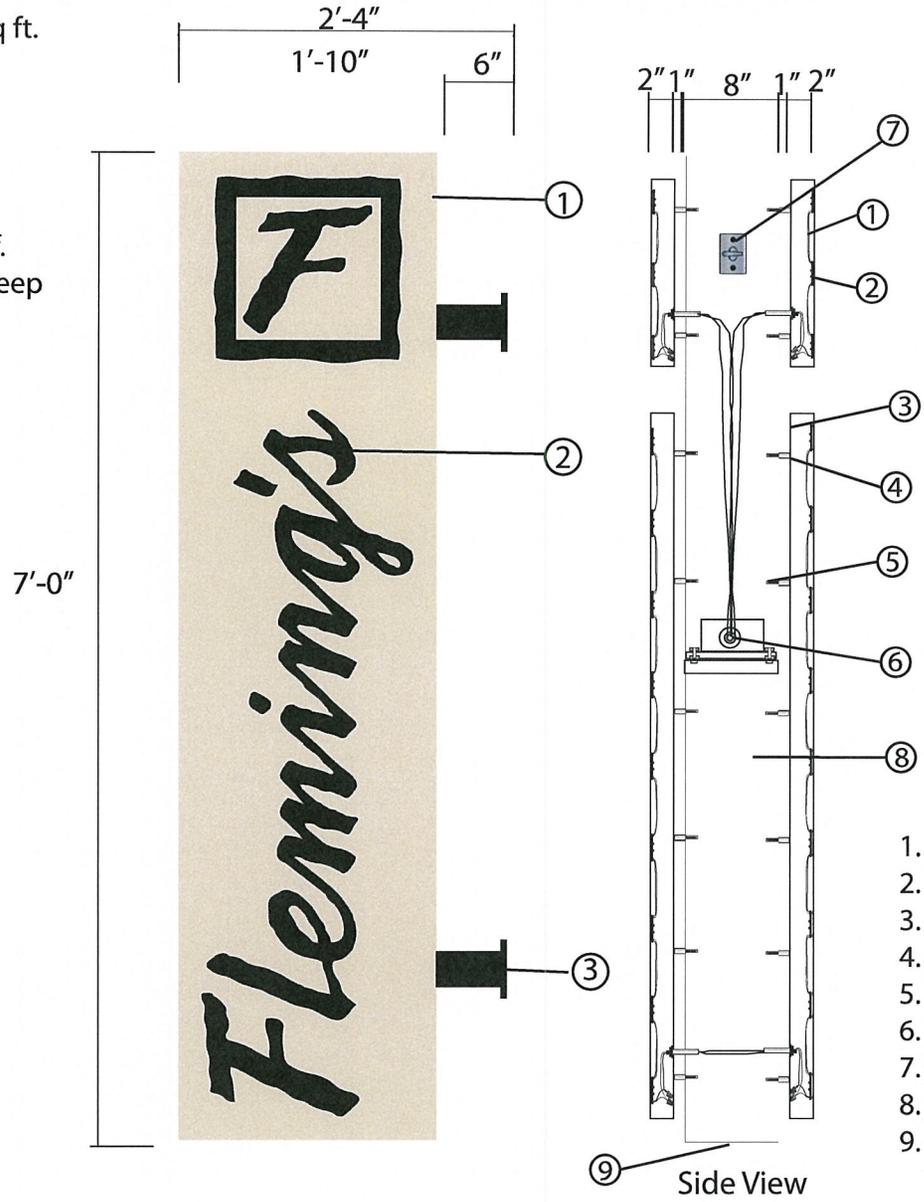
Sign D

12.8 sq ft.

Double Face blade sign

Specifications:

- ① .080 aluminum over 1.5" square tube frame painted Benjamin Moore #HC30 Decatur Buff.
 - ② Reversed aluminum halo letters and logo 2" deep painted black.
 - ③ 3" x 3" aluminum brackets welded to structure frame.
- Light source to be low voltage amber LED.



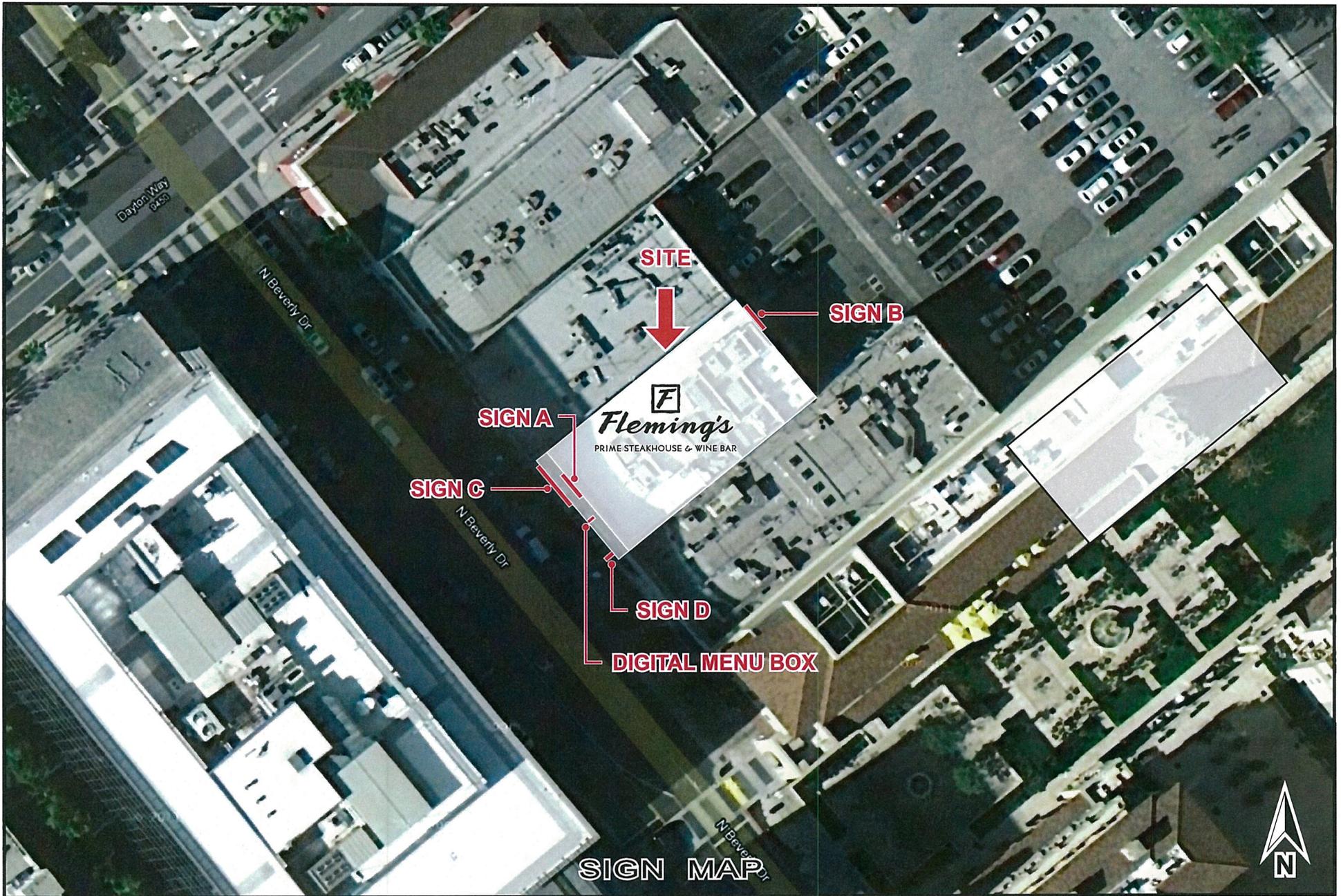
- 1. Deep alum. reversed letter
- 2. 12v LED light unit
- 3. 1/8" clear lexan back
- 4. 1" Spacer Min. (4) per letter
- 5. #10 mounting screws
- 6. UL Listed power Supply
- 7. Disconnected Switch
- 8. Alum. cabinet
- 9. Drain hole



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APPROVAL SIGNATURES	
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DATE: 6/28/12

SALES: Urban Sign Works

APPROVAL SIGNATURES

CLIENT: _____

LANDLORD: _____



Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 15, 2012

Attached D:
Approval Resolution

RESOLUTION NO. AC-50-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW **A SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS AT 252 NORTH BEVERLY DRIVE (PL1211645).**

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

Section 1. **Carol Sedensky**, applicant on behalf of the property owners, **Wells Fargo Private Banking**, and the applicant, **Flemings Prime Steakhouse** (Collectively the “Applicant”), has applied for architectural approval of a **sign accommodation to allow multiple business identification signs**.

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 **August 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 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: **August 15, 2012**

Shena Rojemann, Commission Secretary
Community Development Department

Zale Richard Rubins, 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-51-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on August 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 five (5) 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