



## Architectural Commission Report

---

**Meeting Date:** Wednesday, August 15, 2012

**Subject:** **SUGARFISH**  
**212 North Canon Drive**  
Request for approval of a façade remodel and sign accommodation to allow an awning sign to exceed seven inches in height.  
(PL121 1537)

**Project applicant:** Glen Bell, AIA – DEX Studio

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

---

### REPORT SUMMARY

The applicant is requesting approval of a façade remodel and a sign accommodation to allow an awning sign to exceed seven inches in height. The proposed façade remodel consist of a new outdoor patio and seating area, new retractable storefront system, new metal curtain walls with planting materials interspersed, and a new façade awning with an awning sign. The proposed awning sign would contain two lines of text which would exceed 7 inches in height. Pursuant to Beverly Hills Municipal Code Section 10-4-306, the Architectural Commission may grant a sign accommodation to allow multiple lines of text on an awning sign, not to exceed a total of 14 inches in height. As proposed, the maximum height of the awning sign would be 14 inches.

### 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

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.

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) 285-1192

[srojemann@beverlyhills.org](mailto:srojemann@beverlyhills.org)



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – August 15, 2012

**Attached A:**

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: 2
  - 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:**

NEW RESTUARANT WITH COVERED OUTDOOR PATIO, SEATING, AND BARRIER.  
 ROOF PLAN: NO CHANGE TO EXISTING ROOF PITCHES, MECHANICAL EQUIPMENT LOCATION, OR ROOFING MATERIAL  
 LANDSCAPE PLAN: NO CHANGE TO EXSITING PLANTS OR HARDSCAPE TREATMENT  
 PALETTE: NATURAL MATERIALS (REDWOOD, OAK, METAL, SUCCULENTS)

**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:**

|   | <b>Type of Sign</b><br>(i.e. business ID, building ID, parking, etc.) | <b>Dimensions</b><br>(length x width)           | <b>Square Feet</b>           | <b>Maximum Area Permitted by Code</b> | <b>Maximum Area Permitted w/ Sign Accommodation (if applicable)</b> |
|---|---|---|------------------------------|---------------------------------------|---|
| 1 | BUSINESS ID   | 7'-0" x 2'-1" (Front)<br>8'-4.5" x 2'-1" (Side) | 14.5 SF and 7 Sf. Total 21.5 |                                       |   |
| 2 | DOOR SIGN / MENU HOLDER   | 18" X 12"                                       | 1.5 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:** 1. GAL SHT MTL 2. PWDCT ALUM/STL 3. OAK 4. REDWOOD  
**Texture /Finish:** 1. SATIN 2. POWDERCOAT 3. MATTE 4. MATTE  
**Color / Transparency:** 1. DARK BRONZE, 2. RAL8022 3. CLEAR 4. CLEAR

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

**Material:** 1. ALUMINUM 2. GLASS  
**Texture /Finish:**  
**Color / Transparency:** 1. DARK BRONZE 2. CLEAR

**ROOF**

**Material:** N/A, NO CHANGE  
**Texture /Finish:**  
**Color / Transparency:**

**CHIMNEY(S)**

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

**COLUMNS**

**Material:** STEEL  
**Texture /Finish:** PAINTED  
**Color / Transparency:** DUNN EDWARDS, DE6371 BLACKJACK

**BALCONIES & RAILINGS**

**Material:** RAILINGS: STEEL  
**Texture /Finish:** POWDERCOATED  
**Color / Transparency:** RAL 8022

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

**Material:** 1. GAL SHT MTL 2. PWDCT ALUM/STL 3. OAK 4. REDWOOD  
**Texture /Finish:** 1. SATIN 2. POWDERCOAT 3. MATTE 4. MATTE  
**Color / Transparency:** 1. DARK BRONZE 2. RAL 8022 3. CLEAR 4. CLEAR

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

**AWNINGS, CANOPIES**

*Material:* OVERHANG: GAL SHT METAL BERRIDGE  
*Texture /Finish:* MATTE  
*Color / Transparency:* DARK BRONZE

**DOWNSPOUTS / GUTTERS**

*Material:* N/A, NO CHANGE  
*Texture /Finish:*  
*Color / Transparency:*

**BUSINESS ID SIGN(S)**

*Material:* 1. PWDCT ALUM/STL 2. ACRYLIC (LETTERING)  
*Texture /Finish:* 1. POWDERCOATED 2. ACRYLIC  
*Color / Transparency:* 1. RAL 8022 2. WHITE

**BUILDING ID SIGN(S)**

*Material:* SEE ABOVE  
*Texture /Finish:*  
*Color / Transparency:*

**EXTERIOR LIGHTING**

*Material:*  
*Texture /Finish:*  
*Color / Transparency:*

**PAVED SURFACES**

*Material:* N/A, NO CHANGE  
*Texture /Finish:*  
*Color / Transparency:*

**FREESTANDING WALLS AND FENCES**

*Material:* 1. PWDCT ALUM/STL (BARRIER) 2. ENTRY SCREEN  
*Texture /Finish:* 1. POWDERCOATED 2. POWDERCOATED  
*Color / Transparency:* 1. RAL 8022 2. RAL 8022

**OTHER DESIGN ELEMENTS**

*Material:* 1. REDWOOD (PLANTER BOXES)  
*Texture /Finish:* 1. CLEAR  
*Color / Transparency:* 1. MATTE

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

We do not propose overall landscaping for the site.  
However we have incorporated planter boxes, to be filled with a mix of drought tolerant succulents including sempervivum, haworthia, and echeveria, into a metal screen design. These hearty succulents are low maintenance from a watering stand-point and thrive in Southern California's climate. Aesthetically, the planter boxes and succulents create a modern design element that adds warmth and color to the overall streetscape.

**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 façade design for Beverly Hills' new SugarFISH restaurant has a warm, modern quality that incorporates highly detailed and crafted elements with the use of natural materials. Approaching the restaurant from either side of the street, customers are greeted by a grid-like screen that balances open spaces with solid redwood planter boxes filled with succulents. A metal-clad overhang frames the approach to the entry and outdoor dining area, while a solid redwood bench forms the barrier from the street. These two elements unify the design with a simple, yet refined gesture.

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.**

To contain the majority of internal noise and vibrations, the main dining area has a separate entry and is completely enclosed from open air area. On the exterior, the proposed overhang and solid seating guardrail visually and physically contain the outdoor dining area. In addition, the proposed screen elements, filled with solid redwood planter boxes and succulents, help disguise activity inside the restaurant while also maintaining an open and spacious quality.

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.**

By composing all the major design elements with well-selected and restrained palette of natural materials, such as redwood, metal, and succulents, the overall appearance is soothing and inviting for pedestrians and patrons. All materials have been chosen because they are suitable for outdoor use and will show minimal weathering over time. In addition, we have specified sealers/finishes on all materials to maximize durability. The restaurant owners place a high emphasis on maintaining the appearance of their restaurants and have a regular maintenance schedule in place to replace or repair any elements that show deterioration.

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.**

Overall the proposed façade creates an inviting dining atmosphere for the straight-forward, healthy cuisine. This succulent grid on opposite sides allows patrons to look into the outdoor dining area of the restaurant while also creating a sense of intimacy for those customers already inside. Looking at the restaurant from across Canon, customers notice the subtle, but highly crafted L-shaped wooden plank bench that is supported by a row of metal posts. As such, approaching pedestrians and customers are engaged in the dining experience by simply walking along the façade or entering the restaurant.

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 designers have met with the AC Staff liaison and various Beverly Hills city planners to review all the proposed design elements and the overall façade to ensure it is in compliance with all Beverly Hills code requirements and applicable laws. All elements have been clearly noted in the Architectural Review package.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – August 15, 2012

**Attached B:**

Design Plans, Cut Sheets  
and Supporting Documents

---

---



# SUGARFISH

## ARCHITECTURAL REVIEW APPLICATION

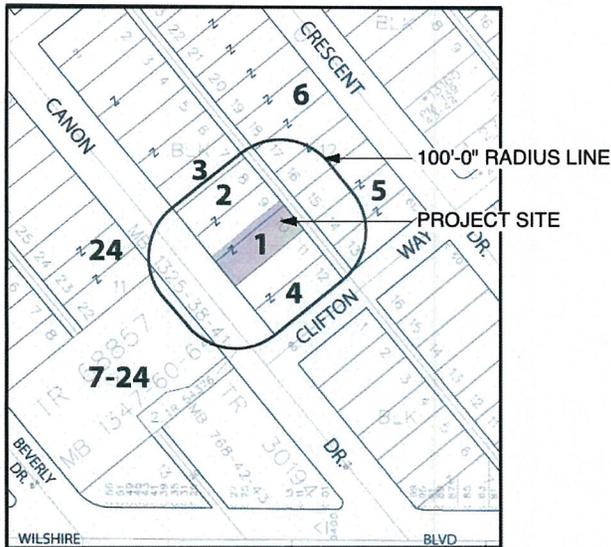
**DEX**  
Glen Bell

PO Box 1528 P: 310.572.1502  
Venice CA 90066 F: 310.572.1503

SUGARFISH, BEVERLY HILLS

RENDERING

PROJECT



- DR0.0 COVER PAGE
- DR0.1 PLOT PLAN
- DR0.2 EXISTING PLAN
- DR0.3 PROPOSED PLAN
- DR0.4 ELEVATIONS/SECTION
- DR0.5 SIGNAGE DETAILS
- DR0.6 PHOTOGRAPHS
- DR0.7 STREETScape
- DR0.8 RENDERING
- DR0.9 MATERIAL BOARD
- DR0.10 MATERIAL BOARD
- DR0.11 MATERIAL BOARD
- DR0.12 DETAILS
- DR0.13 DETAILS

**OWNER:** BEVERLY CANON CORP  
9522 LEMON ST  
VILLA PARK, CA 92861  
P: 714-998-1304

**LEASE ADDRESS:**  
SUGARFISH, BEVERLY HILLS  
212 NORTH CANON DR  
BEVERLY HILLS, CA 90210

**DESIGNER:** GLEN BELL  
DEX STUDIO  
1338 ABBOT KINNEY BL.  
VENICE, CA 90291  
310.572.1502 P  
310.572.1503 F  
glen@studiodex.com

### SHEET INDEX

NEW RESTUARANT WITH COVERED OUTDOOR PATIO, SEATING, AND BARRIER.

ROOF PLAN: NO CHANGE TO EXISTING ROOF PITCHES, MECHANICAL EQUIPMENT LOCATION, OR ROOFING MATERIAL  
LANDSCAPE PLAN: NO CHANGE TO EXSITING PLANTS OR HARDSCAPE TREATMENT

COVER SHEET

Issue Date:  
Scale:  
By:

**DR0.0**

VICINITY MAP

PROJECT SCOPE

CONTACT INFORMATION

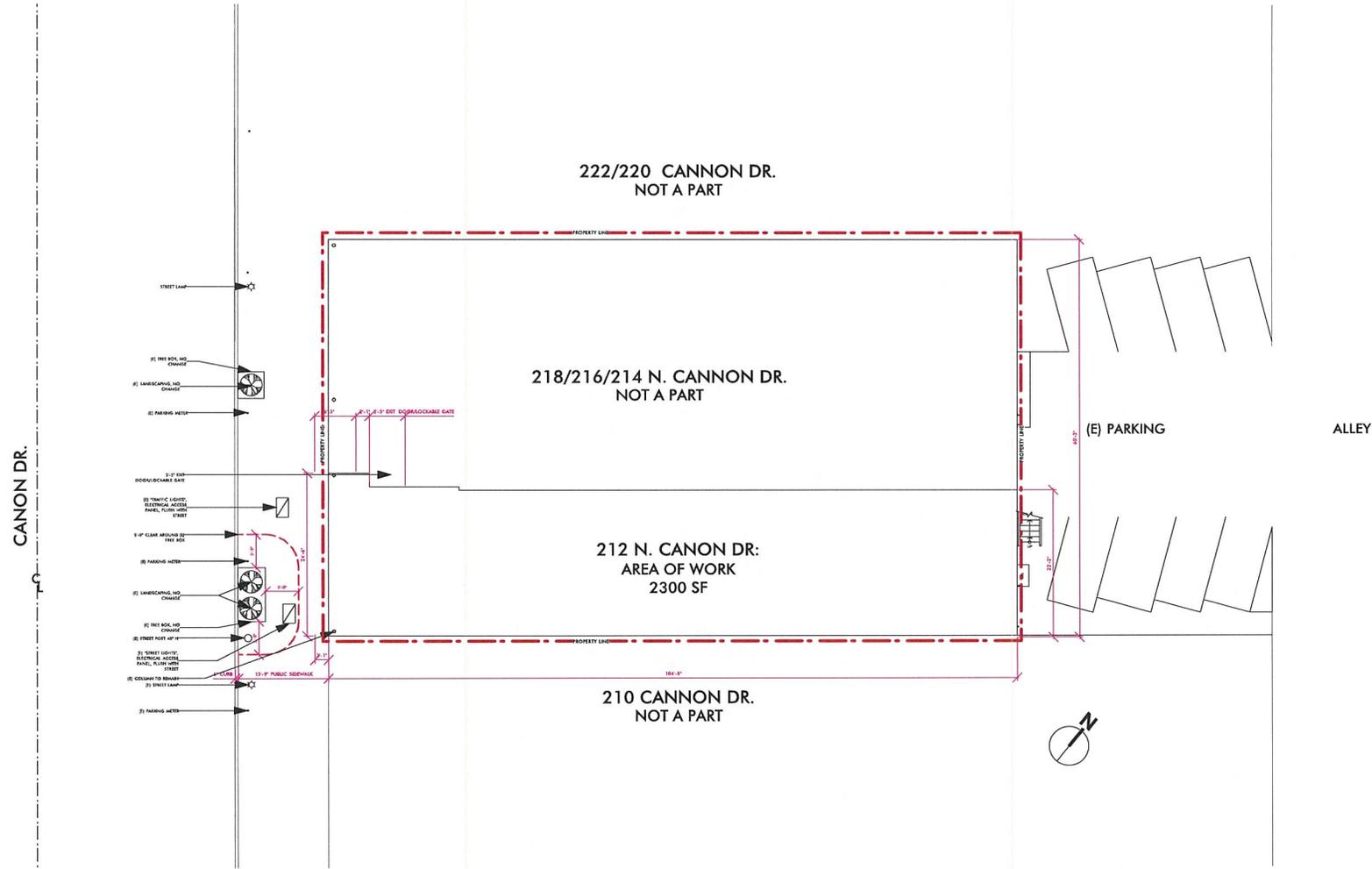
DEX

Glen Bell

PO Box 1528  
Venice CA 90066

P: 310.572.1502  
F: 310.572.1503

SUGARFISH BEVERLY HILLS



1 PLOT PLAN  
1/16" = 1'-0"

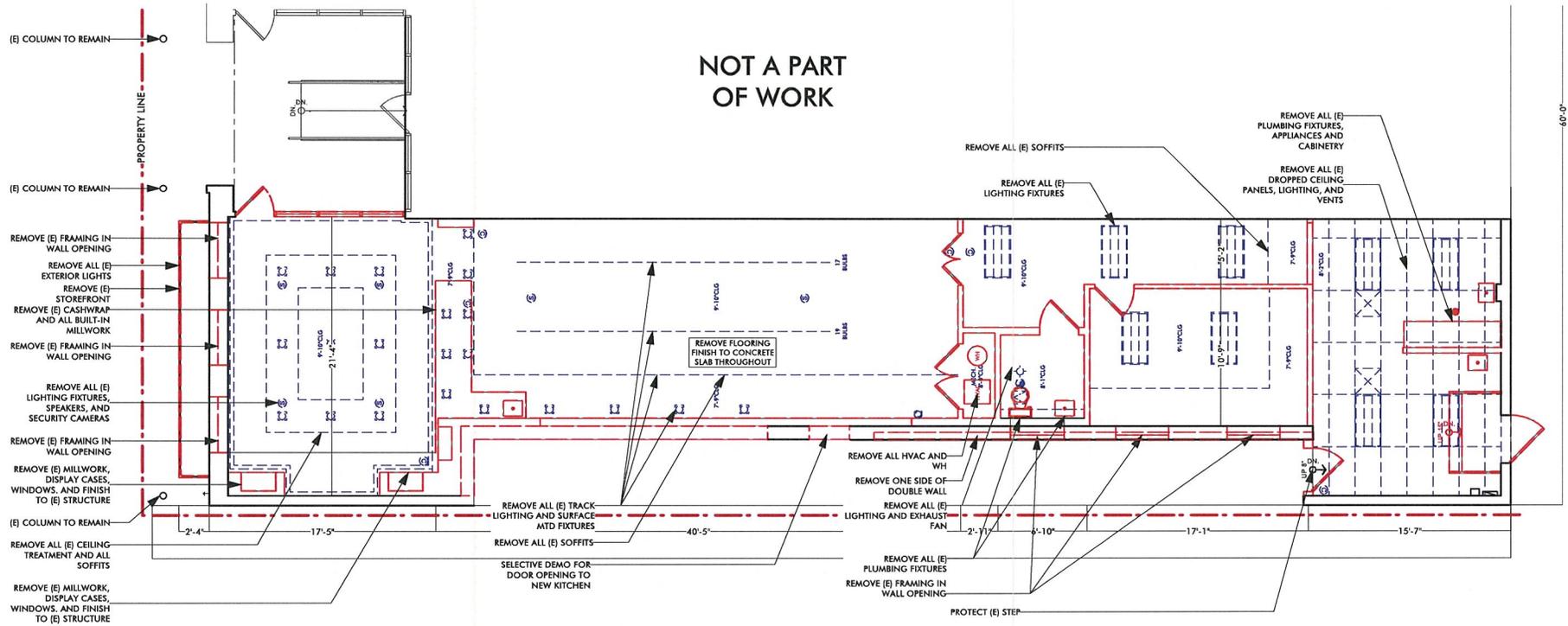
PLOT PLAN

Issue Date:  
Scale:  
By:

DR0.1

NOT A PART OF WORK

NOT A PART OF WORK



**DEMOLITION LEGEND**

- REMOVE WALL & FRAMING
- EXISTING WALL TO REMAIN
- = CEILING-MOUNTED FIXTURE
- = RECESSED FIXTURE
- = SPEAKER
- = SECURITY CAMERA
- = EXHAUST FAN
- = EXIT SIGN
- = SMOKE ALARM
- = HVAC VENT
- = ACCESS PANEL

**EXISTING/DEMO PLAN**

Issue Date:  
Scale:  
By:

**1 EXISTING/DEMO PLAN**  
1/8" = 1'-0"

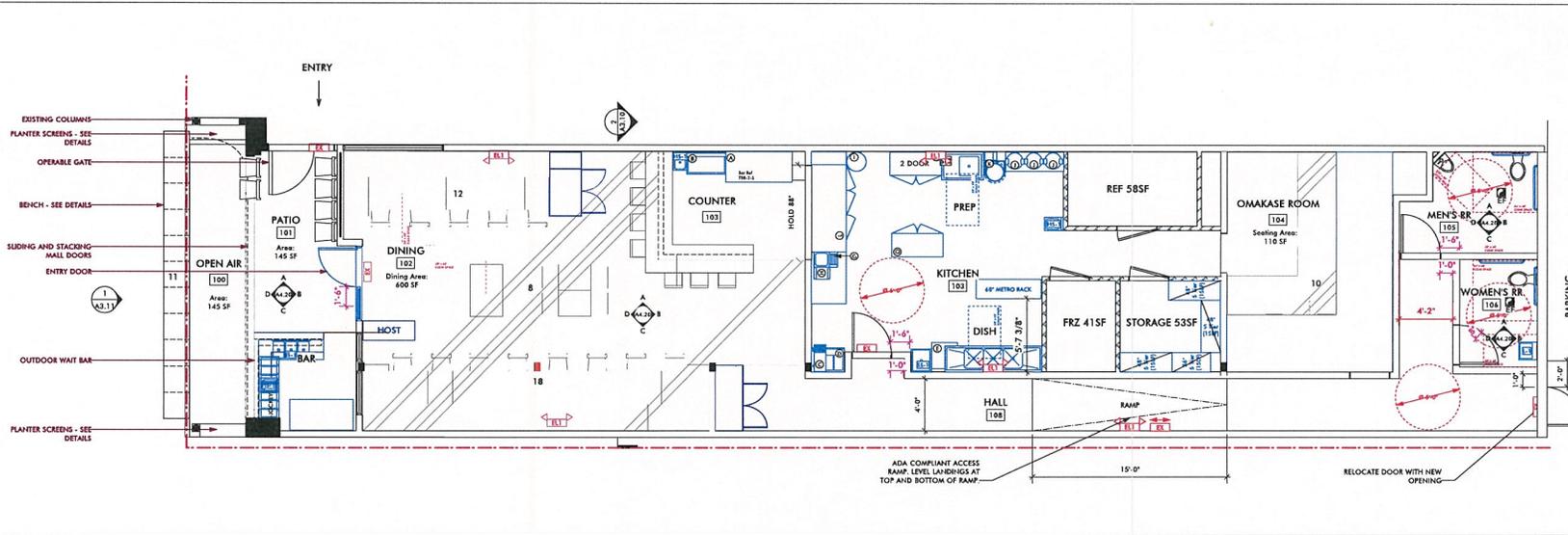
**DR0.2**

**DEX**

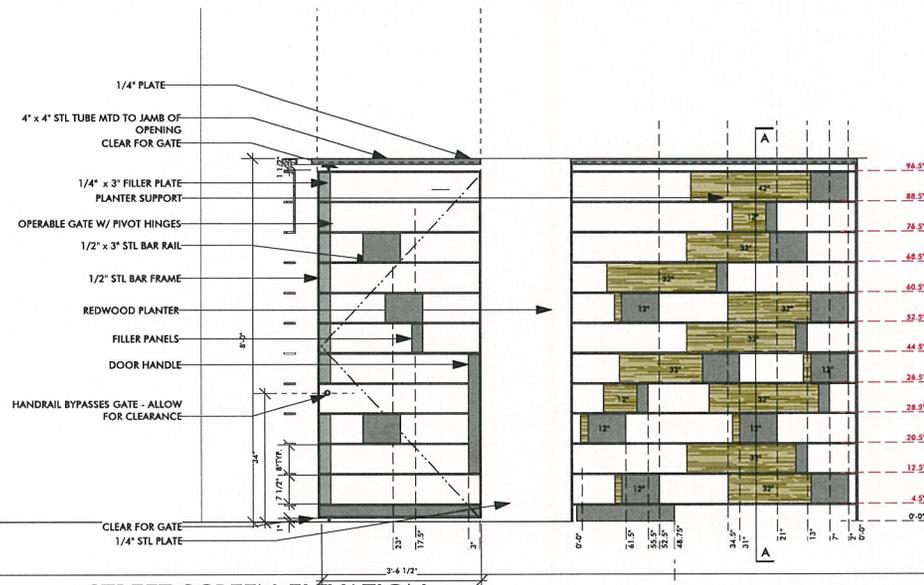
Glen Bell

PO Box 1528 P: 310.572.1502  
Venice CA 90066 F: 310.572.1503

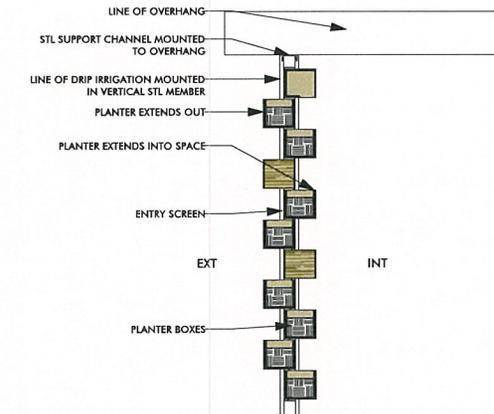
SUGARFISH BEVERLY HILLS



**1** PROPOSED PLAN  
1/8" = 1'-0"



**2** STREET SCREEN ELEVATION  
1/4" = 1'-0"



**3** STREET SCREEN SECTION  
1/4" = 1'-0"

FLOOR PLAN/OPEN AIR DINING

Issue Date:  
Scale:  
By:

**DR0.3**

**DEX**  
Glen Bell

PO Box 1528 P: 310.572.1502  
Venice CA 90066 F: 310.572.1503

**SUGARFISH BEVERLY HILLS**

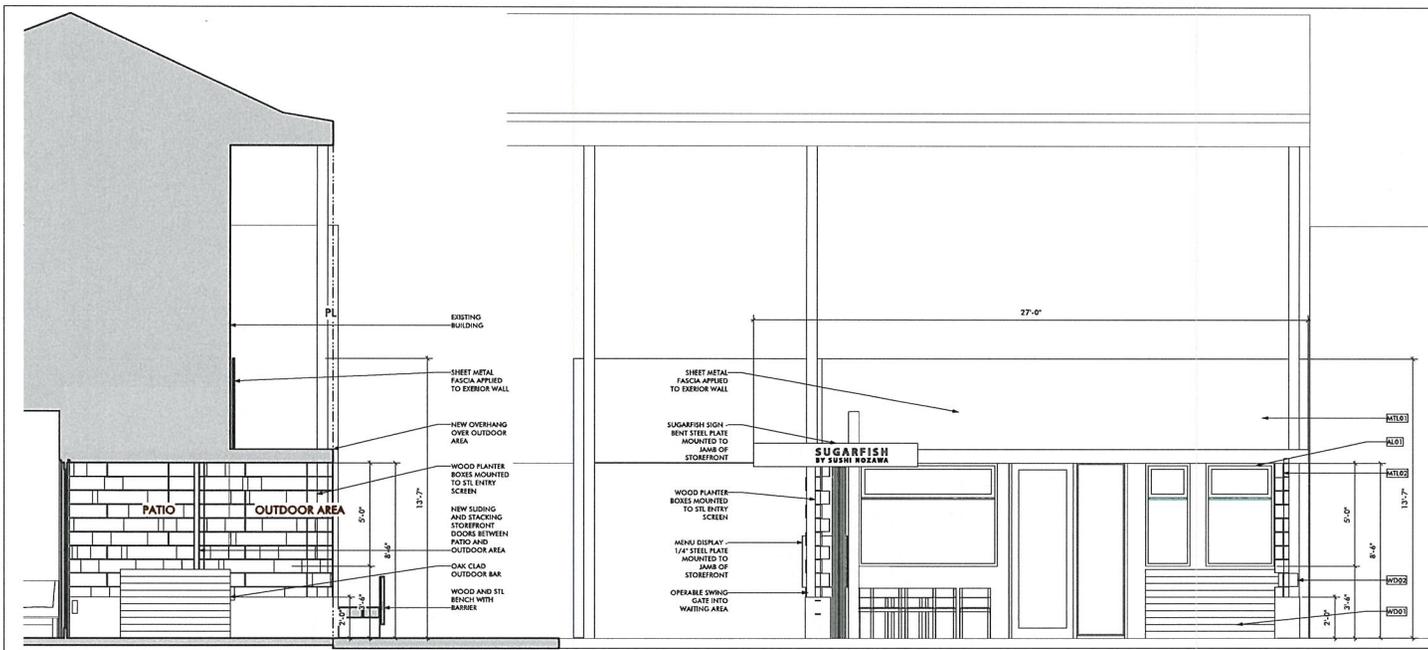
**MATERIAL LEGEND**

|       |  |
|-------|--|
| WD01  | WHITE OAK<br>CLEAR MATTE FINISH                |
| WD02  | REDWOOD<br>CLEAR MATTE FINISH                  |
| MTL01 | GALVANIZED SHEET METAL<br>BERRIDGE DARK BRONZE |
| MTL02 | POWDERCOATED<br>ALUMINUM/STEEL: RAL 8022       |
| AL01  | ALUMINUM STOREFRONT<br>DURALOCK DARK BRONZE    |
| AC01  | ACRYLIC -WHITE<br>SIGN LETTERING               |
| PT01  | PAINT: DUNN EDWARDS<br>DE6371 BLACKJACK        |

**ELEVATIONS/SECTIONS**

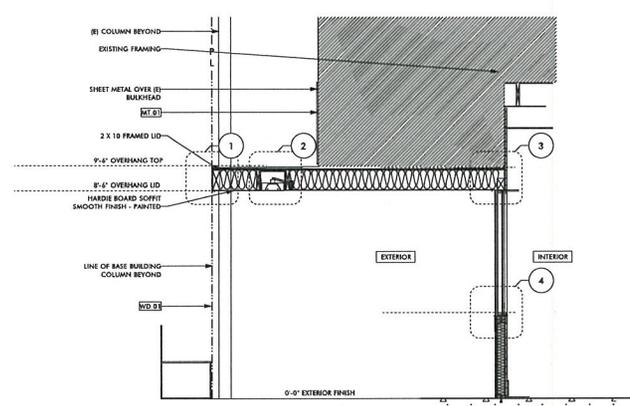
Issue Date:  
Scale:  
By:

**DR0.4**



**1 SECTION**

**2 ELEVATION**



**3 SECTION**





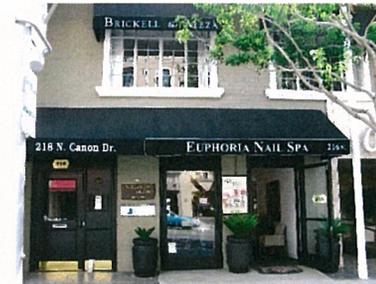
1: FRONT VIEW: 222. N. CANON, MCNEAL & GRUNBERG



2: FRONT VIEW: 220 N. CANON, SUPER CARE PHARMACY



3: FRONT VIEW: 220A N. CANON, KENWORTHY SALON



4: FRONT VIEW: 218 N. CANON, BRICKELL & MEZA  
216 N. CANON, EUPHORIA NAIL SPA



5: FRONT VIEW: 222 N. CANON, PROPOSED SITE



6: FRONT VIEW: 210 N. CANON, WESTSIDE ESTATE AGENCY



7: FRONT VIEW: 235 N. CANON, BOUCHON BAKERY



8: FRONT VIEW: CITY OF BEVERLY HILLS, BEVERLY CANON GARDENS



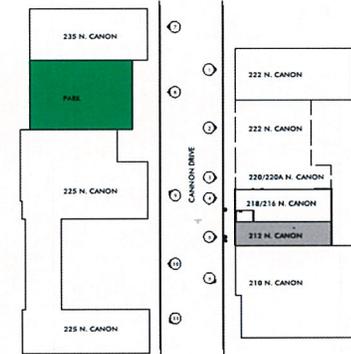
9: FRONT VIEW: 225 N. CANON, MONTAGE



10: FRONT VIEW: 225 N. CANON, MONTAGE



11: FRONT VIEW: 225 N. CANON, MONTAGE



LOCATION MAP

**DEX**  
Glen Bell

PO Box 1528 P: 310.572.1502  
Venice CA 90066 F: 310.572.1503

SUGARFISH BEVERLY HILLS

PHOTOGRAPHS

Issue Date:  
Scale:  
By:

**DR0.6**



**DEX**  
Glen Bell  
PO Box 1528 P: 310.572.1502  
Venice CA 90066 F: 310.572.1503

SUGARFISH BEVERLY HILLS

STREETSCAPE PHOTO MONTAGE

Issue Date:  
Scale:  
By:

**1** STREETSCAPE PHOTO MONTAGE  
NTS

**DR0.7**



**1** RENDERING  
VIEW AT ENTRY



**2** RENDERING  
VIEW AT STREET

**DEX**  
Glen Bell

PO Box 1528 P: 310.572.1502  
Venice CA 90066 F: 310.572.1503

SUGARFISH BEVERLY HILLS

RENDERING

Issue Date:  
Scale:  
By:

**DR0.8**

**DEX**  
Glen Bell

PO Box 1528 P: 310.572.1502  
Venice CA 90066 F: 310.572.1503

**SUGARFISH BEVERLY HILLS**

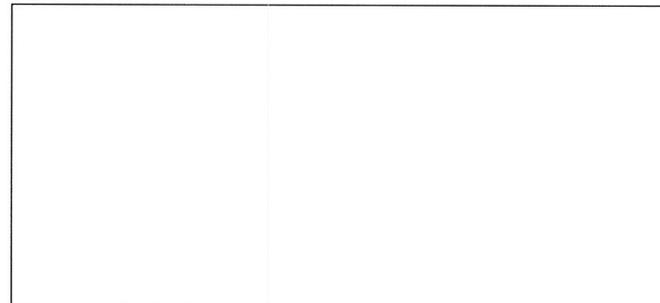
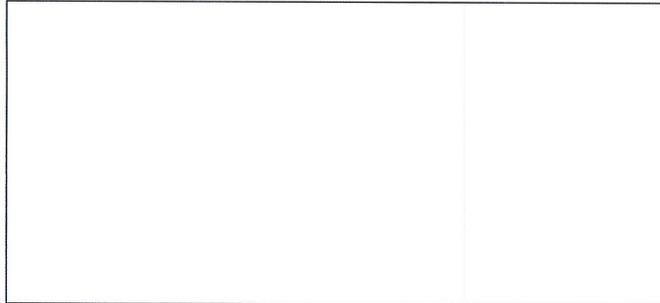
**MATERIAL LEGEND**

- WD01 WHITE OAK  
CLEAR MATTE FINISH
- WD02 REDWOOD  
CLEAR MATTE FINISH
- MTL01 GALVANIZED SHEET METAL  
BERRIDGE DARK BRONZE
- MTL02 POWDERCOATED  
ALUMINUM/STEEL: RAL 8022
- AL01 ALUMINUM STOREFRONT  
DURALOCK DARK BRONZE
- AC01 ACRYLIC -WHITE  
SIGN LETTERING
- PT01 PAINT: DUNN EDWARDS  
DE6371 BLACKJACK

**MATERIAL BOARD**

Issue Date:  
Scale:  
By:

**DR0.9**



**MTL01**  
GALVINIZED SHEET METAL : DARK BRONZE

**MTL02**  
POWDERCOATED ALUMINUM / STEEL : RAL 8022



**KEYED RENDERING**  
NTS

**AL01**  
DARK BRONZE: DURALOCK



**1** PLANTS - DROUGHT TOLERANT  
VARIED SEMPERVIVUM



**2** PLANTS - DROUGHT TOLERANT  
VARIED HAWORTHIA



**3** PLANTS - DROUGHT TOLERANT  
VARIED ECHEVERIA

**DEX**

Glen Bell

PO Box 1528  
Venice CA 90066

P: 310.572.1502  
F: 310.572.1503

SUGARFISH BEVERLY HILLS

MATERIAL BOARD

Issue Date:  
Scale:  
By:

**DR0.11**



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – August 15, 2012

**Attached C:**  
Draft Approval Resolution

---

---

RESOLUTION NO. AC-XX-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND A SIGN ACCOMMODATION TO ALLOW AN AWNING SIGN TO EXCEED SEVEN INCHES IN HEIGHT AT 212 NORTH CANON DRIVE (PL1211537).

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

Section 1. Glen Bell, AIA, applicant on behalf of the property owners, Beverly Canon Corporation and the applicant, Sugarfish (Collectively the "Applicant"), has applied for architectural approval of a façade remodel and a sign accommodation to allow an awning sign to exceed seven inches in height.

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, 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 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-XX-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