



## Architectural Commission Report

**Meeting Date:** Wednesday, September 19, 2012

**Subject:** TUMI

**430 N Rodeo Drive**

Request for approval of a sign accommodation to allow multiple business identification signs facing the alley  
(PL1214724)

**Project applicant:** Nicole Long, Brand Allen Architects

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

### REPORT SUMMARY

The applicant requests approval of a sign accommodation to allow two alley signs for the retail tenant Tumi. Pursuant to Beverly Hills Municipal Code §10-4-604 and retail tenant is permitted to have one non-illuminated business identification adjacent to an entrance from the alley. Such sign shall not exceed four square feet (4 SF) in area and shall be located below a height of 8'-0" above grade. As such, staff approved the existing non-illuminated sign. The applicant is now requesting a second sign on the alley elevation. Pursuant to BHMC §10-4-604, a sign accommodation must be granted by the Architectural Commission to allow multiple business identification signs to be located on the alley elevation. The total area of all signs shall not exceed 75% of the area otherwise permitted if the wall abutted a public street. For the subject property, the maximum area permitted for all alley elevation signs would be 34.25 square feet. As proposed, the total area of both signs would be 5.4 square feet (2.7 SF each). The second sign would be composed of the same material as the first, red acrylic letters with stainless steel returns. While the project plans include the previously approved elevations, there are no changes being proposed to this area of the project.

### 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 Friday, September 7, 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 – September 19, 2012

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

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**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):  
Additional rear entry sign \_\_\_\_\_ 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:**

Proposed sign to be red acrylic letters with polished stainless steel returns.

**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 Sign #3	3'-1 3/8" X 10"	2.5 SQ. FT.	10-4-604-D1 : 24'-8 1/2" L.FT. x 2 SQ. FT. x 75% = 37 SQ. FT.	
2			+	+	
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: N/A  
 Color / Transparency: N/A

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

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

**ROOF**

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

**CHIMNEY(S)**

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

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

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

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

**AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

Material: Acrylic & Metal  
Texture /Finish: N/A  
Color / Transparency: Red

**BUILDING ID SIGN(S)**

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

**EXTERIOR LIGHTING**

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

**PAVED SURFACES**

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

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

**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 sign is clean in design and uses high quality materials.

- 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 sign will not have any impact on noise, vibrations or other environment factors.

- 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 proposed signs are clean in design and small in scale. Not depreciation in appearance or value of the local environment is anticipated.

- 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 proposed sign is consistent with other alley signage in the business triangle.

- 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 proposed sign is in conformity with the general plan requirements for design and use.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – September 19, 2012

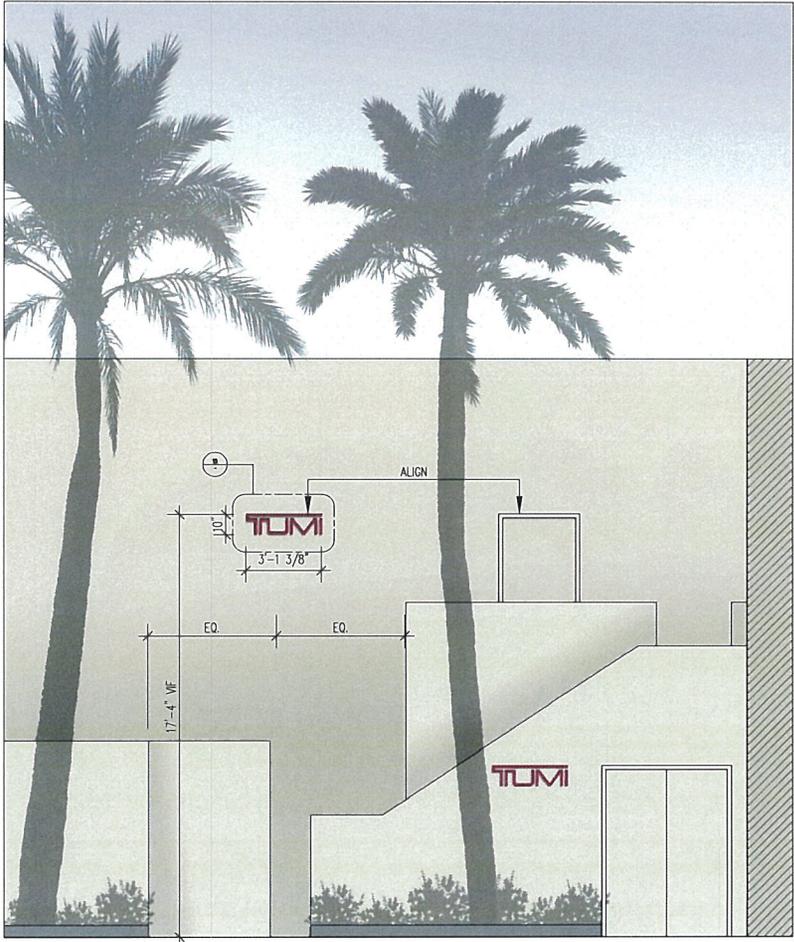
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**Attached B:**  
Design Plans, Cut Sheets  
and Supporting Documents

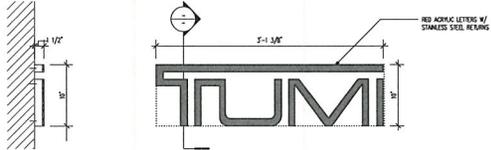
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24	20	16	12	8	



22 EXISTING REAR ELEVATION 14



21 SIGN ELEVATION AND SECTION 13

REAR STOREFRONT RENDERING WITH PROPOSED SIGN 1

OWNER/TENANT:  
**TUMI**  
 TUMI INC.  
 1001 DURHAM AVENUE  
 SOUTH PLAINFIELD, NJ  
 07080

PROJECT ARCHITECT:  
**B + A**  
 401 CALIFORNIA STREET, SUITE 1400  
 SAN FRANCISCO, CA 94108  
 TELEPHONE: 415.441.0789  
 FACSIMILE: 415.441.1169

CONTACT: STEVE LOCHTE  
 E: S.LOCHTE@BRANDALLEN.COM

CONTACT: NICOLE LONG  
 E: N.LONG@BRANDALLEN.COM

**TUMI**

STORE NO: \_\_\_\_\_

PROJECT LOCATION:  
 430 NORTH RODEO DRIVE  
 BEVERLY HILLS, CA 90210

REV	DESCRIPTION	DATE
	ARCHITECTURAL COMMISSION	08.28.2012

DRAWING TITLE:  
**PROPOSED EXTERIOR SIGN AT REAR ELEVATION**

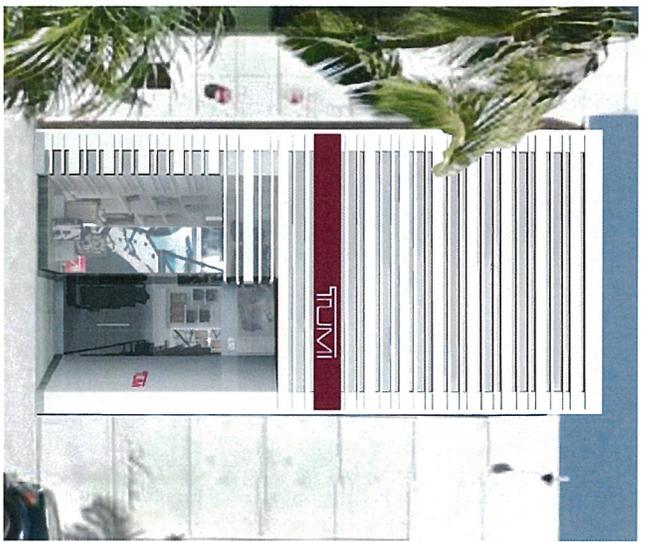
DATE ISSUED:  
 08.28.2012

PROJECT NO:  
 1076

DRAWING NO:  
**A4.1**



STREET ELEVATION EXISTING



STOREFRONT RENDERING BY DAY



STREET ELEVATION PROPOSED



STOREFRONT RENDERING BY NIGHT

OWNER/TENANT:

**TUMI**  
 TUMI INC.  
 1001 DUBHAM AVENUE  
 SOUTH PLAINFIELD, NJ  
 07080

**B+A**

PROJECT ARCHITECT:  
 601 CALIFORNIA STREET SUITE 500  
 PHILADELPHIA, PA 19106  
 TEL: 215.561.1100  
 FAX: 215.561.1199  
 CONTACT: SENE LOHRE  
 E: SLOPTE@BANDANA.COM  
 CONTACT: MACE LONG  
 E: MLONG@BANDANA.COM

**TUMI**

PROJECT LOCATION:  
 430 NORTH 8000 DRIVE  
 BIRCH HILLS, VA 5020

REV	DESCRIPTION	DATE
1	ARCHITECTURE	12.2012
2	COMMISSION	08.18.2012
3	COMMISSION	08.18.2012

DRAWING TITLE:  
 EXISTING + PROPOSED  
 EXTERIOR RENDERINGS

DATE ISSUED:  
 08.28.2012

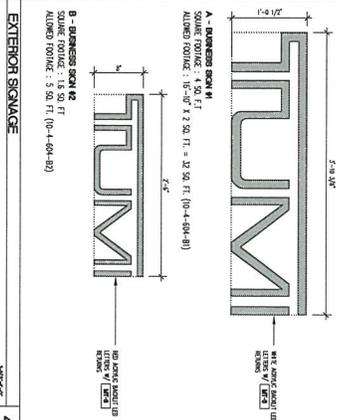
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 1076  
 DRAWING NO:  
 A4.0

OWNER/TENANT:

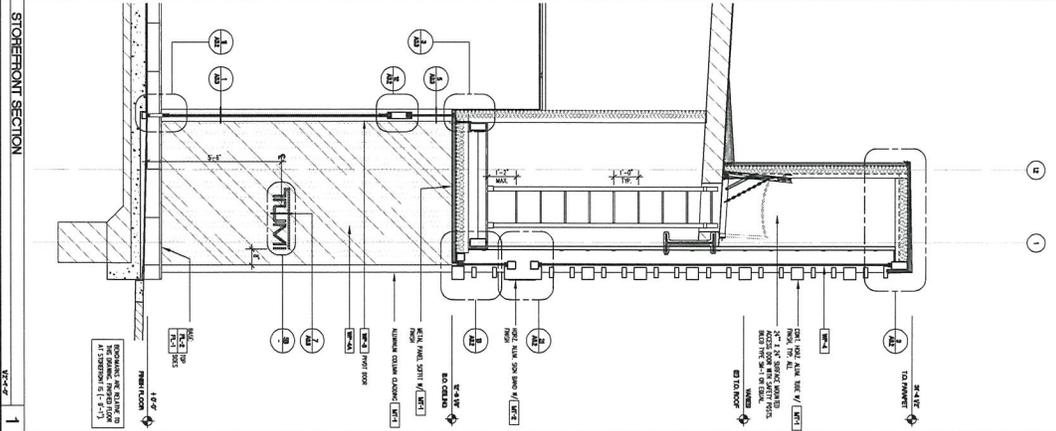
**TUMI**  
TUMI INC.  
1001 DURHAM AVENUE  
SOUTH PLAINFIELD, NJ  
07080

**B+A**  
BURNS & MCDONNELL  
ARCHITECTS  
100 CALIFORNIA STREET, SUITE 200  
NEWARK, NJ 07102  
PHONE: 973.681.1100  
FAX: 973.681.1100

PROJECT ARCHITECT:  
CONTACT: SUE LOHR  
E: SLOHR@BURNSANDMCDONNELL.COM  
CONTACT: KRISTE LONG  
E: KLONG@BURNSANDMCDONNELL.COM



EXTERIOR SIGNAGE



STOREFRONT SECTION

REV	DESCRIPTION	DATE
01	ISSUE FOR PERMIT	02/01/2012
02	ISSUE FOR RFI	02/15/2012
03	ISSUE FOR RFI	02/15/2012
04	ISSUE FOR RFI	02/15/2012
05	ISSUE FOR RFI	02/15/2012
06	ISSUE FOR RFI	02/15/2012
07	ISSUE FOR RFI	02/15/2012
08	ISSUE FOR RFI	02/15/2012
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100	ISSUE FOR RFI	02/15/2012

STOREFRONT SECTION

DATE ISSUED: 08/28/2012  
PROJECT NO: 1076  
DRAWING NO: A3.1

STOREFRONT SECTION

DATE ISSUED: 08/28/2012  
PROJECT NO: 1076  
DRAWING NO: A3.1

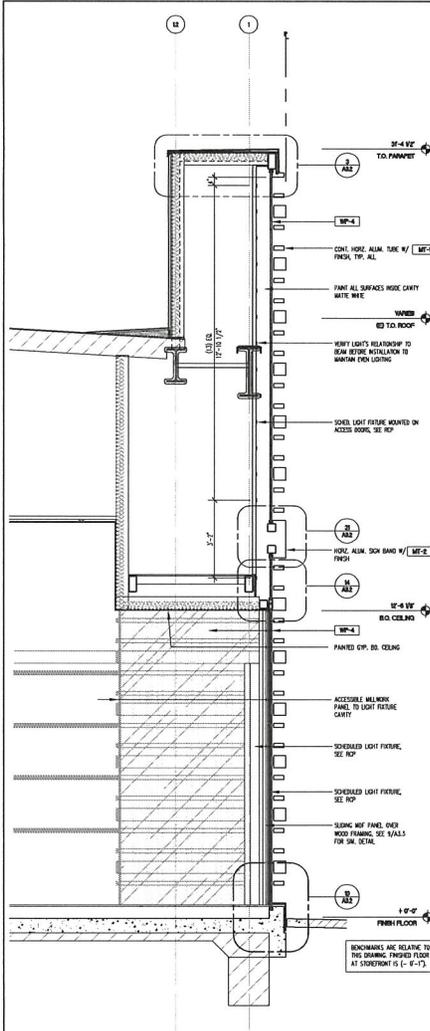
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STOREFRONT SECTION

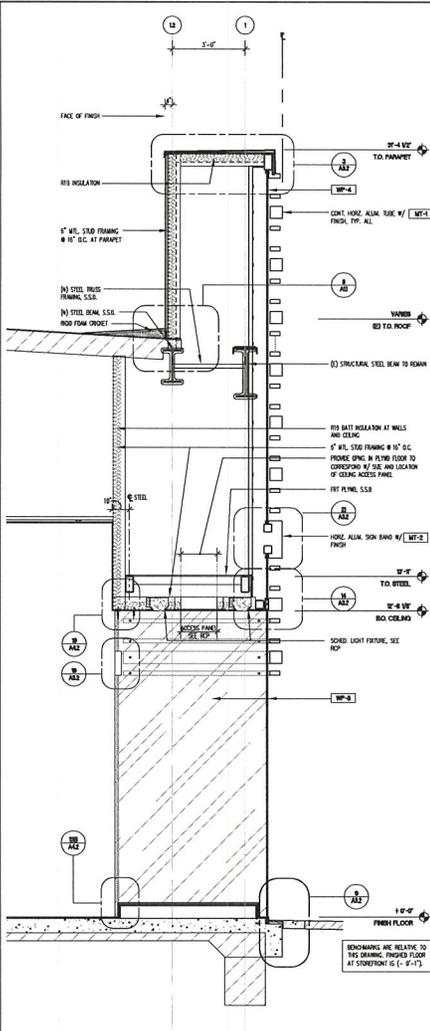
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PROJECT NO: 1076  
DRAWING NO: A3.1

STOREFRONT SECTION

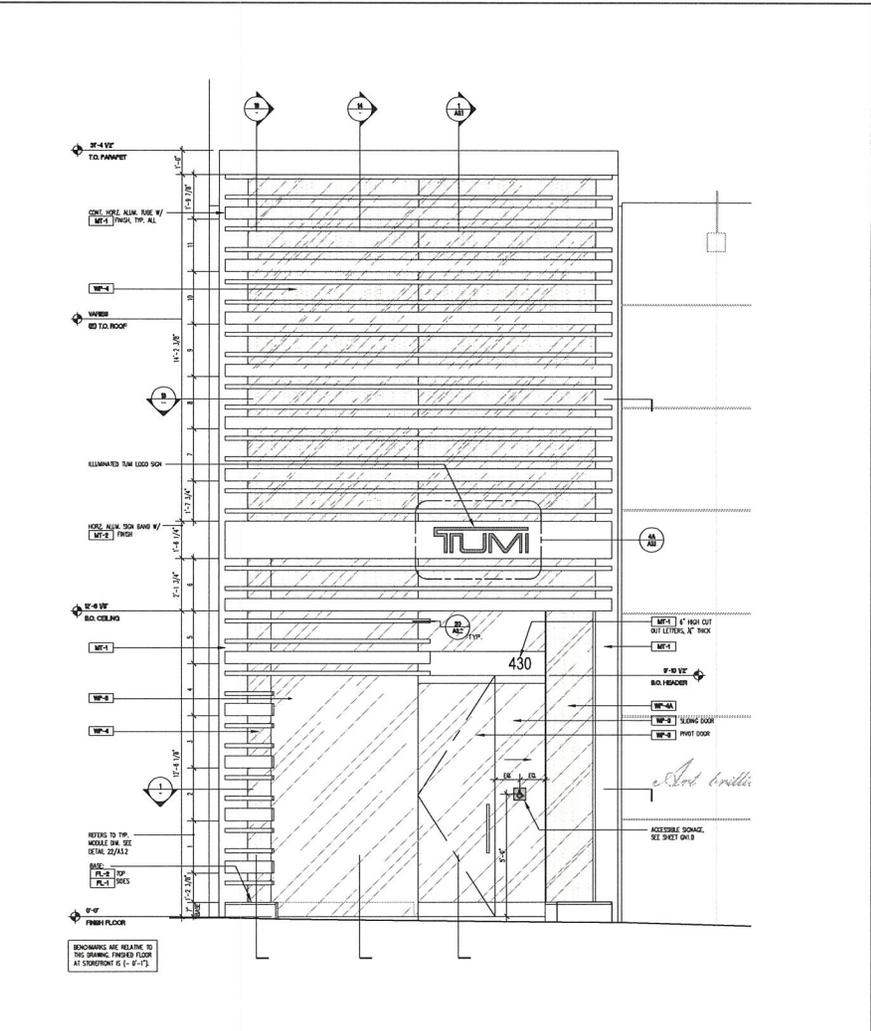
DATE ISSUED: 08/28/2012  
PROJECT NO: 1076  
DRAWING NO: A3.1



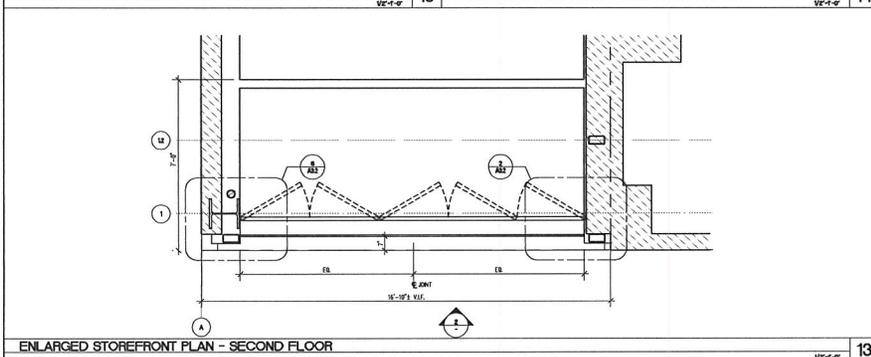
STOREFRONT SECTION 18



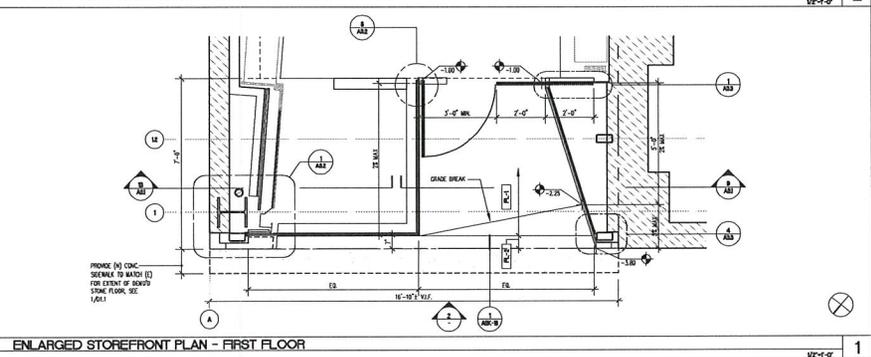
STOREFRONT SECTION 14



STOREFRONT - WEST ELEVATION 2



ENLARGED STOREFRONT PLAN - SECOND FLOOR 13



ENLARGED STOREFRONT PLAN - FIRST FLOOR 1

OWNER/TENANT:  
**TUMI**  
 TUMI INC.  
 1001 DURHAM AVENUE  
 SOUTH PLAINFIELD, NJ  
 07080

PROJECT ARCHITECT:  
**B+A**  
 401 CALIFORNIA STREET, SUITE 1300  
 SAN FRANCISCO, CA 94104  
 TELEPHONE: 415.441.0769  
 FACSIMILE: 415.441.1188

CONTACT: STEVE LOCHTE  
 E: SLOCHTE@BRANDALLEN.COM

CONTACT: NICOLE LONG  
 E: NLONG@BRANDALLEN.COM

**TUMI**

STORE NO:

PROJECT LOCATION:  
 430 NORTH ROOPE DRIVE  
 BEVERLY HILLS, CA 90210

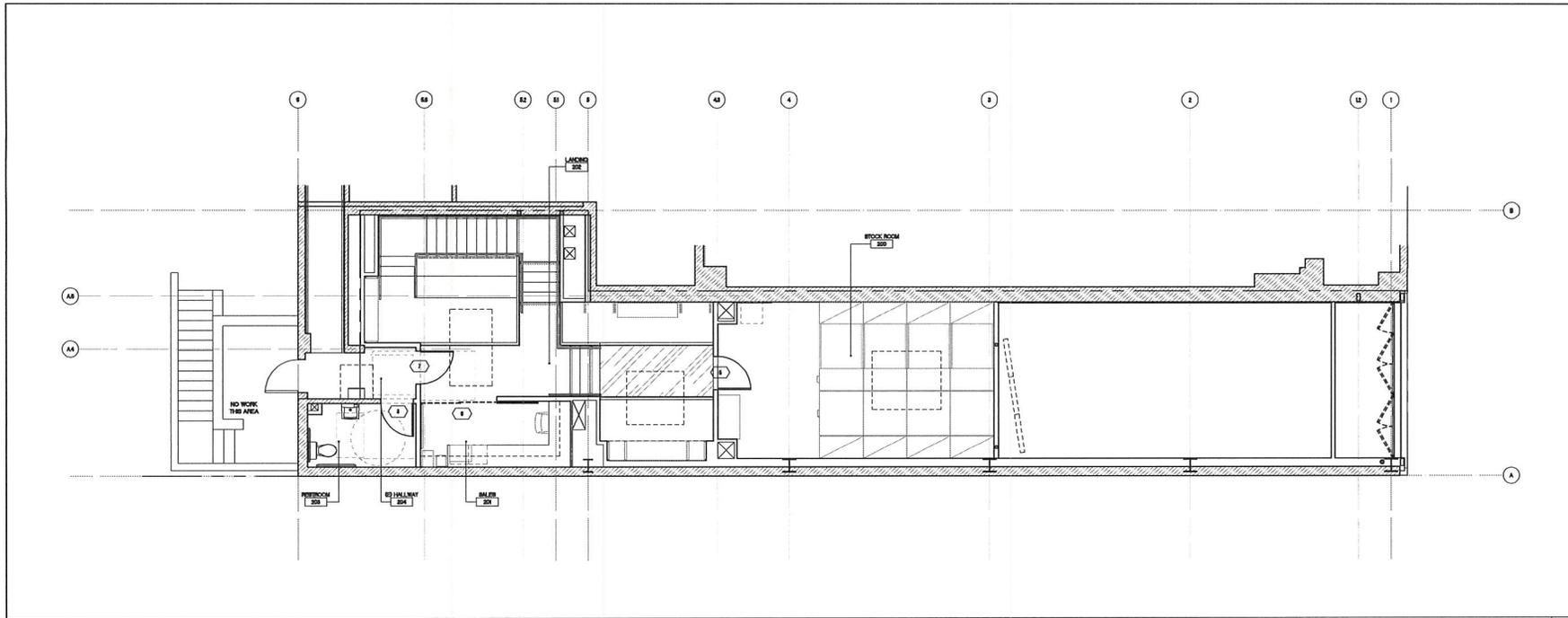
REV	DESCRIPTION	DATE
	ARCHITECTURAL COMMISSION	1.27.2012
	ISSUE FOR PERMIT	02.01.2012
	OWNER REVIEW	02.08.2012
	ISSUE FOR BID	02.15.2012
	PLAN CHECK COMMENTS	03.30.2012
	ISSUE FOR CONSTRUCTION	04.09.2012
	BULLETIN 5	05.08.2012
	ARCHITECTURAL COMMISSION	08.28.2012

DRAWING TITLE:  
 ENLARGED STOREFRONT PLANS, ELEVATIONS + SECTIONS

DATE ISSUED:  
 08.28.2012

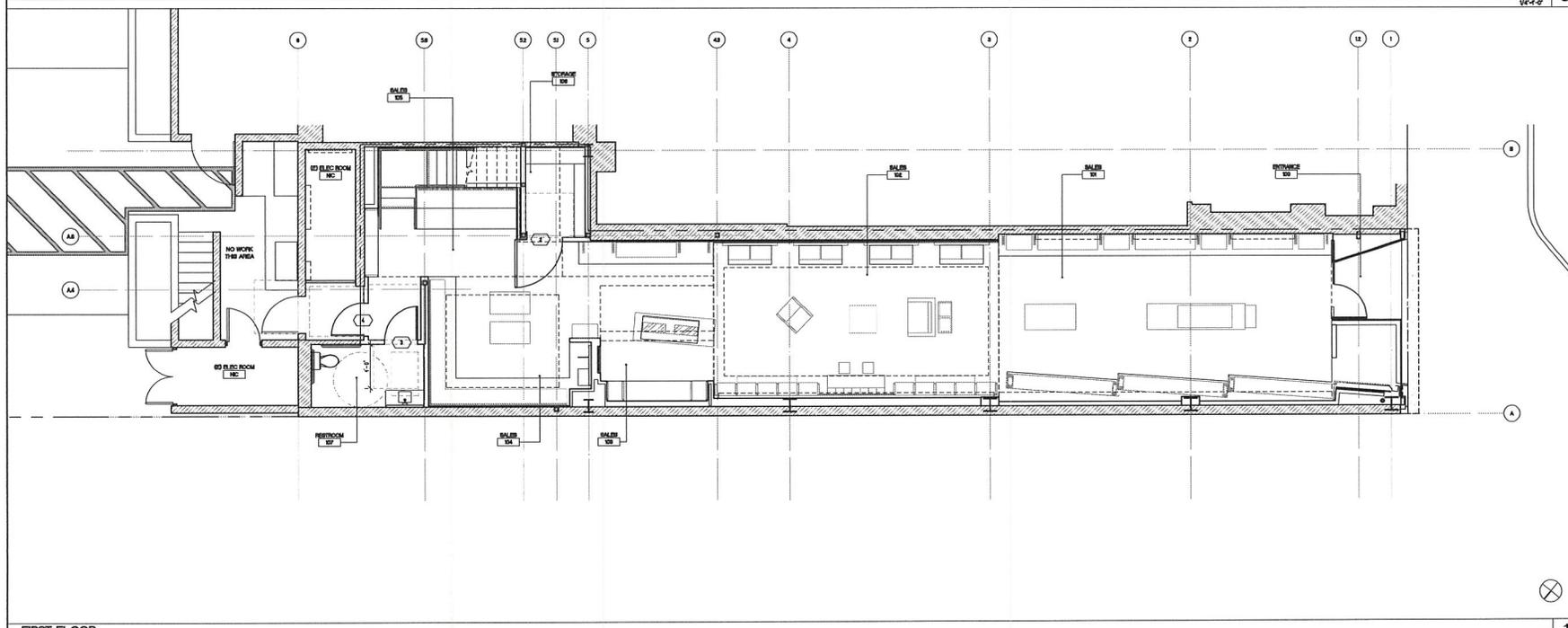
PROJECT NO:  
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DRAWING NO:  
**A3.0**



SECOND FLOOR

3



FIRST FLOOR

1

OWNER/TENANT:  
**TUMI**  
 TUMI INC.  
 1001 DURHAM AVENUE  
 SOUTH PLAINFIELD, NJ  
 07080

PROJECT ARCHITECT:  
**B+A**  
 601 CALIFORNIA STREET, SUITE 1300  
 SAN FRANCISCO, CA 94108  
 TELEPHONE: 415.441.1000  
 FACSIMILE: 415.441.1160

CONTACT: STEVE LOCHTE  
 E. S.LOCHTE@BRANDALLEN.COM

CONTACT: NICOLE LONG  
 E. N.LONG@BRANDALLEN.COM

**TUMI**

STORE NO:

PROJECT LOCATION:  
 430 NORTH RODEO DRIVE  
 BEVERLY HILLS, CA 90210

REV	DESCRIPTION	DATE
	ARCHITECTURAL COMMISSION	1.27.2012
	ISSUE FOR PERMIT	02.01.2012
	OWNER REVIEW	02.08.2012
	ISSUE FOR BID	02.15.2012
	PLAN CHECK COMMENTS	03.30.2012
	ISSUE FOR CONSTRUCTION	04.09.2012
	ARCHITECTURAL COMMISSION	08.28.2012

DRAWING TITLE:  
**FLOOR PLAN**

DATE ISSUED:  
**08.28.2012**

PROJECT NO:  
**11076**

DRAWING NO:  
**A1.0**



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – September 19, 2012

**Attached C:**

DRAFT Approval Resolution

RESOLUTION NO. AC-58-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A SIGN ACCOMMODATION TO ALLOW MULTIPLE BUSINESS IDENTIFICATION SIGNS FACING AN ALLEY (TUMI - PL1214724).

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

Section 1. Nicole Long, applicant on behalf of the property owners, PIC Associates, LP, and the tenant, Tumi, (Collectively the "Applicant"), has applied for architectural approval of a sign accommodation to allow multiple business identification signs for the property located at 430 N Rodeo 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 September 19, 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 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: **September 19, 2012**

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Shena Rojemann, Commission Secretary  
Community Development Department

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**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-58-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on **September 19, 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:

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

