



## Architectural Commission Report

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

**Subject:** **FRESH & EASY**  
**270 South Robertson Boulevard**  
Request for approval of a façade remodel and sign accommodation to allow a greater sign area on a nonentrance elevation.  
(PL1230950)

**Project applicant:** Adam Mayfield – Fresh & Easy Neighborhood Markets, Inc.

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

### REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and sign accommodation for a new Fresh & Easy retail store at 270 South Robertson Boulevard. The façade modifications include:

- Removal of the existing slate façade and replacement with cement plaster, painted in neutral colors;
- Replacement and reconfiguration of the existing entryway with a new aluminum automated door;
- New green fabric awnings at the entryway and along both S. Robertson Boulevard and Gregory Way;
- Opaque white “blackout film” along portions of the clear glass windows on both S. Robertson Boulevard and Gregory Way (existing window portion of storefront system to remain);
- Repainting of the existing gate and fence along Gregory Way, and;
- Repainting the existing standing seam roof located at corner elevation.

The applicant is also requesting two business identification signs; one at the corner of the building and one along the S. Robertson Boulevard elevation. For corner properties, the Beverly Hills Municipal Code (BHMC) allows one sign to be placed at the entrance, with a maximum sign area of 100 SF, and one sign to be placed on another elevation, with a maximum sign area of 30 SF. The applicant is requesting a sign accommodation to allow a greater sign area on a nonentrance elevation. With this sign accommodation, the nonentrance sign may not exceed 100 SF and the total sign area may not exceed 130 SF. The following signs are proposed:

- One 57 SF sign, located at the corner of the building, consisting of internally-illuminated acrylic letters pin-mounted to an illuminated background panel. (Maximum permissible sign area: 100 SF)
- One 55.6 SF sign, located on the S. Robertson Boulevard elevation, consisting of internally-illuminated acrylic letters pin-mounted to a non-illuminated background panel. (Maximum permissible sign area: 100 SF, with sign accommodation)

The applicant is proposing a total sign area of 112.6 SF; the maximum sign area permitted is 130 SF.

### 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

#### Attachment(s):

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

#### Report Author and Contact Information:

Cindy Gordon, Assistant Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



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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 notices for this project were mailed on Friday, December 7, 2012. To date staff has not received any comments in regards to the submitted project.



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**Attachment 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: \_\_\_\_\_
  - Building Identification Sign(s)  
 Number of signs proposed: \_\_\_\_\_
  - Sign Accommodation (explain reason for the accommodation request below):  
 Number of signs proposed: 3
  - 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 door package, remove existing Slate & add exterior cement plaster, New awnings on corner/West/South elevations, update egress to ADA compliant, remove & upgrade of interior finishes & rest rooms, Exterior walls to get Fresh & Easy colors.

**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 (West Elevation)	19'-8" X 2'-10"	55.6 S. F.		133 S.F.
2	Business ID (Corner)	7'-9" x 7'-11 1/2"	57 S.F.		102 S.F. (in lieu of signage on South elevation )
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:* Existing CMU Block wall  
*Texture /Finish:* Exterior Cement Plaster  
*Color / Transparency:* 3 Paint colors by Glidden Professional - 2200-0110V "Philadelphia Cream", 2200-0400V "Herb Garden", 2200-0300V "California Hills"

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

*Material:* Existing Aluminum Storefront (Windows) / Door by US Aluminum  
*Texture /Finish:* Clear Aluminum Finish  
*Color / Transparency:* -

**ROOF**

*Material:* Single Ply TPO Roofing  
*Texture /Finish:* -  
*Color / Transparency:* -

**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:* FABRIC ( \_\_\_\_\_ )  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* 2200-0400V "Herb Garden" By Glidden Professional

**DOWNSPOUTS / GUTTERS**

*Material:* -  
*Texture /Finish:* -  
*Color / Transparency:* To match surrounding ( see elevations)

**BUSINESS ID SIGN(S)**

*Material:* White Acrylic  
*Texture /Finish:* See signage package attached  
*Color / Transparency:* Lime Green Cast Vinyl (VT13474), Vivid Green Cast Vinyl (3630-156),  
Trimcap - painted green (PMS 7496)

**BUILDING ID SIGN(S)**

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

**EXTERIOR LIGHTING**

*Material:* LED, Wall pack  
*Texture /Finish:* -  
*Color / Transparency:* Manufacturer model # MCGRAW -ED (ISS-A02-LED-E1-BL3-BZ)

**PAVED SURFACES**

*Material:* Not Applicable  
*Texture /Finish:* Not Applicable  
*Color / Transparency:* Not Applicable

**FREESTANDING WALLS AND FENCES**

*Material:* Existing  
*Texture /Finish:* -  
*Color / Transparency:* California Hills (2200-0300V) By Glidden Professional

**OTHER DESIGN ELEMENTS**

*Material:* Blockout Film By 3M  
*Texture /Finish:* Not Applicable  
*Color / Transparency:* Opaque White ( Milky white)

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

Not applicable

**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 existing elevations have been updated to conform to the pedestrian scale and feel along Robertson Blvd. by the addition of shading elements such as awnings on the West, South and corner elevations. This also provides visual continuation as the adjoining shops also have awnings that are similarly scaled.

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.

All HVAC equipment has been placed on the roof that is shielded from view & noise by high parapet walls. The existing parking lot is in the rear of the property, the warehouse area along the rear wall acts as a buffer between the parking lot and the sales area. The existing exterior walls are CMU block and help reduce external noise from transferring to the interior of the building and vice versa.

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.

We are upgrading the existing elevations by removing existing neon lighting and that make the building look dated. We are also removing the existing broken and discolored tile on the tower element and replacing the facades with Fresh & Easy colors & awnings; that will give the building a more pronounced presence at the corner. These additions will enhance the appearance and value of the property and its surroundings.

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 site is zoned Commercial (C-3) and is a good fit with the other businesses as there are no other grocery stores along Robertson Blvd. To the East of the site is Multiple residential zone (R-4) and One- family residential zone (R-1) beyond. The Proposed store will provide a convenient/ walk able choice for the residents & businesses in the area.

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.

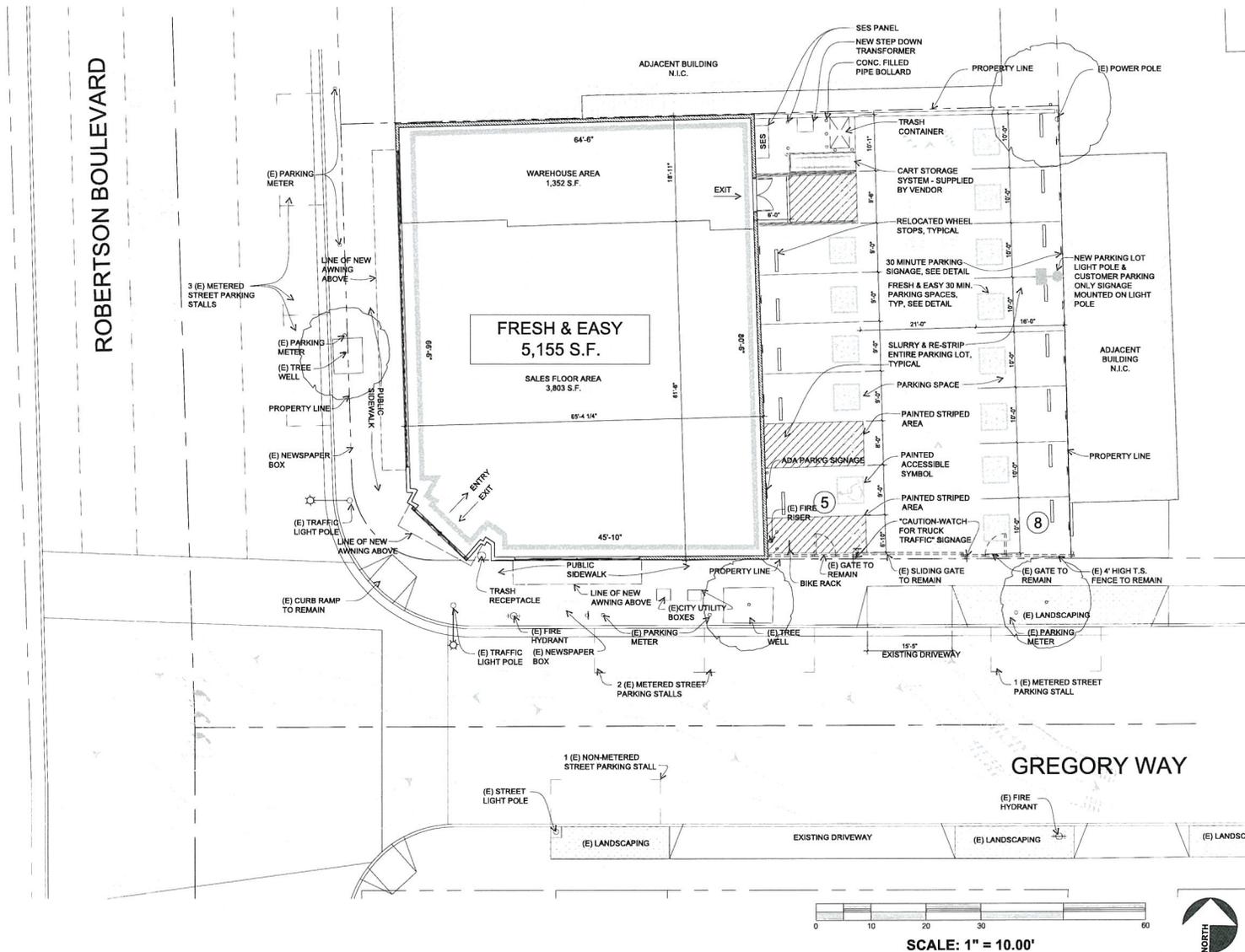
The form of the proposed business is consistent with the surrounding – there is no change in the height, scale or massing of the facades other than the addition of awnings that helps create continuation along the street. The proposed design will have much less signage than the previous tenant (Blockbuster).



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



**SITE SUMMARY**

**ZONING:**  
 PROPOSED USE: GROCERY STORE  
 SITE ACREAGE: ± 10,428 S.F. (0.24 ACRES)

**PARKING SUMMARY FOR FRESH & EASY:**  
 REQUIRED (EXEMPT FROM CURRENT STANDARDS DUE TO PERMITTED BUILDING CONSTRUCTION OCCURRING PRIOR TO 1981): 13 STALLS

**PROVIDED:**  
 12 PARKING SPACES + 1 ACCESSIBLE 13 STALLS  
 PARKING SPACES

**BUILDING DATA:**  
 TOTAL BUILDING: ±5,155 S.F.  
 (NO CHANGE IN BUILDING AREA)  
 SALES AREA: 3,803 S.F.  
 WAREHOUSE AREA: 1,352 S.F.

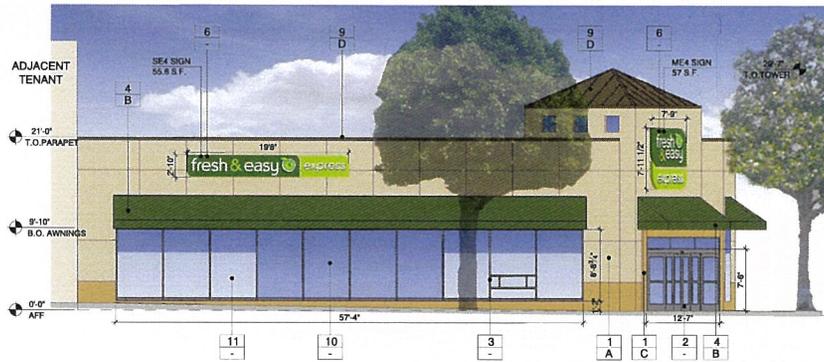
**TRUCK:** 28' TRAILER  
**CODE REQUIRED SETBACKS:** NONE  
**NEW PAVING AREA:** NONE



FRESH & EASY (BEVERLY HILLS)  
 GREGORY WAY. & ROBERTSON BLVD.

**A0.1 - SITE PLAN**





WEST ELEVATION

SCALE: 1/8" = 1'-0"

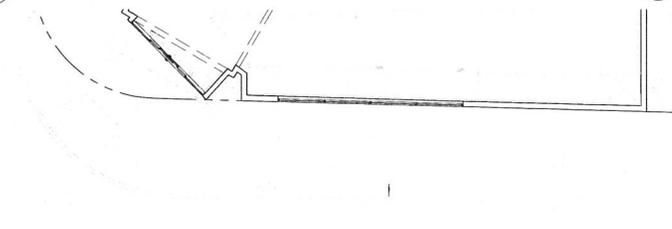
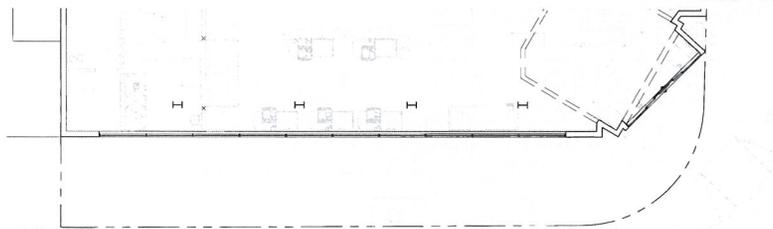
1



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

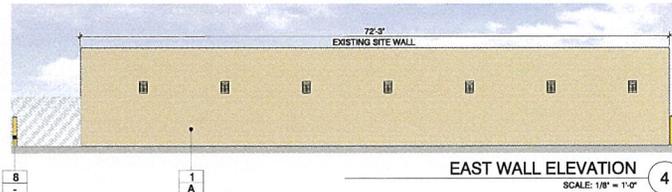
2



EAST ELEVATION

SCALE: 1/8" = 1'-0"

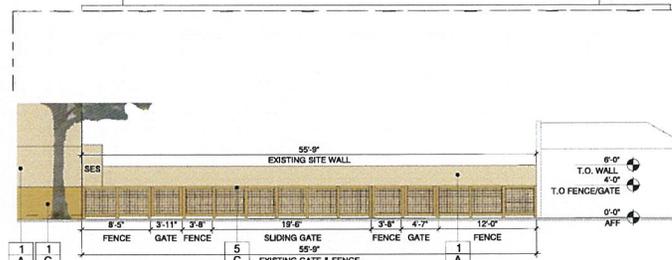
3



EAST WALL ELEVATION

SCALE: 1/8" = 1'-0"

4



GATE, FENCE & WALL ELEVATION

SCALE: 1/8" = 1'-0"

5

MATERIALS				COLORS											
1	EXTERIOR CEMENT PLASTER	3	EXISTING ALUMINUM STOREFRONT	5	EXISTING FENCE/SLIDING GATES	7	METAL DOOR	9	EXISTING STANDING SEAM METAL ROOF/ PARAPET FLASHING	11	WHITE TINTED GLASS	A	2200-0110V 'PHILADELPHIA CREAM' BY GLODGEN PROFESSIONAL	C	2200-0300V 'CALIFORNIA HILLS' BY GLODGEN PROFESSIONAL
2	ALUMINUM STOREFRONT DOOR/ WINDOW ASSEMBLY. CLEAR ALUM. FINISH BY US ALUMINUM	4	NEW FABRIC AWNINGS	6	TENANT SIGNAGE	8	PIPE BOLLARDS	10	CLEAR GLASS	12	SES	B	2200-0400V 'HERB GARDEN' BY GLODGEN PROFESSIONAL	D	2112-30 'STONE BROWN' BY BENJAMIN MOORE



FRESH & EASY

GREGORY WAY. & ROBERTSON BLVD., BEVERLY HILLS

ELEVATIONS - A2.1



**K.L. CHARLES ARCHITECTS, INC.**  
 ARCHITECTURE  
 PLANNING  
 12611 E. BIRDHILL LANE, SUITE F-111  
 SANTA FE SPRINGS, CA 90670  
 PH: (562) 863-1901 FAX: (562) 864-0764



CORNER OF GREGORY WAY & ROBERTSON BLVD.



VIEW LOOKING SOUTH FROM ROBERTSON BLVD.



FRESH & EASY (BEVERLY HILLS)  
GREGORY WAY. & ROBERTSON BLVD.

PERSPECTIVE VIEW ( WITH STREET TREES)





CORNER OF GREGORY WAY & ROBERTSON BLVD.



VIEW LOOKING SOUTH FROM ROBERTSON BLVD.



FRESH & EASY (BEVERLY HILLS)

PERSPECTIVE VIEW ( WITHOUT STREET TREES)

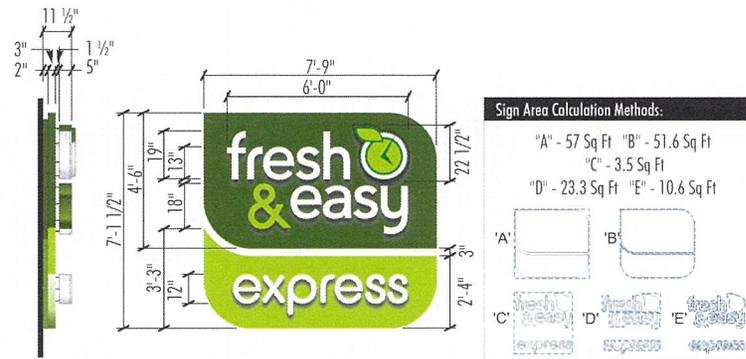
GREGORY WAY. & ROBERTSON BLVD.





**South Building Elevation**

scale: 3/32" = 1'-0"



**ME4** S/F Wall Sign  
Scale: 1/4" = 1'-0"

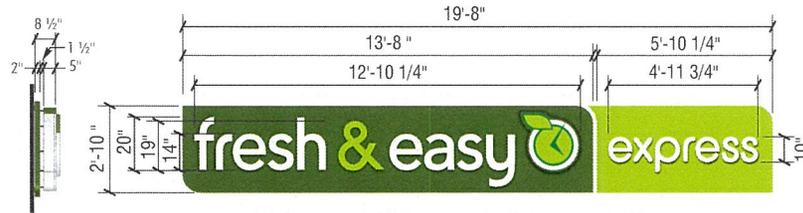
16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

		<b>store #</b> 0000	<b>LOCATION:</b> Gregory Way & Robertson Blvd. Beverly Hills, CA. 90211	<b>DATE:</b> 06.28.2012	<b>DRAWN BY:</b> S. Carico		<b>NAMPA PLANT - UL #433195-001</b>	<b>page #</b> 3 of 6
				<b>QUOTE:</b> 00000	<b>COMPUTER FILE:</b> F&E-0000 BeverlyHills-C			
			<b>ACCOUNT EXEC:</b> L. Rodriguez			<small>U.S. &amp; PR - All signs conform to UL-48/26 (labeled accordingly) &amp; must comply with UL-c1 install procedures. Canada - all signs must be CUS compliant. This sign is intended to be installed in accordance with the requirements of Article 604 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.</small>		

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**West Building Elevation**  
scale: 3/32" = 1'-0"



**SE4** Illum'd Ltrs & Logo w/ Non-Illum'd Bkgd Panel  
Scale: 1/4" = 1'-0"

Sign Area Calculation Methods:		
*A* - 55.6 Sq Ft	*A*	fresh & easy express
*B* - 55.2 Sq Ft	*B*	fresh & easy express
*C* - 46.2 Sq Ft	*C*	fresh & easy express
*D* - 23.3 Sq Ft	*D*	fresh & easy express
*E* - 12.3 Sq Ft	*E*	fresh & easy express

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

<p>...bringing your image to light!</p>		<b>store #</b> 0000	<b>LOCATION:</b> Gregory Way & Robertson Blvd. Beverly Hills, CA. 90211	<b>DATE:</b> 06.28.2012	<b>DRAWN BY:</b> S. Carico		<b>NAMPA PLANT - UL #433195-001</b>	<b>page #</b> 4 of 6
				<b>QUOTE:</b> 00000	<b>COMPUTER FILE:</b> F&E-0000 BeverlyHills-C			

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**Design Review Commission Report**

455 North Rexford Drive  
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**Attachment 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 A GREATER SIGN AREA ON A NONENTRANCE ELEVATION FOR THE PROPERTY LOCATED AT 270 SOUTH ROBERTSON BOULEVARD (FRESH & EASY – PL1230950).

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

Section 1. Adam Mayfield, applicant and tenant, on behalf of the property owner, M. Walter Harris, and the tenant, Fresh & Easy (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and sign accommodation to allow a greater sign area on a nonentrance elevation for the property located at 270 South Robertson Boulevard.

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 **December 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, 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: **December 19, 2012**

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William Crouch, 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, WILLIAM CROUCH, Secretary of the Architectural Commission and Urban Designer 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 December 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 five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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WILLIAM CROUCH  
Secretary to the Architectural  
Commission/Urban Designer  
City of Beverly Hills, California