



Architectural Commission Report

Meeting Date: Wednesday, August 17, 2016

Subject: **8654 WILSHIRE BOULEVARD (PL1615111)**
 Request for approval of a façade remodel and a building identification sign. The Director of Community Development previously adopted a Categorical Exemption for the project on October 28, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Project Agent: Karen Otis – Otis Architecture Inc.

Recommendation: Conduct a public hearing to discuss the project details and provide the applicant with an approval, as conditioned.

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and a building identification sign for the existing commercial building located at 8654 Wilshire Boulevard. The increase in the height of the building required a Development Plan Review Permit, which was approved by the Director of Community Development on October 28, 2015.

The project includes the following components:

Façade Remodel

- White smooth stucco façade (all elevations);
- White marble projecting canopy above entry with LED-strip illumination;
- Vertical accent wall with a polished charcoal marble finish;
- Anodized aluminum storefront system with dual clear glazed glass;
- Landscape planter (Birds of Paradise) in driveway canopy feature;
- Solid core metal doors on rear elevation, and;
- Mechanical equipment screen to match stucco façade

Building Identification Signage

WILSHIRE BOULEVARD				
Location	Size	Quantity	Illumination	Material
Upper façade	15.83 SF	1	Halo	Brushed aluminum
TOTAL SIGN AREA: 15.83 SF (1 SIGN)				

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-605, the total building identification sign area on any one side of a building shall not exceed two percent (2%) of the vertical surface area of such side, excluding penthouse walls. Based on a vertical surface area of approximately 1,007 square feet, the maximum building identification sign area is 20 square

- Attachment(s):
- A. Detailed Design Description and Materials (Applicant Prepared)
 - B. Project Design Plans
 - C. DRAFT Approval Resolution

Report Author and Contact Information:
 Cindy Gordon, AICP, Associate Planner
 (310) 285-1191
 cgordon@beverlyhills.org



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feet. As such, the proposed building identification sign is within the maximum standards set forth in the BHMC.

URBAN DESIGN ANALYSIS

The proposed improvements to the existing commercial structure represent refinements and upgrades to the overall building façade. The proposed contemporary improvements will serve as an enhancement to the building and streetscape of Wilshire Boulevard.

The design resolutions and additional architectural details are being requested as follows:

- Provide final material specifications and attachment and external corner detailing for the specialty stone cladding/marble.
- Provide a detail and specification for the reglets proposed in conjunction with the cement-plaster exterior wall treatment. In addition, provide the final specification for the storefront system and upper floor glazing, including finish.
- Final details for all signage shall be provided, in compliance with requirements in the Beverly Hills Municipal Code, and consideration should be given to reducing the height of the placement of signage on the façade to better engage the pedestrian environment.

Project-specific conditions have been proposed in the draft approval resolution (Attachment C); however, the Commission may wish to add/amend/delete any project-specific conditions deemed necessary to make the required findings for approval.

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 Director of Community Development adopted a Categorical Exemption on October 28, 2015; no further environmental review is required at this time.

PUBLIC OUTREACH AND NOTIFICATION

As the project required review by the Director of Community Development for a Development Plan Review Permit (DPR), the project was publicly noticed in a manner consistent with the requirements set forth for a DPR to ensure all interested parties are notified about the project throughout its full entitlement review. As such, an on-site notice was posted on the subject property on Friday, August 5, 2016 and a mailed notice was sent to all property owners and residents within one hundred feet (100') plus block-face of the project site on Friday, August 5, 2016. To date staff has not received 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 (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
 - Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

B Identify the scope of work (check all that apply):

- New construction
 - Façade Remodel ONLY
 - Business Identification Sign(s)
Number of signs proposed:
 - Building Identification Sign(s)
Number of signs proposed:
 - Sign Accommodation (explain reason for the accommodation request below):
Number of signs proposed:
 - Other:
- Remodel: Int. & Ext, no floor area added
 - Remodel: Int. & Ext, floor area added
 - Awning(s): New Recovery
 - Open Air Dining: #Tables #Chairs

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

Exterior facade remodel with two story vaulted space at entry and lobby. New canopy at entry, stucco and marble facade with Kawneer storefront system. Interior remodel with NO added square footage.

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

- | | | | | |
|---------------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <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 |
| <input type="checkbox"/> Other: _____ | | | | |

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 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>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Halo backlit brushed alum	1	2' x 7'-10"	15.83 sf.	20.14 sf.
2					
3					
4					
5					

B 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: white stucco omega 432; accent charcoal marble: Pental Belgium Polished quartz. White marble at canopy
Texture /Finish: smooth stucco with reglets by Fry Reglet aluminum anodized
Color / Transparency: white at stucco; white marble at canopy; charcoal color marble

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

Material: aluminum storefront by Kawneer (Finish #14)
Texture /Finish: anodized aluminum; glass Low E dual glazed
Color / Transparency: clear glass; silver color storefront metal.

ROOF

Material: built-up roofing not visible from street
Texture /Finish:
Color / Transparency:

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

Material: brushed aluminum halo backlit
Texture /Finish: smooth brushed aluminum
Color / Transparency: silver

EXTERIOR LIGHTING

Material: LED. ECOLOCITY.
Texture /Finish: _____
Color / Transparency: 3000K

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

The birds of paradise plants at upper planter enhance the contemporary design while adding greenery and color.

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 architectural design features contemporary forms, clean streamlined design elements with beautiful finishes. The varying depths on the facade will add to its aesthetic.

- 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 will incorporate title 24 requirements in regards to insulation thus improving sound reduction.

- 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 beauty of the design and the elegant materials selected are up-scale quality materials. Great care has been taken to incorporate aesthetically pleasing materials that enhance the contemporary design.

- 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 building fits in nicely and is compatible with the streetscape. By creating a two story facade, it is better suited for the scale of buildings on the Wilshire Corridor.

- 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 all the standards, and is compatible in both scale, size, and finishes.



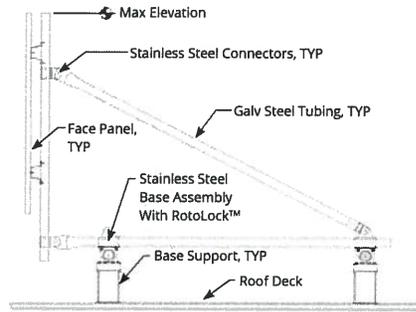
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Attachment B
Project Design Plans

NOTES

- 01 ARCHITECTURAL ACCENT WALL FACED IN MARBLE
- 02 ZERO LOT LINE
- 03 (e) PARAPET WALL
- 04 (n) PARAPET WALL
- 05 (n) ROOF DRAIN
- 06 BUILT-UP ROOFING
- 07 MECHANICAL EQUIPMENT W/ 6' SCREEN TO MATCH (n) STUCCO
- 08 (n) PLANTERS ABOVE DRIVEWAY

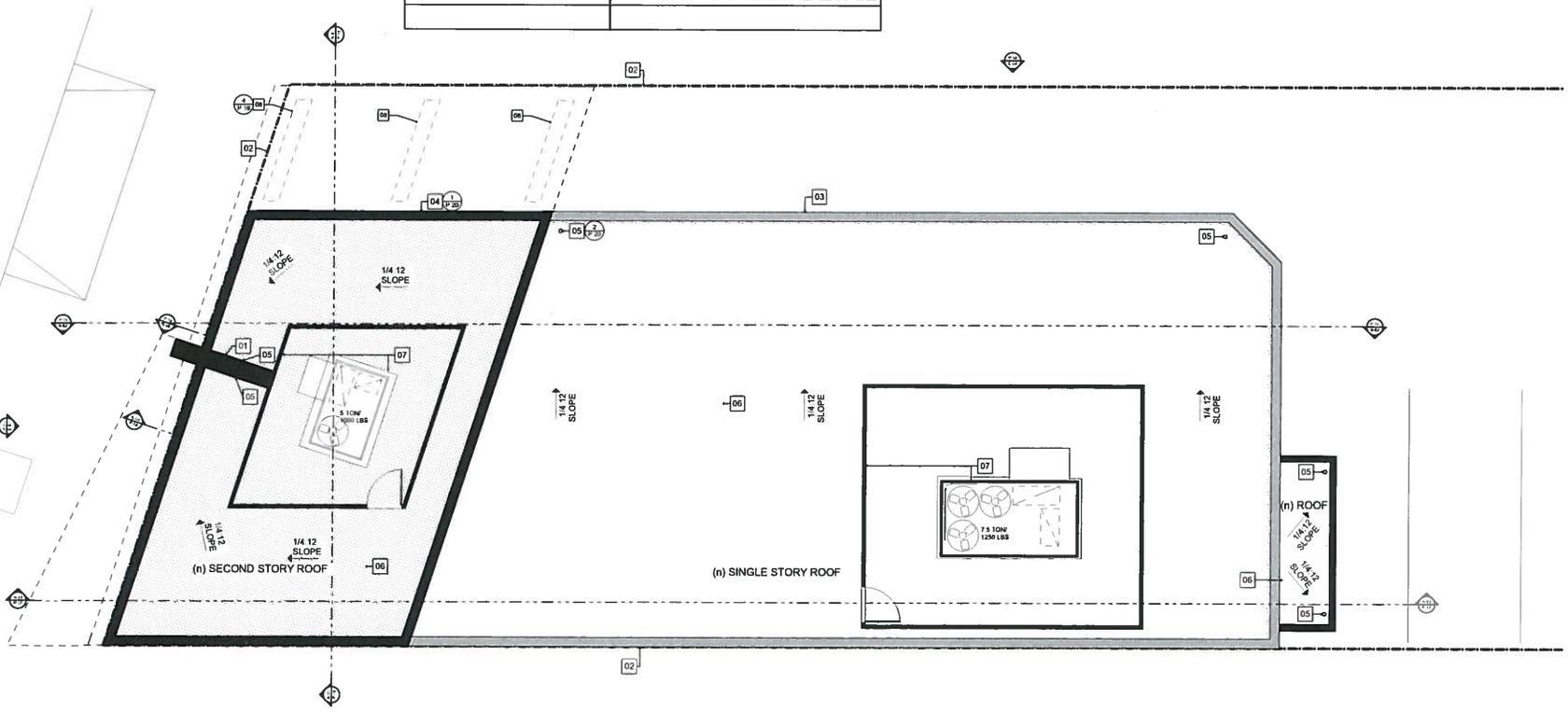


4 MECH. SCREEN DETAIL



LEGEND

	EXISTING WALLS
	NEW WALLS
	NEW LOW WALLS
	DEMO WALLS



Roof Plan

1/8" = 1'-0"

OTIS
Architecture
909 Electric Ave. Ste. 207
Seal Beach, CA 90740
(714) 846-0177

DR. SAUL LAHIJANI MEDICAL OFFICE
8654 WILSHIRE BLVD. BEVERLY HILLS, CA 90211

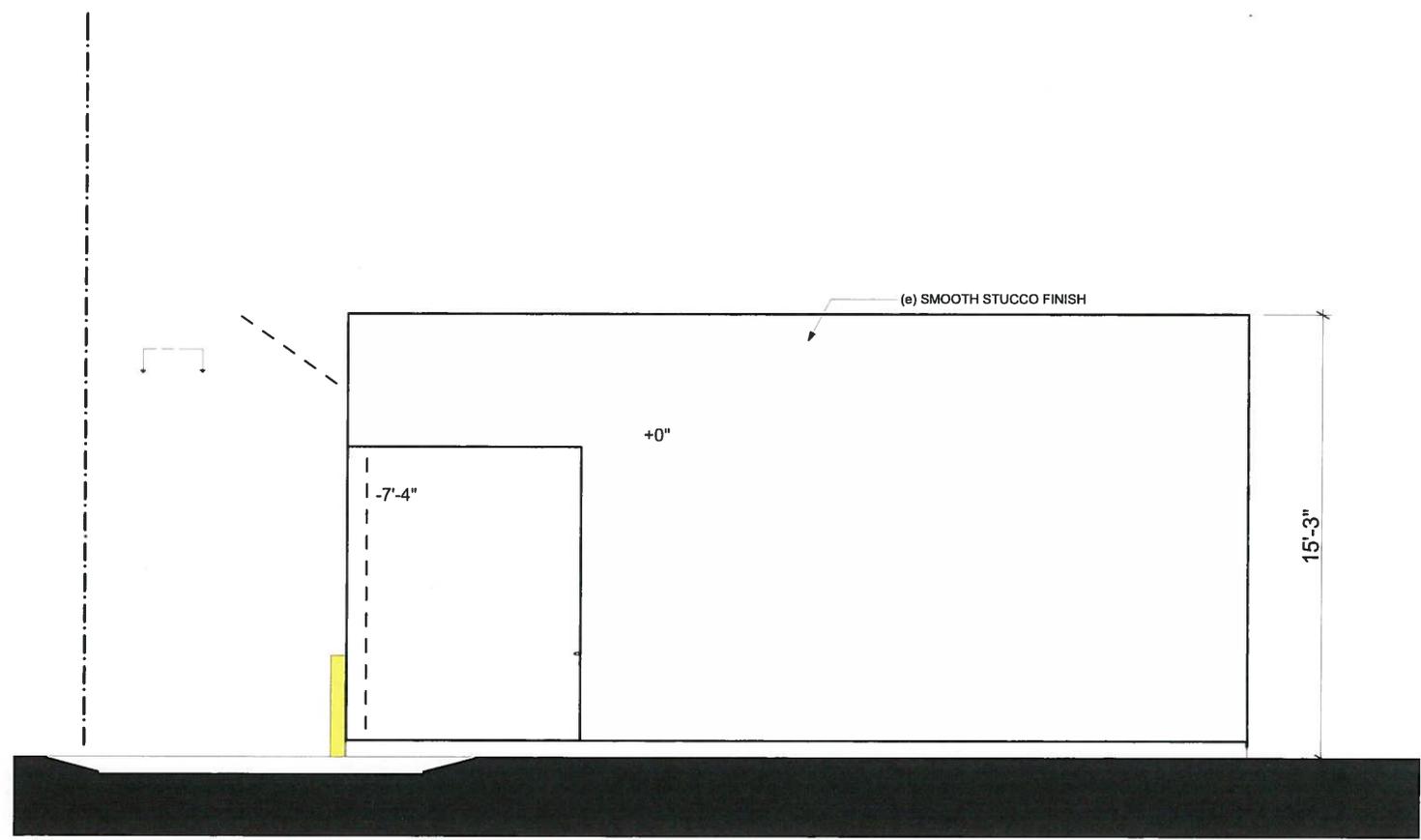
Roof Plan

Drawn: MJ
Date: 8/1/2016
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1 Existing Front Elevation 1/4" = 1'-0"

(e) Front Elevation

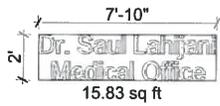
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Date:
8/1/2016

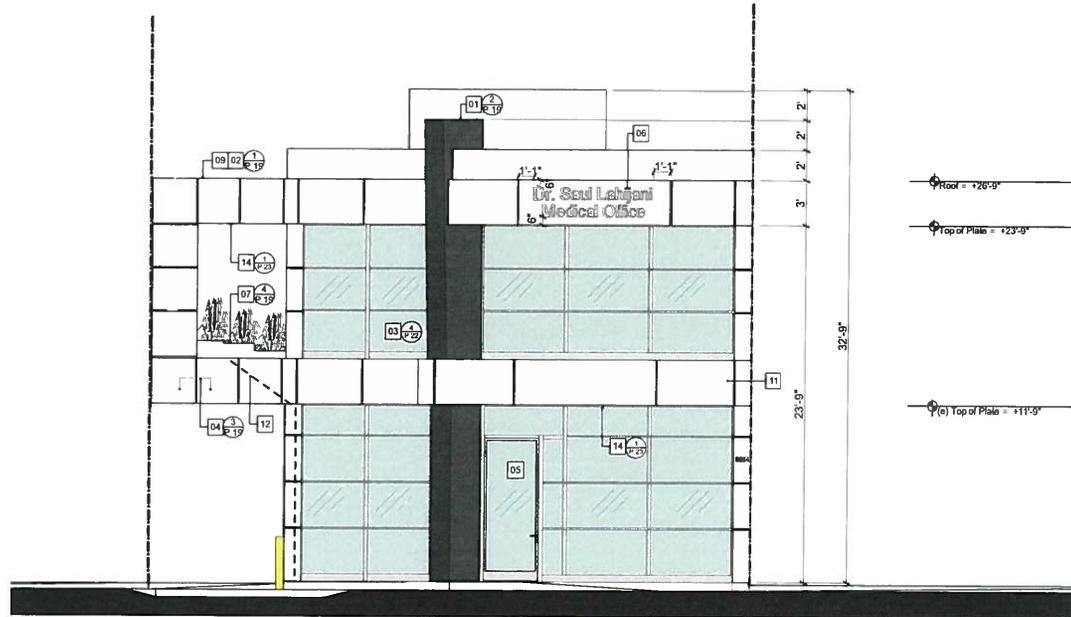
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ELEVATION NOTES

- 01 ARCHITECTURAL ACCENT WALL w/ CHARCOAL MARBLE FINISH
- 02 SMOOTH STUCCO FINISH - WHITE OMEGA 432
- 03 NEW STOREFRONT TO BE KAWNEER TRI FAB VG 451 T (2"x4 1/2") FRONT TO OUTSIDE 1" THERMAL VERSA GLAZED (DUAL CLEAR GLAZED GLASS) FRAME FINISH # 14 ANODIZED ALUMINUM
- 04 (n) REGLET
- 05 ENTRY DOOR
- 06 BUILDING SIGNAGE, PIN MOUNT HALO BACK LIT BRUSHED ALUM. LETTERS
- 07 (n) PLANTS TO BE STRELITZIA REGINAE (BIRDS OF PARADISE) (SEE PAGE 25)
- 08 (e) BRICK WALL (TO REMAIN)
- 09 (n) CANOPY
- 10 SOLID METAL EXTERIOR DOORS
- 11 WHITE MARBLE
- 12 DRAINAGE FOR PLANTERS
- 13 (n) EXPANSION JOINTS
- 14 LED STRIP LIGHTING



FRONT FACADE SQ FTG = 1,006.85 SF
 SIGNAGE SQ FTG = 15.83 SF
 15.83 SF = 1.57% OF 1,006.85



E-01

Front Elevation

1/8" = 1'-0"



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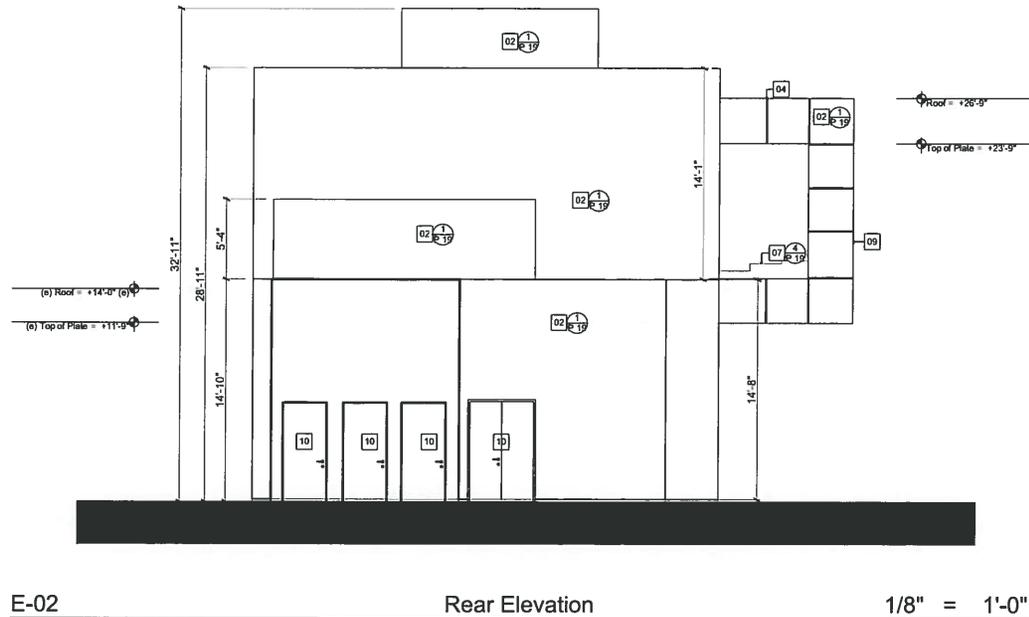
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Front Elevation

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ELEVATION NOTES

- 01 ARCHITECTURAL ACCENT WALL w/ CHARCOAL MARBLE FINISH
- 02 SMOOTH STUCCO FINISH - WHITE OMEGA 432
- 03 NEW STOREFRONT TO BE KAWNEER TRI FAB V& 451 T (2"x4 1/2") FRONT TO OUTSIDE 1" THERMAL VERSA GLAZED (DUAL CLEAR GLAZED GLASS) FRAME FINISH # 14 ANODIZED ALUMINUM
- 04 (n) REGLET
- 05 ENTRY DOOR
- 06 BUILDING SIGNAGE. PIN MOUNT HALO BACK LIT. BRUSHED ALUM. LETTERS
- 07 (n) PLANTS TO BE STRELITZIA REGINAE (BIRDS OF PARADISE) (SEE PAGE 25)
- 08 (e) BRICK WALL (TO REMAIN)
- 09 (n) CANOPY
- 10 SOLID METAL EXTERIOR DOORS
- 11 WHITE MARBLE
- 12 DRAINAGE FOR PLANTERS
- 13 (n) EXPANSION JOINTS
- 14 LED STRIP LIGHTING



E-02

Rear Elevation

1/8" = 1'-0"



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Rear Elevation

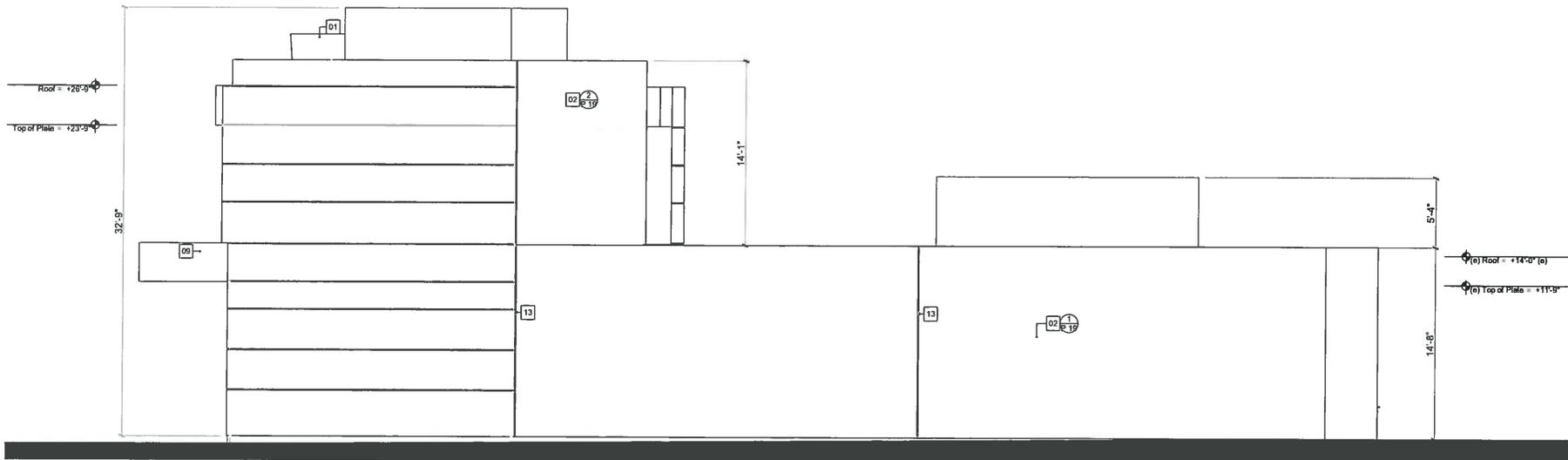
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ELEVATION NOTES

- 01 ARCHITECTURAL ACCENT WALL w/ CHARCOAL MARBLE FINISH
- 02 SMOOTH STUCCO FINISH - WHITE OMEGA 432
NEW STOREFRONT TO BE KAWNEER TRU FAB VG 451 T (2"x4 1/2") FRONT TO OUTSIDE 1" THERMAL VERSA GLAZED (DUAL CLEAR GLAZED GLASS) FRAME FINISH # 14 ANODIZED ALUMINUM
- 04 (n) REGLET
- 05 ENTRY DOOR
- 06 BUILDING SIGNAGE, PIN MOUNT HALO BACK LIT BRUSHED ALUM. LETTERS
- 07 (n) PLANTS TO BE STRELITZIA REGINAE (BIRDS OF PARADISE) (SEE PAGE 25)
- 08 (c) BRICK WALL (TO REMAIN)
- 09 (n) CANOPY
- 10 SOLID METAL EXTERIOR DOORS
- 11 WHITE MARBLE
- 12 DRAINAGE FOR PLANTERS
- 13 (n) EXPANSION JOINTS



E-03

West Elevation

1/8" = 1'-0"



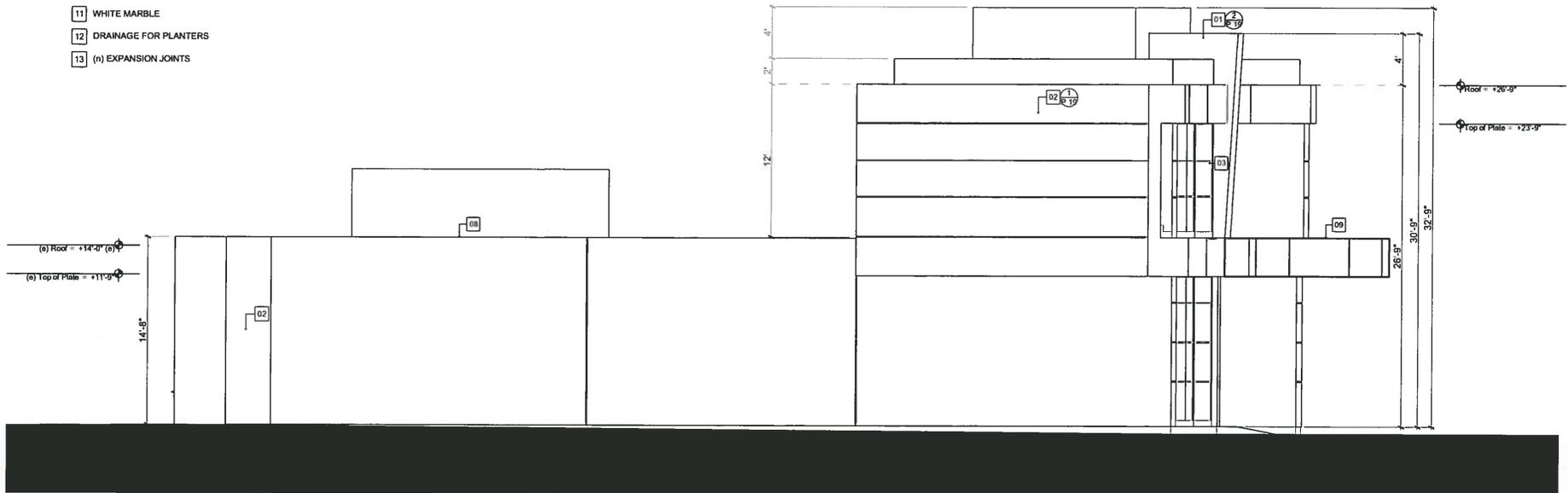
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West Elevation
Drawn: MJ
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ELEVATION NOTES

- 01 ARCHITECTURAL ACCENT WALL w/ CHARCOAL MARBLE FINISH
- 02 SMOOTH STUCCO FINISH - WHITE OMEGA 432
- 03 NEW STOREFRONT TO BE KAWNEER TR1 FAB V6 451 T (2"x4 1/2") FRONT TO OUTSIDE 1" THERMAL VERSA GLAZED (DUAL CLEAR GLAZED GLASS) FRAME FINISH # 14 ANODIZED ALUMINUM
- 04 (n) REGLET
- 05 ENTRY DOOR
- 06 BUILDING SIGNAGE: PIN MOUNT HALO BACK LIT BRUSHED ALUM. LETTERS
- 07 (n) PLANTS TO BE STRELITZIA REGINAE (BIRDS OF PARADISE) (SEE PAGE 25)
- 08 (e) BRICK WALL (TO REMAIN)
- 09 (n) CANOPY
- 10 SOLID METAL EXTERIOR DOORS
- 11 WHITE MARBLE
- 12 DRAINAGE FOR PLANTERS
- 13 (n) EXPANSION JOINTS



E-04

East Elevation

1/8" = 1'-0"



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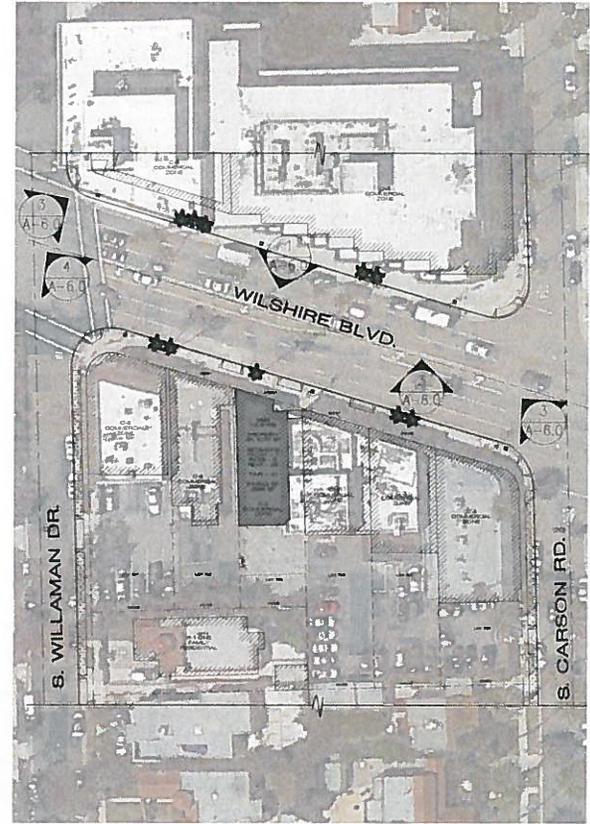
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East Elevation

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4



3



1



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Photographs of Street

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Streetscape

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STRELITZIA REGINAE (BIRDS OF PARADISE)

NEW BIRDS OF PARADISE TO BE 18-24" TALL WHEN PLANTED.
9 PLANTS TO BE PLANTED IN PLANTERS ABOVE DRIVEWAY (MARKED ON PLAN ON PAGE 4)



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Planting

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Attachment C

DRAFT Approval Resolution

RESOLUTION NO. AC XX-16

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT OF **A FAÇADE REMODEL AND A BUSINESS IDENTIFICATION SIGN** FOR THE PROPERTY LOCATED AT **8654 WILSHIRE BOULEVARD (PL1615111)**.

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

Section 1. **Karen Otis, Otis Architecture Inc.**, agent, on behalf of the property owner, **Wilshire Medical, LLC**, (Collectively the “Applicant”), has applied for architectural approval of **a façade remodel and a business identification sign** for the property located at **8654 Wilshire 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 Hills 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 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. The Director of Community Development previously adopted a Categorical Exemption for the project on October 28, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **August 17, 2016** 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:

Project-Specific Conditions

1. Final architectural details, including but not limited to the following, shall be provided to the City’s Urban Designer for final review and approval:

- a. Material specifications, attachment details, and external corner details for the specialty stone cladding/marble.
- b. Reglets proposed in conjunction with the cement-plaster exterior.
- c. Storefront system and upper floor glazing, including finish.
- d. Sign details, including illumination and connection.

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **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.
4. **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.
5. **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.
6. **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.

7. **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.
8. **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.
9. **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.

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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **August 17, 2016**

Mark Odell, Urban Designer
Community Development Department

Gidas Peteris, Chair
Architectural Commission