



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Architectural Commission  
Meeting of October 20, 2010**

**TO:** Architectural Commission

**FROM:** Shena Rojemann, Assistant Planner

**SUBJECT:** **PL1030741 – First Bank**  
**9145 Wilshire Boulevard**  
Façade Remodel with Sign Accommodation

**PROJECT INFORMATION**

<b>Applicant</b>	Jeff Sobin
<b>Address</b>	9145 Wilshire Boulevard
<b>Project Name</b>	First Bank
<b>Project Type</b>	<ul style="list-style-type: none"><li>• Façade Remodel</li><li>• Signage</li></ul>

**PROJECT DESCRIPTION**

The project is located on the north side of the 9100 block of Wilshire Boulevard. The applicant is proposing a façade remodel and changes to the business identification signs along the Wilshire Boulevard elevation and the East elevation. The following elements are proposed:

**Façade**

- The existing exterior glazed tile be restored to the original gold tone.
- The existing exterior marble stone cladding be restored.
- Repaint the cornice and trim Dunn-Edwards 'White Sand'.
- New rooftop mechanical screening composed of aluminum flat panels with a bone white finish.
- New dark aluminum storefront with gray glass.
- Relocate the existing ATM along the south elevation (Wilshire Boulevard) to the east elevation.

A material board shall be presented at the meeting.

**Business Identification Sign**

The applicant is requesting to increase the size of the existing business identification sign along the East elevation of the building. This existing sign, which totals 11.10 square feet, was approved by the Architectural Commission on December 13, 2006 (PL0657995), as part of a

sign accommodation. In addition to the subject sign, the Commisison approved the following six (6) signs:

- One 45.29 SF wall sign along Wilshire Boulevard
- One 2.44 SF door sign
- One .50 SF door sign
- One 4.15 SF ATM sign
- Two 6.0 SF parking signs (12 SF total)

The total signage approved by the Architectural Commission on December 13, 2006 was 75.39 square feet (see staff report and approval documents in Exhibit A).

The applicant is now requesting to increase the business identification sign along the East elevation from 11.10 square feet to 17.7 square feet (letter height increased from 12" to 15"). The sign will be composed of aluminum backing, aluminum returns, acrylic letter faces in red and blue, and LED lighting. The sign will be mounted on a raceway.

The applicant is also proposing changes to the existing business identification sign along Wilshire Boulevard which includes new LED lighting and updated acrylic faces.

<b>BUSINESS IDENTIFICATION SIGNS</b>		
<b>Type of Sign</b>	<b>Permitted by Code</b>	<b>Proposed</b>
Business ID Signage	Multiple business identification signs not to exceed 100 SF overall (with sign accommodation)	<b>82.08 square feet (seven signs)</b> (75.39 SF previously approved, maintain 64.38 SF of existing signs, 17.7 new sign.)

**ANALYSIS**

The proposed remodel is intended to update the appearance of the existing building and restore the original architectural details of the building. The proposed façade remodel proposes high quality materials and glass elements. The proposed design offers an revitalized appearance with a clean finish. The proposed signage is consistent with the existing signage previously approved for the project and with the signage along Wilshire Boulevard. The use of high quality materials and modern style shall be cohesive with, and sometimes superior to, the facades found along Wilshire Boulevard.

## **ARCHITECTURAL CRITERIA**

Pursuant to Municipal Code Section 3-3010 the Architectural Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of the following criteria:

***(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.***

The proposed façade remodel creates a dramatic façade. The materials proposed are of a high quality. The proposed business identification sign is cohesive with the existing signage on the building and simple in design. The design appears in keeping with (and in some cases superior to) the quality of nearby shops and other businesses. The proposed facade remodel and business identification sign 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.

***(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 façade remodel and the installation of new signage do not appear to modify any existing barriers to external or internal noise and is not anticipated to make the environment less favorable.

***(c) The proposed building 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 materials proposed for the facade remodel and new signage do not appear to be inferior in quality or execution and would therefore not degrade the local environment in appearance or value.

***(d) 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.***

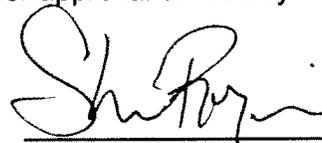
The proposed facade remodel and signage is in conformity with the prevailing uses in the general area and with other similar projects approved by the Commission. Furthermore, the overall composition and design of the façade and signage would be in harmony with proposed or future uses in the area as would be allowed in compliance with the current General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.

***(e) The proposed building or structure 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.***

Subject to review of the final construction documents, the proposed façade remodel and new signage are in conformity with the standards of the Beverly Hills Municipal Code and other applicable laws insofar as the location and appearance of the buildings and structures involved.

### **RECOMMENDATION**

Based on the foregoing criteria and pending the information and conclusions that may result from testimony received during the Architectural Commission deliberations, staff requests that the Architectural Commission provide staff with direction for approval or restudy.



Shena Rojemann, Associate Planner

### **Attachments**

- Exhibit A – Staff Report and approval documents from the December 13, 2006 Architectural Commission Review
- Exhibit B – Standard Conditions of Approval

Architectural Commission  
9145 Wilshire Boulevard  
October 20, 2010  
Page 5

**EXHIBIT A**

Staff Report and approval documents from the  
December 13, 2006 Architectural Commission Review

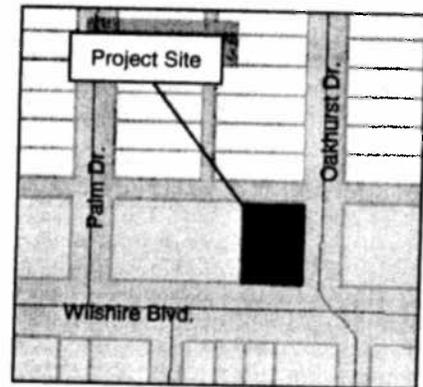




**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Architectural  
Commission Meeting of  
December 13, 2006**

**TO:** Architectural Commission  
**FROM:** Tony Kim, Senior Planner  
**SUBJECT:** PL 0657995 – "First Bank"  
9145 Wilshire Boulevard  
Sign Accommodation for Multiple Sign  
Areas



**STATUS**

Sue Modereger, on behalf of First Bank, proposes new business identification signs (multiple sign areas) for the property located at 9145 Wilshire Boulevard.

**PROJECT ELEMENTS**

The First Bank building is located at the northwest corner of Wilshire Boulevard and Oakhurst Drive with a frontage of 65 linear feet in width along Wilshire Boulevard. A multi-story commercial office building is located adjacent to the west, and residential uses are located across the alley to the north.

The Sign Code allows for one primary business identification sign to consist of two square feet per linear foot for the ground floor street frontage occupied by that business, not to exceed 100 square feet in area, and one secondary sign on a face of the building facing a street but not containing the main entrance and not exceeding 30 square feet in area. One additional business identification sign not exceeding five (5) square feet in area is also permitted.

Beverly Hills Municipal Code Section 10-4-604(D)(3) allows the Architectural Commission to grant a sign accommodation to allow multiple business identification signs in place of the individual signs if the total area of all business identification signs does not exceed the lesser of: a) one hundred (100) square feet, b) the total business sign area otherwise permitted by this section, or c) ten percent (10%) of the vertical

surface area of that portion of the wall below twenty feet (20') in height and occupied by the frontage of the business.

The applicant is proposing to replace the existing First Bank signage with new signage reflecting the business' updated image. New halo-lit channel letter wall signs on the Wilshire Boulevard and Oakhurst Drive elevations will consist of a First Bank logo box and "FIRST BANK" lettering. The logo box and letters will be internally illuminated with translucent acrylic faces. Two vinyl door signs will be installed on the Wilshire Boulevard facing entry doors, and the existing ATM machine adjacent to the front entry will be painted blue with the existing ATM sign to remain. The First bank logo and lettering on two existing parking lot signs will be refaced with surface vinyl.

Allowed	Proposed
100 SF overall sign area <ul style="list-style-type: none"> <li>• One business identification sign along Wilshire Boulevard</li> <li>• One business identification sign along Oakhurst Drive</li> <li>• One additional sign of a maximum 5 SF in area</li> </ul>	75.39 SF overall sign area <ul style="list-style-type: none"> <li>• One 45.29 SF wall sign along Wilshire Boulevard</li> <li>• One 11.01 SF wall sign along Oakhurst Drive</li> <li>• One 2.44 SF door sign</li> <li>• One .50 SF door sign</li> <li>• One existing 4.15 SF ATM sign</li> <li>• Two 6.0 SF parking signs (12 SF total)</li> </ul>

**ARCHITECTURAL AND SIGN ACCOMMODATION CRITERIA**

Pursuant to Municipal Code Section 10-4-905, the Architectural Commission shall approve a sign accommodation application if the Commission finds that the unified sign plan submitted with such application utilizes colors, materials or other design features which are architecturally compatible with the subject building, and if the Commission also finds the following:

***(a) The unified sign plan is in conformity with the 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 plan for the subject building appears to be well-balanced and proportionate with the surrounding businesses along Wilshire Boulevard, and the total signage area of 75.39 square feet is well below the maximum 100 square feet allowed for the subject site. The proposed signs will replace and update the existing signage on the building.



## CITY OF BEVERLY HILLS

December 20, 2006

Sue Modereger  
7218 Poute Creek Drive  
Corona, CA 92881

Case No: 040002121/PL0657995  
9145 Wilshire Boulevard  
Sign Accommodation for  
multiple sign areas for  
**FIRST BANK**

### **THIS NOTICE LETTER IS NOT A PERMIT**

The Architectural Commission reviewed the plans you submitted for Architectural Review at its meeting of December 13, 2006. The plans were approved subject to the following conditions:

- 1) The sign facing Wilshire Boulevard letters (First Bank) shall be backlit only and the logo shall be backlit allowing the graphic of First Bank to be lit from the front.
- 2) The ATM sign shall maintain the existing grey color with the sign in blue color.
- 3) The pedestrian entry sign (Sign "B") shall not be lit.
- 4) The logo sign shall be route-out push-through push-through lighting.

Architectural Commission decisions may be appealed by any interested party to the City Council within fourteen (14) days of the date of the Commission's decision. Appeals must be filed in writing with the City Clerk at 455 North Rexford Drive, Beverly Hills, and must be accompanied by an appeal fee.

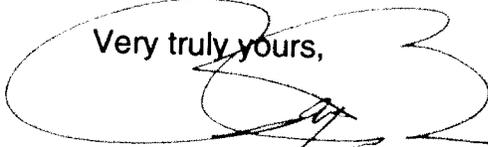
**Please call 310.285.1168 during regular business hours** to make an appointment with a **Plan Review Engineer (PRE)** in the Building & Safety Division (Room G10) to review your approved plans and file for appropriate permits. Please bring a copy of this letter with you so that the PRE can reference your plans file. If the attached conditions require you to submit revised plans prior to a permit being issued, please contact the project planner assigned below for an appointment.

**The Building and Safety Division will discard unclaimed plans after ninety (90) days following the appeal period, if you have not obtained your permit.**

After that time, you may need to provide duplicate plans subject to a reprocessing fee for conformity review. Any significant revisions to the previously approved plans may also require further Architectural Review and therefore be subject to separate additional fees.

Architectural Review  
December 20, 2006

Very truly yours,



RAY BALDERAS, Principal Planner  
for the Architectural Commission

cc: Building & Safety Division Log

Therefore, the plans for the business identification signs for the proposed tenant would contribute to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality.

***(b) The unified sign plan indicates the manner in which the signs are reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.***

The proposed sign presentation will not impact existing internal or external noise, vibrations, or other factors. As proposed the signs will not make the environment less desirable.

***(c) The proposed signs are not in their 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 signs will be of a good quality material, appropriately scaled and located on the building, and are congruous with the overall design of the existing building. The proposed business identification sign would not appear to cause the nature of the local environment to materially depreciate in appearance and value.

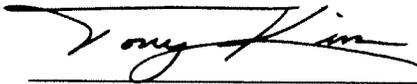
***(d) The proposed signs are in harmony with the proposed development in the area, with the General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.***

The signs as proposed appear to be in harmony with the existing development pattern in the area and would not appear to interfere or contradict with any precise plans adopted pursuant to the General Plan.

## **RECOMMENDATION**

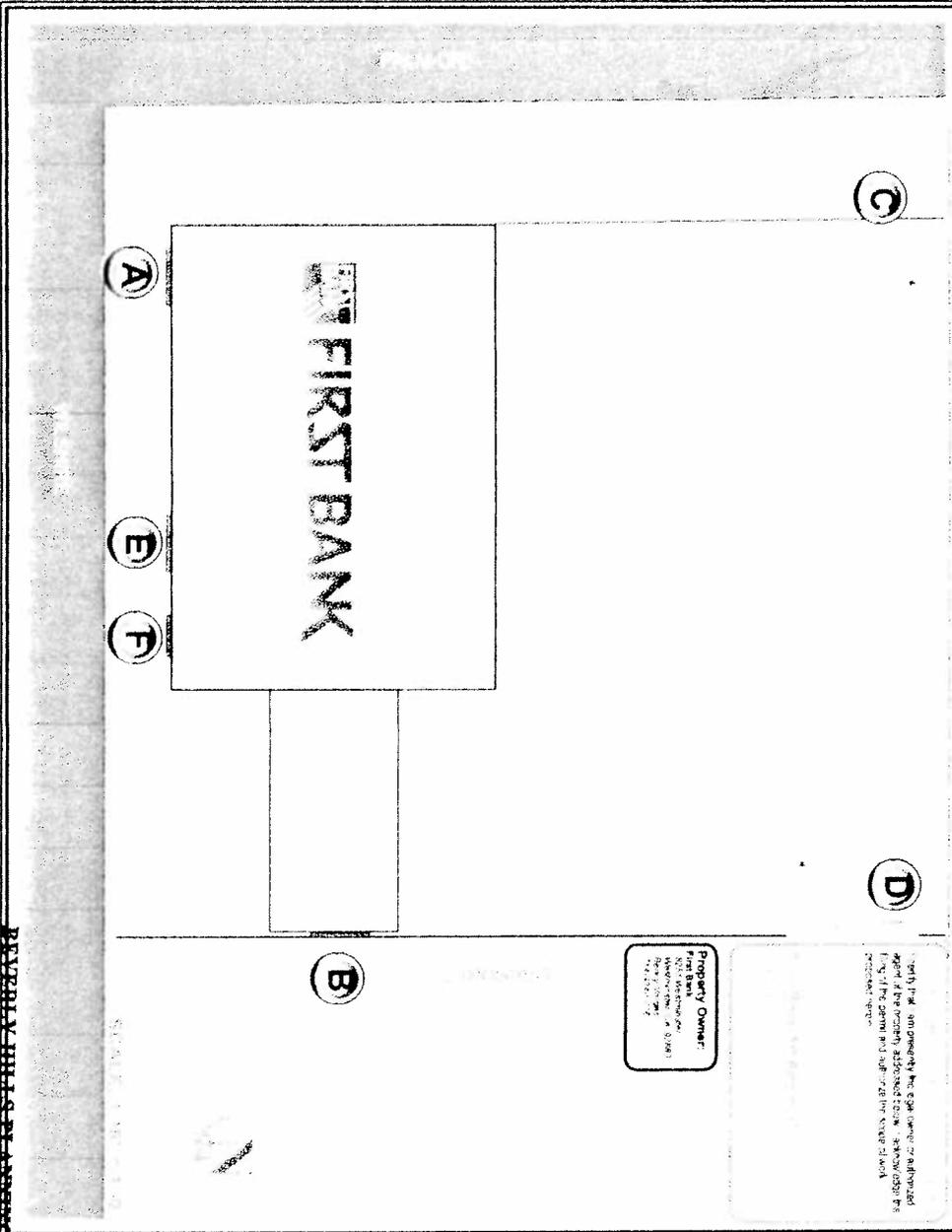
Based on the foregoing criteria and pending the information and conclusions that may result from testimony received during the Architectural Commission deliberations, staff recommends that the Architectural Commission approve the requested sign plans and sign accommodation subject to the following condition(s):

1. Upon removal of the existing signage, any holes left in the façade shall be filled and repaired prior to final approval of the new signage.

  
\_\_\_\_\_  
Tony Kim



**SITE PLAN**



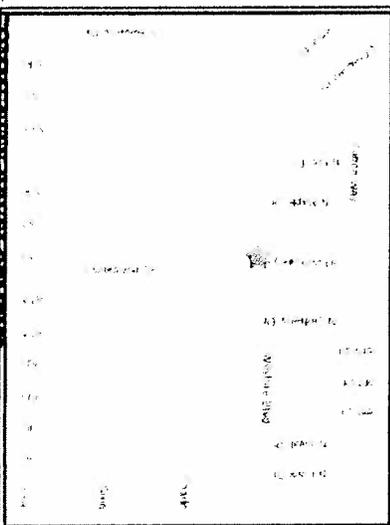
Property Owner:  
First Bank  
1000 Main Street  
San Francisco, CA 94102  
Tel: 415.774.1234

Property Owner:  
First Bank  
1000 Main Street  
San Francisco, CA 94102  
Tel: 415.774.1234

**SIGNAGE SPECIFICATIONS**

- A** Manufacture and install (1) set of 24 "x40" 1/2" channel Letters. See page 2 and 7 for specifications.
- B** Manufacture and install (1) set of 12 "x40" illuminated reverse channel letters. See page 3 and 8 for specifications.
- C** Manufacture and install first bank logo and letters, apply first surface vinyl.
- D** Manufacture and install (1) set of bank hours. See page 5 and 6 for specifications.
- E** Manufacture and install (1) set of bank hours. See page 5 and 6 for specifications.
- F** ATV sign to remain as is.

**AREA MAP**



**COAST SIGN**

1998 First Bank Building, San Francisco, CA 94102  
1000 Main Street, Tel: 415.774.1234

Date	11/20/26	Project Name	First Bank
Scale	Noted	Address	1000 Main Street
Owner	First Bank	City/State	San Francisco, CA
Contract	1000 Main Street	Contract Agreement	See Drawing

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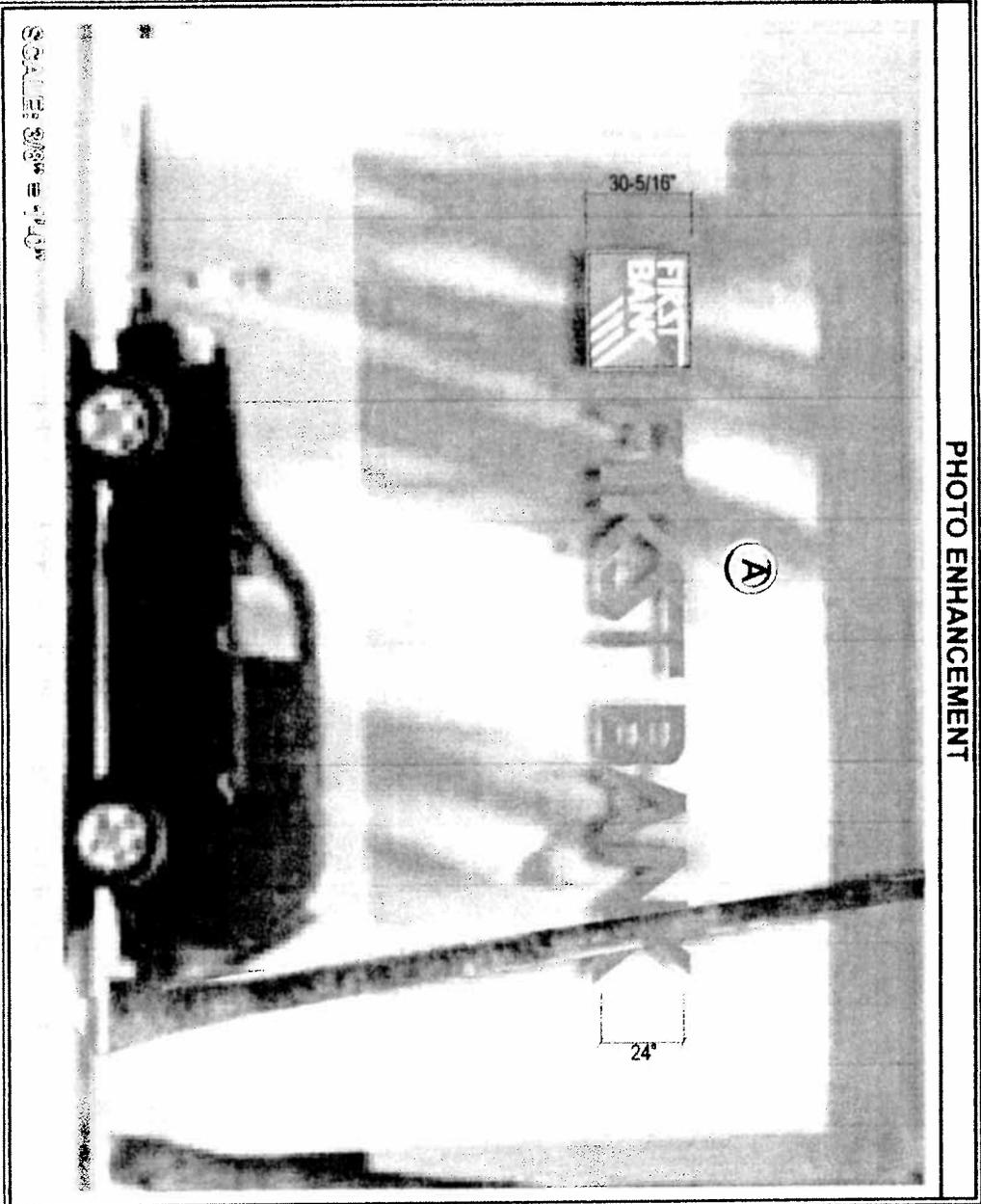
Project No.	1000 Main Street
Design No.	1000 Main Street
Revision	1000 Main Street
Date	1000 Main Street
Author	1000 Main Street
Checker	1000 Main Street
Designer	1000 Main Street
Project Manager	1000 Main Street
Client	1000 Main Street
Contract	1000 Main Street
Project Name	1000 Main Street
Address	1000 Main Street
City/State	1000 Main Street
Contract Agreement	1000 Main Street

APPROVED PLANS

DESIGN DRAWING 1 of 10  
DEV-FBN-09049-14  
1000 Main Street  
San Francisco, CA 94102  
Tel: 415.774.1234

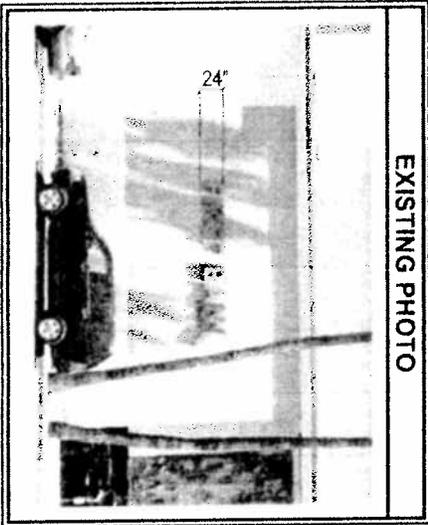
PAGE 57995

**PHOTO ENHANCEMENT**



SCALE: 3/8" = 1'-0"

**EXISTING PHOTO**



**COAST SIGN**  
 1996 East Lansing St., Anaheim, CA 92811  
 714.378.3166 FAX 714.378.3427

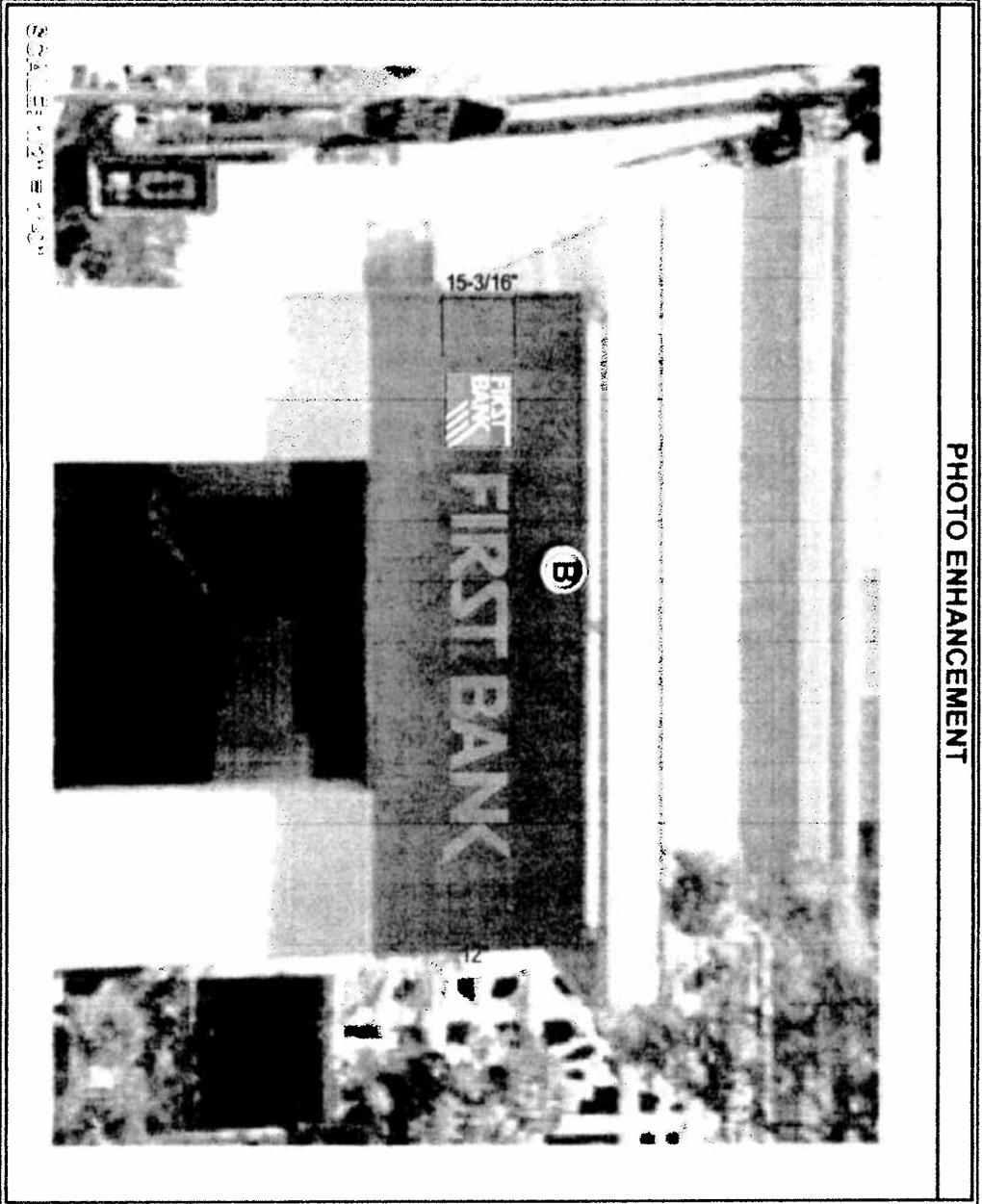
Date	11/05/06	Project Name	First Bank
Scale	As Shown	Address	9125 Wilshire
Owner	W. Alvarez	City/State	Beverly Hills, CA
Site		Client Approval	Date

This is an original reproduction showing the design of the sign as it will appear when installed. It is not to be used for construction purposes. Any changes to the design must be approved by the Designer. The Designer is not responsible for any errors or omissions in this drawing. The Designer is not responsible for any damage to property or injury to persons resulting from the use of this drawing.

No.	Description	Date
1	Initial Design	11/05/06
2	Revised Design	11/05/06
3	Final Design	11/05/06

**DESIGN DRAWING 2 of 10**  
 Project Number: **DEV-FRBN-00049-14**  
 The Location: **W. Wilshire Blvd./Drawings**

PHOTO ENHANCEMENT



EXISTING PHOTO



**COAST SIGN**  
 1500 West Broadway, Anaheim, CA 92801  
 (714) 771-1144 FAX (714) 771-3447

Date:	11/04/96	Project Name:	First Bank
Scale:		Address:	9145 Wilton
Drawn By:	M. Adams	City/State:	Beverly Hills, CA
Sheet:		Client Approval:	

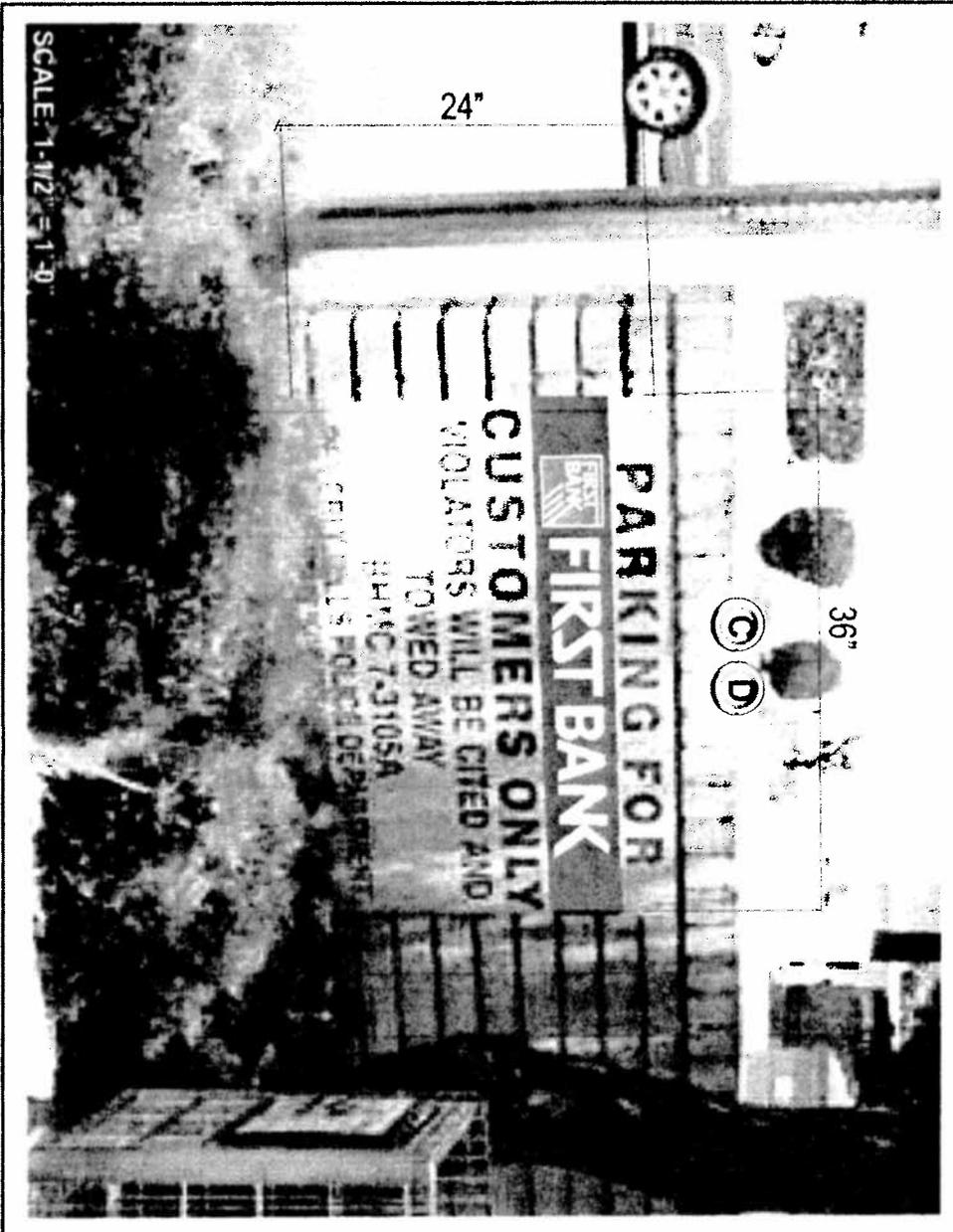
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No.	Designer	Date
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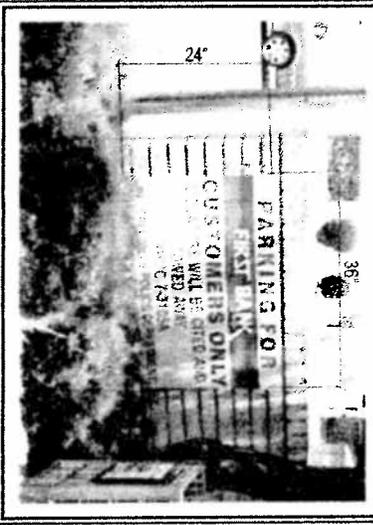
Revision Notes	
1	
2	
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6	
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**DESIGN DRAWING 3 of 10**  
 Request Number:  
**DEV-FRBN-00049-r4**  
 The Location:  
 Wilshire Bank/Dev/Drawings

PHOTO ENHANCEMENT



EXISTING PHOTO



**COAST SIGN**  
 1940 S. Bascom Ave., Suite 100  
 San Jose, CA 95128  
 (408) 291-1111 FAX: (408) 291-1112

Date	11/29/96	Project Name	First Bank
Scale		Address	9145 WALTER
Client	W. ABBOTT	City/State	Berkeley, Hk, CA
Site		Client Approval	Date

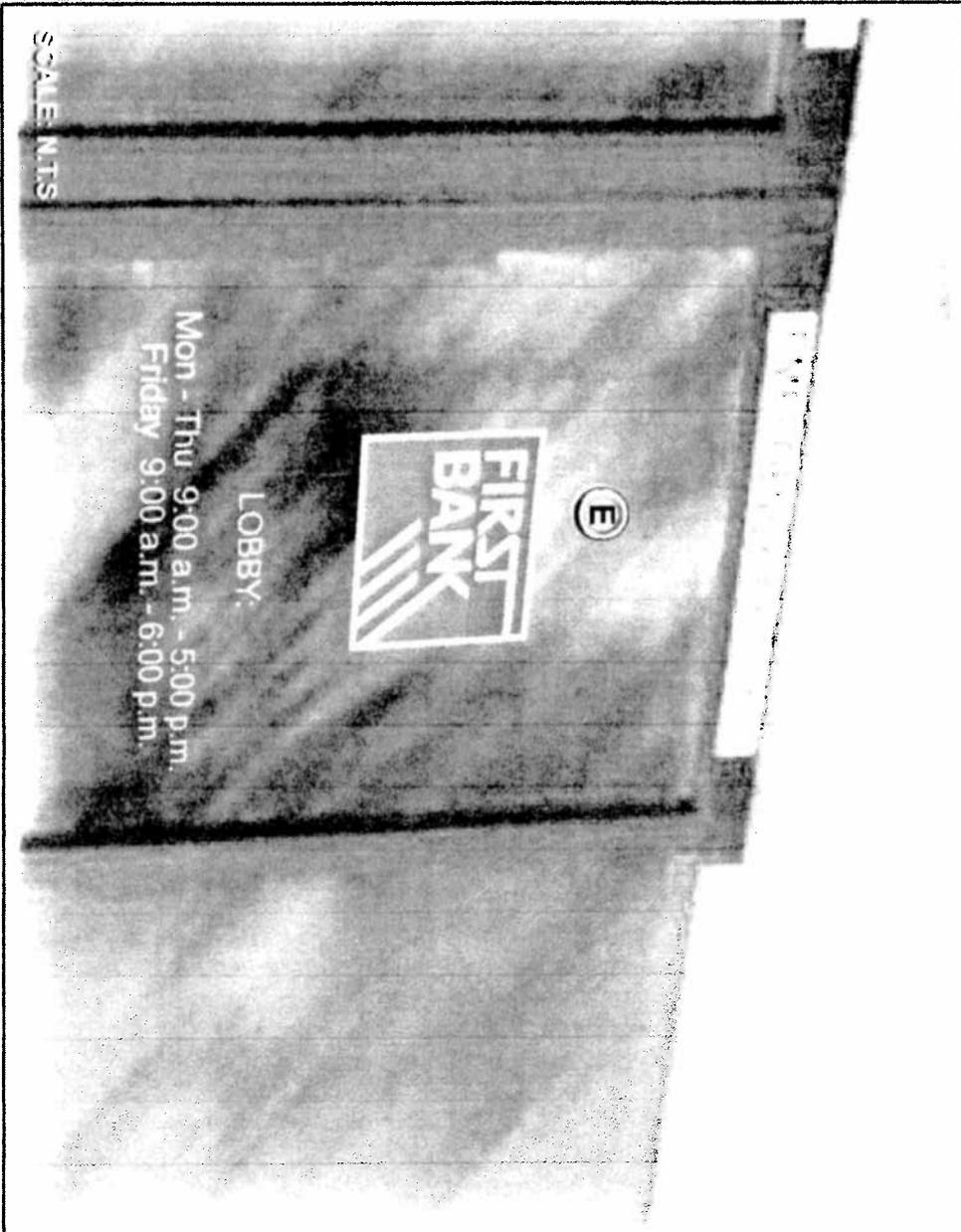
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No.	Design	Date
1	Original	11/29/96
2	Revised	11/29/96
3	Revised	11/29/96

Revision Note	
1	Site plan of the building area.
2	Site plan of the building area.
3	Site plan of the building area.

**DESIGN DRAWING 4 of 10**  
 Request Number: **DEV-FRBN-00049-14**  
 The Location: **W. First Bank/And Drawings**

PHOTO ENHANCEMENT



EXISTING PHOTO



**COAST SIGN**  
 13401 Harbor Blvd., Anaheim, CA 92801  
 (714) 378-3100 FAX: (714) 378-3417

Date	11/29/96	Project Name	First Bank
Scale		Address	5145 Wilshire
Client	W. Alvarez	City/State	Beverly Hills, CA
Site		Client Approval	Date

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No.	Designer	Date
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Revision Notes

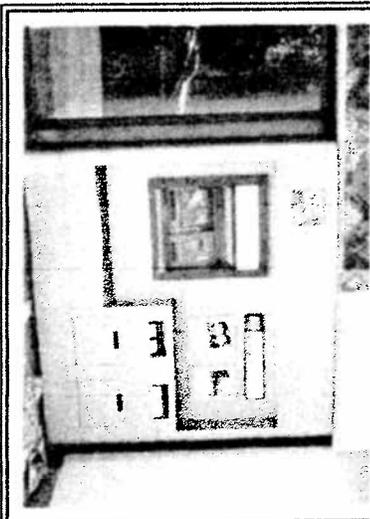
No.	Description
1	Submitted for review by the client.
2	Submitted for review by the client.
3	Submitted for review by the client.
4	Submitted for review by the client.
5	Submitted for review by the client.

**DESIGN DRAWING 5 of 10**  
 Request Number: **DEV-FRBN-00049-r4**  
 The Location: **W. Wilshire Blvd - Beverly Hills**

PHOTO ENHANCEMENT



EXISTING PHOTO



**SIGN TO REMAIN  
AS IS**

**COAST SIGN**  
 1500 West Broadway, Anaheim, CA 92802  
 714.539.5144 FAX: 714.539.5810

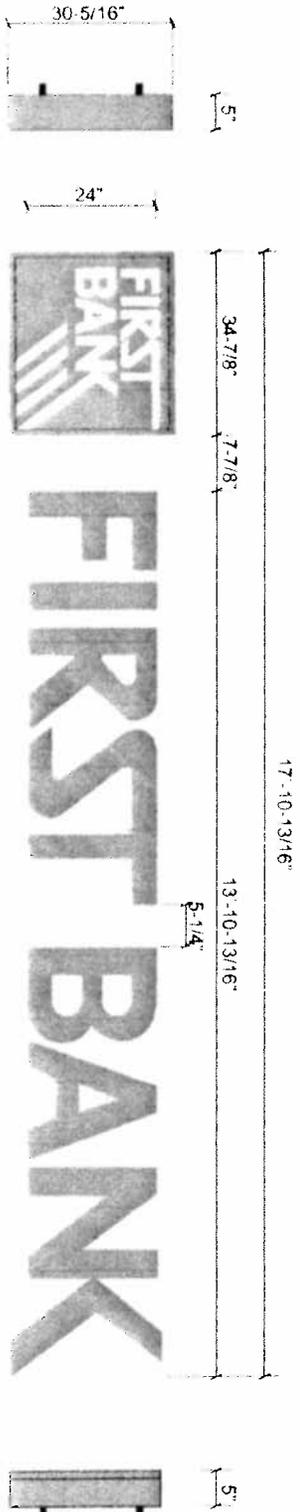
Date:	11/28/06	Project Name:	First Bank
Scale:		Address:	5145 Wilshire
Owner:	A. Alvarez	City/State:	Berkeley, CA
Series:		Client Approval:	Date:

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No.	Designer	Date
1		
2		
3		

Revision Note	
1	See notes at bottom of this drawing.
2	Changes to drawing as per notes at bottom of this drawing.
3	Changes to drawing as per notes at bottom of this drawing.

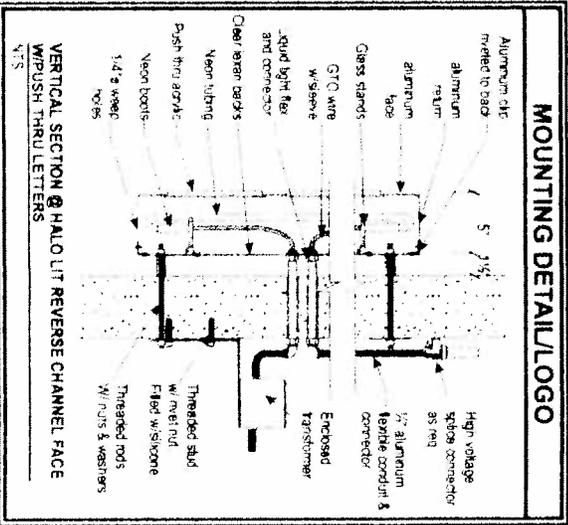
**DESIGN DRAWING 6 of 10**  
 Request Number:  
**DEV-FRBN-00049-r4**  
 The Location:  
 Wilshire Bank/Anaheim



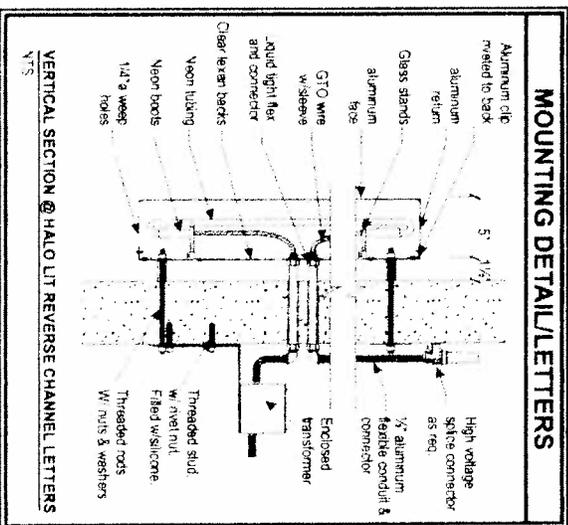
**(A)** FRONT VIEW @ HALO-LIT CHANNEL LETTERS  
Scale: N.T.S.

SIDE VIEW

**MOUNTING DETAIL/LOGO**



**MOUNTING DETAIL/LETTERS**



**GENERAL SPECIFICATIONS**

REVERSE PAN CHANNEL LETTERS - ALL METAL FACES  
LETTERS TO BE HALO-LIT  
COLORS  
REFER TO COLOR LEGEND

**COLOR LEGEND**

	VINYL 3M 4973-30 TRANSLUCENT RED
	VINYL 3M 4983-02 TRANSPARENT BR STOL BLUE
	PAINT FMS 24C

**COAST SIGN**

1500 S. Highway 91, Anaheim, CA 92705  
Tel: 714-771-1341 Fax: 714-771-3447

Date	11/29/96	Project Name	First Bank
Scale	N.T.S.	Address	9115 Wilshire
Designer	W. Averill	City/State	Beverly Hills, CA
Checker	W. Averill	Client Approval	
Drawn		Date	

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No.	Designer	Date
1	W. Averill	11/29/96
2	W. Averill	11/29/96
3	W. Averill	11/29/96

**Revision Note**

1	See items at Electrical for sign details.
2	Change to Aluminum 3/8" x 1/2" x 1/2" Channel for 1/2" x 1/2" x 1/2" Channel.
3	Change to Aluminum 3/8" x 1/2" x 1/2" Channel for 1/2" x 1/2" x 1/2" Channel.

**DESIGN DRAWING 7 of 10**

Request Number: **DEV-FRBN-00049-r4**  
The Location: **W. Wilshire Bank/ATM Drawings**



FIRST SURFACE  
OPAQUE VINYL

**FRONT VIEW @ NON-ILLUMINATED REVERSE CHANNEL LETTERS**

**B**

Scale N.T.S.

**SIDE VIEW**

**GENERAL SPECIFICATIONS**

LETTERS & LOGO TO BE NON-ILLUMINATED, ENGRAVED REVERSE CHANNEL LETTERS  
LETTERS TO BE PAINTED BLUE  
LOGO CAN TO HAVE FIRST SURFACE OPAQUE VINYL APPLIED  
COLORS PER LEGEND

COLOR LEGEND	
	VINYL, 3M 8001, 32 TRANSLUCENT RED
	PAINT, PMS 48C
	VINYL, 3M 4220, 32 TRANSLUCENT BRISTOL BLUE
	PAINT, PMS 286C



Date	11-09-96	Project Name	First Bank
Scale		Address	3145 Mission
Drawn By	AV/AV/MS	City/State	Berkeley, Calif., CA
Series		Client Approval	
		Date	

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No.	Design	Date
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

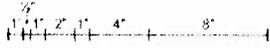
Revision Notes	
1	STARTED REVISIONS BY JOHN DEWY
2	STARTED REVISIONS BY JOHN DEWY
3	STARTED REVISIONS BY JOHN DEWY
4	STARTED REVISIONS BY JOHN DEWY
5	STARTED REVISIONS BY JOHN DEWY

**DESIGN DRAWING 8 of 10**  
 Request Number: **DEV-FRBN-00049-r4**  
 File Location: **AV-FIRST BANK-Drawings**



LOBBY

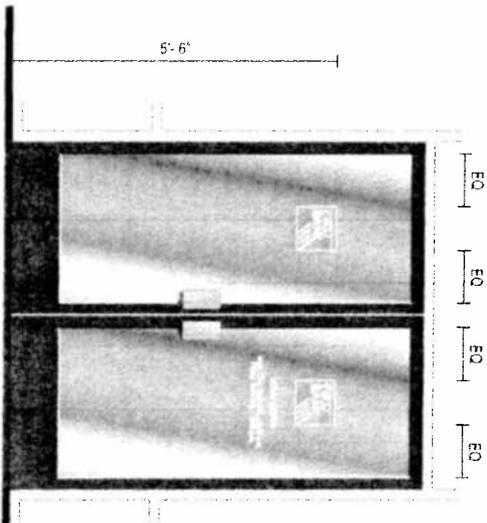
Mon - Thu 9:00 a.m. - 5:00 p.m.  
 Friday 9:00 a.m. - 5:00 p.m.



**FRONT ELEVATION**  
 Scale: 1/12" = 1'-0"

Apply decal to match existing graphics. Otherwise, apply to first (outer) surface of tinted windows and doors. Apply second surface to clear windows and doors.

- Logo:**  
 Top Stripe - Bristol Blue (3M translucent vinyl # 3630-97).  
 Bottom Stripe - Red (3M translucent vinyl # 3630-33).  
 Graphics - Show thru White.  
 Margin - White vinyl.  
 Copy - White vinyl



**OUTSIDE VIEW**  
 Scale: 1/2" = 1'-0"

**COAST SIGN**  
 1790 South Landing Dr. Anaheim, CA 92803  
 714.528.3144 FAX 714.528.3447

Date	11-29-94	Project Name	First Bank
Scale		Address	9142 VANEREN
Client	N. AVENUE	City / State	Berkeley, CA, CA
Series		Client Approval	
		Date	

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No.	Designed	Date
1	11/29/94	11/29/94
2		
3		
4		
5		

**Revision Notes**

No.	Description	Date
1	Original drawing	11/29/94
2	Revised drawing	11/29/94
3	Revised drawing	11/29/94
4	Revised drawing	11/29/94
5	Revised drawing	11/29/94

**DESIGN DRAWING 9 of 10**  
 Request Number  
**DEV-FRBN-00049-r4**  
 The Location  
 West Coast Sign & Drawings

Date: 11/29/84  
 Scale: 1/4" = 1'-0"  
 Project Name: First Bank  
 Address: 5125 Wilshire  
 City: State: Beverly Hills, CA  
 Client: A. Alvarez  
 Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

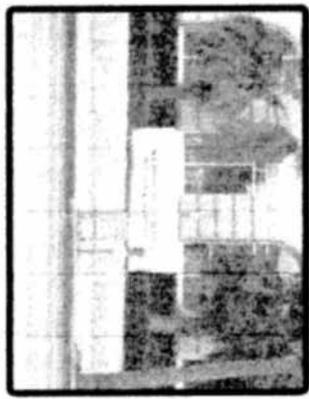
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No.	Designer	Date
1	MAKAWAT	11/29/84
2	ALVAREZ	11/29/84
3		
4		
5		

Revision Note	
1	See sheet 10 of 10 for notes and details.
2	See sheet 11 of 10 for notes and details.
3	See sheet 12 of 10 for notes and details.
4	See sheet 13 of 10 for notes and details.
5	See sheet 14 of 10 for notes and details.
6	See sheet 15 of 10 for notes and details.
7	See sheet 16 of 10 for notes and details.
8	See sheet 17 of 10 for notes and details.
9	See sheet 18 of 10 for notes and details.
10	See sheet 19 of 10 for notes and details.

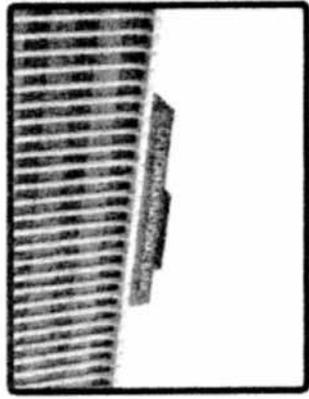
Notes: "Directly across the street"

Photo. 01



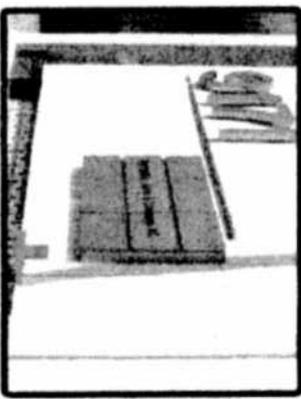
Notes: "High rise across street to the East"

Photo. 04



Notes: "Next door to the west"

Photo. 02



Notes: "East of the bank"

Photo. 05



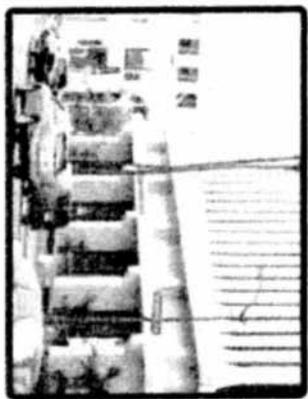
Notes: "Across the street to the west"

Photo. 03



Notes: "Across the street to the East of the bank"

Photo. 06



**EXHIBIT B**  
Standard Conditions of Approval

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on October 20, 2010.
2. This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
3. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
4. Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
5. A copy of the City's approval letter shall be scanned onto the final plans.

