



## Architectural Commission Report

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**Meeting Date:** Wednesday, January 18, 2012  
*(Continued from the AC meeting on December 14, 2011)*

**Subject:** **UNION 76 STATION**  
**9988 Wilshire Boulevard**  
Request for approval of a façade remodel  
(PL 111 9798)

**Project applicant:** Ali Olfati, Olfati Design Group

**Recommendation:** Conduct public hearing to discuss the project details and provide the applicant with an approval.

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### REPORT SUMMARY

This project was previously reviewed by the Architectural Commission on November 16, 2011. At that meeting the Commission provided the applicant with comments regarding the remodel and directed that the project be returned for restudy at the December 14<sup>th</sup> meeting. The project was then scheduled for the December 14<sup>th</sup> 2011 meeting, however the applicant was not in attendance. As such the project was continued to the January 18, 2012 meeting. As a result of the Commission's comments at the November 16, 2011 meeting, the applicant has revised the project. The modifications include removing windows and adding a planter box with tile detailing, providing one primary entry door and adding tiles along the lower half of the façade. A full list of the Commission's comments and the applicant's response to the comments has been provided in Attachment A.

### ZONING CODE COMPLIANCE

Applications for architectural 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

Public notification was not required for this project.

#### Attachment(s):

- A. Commission's comments at the November 16<sup>th</sup>, 2011 meeting
- B. Staff Report Details from the November 16<sup>th</sup>, 2011 meeting
- C. Revised Design Plans, Cut Sheets & Supporting Documents
- D. Approval Resolution

#### Report Author and Contact Information:

Shena Rojemann, Associate Planner  
(310) 285-1192  
[srojemann@beverlyhills.org](mailto:srojemann@beverlyhills.org)



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – January 18, 2012

**Attached A:**

Commission's comments at the  
November 16<sup>th</sup>, 2011 meeting



## Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – January 18, 2012

<b>Architectural Commission Conditions of approval at the November 16, 2011 Meeting</b>	<b>Applicant's Response</b>
1. The Commission questioned where the signs would be located and directed that the signage details be provided.	1. The applicant has shown the location of the signs on the building elevations, however has not yet fully developed the sign details. As such, if the Commission is comfortable with the color and size of the signs, it would be staff's recommendation that a condition of approval be included that requires the signage to return to staff for final review and approval (see the conditions of approval in the Resolution in Attachment D).
2. Consider removing the second door and continue extending the brick details straight across the façade so as to provide definition between the shop and the auto maintenance uses.	2. The applicant has removed the second door and is presenting new tiles which will be extended along the bottom half of the elevation.
3. There are too many distracting elements on the façade – needs to be refined to create a more unified design.	3. The applicant has made the following changes in an effort to create a more unified design: <ul style="list-style-type: none"><li>- Removed a door bay from the elevation and added a planter to break up the façade;</li><li>- Removed the second entry;</li><li>- Expanded the tiles along the ground floor;</li><li>- Is showing the signage location;</li><li>- Has replaced all the service bay doors.</li></ul>



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – January 18, 2012

**Attached B:**

Staff Report Details from the  
November 16<sup>th</sup>, 2011 meeting



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL. (310) 458-1141 FAX. (310) 858-5966

## Architectural Commission Report

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**Meeting Date:** Wednesday, November 16, 2011

**Subject:** **UNION 76 STATION**  
**9988 Wilshire Boulevard**  
Request for approval of a façade remodel  
(PL111 9798)

**Project agent:** Ali Olfati, Olfati Design Group

**Recommendation:** Conduct public hearing to discuss the project details and provide the applicant with an approval.

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### REPORT SUMMARY

The applicant is requesting approval of a façade remodel. The project scope includes enclosing two existing service bays with new window and door systems, extending the existing brick materials along the bottom of the façade, removing the existing signs above the service bays and painting, where needed, the modified areas of the façade to match the existing. Staff has included a resolution of approval for the Commission's consideration.

### ZONING CODE COMPLIANCE

Applications for architectural review are preliminarily evaluated for compliance with the zoning code. Staff's preliminary evaluation of the project has discovered that, pursuant to Beverly Hills Municipal Code §10-4-307, signs are not permitted to be located on top of a building parapet. As such, staff has included a condition of approval to address this zoning issue in the Resolution of Approval (see Attachment B).

### 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

Public notification was not required for this project.

#### Attachment(s):

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

#### Report Author and Contact information:

Shena Rojemann, Associate Planner

(310) 285-1192

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



**Architectural Commission Report**

445 North Rexford Drive, Room 280-A

AC Meeting – November 16, 2011

**Attached A:**

Detailed Design Description  
and Materials (applicant prepared)

**SECTION 1 – AUTHORIZATION & APPLICANT TEAM**

**A Property Information**

Project Address: 9988 Wilshire Bl. Beverly Hills, Ca. 90210  
Parcel Number: 4327-028-003

**B Property Owner Information<sup>1</sup>**

Name(s): El Toro Company / Dwight W. Whiting JR.  
Address: 2472 Eastmen Ave # 23  
City: Ventura State & Zip Code: Ca. 93003  
Phone: (805) 650 8676 Fax:  
E-Mail

**C Applicant Information [individual(s) or entity benefiting from the entitlement]**

Name(s): John Janshaie/Octagon Enterprises  
Address: 3303 Harbor Bl.  
City: Costa Mesa State & Zip Code: Ca. 92626  
Phone: (949) 929 0550 Fax:  
E-Mail

**D Architect / Designer Information [Employed or hired by Applicant]**

Name(s): Ali Olfati Registered Architect? Yes  No   
Address: 5199 E. pacific Coast Hwy. # 611  
City: Long Beach State & Zip Code: Ca. 90804  
Phone: (562) 986 4313 Fax: (562) 986 4312  
E-Mail: olfatidesign@aol.com

**E Landscape Designer Information [Employed or hired by Applicant]**

Name(s): N/A  
Address:  
City: State & Zip Code:  
Phone: Fax:  
E-Mail

**F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.**

Name(s): Ali Olfati  
Address: 5199 E. Pacific Coast Hwy. # 611  
City: Long Beach State & Zip Code: Ca. 90804  
Phone: (562) 986 4313 Fax: (562) 986 4312  
E-Mail: olfatidesign@aol.com

**G By selecting this box  I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.<sup>2</sup>**

Dwight W. Whiting JR. \_\_\_\_\_  
Print Property Owner's Name & Date Print Property Owner's Name & Date

<sup>1</sup> If the owner is a corporate entity, signatures from two corporate officers are required from each of the following Groups:  
Group A – chairperson or president of the board; Group B – board secretary or chief financial officer.  
<sup>2</sup> A signed and dated authorization letter from the property owner is also acceptable.

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application:**

- Track 1 Application (Administrative Review)
  - Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at:  
<http://www.beverlyhills.org/civica/filebank/blobdload.asp?BlobID=3435>.
  - Plans must be prepared and stamped by an architect licensed in the State of California.
  - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
  - Eight (8) sets of plans required (see Section 6 for plan size requirements).
  - Public Notice materials required (see Section 5 for public notice requirements).

**B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):**

See elevations

**C Identify the Project Zoning - City Zoning Map available online at <http://gis.beverlyhills.org/UNITEGIS/>.**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> R-1    | <input checked="" type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input checked="" type="checkbox"/> R-1X   | <input checked="" type="checkbox"/> R-1.6X  |  |
| <input checked="" type="checkbox"/> R-1.5X | <input checked="" type="checkbox"/> R-1.7X  |  |

**D Site & Area Characteristics**

Lot Dimensions: 210'x235.24 Lot Area (square feet): 23,370  
Adjacent Streets: \_\_\_\_\_

**E Lot is currently developed with (check all that apply):**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence   |
| <input checked="" type="checkbox"/> Guest House            | <input checked="" type="checkbox"/> Accessory Structure(s)                                      |
| <input checked="" type="checkbox"/> Vacant                 | <input checked="" type="checkbox"/> Other: <u>1- story service/fuel station and conv. store</u> |

**F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?**

Yes  No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____	_____	_____
Native:	_____	_____	_____
Urban Grove:	_____	_____	_____

**G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: [http://www.beverlyhills.org/services/planning\\_division/advance\\_planning/default.asp](http://www.beverlyhills.org/services/planning_division/advance_planning/default.asp))**

Yes  No  If yes , please list Architect’s name: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS** (continues on next page)

**A Describe your public outreach efforts to adjacent neighbors and property owners:**

N/A

**B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:**

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	18'-0"	18'-0"	18'-0"
Roof Plate Height:		18'-0"	18'-0"
Floor Area:		3,410 s.f.	3,410 s.f.
Rear Setbacks:			
Side Setbacks:	S/E N/A	S/E	S/E
	N/W	N/W	N/W
Parking Spaces:		15	15

**C List the specific materials and finishes for all the architectural features of the project (Be Specific):**

**FAÇADE** (List all material for all portions visible from the street)

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

**WINDOWS** (Include frame, trim, glass, metal, etc)

Material: tinted glass with anod. alum. frame  
 Texture /Finish:  
 Color / Transparency:

**DOORS** (Include frame, trim, glass, metal, etc)

Material: tinted glass with anod. alum. glass  
 Texture /Finish:  
 Color / Transparency:

**PEDIMENTS**

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

**ROOF**

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

**CORBELS**

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

**CHIMNEY(S)**

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

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

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

**EXTERIOR LIGHTING**

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

**PAVED SURFACES**

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

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

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

N/A

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS**

**A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:**

**1. Describe how the proposed development's design exhibits an internally compatible design scheme.**

N/A

**2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.**

minor modification is proposed to exiting facade

**3. Describe how the proposed development will enhance the appearance of the neighborhood.**

N/A

**4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.**

N/A

**5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.**

N/A



## **Architectural Commission Report**

445 North Rexford Drive, Room 280-A

AC Meeting – November 16, 2011

### **Attached B:**

Design plans, cut sheets  
and supporting elements





**Architectural Commission Report**

455 North Rexford Drive, Room 280-A  
AC Meeting – January 18, 2012

**Attached C:**

Design plans, cut sheets  
and supporting elements

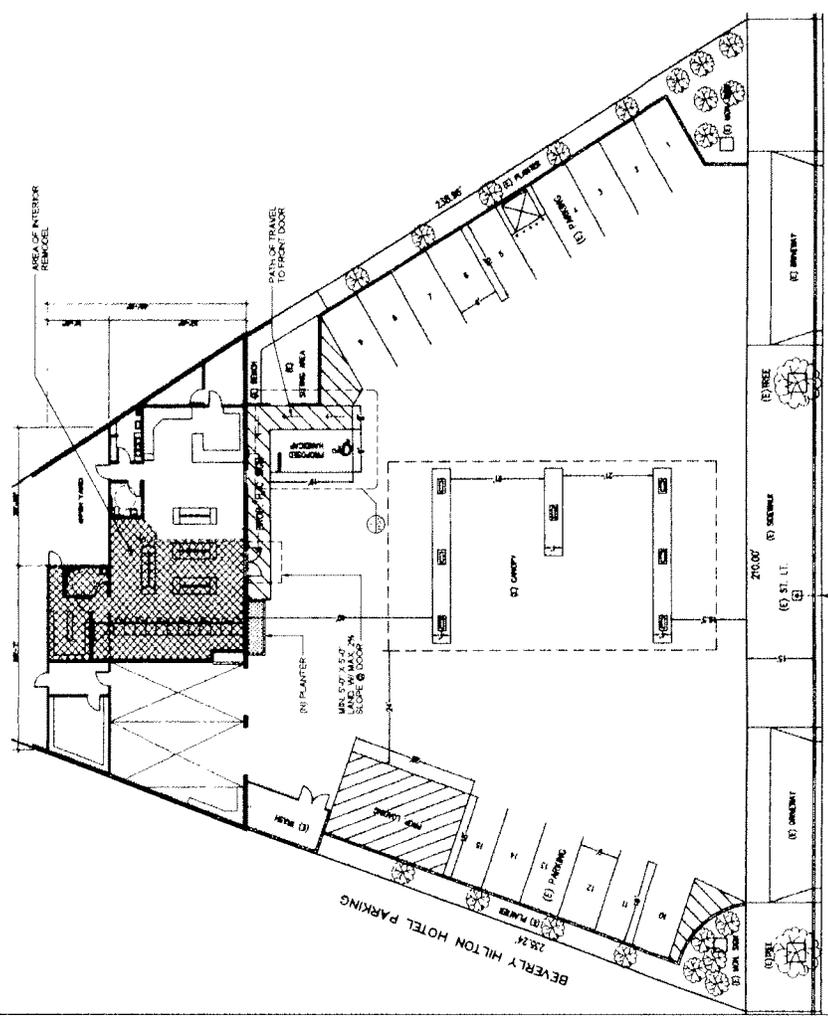
REVISION

WILLSHIRE UNION ZGS  
9885 WILLSHIRE BLVD BEVERLY HILLS CA  
S I T E P L A N

OLYMPIA DESIGN GROUP  
ARCHITECTURE/PLANNING/ENGINEERING  
8199 E PACIFIC COAST HWY. STE. 811 LONG BEACH CA 90804  
TEL: (562) 988-4512, FAX: (562) 988-4513

SCALE  
DATE 12-02-11

A-1

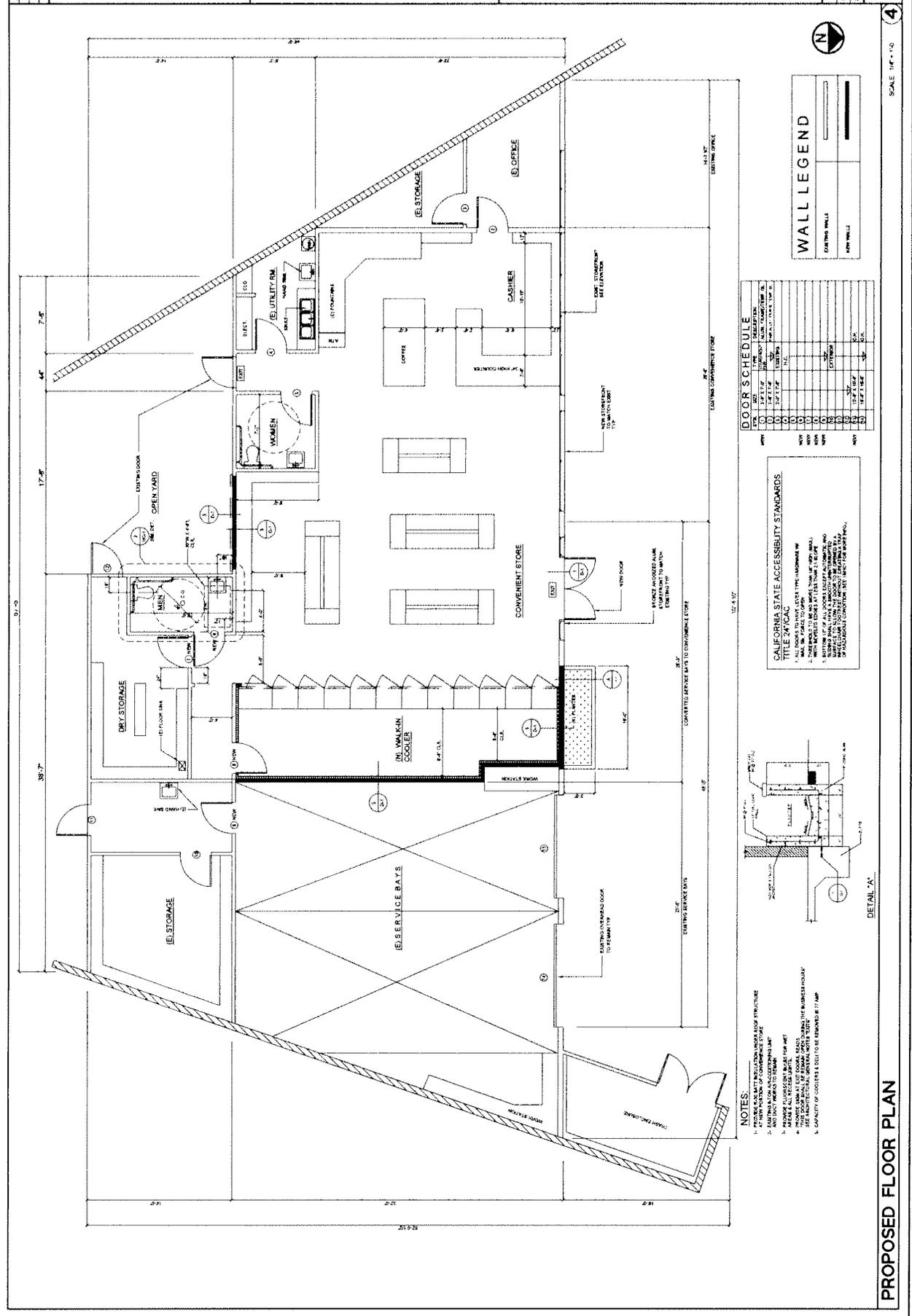


1

S I T E P L A N







**WALL LEGEND**

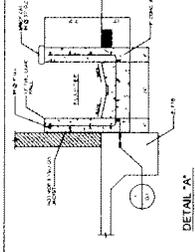
EXISTING WALL	---
NEW WALL	---

**DOOR SCHEDULE**

NO.	TYPE	SIZE	FINISH	OPERATION	SWITCH	MARKING	NOTES
01	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
02	SLIDING	3'0" x 7'0"	WOOD	---	---	---	---
03	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
04	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
05	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
06	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
07	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
08	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
09	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
10	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
11	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
12	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
13	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
14	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
15	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
16	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
17	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
18	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
19	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---
20	SWING	3'0" x 7'0"	WOOD	INSULATED	---	---	---

**CALIFORNIA STATE ACCESSIBILITY STANDARDS TITLE 24/CAC**

1. ALL NEW OR ALTERED TYPE HANDICAPED
2. REFERENCED TO THE WORKS OF THE IBC (ICC)
3. REFERENCED TO THE WORKS OF THE IBC (ICC)
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19. REFERENCED TO THE WORKS OF THE IBC (ICC)
20. REFERENCED TO THE WORKS OF THE IBC (ICC)



- NOTES:**
1. PROVIDE SLAT INSULATION UNDER DOOR STRUCTURE AT NEW PORTION OF CONVENIENCE STORE
  2. PROVIDE SLAT INSULATION UNDER DOOR STRUCTURE AT NEW PORTION TO REMAIN
  3. PROVIDE SLAT INSULATION UNDER DOOR STRUCTURE AT NEW PORTION TO REMAIN
  4. PROVIDE SLAT INSULATION UNDER DOOR STRUCTURE AT NEW PORTION TO REMAIN
  5. PROVIDE SLAT INSULATION UNDER DOOR STRUCTURE AT NEW PORTION TO REMAIN
  6. PROVIDE SLAT INSULATION UNDER DOOR STRUCTURE AT NEW PORTION TO REMAIN
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  19. PROVIDE SLAT INSULATION UNDER DOOR STRUCTURE AT NEW PORTION TO REMAIN
  20. PROVIDE SLAT INSULATION UNDER DOOR STRUCTURE AT NEW PORTION TO REMAIN

**PROPOSED FLOOR PLAN**





**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – January 18, 2012

**Attached D:**  
Approval Resolution

RESOLUTION NO. AC-02-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AT THE PROPERTY LOCATED AT 9988 WILSHIRE BOULEVARD (UNION 76 STATION – PL1119798).

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

Section 1. Ali Olfati, AIA, applicant on behalf of the property owner, El Toro Company / Dwight W. Whiting Jr., and the building tenant, Union 76 Station (Collectively the “Applicant”), has applied for architectural approval of a façade remodel for the property located at 9988 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 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 January 18, 2012 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environmental less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. 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. Prior to the issuance of a building permit, the applicant shall provide the signage details for review and approval by staff.

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: January 18, 2012

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Shena Rojemann, Commission Secretary  
Community Development Department

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Fran Cohen, 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-02-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on January 18, 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

