



## Architectural Commission Report

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**Meeting Date:** Wednesday, January 18, 2012  
*(Continued from the November 16, 2011 AC meeting.)*

**Subject:** PEI WEI  
270 North Beverly Drive  
Request for approval of a façade remodel and business identification signs  
(PL113 0075)

**Project agent:** Matt Clark, applicant's agent

**Recommendation:** Conduct public hearing to discuss the project details.

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### REPORT SUMMARY

The project was previously brought before the Commission at its November 16, 2011 meeting. At that meeting the Commission expressed concerns with the design (see Attachment A) and directed that the project be returned for restudy. The Commission also established a subcommittee to further review the project prior to its return to the full Commission. As such, the applicant provided revised designs for the subcommittees review. The applicant met with the subcommittee, composed of Commissioners Bernstein, Rubins and Meyer on January 3, 2012. At that meeting the subcommittee discussed further design solutions and the applicant has amended the design to reflect the subcommittee recommendations. The applicant has prepared a list of modifications made to the project which has been included in Attachment A.

### 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. Commissions comments at the November 16, 2011 meeting
- B. Staff Report from the November 16, 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**

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

**Attached A:**

Commission's comments at the  
November 16, 2011 meeting



## Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – January 18, 2012

<b>Architectural Commission Comments November 16, 2011 Meeting</b>	<b>Applicant's Summary of the changes made</b>
1. The design should blend with the fabric of the City while also making a personal statement.	<ul style="list-style-type: none"> <li>- The corner of the storefront is more pronounced:               <ul style="list-style-type: none"> <li>o Added height to the cornice on top</li> <li>o Removed awnings</li> <li>o Added metal canopies</li> <li>o Added decorative metal I-beam above entrance and windows</li> <li>o Increased height of windows</li> <li>o New limestone wainscot banding at lower portion of elevation as well as columns</li> </ul> </li> <li>- Dayton Way elevation:               <ul style="list-style-type: none"> <li>o Added height to elevation</li> <li>o Removed horizontal wood banding above and below windows</li> <li>o Changed wainscot to limestone tiles instead of stacked quartz</li> <li>o Continued exterior materials and improvements all the way to adjacent storefront (added 4<sup>th</sup> awning</li> <li>o Quartz column created at Dayton door</li> <li>o Awning show to be open ended</li> </ul> </li> <li>- Signage               <ul style="list-style-type: none"> <li>o Both signs along Dayton Way and Beverly Drive are now exterior illuminated with gooseneck lights</li> <li>o Each exterior illuminated wall sign is 24.77 square feet</li> <li>o Each awning has 1.9 square feet of signage</li> <li>o Added 4<sup>th</sup> awning with copy</li> </ul> </li> <li>- Restaurant name changed from "Pei Wei Asian Diner" to "Pei Wei Asian Market"</li> <li>- Stucco (EIFS) material alternatives to be proposed at the meeting</li> </ul>
2. The façade appears too busy and should be more elegant and needs further refinement.	
3. The business ID signs should be the same distance from the corner of the building.	
4. The design approach is too casual for the area. Consider the context of the street and make the project blend with that.	
5. The design itself is abstract to the building. The design needs to have some pattern.	
6. The treatment at the corner needs further development.	
7. The entry should be marked more clearly.	
8. The windows should be punched modules as opposed to banding.	
9. The design feels squatty.	
10. The equipment screen needs to 'disappear'. The eye should not be drawn toward it.	



**Architectural Commission Report**

445 North Rexford Drive, Room 280-A

AC Meeting – January 18, 2012

**Attached B:**

Staff Report from the  
November 16, 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:** **PEI WEI**  
**270 North Beverly Drive**  
Request for approval of a façade remodel and business identification signs  
(PL113 0075)

**Project agent:** Matt Clark, applicant's agent

**Recommendation:** Conduct public hearing to discuss the project details. The Commission may wish to specifically discuss the scale of the proposed business identification signs. It is staff's recommendation to reduce the size of the business identification signs and provide the applicant with a conditional approval.

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### REPORT SUMMARY

The applicant is requesting approval of a façade remodel and business identification signs. The project scope includes recovering existing awning (some with signs), stucco, stone and wood materials are proposed on the building façades, changing out windows and doors and adding two business identification signs. Staff has included a resolution of approval for the Commissions 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: 270 N. Beverly Dr.  
Adjacent Streets: 4343-013-001

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

Name(s): Resco, LP c/o (The Rader Company (James M. Cruz - Agent)  
Address: 828 W. Hillcrest Blvd., Suite A  
City: Inglewood State & Zip Code: CA 90301  
Phone: (310) 337-7075 Fax: (310) 337-7079  
E-Mail jacruz@theradercompany.com

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

Name(s): Pei Wei Asian Diner  
Address: 7676 E. Pinnacle Peak Rd.  
City: Scottsdale State & Zip Code: AZ 85255  
Phone: (480) 888-3000 Fax: (480) 888-3001  
E-Mail chuck.chavez@peiwei.com

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

Name(s): Ideation Design Group Registered Architect? Yes  No   
Address: 5013 E. Washington St., Suite 270  
City: Phoenix State & Zip Code: AZ 85034  
Phone: (602) 792-1781 Fax: (602) 792-1846  
E-Mail dtener@ideationdg.com

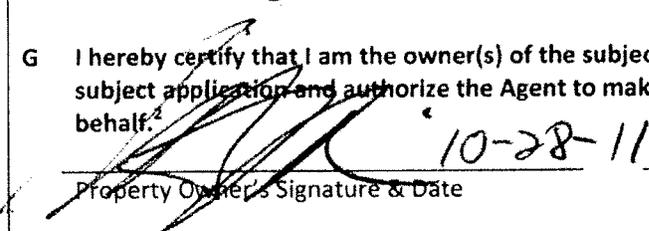
**E Landscape Designer Information [Employed or hired by Applicant]**

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): Matt Clark  
Address: 3500 S. Greenville St., Unit C-13  
City: Santa Ana State & Zip Code: CA 92704  
Phone: (714) 928-1166 Fax: (815) 425-8762  
E-Mail matt@clarkcd.com

**G 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>**

  
Property Owner's Signature & Date

10-28-11  
Property Owner's Signature & Date

<sup>1</sup> If the owner is a corporate entity, the names of 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**

- 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: 2
- Building Identification Sign(s)
  - Number of signs proposed:
- Sign Accommodation (explain reason for the accommodation request below):
  - Number of signs proposed:
- Other: Awning Signs (3 total)
- 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:**

Interior and exterior remodel to an existing 2,500 square foot ground floor tenant space into a restaurant.

**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 - A1 (Dayton Way)	18'-1" x 24"	36.17	2 SF per foot of street frontage (max 100 SF) = 2 x 98 feet = 100 SF max	N/A
2	Business ID - A2 (Beverly Drive)	18'-1" x 24"	36.17	2 SF per foot of street frontage (max 30 SF) = 2 x 24 feet = 30 SF max	N/A
3	Awning Sign - Qty. 3	6" x 54"	2.25 (ee) letters = 6"	Multiple signs; letters/symbols not to exceed 7" in height	N/A
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: Stucco - (EIFS) & Stone ("Norstone Ivory" - Stacked split face quartz)  
 Texture /Finish: Stucco - Medium to Light sand texture; Stone - Rough  
 Color / Transparency: Stucco -Medium Tan with yellowish tint; Stone - Ivory with some yellowish highlights

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

Material: Clear Tempered Glass with black anodized trim  
 Texture /Finish: Smooth  
 Color / Transparency: Clear glass and black trim

**ROOF**

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

**CHIMNEY(S)**

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

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

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

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

**AWNINGS, CANOPIES**

*Material:* Fabric  
*Texture /Finish:* Canvas like  
*Color / Transparency:* Black/Non-transparent

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

*Material:* Aluminum  
*Texture /Finish:* Smooth  
*Color / Transparency:* Black, red, and white; the black is non-transparent but the white and red are transparent

**BUILDING ID SIGN(S)**

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

**EXTERIOR LIGHTING**

*Material:* Recessed can lights above entry soffit  
*Texture /Finish:* Smooth  
*Color / Transparency:* Clear

**PAVED SURFACES**

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

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

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

N/A

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)**

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

- 1. Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**

The exterior remodel to this existing tenant space will bring it up to current design expectations within the City of Beverly Hills. The proposed Ivory split faced quartz stone and stucco will bring a contemporary flair to this space to better match the exteriors of the surrounding businesses. The white and yellowish tints to the exterior materials will extend the overall stylishness of the "Golden Triangle" area.

- 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 structure will be entirely enclosed and all business will be conducted inside the restaurant. All mechanical equipment will be newly purchased and vibration isolators are standard on equipment that tends to vibrate. It is Pei Wei Asian Diner's desire to make this restaurant as desirable as possible.

- 3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.**

The proposed exterior improvements are of much better quality and design than the existing materials. Our designer has proposed an exterior look to the project that closely matches what other businesses in the area have built. We believe that the smooth stucco and rough cut quartz stone will bring a beautiful design to the area without completely matching the designs of our neighboring businesses.

- 4. Describe how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.**

The proposed restaurant will be completely within the existing walls of the tenant space. There are many other restaurants located in the area and the City of Beverly Hills zoning code allows for restaurant uses in the C-3 district.

- 5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The proposed restaurant is an allowed use in the C-3 district and all applicable building codes will be adhered to during construction. The proposed rooftop mechanical equipment will be screened per the City of Beverly Hills requirements (e.g. non-combustible material, non-transparent).



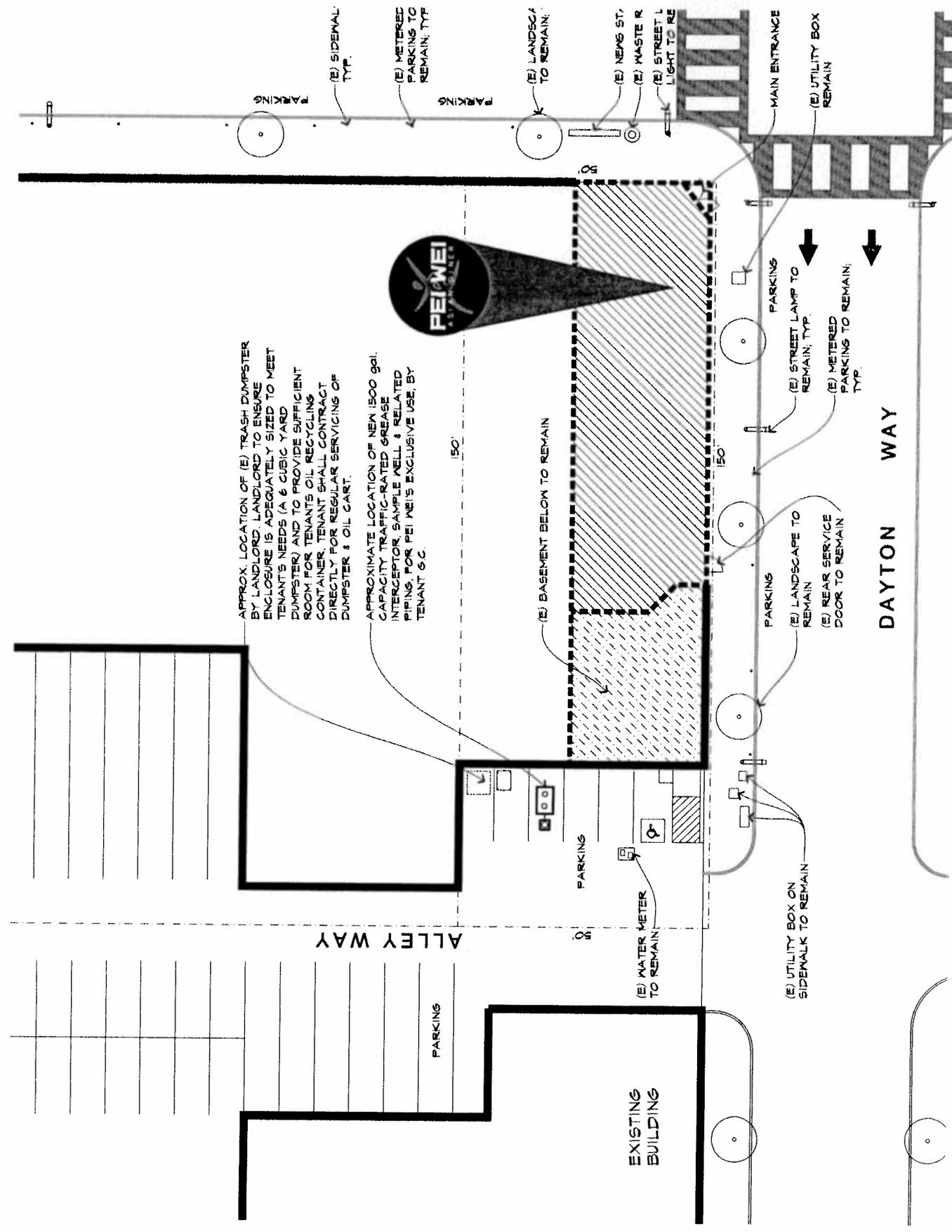
**Architectural Commission Report**

445 North Rexford Drive, Room 280-A

AC Meeting – November 16, 2011

**Attached B:**

Design plans, cut sheets  
and supporting elements



APPROX. LOCATION OF (E) TRASH DUMPSTER BY LANDLORD. LANDLORD TO ENSURE ENCLOSURE IS ADEQUATELY SIZED TO MEET TENANT'S NEEDS (A 6 CUBIC YARD DUMPSTER) AND TO PROVIDE SUFFICIENT ROOM FOR TENANT'S OIL RECYCLING CONTAINER. TENANT SHALL CONTRACT DIRECTLY FOR REGULAR SERVICING OF DUMPSTER & OIL CART.

APPROXIMATE LOCATION OF NEW 1500 gal. CAPACITY TRAFFIC-RATED GREASE INTERCEPTOR, SAMPLE WELL & RELATED PIPING, FOR PEI WEI'S EXCLUSIVE USE, BY TENANT & C.

ALLEY WAY

DAYTON WAY



EXISTING BUILDING

PARKING

(E) WATER METER TO REMAIN

(E) UTILITY BOX ON SIDEWALK TO REMAIN

PARKING

(E) LANDSCAPE TO REMAIN  
(E) REAR SERVICE DOOR TO REMAIN

PARKING

(E) STREET LAMP TO REMAIN, TYP.  
(E) METERED PARKING TO REMAIN, TYP.

MAIN ENTRANCE

(E) UTILITY BOX REMAIN

(E) STREET LIGHT TO REMAIN

(E) MASTER R

(E) NEWS ST.

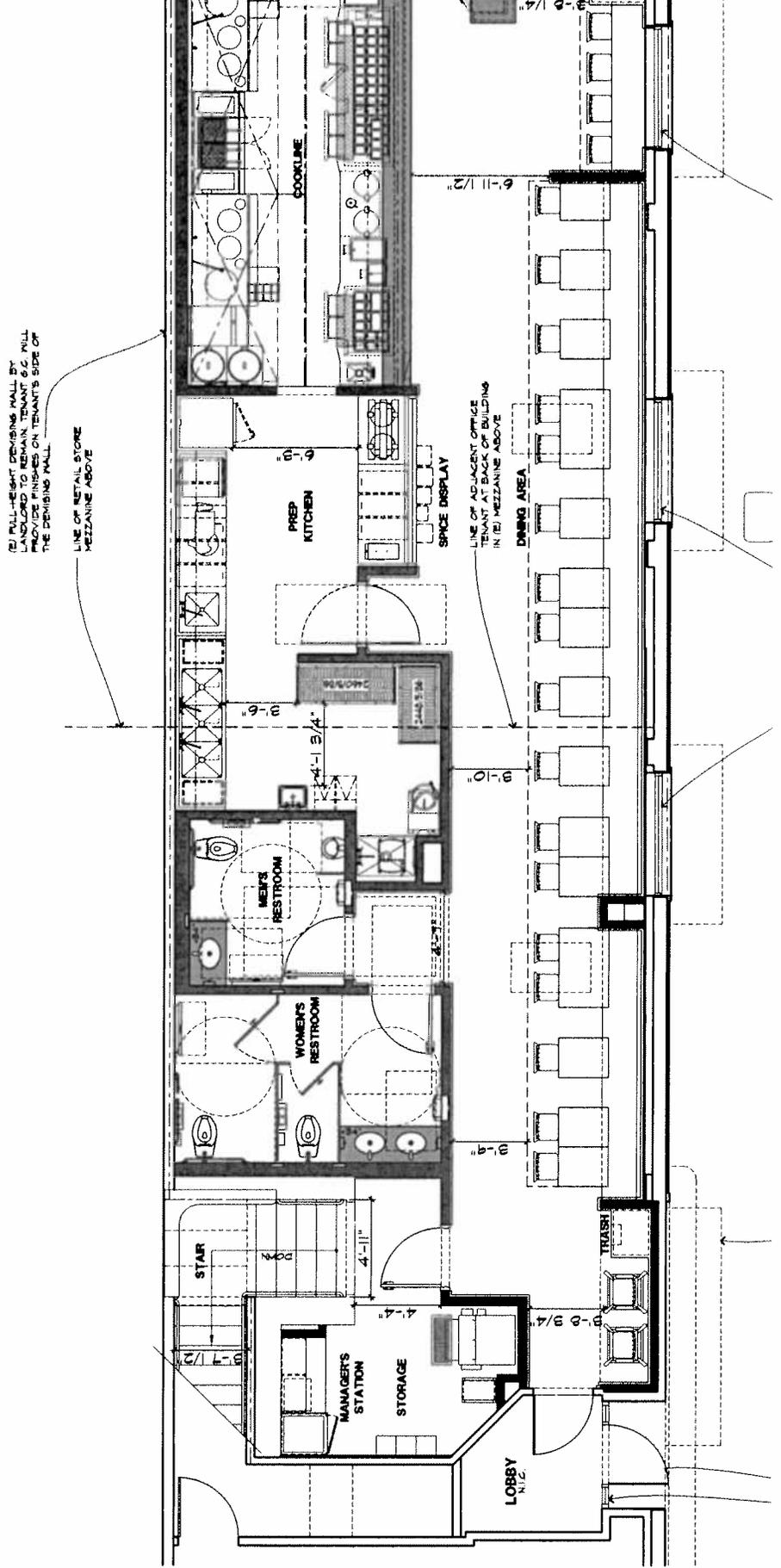
(E) LANDSCAPE TO REMAIN

PARKING

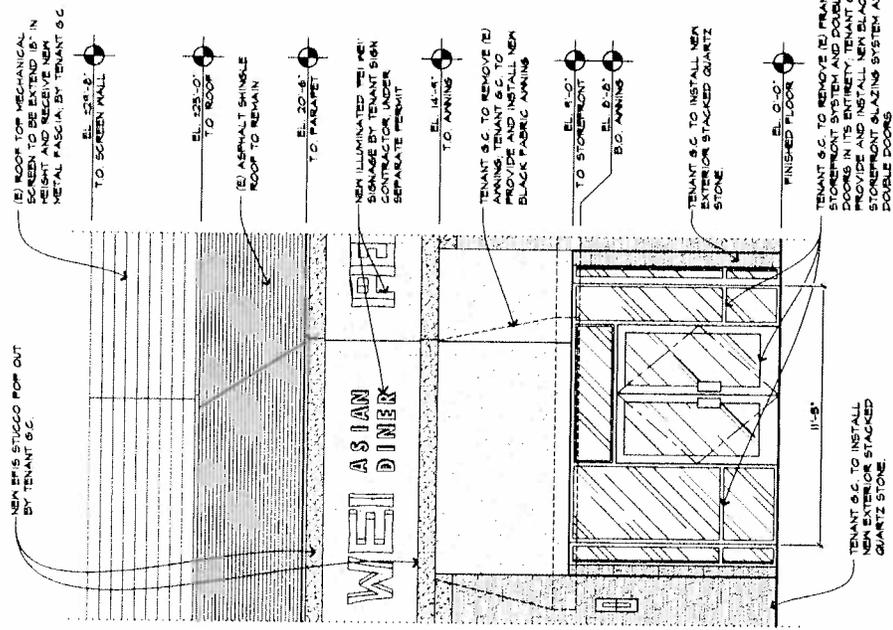
(E) METERED PARKING TO REMAIN, TYP.

(E) SIDEWALK, TYP.

PARKING

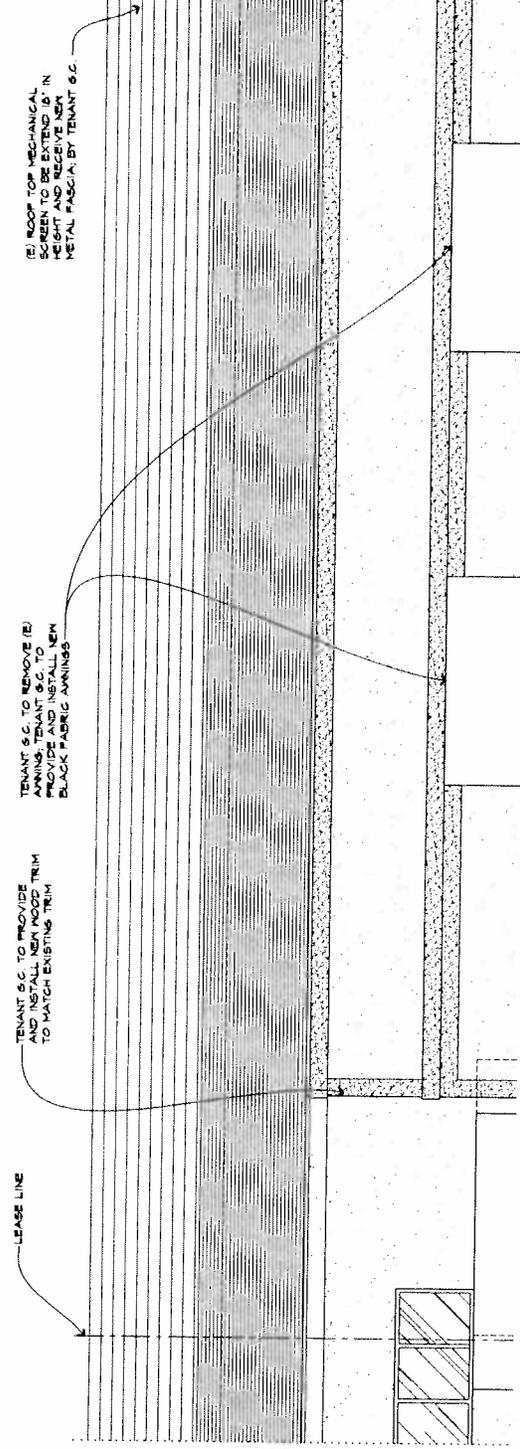


**NOTE:**  
 TENANT 6.C SHALL PROVIDE NEW KAWNEER TRIPAB VS 451 ALUM. OR EQUAL STOREFRONT SYSTEM (GLASS DOORS) AND FRAMES. THE FINISH TO BE BLACK ANODIZED REFER TO MKR SPEC FOR MORE INFORMATION.

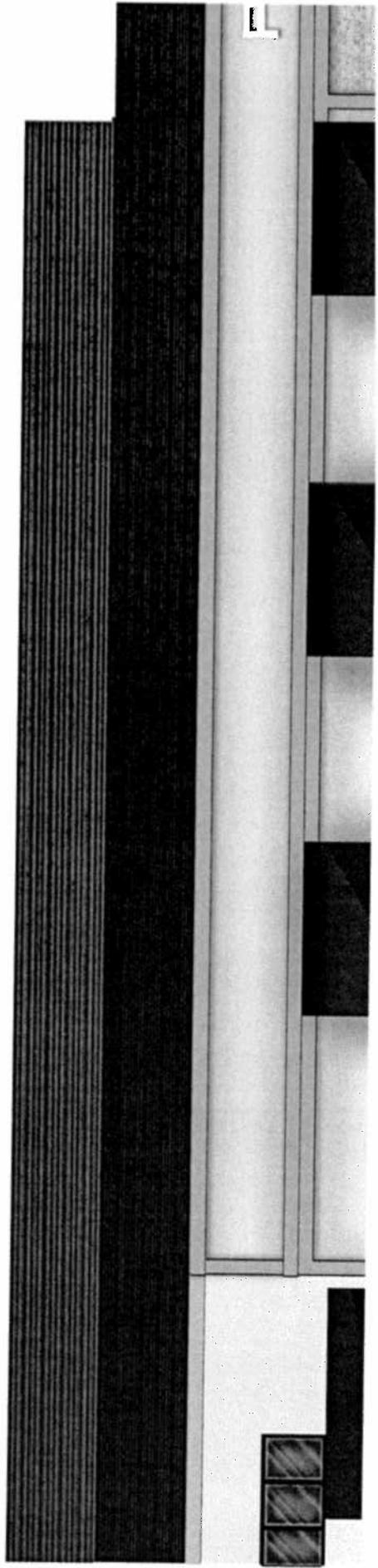


**B** STOREFRONT ELEVATION (WEST)

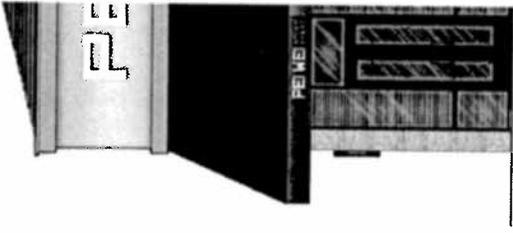
SCALE 1/8" = 1'-0"



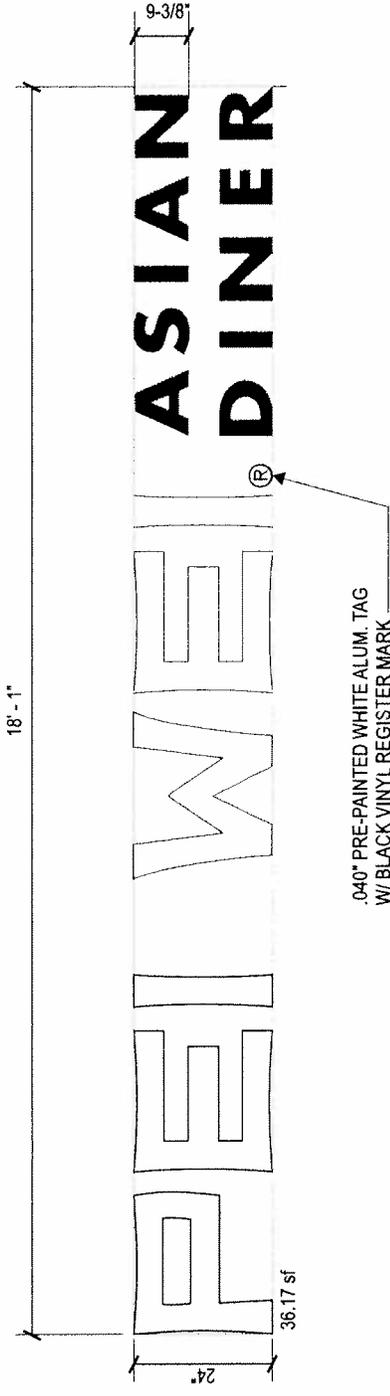
**A** STOREFRONT ELEVATION



**A** STOREFRONT ELEVATION







ALUM. RETURNS PAINT  
MATCH FACES (SEE NOTE B)

ALUM. FACES PF  
PEI WEI = SATIN  
ASIAN DINER = MATCH 3630-

CLEAR POLYCARBONATE  
W/3635-70 WHITE DIFFUSE

LED ILLUMIN  
PEI WEI = 6500K  
ASIAN DINER

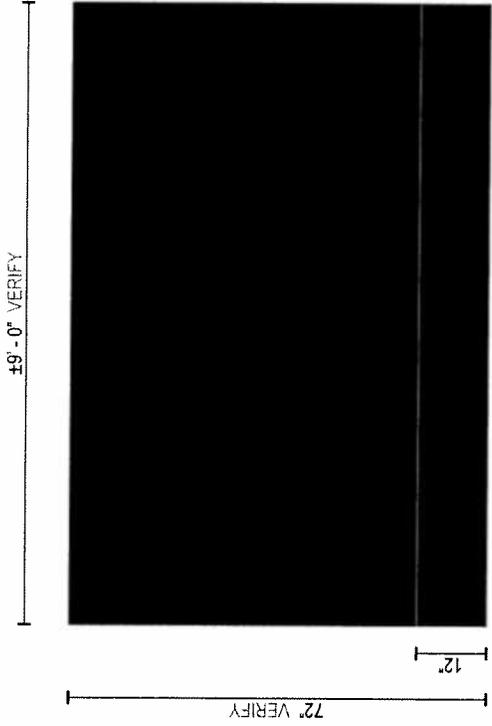
LIQUIDITITE CX

MOUNTING STUDS WITH  
TUBE SPACERS P  
TO MATCH  
EPOXY STUDS INTO D  
HOLES IN

CUSTOM HALO-LIT CHANNEL LETTERS (36.17 sf)  
SCALE: 3/8" = 1'-0"



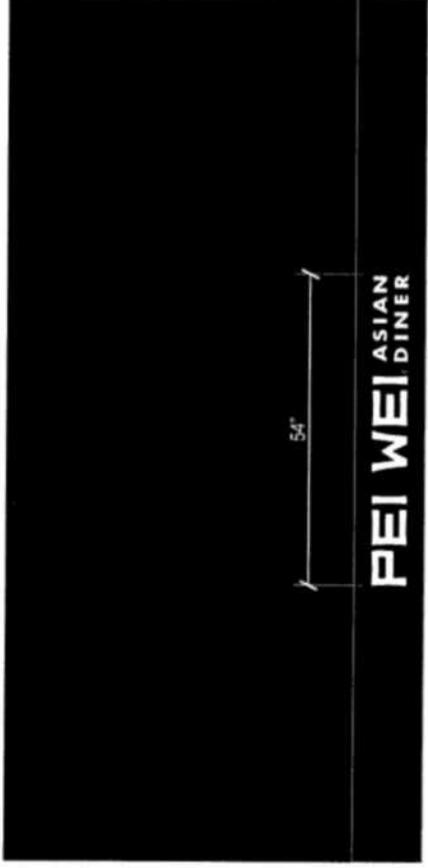
NIGHT RENDERING



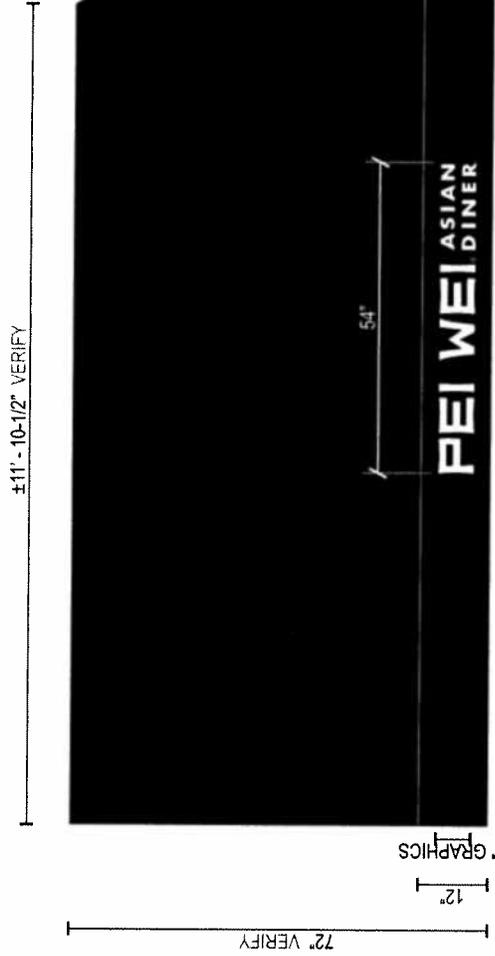
B1 B7 B3

6" GRAPHICS

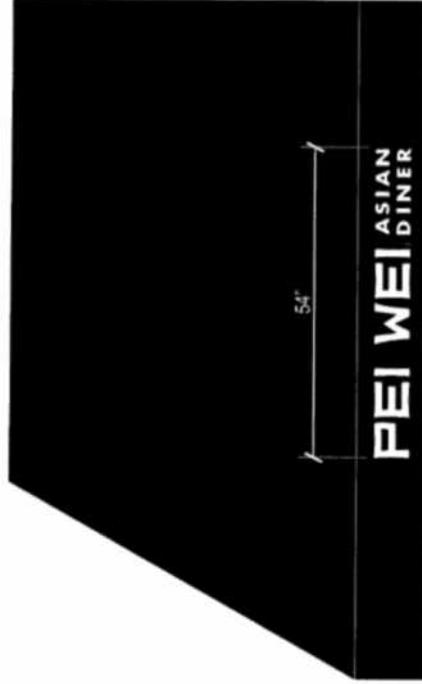
12"



B5



B4



B4

WRAPS CORNER OF BUILDING

B1 THRU B5

AWNINGS

SCALE

3/8" = 1'-0"



**Architectural Commission Report**

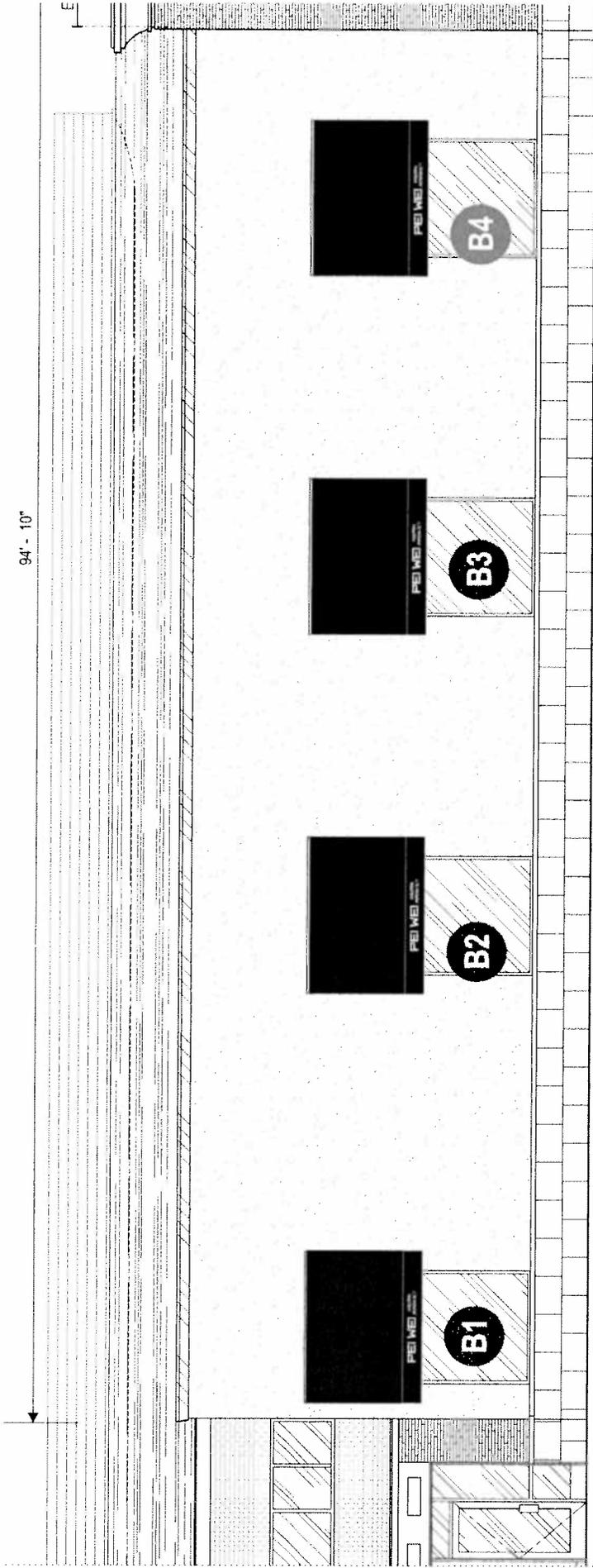
445 North Rexford Drive, Room 280-A

AC Meeting – January 18, 2012

**Attached C:**

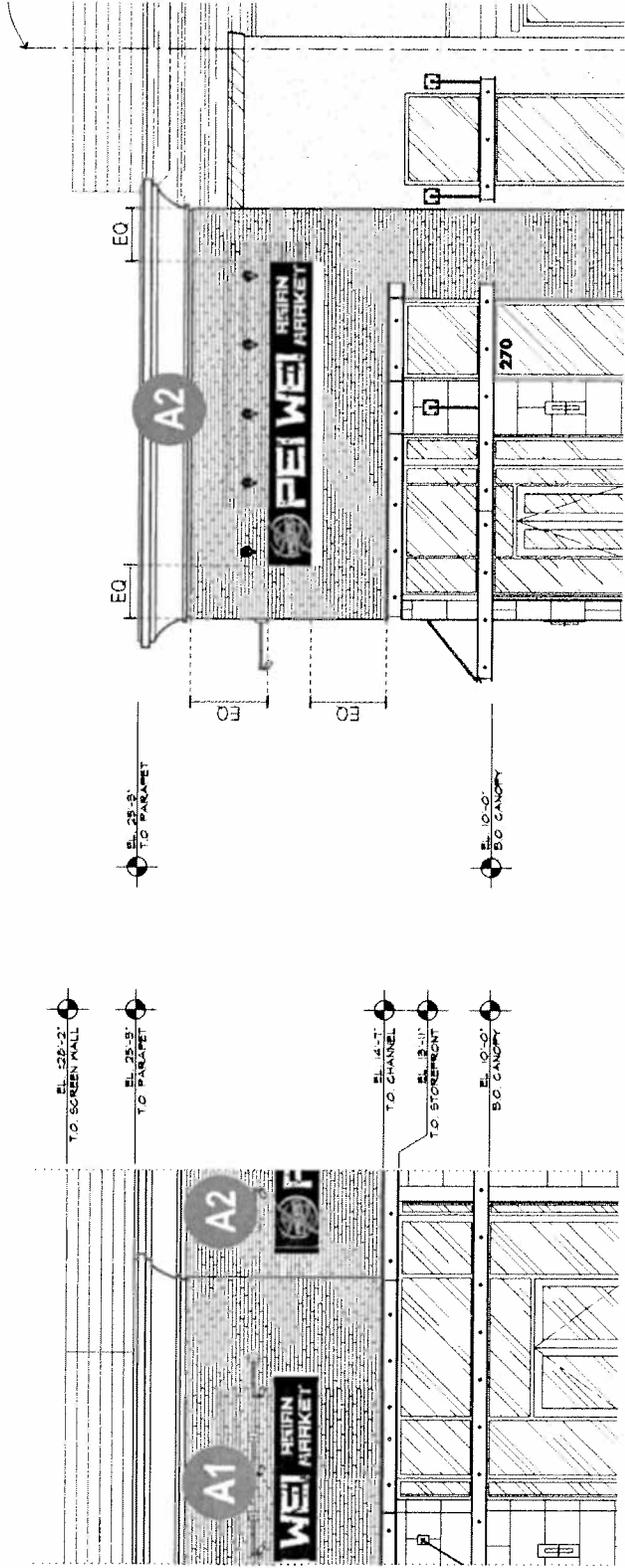
Revised Detailed Design Description  
and Materials (applicant prepared)

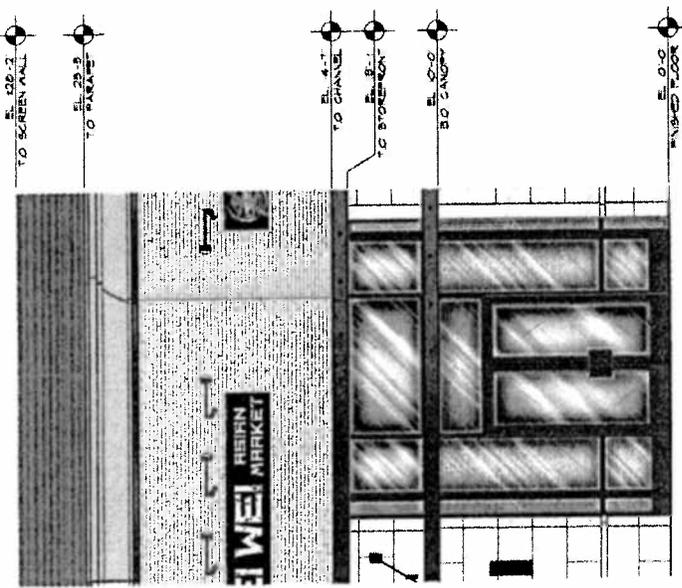
94' - 10"



# STOREFRONT ELEVATION (NORTHEAST)

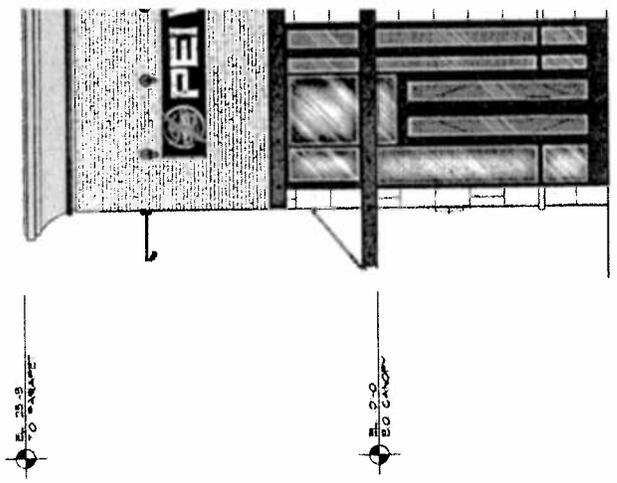
SCALE: 1/8" = 1'-0"



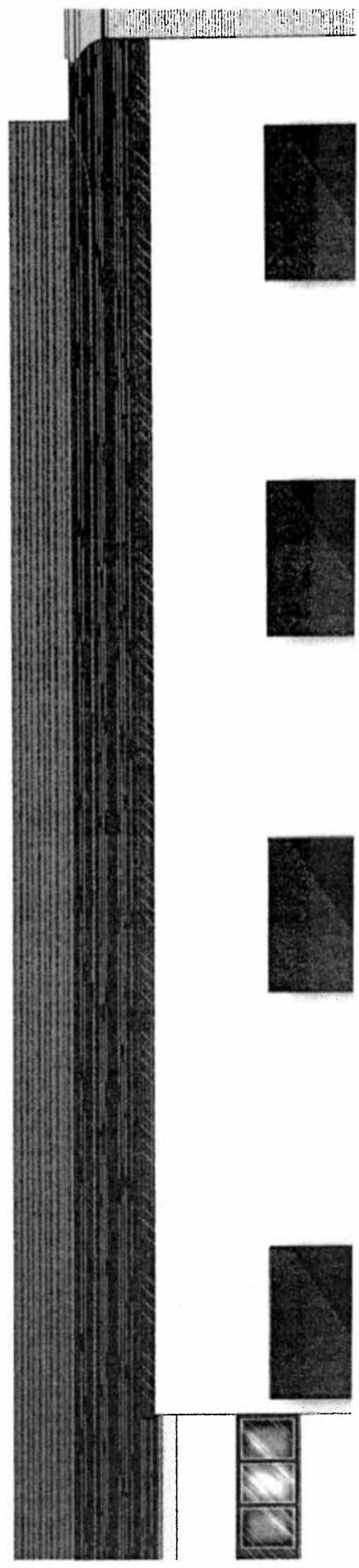


**B** STOREFRONT ELEVATION (WEST)

SCALE 1/8" = 1'-0"



**A** STOREFRONT ELEVATION (SOUTHWEST)







**Architectural Commission Report**

445 North Rexford Drive, Room 280-A

AC Meeting – January 18, 2012

**Attached D:**  
Approval Resolution

RESOLUTION NO. AC

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND BUSINESS IDENTIFICATION SIGNS AT THE PROPERTY LOCATED AT 270 NORTH BEVERLY DRIVE (PEI WEI – PL113 0075).

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

Section 1. Matt Clark, applicant on behalf of the property owner, Resco LP, and the building tenant, Pei Wei (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and business identification signs for the property located at 270 North Beverly Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design,

colors and materials to the façade of the building, landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 5. The Architectural Commission conducted a duly noticed public hearing on 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. No special conditions have been imposed 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 filing 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-     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