



Architectural Commission Report

Meeting Date: Wednesday, February 15, 2012

Subject: TUMI
430 N Rodeo Drive
Request for approval of a façade remodel, business identification signs, and construction barricade.
(PL1201510)

Project applicant: Nicole Long, Brand Allen Architects

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant requests approval of a façade remodel, business identification signs, and a construction barricade at the new “Tumi” retail store. The façade remodel consists of white horizontal aluminum tubing over backlit frosted glass, a red aluminum sign band, clear glass storefront windows, and travertine stone slab at the entry. The business identification signage consists of one illuminated business identification sign placed on the red aluminum sign band (4 SF) and one business identification sign placed on a window display piece (0.2 SF). Both signs are push-through with backlit LED letters. The construction barricade consists of a mural and construction sign on that portion parallel to the street and one construction sign on each side of the barricade located perpendicular to the street.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The 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 and Supporting Documents
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191

cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
AC Meeting – February 15, 2012

Attached A:

Detailed Design Description
and Materials (Applicant Prepared)

SECTION 1 - AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 430 North Rodeo Dr. - Beverly Hills, CA 90210
Adjacent Streets: Brighton Way, South Santa Monica Blvd.

B Property Owner Information¹

Name(s): PIC Associates, LP (attn: Daniel Parks)
Address: 421 North Beverly Drive, Suite 350
City: Beverly Hills State & Zip Code: CA 90210
Phone: (310) 888-1882 Fax: (310) 888-8838
E-Mail: dparks@probiityinternational.com

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

Name(s): Nicole Long
Address: 601 California Street., Suite 1200
City: San Francisco, CA State & Zip Code: CA 94108
Phone: (415) 441-0789 Fax: (415) 441-1089
E-Mail: n.long@brandallen.com

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

Name(s): Steve Lochte Registered Architect? Yes No
Address: 601 California Street., Suite 1200
City: San Francisco, CA State & Zip Code: CA 94108
Phone: (415) 441-0789 Fax: (415) 441-1089
E-Mail: s.lochte@brandallen.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): Nicole Long
Address: 601 California Street., Suite 1200
City: San Francisco, CA State & Zip Code: CA 94108
Phone: (415) 441-0789 Fax: (415) 441-1089
E-Mail: n.long@brandallen.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.²

Property Owner's Signature & Date

Property Owner's Signature & Date

¹ 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.

² 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:
- 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:

Non-structural demolition of existing interior retail space and removal of existing storefront. Construction of new retail tenant interior and storefront. Storefront is to be horizontal painted aluminum tubes and glazing (clear & frosted). Entry flooring is to be silver travertine stone and interior flooring is to be similar ceramic tile.

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 Sign #1	3'-10 1/2" X 1'-0 1/2"	4 SQ. FT.	10-4-604-B1 : 18'-10" x 2 SQ. FT. = 32 SQ. FT.	
2	Business Sign #2	9'-1/4" X 2'-1/2"	2 SQ. FT.	10-4-604-B2 = 5 SQ. FT.	
3					
4					
5					

C List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

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

Material: Aluminum (Tubes & Cladding)
 Texture /Finish: Painted
 Color / Transparency: White & Red (Sign Band Only)

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

Material: Glass (Frameless / Concealed Aluminum Channel), Glass Door (Metal Top & Bottom Rail)
 Texture /Finish: Clear Anodized
 Color / Transparency: Clear & White Clouded Glass

ROOF

Material: Match Existing
 Texture /Finish: Match Existing
 Color / Transparency: Match Existing

CHIMNEY(S)

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

COLUMNS

Material: Steel
 Texture /Finish: N/A (Columns will be clad with aluminum panels listed under Facade)
 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: N/A
Texture /Finish: N/A
Color / Transparency: N/A

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Acrylic & Painted Aluminum
Texture /Finish: N/A
Color / Transparency: White

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: LED / Clear Plastic
Texture /Finish: N/A
Color / Transparency: White / 2700K

PAVED SURFACES

Material: Travertine Stone & Ceramic Tile
Texture /Finish: Honed
Color / Transparency: Silver

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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 Tumi store has a very narrow and tall facade. While trying to maintain as much visibility into the store, the storefront was designed to have an interesting texture through the use of horizontal white aluminum ribs of varied dimensions above the large display window. At night soft lighting is transmitted through these ribs at the ground level. These ribs turn into the interior of the store connecting the interior to the exterior. The facade sits on a base of travertine stone.

- 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 store is completely enclosed with a gracious door opening of approximately 5'-0" in width.

- 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 storefront materials are very durable and easy to clean. The ribs are rectangular aluminum tubing with a factory applied white paint finish. The base of the storefront and floor from the sidewalk in is travertine. All metal finishes are polished stainless steel.

- 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 storefront is compatible with the other facades along Rodeo Drive, yet distinguishes itself through the use of texture and light.

- 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 facade conforms to the height requirements and all signs are tastefully sized within allowable dimensions.



Design Review Commission Report

455 North Rexford Drive
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Attached B:

Design Plans, Cut Sheets
and Supporting Documents

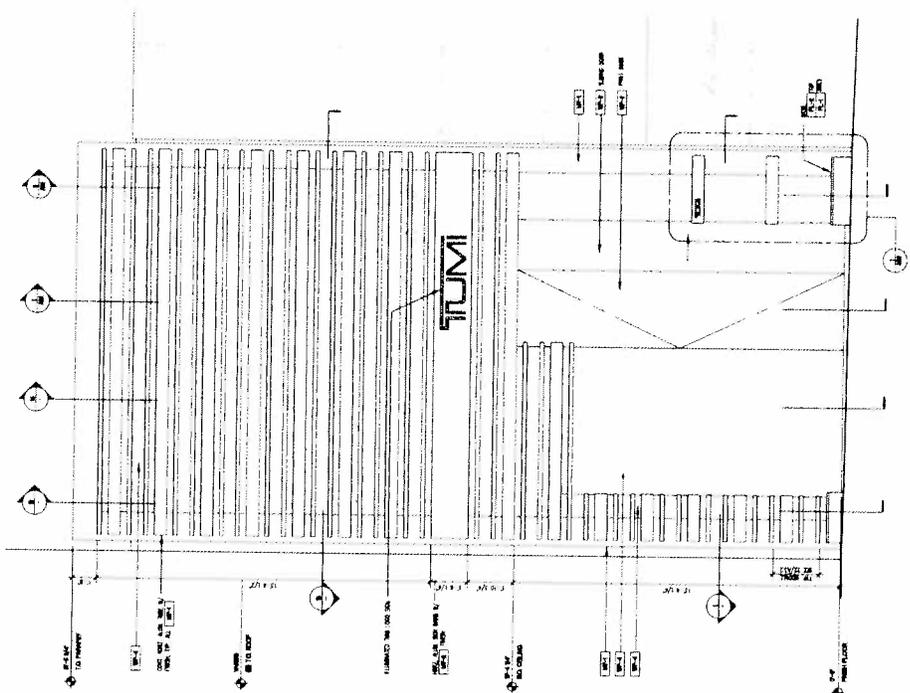
OWNER/TENANT
TUMI
 TUMI INC.
 1801 BARKHAM AVENUE
 SUITE 500 - RANFORD, NJ
 07078

PROJECT ARCHITECT
B+A
 B+ARCHITECTURE, LLC
 100 CALIFORNIA STREET, SUITE 1000
 SAN FRANCISCO, CALIFORNIA 94111
 PH: 415.774.1100 FAX: 415.774.1101
 WWW.B+AARCHITECTS.COM
 CONTACT: STEVE LUDWIG
 1. SLOTTEN@B+AARCHITECTS.COM
 CONTACT: MICHELLE LONG
 2. LONG@B+AARCHITECTS.COM

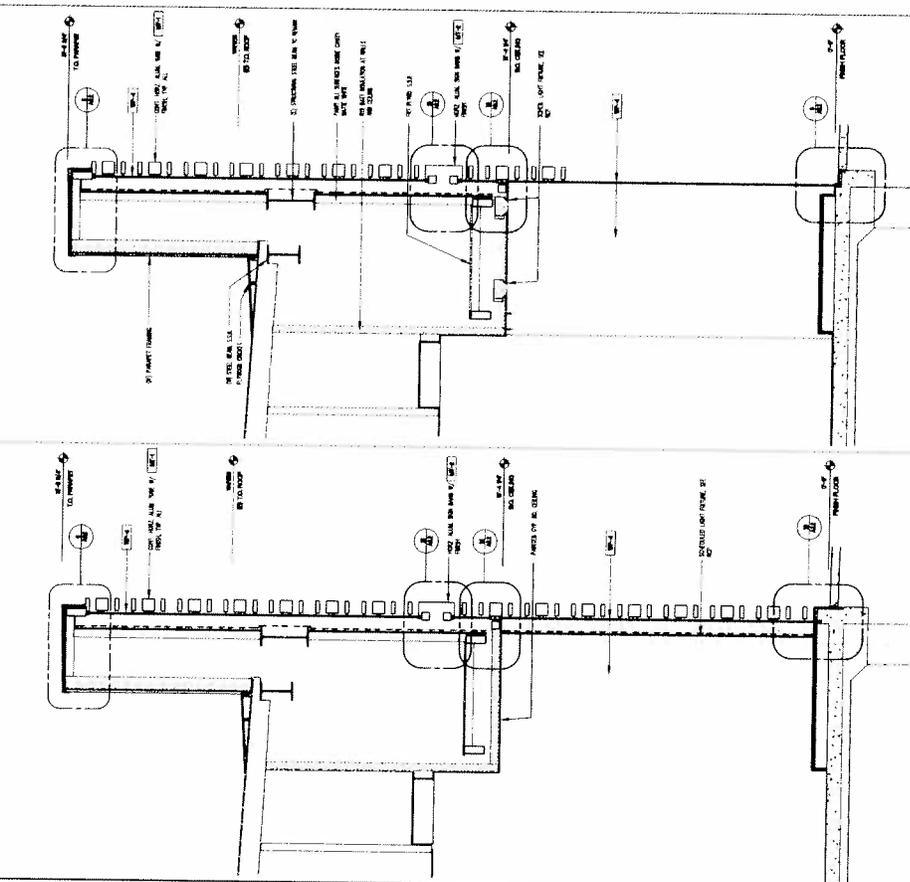
STOREFRONT
TUMI
 STOREFRONT
 PROJECT LOCATION
 400 NORTH AVENUE 500A
 RIVERVIEW, N.J. 07075

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/20/17
2	ISSUED FOR PERMIT	12/20/17
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4	ISSUED FOR PERMIT	12/20/17
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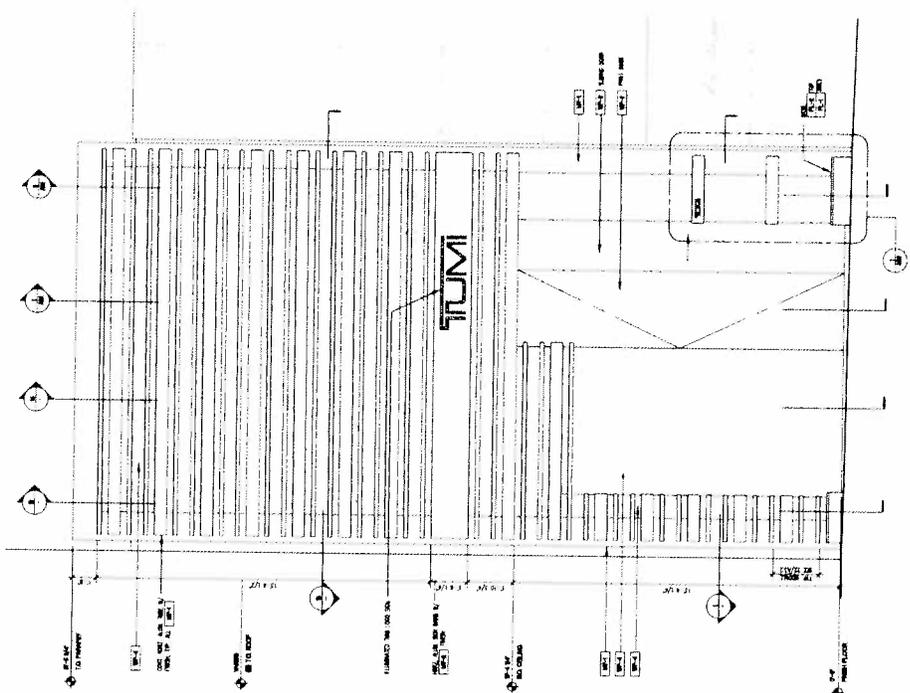
DRAWING TITLE
**ENLARGED STOREFRONT
 PLANS, ELEVATIONS & SECTIONS**
 DATE ISSUED
 12/20/2017
 PROJECT NO.
 10776
 DRAWING NO.
A30



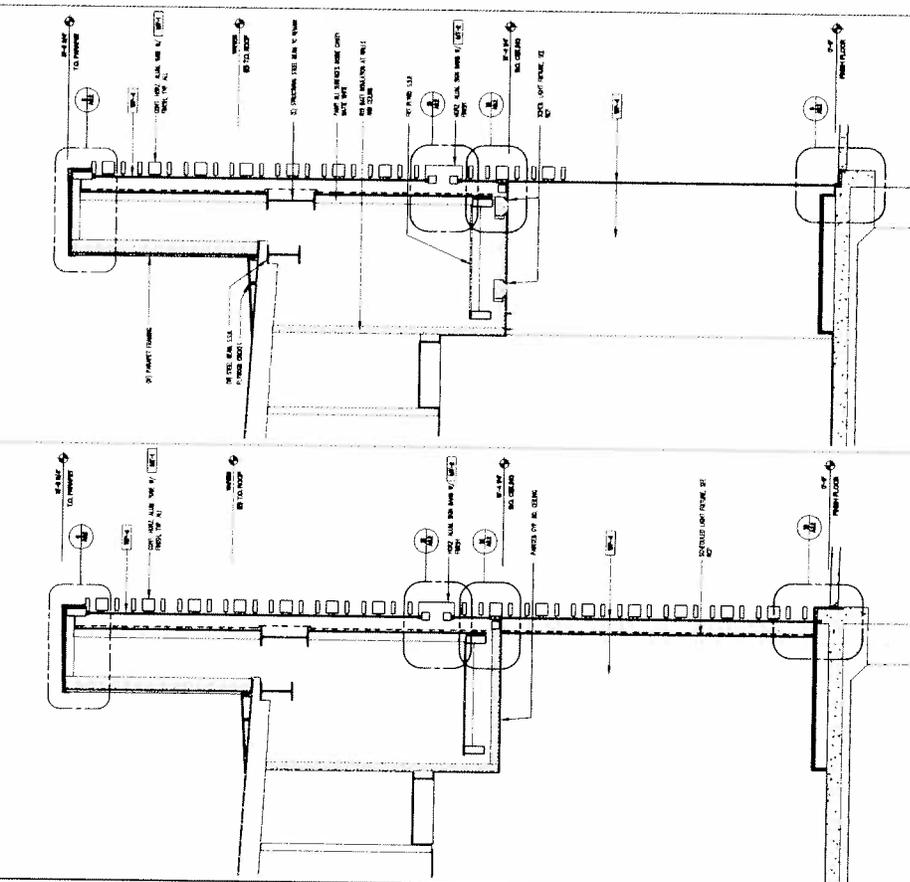
14 STOREFRONT - WEST ELEVATION



13 ENLARGED STOREFRONT PLAN - FIRST FLOOR



18 STOREFRONT SECTION



19 ENLARGED STOREFRONT PLAN - SECOND FLOOR

OWNER/TENANT:
TUMI
 TUMI INC.
 100 DURHAM AVENUE
 SUITE 1000 PLAZA NJ
 08860

PROJECT ARCHITECT:
B+A
 401 CALIFORNIA STREET, SUITE 1000
 SAN FRANCISCO, CA 94104
 TEL: 415.774.1100
 FAX: 415.774.1101
 CONTACT: STEVE LOVETT
 E: SLOVETT@B+A.COM
 CONTACT: MOJIB UL-NEE
 E: MULNEE@B+A.COM

TUMI
 STORE NO. _____
 PROJECT LOCATION:
 450 NORTH RIVER DRIVE
 BERKELEY HILLS, CA 94704

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/2001
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DRAWING TITLE:
**EXISTING + PROPOSED
 EXTERIOR RENOVATIONS**
 DATE ISSUED: 12/7/2002
 PROJECT NO: 0076
 DRAWING NO: **A4.0**



STOREFRONT RENDERING BY DAY



STOREFRONT RENDERING BY NIGHT



STREET ELEVATION EXISTING



STREET ELEVATION PROPOSED



Design Review Commission Report

455 North Rexford Drive
AC Meeting – February 15, 2012

Attached C:

DRAFT Approval Resolution

RESOLUTION NO. AC-15-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL, BUSINESS IDENTIFICATION SIGNS, AND A CONSTRUCTION BARRICADE AT THE PROPERTY LOCATED AT 430 N RODEO DRIVE (TUMI – PL1201510).

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

Section 1. Nicole Long, applicant on behalf of the property owners, PIC Associates, LP, and the tenant, Tumi, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, business identification signs, and a construction barricade for the property located at 430 N Rodeo 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 February 15, 2012 at which time oral and documentary evidence was received concerning the application.

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

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

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

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

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
2. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
3. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.

7. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Special Conditions

8. No special conditions for this project.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: February 15, 2012

Shena Rojemann, Commission Secretary
Community Development Department

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-15-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on February 15, 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:

SHENA ROJEMANN
Secretary to the Architectural
Commission/Associate Planner
City of Beverly Hills, California