



Architectural Commission Report

Meeting Date: Wednesday, August 15, 2012

Subject: **EASTWEST BANK**
9378 Wilshire Boulevard
Request for approval of a new business identification sign and two window signs.
(PL121 1806)

Project applicant: Kamran Aryai – Envirotecture

Recommendation: Conduct public hearing and provide the applicant with design direction.

REPORT SUMMARY

The applicant requests approval of a new business identification sign and two window signs. A signage package for the tenant, EastWest Bank, was originally approved by the Architectural Commission at its meeting on May 16, 2012. At that meeting the Commission approved the building ID signs only. The approved building ID signs have been included in the applicant's submittal package (see Attachment B). The applicant has now requesting the approval of a hanging business identification sign and two window signs.

The Commission may recall that a similar business identification sign, which is hanging from the bottom of the cantilevered façade, was presented to the Commission during its previous review of the building identification signs. During that review, the Commission expressed concern as they felt the proposed sign was not considerate of the building's architectural design. As such, the Commission directed that the sign be restudied. The proposed 33.75 square foot sign is in keeping with the maximum area of signage permitted per code for a business identification sign (100 square feet maximum), however, the Commission may wish to specifically discuss the signs conflict with the building's architecture.

The applicant is also proposing two window signs. Because these signs are illuminated and are located within 15 feet of the store window, they are subject to the Commission's review. The code restricts these signs to a maximum of 15 square feet in area each. As proposed each sign would equal 14.96 square feet in area.

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

Attachment(s):

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

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive
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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 outreach and notification was not required for this project.



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Attached A:
Detailed Design Description
and Materials (Applicant Prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (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:
- Building Identification Sign(s)
Number of signs proposed:
- Sign Accommodation (explain reason for the accommodation request below):
Number of signs proposed:
- Other: Window Signs (2)
- 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:

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 Sign	27" x 180"	33.75 sf	175 sf	
2	Window Sign	16.5" x 130.625"	14.96 sf	15 sf	
3	Window Sign	16.5" x 130.625"	14.96 sf	15 sf	
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: _____
 Texture /Finish: _____
 Color / Transparency: _____

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

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

ROOF

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

CHIMNEY(S)

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

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Aluminum panel with plex face
Texture /Finish: Brushed aluminum and smooth plex
Color / Transparency: Silver trim; light navy panel; translucent red logo and white letters; white LED illumination

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: Channel letter window signs: aluminum panel with plex face
Texture /Finish: Brushed aluminum and smooth clear plex
Color / Transparency: Red logo and white letters; white LED illumination

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

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.**

Proposed signs will utilize high quality material, such as brushed aluminum and plexiglass.

- 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.**

Proposed signs are clean and simple design.

- 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.**

Proposed signs are appropriate in scale and size as viewed from the street.

- 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.**

Proposed signs are in conformance to the general plan.

- 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.**

Proposed signs are in compliance with the BHMC and sign ordinance.

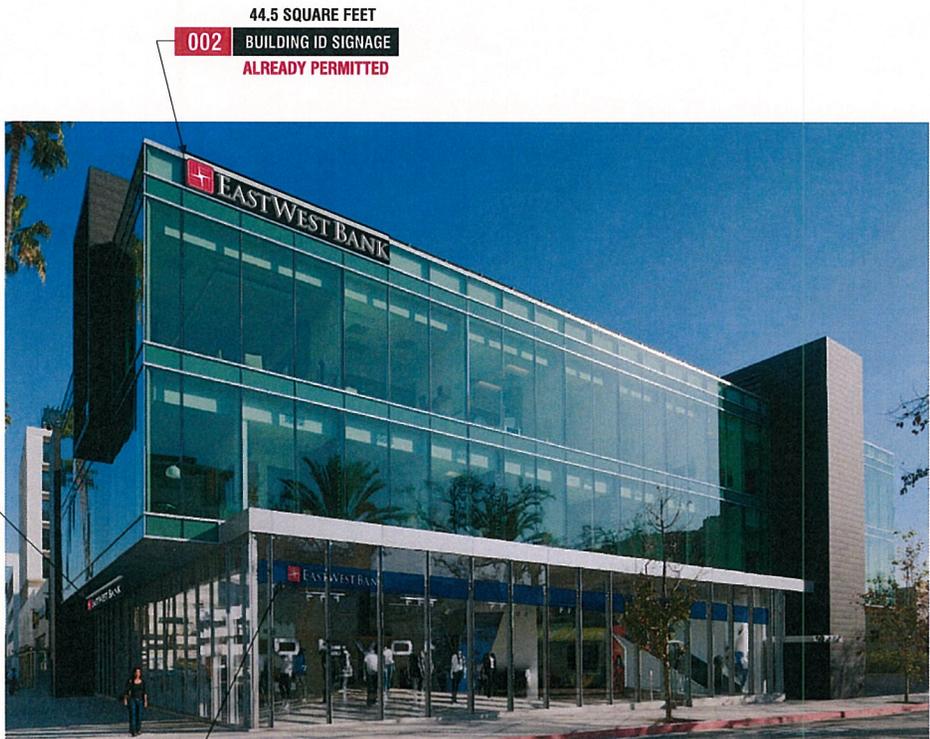


Design Review Commission Report

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Attached B:
Design Plans, Cut Sheets
and Supporting Documents

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002 44.5 SQUARE FEET
 BUILDING ID SIGNAGE
 ALREADY PERMITTED

003

005 14.96 SQUARE FEET
 INTERIOR WINDOW SIGNAGE

WEST ELEVATION SCALE: 3/32" = 1'-0"



Signtech™

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 Phone: (619) 527-6100 / Fax: (619) 527-6111
 www.signtechUSA.com



East West Bank

9378 Wilshire Boulevard
 Beverly Hills, CA. 90212

Date: 05/22/12
 Salesperson: Art Navarro
 Coordinator: Jennifer Brimm
 Designer: Kendra Pickett
 Scale: As Noted

Revisions

△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____
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 electrical to sign location -
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Customer Signature _____ Date _____

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Drawing Number: 12-00630-PERMIT PRINT

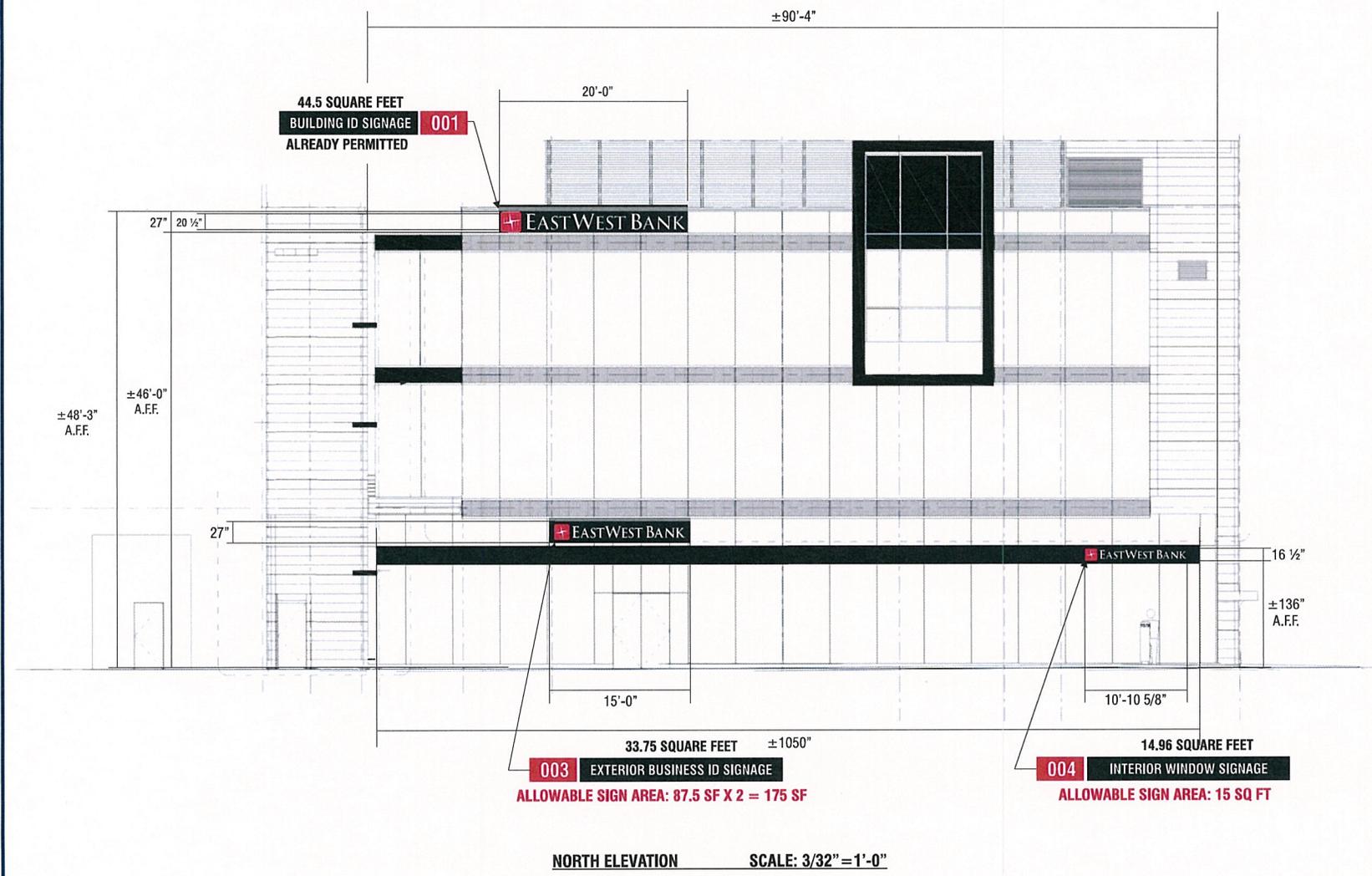
Work Order Number: 54665

Sheet: 3

Of: 10

R7

01. all work to be done in accordance with the City of Los Angeles Building Department, Division 22, Chapter 22.01, Section 22.01.01, and all applicable codes and regulations.
 02. all work to be done in accordance with the City of Los Angeles Building Department, Division 22, Chapter 22.01, Section 22.01.01, and all applicable codes and regulations.
 03. all work to be done in accordance with the City of Los Angeles Building Department, Division 22, Chapter 22.01, Section 22.01.01, and all applicable codes and regulations.
 04. all work to be done in accordance with the City of Los Angeles Building Department, Division 22, Chapter 22.01, Section 22.01.01, and all applicable codes and regulations.
 05. all work to be done in accordance with the City of Los Angeles Building Department, Division 22, Chapter 22.01, Section 22.01.01, and all applicable codes and regulations.
 06. all work to be done in accordance with the City of Los Angeles Building Department, Division 22, Chapter 22.01, Section 22.01.01, and all applicable codes and regulations.
 07. all work to be done in accordance with the City of Los Angeles Building Department, Division 22, Chapter 22.01, Section 22.01.01, and all applicable codes and regulations.



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East West Bank

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Date: 05/22/12
 Salesperson: Art Navarro
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CUSTOMER APPROVAL

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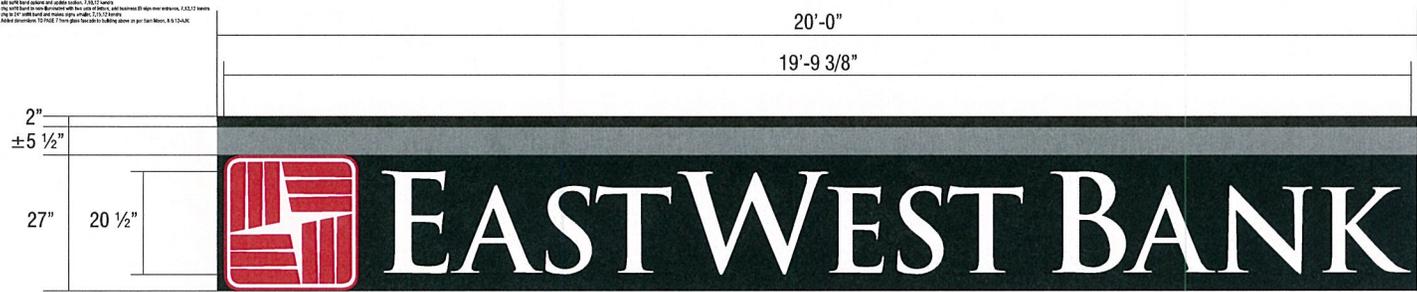
Drawing Number: 12-00630-PERMIT PRINT

Work Order Number: 54665

Sheet: 4

Of: 10 R7

01. All work shall be in accordance with the City of Los Angeles Building Department, Division 12, and the City of Los Angeles Department of Public Works, Division 12.10.00. All work shall be in accordance with the City of Los Angeles Department of Public Works, Division 12.10.00. All work shall be in accordance with the City of Los Angeles Department of Public Works, Division 12.10.00.



44.5 SQUARE FEET

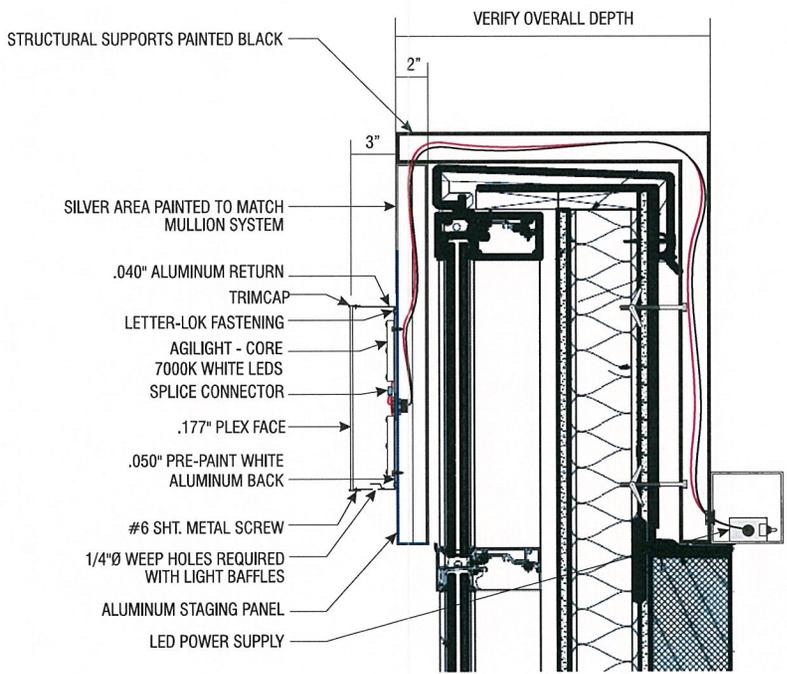
SCALE: 3/8" = 1'-0"

ALREADY PERMITTED

001 002 BUILDING ID SIGNAGE

MANUFACTURE AND INSTALL TWO (2) INTERNALLY ILLUMINATED SETS OF CHANNEL LETTERS ON STAGING PANEL WITH STRUCTURAL SUPPORTS

- STAGING PANEL: TO BE 2" DEEP OF ALL ALUMINUM CONSTRUCTION PAINTED TO MATCH 3M #7725-197 LT NAVY
- LOGO: TO BE 3" DEEP OF ALL ALUMINUM CONSTRUCTION
- FACE: TO BE .177" THICK #7328 WHITE PLEX WITH #3630-33 TRANSLUCENT RED VINYL OVERLAY FOR GRAPHIC.
- TRIMCAP: TO BE 3/4" RED TRIMCAP.
- RETURNS: .040" X 3" PRE-FINISHED BRUSHED ALUMINUM.
- ILLUMINATION: AGILIGHT - CORE 7000K WHITE LEDS
- "EAST WEST BANK": TO BE 3" DEEP OF ALL ALUMINUM CONSTRUCTION.
- FACE: TO BE .177" THICK #7328 WHITE PLEX
- TRIMCAP: TO BE 3/4" BRUSHED ALUMINUM
- RETURNS: .040" X 3" PRE-FINISHED BRUSHED ALUMINUM.
- ILLUMINATION: AGILIGHT - CORE 7000K WHITE LEDS
- SUPPORTS: TO HAVE 2" SQUARE TUBE SUPPORTS MOUNTING STAGING PANEL AND CHANNEL LETTERS OVER PARAPET WALL. TO ATTACH TO BACK OF PARAPET. SILVER BORDER DESIGNED TO MIRROR BUILDING MULLION SYSTEM.
- TOP 2" PAINTED BLACK TO CONCEAL ALL STRUCTURAL SUPPORTS COMING OVER ROOFLINE.
- POWER SUPPLIES: CONCEAL POWER SUPPLIES IN WEATHERPROOF BOX BEHIND PARAPET.



SECTION DETAIL

SCALE: 1 1/2" = 1'-0"



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East West Bank

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Date: 05/22/12
Salesperson: Art Navarro
Coordinator: Jennifer Brimm
Designer: Kendra Pickett
Scale: As Noted

Revisions	
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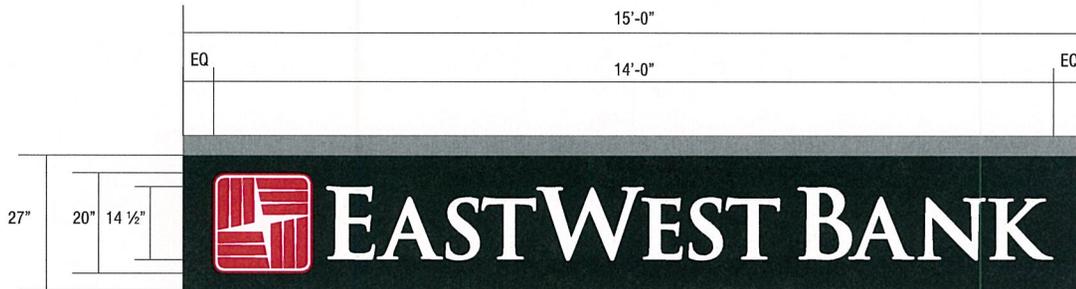
Drawing Number: 12-00630-PERMIT PRINT

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Sheet: 6

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 P2 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P3 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
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 P81 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P82 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
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 P85 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P86 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P87 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P88 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P89 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P90 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P91 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P92 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P93 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P94 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P95 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P96 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P97 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P98 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P99 - 1/4" x 1/4" x 1/4" 304 Stainless Steel
 P100 - 1/4" x 1/4" x 1/4" 304 Stainless Steel



SCALE: 1/2" = 1'-0"

H (27") X W (180") = 33.75 SQUARE FEET

003 EXTERIOR BUSINESS ID SIGNAGE

MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED SET OF CHANNEL LETTERS ON TOP MOUNTED STAGING PANEL

STAGING PANEL: TO BE 2" DEEP OF ALL ALUMINUM CONSTRUCTION. TOP PORTION TO BE 5" DEEP AND HOLD LED POWER SUPPLIES.

BOTTOM PORTION PAINTED TO MATCH 3M #7725-197 LT NAVY TOP PORTION PAINTED SILVER TO MATCH BUILDING MULLION SYSTEM.

LOGO: TO BE 3" DEEP OF ALL ALUMINUM CONSTRUCTION

FACE: TO BE .177" THICK #7328 WHITE PLEX WITH #3630-33 TRANSLUCENT RED VINYL OVERLAY FOR GRAPHIC.

TRIMCAP: TO BE 3/4" RED TRIMCAP

RETURNS: .040" X 3" PRE-FINISHED BRUSHED ALUMINUM.

ILLUMINATION: AGILIGHT - CORE 7000K WHITE LEDS

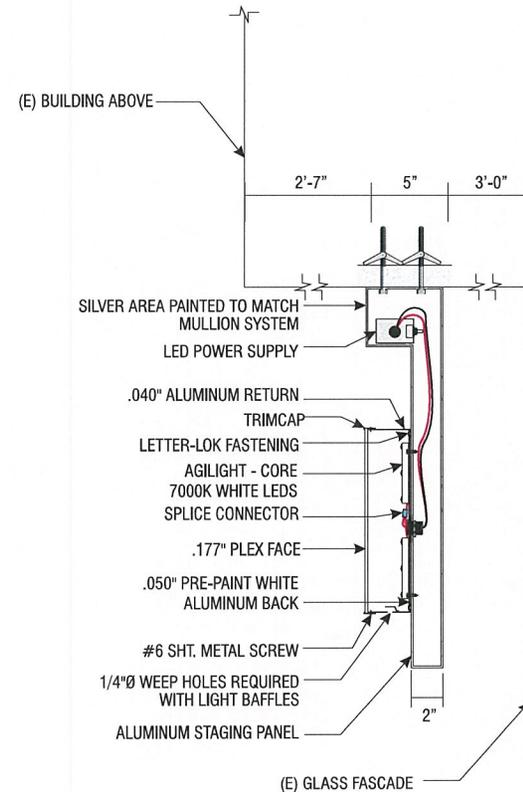
"EAST WEST BANK": TO BE 3" DEEP OF ALL ALUMINUM CONSTRUCTION.

FACE: TO BE .177" THICK #7328 WHITE PLEX

TRIMCAP: TO BE 3/4" BRUSHED ALUMINUM

RETURNS: .040" X 3" PRE-FINISHED BRUSHED ALUMINUM.

ILLUMINATION: AGILIGHT - CORE 7000K WHITE LEDS



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com



East West Bank

9378 Wilshire Boulevard
Beverly Hills, CA. 90212

Date: .05/22/12

Salesperson: Art Navarro

Coordinator: Jennifer Brimm

Designer: Kendra Pickett

Scale: As Noted

Revisions

△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number: 12-00630-PERMIT PRINT

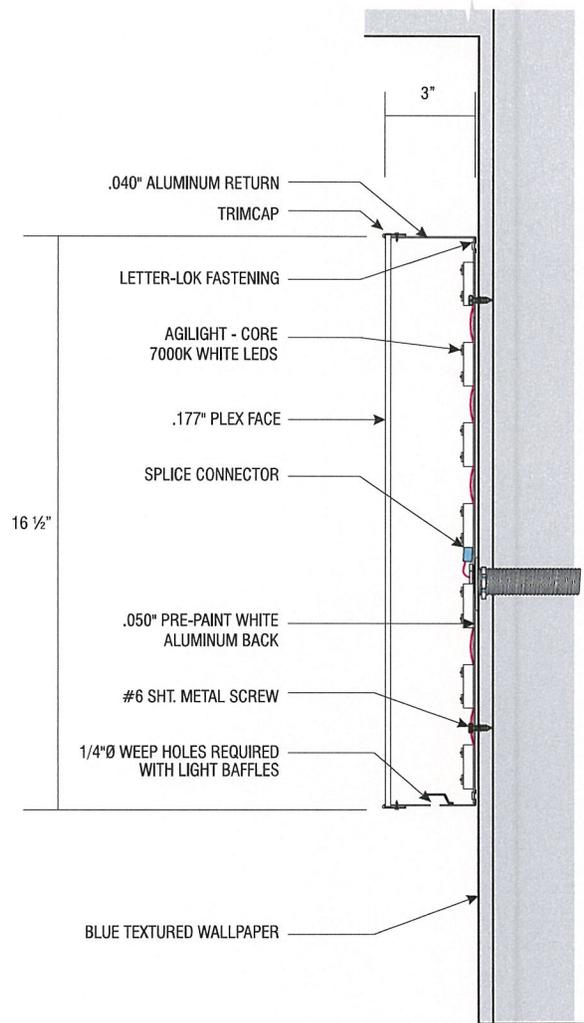
Work Order Number: 54665

Sheet: 7

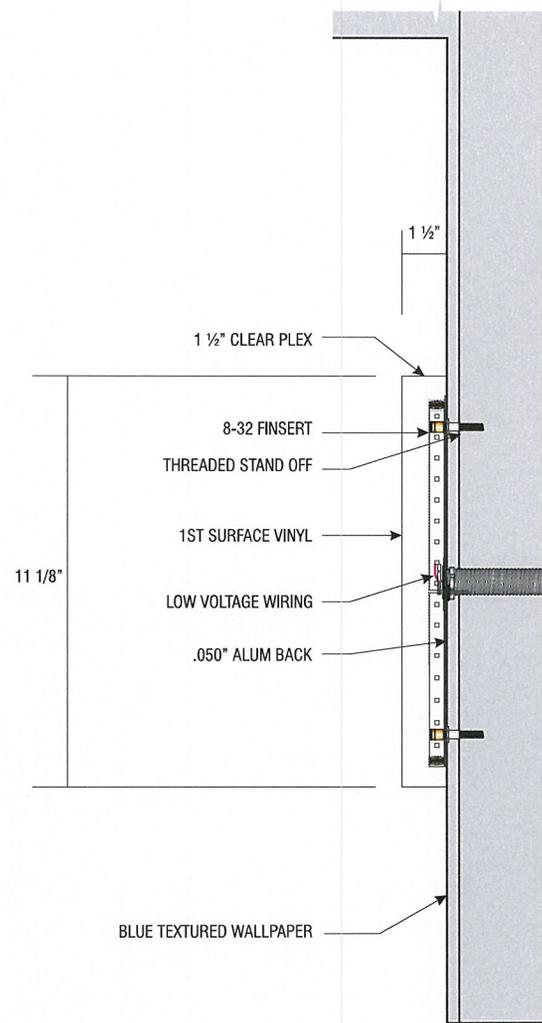
of: 10

R7

81. Use with back, 5/8" O.D. screws
 82. Use with back, 5/8" O.D. screws
 83. Use with back, 5/8" O.D. screws
 84. Use with back, 5/8" O.D. screws
 85. Use with back, 5/8" O.D. screws
 86. Use with back, 5/8" O.D. screws
 87. Use with back, 5/8" O.D. screws



1 / 9 SECTION AT LOGO SCALE: 3" = 1'-0"



2 / 9 SECTION AT LETTERS SCALE: 3" = 1'-0"



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Revisions

△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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Drawing Number: 12-00630-PERMIT PRINT

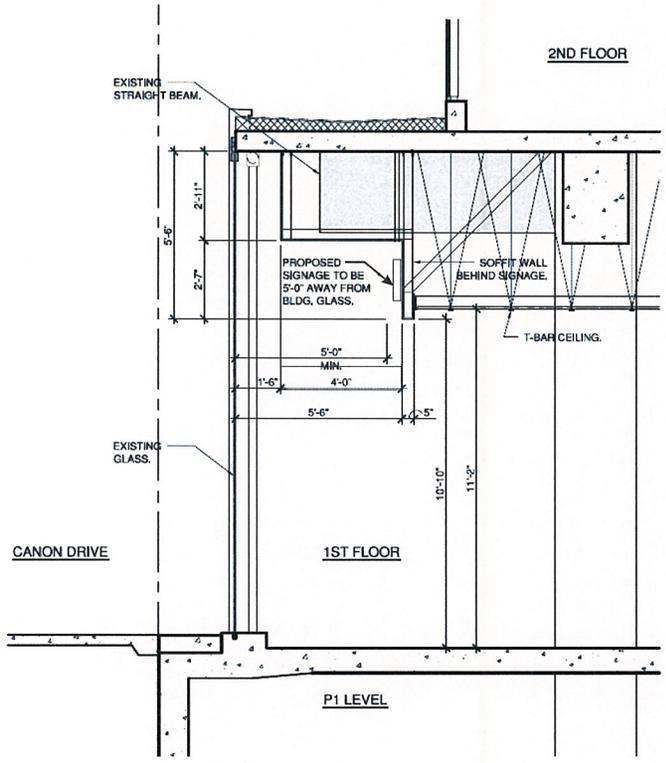
Work Order Number: 54665

Sheet: 9

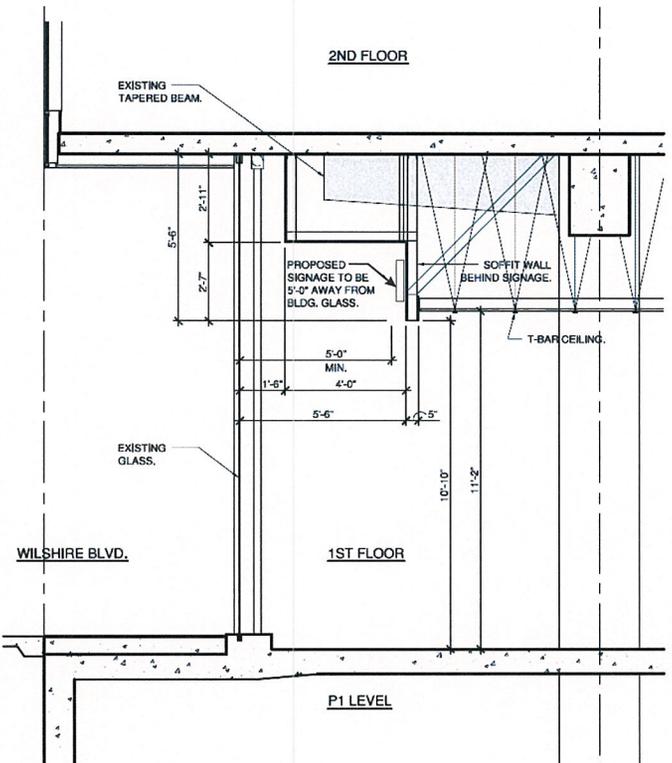
Of: 10

R7

01. All work shall comply with the City of San Diego Building Code, Title 14, Chapter 14.0500, and the California Building Code, Title 01, Chapter 01.0500.
 02. All work shall comply with the City of San Diego Building Code, Title 14, Chapter 14.0500, and the California Building Code, Title 01, Chapter 01.0500.
 03. All work shall comply with the City of San Diego Building Code, Title 14, Chapter 14.0500, and the California Building Code, Title 01, Chapter 01.0500.
 04. All work shall comply with the City of San Diego Building Code, Title 14, Chapter 14.0500, and the California Building Code, Title 01, Chapter 01.0500.
 05. All work shall comply with the City of San Diego Building Code, Title 14, Chapter 14.0500, and the California Building Code, Title 01, Chapter 01.0500.
 06. All work shall comply with the City of San Diego Building Code, Title 14, Chapter 14.0500, and the California Building Code, Title 01, Chapter 01.0500.
 07. All work shall comply with the City of San Diego Building Code, Title 14, Chapter 14.0500, and the California Building Code, Title 01, Chapter 01.0500.
 08. All work shall comply with the City of San Diego Building Code, Title 14, Chapter 14.0500, and the California Building Code, Title 01, Chapter 01.0500.
 09. All work shall comply with the City of San Diego Building Code, Title 14, Chapter 14.0500, and the California Building Code, Title 01, Chapter 01.0500.
 10. All work shall comply with the City of San Diego Building Code, Title 14, Chapter 14.0500, and the California Building Code, Title 01, Chapter 01.0500.



SOFFIT BAND SECTION (CANYON DRIVE) SCALE: 1/4" = 1'-0"



SOFFIT BAND SECTION (WILSHIRE BLVD) SCALE: 1/4" = 1'-0"



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Revisions	
△	△
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△	△
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CUSTOMER APPROVAL

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COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____
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Drawing Number: 12-00630-PERMIT PRINT

Work Order Number: 54665

Sheet: 10

of: 10 R7



Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 15, 2012

Attached C:
Approval Resolution

RESOLUTION NO. AC-XX-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A BUSINESS IDENTIFICATION SIGN AND TWO WINDOW SIGNS AT 9378 WILSHIRE BOULEVARD (PL1211806).

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

Section 1. Sam Moon, applicant on behalf of the property owners, AZ 9378, LLC and the applicant, Eastwest Bank (Collectively the “Applicant”), has applied for architectural approval of a business identification sign and two window signs.

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 **August 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, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and

value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

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

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

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

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

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: **August 15, 2012**

Shena Rojemann, Commission Secretary
Community Development Department

Zale Richard Rubins, 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-XX-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on August 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 five (5) 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