



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

Meeting Date: Wednesday, February 20, 2013

Subject: **SAINT LAURENT**
469 North Rodeo Drive
Request for approval of a façade remodel and a sign accommodation for multiple business identification signs (PL1301918)

Project Applicant: Kevin Lally – Saint Laurent Paris

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and a sign accommodation to allow multiple business identification signs for the new temporary Saint Laurent store located at the property at 469 North Rodeo Drive. The façade modification includes the following:

- Remove metal lattice panels on the façade to reveal existing glass windows behind; and
- Re-clad portions of the façade and trim to match existing conditions.

The applicant is also requesting two sign types in conjunction with the façade modification: façade-mounted business ID signs and window-mounted business ID signs. A sign accommodation is requested for multiple business identification signage. Pursuant to §10-4-604 of the Beverly Hills Municipal Code (BHMC), the Architectural Commission may approve a sign accommodation to allow multiple business identification signs and a projecting sign if the total area of all business identification signs does not exceed 100 SF. The total area proposed for business identification signage is 134 square feet, as follows:

- 1 façade-mounted business identification sign on the S. Santa Monica Blvd. elevation – 53.1 SF;
- 1 façade-mounted business identification sign on the N. Rodeo Drive elevation – 53.1 SF;
- 8 window business identification signs – 3.48 square feet each, total 27.8 square feet.
- 1 video screen located inside of the corner window.

As proposed, the business identification signage does not comply with the standards set forth in the BHMC. As part of the review, the total area of the signs will need to be reduced to a sign area that is consistent with the BHMC. Additionally, the proposed video screen will need to be eliminated since any type of sign which simulates movement is prohibited pursuant to §10-4-302 of the BHMC. The applicant has been encouraged to provide modified plans to staff prior to the commission meeting and to bring updated plans to the hearing.

Attachment(s):

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

Report Author and Contact Information:

Reina Kapadia, Contract Planner
(310) 285-1129
rkapadia@beverlyhills.org



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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

The sign accommodation request for this project requires mailed public notices within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, February 8, 2013. To date staff has not received any comments in regards to the submitted project aside from discussions with the applicant regarding modifying the proposal.



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Attachment 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
 - Eight (8) 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: Window signs - 8 (number of signs)

C Describe the scope of work proposed including materials and finishes:

We are proposing to open up some of the existing removable metal lattice panels to bring more light into the existing space. Behind each removable metal lattice panel is a glass window which will now be exposed to the street. We are also proposing to add 2 illuminated business identification signs on each facade as well as 8 window signs on 8 storefront windows. The remainder of the work proposed are minor, for example re-cladding any existing window sills due to any damage from removing the metal panels and its supporting hardware, re-cladding the narrow trim at both exterior entrance door vestibules to replace the "MISSONI" letters and applying 1 1/2" new trim around the newly exposed storefront windows.

Materials proposed:

1. Gold plated letters for all signage
2. 1/8" polished stainless steel trim around video screen (visible from corner storefront window)
3. White powder coated metal trim around newly exposed existing storefront windows & any re-cladding work.

There are some minor new work in the interior as well. This work has been filed with the Building Dept. for permit. The extent of work is outlined on the proposed floor plan in the architectural set.

D Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/>)

- | | | | | |
|---|---------------------------------|---------------------------------|---------------------------------|--------------------------------|
| <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 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 |
| <input checked="" type="checkbox"/> Other: CX | | | | |

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 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 (continue on next page)

A Indicate in the chart below all applicable signage details:

	Type of Sign	Quantity	Dimensions	Square Ft	Maximum Area Permitted by Code
1	Business ID Sign(s)	2	18'-0 1/2" x 1'-8" and 6'-0 3/4" x 11" [LxH]	29.74 SF	100 SF (main facade w/ address) 30 SF (secondary facade)
2	Window Sign(s)	8	4'-1 3/16" x 4 5/8" & 1'-6 5/8" x 2 13/16" [LxH]	2 SF	25% of window area 11.3 SF, 17.5 SF, 20.4 SF, 15 SF, 25.4 SF, 12 SF, 20 SF and 9.85 SF (includes 25% of all 8 storefront windows)
3					
4					
5					

B 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: White powder coated aluminum trim (re-cladding at both entry door vestibules to cover MISSONI letters)
 Texture /Finish: Smooth fine finish
 Color / Transparency: White

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

Material: White powder coated aluminum trim to match existing adjacent metal lattice panel
 Texture /Finish: Smooth fine finish
 Color / Transparency: White

ROOF

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

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

Material: N/A

Texture /Finish:

Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: N/A

Texture /Finish:

Color / Transparency:

BUSINESS ID SIGN(S)

Material: Gold plated galvanized aluminum

Texture /Finish: Polished

Color / Transparency: Gold

BUILDING ID SIGN(S)

Material: N/A

Texture /Finish:

Color / Transparency:

EXTERIOR LIGHTING

Material: N/A

Texture /Finish:

Color / Transparency:

PAVED SURFACES

Material: N/A

Texture /Finish:

Color / Transparency:

FREESTANDING WALLS AND FENCES

Material: N/A

Texture /Finish:

Color / Transparency:

OTHER DESIGN ELEMENTS

Material: 1/8" thick stainless steel trim around video screen (visible from corner storefront window)

Texture /Finish: Polished

Color / Transparency: Stainless steel

C 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.**

We are proposing to keep the original design of the existing Missoni store and make some minor positive modifications such as opening up some of the removable metal lattice panels to allow for light into the interior space as well as create a stronger relationship between the street and the store. The new signage we are proposing to add is in conformance with the Beverly Hills municipal code, and the visual relationship between the gold letters and white facade will add to the richness and beauty of this famous street.

- 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.**

We are maintaining majority of the existing facade and structure which is already well designed against these external factors.

- 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 few changes that we are proposing will only add to the richness and diversity of this beautifully designed existing facade. Our design approach is to enhance the existing beauty along the lines of keeping the design modern, luxurious and architecturally appealing.

- 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.**

Our proposed modifications are enhancements to the existing facade and will only add to the real estate value of the area.

- 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.**

Our proposed modifications are in conformance with the local municipal code and the 2010 California Building Code.



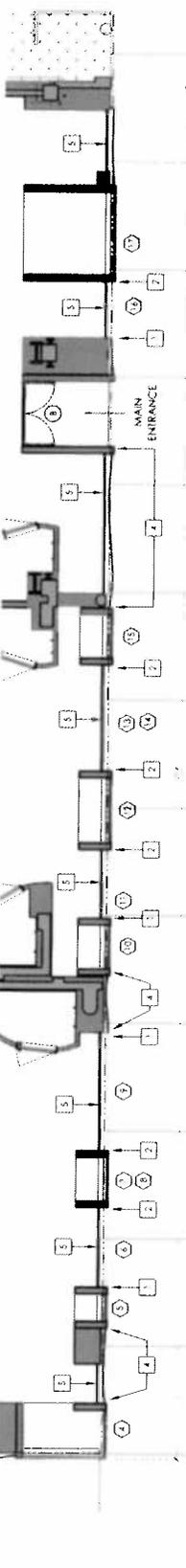
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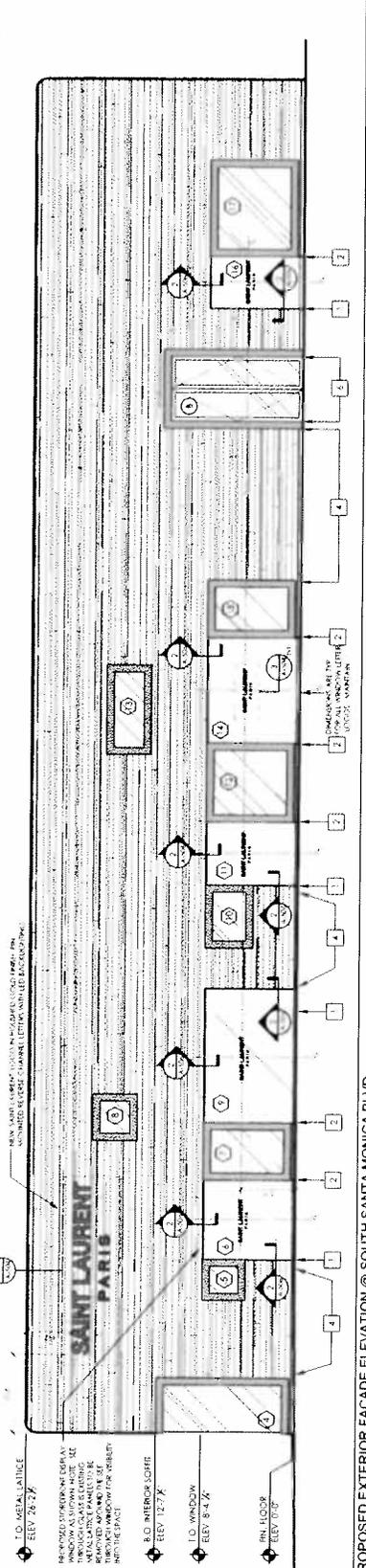
AC Meeting – February 20, 2013

Attachment B:

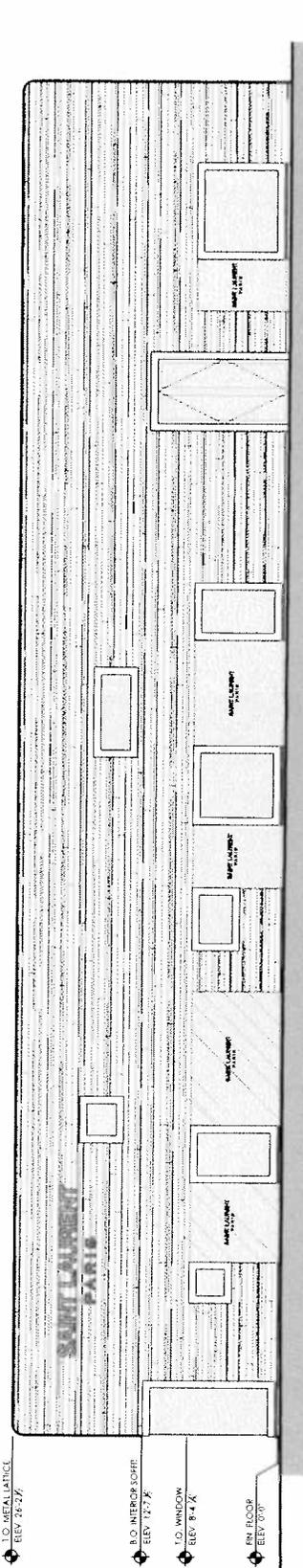
Design plans, cut sheets
and supporting elements



01 EXISTING PARTIAL PLAN ALONG SOUTH SANTA MONICA BLVD



02 PROPOSED EXTERIOR FACADE ELEVATION @ SOUTH SANTA MONICA BLVD



03 COLOR ELEVATION - PROPOSED EXTERIOR FACADE @ SOUTH SANTA MONICA BLVD

- 1 CUT EXISTING METALLIC LATTICE PANEL AND PROVIDE A 1" TRIM DETAIL AS SHOWN ON DETAIL 2/A.5/4
- 2 REMOVE EXISTING METAL LATTICE FRAME INCLUDING ALL PIVOTS, VERTICAL SUPPORTS, LATERAL WIRE BRACING, ANCHORS AND ALL RELATED COMPONENTS (WIRE).
- 3 RE CLAD OR FILL HOLES ON THE WHITE METAL BRIT THAT MAY HAVE OCCURRED AS A RESULT OF REMOVING THE METAL PANELS.
- 4 EXISTING METAL LATTICE PANEL TO REMAIN.
- 5 EXISTING STOREFRONT GLASS AND FRAME TO REMAIN.
- 6 REMOVE EXISTING WHITE METAL CLADDING AND RE CLAD WITH A WHITE POWDER COATED METAL TO MATCH ADJACENT EXISTING.
- 7 (A) SEE A.5/4 FOR WINDOW AND DOOR SCHEDULE.

04 REFERENCED NOTES

05 INTENT FOR RE-DESIGN

06 SIGNAGE CRITERIA

SIGNAGE CRITERIA
PROVIDE ONE SIGNAGE FOR EACH WINDOW ELEVATION
BUSINESS IDENTIFICATION

SIGN AREA ALLOWABLE PER CODE	TYPE OF SIGNAGE	TYPE OF WINDOW	TYPE OF SIGNAGE AREA
50% AREA ALLOWABLE PER CODE	11.1.1.1 FOR EXTERIOR LIGHT IDENTIFICATION	GLASS	3.1.1.1.1
50% AREA ALLOWABLE PER CODE	11.1.1.1.1 FOR EXTERIOR LIGHT IDENTIFICATION	GLASS	3.1.1.1.1
50% AREA ALLOWABLE PER CODE	11.1.1.1.1 FOR EXTERIOR LIGHT IDENTIFICATION	GLASS	3.1.1.1.1
50% AREA ALLOWABLE PER CODE	11.1.1.1.1 FOR EXTERIOR LIGHT IDENTIFICATION	GLASS	3.1.1.1.1

WINDOW SCHEDULE

WINDOW SCHEDULE	TYPE OF WINDOW	TYPE OF SIGNAGE AREA
1	WINDOW	3.1.1.1.1
2	WINDOW	3.1.1.1.1
3	WINDOW	3.1.1.1.1
4	WINDOW	3.1.1.1.1
5	WINDOW	3.1.1.1.1
6	WINDOW	3.1.1.1.1
7	WINDOW	3.1.1.1.1

PROPOSED STOREFRONT ELEVATIONS

PROJECT NO.	4457N RODEO DRIVE
SCALE	BEVERLY HILLS, CA 90210
DATE	APRIL 21, 2011
DRAWN BY	W
REVIEWED BY	RC
SHEET NO.	A-502

A-502

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
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TAG	SIZE	REMARKS
1	5' 0" x 8' 0"	NEWLY EXPOSED STOREFRONT WINDOW TO REMAIN
2	8' 0" x 8' 0"	NEWLY EXPOSED STOREFRONT WINDOW TO REMAIN
3	7' 5 1/2" x 11' 0"	EXISTING BOX WINDOW TO REMAIN
4	4' 4" x 11' 0"	EXISTING BOX WINDOW TO REMAIN
5	7' 8" x 7' 8"	EXISTING BOX WINDOW TO REMAIN
6	4' 0" x 6' 9 1/2"	EXISTING BOX WINDOW TO REMAIN
7	2' 0" x 2' 0"	EXISTING BOX WINDOW TO REMAIN
8	12' 3" x 8' 4"	NEWLY EXPOSED STOREFRONT WINDOW TO REMAIN
9	4' 6 1/2" x 7' 1 1/2"	EXISTING BOX WINDOW TO REMAIN
10	5' 0" x 8' 4"	NEWLY EXPOSED STOREFRONT WINDOW TO REMAIN
11	6' 0" x 6' 9 1/2"	EXISTING BOX WINDOW TO REMAIN
12	7' 0" x 2' 0"	EXISTING BOX WINDOW TO REMAIN
13	6' 9 1/2" x 8' 4"	NEWLY EXPOSED STOREFRONT WINDOW TO REMAIN
14	4' 0" x 6' 9 1/2"	EXISTING BOX WINDOW TO REMAIN
15	4' 10" x 8' 4"	NEWLY EXPOSED STOREFRONT WINDOW TO REMAIN
16	7' 1 1/2" x 6' 9 1/2"	EXISTING BOX WINDOW TO REMAIN

01 WINDOW SCHEDULE

TAG	SIZE	REMARKS
1	5' 0" x 17' 6"	EXISTING DOOR AND HARDWARE TO REMAIN
2	8' 8" x 17' 2"	EXISTING DOOR AND HARDWARE TO REMAIN

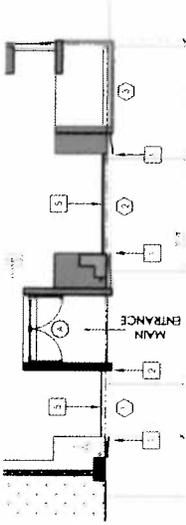
02 DOOR SCHEDULE

- PLEASE SEE PROPOSED ELEVATIONS A-500 AND A-501 FOR REFERENCED WINDOW AND DOOR TAGS
- ALL WINDOWS AND DOORS ARE EXISTING TO REMAIN
- NO SCHEDULE IS REQUIRED FOR THIS INDICATOR

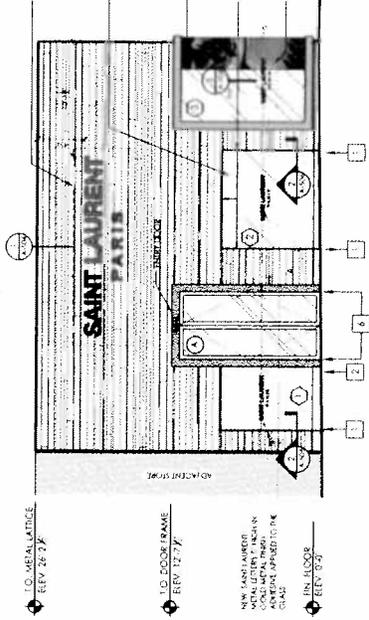
03 GENERAL NOTES

- CUT EXISTING METAL LATTICE PANEL AND PROVIDE A 1" TRIM METAL AS SHOWN ON DETAIL 214.516
- REMOVE EXISTING METAL LATTICE PANEL INCLUDING ALL PIVOTS, VERTICAL SUPPORTS, LATERAL WIRE BRACING, ANCHORS AND ALL RELATED COMPONENTS BRIBELY
- RE CLAD OR RILL HOLES ON THE WHITE METAL SILL THAT MAY HAVE OCCURRED AS A RESULT OF REMOVING THE METAL PANELS
- EXISTING METAL LATTICE PANELS TO REMAIN
- EXISTING STOREFRONT GLASS AND FRAME TO REMAIN
- REMOVE EXISTING WHITE METAL CLADDING AND BE CLAD WITH A WHITE POWDER COATED METAL TO MATCH ADJACENT EXISTING
- SEE ABOVE FOR WINDOW AND DOOR SCHEDULE

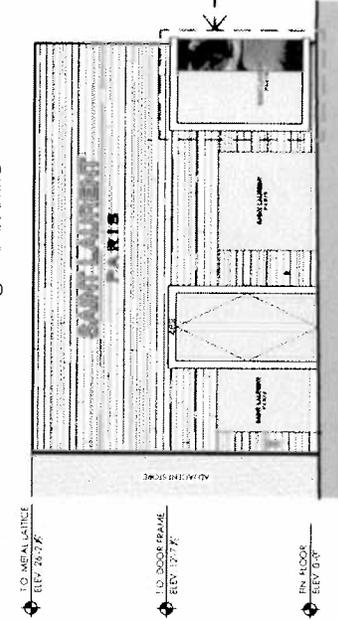
04 REFERENCED NOTES



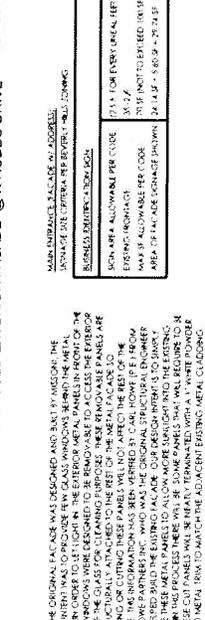
05 EXISTING PARTIAL PLAN ALONG N RODEO DRIVE



06 PROPOSED EXTERIOR FACADE ELEVATION @ N RODEO DRIVE



07 COLORED ELEVATION - PROPOSED EXTERIOR FACADE @ N RODEO DRIVE



10 3D RENDERING OF VIDEO SCREEN BY WINDOW

SCREEN TYPE	SCREEN AREA	SCREEN AREA ALLOWABLE PER CODE	SCREEN AREA ALLOWABLE PER CODE
WINDOW	16.64 SF	16.64 SF	2.1%
WINDOW	8.99 SF	8.99 SF	2.1%

09 SIGNAGE CRITERIA

04 REFERENCED NOTES

DATE	DESCRIPTION
1	ISSUED FOR PERMITS & WINDOW

ATMOSPHERE
ARCHITECTURAL FIRM

PROJECT LOCATION
455 N RODEO DRIVE
MAYBEVILLE CALIFORNIA
SCALE: 1/8" = 1'-0"
DATE: JANUARY 31, 2013
DRAWN BY: [signature]
CHECKED BY: [signature]
SHEET NO. [signature]

**PROPOSED
STOREFRONT
ELEVATIONS**

A-503



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Attachment C:

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-13

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND A SIGN ACCOMODATION TO ALLOW MULTIPLE BUSINESS IDENTIFICATION SIGNS FOR A TEMPORARY SAINT LAURENT RETAIL STORE FOR THE PROPERTY LOCATED AT 469 NORTH RODEO DRIVE (SAINT LAURENT PARIS – PL1302314).

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

Section 1. Kevin Lally of Saint Laurent Paris, tenant, Louis Loria of Atmosphere Design Group, architect, and John Ranous of Nationwide Permits, agent, on behalf of the property owner, Rodeo-Santa Monica LLC, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and a sign accommodation to allow multiple business identification signs for a new temporary Saint Laurent store for the property located at 469 North 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 20, 2013 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, complaint 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. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **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.
3. **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.
4. **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.

5. **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.
6. **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.
7. **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.
8. **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

No special conditions are included 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 20, 2013

William Crouch, Commission Secretary
Community Development Department

Zale Richard Rubins, Chairperson
Architectural Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, WILLIAM CROUCH, Secretary of the Architectural Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-XX-13 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on February 20, 2013 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:

WILLIAM CROUCH
Secretary to the Architectural
Commission/Urban Designer
City of Beverly Hills, California