



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, February 20, 2013

**Subject:** **CHRISTOLFE**  
**9501 Brighton Way**

Request for approval of a revision to a previously approved façade remodel, a sign accommodation to allow multiple business identification signs, and a construction barricade graphic (PL1301920)

**Project agent:** Walter Price

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

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### REPORT SUMMARY

The applicant is requesting review and approval for a revision to a previously approved façade remodel, as well as a new request for a sign accommodation to allow multiple business identification signs. The project was approved by the Architectural Commission on November 14, 2012. The only revision to the façade includes the complete removal of the engraved medallions that were proposed to be on ten percent of the façade's polished stainless steel nail heads.

The applicant is also requesting a sign accommodation to allow multiple business identification signs. 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 the lesser of 100 SF, the sign area otherwise permitted, or a percentage calculation based upon storefront area. Based upon these standards, the maximum sign area for the storefront is 32 SF. The business identification sign area is as follows:

- 1 primary business identification sign – 24 SF (previously approved)
- 3 business identification logo signs – approximately 1 SF each / 3 SF total
- Total sign area – 27 SF

The three business identification logo signs are engraved into the stone portion of the façade that is located behind the awning. When viewed in elevation drawings that include the awning, the signs are not visible. It is anticipated they will be primarily visible to those passing by on the sidewalk or when entering the store. An awning sign was also approved by the Architectural Commission; however, this signage is not included in the overall sign area for the storefront.

The applicant is also requesting a construction barricade graphic. As proposed, the barricade is artistic in nature and does not contain advertisement oriented graphics. Additionally, it complies with the text limitations set forth in the BHMC.

**Attachment(s):**

- Previously Approved Façade Remodel
- Detailed Design Description and Materials (Applicant Prepared)
- Design Plans, Cut Sheets & Supporting Documents
- DRAFT Approval Resolution

**Report Author and Contact Information:**

Cindy Gordon, Assistant Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## **Architectural Commission Report**

445 North Rexford Drive, Room 280-A

AC Meeting – February 20, 2013

### **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.



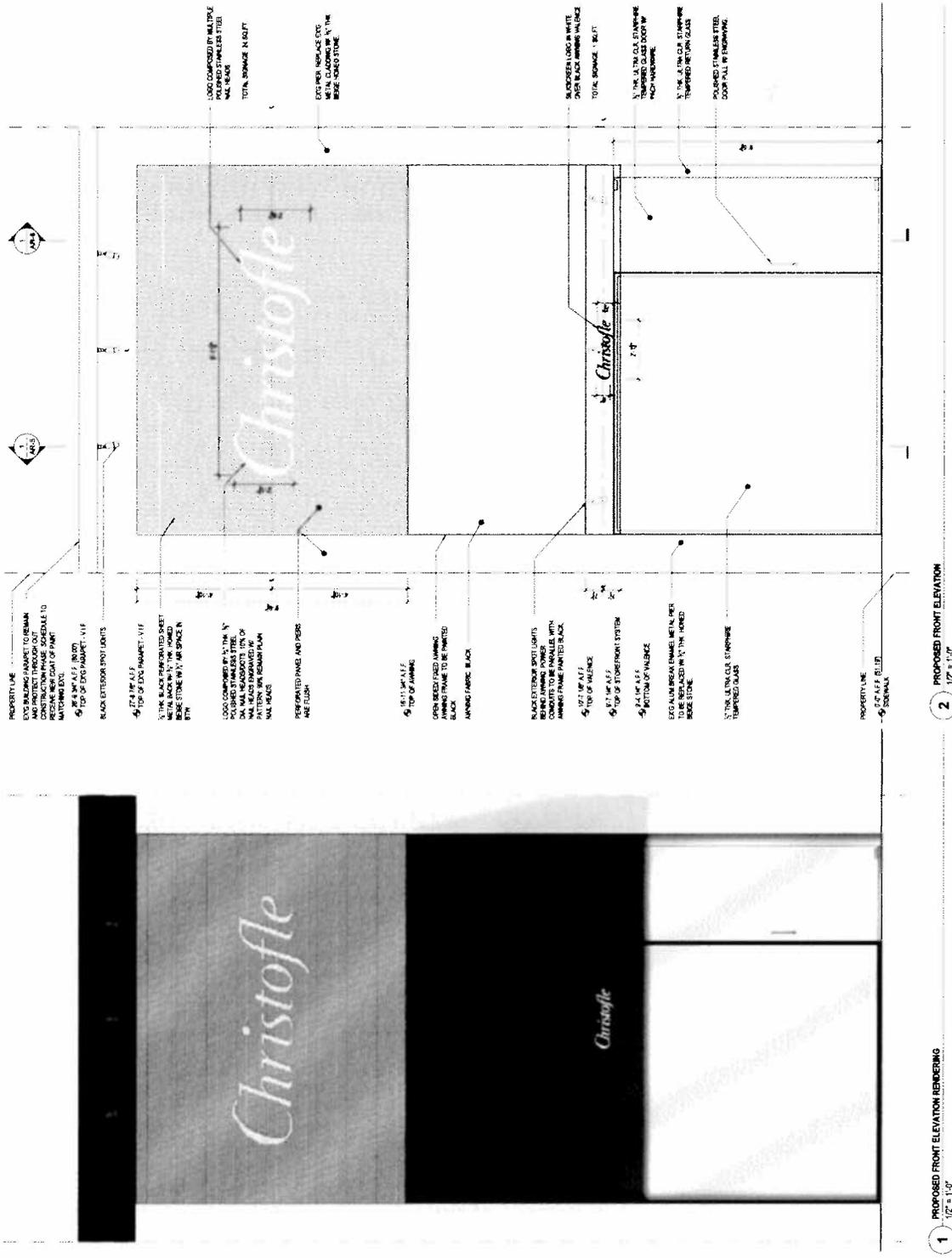
**Architectural Commission Report**

445 North Rexford Drive, Room 280-A

AC Meeting – February 20, 2013

**Attachment A:**

Previously Approved Façade Remodel



PROPERTY LINE  
 EYE BUILDING FRAME TO REMAIN  
 AND PROTECT THROUGHOUT  
 CONSTRUCTION. REPAIR TO  
 PRESERVE NEW COAT OF PAINT  
 MATCHING EXC.  
 1/2" x 1/2" x 1/2" INCH  
 TOP OF EXISTING SILL  
 BLACK EXTERIOR SPOT LIGHTS

1/2" x 1/2" x 1/2" INCH  
 TOP OF EXISTING SILL  
 1/2" x 1/2" x 1/2" INCH  
 TOP OF EXISTING SILL  
 1/2" x 1/2" x 1/2" INCH  
 TOP OF EXISTING SILL

LOGO COMPOSED BY MULTIPLE  
 POLISHED STAINLESS STEEL  
 WALL HEADS  
 TOTAL HEIGHT 18'-0"

EXISTING POLISHED STAINLESS  
 STEEL WALL HEADS TO REMAIN  
 WITH NEW FABRIC

LOGO COMPOSED BY MULTIPLE  
 POLISHED STAINLESS STEEL  
 WALL HEADS  
 TOTAL HEIGHT 18'-0"

EXISTING POLISHED STAINLESS  
 STEEL WALL HEADS TO REMAIN  
 WITH NEW FABRIC

BLACK ANODIZED ALUMINUM  
 WINDOW FRAME TO BE FINISHED  
 BLACK  
 FINISH FABRIC BLACK

BLACK ANODIZED ALUMINUM  
 WINDOW FRAME TO BE FINISHED  
 BLACK  
 FINISH FABRIC BLACK

BLACK ANODIZED ALUMINUM  
 WINDOW FRAME TO BE FINISHED  
 BLACK  
 FINISH FABRIC BLACK

BLACK ANODIZED ALUMINUM  
 WINDOW FRAME TO BE FINISHED  
 BLACK  
 FINISH FABRIC BLACK

PROPERTY LINE  
 1/2" x 1/2" x 1/2" INCH  
 TOP OF EXISTING SILL

2 PROPOSED FRONT ELEVATION  
 1/2" = 1'-0"

1 PROPOSED FRONT ELEVATION RENDERING  
 1/2" = 1'-0"

OWNER: MARK TRONSTEN  
 PROPERTY MANAGEMENT  
 INVESTORS PROPERTY MANAGEMENT  
 P.O. BOX 20180  
 LOS ANGELES, CA 90028-1808

PROJECT ADDRESS  
 9415 BRIGHTON WAY  
 BEVERLY HILLS, CA 90210

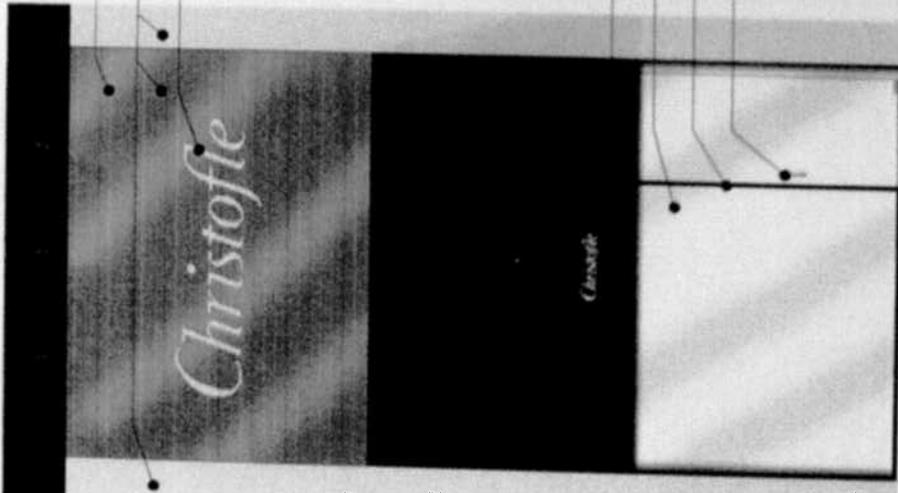
ARCHITECT  
 R.E.D. ARCHITECTURAL GROUP  
 11111 WILSON BLVD., SUITE 100  
 BEVERLY HILLS, CA 90210

*Christofle* FACADE AND INTERIOR RENOVATION

9415 BRIGHTON WAY  
 BEVERLY HILLS, CA 90210

PROPOSED FRONT FACADE ELEVATION & RENDERING  
 SHEET #: AR-4

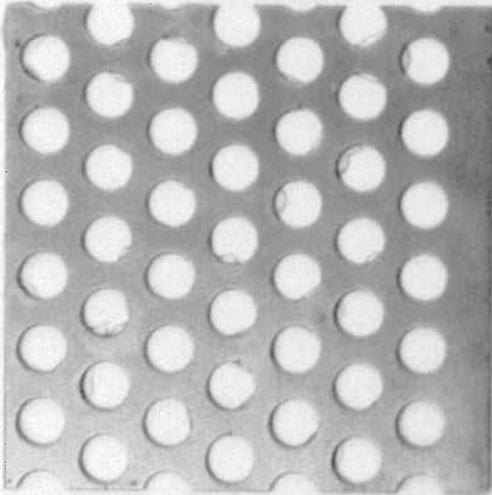
DATE: 25 OCTOBER 2022  
 PROJECT NUMBER: 1903200-01



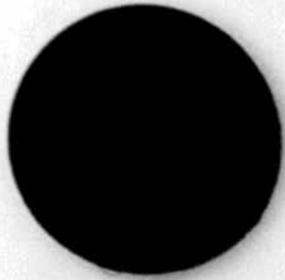
(ELEVATION  
SCALE: 1/4" = 1'-0"

**MATERIAL SAMPLES**

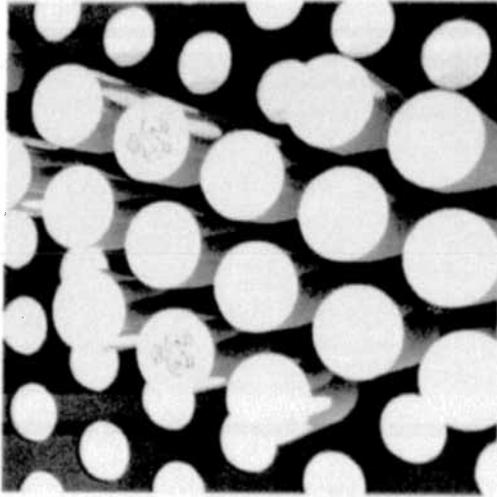
DATE: 25, OCTOBER 2012  
PROJECT NUMBER: 389.1201.01



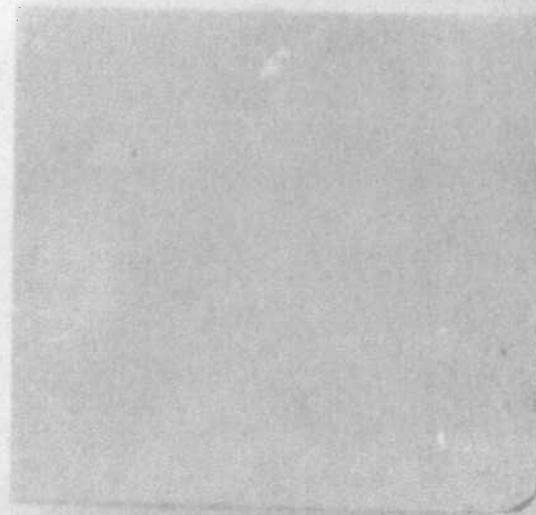
MATERIAL SHOWN UNFINISHED  
**1** PERFORATED METAL PANEL



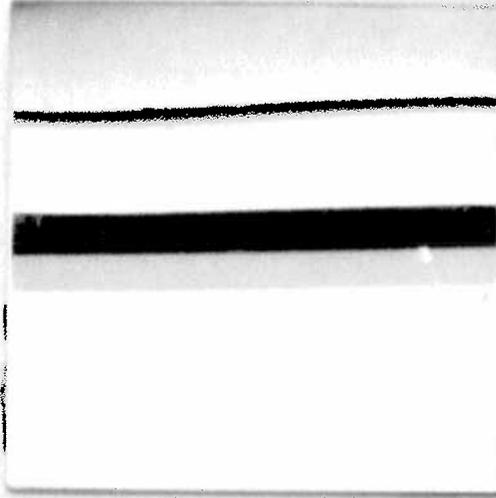
FINISH: POWDERCOATED IN BLACK PAUL 3004



RENDERING OF 3A



**2** LIMESTONE



3A: WALL HEADS ARRANGED TO CREATE CHRISTOFFE LOGO  
3B: DOOR PULL

**3** MIRROR POLISHED STAINLESS STEEL

*Christoffe* FACADE AND INTERIOR RENOVATION

9515 BRIGHTON WAY  
BEVERLY HILLS, CA 90210

O'NEIL LANGAN ARCHITECTS  
PLANNING + ARCHITECTURE + INTERIORS  
100 WILSON BLVD, SUITE 200, BEVERLY HILLS, CALIFORNIA 90210  
TEL: 310.274.1111 FAX: 310.274.1112

R+D Architectural Group



**Architectural Commission Report**

445 North Rexford Drive, Room 280-A

AC Meeting – February 20, 2013

**Attachment B:**

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: 5
  - Building Identification Sign(s)
    - Number of signs proposed:
  - Sign Accommodation (explain reason for the accommodation request below):
    - Seeking approval for an additional business identification. Number of signs proposed: 5
  - 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:**

1. Renovate existing two-story facade:
  - Replace existing awning with new black awing fabric, open sides, white silk screened logo & new armature in black.
  - New storefront system/frame clad in black. Entry door to be frame less.
  - Clad upper facade (all the way up to underside of communal cornice) with powder coated perforated panel backed with polished stainless steel, with applied polished stainless steel logo.
  - New lighting under awning and under cornices.
  - New exterior stone floor
  - Remove previously projected out window display area and bring it back to align with adjacent piers and enclose the previous existed open vestibule to flush with new storefront.
2. Renovate total of 933 sq. ft. of retail space and back of house.



**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 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   |
| <input type="checkbox"/> Other: _____ |                                 |   |                                 |                                |

**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** (continues on next page)

**A** Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Business ID	1	2'-8 5/8" H x 8'-11 5/8" L (O.A. TEXT HT. IS 2'-1 1/2")	24 SQ. FT.	32 SQ. FT. (previously approved during ARB I)
2	Business ID (Awning)	1	6" H X 2'-1 5/8" L (LETTER 'F' IS 7'-1/8" H)	1 SQ. FT.	Included in No. 1 (previously approved during ARB I)
3	Business ID (hallmarks)	3	1'-7/8" W; 9'-7/16" H x 1'-2 9/16" W, 10'-3/4" H	3 SQ. FT. TOTAL	Included in No. 1
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:* BLACK PREFORATED SHEET METAL + HONED BEIGE STONE  
*Texture /Finish:* PERFORATED METAL: SATIN FINISH. BEIGE STONE: HONED.  
*Color / Transparency:* METAL: BLACK. STONE: BEIGE

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

*Material:* STOREFRONT FRAME - BLACKEN BRASS CLAD  
*Texture /Finish:* MATTE  
*Color / Transparency:*

**ROOF**

*Material:* EXISTING. NO CHANGE.  
*Texture /Finish:*  
*Color / Transparency:*

**COLUMNS**

*Material:* PIERS - STONE CLAD  
*Texture /Finish:* HONED  
*Color / Transparency:* BEIGE

**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:* METAL AWNING FRAME + SUNBRELLA AWNING FABRIC  
*Texture /Finish:* SATIN METAL FRAME + MATTE FABRIC  
*Color / Transparency:* BLACK AWNING FRAME + BLACK AWNING FABIC

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

*Material:* LOGO COMPOSED BY POLISHED STAINLESS STEEL DOTS/NAIL HEADS + ENGRAVING HALLMARKS ON ST-1 BEIGE HONED STONE  
*Texture /Finish:*  
*Color / Transparency:*

**BUILDING ID SIGN(S)**

*Material:* SILKSCREEN LOGO ON AWNING VALENCE  
*Texture /Finish:* SATIN/SMOOTH  
*Color / Transparency:* WHITE LETTER OVER BLACK AWNING FABRIC

**EXTERIOR LIGHTING**

*Material:* SPOT METAL HALIDE UNDER WITHIN AWNING AND BELOW PARAPET  
*Texture /Finish:* SATIN  
*Color / Transparency:* BLACK LIGHT FIXTURE

**PAVED SURFACES**

*Material:* STONE  
*Texture /Finish:* HONED  
*Color / Transparency:* DARK GRAY

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

**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.

Please see attached sheets

- 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.

Please see attached sheets

- 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.

Please see attached sheets

- 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.

Please see attached sheets

- 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.

Please see attached sheets



**Architectural Commission Report**

445 North Rexford Drive, Room 280-A  
AC Meeting – February 20, 2013

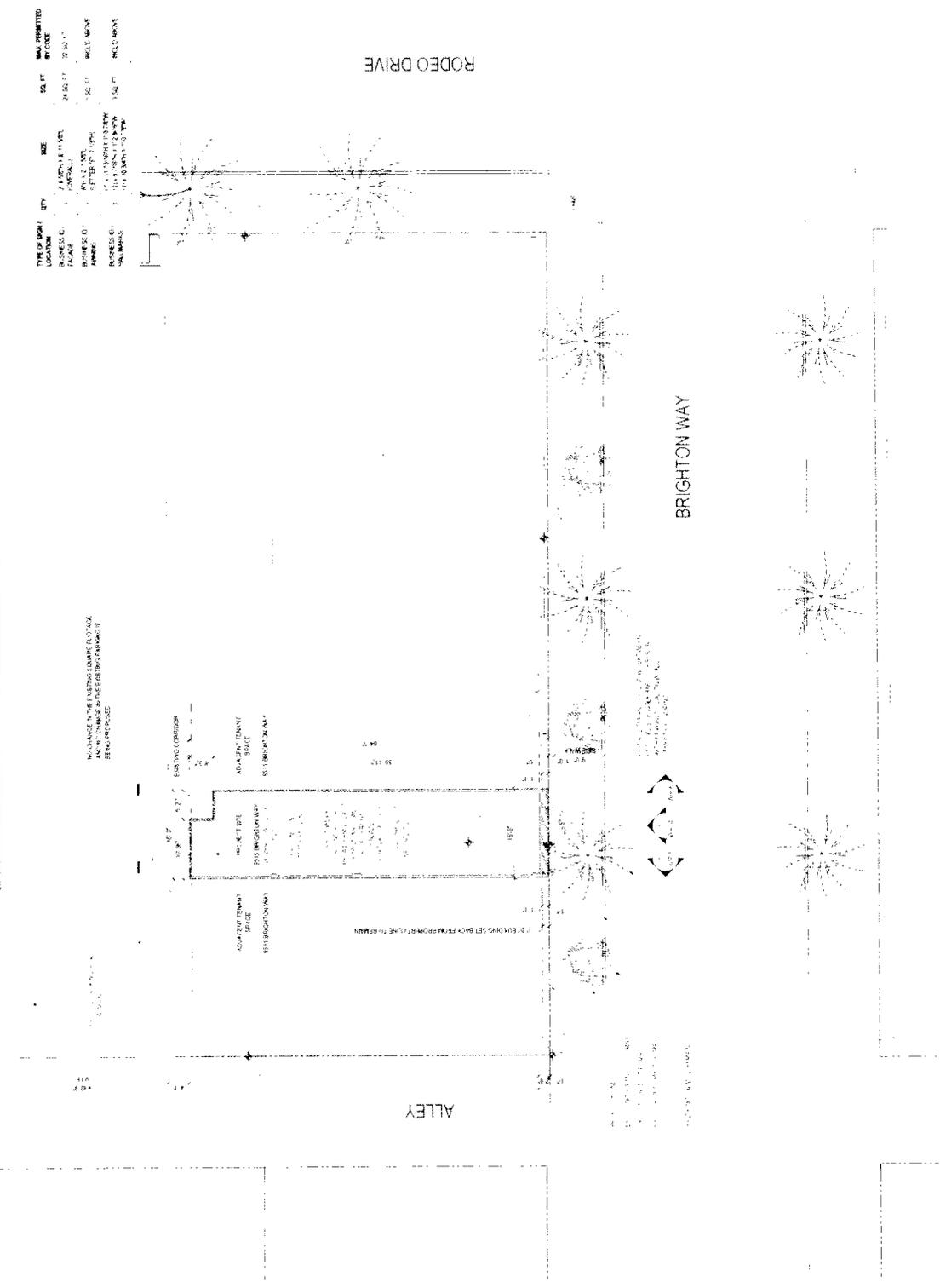
**Attachment C:**

Design plans, cut sheets  
and supporting elements

**PROJECT INFORMATION**

EXISTING PROJECT SPACE SQUARE FOOTAGE: 1,000 SQ. FT.  
 EXISTING REMAINING BUILDING SQUARE FOOTAGE: 914 SQ. FT.  
 EXISTING TOTAL BUILDING SQUARE FOOTAGE: 10,756 SQ. FT.  
 EXISTING PAR. 11.4 (1)  
 EXISTING PAR. 11.4 (2)

**NO INCREASE IN EXISTING SQUARE FOOTAGE AND NO CHANGE IN EXISTING PARKING IS BEING PROPOSED**



TYPE OF WORK	QTY	SIZE	MAX. PERMITTED
LANDSCAPE	1	24" X 24" X 18" (H) (W) (D)	24" X 24" X 18"
PLANTING	1	GENERAL	24" X 24" X 18"
PAVING	1	1" X 12" X 18" (H) (W) (D)	1" X 12" X 18"
CONCRETE	1	1" X 12" X 18" (H) (W) (D)	1" X 12" X 18"
PAINT	1	1" X 12" X 18" (H) (W) (D)	1" X 12" X 18"
MECHANICAL	1	1" X 12" X 18" (H) (W) (D)	1" X 12" X 18"
ELECTRICAL	1	1" X 12" X 18" (H) (W) (D)	1" X 12" X 18"
PLUMBING	1	1" X 12" X 18" (H) (W) (D)	1" X 12" X 18"
FINISHES	1	1" X 12" X 18" (H) (W) (D)	1" X 12" X 18"

1 SITE PLAN  
 SCALE: 1" = 10'-0"



**SITE PLAN**  
**SHEET #: AR-1**

DATE: 11.14.2013  
 PROJECT NUMBER: 1304-0011A

*Christoffe* **FACADE AND INTERIOR RENOVATION**  
 6515 BRIGHTON WAY  
 BEVERLY HILLS, CA 90210

OWNER: MARK TROSTEN  
 PROPERTY MANAGEMENT:  
 INVESTIGAS PROPERTY MANAGEMENT  
 200 ROPZ STREET  
 LOS ANGELES, CA 90058  
 PROJECT ADDRESS:  
 6515 BRIGHTON WAY  
 BEVERLY HILLS, CA 90210  
**RED Architecture**  
 1000 W. 10TH STREET, SUITE 100  
 LOS ANGELES, CA 90058

0 MILL LARSEN  
 1000 W. 10TH STREET, SUITE 100  
 LOS ANGELES, CA 90058



2 FRONT ELEVATION  
SCALE 1/8" = 1'-0"

3 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

4 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

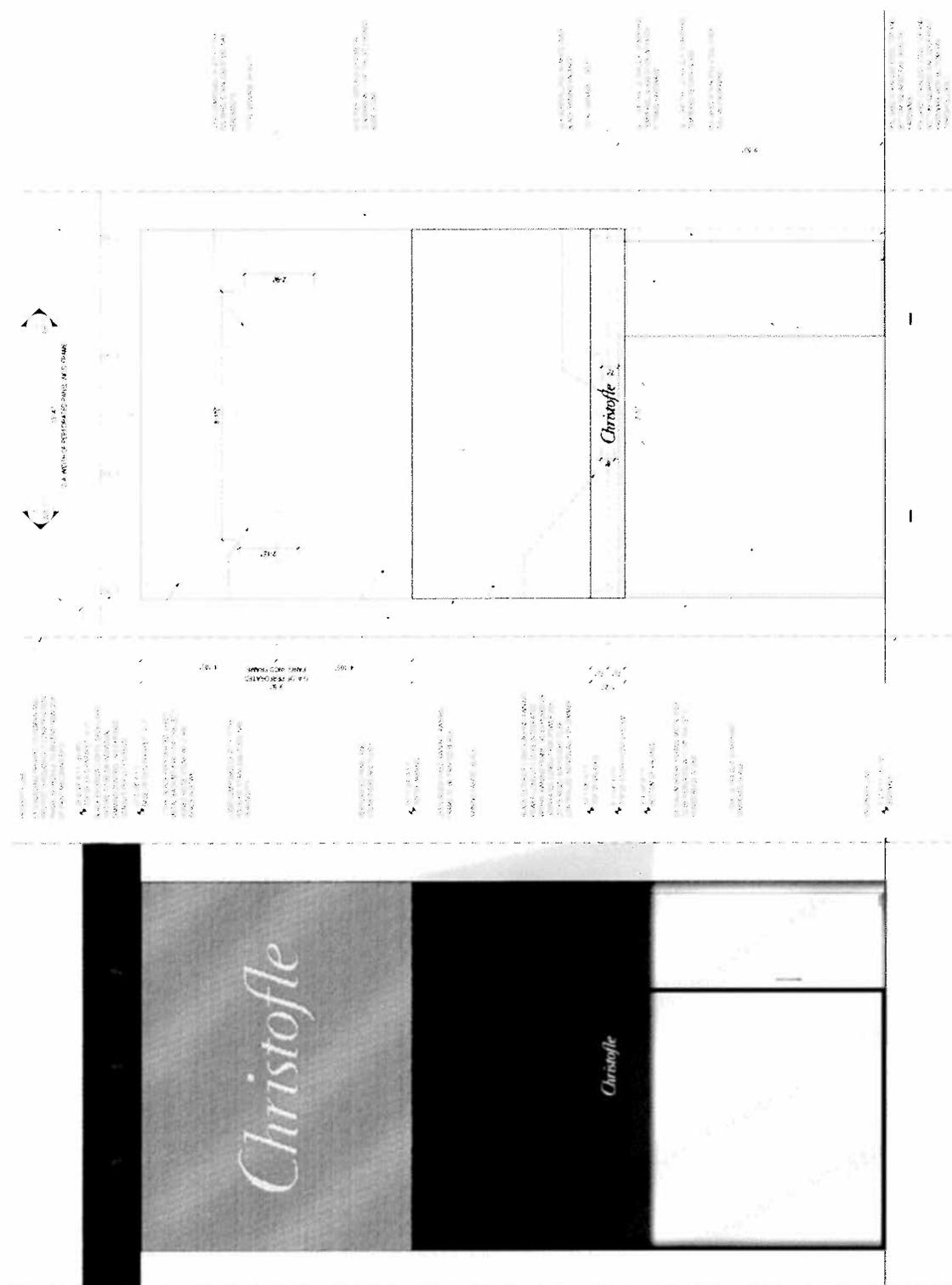
1 BARRICADE PLAN  
SCALE 1/8" = 1'-0"

PROPOSED BARRICADE RENDERING  
SHEET #: AR-1.1

*Christofle* FACADE AND INTERIOR RENOVATION  
9515 BRIGHTON WAY  
BEVERLY HILLS, CA 90210

CHRISTOFLE GROUP  
PROJECT MANAGEMENT  
PROJECT MANAGEMENT  
123 MAIN STREET  
LOS ANGELES, CA 90001  
TEL: (213) 555-1234  
WWW.CHRISTOFLE.COM  
B-E-D Architecture Group  
ARCHITECTS

0 MILE RANGE  
DATE: 07/15/2014  
PROJECT NUMBER: 141410101



1. PROPOSED FRONT FACADE ELEVATION RENDERING  
 SCALE: 1/8" = 1'-0"

2. PROPOSED FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

PROPOSED FRONT FACADE ELEVATION & RENDERING  
 SHEET #: AR-4.1

DATE: 12/15/2017  
 PROJECT NUMBER: 18010017

9515 BRIGHTON WAY  
 BEVERLY HILLS, CA 90210

*Christofle* FACADE AND INTERIOR RENOVATION

D. HILL LANSAN  
 ARCHITECTS  
 10000 WILSON BOULEVARD, SUITE 100  
 BEVERLY HILLS, CALIFORNIA 90212  
 TEL: 310.977.1111  
 WWW.DHILLLANSAN.COM

OWNER: MARY ROSEN  
 PROJECT MANAGER  
 CUSTOMER SERVICE MANAGEMENT  
 210 HOV 2109  
 LOS ANGELES, CA 90029  
 PROJECT NUMBER  
 18010017  
 PROJECT ADDRESS  
 9515 BRIGHTON WAY  
 BEVERLY HILLS, CA 90210  
 PROJECT NUMBER  
 18010017





DATE: 01 JANUARY 2020

PROJECT NUMBER: 388-1201-01

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

FRONT FACADE RENDERING

1

9515 BRIGHTON WAY, BEVERLY HILLS, CALIFORNIA 90210

9515 BRIGHTON WAY, BEVERLY HILLS, CALIFORNIA 90210



FRONT FACADE RENDERING

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

2

3D RENDERING  
SHEET #: AR-10

*Christofle* FACADE AND INTERIOR RENOVATION

9515 BRIGHTON WAY  
BEVERLY HILLS, CA 90210

OWEN BISHOP ARCHITECTS  
PROPERTY MANAGEMENT  
INVESTMENT PROJECT MANAGEMENT  
20707 27TH ST  
LOS ANGELES, CA 90004-3956  
TEL: 310.470.2214  
FAX: 310.470.2214  
PROJECT ADDRESS  
9515 BRIGHTON WAY  
BEVERLY HILLS, CA 90210  
R E B Architectural Group  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.274.1111  
www.rebgroup.com

D HILL LANGAN  
ARCHITECTS  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.274.1111  
www.dhilllangan.com



**Architectural Commission Report**

445 North Rexford Drive, Room 280-A  
AC Meeting -- February 20, 2013

**Attachment D:**

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 REVISION TO A PREVIOUSLY APPROVED FAÇADE REMODEL AND A SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS FOR THE PROPERTY LOCATED AT 9501 BRIGHTON WAY (CHRISTOLFE – PL1301920).

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

Section 1. Walter Price, applicant, on behalf of the property owner, Mark Tronstein, and the tenant, Christolfe (Collectively the “Applicant”), has applied for architectural approval of a revision to a previously approved façade remodel and a sign accommodation for multiple business identification signs for the property located at 9501 Brighton Way.

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

9. 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 20, 2013

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William Crouch, Commission Secretary  
Community Development Department

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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:

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