



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, March 20, 2013

Subject: **INFINITI**
8815 and 8825 Wilshire Boulevard
Request for approval of a façade remodel to an existing commercial building.
(PL1303671)

Project agent: Mike Goodjohn – Kunzik and Sara Construction

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel for the new Infiniti car dealership at 8815 and 8825 Wilshire Boulevard. The façade remodel includes the following:

- Glass panel façade with clear anodized aluminum mullions and sandstone textured cement plaster (ivory in color) on the Wilshire Boulevard elevation;
- Sandstone textured cement plaster façade (ivory in color) on North Clark Drive elevation;
- Storefront system with clear glazing at windows and entry door with clear anodized aluminum framing;
- Clear glass automobile entrance doors (North Clark Drive elevation);
- Travertine stone on existing vertical architectural projection;
- Limestone tiles at entry door, and;
- Brushed aluminum canopy

While business identification signage has been included in the architectural plan sets, it is for reference only and will be reviewed under a separate architectural review permit. The Commission may wish to provide the applicant with comments on the signage so it may be incorporated appropriately as final sign plans are prepared.

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

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:

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



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – March 20, 2013

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

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – March 20, 2013

Attachment A:

Detailed Design Description
and Materials (applicant prepared)



SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 8815 & 8825 Wilshire Blvd. Beverly Hills, CA 90211
Adjacent Streets: On Wilshire between N. Clark and N. Robertson

B Property Owner Information¹

Name(s): 8825 Wilshire LLC
Address: 2310 E. 7th Street
City: Los Angeles State & Zip Code: CA 90023
Phone: (323) 859 - 3447 Fax: (323) 859 - 3448
E-Mail daryoush@dayaninvestments.com

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

Name(s): Kunzik and Sara Construction / Mike Goodjohn
Address: 1699 La Costa Meadows Dr. Suite 102
City: San Marcos State & Zip Code: CA 90278
Phone: (760) 591-3109 Fax: (760) 591-0583
E-Mail mikeg@kunzikandsara.com

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

Name(s): AHT architects / Patrick Wirz Registered Architect? Yes No
Address: 2120 Wilshire Blvd. Suite 200
City: Santa Monica State & Zip Code: CA, 90403
Phone: (310) 453-4431 x 103 Fax: (310) 829-5296
E-Mail pwirz@ahtarchitects.com

E Landscape Designer Information [Employed or hired by Applicant]

Name(s): DWLA / Daniel Weedon
Address: 1216 Elm St.
City: Venice State & Zip Code: CA 90209
Phone: (310) 827-2084 x 10 Fax: (310) 827-4634
E-Mail dan@dw-la.com

F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.

Name(s): Murray D. Fischer, Esq. / Murray Fischer
Address: 433 N. Camden Dr. Suite 888
City: Beverly Hills State & Zip Code: CA 90210
Phone: (310) 276-3600 Fax: (310) 276-4345
E-Mail mdfrelaw@earthlink.net

G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.²

Property Owner's Signature & Date

Property Owner's Signature & Date

¹ If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups:
Group A – Chairperson or president of the board; Group B – board secretary or chief financial officer.

² A signed and dated authorization letter from the property owner is also acceptable.

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
 - 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:
 - Building Identification Sign(s)
 Number of signs proposed:
 - Sign Accommodation (explain reason for the accommodation request below):
 SIGNAGE TO BE SUBMITTED AT A LATER DATE _____ Number of signs proposed:
 - Other: _____
- Remodel: Int. & Ext, no floor area added
 Remodel: Int. & Ext, floor area added
 Awning(s): New Recovery
 Open Air Dining: #Tables #Chairs

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

-Replace existing windows with clear glass set in clear anodized aluminum frames.
 -Re-finish existing plaster with ECP and paint existing brick to match.
 -Add Brand Signage on Wilshire and Clark.
 -Re-finish existing Pylon with stone finish and add Brand Sign.
 -Add vehicle access door to Clark Dr.
 -Remove angular glass windows on Wilshire and replace with stone.
 -Clean up existing awning.
 -Add dual sliding door to Clark Dr.
 -Add electrical and Vault rooms.

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 Sign(s)	3	74" x 143"	105 sf	
2	Business ID Sign(s)	1	1'-10" x 3'-9"	7 sf	
3	Business ID Sign(s)	1	1'-10" x 1'-5.5"	25 sf	
4		2			
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: ACM, EIFS, GLASS
 Texture /Finish: BRUSHED, SAND, SMOOTH
 Color / Transparency: SILVER, NAURAL IVORY, PATTERNED

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

Material: CLEAR ANODIZED ALUMINUM FRAME, CLEAR GLASS,
 Texture /Finish:
 Color / Transparency:

ROOF

Material: EXISTING TO REMAIN
 Texture /Finish:
 Color / Transparency:

COLUMNS

Material: NA
 Texture /Finish: NA
 Color / Transparency: NA

BALCONIES & RAILINGS

Material: NA
 Texture /Finish: NA
 Color / Transparency: NA

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

Material: NA
 Texture /Finish: NA
 Color / Transparency: NA



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

AWNINGS, CANOPIES

Material: EXISTING ALUMINUM TO REMAIN
Texture /Finish: EXISTING BRUSHED TO REMAIN
Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: NA
Texture /Finish: NA
Color / Transparency: NA

BUSINESS ID SIGN(S)

Material: TBD
Texture /Finish: TBD
Color / Transparency: TBD

BUILDING ID SIGN(S)

Material: TBD
Texture /Finish: TBD
Color / Transparency: TBD

EXTERIOR LIGHTING

Material: NA
Texture /Finish: NA
Color / Transparency: NA

PAVED SURFACES

Material: EXISTING CONCRETE TO REMAIN
Texture /Finish: BRUSHED
Color / Transparency: GRAY

FREESTANDING WALLS AND FENCES

Material: NA
Texture /Finish: NA
Color / Transparency: NA

OTHER DESIGN ELEMENTS

Material: NA
Texture /Finish: NA
Color / Transparency: NA

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

NA



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 BUILDING IS A FLAGSHIP FACILITY FOR A HIGH END MOTOR VEHICLE COMPANY WITH STANDARDS NOT MET BY MOST OTHER BRANDS. MATERIAL PALATE IS CLEAN, MODERN, AND SIMPLE, AND WILL ATTRACT OTHER HIGH QUALITY PROFESSIONALS AND BUSINESSES TO THE AREA. BEVERLY HILLS INFINIT AS THE INTENTION OF MAKING THIS A FACILITY TO BE MODELED AFTER.

- 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.**

STRUCTURE IS COMPLETELY ENCLOSED AND INTEGRATED INTO THE DESIGNED LAYOUT OF THE BUILDING. EXISTING CMU AND BRICK EXTERIOR WALLS PROVIDE BARRIERS BETWEEN UNWANTED NOISE.

- 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.**

EXISTING STRUCTURAL ELEMENTS WILL BE REPLACED IF NECESSARY, AND ALL WILL BE RE-FINISHED WITH EITHER PAINT, PLASTER, OR METAL COVER.

- 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 BUILDING IS HARMONY WITH ITS CONTEXT IN THE FUSION OF MODERN AND CLASSICAL STYLES. CLEAN LINES, SOFT AND STRONG COLORS, AND HIGH QUALITY MATERIALS. NOT TO MENTION THE HIGH QUALITY PRODUCT BEING SOLD INSIDE.

- 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.**

[Empty response box for item 5]



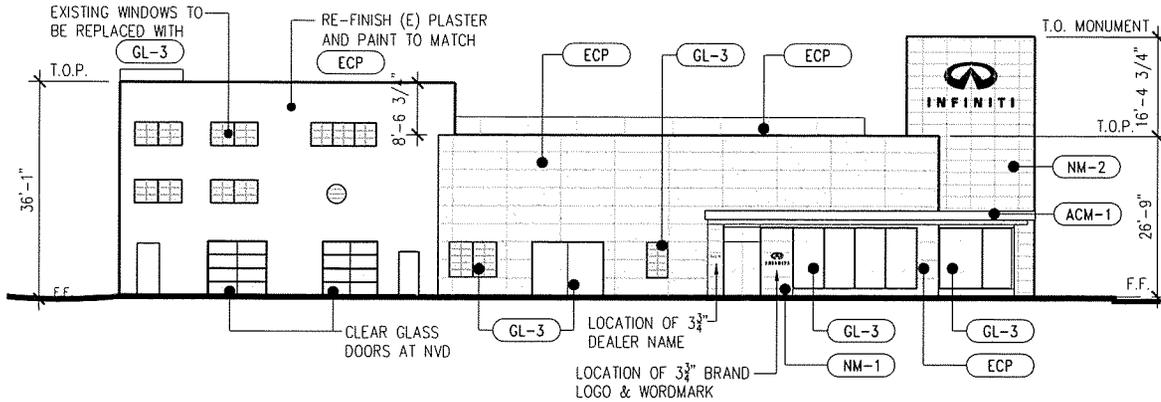
Architectural Commission Report

445 North Rexford Drive, Room 280-A

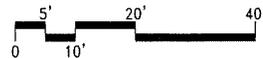
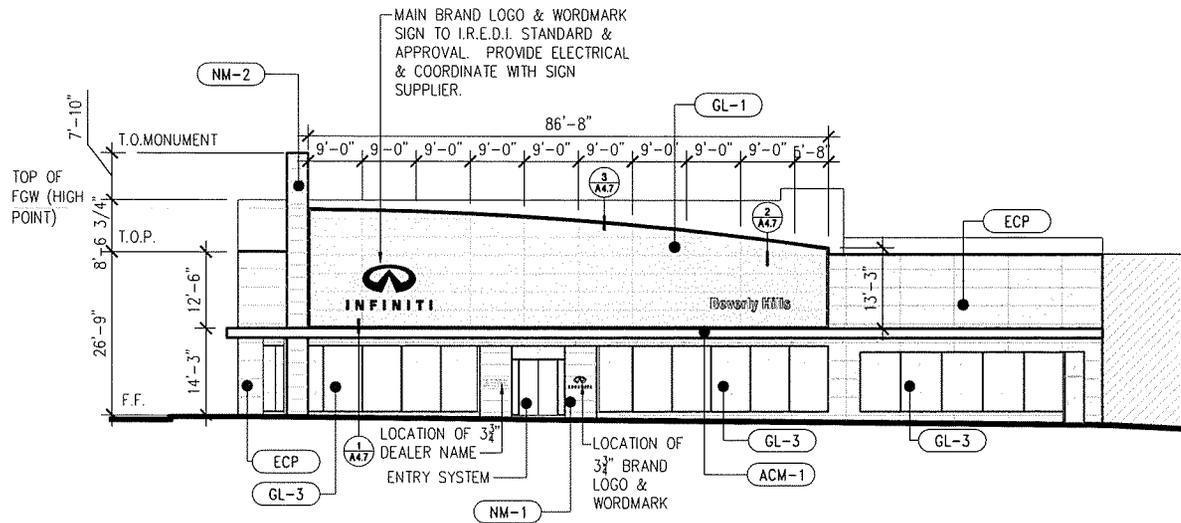
AC Meeting – March 20, 2013

Attachment B:

Design plans, cut sheets
and supporting elements



WEST ELEVATION (CLARK)
SCALE: 1" = 20'-0"



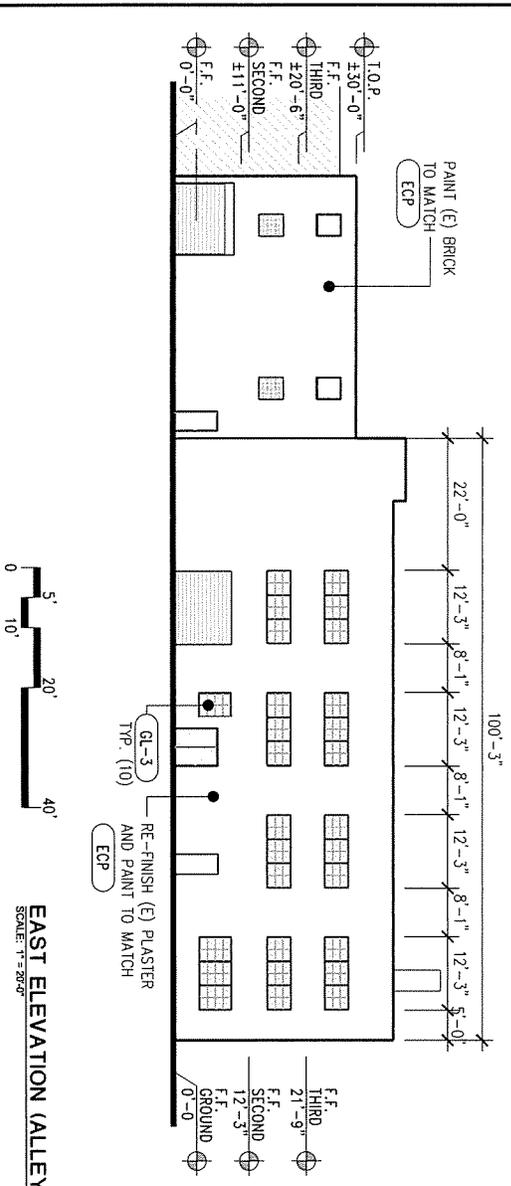
SOUTH ELEVATION (WILSHIRE BLVD.)
SCALE: 1" = 20'-0"

FINISH LEGEND

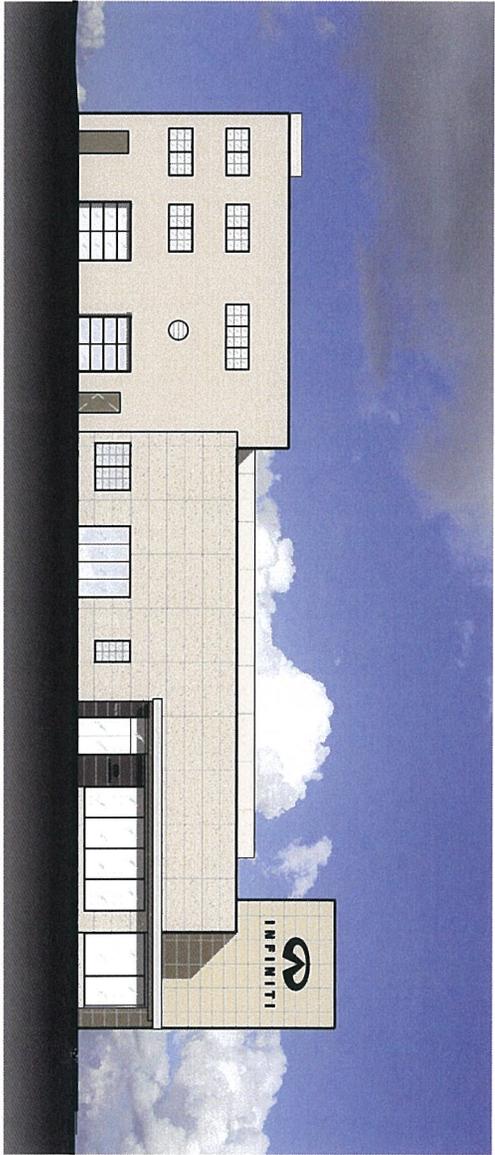
- (ACM-1) ALUMINUM COMPOSITE MATERIAL BY ALCOA ARCHITECTURAL PRODUCTS: REYNOBOND, 4MM NATURAL BRUSHED ALUMINUM, RBNA, LUMIFLON CLEAR COAT, 0.020" ALUMINUM SKIN 4MM OVERALL THK; 0.02" ALUMINUM SKIN THK (BOTH FACES); PANELS TO BE 3:1 WIDTH:HEIGHT RATIO; HORIZONTAL GRAIN (BRUSH) DIRECTION
- (ECP) EXTERIOR CEMENT PLASTER SYSTEM BY PAREX LAHABRA: TEXTURE: SANDSTONE COLOR: 10444L IVORY BY PAREX USA
- (GL-1) GLASS PANELS BY OLD CASTLE GLASS: 3'H BETWEEN JOINT CENTERS; 9"W (TYP) BETWEEN JOINT CENTERS FRAMING: OLDCASTLE GLASS, SYSTEM CW644, 4-SIDED STRUCTURAL SILICONE GLAZING SYSTEM, CLEAR ANODIZED ALUMINUM MULLIONS. SEE DETAILS ON A4.7 & A4.8.
- (GL-3) STANDARD ARCHITECTURAL CLEAR GLASS BY OLDCASTLE GLASS: CLEAR, LOW-E COATING RECOMMENDED FOR IMPROVED THERMAL PERFORMANCE. CLEAR ANODIZED ALUMINUM FRAMING
- (NM-1) STONE BY STONE SOURCE: LIMESTONE - BALTIMORE LIMESTONE, HONED ALL TILES TO BE 2:1 WIDTH:HEIGHT RATIO.
- (NM-2) STONE BY ARIZONA TILE: TRAVERTINE (ARIZONA TILE) - TORREON STONE ALL TILES TO BE 2:1 WIDTH:HEIGHT RATIO.

FINISH LEGEND

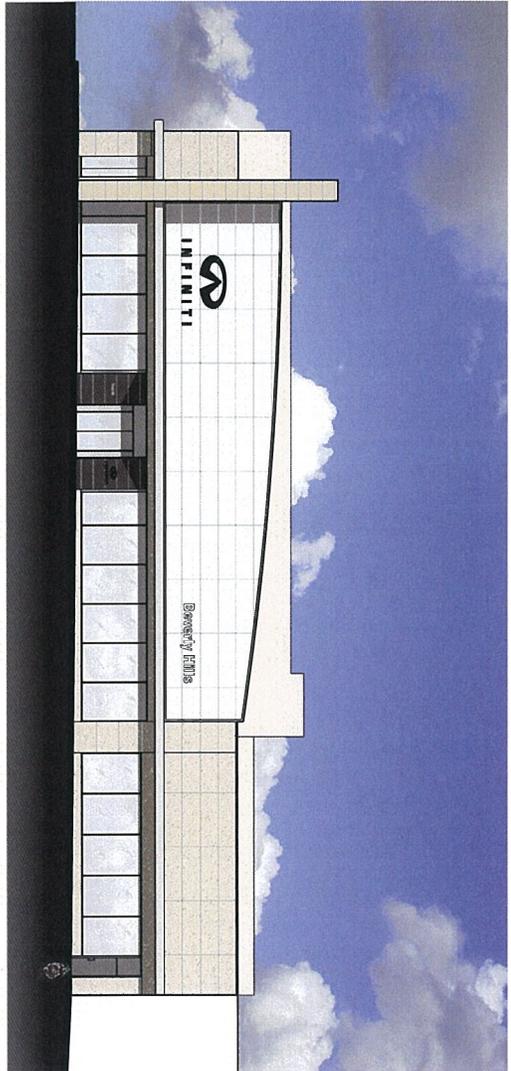
- ACH-1** ALUMINUM COMPOSITE MATERIAL BY ALCOA ARCHITECTURAL PRODUCTS: RENOBROND, 4MM NATURAL BRUSHED ALUMINUM, 18MM, LUMIFLON CLEAR COAT, 0.020" ALUMINUM SKIN 4MM OVERALL THK; 0.02" ALUMINUM SKIN THK (BOTH FACES); PANELS TO BE 3:1 WIDTH:HEIGHT RATIO; HORIZONTAL GRAIN (BRUSH) DIRECTION
- ECP** EXTERIOR CEMENT PLASTER SYSTEM BY PAREX LAHARRA:
TEXTURE: SANDSTONE
COLOR: 10444L IVORY BY PAREX USA
- GL-1** GLASS PANELS BY OLD CASTLE GLASS:
3/4" BETWEEN JOINT CENTERS; 9/16" (TYP) BETWEEN JOINT CENTERS FRAMING; OILCASTLE GLASS, SYSTEM CM844, 4-SIDED STRUCTURAL SILICONE GLAZING SYSTEM, CLEAR ANODIZED ALUMINUM MULLIONS; SEE DETAILS ON A4.7 & A4.8.
- GL-3** STANDARD ARCHITECTURAL CLEAR GLASS BY OILCASTLE GLASS:
CLEAR, LOW-E COATING RECOMMENDED FOR IMPROVED THERMAL PERFORMANCE
CLEAR ANODIZED ALUMINUM FRAMING
- NM-1** STONE BY STONE SOURCE:
LIMESTONE - BALTIMORE LIMESTONE, HONED
ALL TILES TO BE 2:1 WIDTH:HEIGHT RATIO.
- NM-2** STONE BY ARIZONA TILE:
TRAVERTINE (ARIZONA TILE) - TORREON STONE
ALL TILES TO BE 2:1 WIDTH:HEIGHT RATIO.



EAST ELEVATION (VALLEY)
SCALE: 1" = 20'-0"



WEST ELEVATION (CLARK)
SCALE: 1" = 20'-0"

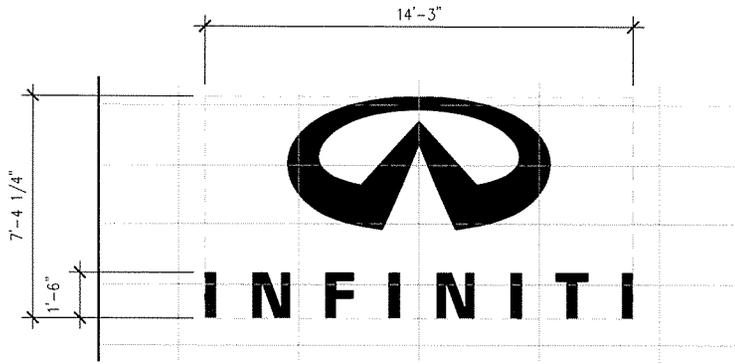


SOUTH ELEVATION (WILSHIRE BLVD.)
SCALE: 1" = 20'-0"





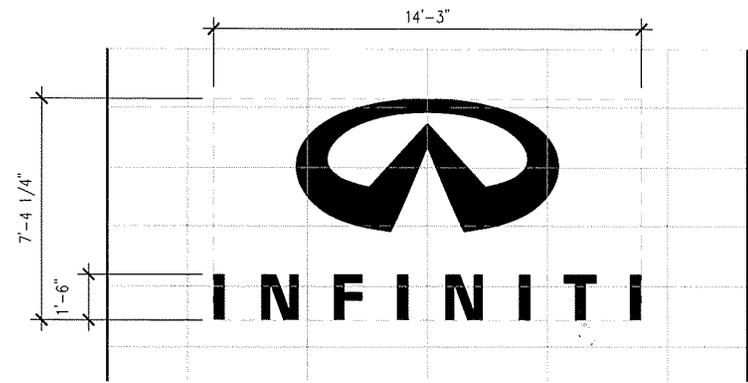
EAST ELEVATION (ALLEY)
SCALE: 1" = 20'-0"



SIGN AREA: 105 SF

INFINITI BRAND SIGN (MONUMENT WEST FACADE)

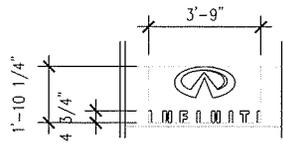
SCALE: 1/4" = 1'-0"



SIGN AREA: 105 SF

INFINITI BRAND SIGN (MONUMENT EAST FACADE)

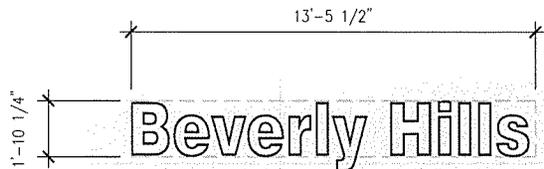
SCALE: 1/4" = 1'-0"



SIGN AREA: 7 SF

INFINITI BRAND SIGN (CLARK FACADE)

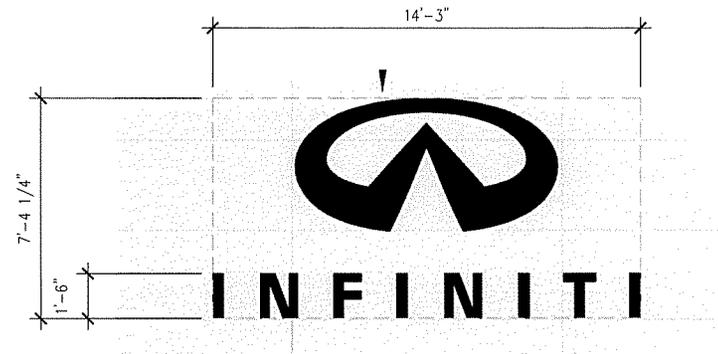
SCALE: 1/4" = 1'-0"



SIGN AREA: 25 SF

LOCATION SIGN (WILSHIRE FACADE)

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



SIGN AREA: 105 SF

INFINITI BRAND SIGN (WILSHIRE FACADE)

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



3D PERSPECTIVE RENDERING
SCALE: NTS

ROUNDTREE
AUTOMOTIVE

A9.2

INFINITI OF BEVERLY HILLS

ARB SUBMITTAL

8815/8825 WILSHIRE BLVD, BEVERLY HILLS, CA 90211

AHT
ARCHITECTS INC

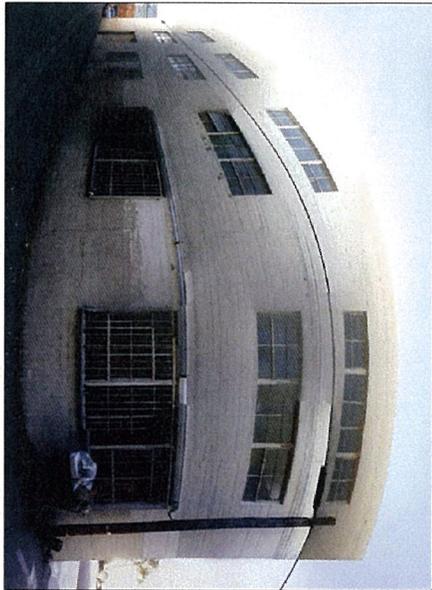
© 2018 AHT ARCHITECTS INC.
MARCH 06, 2013



PROPOSED BUILDING
SCALE: NTS



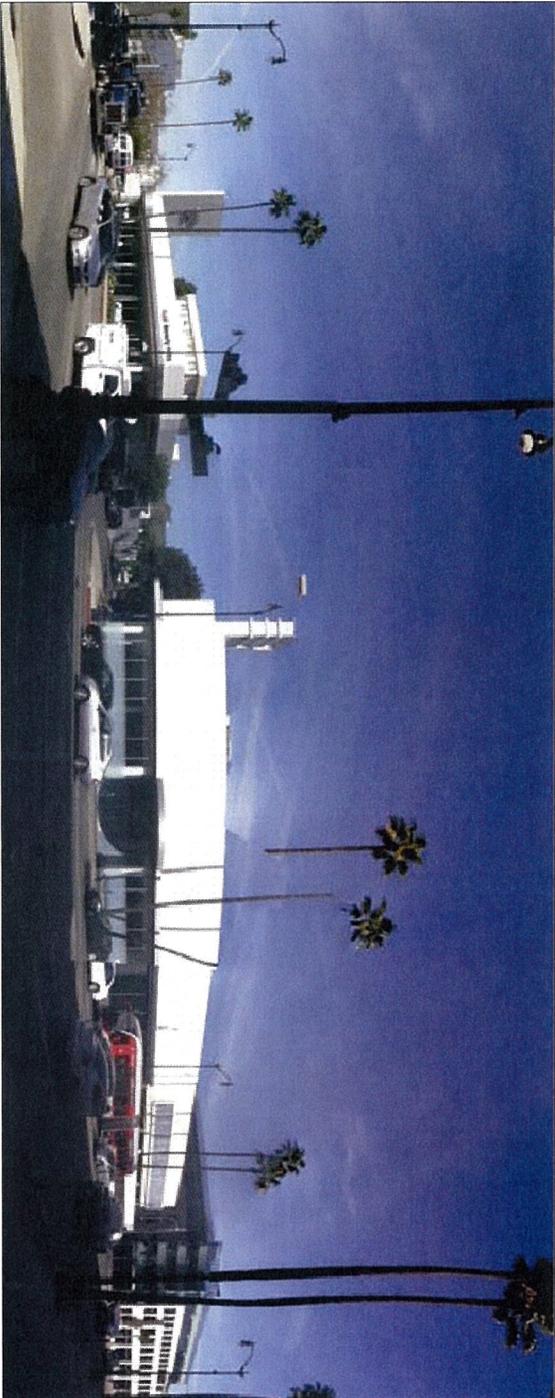
EXISTING STREETScape
SCALE: NTS



PANORAMIC - ALLEY (EXISTING)
SCALE: NTS



PANORAMIT - CLARK DR. (EXISTING)
SCALE: NTS



PANORAMIC - WILSHIRE (EXISTING)
SCALE: NTS



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – March 20, 2013

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 TO AN EXISTING COMMERCIAL BUILDING FOR THE PROPERTY LOCATED AT 8815 AND 8825 WILSHIRE BOUENVARD (INFINITI – PL1303671).

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

Section 1. Kunzik and Sara Construction, applicant, and 8825 Wilshire LLC, property owner, on behalf of the tenant, Infiniti (Collectively the “Applicant”), have applied for architectural approval of a façade remodel to an existing commercial building for the property located at 8815 and 8825 Wilshire Boulevard.

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 March 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: March 20, 2013

William Crouch, Commission Secretary
Community Development Department

Zale Richard Rubins, Chairperson
Architectural Commission