



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, July 17, 2013

Subject: **131 SOUTH MAPLE DRIVE**
Request for approval of a façade remodel and new landscaping to an existing multi-family residential building. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1309685)

Project agent: Nicole Stubblefield - Omgivning

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 new landscaping to an existing multi-family residential building. The existing building is proposed to be remodeled to a more contemporary design with the following modifications:

- Paint existing primary stucco façade in “Fossil Grey”;
- Paint existing façade corner column in “Approaching Storm” (blue);
- Paint penthouse and balcony recesses in “Honeysweet” (golden yellow);
- Paint north elevation horizontal bands in “Stratosphere” (light grey);
- Opening of balconies directly adjacent to façade corner column;
- Removal of corner add-ons at southeast building corner;
- Aluminum windows on east (street-facing) elevation;
- Wood blank security gates on east and west (alley) elevations and at balconies;
- Stone facing at existing planter wall on east elevation;
- Entry tile (black in color);
- Grey powder coated sheet metal finish on existing entry awning (*note: awning is also proposed to have vertical return to grade*);
- Two 48” box “Bloodgood” trees, and;
- Various ground plants in blue and green tones.

DESIGN ANALYSIS

Based on staff’s review of the proposed design, the color scheme and articulation of the proposed façade design is appropriate in scale and complements the architectural style. However, staff recommends that the penthouse paint color be revised to the “Fossil Grey” utilized on the horizontal bands so that it recesses from the street. As currently proposed, the “Honeysweet” color currently proposed creates a feeling of bulk and mass at the penthouse level that should be reduced to the greatest extent possible.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

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



Architectural Commission Report

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A project-specific condition has been added to the draft resolution of approval that reflects this recommendation.

ZONING CODE COMPLIANCE

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

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.



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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
 - 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
- Remodel: Int. & Ext, no floor area added
- Façade Remodel ONLY
- Remodel: Int. & Ext, floor area added
- Business Identification Sign(s)
 - Number of signs proposed:
 - Awning(s): New Recovery
- Building Identification Sign(s)
 - Number of signs proposed:
 - Open Air Dining: #Tables #Chairs
- Sign Accommodation (explain reason for the accommodation request below):
 - Number of signs proposed:
- Other:

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

Existing 4 story apartment building to be remodeled. Remodel includes all finishes and fixtures inside each of the 24 units. Exterior work includes all new windows throughout. The Durant Street façade will have a completely new face including: new façade elements, landscaping, lighting and new entry glazing, steps and canopy.

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

- | | | | | |
|---|---------------------------------|---------------------------------|---------------------------------|--------------------------------|
| <input checked="" 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 |

E Lot is currently developed with (check all that apply):

- General Office Building
- Multi-family Building
- Other (specify below):
- Retail Building
- Vacant
- Medical Office Building
- Restaurant

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 | Building Address Numbers | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |

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

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

Material: Exterior Cement Plaster, Ipe Wood Planks, Steel, Powder coated Sheet metal
 Texture /Finish: Exterior Cement Plaster:Existing to match, Clear matte finish on sheet metal
 Color / Transparency: Three pain colors on plaster, dark brown wood finish, Dark grey sheet metal

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

Material: Glass, Frame: Aluminum
 Texture /Finish: Frame: Anodized Aluminum
 Color / Transparency: Glass:Clear, Frame: Anodized Aluminum

ROOF

Material: Wood plank patio enclosure
 Texture /Finish: Clear Coat Finish
 Color / Transparency: Dark brown, Ipe

CHIMNEY(S)

Material: NA
 Texture /Finish:
 Color / Transparency:

COLUMNS

Material: NA
 Texture /Finish:
 Color / Transparency:

BALCONIES & RAILINGS

Material: Ipe wood planks, on steel frame
 Texture /Finish:
 Color / Transparency: Clear coat finish

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

Material: NA
 Texture /Finish:
 Color / Transparency:

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

AWNINGS, CANOPIES

Material: Metal Cladding
Texture /Finish: Clear Coat
Color / Transparency: Gunmetal Grey

DOWNSPOUTS / GUTTERS

Material: NA
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material: NA
Texture /Finish:
Color / Transparency:

BUILDING ID SIGN(S)

Material: Steel
Texture /Finish:
Color / Transparency: Dark Grey

EXTERIOR LIGHTING

Material:
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: Exterior Tile
Texture /Finish: Slip Resistant
Color / Transparency: Dark Grey

FREESTANDING WALLS AND FENCES

Material: NA
Texture /Finish:
Color / Transparency:

OTHER DESIGN ELEMENTS

Material: NA
Texture /Finish:
Color / Transparency:

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

The plants selected offer a variety of textures, sizes and sculptural shapes keeping in balance with the scale of the building. Plants are arranged in long, clean broad sweeps of blues and greens for calm and interest.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)

A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:

1. **Describe** how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

The proposed street facade focuses on removing added architectural elements (1980's remodel) for a cleaner simpler facade and applying a more vibrant colour palette. Restoring original balconies to the front breaks the monolithic face and wood planks at balconies add a much need texture.

2. **Describe** how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.

The new windows at facade are dual glazed which will significantly decrease noise level from exterior to interior. The remainder of the building is existing with no change to affect the current noise level

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 existing exterior plaster will be repaired and patched to match existing (light sand finish). Wood planks will be lpe for longevity in exterior application. The canopy material will be a powder coated metal cladding that will maintain its finish. The new windows are high quality aluminum retrofit windows.

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.

Pursuant to the Beverly Hills Design Standards, 131 S. Maple remodel will contribute to the quality of the neighborhood by introducing contemporary architectural features to the facade that will enhance the buildings street presence while maintaining the buildings original integrity. It will also add a vibrant color palette and incorporate new water efficient landscaping at the pedestrian level.

5. **Describe** how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.

The building is existing with no enlargement of the building envelope. Any modifications to the building, including the entry glazing system, canopy, steps and landscaping will be per the local and state codes.



Architectural Commission Report

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Attachment B:
Project Design Plans



131 S. MAPLE

131 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90210

AR SUBMITTAL

JH PROPERTIES, INC (131 MAPLE)
2A 20063 65TH AVENUE
LARKLEY, BC, V0Y 3E3



774 SOUTH SPRING STREET, SUITE 800
LOS ANGELES, CA 90014 213.376.5487

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JOB NO 12-016

DATE 6/19/13

SCALE

SHEET TITLE
COVER SHEET

SHEET NUMBER

00

6/19/2013 5:36 PM



1 2 3

4

5

EXISTING



PROPOSED

EXISTING STREET MONTAGE
1 1/2" = 1'-0"

1

NEW STREET MONTAGE
1 1/2" = 1'-0"

2



6

7

8

9

10

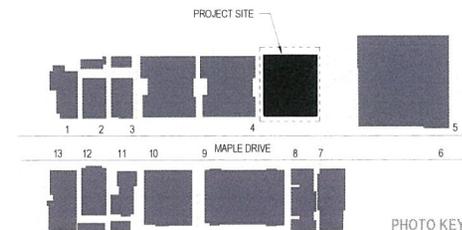
11

12

13

PHOTO MONTAGE EAST
1 1/2" = 1'-0"

3



PROJECT SITE

PHOTO KEY

131 S. MAPLE

131 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90210

AR SUBMITTAL
JH PROPERTIES, INC (131 MAPLE)
2A 20963 45TH AVENUE
LAHOLBY, BC V2Y 3E3

omgiving

204 SOUTH SPRING STREET, SUITE 301
LOS ANGELES, CA 90014 213-396-3662

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12-016

DATE
6/19/13

SCALE
As indicated

SHEET TITLE
SITE PHOTOS

SHEET NUMBER

02

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WEST FACADE



EAST FACADE



NORTH FACADE

EXISTING FACADES
NTS

1



PROPOSED STREET FACADE
NTS

2

131 S. MAPLE

131 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90210

AR SUBMITTAL
JH PROPERTIES, INC (131 MAPLE)
2A-2036 S 65TH AVENUE
LAKELEY, GA, 30243

omgiving

24 0288 0001/0001 TEL: 310 361 1000
100 AVENUE, LA 90024 310 361 9687

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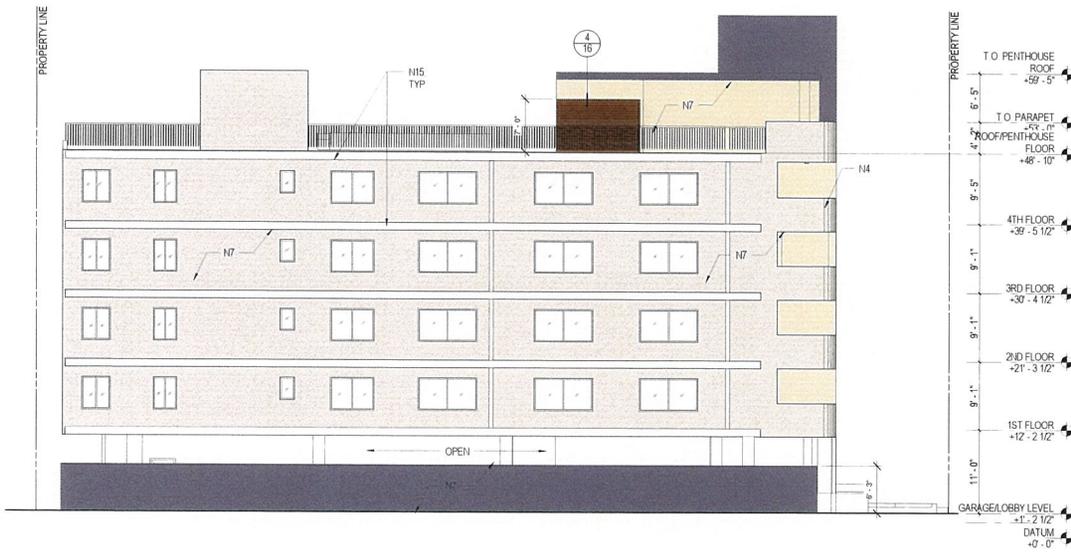
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SHEET TITLE: EXTERIOR IMAGES

SHEET NUMBER

03

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PROPOSED SOUTH ELEVATION
1/16" = 1'-0"

1

NOTES

- 1 (N) ALUM WINDOW UNIT TO REPLACE (E) TYP EAST FACADE ONLY
- 2 (N) PIVOT DOOR ENTRANCE WISDELITE
- 3 (N) WOOD PLANK GUARDRAIL AT 42" AFF
- 4 PATCH & REPAIR STUCCO WHERE CORNER PARAPET REMOVED MATCH (E) EXT. PLASTER FINISH
- 5 (N) SECURITY GATE
- 6 METAL CLADDING AT (E) CANOPY STRUCTURE
- 7 (N) PAINT AT EXTERIOR, TYPICAL ALL ELEVATIONS
- 8 (N) METAL CLAD CANOPY RETURN
- 9 (N) STONE FACING AT (E) PLANTER WALL
- 10 (E) COLUMN BEYOND
- 11 (N) EXT. CEM. PLASTER FINISH PAINT
- 12 (E) STAIRWELL WINDOWS TO REMAIN
- 13 (E) WINDOWS TO REMAIN
- 14 PENTHOUSE PATIO ENCLOSURE
- 15 (E) CONCRETE SLAB PROJECTIONS TO BE PAINTED C.1. SEE MATERIALS BOARD



PROPOSED WEST ELEVATION
1/16" = 1'-0"

2

131 S. MAPLE
131 SOUTH MAPLE DRIVE
BEVERLY HILLS, CA 90210

AR SUBMITTAL

JH PROPERTIES, INC. (131 MAPLE)
26208 S. ASTH AVE. #2E
LANEY, BC, V2Y 3E3

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178 SOUTH SPRING STREET, SUITE 503
LOS ANGELES, CA 90014 213.976.5882

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JOB NO. 12-016

DATE 6/19/13

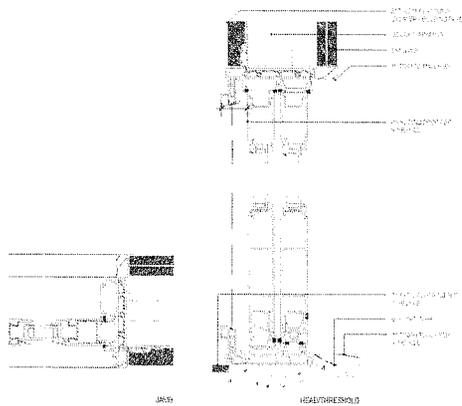
SCALE As indicated

SHEET TITLE
PROPOSED ELEVATIONS

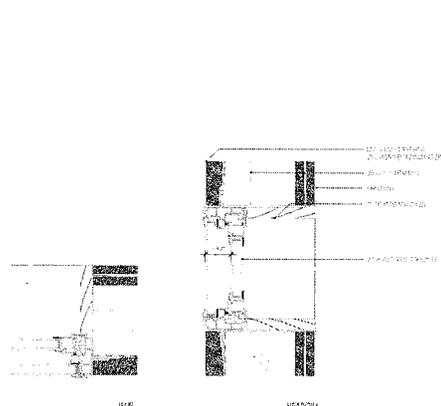
SHEET NUMBER

14

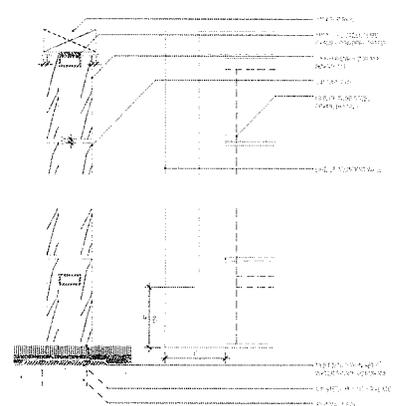
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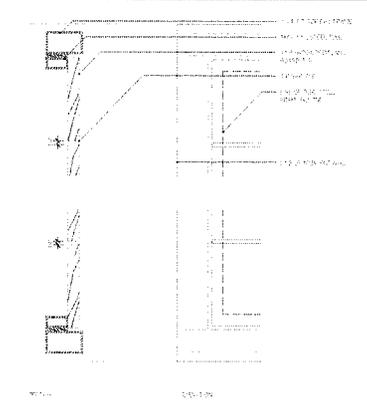
SLIDING DOOR HEADJAMB/THRESHOLD 7
3" = 1'-0"



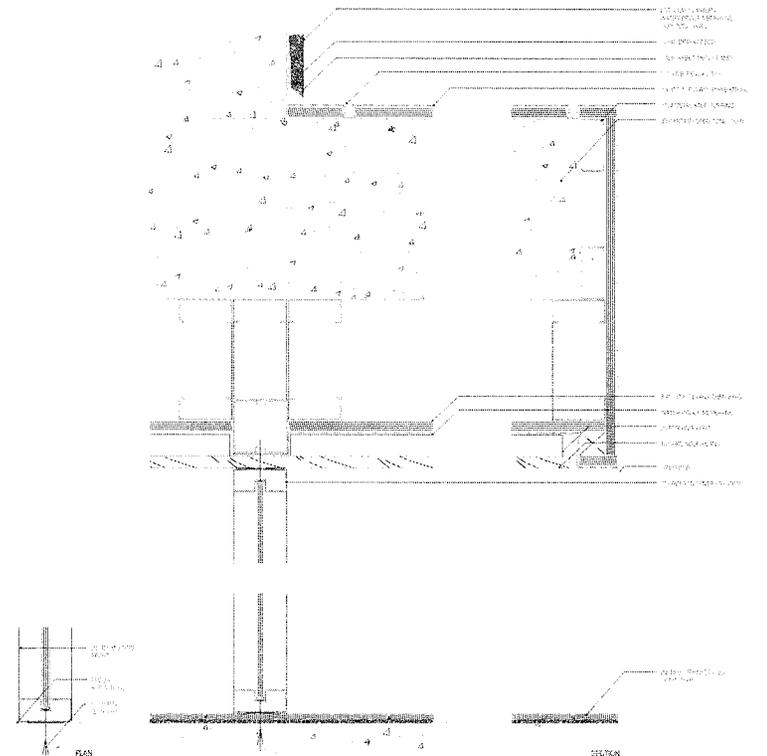
WINDOW HEADJAMB 6
3" = 1'-0"



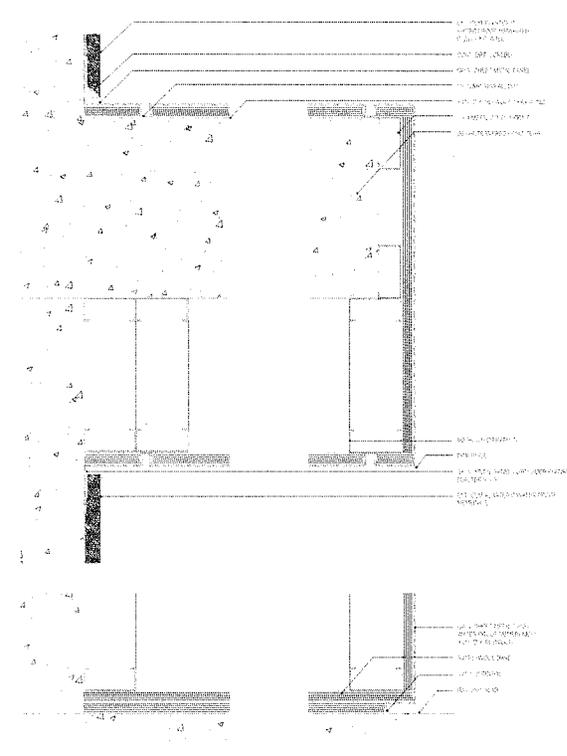
PENTHOUSE FENCING 4
3" = 1'-0"



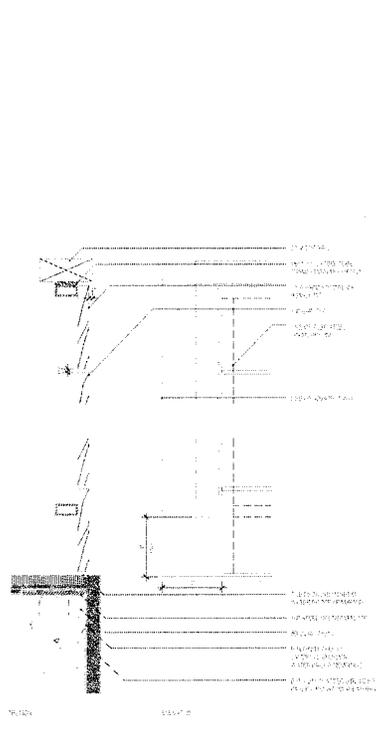
GARAGE ENTRY/SECURITY GATE 2
3" = 1'-0"



CANOPY SECTION @ STOREFRONT 5
3" = 1'-0"



SECTION @ CANOPY 3
3" = 1'-0"



BALCONY GUARD RAIL 1
3" = 1'-0"

131 S. MAPLE

131 SOUTH MAPLE AVENUE
BETHESDA, MARYLAND, 20814

AS SUBMITTAL
J.R. PROFFER, INC. (F.T. MAPLE)
3400 SOUTH AVENUE
LAWLEY, DC 22735

omgiving

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DATE: 10/2016
PAGE: 16 OF 16
SCALE: As Indicated
PROJECT: EXTERIOR DETAILS
PROJECT NUMBER

PLANT LEGEND:

| NAME | SIZE | QTY | NAME | SIZE | QTY |
|--------------------------------------|---------|-----|------------------------------------|------|-----|
| 1. Platanus x acerifolia 'Bloodgood' | 48" | 2 | 10. Myrtle communis compacta | 1g | 27 |
| 2. Agave attenuata variegata | 5g | 1 | 11. Rhus lancea | 24" | 1 |
| 3. Agave desmettiana 'Variegata' | 5g | 12 | 12. Dianella caerulea "Cassa Blue" | 1g | 55 |
| 4. Phormium tenax | 15g | 4 | 13. Aeonium voodoo - planter | 1g | 6 |
| 5. Olea 'lille ollie' | 5g | 14 | 14. Agave 'Blue Flame planter' | 5g | 4 |
| 6. Echeveria runyonii | 4" flat | 2 | | | |
| 7. Beschorneria septentrionalis | 5g | 3 | | | |
| 8. Dianella revolta 'baby bliss' | 5g | 8 | | | |
| 9. Lomandra longifolia nyalla | 5g | 19 | | | |



1. Platanus x acerifolia 'Bloodgood'



2. Agave attenuata variegata



3. Agave desmettiana Variegata



4. Phormium tenax



#5 OLEA lille ollie



6. Echeveria runyonii



7. Beschorneria septentrionalis



8. Dianella revolta baby bliss



9. Lomandra longifolia nyalla



10. Myrtle communis compacta



11. Rhus lancea



12. Dianella caerulea 'Cassa Blue'



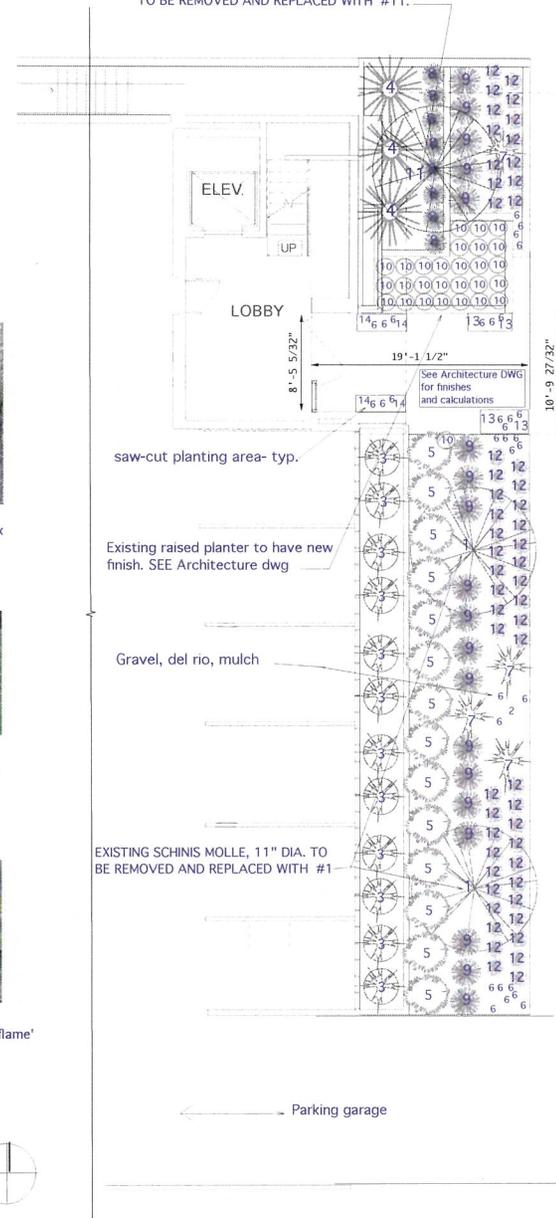
13. Aeonium Voodoo



14. Agave attenuata Blue flame'

ALL EXISTING PLANT MATERIAL TO BE REPLACED WITH NEW PLANTS LISTED ABOVE.

EXISTING MULTI-TRUNK, 8" DIA PODOCARPUS GRACILIOR TO BE REMOVED AND REPLACED WITH #11.



LILLIAN MONTALVO
landscape design

1504 Mission Street
South Pasadena, CA 91030
626 390 8910
lillymontalvo@mac.com

131 S. Maple Drive
Beverly Hills, CA

REVISIONS:

SCALE
1/32" = 1'-0"

SHEET TITLE
Landscape plan

DATE
6-10-13

SHEET NUMBER

L-01



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – June 19, 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 AND NEW LANDSCAPING TO AN EXISTING MULTI-FAMILY RESIDENTIAL BUILDING FOR THE PROPERTY LOCATED AT 131 SOUTH MAPLE DRIVE (PL1309685).

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

Section 1. Nicole Stubblefield, agent, on behalf of the property owner, J.H. Properties (131 S. Maple) Inc., (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and new landscaping to an existing multi-family residential building for the property located at 131 South Maple 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 July 17, 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, 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:

Project-Specific Conditions

1. The penthouse walls shall be painted "Stratosphere" (ICI Dulux) in color.

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.

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: July 17, 2013

William Crouch, Commission Secretary
Community Development Department

James Blakeley, III, Chair
Architectural Commission