



Architectural Commission Report

Meeting Date: Wednesday, May 15, 2013

Subject: **8660 Wilshire Boulevard**
Request for approval of a façade remodel and business identification sign for an existing commercial building.
(PL1306595)

Project agent: David M. Parker – Architect

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and new landscaping for an existing commercial building located at 8660 Wilshire Boulevard. The project was previously reviewed by the Architectural Commission at its meeting on Wednesday, May 15, 2013 (Attachment A). At that meeting, the Commission provided design guidance, related to both the overall design aesthetic and project details, and directed that the project be continued to a future meeting so that the project could be further refined.

A subcommittee, consisting of Chair Blakeley and Commissioner Peteris, was also formed to provide the applicant with additional design guidance. At this meeting, revised plans were presented (Attachment B) and the subcommittee had positive comments regarding the redesign. The primary concern regarding the plans reviewed by the subcommittee was the configuration and placement of the business identification signage so that it was appropriately integrated into the building.

As a result of the comments provided by the Architectural Commission and subcommittee, the project has been redesigned with the following changes:

- Removal of the 3Form lighting elements on the façade;
- Replacement of the 3Form fountain elements with acrylic tube fountain;
- Replacement of existing stone veneer with a smooth stucco finish;
- Revised window adjacent to secondary business identification sign;
- Enclosure of fountain area with a clear frameless storefront glass wall;
- Color adjustment of the façade (warm gray) to better integrate with the surroundings, and;
- Revised sign configuration and subsequent reduction in sign area.

The applicant has prepared a list of changes, which has been included for the Commission's review in Attachment C.

Attachment(s):

- A. Previously Proposed Staff Reports and Plans
- B. Subcommittee Plans
- C. Response to Comments (Applicant Prepared)
- D. Project Design Plans
- E. DRAFT Approval Resolution

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 21, 2013

URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed project, the revised design has been much improved based on the applicant's consideration of incorporating the Commission's and subcommittee's comments into the project. However, the configuration of the primary façade-mounted business identification sign remains unresolved and creates a busy aesthetic on an otherwise clean and simple façade.

Conditions have been proposed in the approval resolution that directs the project applicant to work with the Urban Designer to design a sign that is compatible with the building.

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

No public notification was required for this project.



Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 21, 2013

Attachment A:

Previously Proposed Staff Reports and Plans



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, May 15, 2013

Subject: **8660 Wilshire Boulevard**
Request for approval of a façade remodel and business identification sign for an existing commercial building.
(PL1306595)

Project agent: David M. Parker – Architect

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and business identification signage for an existing commercial building at 8660 Wilshire Boulevard. The façade remodel includes the following:

- Smooth stucco finish in “Alabaster” color on upper portion of facade;
- Existing stone on lower portion of façade;
- Illuminated 3Form Chroma panels of various geometric shapes in “Vitamin C” color set into new stucco façade portion;
- Water feature with copper rain pipe (located behind facade), clear glass splashguard, and illuminated 3Form Chroma pedestal fixtures;
- Clear laminated glass at window beyond water feature and at entry door;
- Frosted laminated glass at window near entry door;
- Stainless steel door handle;
- Painted metal columns at driveway entrance;
- Existing red brick on side of building at driveway, and;
- Two painted stripes in “Swiss Coffee” on existing brickwork

The applicant is also requesting business identification signage. The signage consists of non-illuminated bronze letters with a copy of “Anti-Aging Dentistry”. The sign also includes an illuminated frosted glass logo above the text. The total area of this signage is 58 SF; the maximum sign area, based on a storefront width of 42’-0”, is 84 SF.

An additional business identification sign, located adjacent to the entrance, is also proposed. The sign is non-illuminated and consists of a frosted glass panel with pin-mounted bronze letters. This sign is within the additional 5 SF of business identification signage permitted and does not count toward maximum sign area.

Attachment(s):

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

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191

cgordon@beverlyhills.org



Architectural Commission Report

445 North Rexford Drive, Room 280-A
AC Meeting – May 15, 2013

URBAN DESIGN ANALYSIS

Staff does not find that the building is contextually appropriate in that the design contrasts its surroundings, as opposed to complementing the streetscape and neighborhood context. The contrast is inappropriate for this location and staff recommends that the Architectural Commission provide the applicant with design guidance so that the proposed façade aesthetic may be further refined and returned to a future meeting.

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.

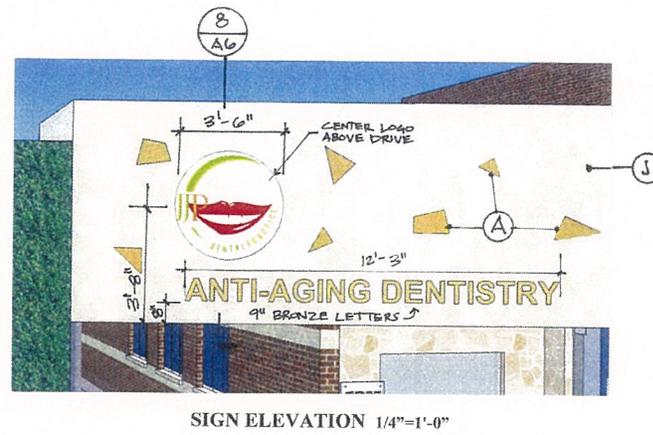
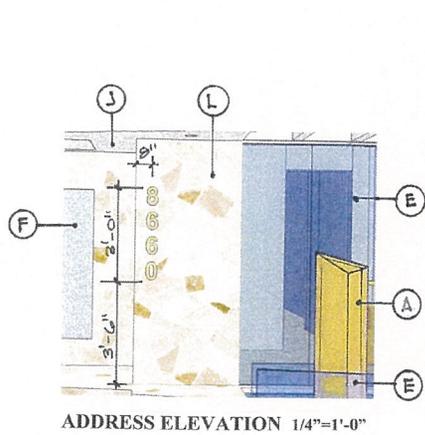
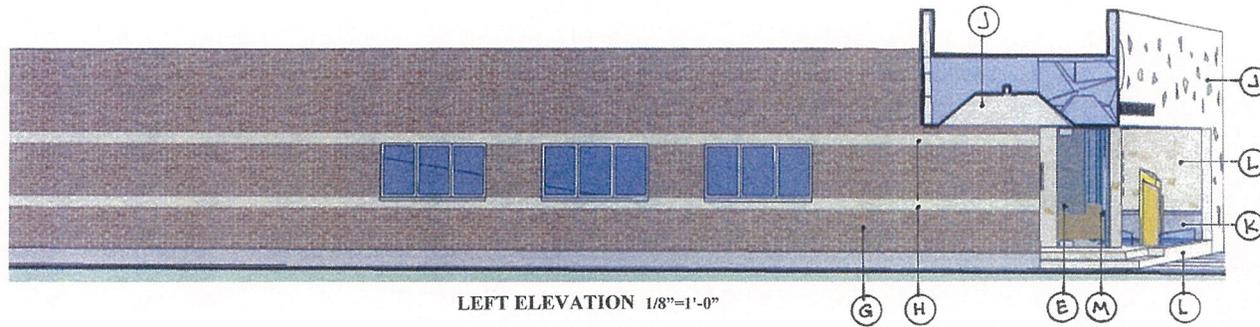
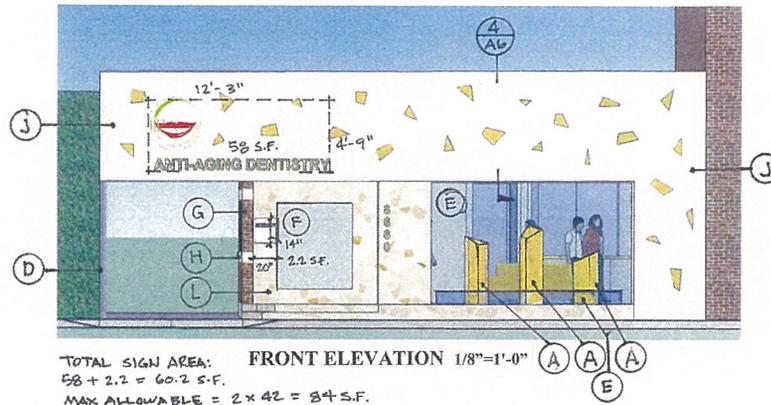
ENVIRONMENTAL ASSESSMENT

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PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.

- A. 3FORM CHROMA PANEL "VITAMIN C"
- B.
- C.
- D. PAINTED METAL COLUMN AND EQUIP. COVER, RUSTOLIUM MED. GRAY
- E. CLEAR LAMINATED GLASS
- F. FROSTED LAMINATED GLASS
- G. EXISTING RED BRICK
- H. "SWISS COFFEE" WHITE BY BEHR
- I. COPPER RAIN PIPE
- J. SMOOTH STUCCO "ALABASTER" P-40 BY MERLEX
- K. GRANITE "KASHMERE WHITE" INSIDE POOL AND EQUIP. BOX FACE
- L. EXISTING STONE
- M. STAINLESS STEEL DOOR HANDLE

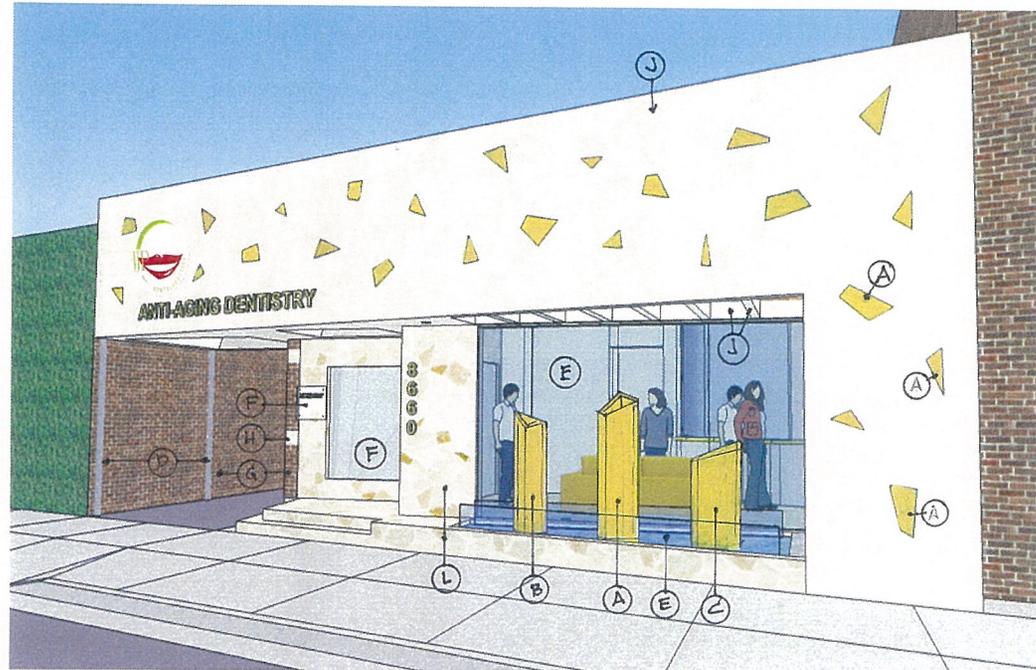


DATE: APRIL 23, 2013
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 REV

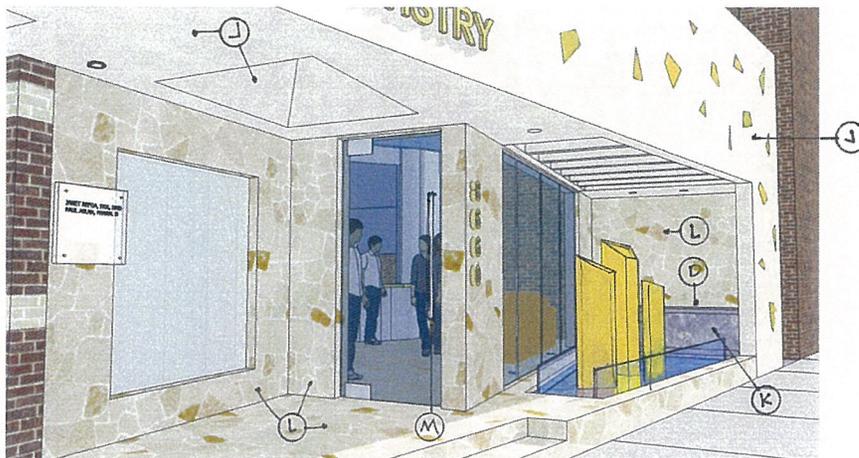
D.A.V.I.D.M.P.A.R.K.E.R.,A.R.C.H.I.T.E.C.T.
 ARCHITECTURE INC. 10000 S. LAGUNA BEACH BLVD. SUITE 400 LAGUNA BEACH, CA 92653
 TEL: 949.499.8888 FAX: 949.499.8889
 WWW.DAPARKERARCHITECT.COM
 OFFICES FOR DR. J.J.P. DENTAL
 BEVERLY HILLS, CA

COLOR ELEVATIONS
 SIGN ELEVATIONS

SCALE
 NOTED
 SHEET



PERSPECTIVE



PERSPECTIVE

- A. 3FORM CHROMA PANEL "VITAMIN C"
- B.
- C.
- D. PAINTED METAL COLUMN AND EQUIP. COVER, RUSTOLIUM MED. GRAY
- E. CLEAR LAMINATED GLASS
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- L. EXISTING STONE
- M. STAINLESS STEEL DOOR HANDLE

DATE: APRIL 29, 2013
 REV:
 REV:

D.A.V.I.D. M. P.A.R.K.E.R., A.R.C.H.I.T.E.C.T.
 478 DEAN AVENUE, SUITE A, LAGUNA BEACH, CALIFORNIA 92653
 P. 949.266.8146 F. 949.266.8145 C. 949.266.8144
 OFFICES FOR DR. J.J.P. DENTALL
 BEVERLY HILLS, CA

RENDERINGS

SCALE
 NONE
 SHEET

A8



EXISTING



PROPOSED

DATE: APRIL 28, 2015
 REV:
 REV:

DAVID M. PARKER, ARCHITECT
 ARCHITECTURE FIRM, INC., 11400 W. LAGUNA BEACH BLVD., SUITE 200, LAGUNA BEACH, CA 92653
 PHONE: 949.261.2222 FAX: 949.261.2222
 OFFICES FOR DR. J. J. P. DENTAL
 BEVERLY HILLS, CA

PHOTOMONTAGE

SCALE
 NONE
 SHEET

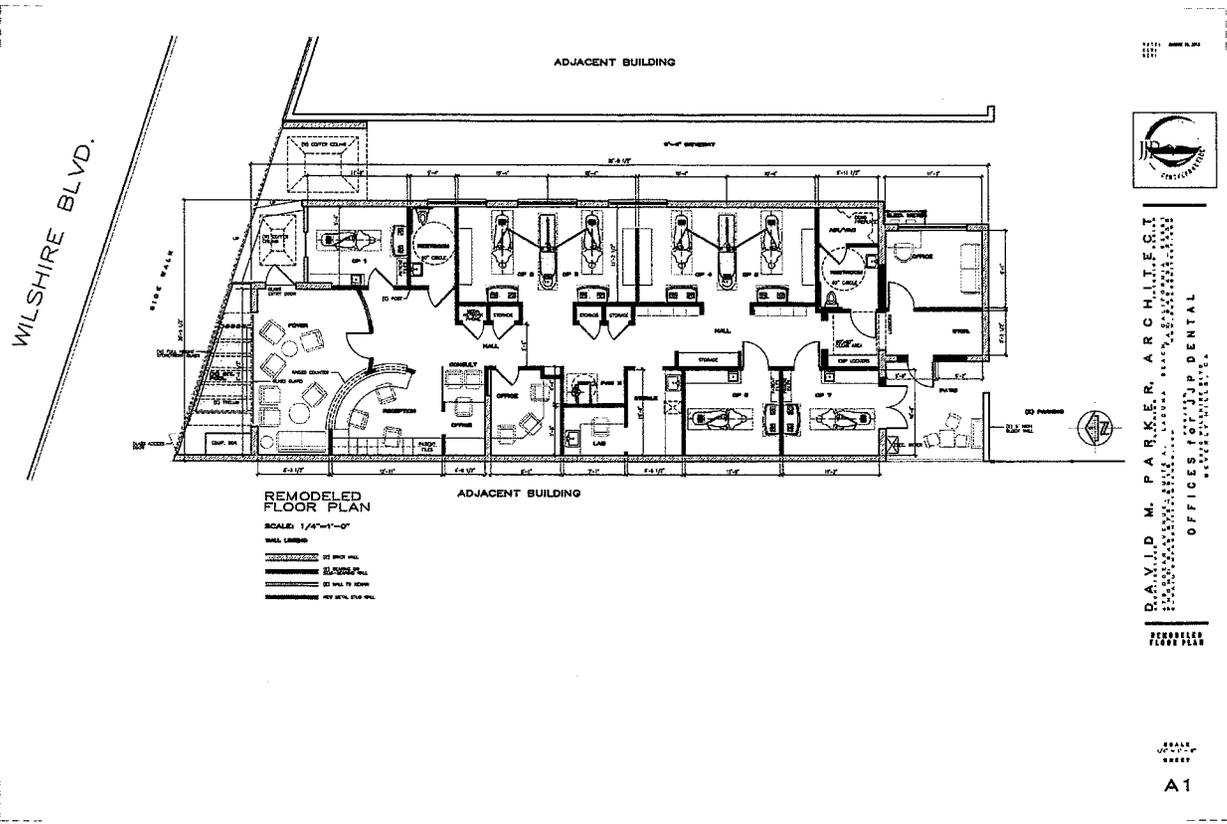
A10



Design Review Commission Report

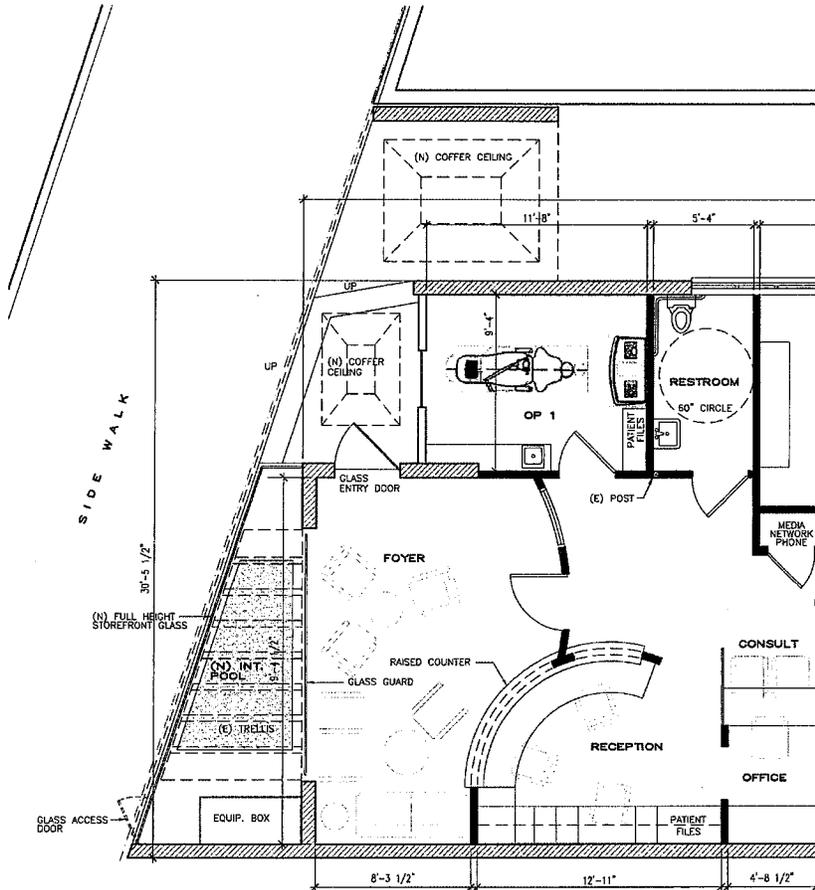
455 North Rexford Drive
AC Meeting – August 21, 2013

Attachment B:
Subcommittee Plans



DAVID M. PARKER ARCHITECT
 1000 WILSHIRE BLVD. SUITE 1000
 BERKELEY, CA 94702
 OFFICES FOR JJP DENTAL
 1450 UNIVERSITY AVE.

DATE: 10/10/01
 SHEET: 1 OF 1
A1



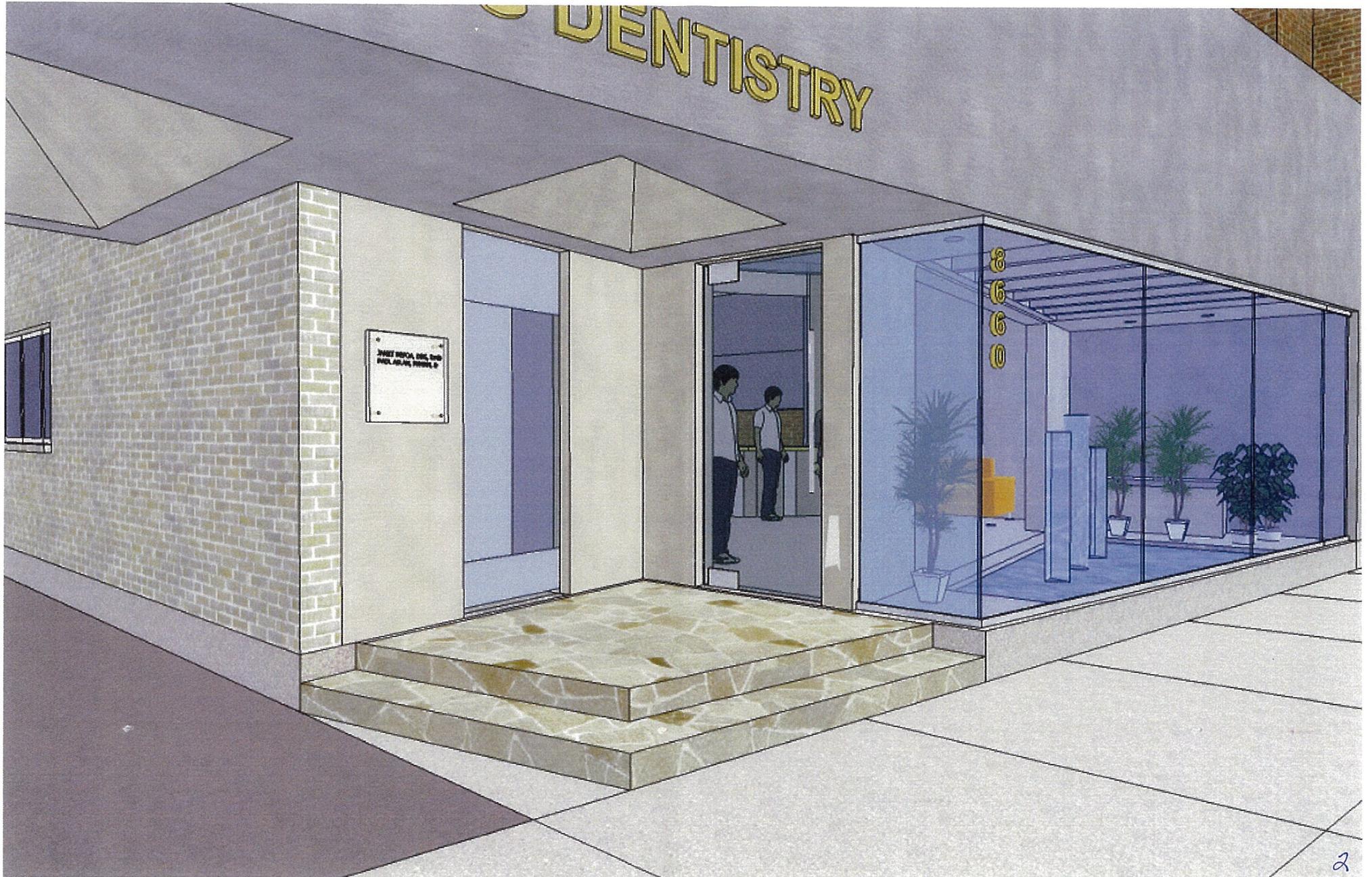
REMODELED FLOOR PLAN

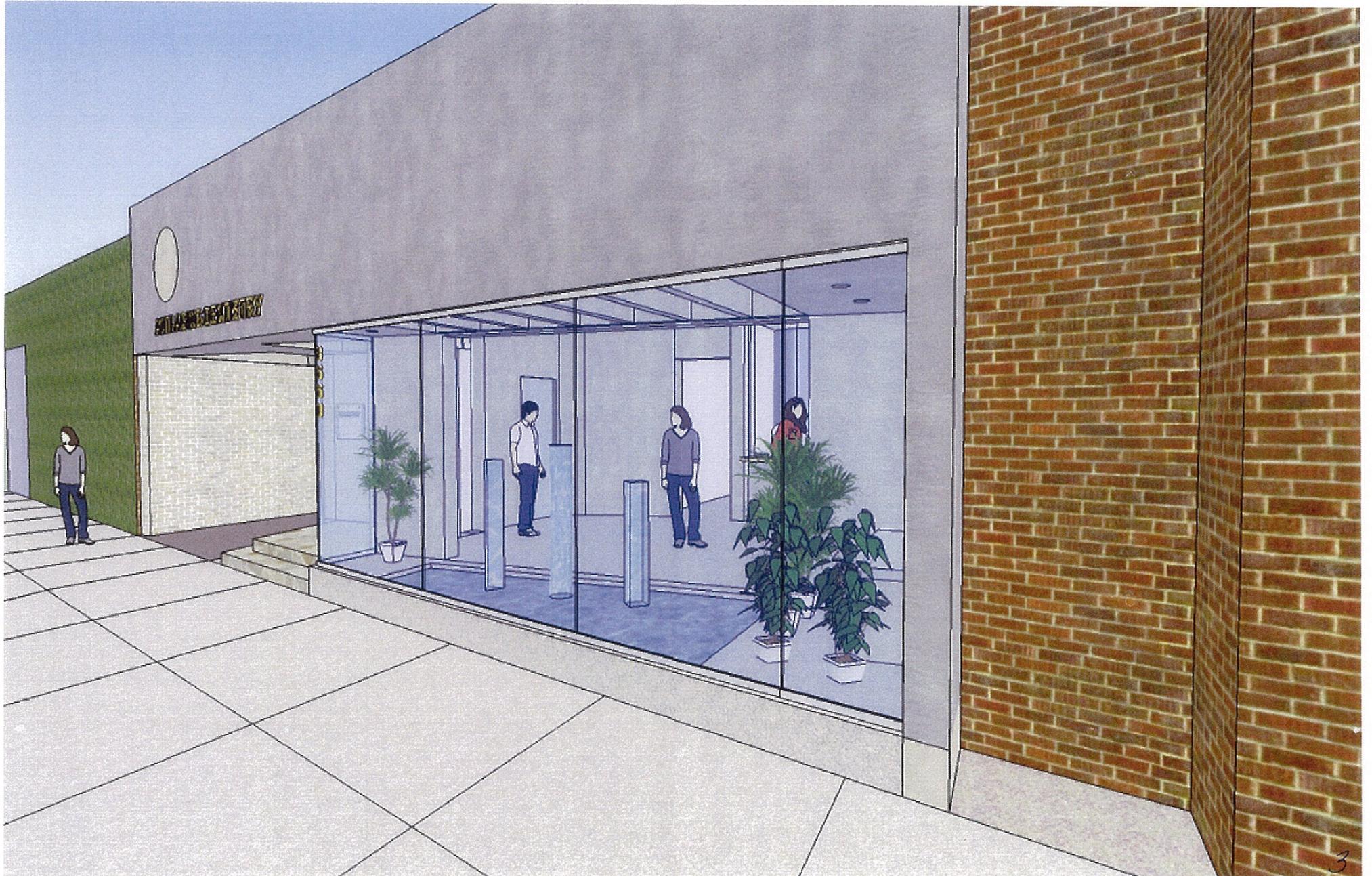
ADJA

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

WALL LEGEND

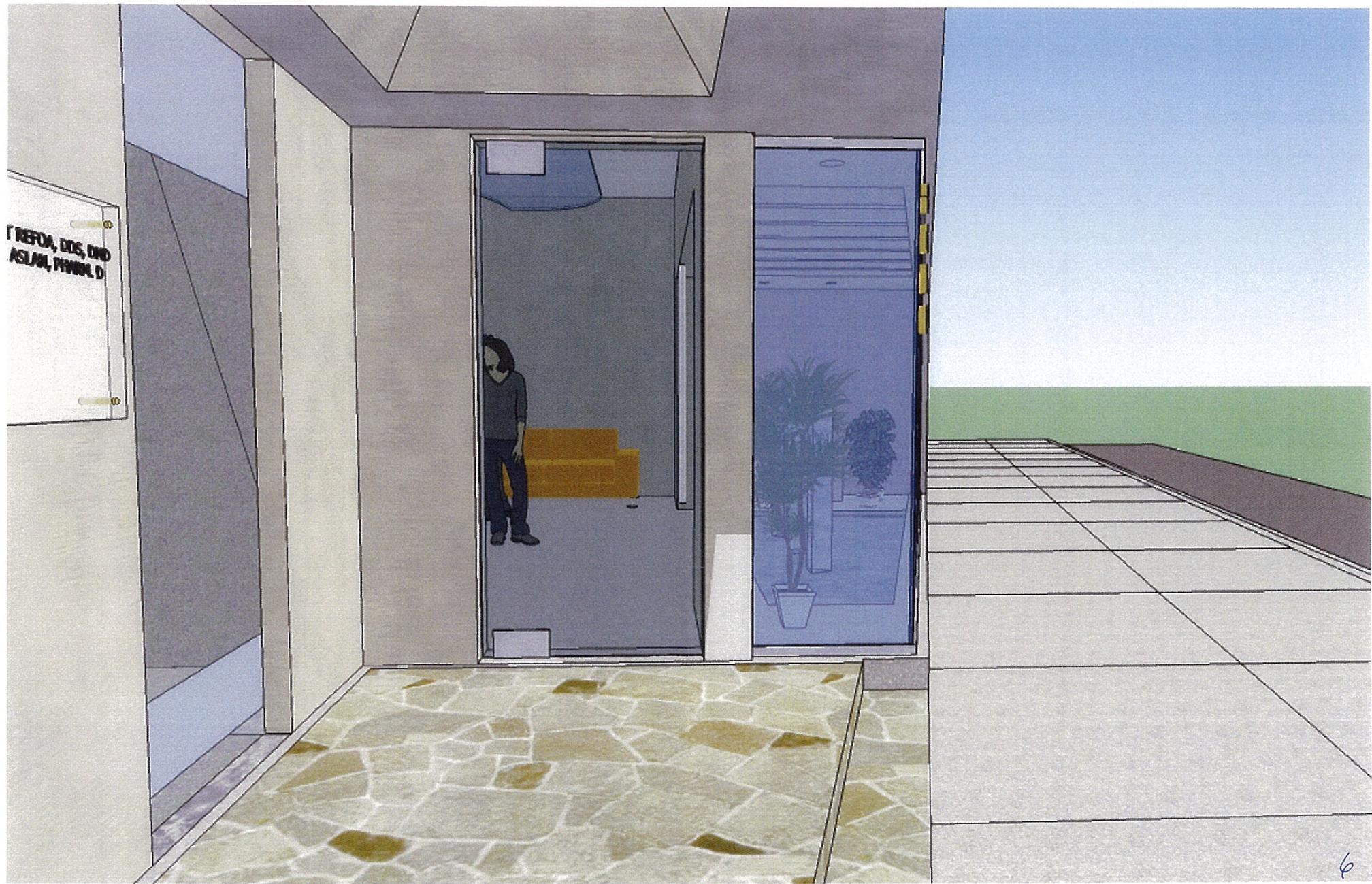
-  (E) BRICK WALL
-  (C) BEARING OR SEMI-BEARING WALL
-  (E) WALL TO REMAIN
-  NEW METAL STUD WALL













Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 21, 2013

Attachment C:

Response to Comments (Applicant Prepared)

DAVID M. PARKER, ARCHITECT

8052 Melrose Ave. Second Floor, Los Angeles, CA 90046 Ph: (949) 872-6616
dmparchitect@yahoo.com

July 30, 2013

City of Beverly Hills
Community development Department
Attn: Architectural Commission

Project: Remodel and Front Renovation to Existing Office Building
8660 Wilshire Blvd., Beverly Hills, CA 90210

Dear Honorable Commissioners:

Thank you for taking the time to review this proposal. We have taken into account the recommendations of the commission and the subcommittee and revised the plans and design for your consideration. Following is a summary of our revisions in response to your recommendations:

1. We eliminated the 3Form lighting elements in the facade.
We enclosed the pool area and fountain with a clear frameless storefront glass wall.
We adjusted the colors to a warm gray (stucco and painted brick) in order to better blend in with the surroundings.
We eliminated the 3form fountain elements and are proposing a more conventional acrylic tube fountain similar to the Obagi fountain on Canon Drive.
In general, the design has been modified to be more compatible with the surrounding buildings by toning down the color and eliminating certain foreign elements which may be difficult to detail.

We look forward to presenting this revised design at the next hearing.

Sincerely,

David M. Parker
Architect



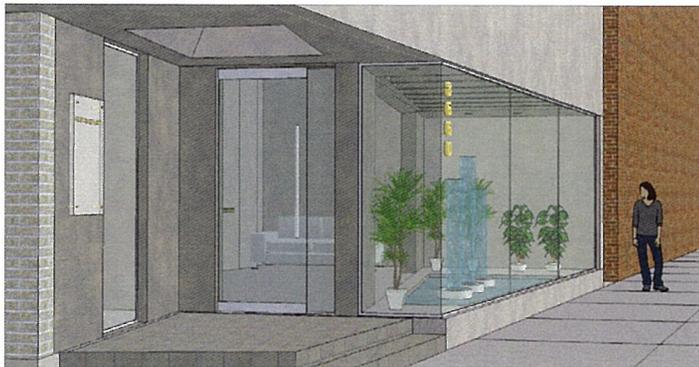
Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 21, 2013

Attachment D:
Project Design Plans



SOUTHEAST VIEW



ENTRY



SOUTHWEST VIEW



DAVID M. PARKER, ARCHITECT
INTERNATIONAL
10000 WILSHIRE BLVD., SUITE 1000, LOS ANGELES, CALIFORNIA 90024
TEL: 310.206.1100 FAX: 310.206.1101
WWW.DMPARKERARCHITECT.COM
PROJECT: OFFICES for JJP DENTAL
BEVERLYHILLS, CA

RENDERINGS

SCALE
NO SCALE
SHEET

A5



D.A.V.I.D M. P.A.R.K.E.R., A.R.C.H.I.T.E.C.T.
 1052 W. JEFFERSON BLVD., SUITE 100, LOS ANGELES, CALIFORNIA 90007
 213.463.1414
 OFFICES for JJP DENTAL
 BEVERLY HILLS, CA

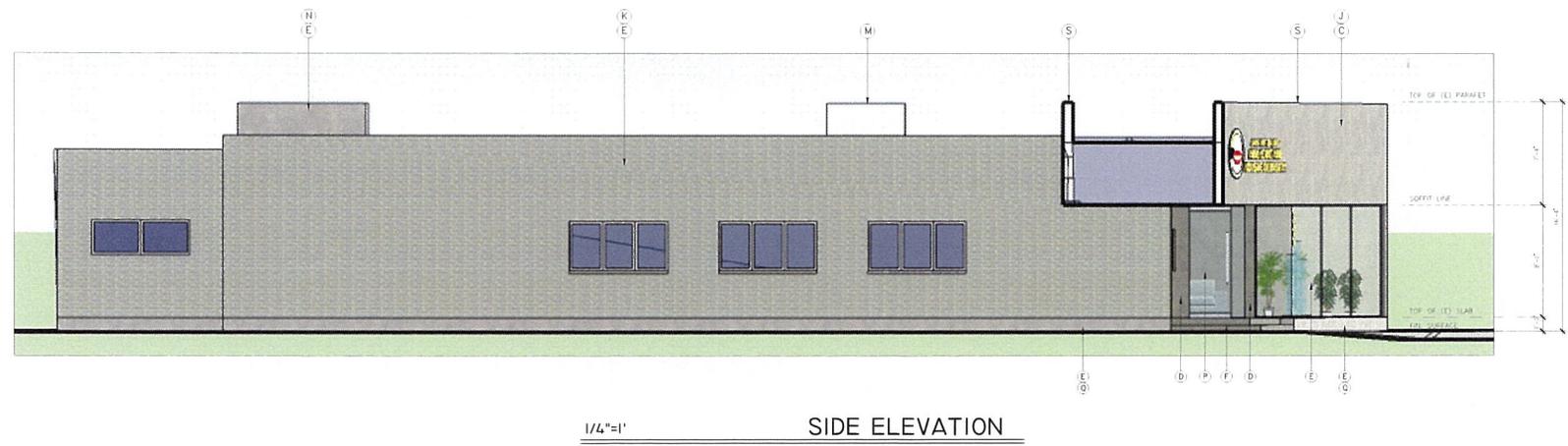
ELEVATIONS

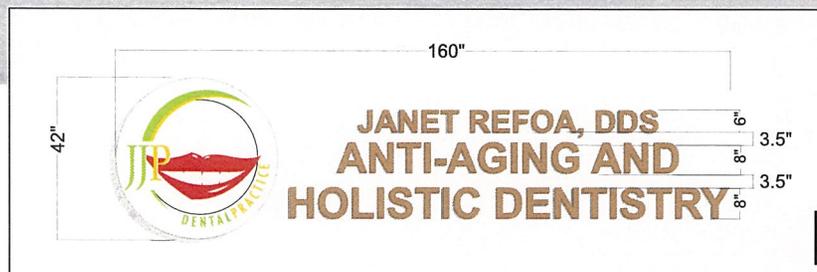
SCALE
 1/4" = 1' - 0"

SHEET
 A4

KEY NOTES

- (A) 1/2" CLEAR TEMPERED GLASS
- (B) BRUSHED STAINLESS STEEL GLAZING CHANNEL
- (C) SMOOTH STUCCO BY MERLEX P-1451 "TITANIUM" (PRIMARY COLOR)
- (D) SMOOTH STUCCO BY MERLEX MATCH PAINT COLOR "COS COB STONEWALL" BY BENJAMIN MOORE (ACCENT COLOR)
- (E) PAINT BY BENJAMIN MOORE "SAN ANTONIO GRAY" (BRICK, CONCRETE)
- (F) 12"x12" GRAY SLATE PAVERS
- (G) SURFACE MOUNTED LOGO SIGN, SEE SIGNAGE DRAWINGS
- (H) BRUSHED BRONZE HALO LETTERS SIGNAGE DRAWINGS
- (I) ENTRY PLAQUE, SEE SIGNAGE DRAWINGS
- (J) RESTUCCO EXISTING FACADE
- (K) PAINT EXISTING BRICK WALL
- (L) INTERIOR FOUNTAIN ELEMENTS, SEE DETAIL S/A3
- (M) EXISTING MECHANICAL EQUIPMENT (NO SCREEN)
- (N) METAL SCREEN AROUND NEW MECH. EQUIPMENT SEE MECHANICAL PLANS
- (O) BRUSHED BRONZE ADDRESS NUMBERS SEE SIGNAGE DRAWINGS
- (P) FRAMELESS GLASS ENTRY DOOR SEE DETAIL S/A4
- (Q) PAINT EXPOSED CONCRETE
- (R) RESTUCCO EXISTING SOFFIT
- (S) EXISTING PARAPET





46.7 sq. ft

ILLUMINATED CHANNEL LETTERS

42" Circular LOGO:

- 3/16" white acrylic face with three color logo (green, yellow and red)
- 5" deep .040 aluminum returns painted gray to match building
- 1 trim cap to match returns
- Illumination with white LED modules
- Installed centered (top to bottom) onto building fascia (approx. 144" above finished grade) and 64" to center of logo from left.

6" JANET REFOA, DDS; 8" ANTI-AGING AND HOLISTIC DENTISTRY

- Brushed aluminum letters with light bronze finish
- .080 face and 4" deep, .063 returns
- 3/16" lexan backer with "L" bracket attachments and stainless flat head screws
- Halo illumination with white LED modules

Second line of text (ANTI-AGING AND) is centered to logo with 3.5" space between first and third lines of text.

Illuminated letters UL Listed and Labeled

NON-ILLUMINATED BUSINESS SIGN & ADDRESS NUMBERS

20" x 36" Acrylic Business Sign

- 3/4" non-glare clear acrylic with beveled edges
- First surface light bronze lettering
- Installed 72" above finished floor

6" acrylic address numbers painted light bronze

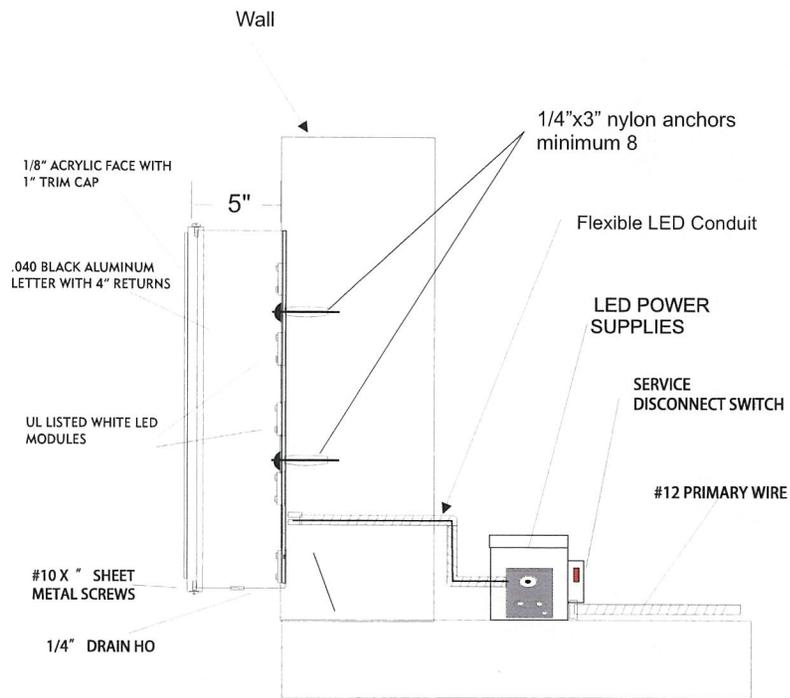
- 1" thick acrylic
- Mounted to window with 3M VHB tape
- Top of first number installed at 90" above finished floor and 5" from left

Job Name: <u>JJP DENTAL PRACTICE</u>
Job Address: <u>8660 WILSHIRE BLVD, BEVERLY HILLS</u>
Contact: <u>David Parker</u>

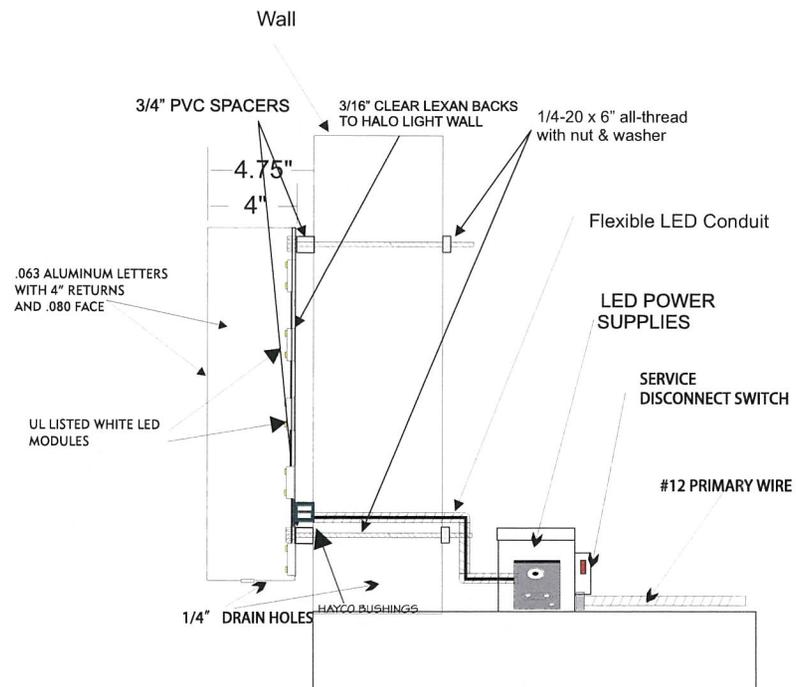
	DATE: <u>07/28/13</u>
	DRAWING BY: <u>Shelley Smith</u>
919 Calle Amanecer, Suite D San Clemente, CA 92673 949-689-0689	BONDED ♦ LICENSED ♦ INSURED

THIS DESIGN IS THE ORIGINAL AND UNPUBLISHED WORK OF **All Kinds Of Signs Inc.** AND MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AN AUTHORIZED OFFICER OF THE COMPANY.

All Kinds Of Signs Inc., 919 Calle Amanecer, Suite D, San Clemente, CA 92673 OFFICE: 949.689.0689 OR 949.689.8944 FAX: 949.215.4459 EMAIL: ALLKINDSOFSIGNS@COX.NET



LOGO EMBLEM ELECTRICAL DETAIL



ELECTRICAL DETAIL LETTERS

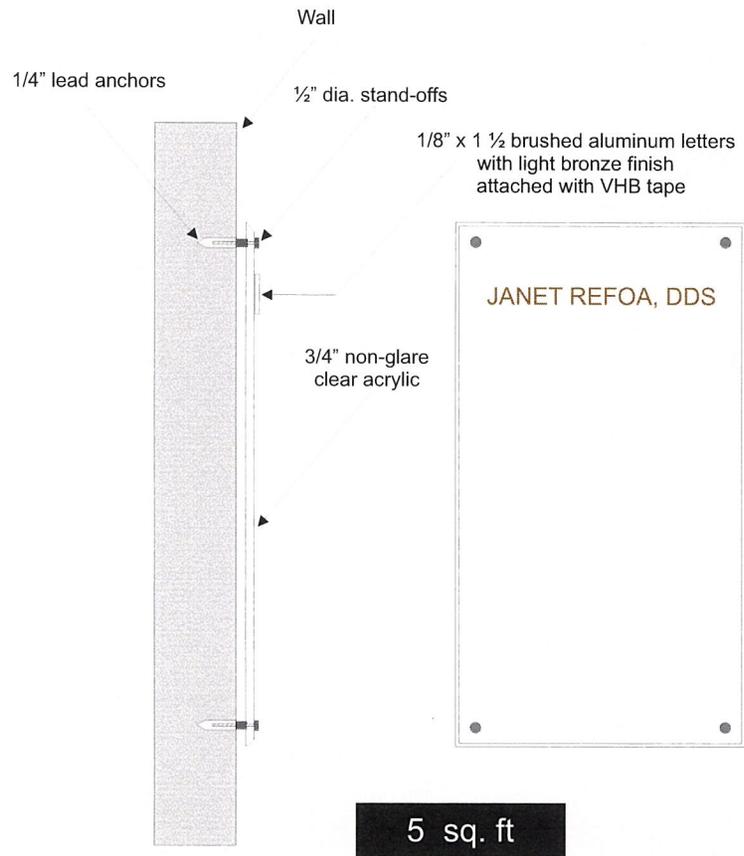
All exposed terminal connections capped
 Lead wire and weep holes drilled in Lexan backs
 UL Listed sub-assembly labels affixed to inside cans

THIS DESIGN IS THE ORIGINAL AND UNPUBLISHED WORK OF **All Kinds Of Signs Inc.**, AND MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AN AUTHORIZED OFFICER OF THE COMPANY.

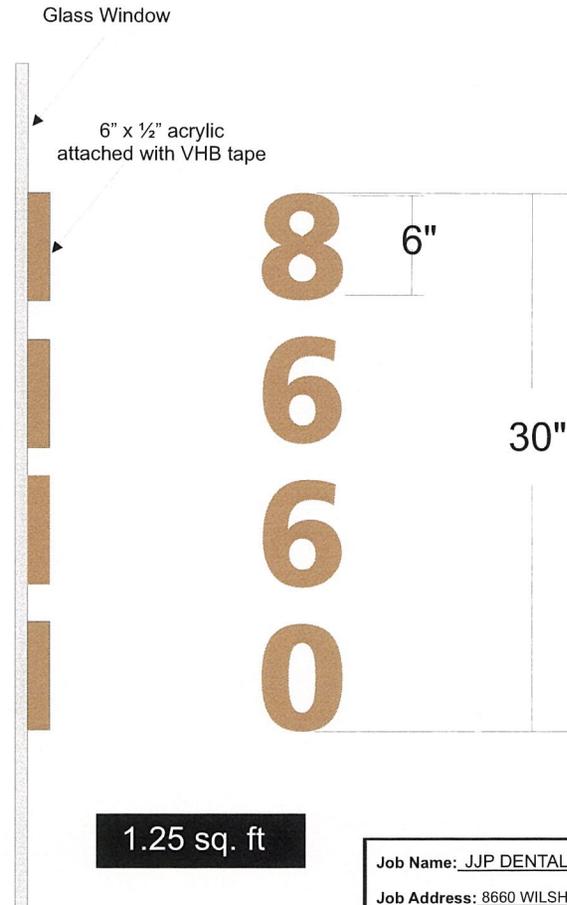
All Kinds Of Signs Inc., 919 Calle Amanecer, Suite D, San Clemente, CA 92673 OFFICE: 949.689.0689 OR 949.689.8944 FAX: 949.215.4459 EMAIL: ALLKINDSOFSIGNS@COX.NET

Job Name: JJP DENTAL PRACTICE	
Job Address: 8660 WILSHIRE BLVD, BEVERLY HILLS	
Contact: David Parker	
	DATE: 07/28/13
	DRAWING BY: Shelley Smith
919 Calle Amanecer, Suite D San Clemente, CA 92673 949-689-0689	BONDED ♦ LICENSED ♦ INSURED

NON-ILLUMINATED BUSINESS SIGN



NON-ILLUMINATED ADDRESS NUMBERS



Job Name: JJP DENTAL PRACTICE

Job Address: 8660 WILSHIRE BLVD, BEVERLY HILLS

Contact: David Parker

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All Kinds Of Signs Inc., 919 Calle Amanecer, Suite D, San Clemente, CA 92673 OFFICE: 949.689.0689 OR 949.689.8944 FAX: 949.215.4459 EMAIL: ALLKINDSOFSIGNS@COX.NET

	DATE: <u>07/28/13</u>
	DRAWING BY: <u>Shelley Smith</u>
919 Calle Amanecer, Suite D San Clemente, CA 92673 949-689-0689	
BONDED • LICENSED • INSURED	



Design Review Commission Report

455 North Rexford Drive
AC Meeting – August 21, 2013

Attachment E:

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 BUSINESS IDENTIFICATION SIGN FOR AN EXISTING COMMERCIAL BUILDING FOR THE PROPERTY LOCATED AT 8660 WILSHIRE BOULEVARD (PL1306595).

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

Section 1. David M. Parker, agent, on behalf of the property owner, Paul Aslan, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and business identification sign for the property located at 8660 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 August 21, 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 environment less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

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

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

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

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

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

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

Project-Specific Conditions

1. The project applicant shall work with the Urban Designer to revise the primary façade-mounted business identification sign to be more compatible with the building design.

Standard Conditions

2. **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.
3. **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.
4. **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.
5. **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.
6. **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.

7. **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.

8. **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.

9. **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: August 21, 2013

William Crouch, Commission Secretary
Community Development Department

James Blakeley, III, Chair
Architectural Commission