



## Architectural Commission Report

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**Meeting Date:** Wednesday, August 21, 2013

**Subject:** SAINT LAURENT  
326 North Rodeo Drive

Request for approval of a façade remodel, a sign accommodation to allow multiple business identification signs, a sign accommodation to allow business identification signage abutting private property, and a construction barricade graphic. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1312885)

**Project agent:** Roy Hasson – Permit Advisors

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

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### REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel, a sign accommodation to allow multiple business identification signs, a sign accommodation to allow signage abutting private property, and a construction barricade graphic. The façade remodel includes the following components:

- White ductal concrete panels;
- White statuary marble beyond the storefront system;
- Double glazed storefront windows (clear);
- Entry door (clear) with polished stainless steel cladding;
- White paint on existing brick (second and third floors), and;
- White spandrel glass (third floor).

The existing materials and architectural elements on the rear and sides of the façade are proposed to be painted white to match the design aesthetic of the storefront.

The applicant is proposing a total of 26 SF of business identification signage, located parallel to North Rodeo Drive, allocated as follows:

- One (1) façade-mounted illuminated business identification sign with a gold-plated finish
  - Proposed area: 19 SF
- Two (2) window-mounted business identification signs with a gold-plated finish
  - Proposed area: 3.5 SF each (total: 7 SF)

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the Architectural Commission may approve a sign accommodation to allow multiple business identification signs if the total area of all business identification signs does not exceed the lessor of: a) 100 square feet; b) the total business sign area

**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](mailto:cgordon@beverlyhills.org)



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otherwise permitted by this section; or c) ten percent (10%) of the vertical surface area of that portion of the wall below twenty feet (20') in height and occupied by the frontage of the business. Based on the linear frontage of the business, the maximum sign area is 64 SF and the proposed signage is within the maximum sign area.

The applicant is also proposing signage to be located on a wall abutting private property, allocated as follows:

- Two façade-mounted business identification signs with a gold-plated finish located on the returns at the entryway
  - Proposed area: 5.5 SF each (total: 11 SF)

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the Architectural Commission may approve a sign accommodation to allow signage to be located on a wall abutting private property if the sign does not exceed 75% of the area otherwise permissible if the wall abutted a public street. Based on the length of the façade returns, the maximum sign area for each return is approximately 9 SF and the proposed signage is within the maximum sign area.

The applicant is also requesting a construction barricade graphic with signage. The proposed graphic is artful in nature and the signage, which includes the business name and an opening date, is proposed at the maximum sign area of 12 SF. Each barricade return includes 1 SF of business identification signage for Saint Laurent (maximum allowable is 2 SF for each return) as well as 6 SF of sign area allocated to adjacent tenants. The sign area for adjacent tenants complies with the Community Development Department's policy of requiring such signage to ensure that adjacent tenants maintain visibility during construction.

### URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed project, the overall design provides an elegant and understated façade that is well-proportioned and enhances the streetscape. However, it is recommended that the window signage be removed, as it does not appear to complement the overall design aesthetic. It is also recommended to reduce the business identification signs located on the returns to a maximum height of nine inches (9") with the width reduced proportionally to provide consistency with the understated nature of the façade.

Project-specific conditions have been proposed in the draft approval resolution to reflect the Urban Designer's Analysis. The Architectural Commission may choose to incorporate such conditions, propose alternative project-specific conditions based on the review conducted by the Commission at the public hearing, or approve the project as presented.

### 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



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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, August 9, 2013. To date, staff has not received any comments in regards to the submitted 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
  - 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):  
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:**

**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)	1	9'-6" x 1'-11 1/2"	19 S.F.	64 S.F. TOTAL PERMITTED
2	Business ID Sign(s)	2	4'-1 1/4" x 7'-3/8"=1.62 S.F.	3.24 S.F.	
3	Business ID Sign(s)	2	1'-8" x 3'-3 1/4"	11 S.F.	
4	Building ID Sign(s)	1	1'-3" x 6'-5/32"	.64 S.F.	
5				33.88 S.F. TOTAL	

**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:* 1. WHITE MARBLE 2. BLACK MARBLE 3. DUCTAL CONCRETE 4. POLISHED GOLD 5. POLISHED S.S. 6. WHITE SPANDREL GLASS  
*Texture /Finish:* 1. HONED FINISH 2. HONED FINISH 3. HONED FINISH 4. POLISHED 5. POLISHED 6.OPAQUE GLASS FINISH  
*Color / Transparency:* \_\_\_\_\_

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

*Material:* POLISHED STAINLESS STEEL FRAMES, DOUBLE GLAZED LOW-E GLAZING, WINDOW GLASS TO BE ONE PIECE WNO VISIBLE JOINTS  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* GLASS TO BE LOW-E TYPICAL

**ROOF**

*Material:* EXISTING TO REMAIN, REPAIR AS NEEDED TO ACCOMMODATE CONSTRUCTION  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

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

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

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

**AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

*Material:* N/A - ALL INTERNAL ROOF DRAINS ARE CONCEALED  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUSINESS ID SIGN(S)**

*Material:* POLISHED GOLD FINISH - MAIN SIGN TO BE BACK LIT AT NIGHT  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUILDING ID SIGN(S)**

*Material:* POLISHED STAINLESS STEEL  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**EXTERIOR LIGHTING**

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

**PAVED SURFACES**

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

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

*Material:* HVAC SCREEN WALL, FULL HEIGHT GLAZED WITH OPAQUE WHITE GLASS PANELS  
*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.**

The proposed facade design brings the new look of Saint Laurent Paris retail to it's flagship location on Rodeo Drive. This modern design aesthetic with be an outstanding contribution to the architecture of Beverly Hills.

- 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 provided insulation, double glazed windows & structural connections will prevent any undue noise or vibration

- 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.**

All facade materials are of the highest quality, appropriate for a luxury brand store. The materials are in keeping with Saint Laurent's design concept for worldwide design.

- 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.**

n/a

- 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.**

n/a



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**Attachment B:**  
Project Design Plans



STREETSCAPE PHOTO MONTAGE

ARCHITECT OF RECORD:

**ATMOSPHERE**  
DESIGN GROUP LLC

**SAINT LAURENT**

**PARIS**

FLAGSHIP STORE  
324 N RODEO DRIVE  
BEVERLY HILLS, CA

**A.07**

Date: August 5 2013



EXTERIOR RENDERING DETAILS

ARCHITECT OF RECORD:

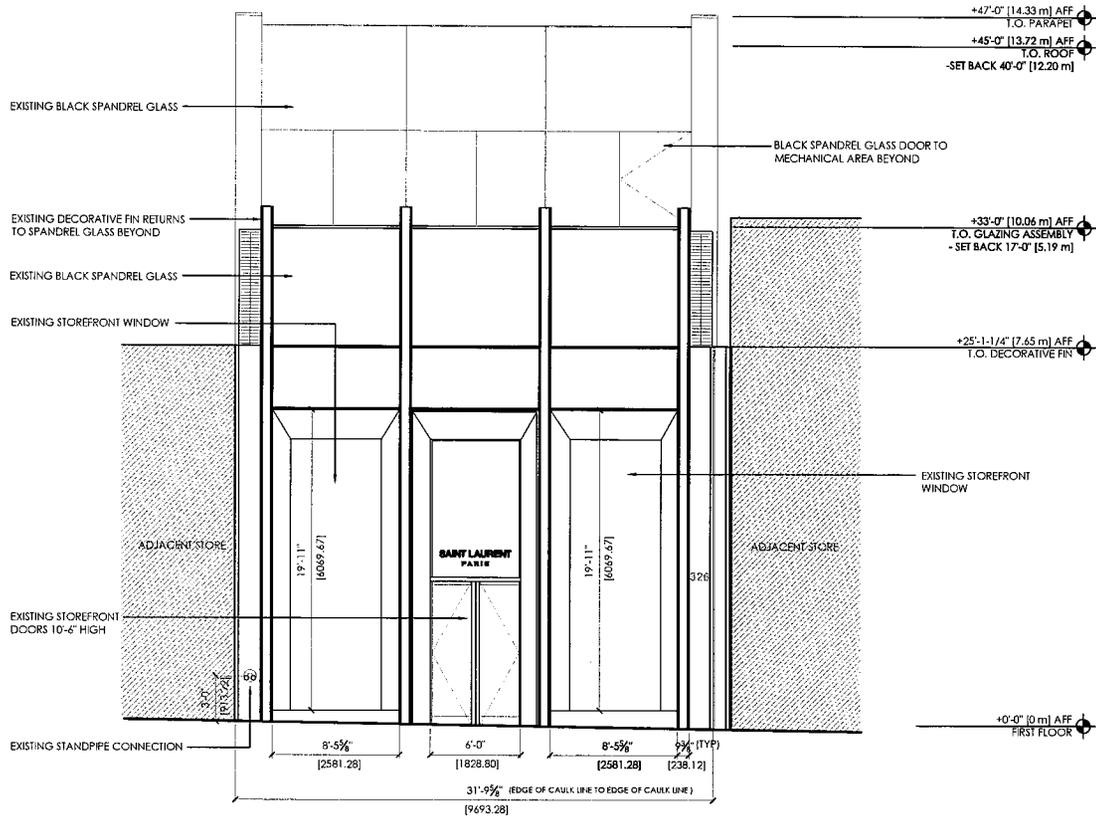
**ATMOSPHERE**  
DESIGN GROUP LLC

**SAINT LAURENT**  
**PARIS**

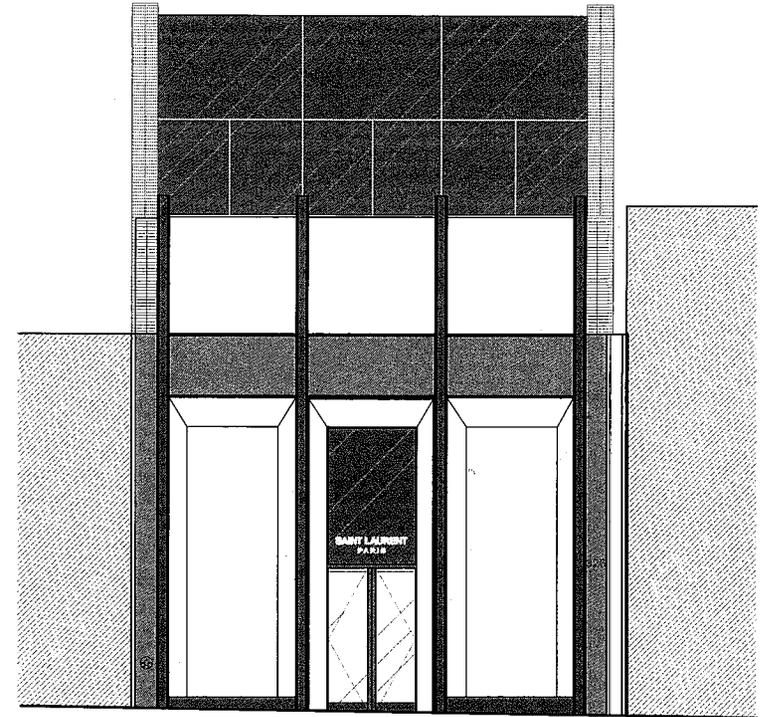
FLAGSHIP STORE  
326 N RODEO DRIVE  
BEVERLY HILLS, CA

**A.07.1**

Date: August 5 2013

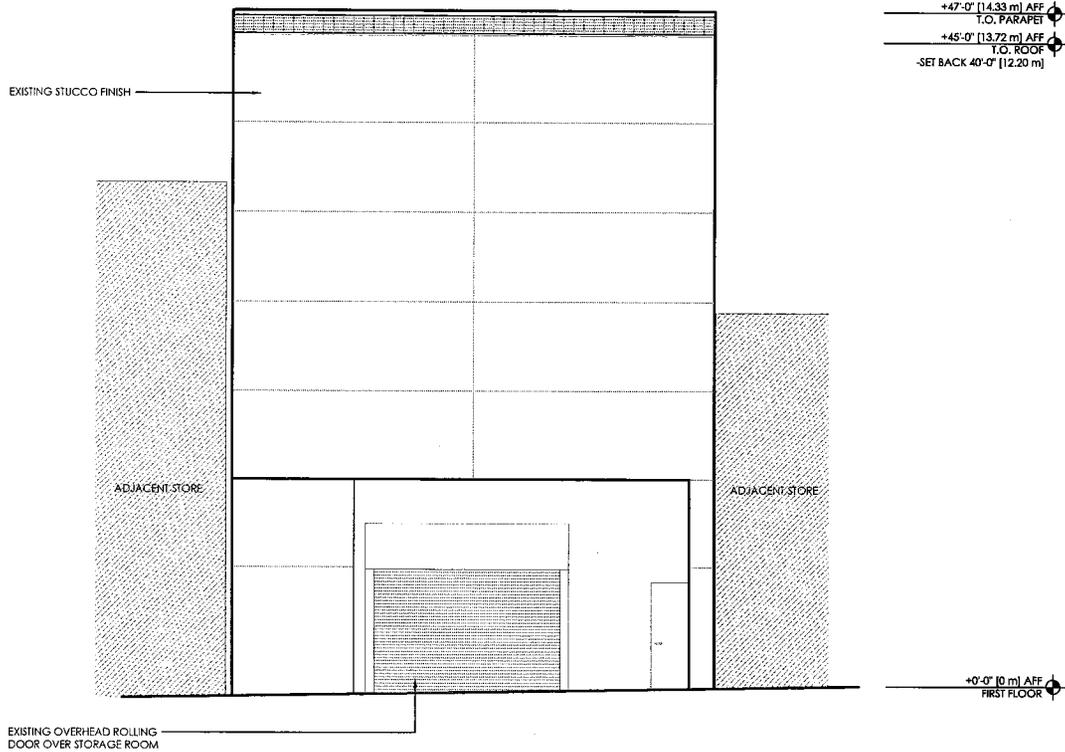


1 EXISTING FACADE ELEVATION  
SCALE: 1/8" = 1'-0"

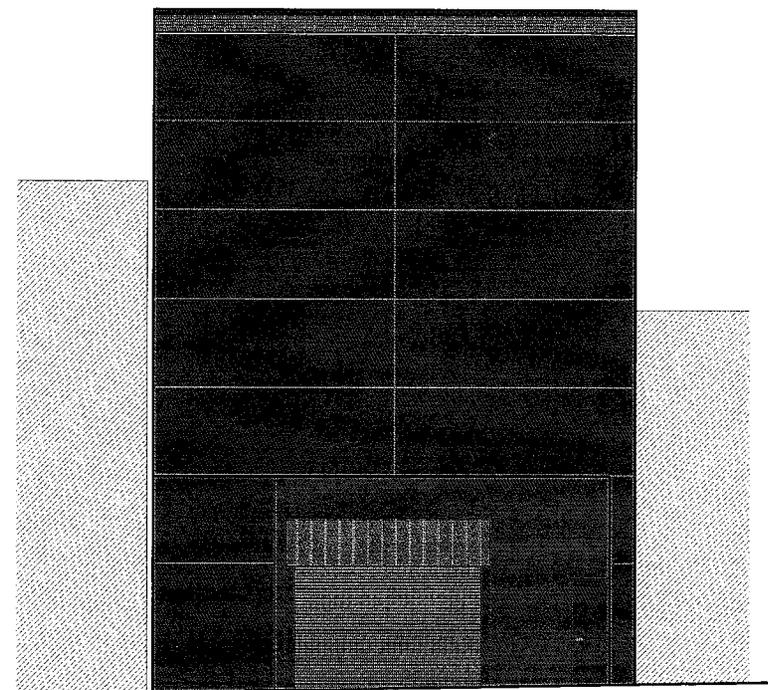


2 COLORED ELEVATION - EXISTING FACADE ELEVATION  
SCALE: 1/8" = 1'-0"

EXISTING FACADE ELEVATION

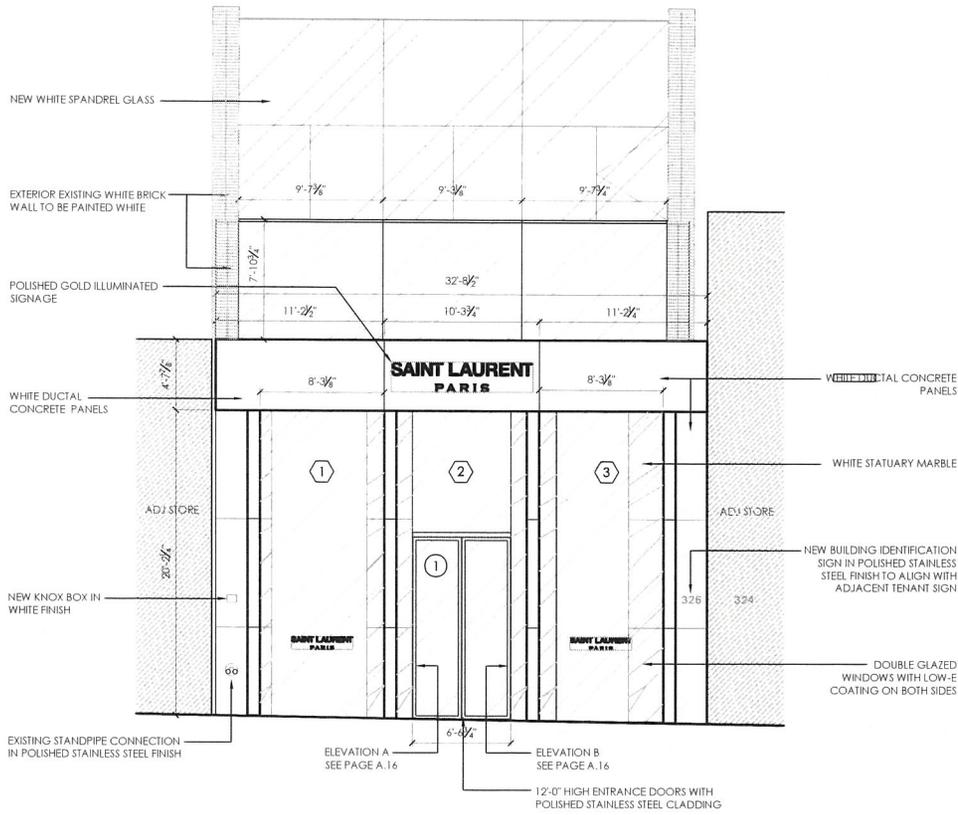


1 EXISTING REAR FACADE ELEVATION  
SCALE: 1/8" = 1'-0"

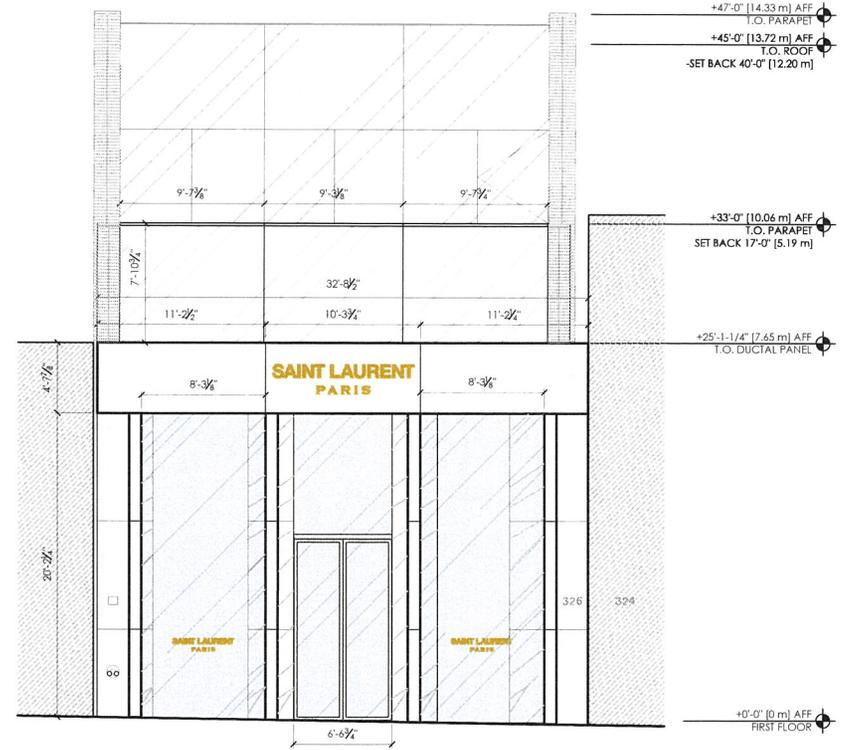


2 COLORED ELEVATION - EXISTING REAR FACADE ELEVATION  
SCALE: 1/8" = 1'-0"

EXISTING REAR FACADE ELEVATION

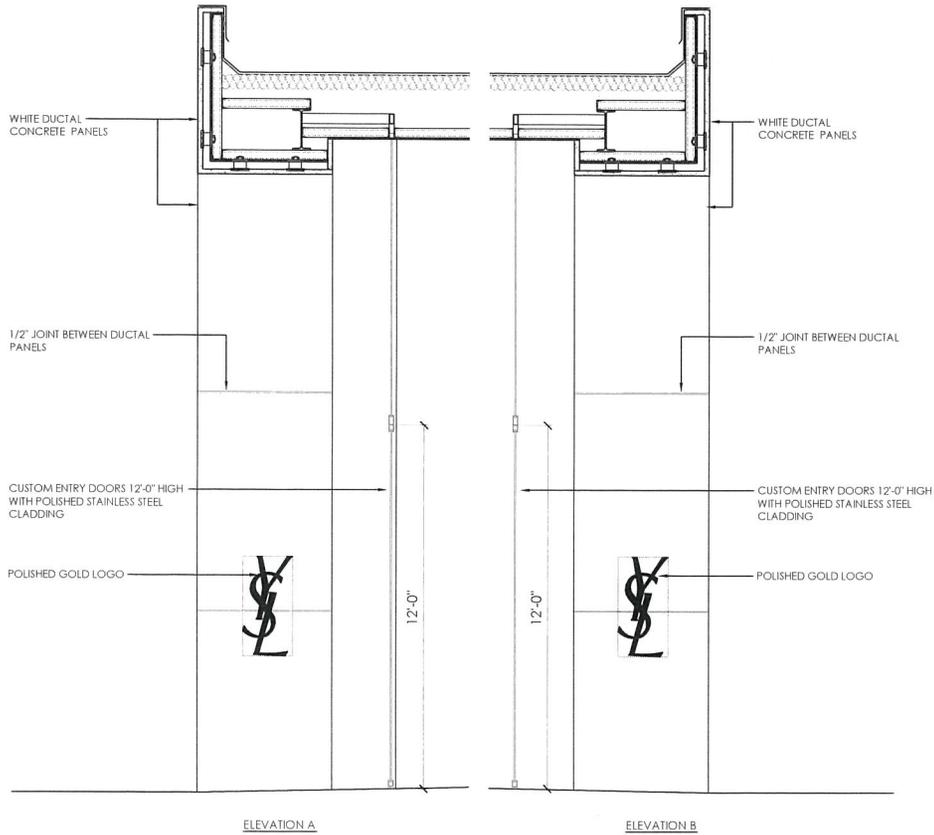


**1** PROPOSED FACADE ELEVATION  
SCALE: 1/8" = 1'-0"

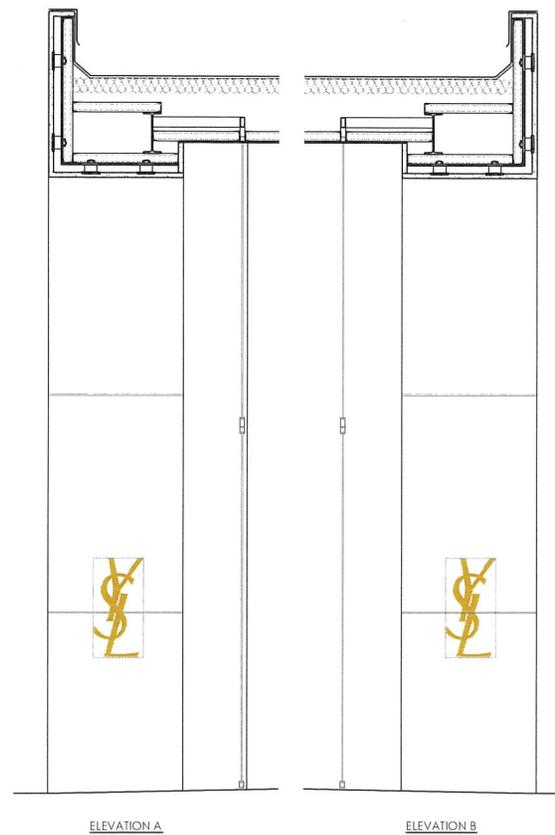


**2** COLORED ELEVATION - PROPOSED FACADE ELEVATION  
SCALE: 1/8" = 1'-0"

PROPOSED FACADE ELEVATION



**1** PROPOSED FACADE SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



**2** COLORED ELEVATION - PROPOSED FACADE SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE	
TAG	SIZE
①	8'-3 1/2" (w) x 20'-2 1/2" (h)
②	6'-6 3/4" (w) x 8'-1" (h)
③	8'-3 1/2" (w) x 20'-6 1/2" (h)

WINDOW GLASS SPECIFICATION  
DOUBLE GLAZED INSULATED GLASS WITH  
LOW-E COATING

**3** WINDOW SCHEDULE

DOOR SCHEDULE	
TAG	SIZE
①	6'-6 3/4" (w) x 12'-0" (h)

ENTRY DOOR SPECIFICATION  
CUSTOM GLASS DOOR WITH CONCEALED  
HARDWARE IN A POLISHED STAINLESS STEEL FINISH

**4** DOOR SCHEDULE

BUSINESS IDENTIFICATION SIGN	
NO. OF SIGNS	5
EXISTING LINEAR FRONTAGE:	32'-8"
MAX SF ALLOWABLE PER CODE:	64 SF
ALL SIGNAGE ON FACADE	
1) 1 FACADE SIGNAGE	18.50 SF
2) 1 WINDOW SIGNAGE	3.50 SF
3) WINDOW SIGNAGE	3.50 SF
4) 1 LOGO SIGNAGE	5.40 SF
5) 1 LOGO SIGNAGE	5.40 SF
TOTAL AREA OF SIGNAGE	36.30 SF

**5** SIGNAGE COMPLIANCE

PROPOSED FACADE ELEVATION; SIGNAGE COMPLIANCE; DOOR & WINDOW SCHEDULE

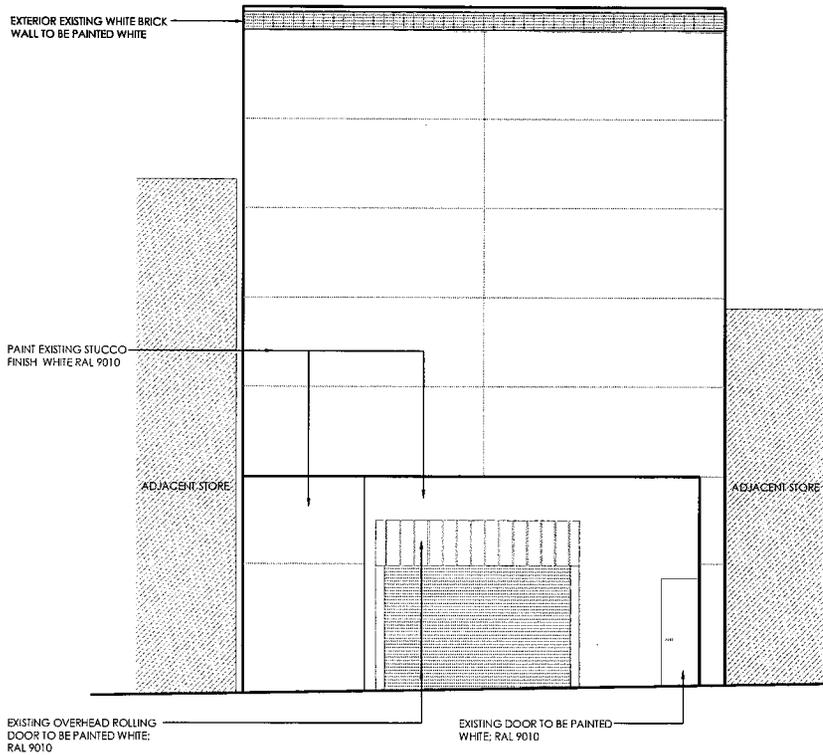
ARCHITECT OF RECORD:

**ATMOSPHERE**  
DESIGN GROUP LLC

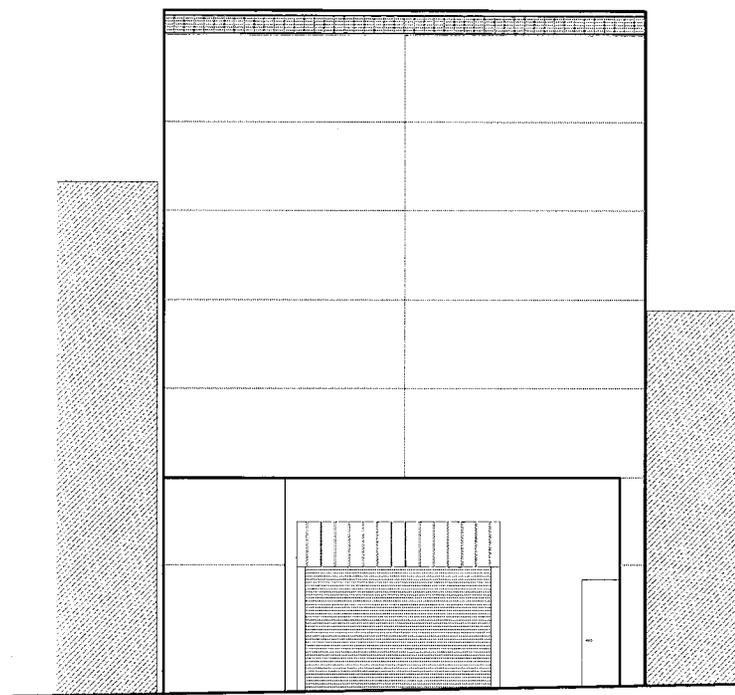
**SAINT LAURENT**  
**PARIS**  
FLAGSHIP STORE  
326 N RODEO DRIVE  
BEVERLY HILLS, CA

**A.16**

Date: August 5 2013



**1** PROPOSED REAR FACADE ELEVATION  
SCALE: 1/8" = 1'-0"



**2** COLORED ELEVATION - PROPOSED REAR FACADE ELEVATION  
SCALE: 1/8" = 1'-0"

+47'-0" [14.33 m] AFF. T.O. PARAPET  
+45'-0" [13.72 m] AFF. T.O. ROOF  
-SET BACK 40'-0" [12.20 m]

+0'-0" [0 m] AFF. FIRST FLOOR

PROPOSED REAR FACADE ELEVATION

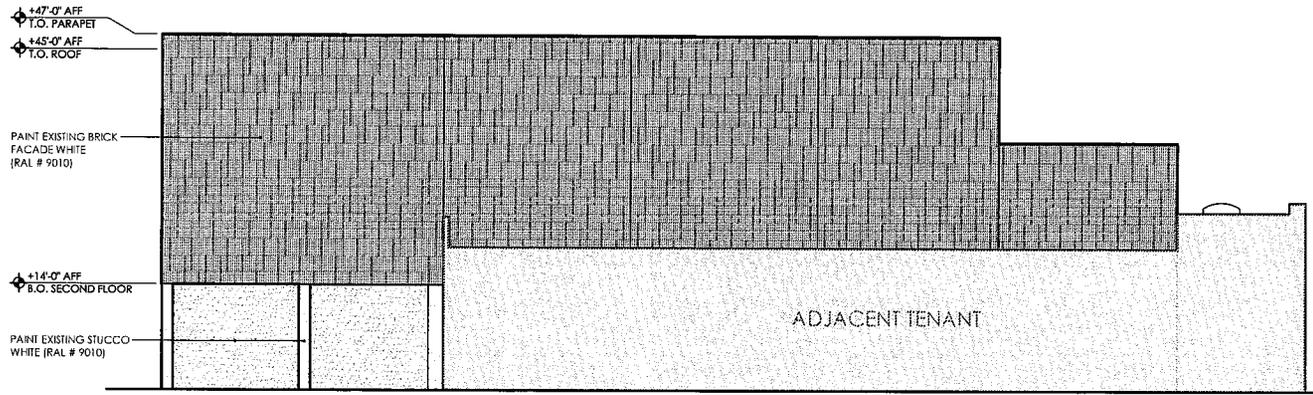
ARCHITECT OF RECORD:

**ATMOSPHERE**  
DESIGN GROUP LLC

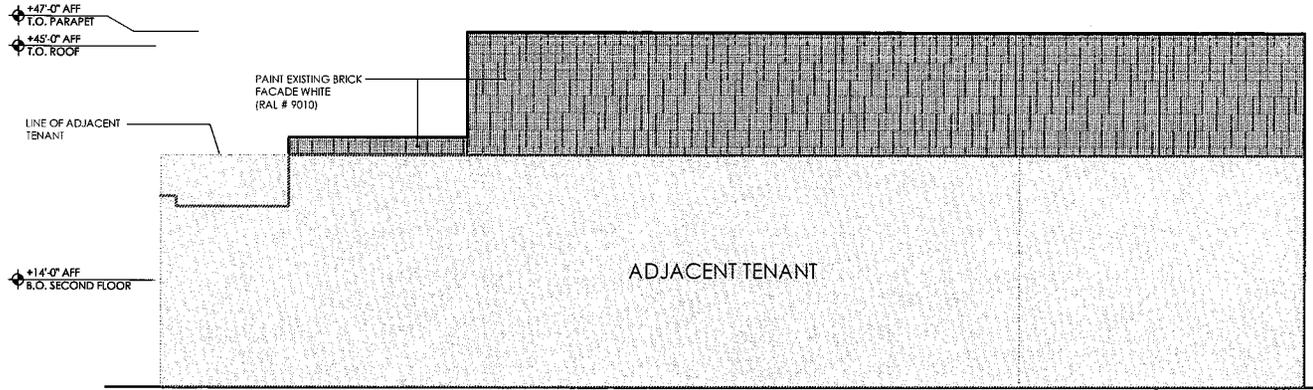
**SAINT LAURENT**  
**PARIS**  
FLAGSHIP STORE  
324 N RODEO DRIVE  
BEVERLY HILLS, CA

**A.17**

Date: August 5 2013

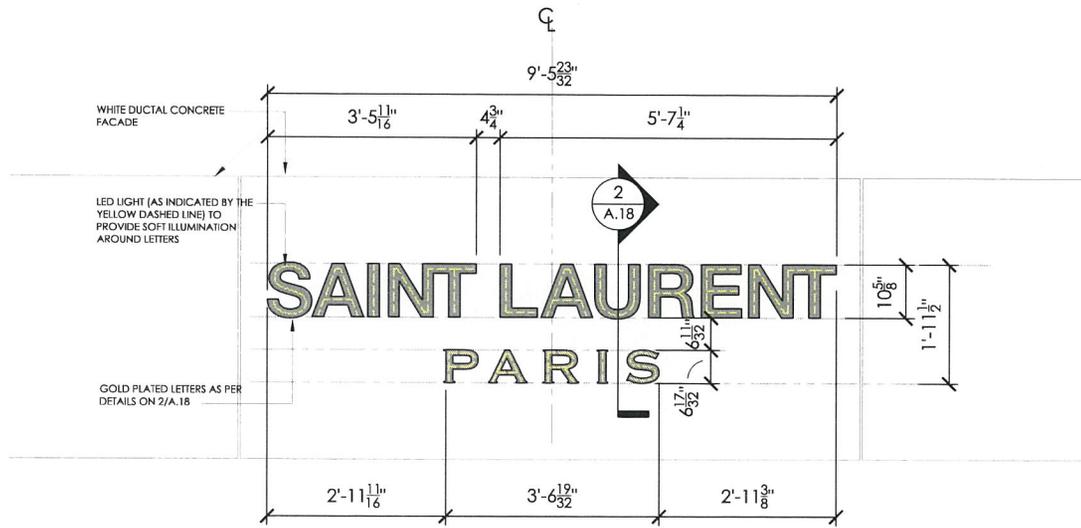


**1** PROPOSED SIDE FACADE ELEVATION  
SCALE: 1/16" = 1'-0"

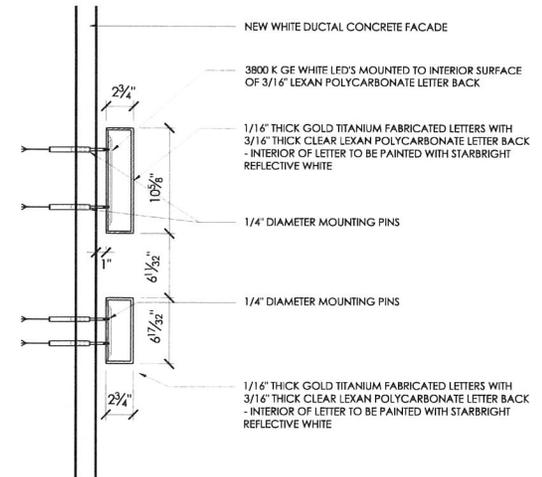


**2** PROPOSED SIDE FACADE ELEVATION  
SCALE: 1/16" = 1'-0"

PROPOSED SIDE FACADE ELEVATIONS



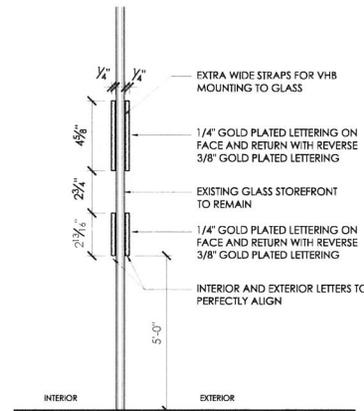
1 FACADE SIGNAGE ELEVATION DETAIL  
SCALE: 1/2" = 1'-0"



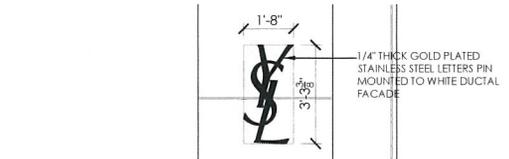
2 WINDOW SIGNAGE DETAIL  
SCALE: 1" = 1'-0"



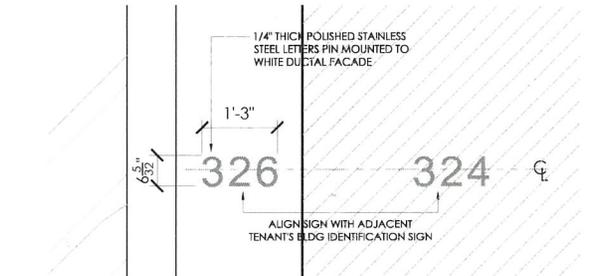
3 WINDOW SIGNAGE ELEVATION DETAIL  
SCALE: 1/2" = 1'-0"



4 WINDOW SIGNAGE DETAIL  
SCALE: 1 1/2" = 1'-0"



5 BUSINESS LOGO SIGNAGE DETAIL  
SCALE: 1/4" = 1'-0"



6 BLDG IDENTIFICATION SIGNAGE DETAIL  
SCALE: 1/2" = 1'-0"

PROPOSED SIGNAGE DETAILS

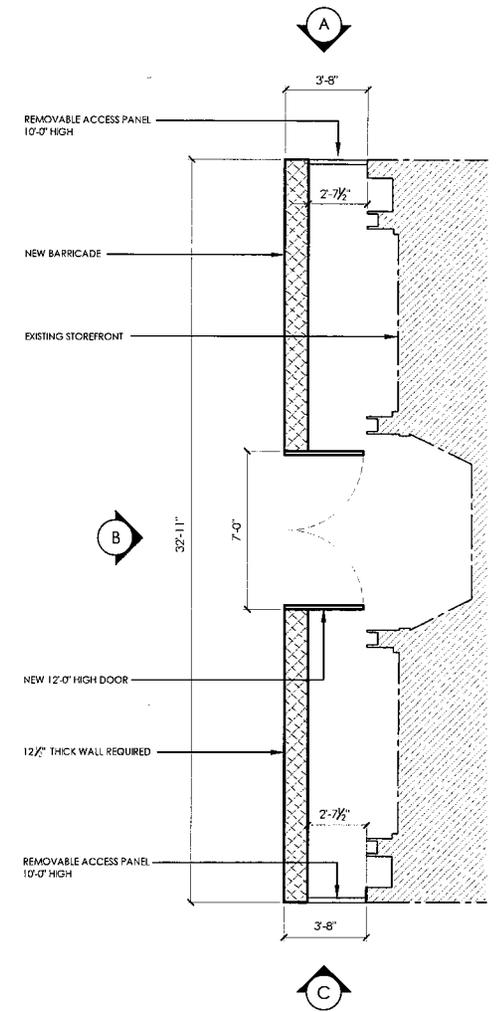
ARCHITECT OF RECORD:

ATMOSPHERE  
DESIGN GROUP LLC

SAINT LAURENT  
PARIS  
FLAGSHIP STORE  
324 N RODO DRIVE  
BEVERLY HILLS, CA

A.18

Date: August 5 2013



PROPOSED BARRICADE ELEVATION

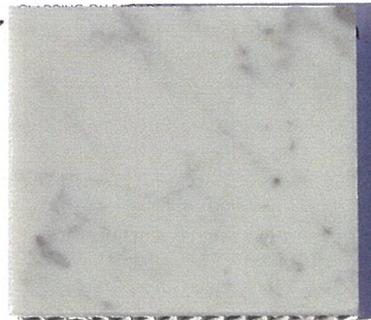
ARCHITECT OF RECORD:

**ATMOSPHERE**  
DESIGN GROUP LLC

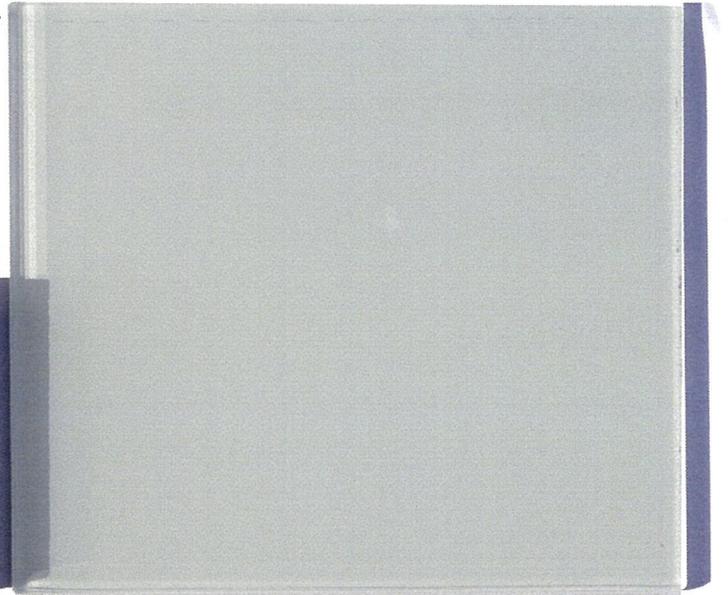
**SAINT LAURENT  
PARIS**  
FLAGSHIP STORE  
324 N RODEO DRIVE  
BEVERLY HILLS, CA

**A.21**

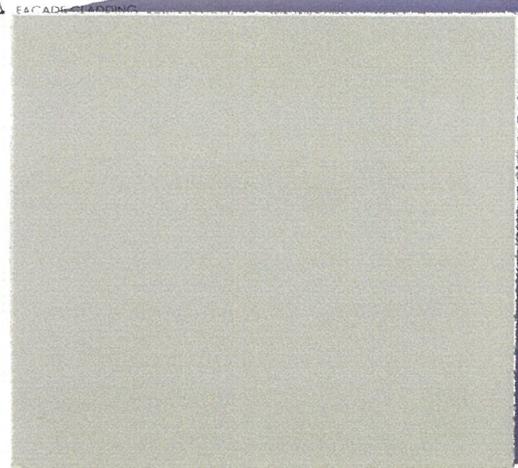
Date: August 5 2013



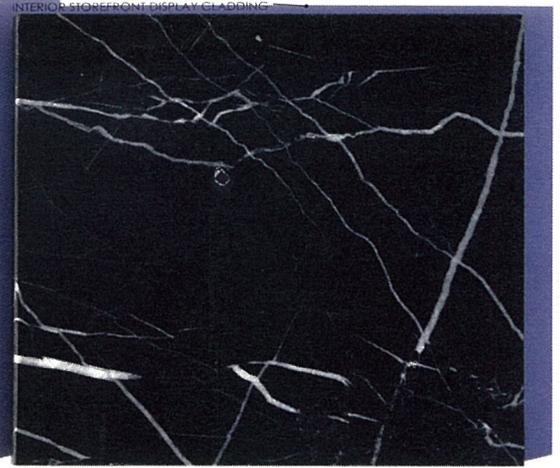
WHITE STATUARY MARBLE ON HONEYCOMB PANEL



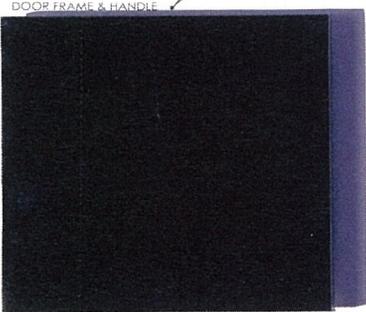
WHITE SPANDREL GLASS COLOR: RAL 9010



WHITE DUCTAL CONCRETE



BLACK SILK MARBLE



POLISHED STAINLESS STEEL



POLISHED GOLD FINISH

GOLD PLATED SIGNAGE LETTERS

E&C ADJ. CEILING

INTERIOR STOREFRONT DISPLAY GLAZING



**Architectural Commission Report**

445 North Rexford Drive, Room 280-A

AC Meeting – August 21, 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, A SIGN ACCOMMODATION TO ALLOW MULTIPLE BUSINESS IDENTIFICATION SIGNS, A SIGN ACCOMMODATION TO ALLOW SIGNAGE ABUTTING PRIVATE PROPERTY, AND A CONSTRUCTION BARRICADE GRAPHIC FOR THE PROPERTY LOCATED AT 326 NORTH RODEO DRIVE (PL1312885 – SAINT LAURENT).

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

Section 1. Roy Hasson, Permit Advisors, agent, on behalf of the property owner, Joan Hanson, and the tenant, Saint Laurent (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, a sign accommodation for multiple business identification signs, a sign accommodation to allow signage abutting private property, and a construction barricade graphic for the property located at 326 North Rodeo Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city's local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 5. The Architectural Commission conducted a duly noticed public hearing on 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 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. There shall be no business identification signage located on the windows.
2. The business identification signage located on the returns of the façade at the entryway shall be reduced to a maximum height of nine inches (9”). The width of the signs shall be reduced proportionally.

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: August 21, 2013

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William Crouch, Commission Secretary  
Community Development Department

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James Blakeley, III, Chair  
Architectural Commission