



Architectural Commission Report

Meeting Date: Wednesday, September 18, 2013

Subject: **8484 WILSHIRE BOULEVARD**

Request for approval of a façade remodel, ground signs, parking directional signs, and a sign accommodation for multiple building identification signs. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1320792)

Project agent: Kirsten Weinoe – Douglas Emmett

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, ground signs, parking directional signs, and a sign accommodation for multiple building identification signs. The proposed façade remodel includes the following components:

- Clear laminated glass at building entryways with silicon joints and connectors;
- Polished stainless steel hardware at entry doors;
- Fiber reinforced polymer soffits above entryways in a white matte finish, and;
- Existing landscaping and entry column finish to remain.

The applicant is also requesting a sign accommodation for multiple building identification signs. The proposed sign configuration is as follows:

Wilshire Boulevard elevation

- One (1) 169.4 SF sign located adjacent to penthouse structure. Sign copy is "LFP".
 - *Note: This is to replace the existing "Flynt Productions" sign.*
- One (1) 16 SF sign located on proposed entry soffit. Sign copy is "8484".

La Cienega Boulevard elevation

- One (1) 169.4 SF sign located adjacent to penthouse structure. Sign copy is "LFP".
 - *Note: This is to replace the existing "Flynt Productions" sign.*
- One (1) 16 SF sign located on proposed entry soffit. Sign copy is "8484".

The proposed "LFP" signs consist of internally illuminated (LED) letters. The proposed "8484" signs consist of extruded acrylic letters, finished the same as the soffit, with LED illumination.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-605, the Architectural Commission may approve a sign accommodation to allow multiple building identification signs so long as the total area of all

Attachment(s):

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

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 – September 18, 2013

signage does not exceed 2% of the vertical surface area of that elevation, excluding penthouse walls. As proposed, the total project includes a total of 4 building identification signs, which are a total 370.8 square feet, and are within the maximum sign area permitted per the BHMC (444.9 SF).

Ground signs are also proposed to replace the existing ground signs on the site. A total of two ground signs are proposed with one to be located facing Wilshire Boulevard and one to be facing La Cienega Boulevard. The signs consist of a constructed marble panel and a curved fabricated aluminum panel. Each sign will contain the building address and tenant information.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-610, the maximum area for each ground sign is 55 SF, with a maximum height of 20'-0". As proposed, each sign is proposed at an area of approximately 70.5 SF and will have to be reduced in size so as to comply with the City's development standards for ground signs. The applicant has been advised of the compliance issue with a recommendation to bring revised ground sign plans to the Architectural Commission meeting.

Two parking directional signs are also proposed. One wall sign, proposed at 20 SF in area, will be located adjacent to the La Cienega Boulevard garage entrance. This sign is proposed to consist of a fabricated aluminum sign cabinet with internally illuminated push-through acrylic letters. One ground sign, proposed at 29.5 SF in area, will be located adjacent to the Hamilton Drive garage entrance. The sign is proposed to consist of an aluminum sign cabinet with internally illuminated push-through acrylic letters.

URBAN DESIGN ANALYSIS

Based on the Urban Designer's review of the proposed project, the modifications to the building are consistent with the Secretary of the Interior's Standards for Rehabilitation. The modifications have been thoughtfully proposed and will serve to enhance the interaction between the interior and exterior of the building. However, the white matte finish of the soffit appears to pose too stark a contrast to the existing building and it is recommended that a bronze finish be utilized. It is anticipated that matching the coloration of the soffit with the existing building will create a more complementary look to the overall building aesthetic.

Additionally, as this building has been included in historic surveys conducted for the City, the original materials of the building should be stored on-site so that they may be re-used in the future, as necessary. The applicant has also been advised that the soffit should be constructed in a manner so that it is fully reversible and not damaging to the original fabric of the building.

Project-specific conditions have been incorporated into the draft approval resolution (Attachment D) as a result of this analysis.

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



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – September 18, 2013

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. The project has also been reviewed and found to be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

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, September 6, 2013. To date, staff has not received any comments in regards to the submitted project.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – September 18, 2013

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 (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
 - Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
 - 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: 1
 - Building Identification Sign(s)
 - Number of signs proposed: 2
 - Sign Accommodation (explain reason for the accommodation request below):
 - 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 15 #Chairs 30

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

Interior ground floor and mezzanine lobby renovation, including new drywall ceiling, new lighting fixtures, new glass and metal wall panels around the elevator lobby and glass railing at the mezzanine.
 The installation of all the new elements, will be respecting the existing historic fixtures of the existing building.
 The scope of work also includes the renovation of the main entrances storefronts as well as the tenant glass doors on the ground floor.
 The exterior facade will include a new fiberglass canopy at both entrances to enhanced the already remarkable exterior of this project.

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

- R-4 R-4X R-4 R-4-P R-4X2
- R-3 RMCP C-3 C-3A C-3B
- C-5 C-3T-1 C-3T-2 C-3T-5 C-5
- Other: _____

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 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: William Pereira

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Indicate in the chart below all applicable signage details:

Type of Sign	Quantity	Dimensions	Square Ft	Maximum Area Permitted by Code
A.1 Primary Tenant Identity	2	2'-0" H. x 24'-2" W	169.4 sq. ft.	444.50 sq. ft.(10-4-605-A) 2% of vertical area
A.2 Primary Building Monument	2	4'-6" H. x 15'-8" W.	70.47 sq. ft.	55.0 sq. ft.(10-4-610-A)
A.3 Primary Directional	1	4'-6" H. x 5'-10" W	27.0 sq. ft.	20.0 sq. ft.(10-4-652)
A.4 Parking Directional	1	5'-0" H. x 4'-0" W.	20.0 sq. ft.	20.0 sq. ft.(10-4-652)
A.5 Building Address/ Building Identity	2	2'-0" H. x 8'-0" W	32.0 sq. ft.	444.50 sq. ft.(10-4-605-A) 2% of vertical area
A.6 Existing Tenant Identity	1	(to remain)	14.0 sq. ft.	30.0 sq. ft.(10-4-604-B)

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: Structural Glazing System
 Texture /Finish: Clear
 Color / Transparency: Ultra Clear -Low Iron Glass

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

Material: Glass Doors, Polished Stainless Hardware
 Texture /Finish: Smooth
 Color / Transparency: Ultra Clear - Low Iron Glass

ROOF

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Glass panel railing, stainless steel handrail
 Texture /Finish:
 Color / Transparency: Ultra Clear - Low Iron Glass

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

Material: Electrostatic Powder Coated Aluminum
 Texture /Finish: Smooth
 Color / Transparency: White

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

AWNINGS, CANOPIES

Material: FRP, fiber reinforced polymer
Texture /Finish: Matt finish
Color / Transparency: White

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Reference Material Board: Metal - Dark Bronze US10B , Stone STO-1-Calacatta Gold,
Texture /Finish: MatteMetallic non-glare finishes for all surfaces
Color / Transparency: Paint to match: Canopy FRP - Cream and US10B

BUILDING ID SIGN(S)

Material: Painted metal, with Calacatta Gold Marble
Texture /Finish: Smooth
Color / Transparency:

EXTERIOR LIGHTING

Material: Existing conforming no change
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: Brick pavers
Texture /Finish: Slip resistant
Color / Transparency: To compliment existing brick pavers colors

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

Landscaping to remain in existing condition, no change

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.**

With the understanding that this building is individually eligible for the California Register, under Criterion 3, we minimized the extent of our proposed design to add an entrance canopy and new structural clear glazing system, replacing existing on either side of building lobby. In support of the Historic Preservation Guidelines we are storing all existing glazing panels for future re-installation.

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.

2. The proposed design is not changing the existing design intent regarding internal or external noise, vibrations or any other related factors.

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.**

This design intent will enhance the value of the already noticeable building at the Gateway into Beverly Hills.

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.**

Given that the exterior is materially not changing, keeps the building in harmony with the existing general plan for Beverly Hills.

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 renovation doesn't affect any of the existing municipal codes or other laws regulations.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – September 18, 2013

Attachment B:
Project Design Plans

EXISTING SITE PHOTOS

05-8720-000



EAST ENTRY FROM HAMILTON DRIVE



WEST ENTRY FROM LA CIENEGA

PROPOSED ENTRANCE - CANOPY- DAY VIEW

05-8720.000



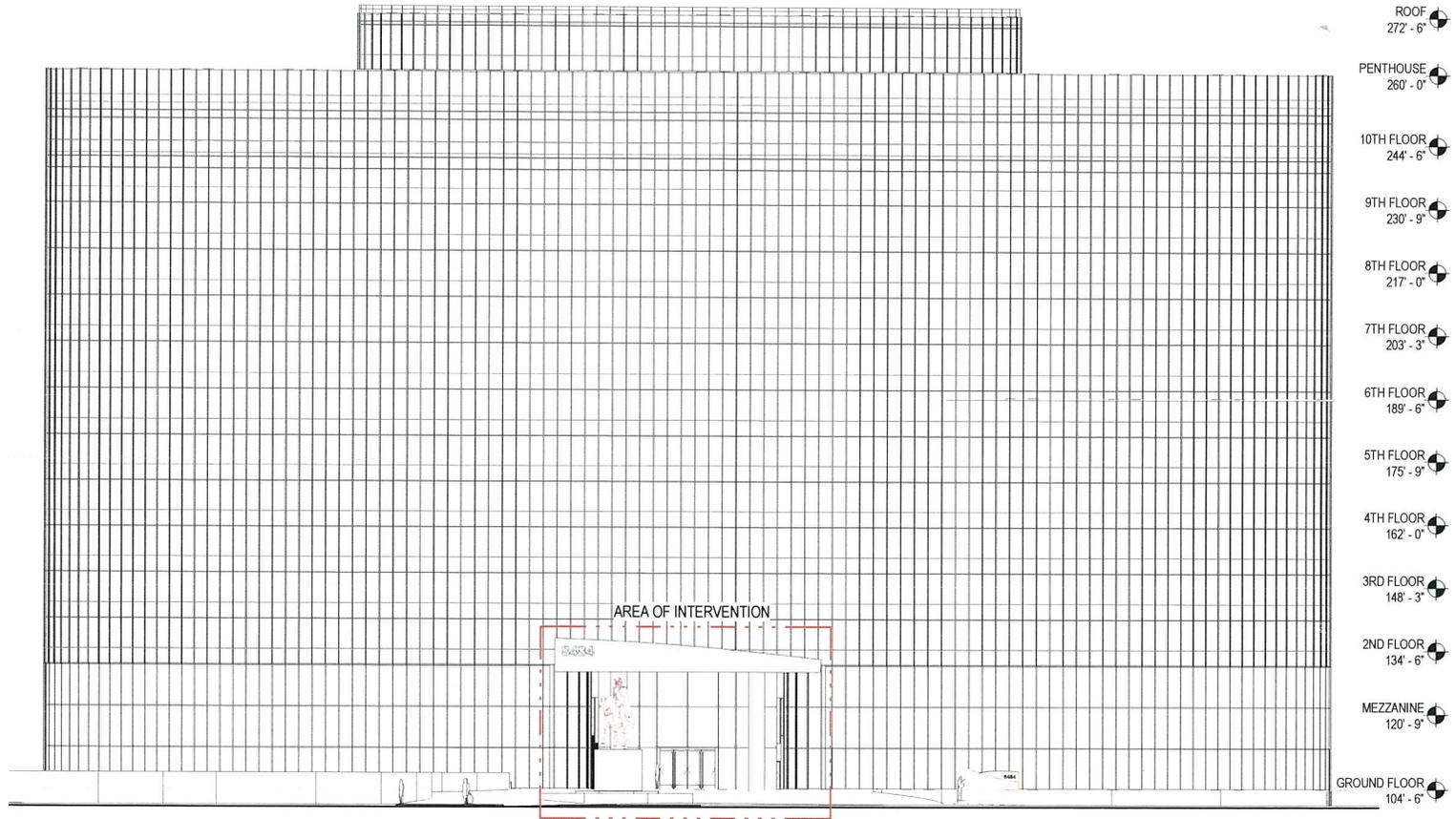
PROPOSED ENTRANCE - CANOPY- NIGHT VIEW



05.8720.000

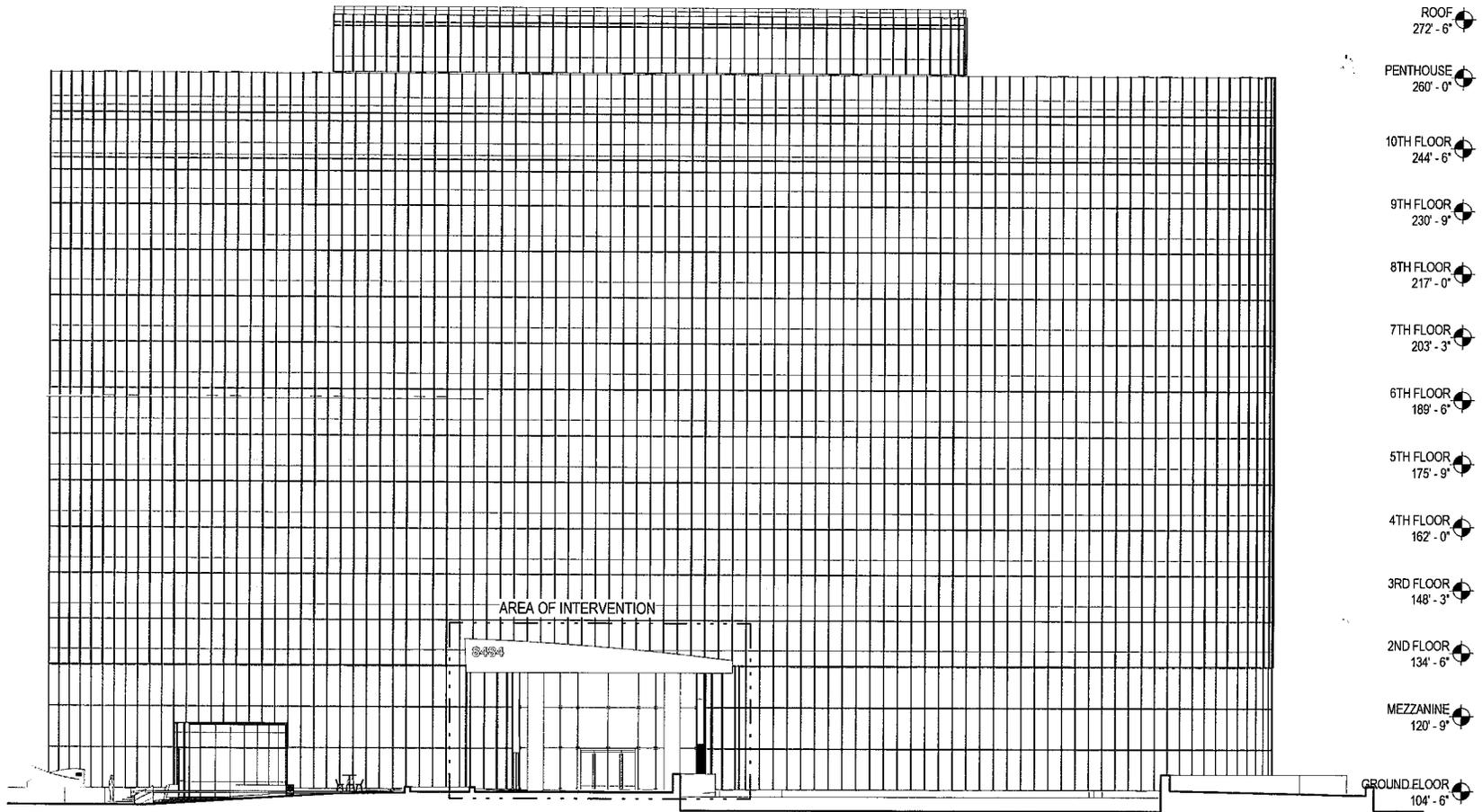
EXTERIOR ELEVATIONS- WILSHIRE VIEW

05.8720.000



EXTERIOR ELEVATIONS- LA CIENEGA VIEW

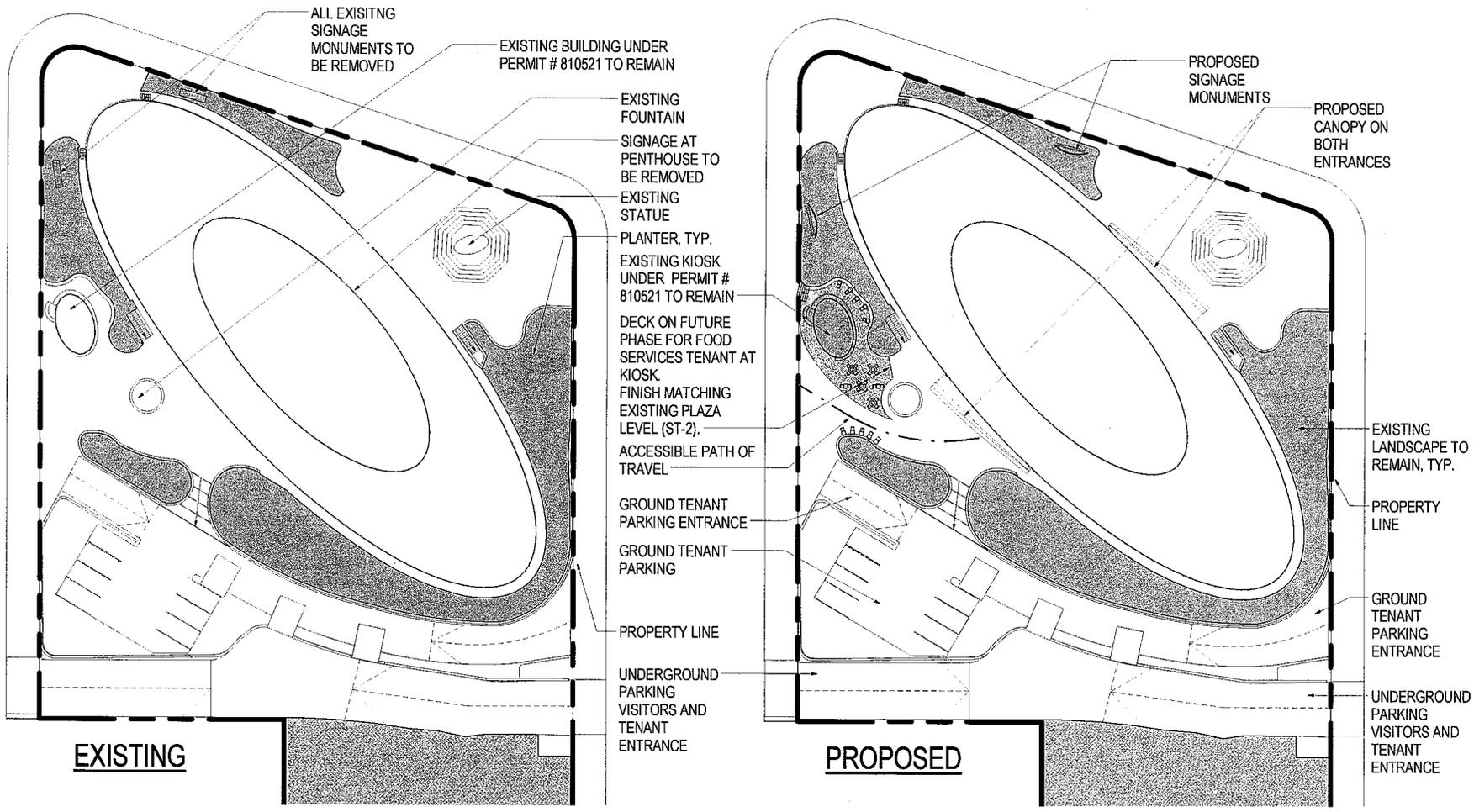
05.S770.000

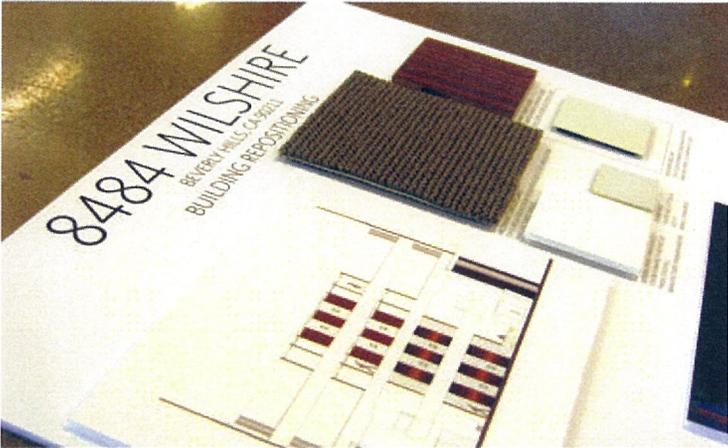
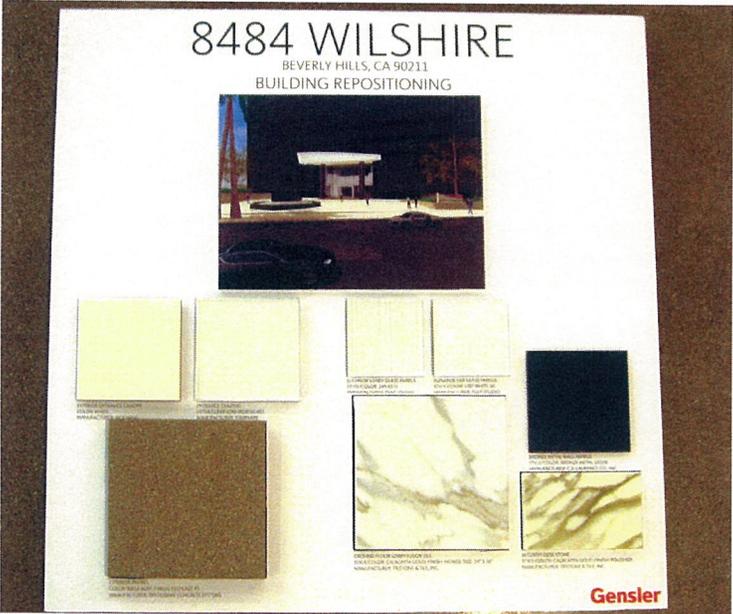


DOUGLAS EMMETT, LLC

8484 WILSHIRE

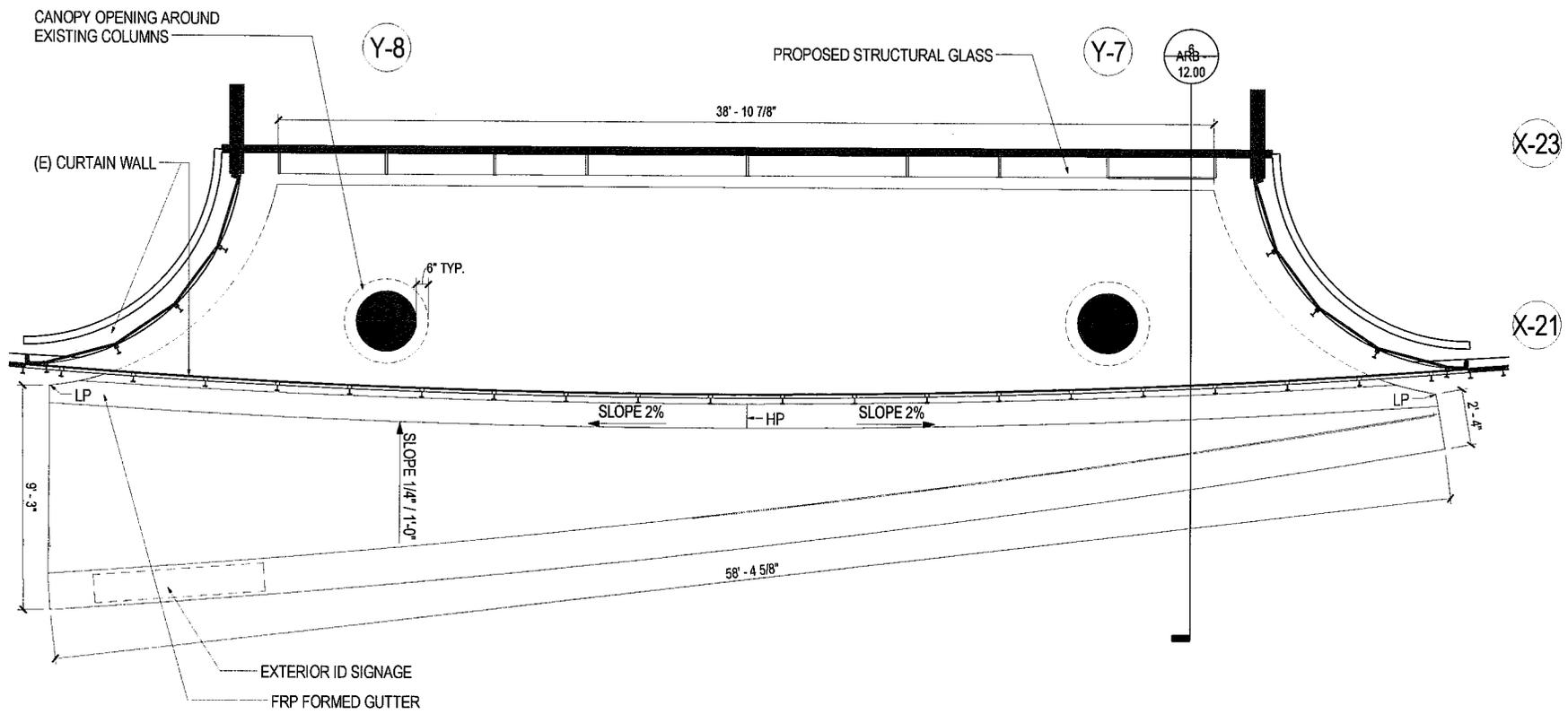
07/24/13



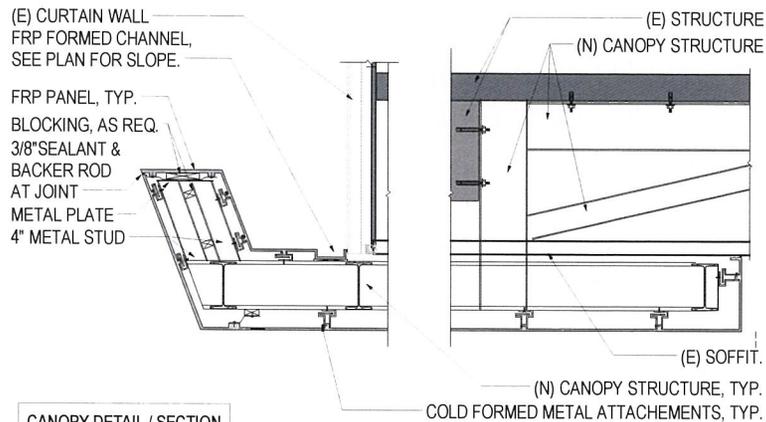


ENLARGED CANOPY

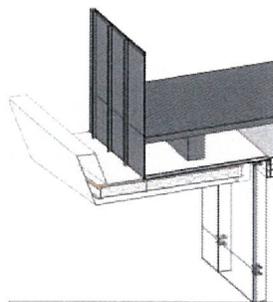
05.8720.000



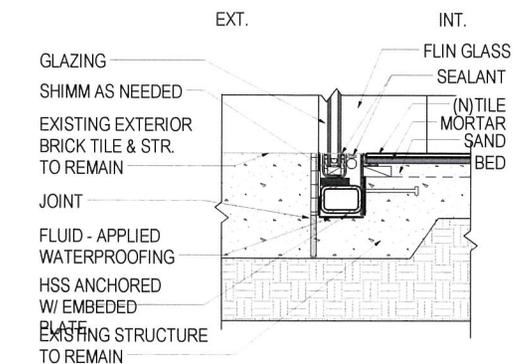
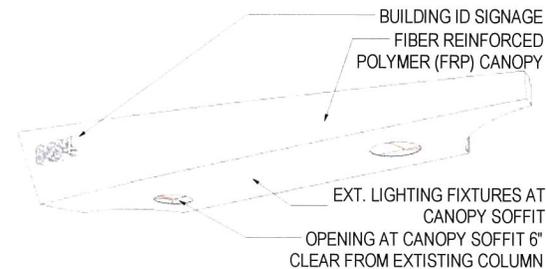
DETAILS- STOREFRONT AND CANOPY



CANOPY DETAIL / SECTION



CANOPY AND STOREFRONT 3D SECTION



STOREFRONT SILL

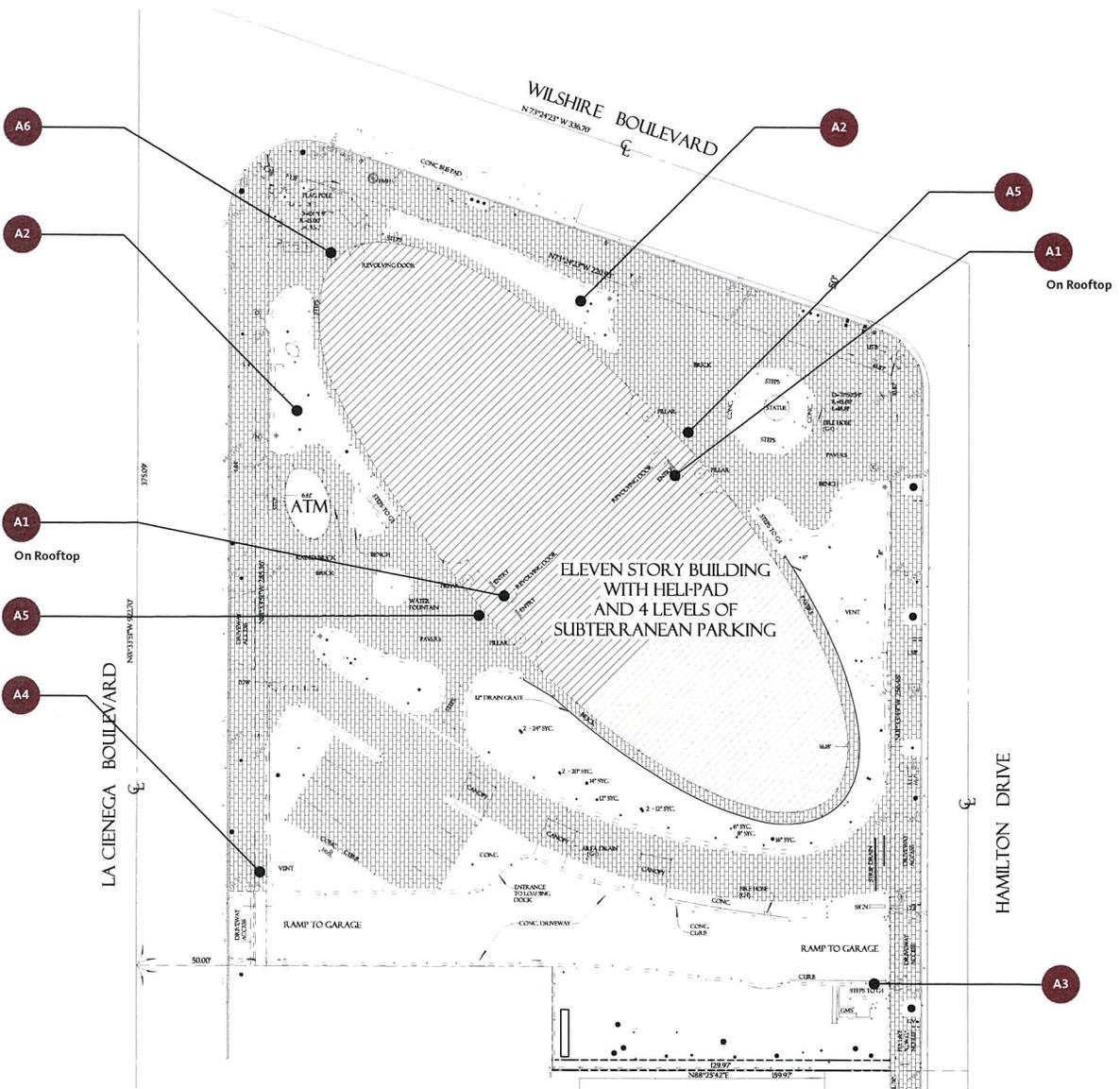


STRUCTURAL GLASS STOREFRONT



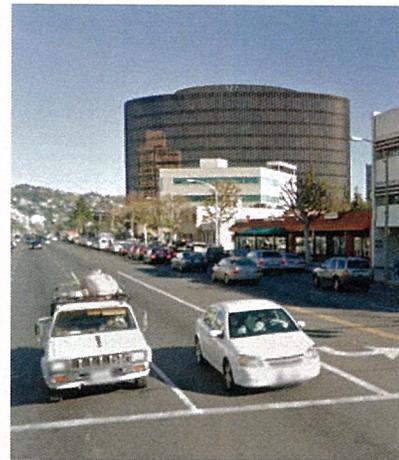
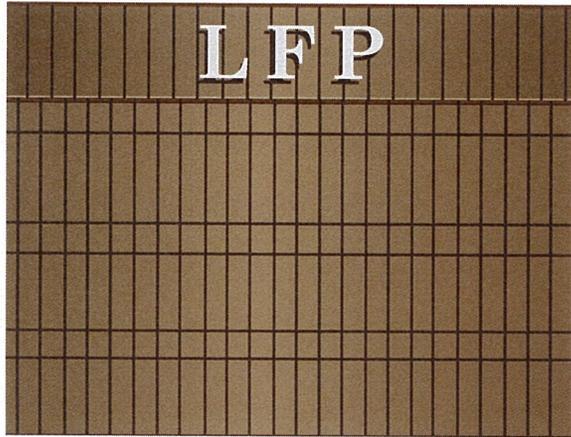
SIGN TYPE LOCATION PLAN & MENU

05.87.20.000



SITE SIGNAGE

<p>A1 BUILDING TOP ID</p>	<p>A2 PRIMARY ID MONUMENT</p>
<p>A3 PRIMARY DIRECTIONAL</p>	<p>A4 WALL DIRECTIONAL</p>
<p>A5 ADDRESS SIGN ON BROW</p>	<p>A6 TENANT ID</p>



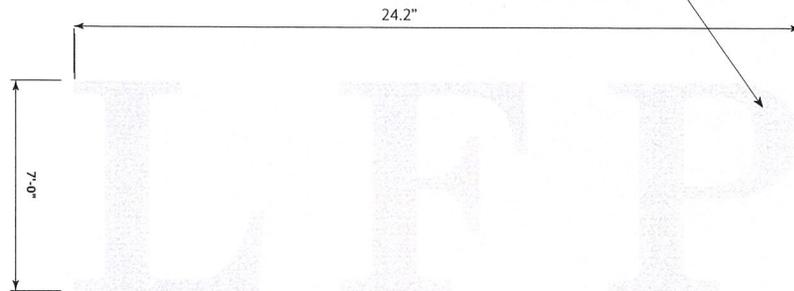
LA CIENEGA BUILDING FACE



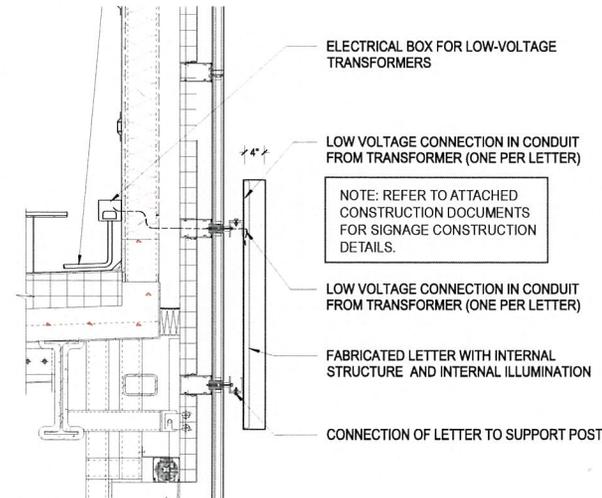
WILSHIRE BUILDING FACE

3 | LOCATION ELEVATION
SCALE: 1/16" = 1'-0"

FABRICATED ALUMINUM LETTER FORMS, INTERNALLY ILLUMINATED WITH LED FIXTURE, INTERNAL STRUCTURE FOR DAY/NIGHT VISIBILITY

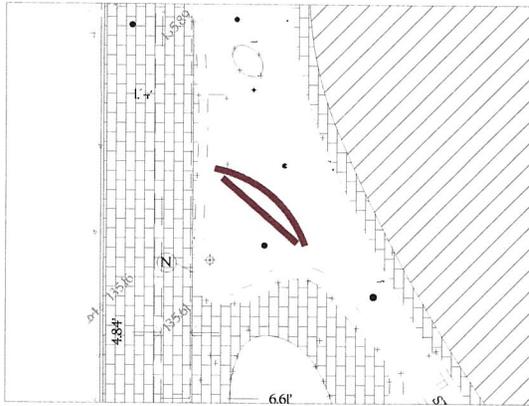


1 | SIGNAGE ELEVATION
SCALE: 1/4" = 1'-0"



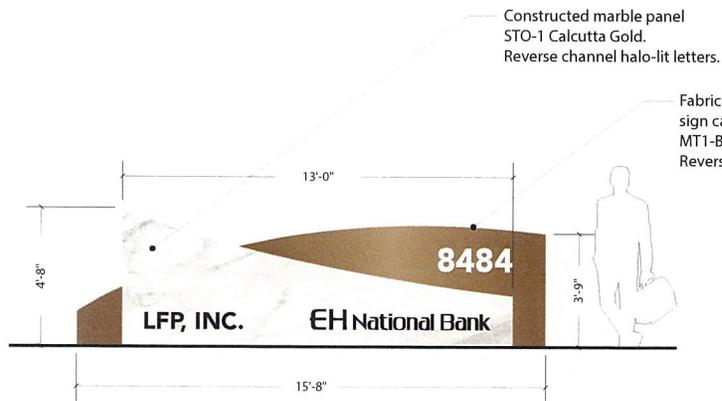
2 | SECTION
SCALE: 1/8" = 1'-0"

A2-PRIMARY ID MONUMENT



3 | ENLARGED LOCATION PLAN
SCALE: 1/64" = 1'-0"

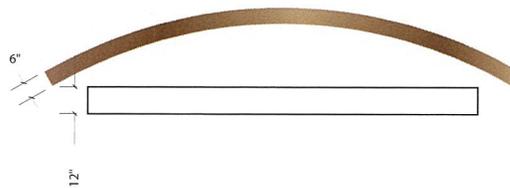
This concept carries forward the design scheme from the project ID monument. It references the historic building and the new renovation, holding to a color scheme of rich brown and warm whites & creams.



1 | SIGNAGE ELEVATION
SCALE: 1/4" = 1'-0"

Constructed marble panel
STO-1 Calcutta Gold.
Reverse channel halo-lit letters.

Fabricated aluminum
sign cabinet painted to match
MT1-Bronze Metal US10B.
Reverse channel halo-lit letters.



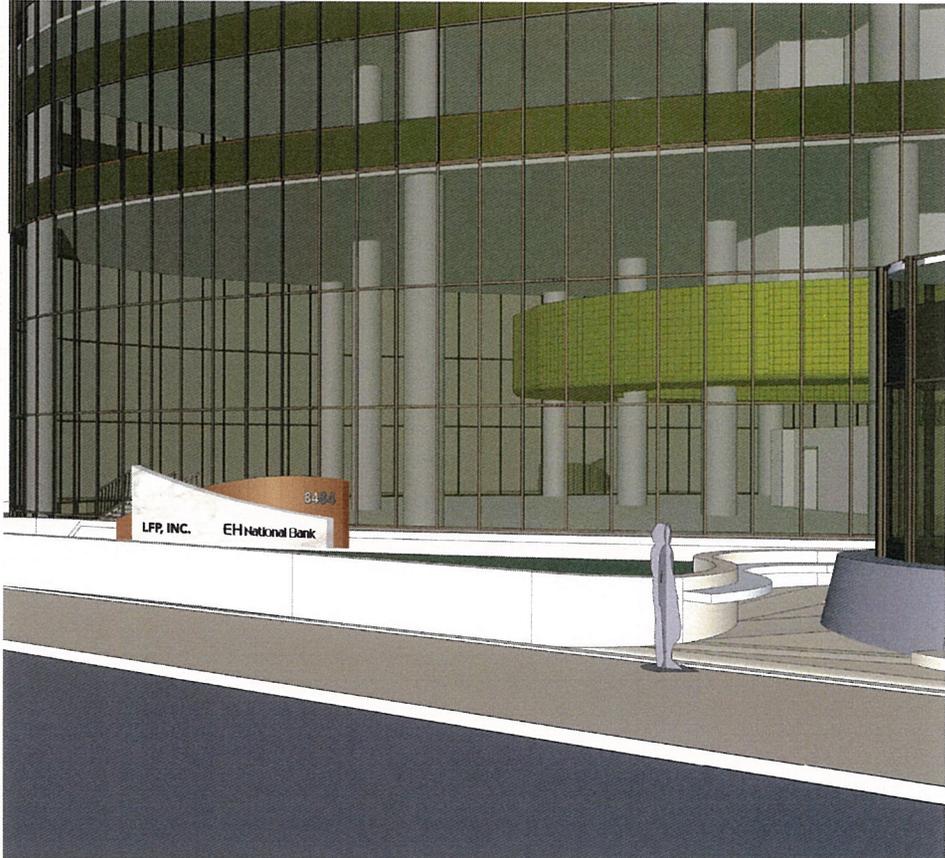
PLAN VIEW
SCALE: 1/4" = 1'-0"

A2-PRIMARY ID MONUMENT

05.8720.000

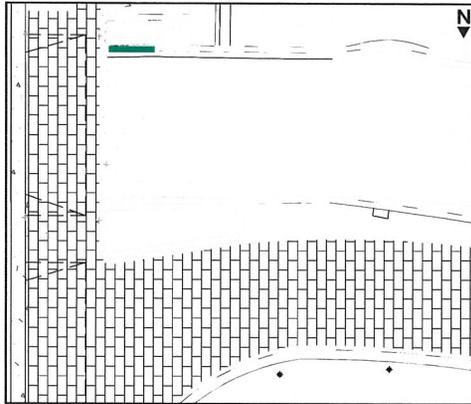


WILSHIRE BUILDING FACE



LA CIENEGA BUILDING FACE

A3-PRIMARY DIRECTIONAL



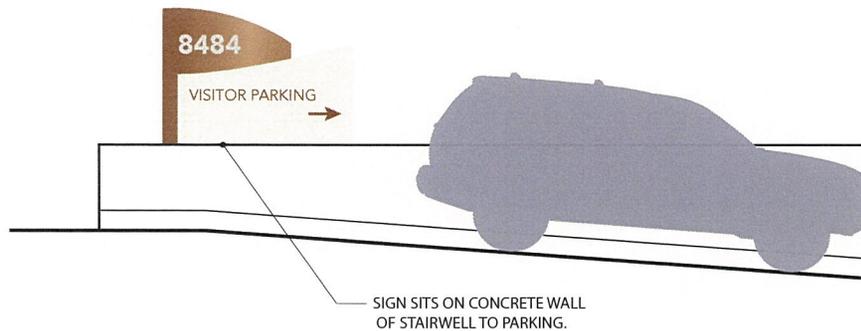
2 | **CONTEXT PLAN**
SCALE: 1/4" = 1'-0"



5 | **PHOTO RENDERING**
NTS



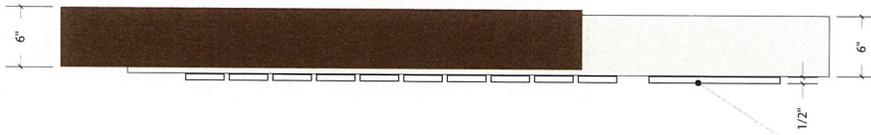
4 | **PLAN VIEW**
SCALE: 1/4" = 1'-0"



3 | **CONTEXT ELEVATION**
SCALE: 1/4" = 1'-0"

This concept carries forward the design scheme from the project ID monument. It references the historic building and the new renovation, holding to a color scheme of rich brown and warm whites.

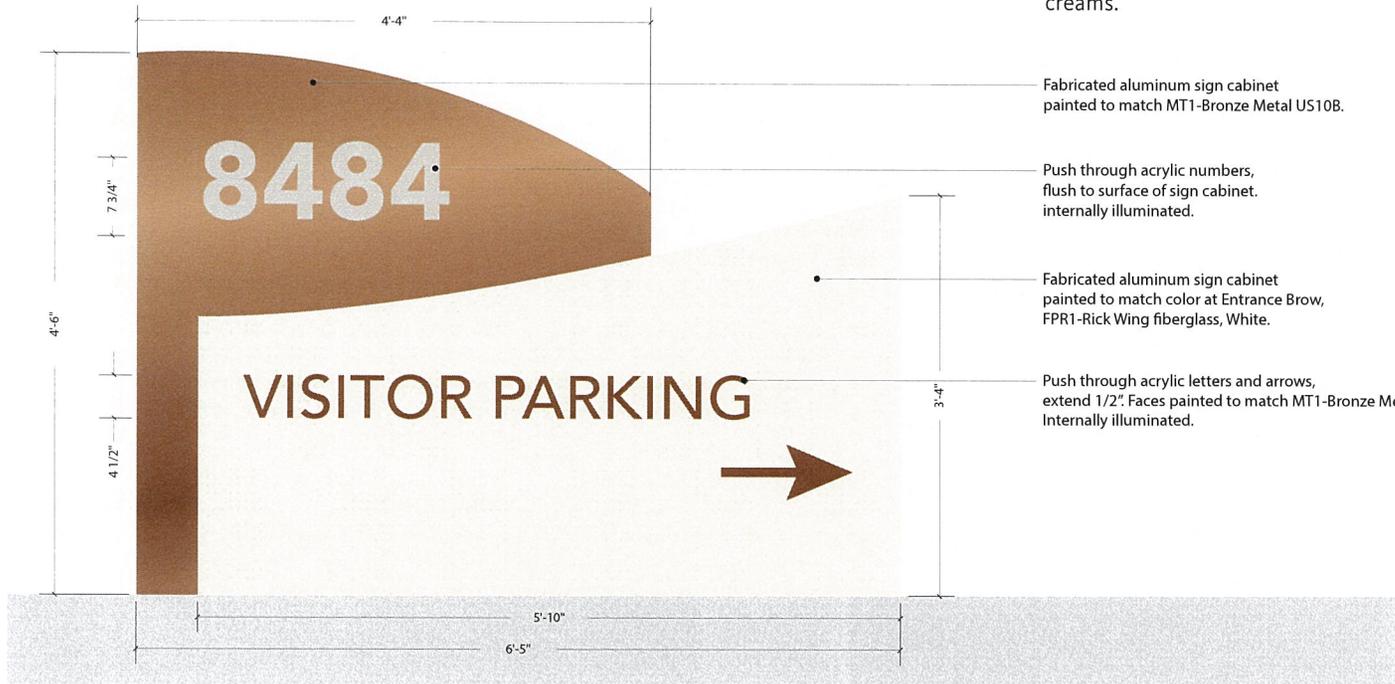
A3-PRIMARY DIRECTIONAL



2 | SIGN PLAN
SCALE: 1" = 1'-0"

Push through acrylic letters and arrows.
Internally illuminated

This concept carries forward the design scheme from the project ID monument. It references the historic building and the new renovation, holding to a color scheme of rich brown and warm whites & creams.



1 | SIGN ELEVATION
SCALE: 1" = 1'-0"

Fabricated aluminum sign cabinet
painted to match MT1-Bronze Metal US10B.

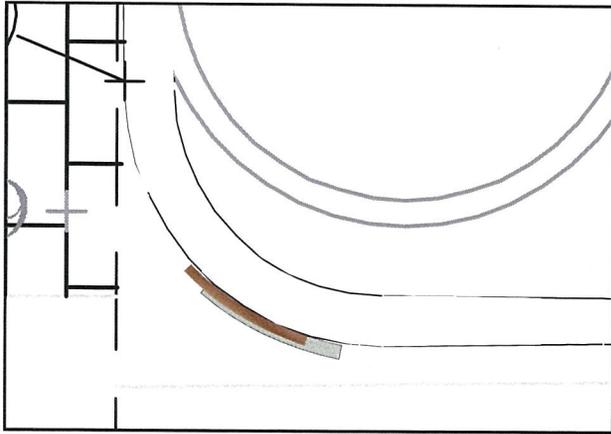
Push through acrylic numbers,
flush to surface of sign cabinet.
internally illuminated.

Fabricated aluminum sign cabinet
painted to match color at Entrance Brow,
FPR1-Rick Wing fiberglass, White.

Push through acrylic letters and arrows,
extend 1/2". Faces painted to match MT1-Bronze Me
Internally illuminated.

A4- WALL DIRECTIONAL

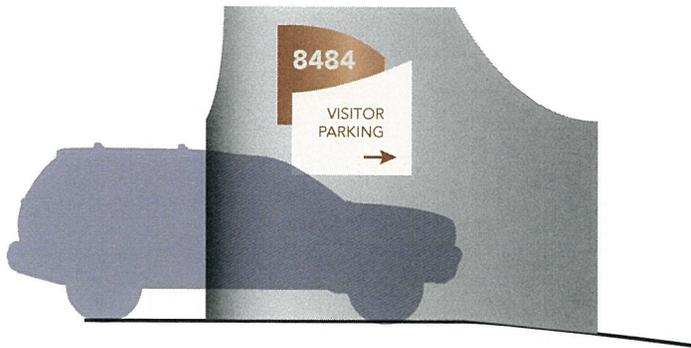
05.8720.000



2 | CONTEXT PLAN
SCALE: 1/4" = 1'-0"



3 | PHOTO RENDERING
NTS



1 | CONTEXT ELEVATION
SCALE: 1/4" = 1'-0"

This concept carries forward the design scheme from the project ID monument. It references the historic building and the new renovation, holding to a color scheme of rich brown and warm whites & creams.

A4- WALL DIRECTIONAL

05.8720.000

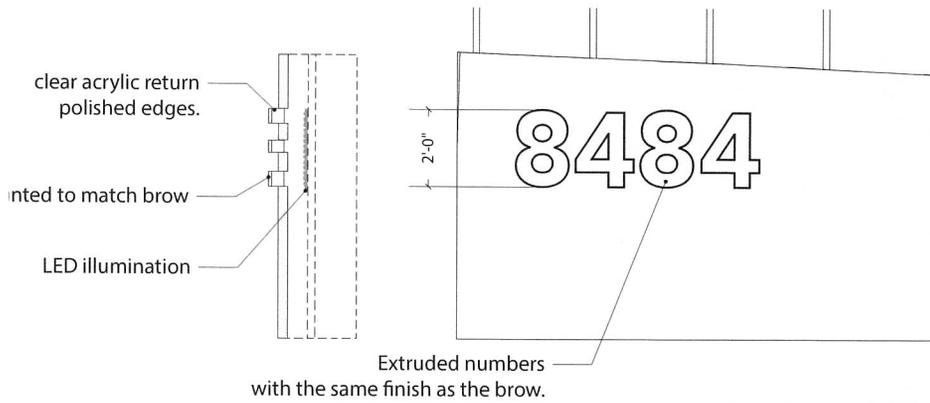
3 PLAN VIEW
SCALE: 1" = 1'-0"



3 FROTELEVATION
SCALE: 1" = 1'-0"

A.5 - BUILDING ADDRESS

05.8720.000



ADDRESS DETAIL



WILSHIRE BUILDING ENTRY





Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – September 18, 2013

Attachment C:
Historic Assessment Report

(Note: This report is included under a separate cover.
Please contact the project planner to review this report.)



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – September 18, 2013

Attachment D:

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-13

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL, GROUND SIGNS, PARKING DIRECTIONAL SIGNS, AND A SIGN ACCOMMODATION FOR MULTIPLE BUILDING IDENTIFICATION SIGNS FOR THE PROPERTY LOCATED AT 8484 WILSHIRE BOULEVARD (1320792).

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

Section 1. Kirsten Weino, agent, on behalf of the property owner, Douglas Emmett, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, ground signs, parking directional signs, and a sign accommodation for multiple building identification signs for the property located at 8484 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. The project has also been reviewed and found to be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

Section 5. The Architectural Commission conducted a duly noticed public hearing on September 18, 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 exterior entry soffit shall be revised to a bronze color to better integrate with the building, subject to final review and approval by City staff.
2. The soffit shall be constructed in such a manner so that it is fully reversible and not damaging to the original fabric of the building, subject to final review and approval by City staff.
3. All original materials that are removed as a result of the proposed modifications shall be stored and maintained on-site to allow for future re-use.

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: September 18, 2013

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission