



Architectural Commission Report

Meeting Date: Wednesday, February 19, 2014

Subject: **9465 WILSHIRE BOULEVARD**
Request for approval of a façade remodel. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
(PL1401737)

Project agent: Gabriel Gonzalez

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 to the North Beverly Drive elevation of the building located at 9465 Wilshire Boulevard (northwest corner of Wilshire Boulevard and North Beverly Drive). The proposed modifications include the following:

- Back-painted glass cladding in white (primary storefront) and gray (horizontal band) to be installed over original building material;
- Aluminum-framed storefront system with clear glazing;
- Remove existing low planters and knee walls, and;
- Refinish exterior floor to match surrounding concrete.

URBAN DESIGN ANALYSIS

The proposed façade remodel is appropriate to the building and will enhance the existing streetscape. Additionally, based on the installation detail, the new storefront cladding can be fully removed without damaging the original material, which preserves the character-defining features of the building. The proposed storefront remodel has been determined to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties per a review conducted by Bill Crouch, Urban Designer, and confirmed by the historic assessment report prepared by GPA Consulting (Attachment C).

However, it is recommended that a sign program be developed to complement the new storefronts and be returned to the Commission for review and approval. A project-specific condition has been included in the draft approval resolution to indicate this requirement (Attachment D).

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.

Attachment(s):

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

Report Author and Contact Information:

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



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455 North Rexford Drive, Room 280-A

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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 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

Public notification was not required for this project.



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Attachment A:

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (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: _____
 - Building Identification Sign(s)
Number of signs proposed: _____
 - 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 _____ # Chairs _____

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

Storefront Remodel

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 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: Victor Gruen

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					
2					
3					
4					
5					

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

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

Material: Storefront
 Texture /Finish: Aluminum and Glass
 Color / Transparency: Clear

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

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

ROOF

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

COLUMNS

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

BALCONIES & RAILINGS

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

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

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

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

AWNINGS, CANOPIES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: _____
Texture /Finish: _____
Color / Transparency: _____

BUILDING ID SIGN(S)

Material: _____
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: _____
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: Cladding around existing stone finish
Texture /Finish: Back Painted Glass
Color / Transparency: Grey/ White glass. Opaque.

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

9465 Wilshire Storefront Renovation Design Review Questions.

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.**

Having had the design reviewed and approved for its adherence to historical standards triggered by the historical status of the building, I believe this proves that we have satisfactorily complied with all aspects of good design and contributed to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

- 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.**

Being that the proposed design is an exterior storefront remodel the basic tenant of the proposed construction itself with standard storefront construction methods will reasonably protect against external noise, vibrations, and other factors which may tend to make the environment less desirable.

- 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.**

Having had the design reviewed and approved for its adherence to historical standards triggered by the historical status of the building, I believe this proves that 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.

- 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.**

Having had the design reviewed and approved for its adherence to historical standards triggered by the historical status of the building, I believe this proves that 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.

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.

Having had the design reviewed and approved for its adherence to historical standards triggered by the historical status of the building, I believe this proves we are 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.



Architectural Commission Report

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Attachment B:

GPA Consulting Historic Assessment Report



January 30, 2014

William Crouch, Urban Designer
City of Beverly Hills, Planning Division
455 N. Rexford Drive
Beverly Hills, CA 90210

Re: 9461-65 Wilshire Boulevard, Beverly Hills

Dear Mr. Crouch:

I am writing in connection with the above-referenced property. GPA Consulting (GPA) was retained by the property owner to review proposed tenant improvement plans for the building. As you may know, the building was identified as eligible for listing in the California Register of Historical Resources in a historic resources survey in 2006. Thus, the building is presumed to be a historic resource subject to the California Environmental Quality Act (CEQA). Projects that may affect historic resources are considered to be mitigated to a level of less than significant, if they comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards). Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards. Therefore, GPA evaluated the tenant improvement plans for compliance with the Standards.

In 2006, the commercial core of Beverly Hills was surveyed for historic resources. This survey involved the re-evaluation of properties that were identified in previous surveys of the city as well as a reconnaissance-level survey of properties that were constructed between 1935 and 1965. The property at 9461-65 Wilshire Boulevard is occupied by a building commonly known as the Wilshire Beverly Center. It was designed in 1960 by Victor Gruen Associates and was once occupied by Bank of America. Articles in the *Los Angeles Times* document that the building was not completed until 1962. It is identified in the 2006 survey as a contributor to a potential historic district of post World War II commercial buildings. In addition, Victor Gruen is listed in the City's adopted List of Master Architects.

Situated at the corner of Wilshire Boulevard and N. Beverly Drive, the building has an irregular shape that takes full advantage of its site. The Wilshire Boulevard elevation gently curves away from the sidewalk, while the N. Beverly Drive elevation is more flat except where it steps back above the parking entrance. The upper stories of the nine-story building are clad in white stone and feature deeply recessed bands of windows that create a very horizontal composition. A plaza is located at the corner of Wilshire and Beverly where the building is clipped. This façade is highlighted by black granite that is used to frame the windows. The same black granite is used along the base of the building, thus forming an overall black and white color scheme.

The tenant improvements plans involve the ground level of the N. Beverly Drive frontage. GPA met with the property owner on site to discuss the plans and to identify the character-defining features of the ground level. Although the building appeared to be substantially intact, GPA conducted research on the ground level to determine if it had been altered. While it appears that the upper stories of the building exterior remain unchanged, the ground level has been altered. Dating these alterations; however, was inconclusive. No historic photographs of the building were found, save for a couple in the *Los Angeles Times*. These were of poor quality and did not show the N. Beverly Boulevard elevation. It was apparent on the site visit with the owner that the main entrance on Wilshire Boulevard has been recently altered. These alterations included changes to glazing system, soffit, and paving. The retail spaces on Wilshire Boulevard have also experienced similar alterations as recently as 2013.

The ground level of N. Beverly Drive does not currently contain any retail spaces. It is occupied by a branch bank, which is accessed from the corner. Along the entire length of this elevation there is a projecting flat canopy. An identical canopy is located on the Wilshire Boulevard elevation. This canopy is a primary character-defining feature of the building because it is original, indicative of the International Style of the building, and a horizontal plane that repeats the pattern on the upper stories.

Raised planters clad in black granite block all of the storefronts. It is unclear if they are original or not. Building permit research indicated that there were once retail spaces on N. Beverly Boulevard, which suggest that there must have been doorways in at least a few of the storefronts. Furthermore, there are various permits that also indicate that this portion of the building has been changed. A few permits are summarized below:

- 1/7/1987, permit number illegible, \$12,000, 231 N. Beverly Drive exterior remodel.
- 8/27/92, permit C9201168, \$20,000, 235 N. Beverly Drive storefront remodel.
- 2/16/95, permit C9500183, \$375,000, cosmetic alterations, Harold Levitt architect. This permit seemed to apply to the entire building.
- 9/12/96, permit 96004304, no valuation, 231 N. Beverly Drive interior work, façade remodel

Thus, even if the planters are original, they would be only secondary character-defining features because they are minor design elements.

Above the canopy and between the storefronts, the building is clad in sheets of black granite. The black granite is a primary character-defining feature of the building because it is original and one of the primary exterior materials.

GPA met with the design team at Schlemmer Algaze Associates (SAA) to review the plans. GPA made several suggests for how the plans could be revised to comply with the Standards, which were incorporated into the plans dated 1/23/14. The plans involve removing the planters, replacing the existing storefronts with a new glazing system, adding doors in two storefronts, preserving the canopy, and covering the black granite between the storefronts with white panels.

It is the opinion of GPA that these plans meet the Standards and will not negatively impact the architectural significance of the building. The planters may be removed because they may not be original and at any rate are not significant distinctive features.

It appears that the existing storefront glazing systems may not be original either. The ones proposed are very consistent with the International Style of the building, and are therefore appropriate. Furthermore, adding doorways along this elevation will help in activating this stretch of N. Beverly Boulevard. The black granite between the storefronts is a character-defining feature that would be preserved, but covered. The panels are sheets of glass with white paint on the back. This is an acceptable solution for brightening this elevation, so long as they can be removed in the future without damaging the underlying material. We recommend that this construction detail be carefully reviewed.

If you have any questions regarding our review of these plans, do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Teresa Grimes". The signature is written in black ink and is positioned below the word "Sincerely,".

Teresa Grimes
Principal Architectural Historian



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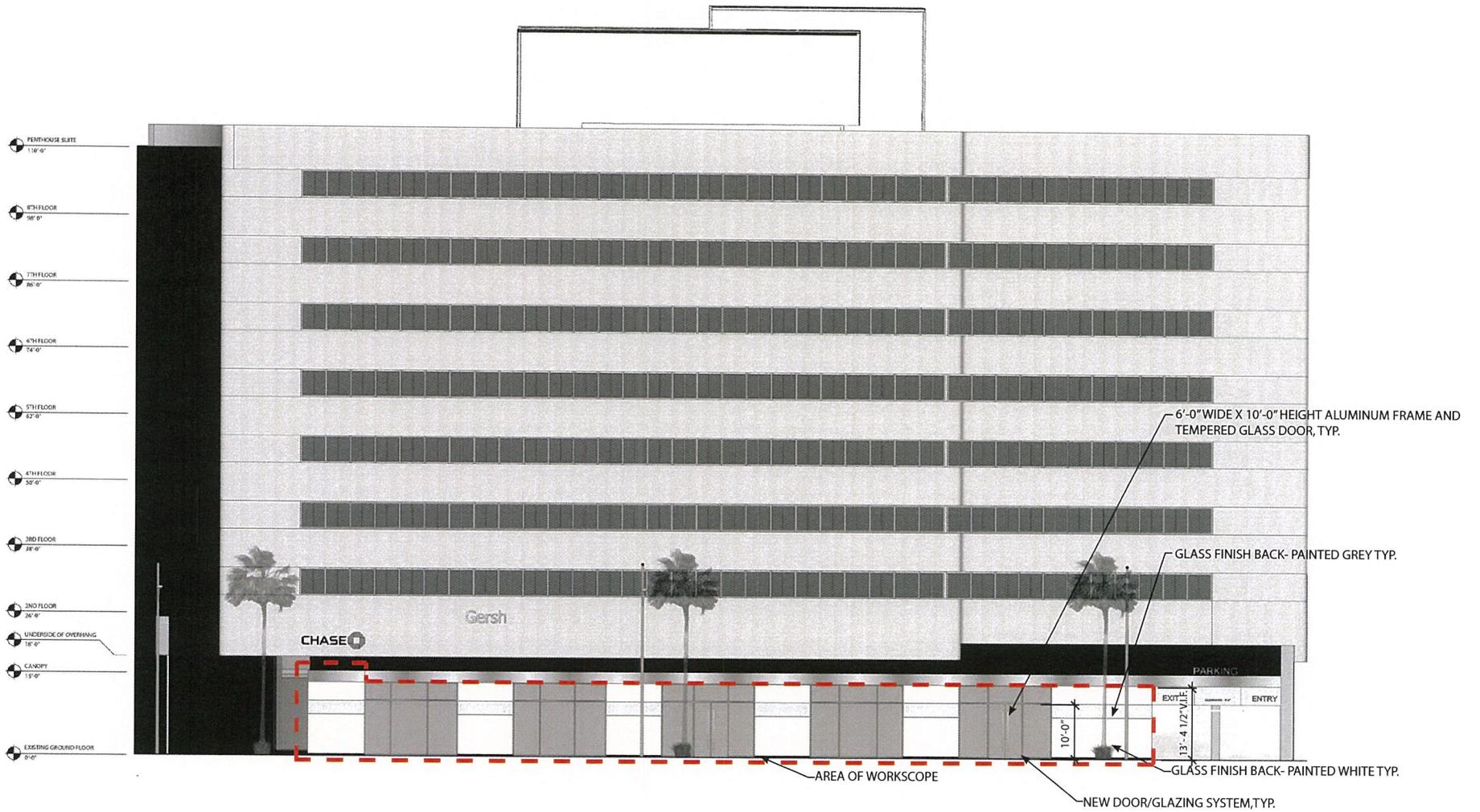
Attachment C:
Project Design Plans



9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
PHOTOS OF EXISTING SITE

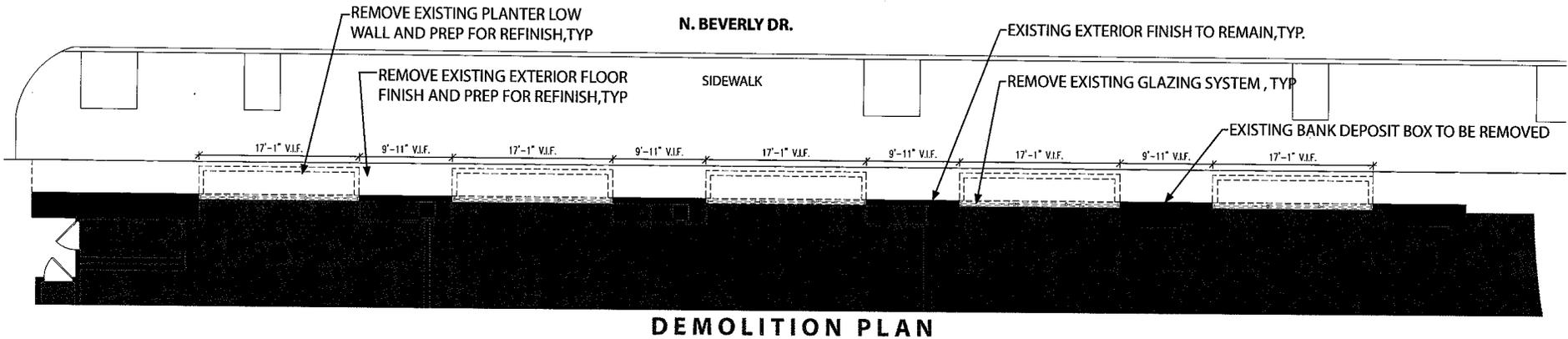
02.03.2014



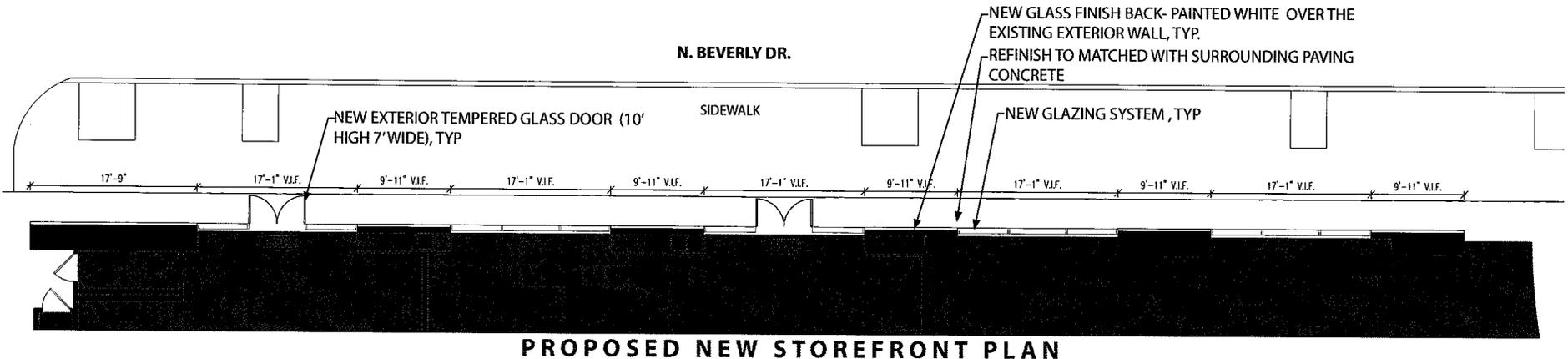
9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
 COLOR ELEVATION

02.03.2014



DEMOLITION PLAN



PROPOSED NEW STOREFRONT PLAN

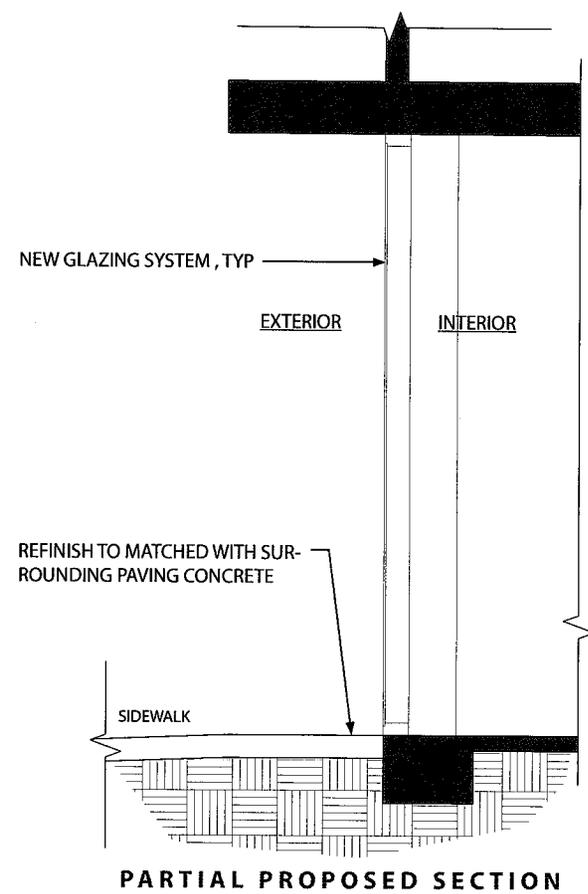
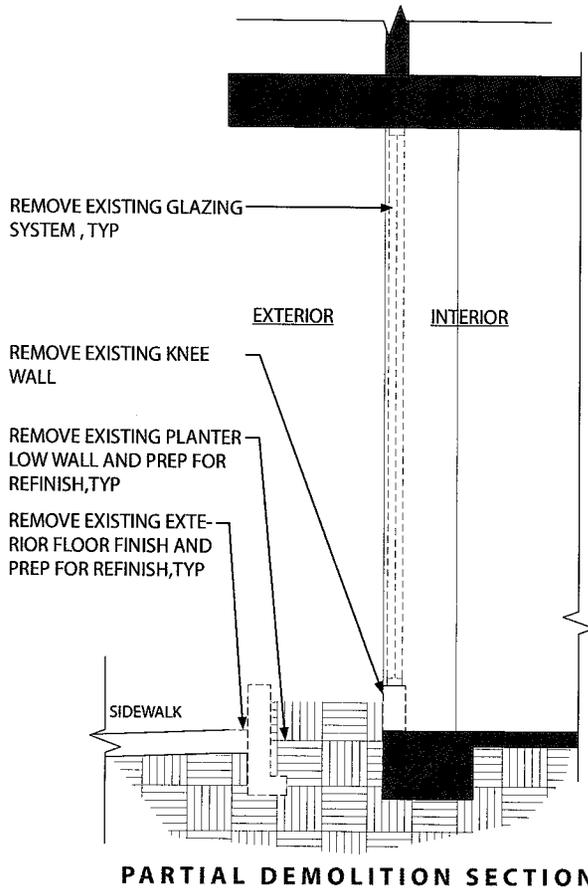


9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
ENLARGED PLAN - DEMO & NEW

02.03.2014



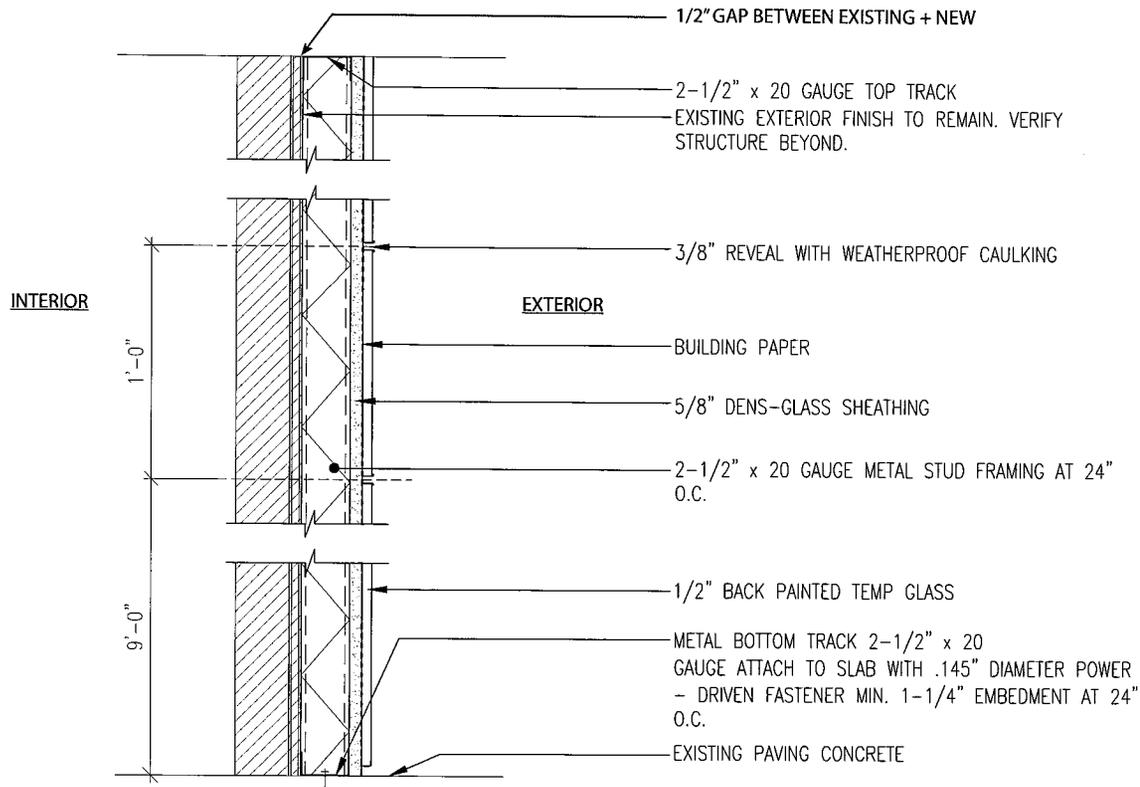


9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
SECTION DETAIL - DEMOLITION & NEW

02.03.2014



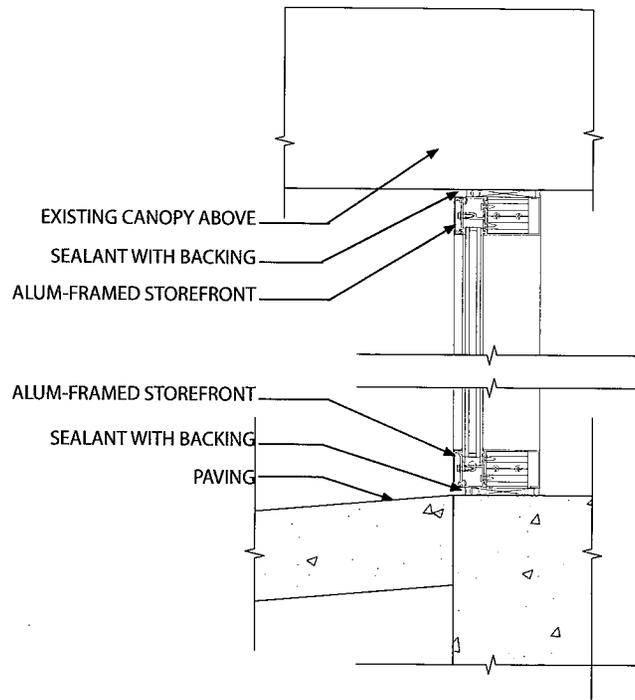


NEW CLADDING/ PARTITION NOT TO TOUCH OR DAMAGE EXISTING STONE CLADDING

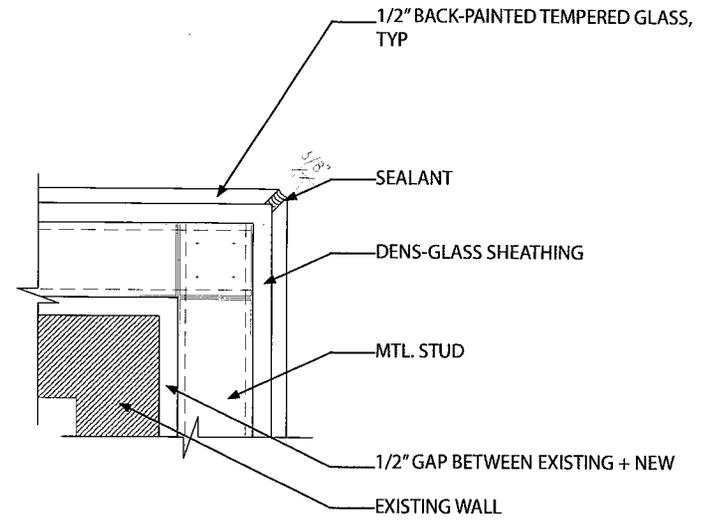
9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
SECTION DETAIL - CLADDING OVER EXISTING STONE

02.03.2014



GLAZING SECTION

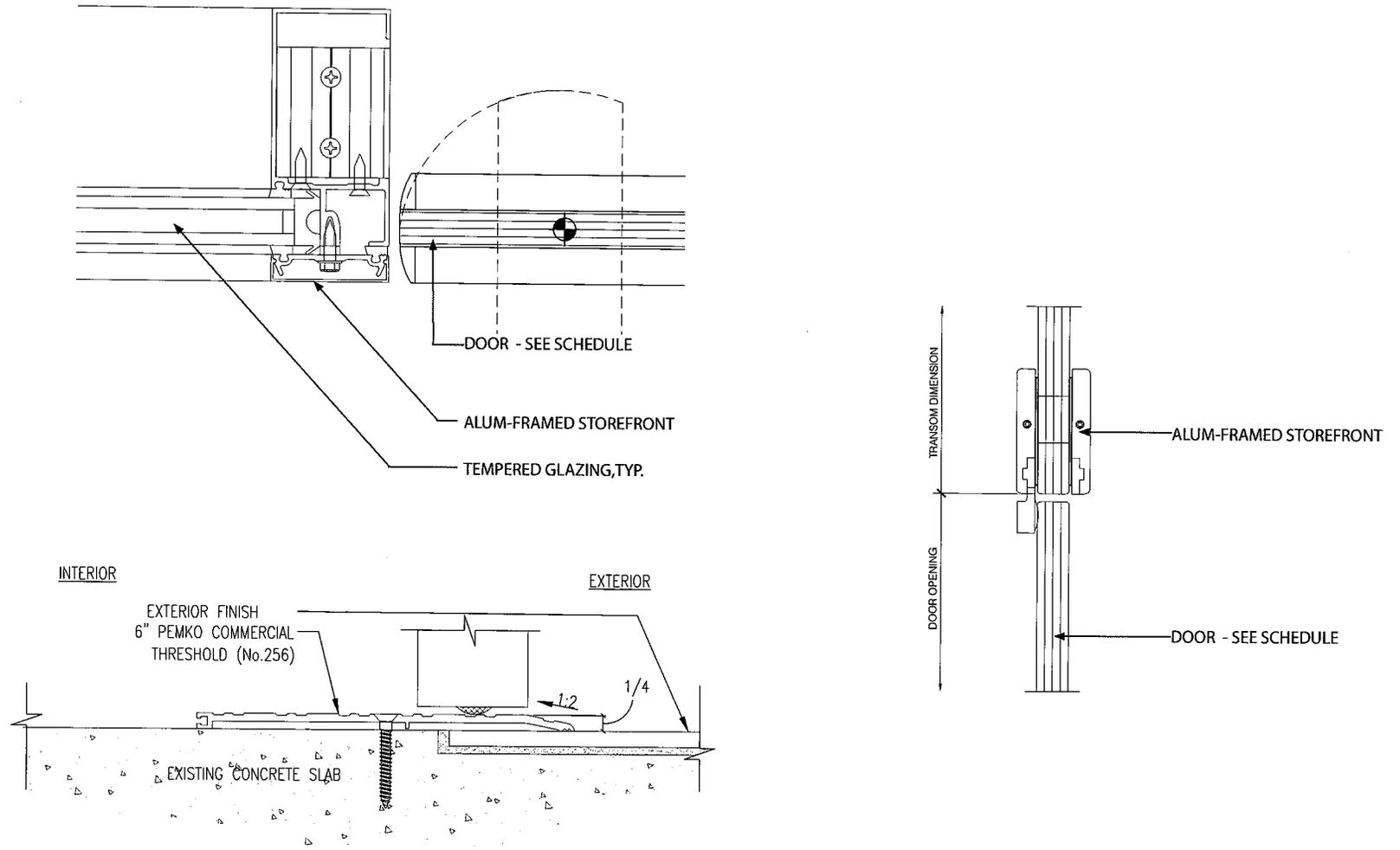


CORNER PLAN

9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
BUILDING DETAILS

02.03.2014



9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
DOOR JAMB AND THRESHOLD

02.03.2014





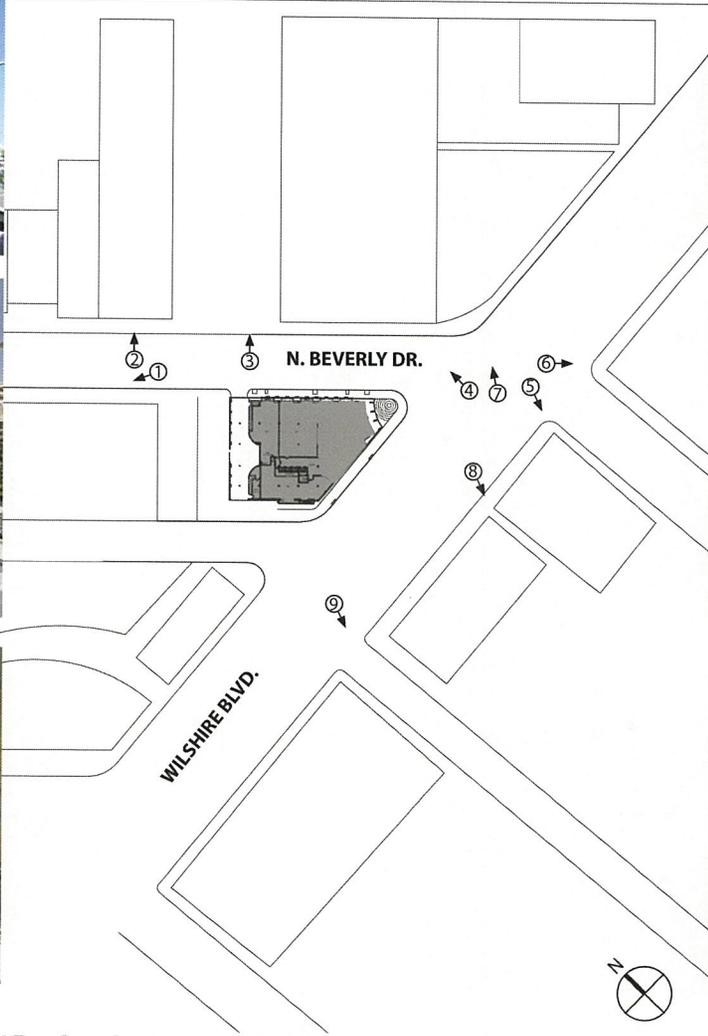
① 245 N. Beverly Dr.



② 240 N. Beverly Dr.



③ 241 N. Canon Dr.



④ 210 N. Beverly Dr.



⑦ 200 N. Beverly Dr.



⑤ 9468 Wilshire Blvd.



⑧ 9464 Wilshire Blvd.



⑥ 9454 Wilshire Blvd.



⑨ 9500 Wilshire Blvd.

9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
PHOTOGRAPHS OF ADJACENT BUILDINGS

02.03.2014



GLASS FINISH PAINTED GREY BACK,
TYP.

GLASS FINISH PAINTED WHITE BACK,
TYP.

9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
STREET SCAPÉ PHOTO MONTAGE 1 WITH MATERIAL CALL OUT

02.03.2014



9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
STREET SCAPE PHOTO MONTAGE 2

02.03.2014



GLASS FINISH PAINTED WHITE BACK,
TYP.

GLASS FINISH PAINTED GREY BACK,
TYP.

9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
3-DIMENSIONAL PERSPECTIVE RENDERING 1

02.03.2014





9465 WILSHIRE BLVD STOREFRONT

BEVERLY HILLS, CA
3-DIMENSIONAL PERSPECTIVE RENDERING 2

02.03.2014



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Attachment D:

DRAFT Approval Resolution

RESOLUTION NO. AC XX-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 9465 WILSHIRE BOULEVARD (PL1401737).

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

Section 1. Gabriel Gonzalez, agent, on behalf of the property owner, Beverly Wilshire Owner LP (Collectively the “Applicant”), has applied for architectural approval of a façade remodel for the property located at 9465 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 February 19, 2014 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. A sign program shall be prepared and presented to the Architectural Commission at a future meeting prior to the issuance of building identification sign permits for the storefronts.

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: February 19, 2014

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission