



Architectural Commission Report

Meeting Date: Wednesday, February 19, 2014

Subject: **BERKSHIRE HATHAWAY**
9696 Wilshire Boulevard

Request for approval of building identification signage, business identification signage on an existing ground sign, and a sign accommodation to allow business identification signage to face private property. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

(PL1401728)

Project agent: Ryan Carter

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

REPORT SUMMARY

The applicant is requesting review and approval of building identification signage, business identification signage on an existing ground sign, and a sign accommodation to allow business identification signage to face private property for Berkshire Hathaway located at 9696 Wilshire Boulevard. The proposed signage is allocated as follows:

Building Identification Signage

- One (1) 91.4 SF halo-illuminated sign consisting of brushed aluminum letters located on the upper portion of the Wilshire Boulevard façade
 - Pursuant to §10-4-605 of the Beverly Hill Municipal Code (BHMC), the maximum building identification sign area for this elevation is 105.8 SF, based on a calculation of 2% of the vertical surface area of the elevation.

Ground Sign

- One (1) 2.8 SF non-illuminated sign consisting of aluminum letters (painted bronze)
 - Pursuant to §10-4-610 of the BHMC, the maximum ground sign area is 55 SF.

Business Identification Sign (private-property oriented)

- One (1) 15.9 SF non-illuminated sign consisting of aluminum letters (painted bronze) located on an exterior wall of the business adjacent to the building entrance
 - Pursuant to §10-4-604 of the BHMC, the maximum business identification sign area for private-property oriented signage is 39 SF, based on a calculation of 75% of the business identification sign area that would otherwise be permitted if the wall were street-oriented.

The sign copy for all three signs is "BERKSHIRE HATHAWAY HomeServices California Properties".

Attachment(s):

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

Report Author and Contact Information:

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



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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The applicant is also proposing building address signage, consisting of non-illuminated bronze numbers, located approximately halfway up the façade on the Wilshire Boulevard façade.

URBAN DESIGN ANALYSIS

The signage is appropriate to the building and will further enhance the Wilshire Boulevard corridor.

ZONING CODE COMPLIANCE

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

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

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, February 7, 2014. 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 (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: 3
- Building Identification Sign(s)
 - Number of signs proposed: 1
- 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:

- Sign C: 1/4" Thick Aluminum Exterior Flat Cut Out Letters paint to match existing.
 Remove, patch, paint existing sign. Install new sign, drill hole, 1/4" threaded studs fill with epoxy.
- Sign D: 1/4" Thick Aluminum Exterior Flat Cut Out Letters paint to match existing.
 Remove, patch, paint existing sign. Install new sign, drill hole, 1/4" threaded studs fill with epoxy.
- Sign E: 14" Aluminum Face Reverse Halo Letter Painted bronze to match existing.
 Remove, patch, paint existing sign. Install new sign, drill holes, 3/8" -20 rivnut, 12" threaded rod
 3x3 aluminum bearing plate. Spaced 1-1/2" off wall with spacer.
- Sign F: 24" Tall 1" thick Sintra Address numbers painted bronze to match existing. Stud mounted.

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:

	Type of Sign	Quantity	Dimensions	Square Ft	Maximum Area Permitted by Code
1	Business ID Sign(s)		1'-11" x 6'-4"	15.68	30
2	Monument Sign(s)	1	1'-1 1/2" x 2'-6"	2.8	5
3	Business ID Sign(s)		4'-5" x 20'-9 1/4"	91.37	100
4	Building ID Sign(s)	1	2' x 5'-7 1/2"	11.25	105
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: Concrete
 Texture /Finish: Rough
 Color / Transparency: Gray

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

Material: Glass, Aluminum
 Texture /Finish: Smooth
 Color / Transparency: Clear, Black tracks

ROOF

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

COLUMNS

Material: Concrete
 Texture /Finish: Smooth
 Color / Transparency: Gray

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
Texture /Finish: _____
Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: Aluminum Flat Cut out letters, Sintra letters, Aluminum channel letters,
Texture /Finish: Smooth
Color / Transparency: Bronze

BUILDING ID SIGN(S)

Material: Sintra letters
Texture /Finish: Smooth
Color / Transparency: Bronze

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: 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:

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.

Building theme not changing only the name of business.

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.

Concrete walls, insulated window pains.

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.

Building theme not changing only the name of business.

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.

Building theme not changing only the name of business.

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.

Building theme not changing only the name of business.



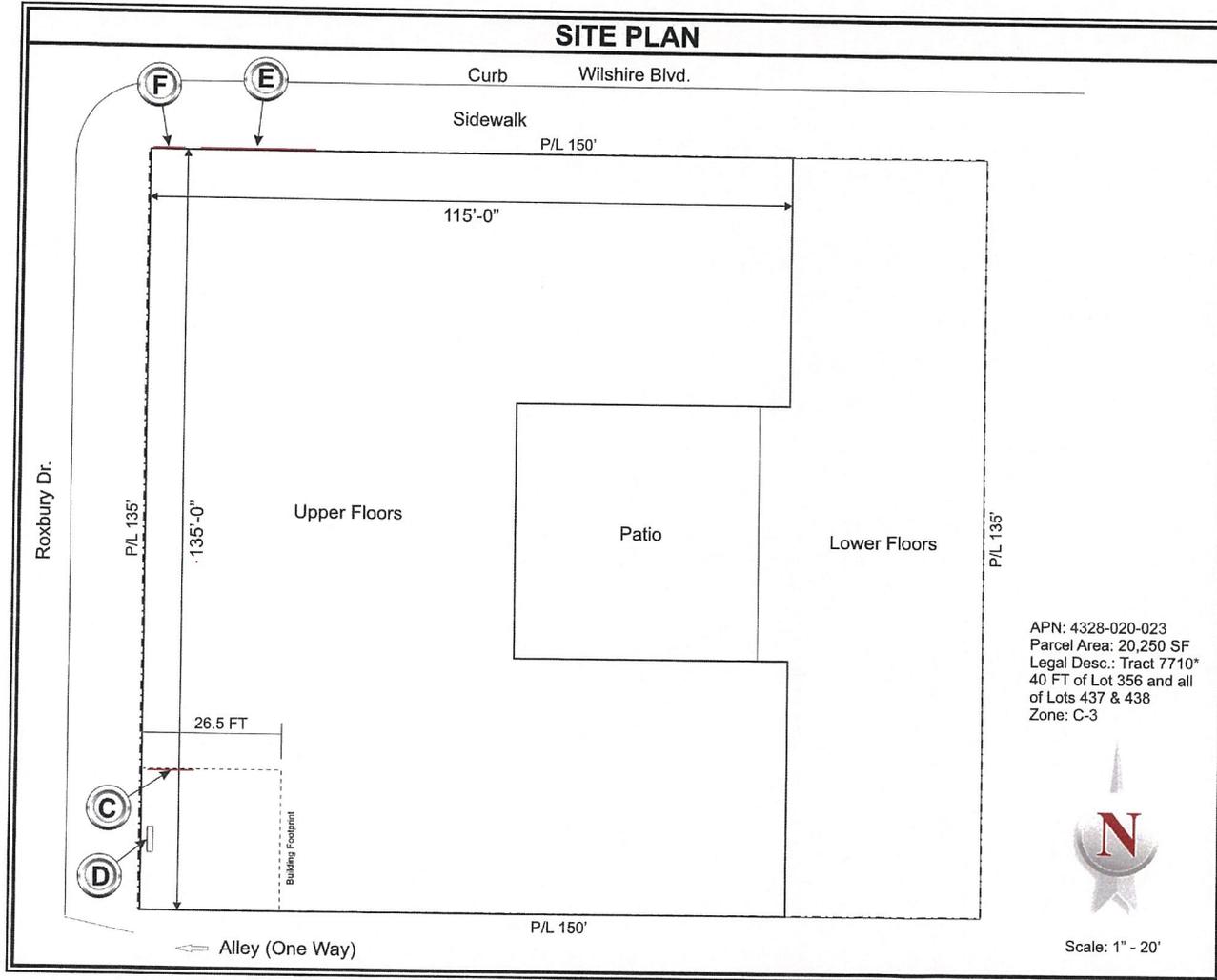
Architectural Commission Report

455 North Rexford Drive, Room 280-A

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Attachment B:
Project Design Plans

SITE PLAN

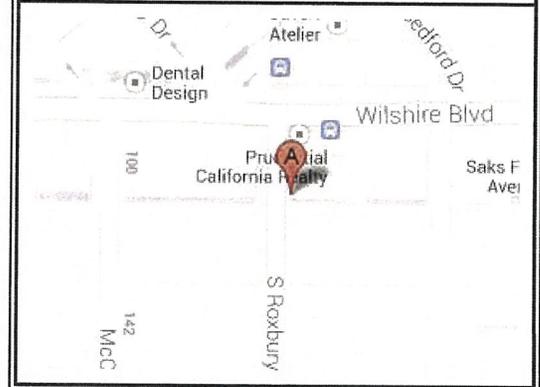


SIGNAGE SPECIFICATIONS

- (C)** FCO LETTERS
Manufacture and Install (1) sets of FCO Letters
- (D)** FCO LETTERS
Manufacture and Install (1) sets of FCO Letters
- (E)** HALO LETTERS
Manufacture and Install (1) sets of Halo Letters
- (F)** FCO NUMBERS
Manufacture and Install (1) sets of FCO Numbers

TOTAL LEASE SPACE 16,563 SQ. FT.

AREA MAP



Date:	07-25-13	Project Name:	Berkshire Hathaway Home Services
Scale:	Noted	Address:	9696 WILSHIRE BLVD.
Drawn:	Rey D.	City / State / Zip:	BEVERLY HILLS, CA 90212
Sales:	Rachelle B.	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
7	DBS/CAO	11-13-13	Add plot plan.
8	JCU	11-14-13	Refer to PATHFINDER
9	JCU	12-02-13	Refer to PATHFINDER
10	RV	02-02-14	Refer to PATHFINDER
11			
12			

DESIGN DRAWING 2 of 9
 Request Number:
PRJ-BHHS-79439-R10
 File Location:
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EXISTING PHOTO- SIGN C



TOTAL FRONTAGE = 90 SQ. FT.
EXISTING: 2'-8" X 8'-4" = 23.61 SQ. FT.
PROPOSED: 1'-11" X 8'-4" = 15.88 SQ. FT.
PROPOSED SIGN IS 1.76 % OF TOTAL FONTAGE

linear ft of wall 26'
 26' x 2 = 52 x 75% = 39# Available
 Sign C = 15.88 #

PHOTO ENHANCEMENT- SIGN C



Date: 07-25-13	Project Name: Berkshire Hathaway Home Services
Scale: NTS	Address: 9696 WILSHIRE BLVD.
Drawn: Rey D.	City / State / Zip: BEVERLY HILLS, CA 90212
Sales: Rachelle B.	Client Approval: Date:

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No.	Designer	Date	Revision Notes
7	DBSICAO	11-15-13	Add plot plan.
8	JCU	11-14-13	Refer to PATHFINDER
9	JCU	12-02-13	Refer to PATHFINDER
10	RV	02-02-14	Refer to PATHFINDER
11			
12			

DESIGN DRAWING 3 of 9
 Request Number:
PRJ-BHHS-79439-R10
 File Location:
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EXISTING PHOTO- SIGN D



TOTAL FRONTAGE = 18.75 SQ. FT.
EXISTING: 11 1/2" X 3'-9" = 3.59 SQ. FT.
PROPOSED: 1'-1 1/2" X 2'-6" = 2.8 SQ. FT.
PROPOSED IS 1.49 % OF TOTAL FRONTAGE

PHOTO ENHANCEMENT- SIGN D



Date:	07-25-13	Project Name:	Berkshire Hathaway Home Services
Scale:	NTS	Address:	9696 WILSHIRE BLVD.
Drawn:	Ray D.	City / State / Zip:	BEVERLY HILLS, CA 90212
Sales:	Rachelle B.	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
7	DBS/CAO	11-13-13	Add plot plan.
8	JCU	11-14-13	Refer to PATHFINDER
9	JCU	12-02-13	Refer to PATHFINDER
10	RV	02-02-14	Refer to PATHFINDER
11			
12			

DESIGN DRAWING 4 of 9
 Request Number:
PRJ-BHHS-79439-R10
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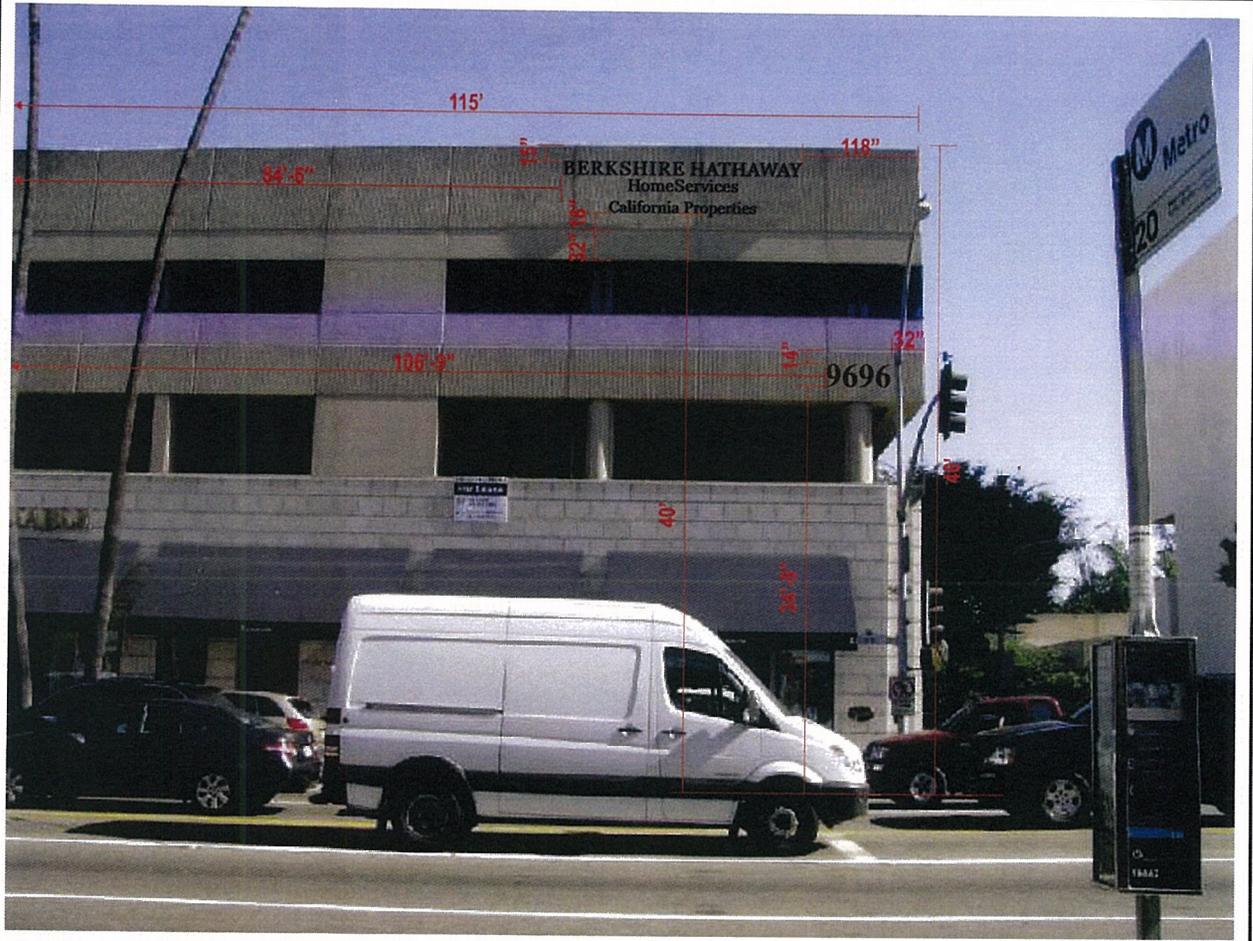
EXISTING PHOTO- SIGNS E & F



$115' \times 46' = 5290$
TOTAL FRONTAGE = 824 SQ. FT.
EXISTING: 5'-3" X 17'-8" = 92.75 SQ. FT.
PROPOSED: 4'-5" X 20'-8 1/4" = 91.37 SQ. FT.
PROPOSED BLDG ID = 2' X 5.675' = 11.25 SQ. FT.
PROPOSED SUM = 102.63 % OF TOTAL FRONTAGE
 $5290 \times 2\% = 105.8 \#$ Available Sign Area

Sign E 91.37#
 Sign F 11.25#
 Total 102.62# Proposed sign area

PHOTO ENHANCEMENT- SIGN E & F



Date: 07-25-13	Project Name: Berkshire Hathaway Home Services
Scale: NTS	Address: 9696 WILSHIRE BLVD.
Drawn: Rey D.	City / State / Zip: BEVERLY HILLS, CA 90212
Sales: Rachelle B.	Client Approval: _____ Date: _____

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No.	Designer	Date	Revision Notes
7	DBS/CAO	11-13-13	Add plot plan.
8	JCU	11-14-13	Refer to PATHFINDER
9	JCU	12-02-13	Refer to PATHFINDER
10	RV	02-02-14	Refer to PATHFINDER
11			
12			

DESIGN DRAWING 5 of 9
 Request Number: **PRJ-BHHS-79439-R10**
 File Location: W:\Account\Art\Drawings\

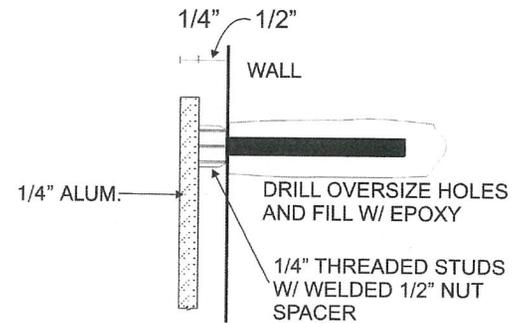
Exterior Flat Cut Out
Brand Letterforms
without Seal

M1 Letterforms
1/4" FCO aluminum painted bronze (to match existing)

 Painted to match existing

Installation
To be evaluated per location by sign fabricator. Stud preferred or tape mounted.
Overall logo grouping to be mounted to wall 60" on center above finished floor.

Electrical
None.



ATTACHMENT DETAIL

**NOTE: CONCEPTUAL IMAGE ONLY
VERIFY ARTWORK AND FABRICATION
DETAILS PRIOR TO FABRICATION**



FRONT VIEW @ FCO LETTERS
Scale: 1" = 1'-0"

15.88 Sq. Ft.



Date:	07-25-13	Project Name:	Berkshire Hathaway Home Services
Scale:	Noted	Address:	9696 WILSHIRE BLVD.
Drawn:	Rey D.	City / State / Zip:	BEVERLY HILLS, CA 90212
Sales:	Rachelle B.	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
7	DBS/CAO	11-13-13	Add plot plan.
8	JCU	11-14-13	Refer to PATHFINDER
9	JCU	12-02-13	Refer to PATHFINDER
10	RV	02-02-14	Refer to PATHFINDER
11			
12			

DESIGN DRAWING 6 of 9

Request Number:
PRJ-BHHS-79439-R10

File Location:
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D FRONT VIEW @ FCO LETTERS
 Scale: 1 1/2" = 1'-0" 2.8 Sq. Ft.

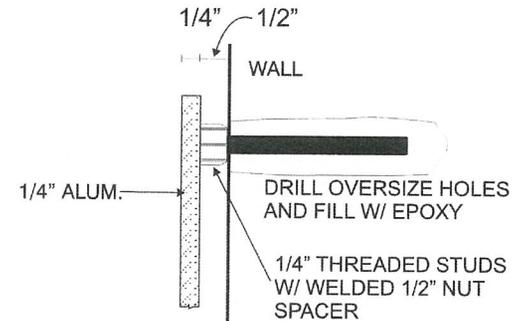
**Exterior Flat Cut Out
 Brand Letterforms
 without Seal**

M1 Letterforms
 1/4" FCO aluminum painted bronze (to match existing)

Painted to match existing

Installation
 To be evaluated per location by sign fabricator. Stud preferred or tape mounted.
 Overall logo grouping to be mounted to wall 60" on center above finished floor.

Electrical
 None.



ATTACHMENT DETAIL

**NOTE: CONCEPTUAL IMAGE ONLY
 VERIFY ARTWORK AND FABRICATION
 DETAILS PRIOR TO FABRICATION**



Date:	07-25-13	Project Name:	Berkshire Hathaway Home Services
Scale:	Noted	Address:	9696 WILSHIRE BLVD.
Drawn:	Rey D.	City / State / Zip:	BEVERLY HILLS, CA 90212
Sales:	Rachelle B.	Client Approval:	Date:

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9	JCU	12-02-13	Refer to PATHFINDER
10	RV	02-02-14	Refer to PATHFINDER
11			
12			

DESIGN DRAWING 7 of 9
Request Number: PRJ-BHHS-79439-R10
File Location: W:\Account\Art\Drawings\

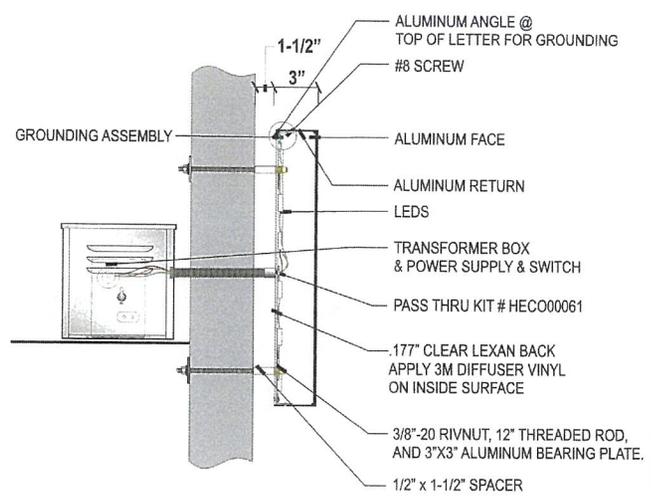
Custom Reverse Halo Letters

- M1 Brushed aluminum letters
- Painted bronze (to match existing)



Installation
1 1/2" Pegged Off

Electrical
Halo Illumination



SECTION DETAIL @ HALO-LIT LETTERS

Scale: NTS

**NOTE: CONCEPTUAL IMAGE ONLY
VERIFY ARTWORK AND FABRICATION
DETAILS PRIOR TO FABRICATION**

E FRONT VIEW @ REVERSE HALO LIT CHANNEL LETTERS
Scale: 3/8" = 1'-0"

91.37 Sq. Ft.



Date: 07-25-13	Project Name: Berkshire Hathaway Home Services
Scale: Noted	Address: 9696 WILSHIRE BLVD.
Drawn: Rey D.	City / State / Zip: BEVERLY HILLS, CA 90212
Sales: Rachelle B.	Client Approval: _____ Date: _____

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9	JCU	12-02-13	Refer to PATHFINDER
10	RV	02-02-14	Refer to PATHFINDER
11			
12			

DESIGN DRAWING 8 of 9
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File Location:
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F FRONT VIEW
Scale: 1" = 1'-0"

11.25 Sq. Ft.



SIDE VIEW

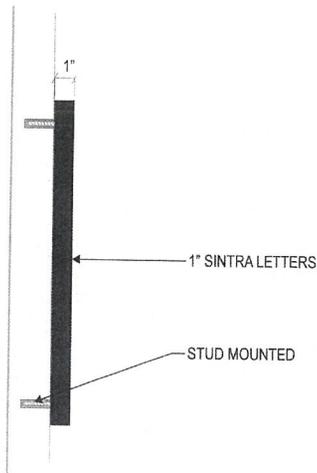
Sintra Letters (Address Numbers)

M1 1" Thick Sintra Letters
Faces and returns painted, **Bronze (to match existing)**
TYPEFACE: Times New Roman Bold

BRONZE (to match existing)

Installation
Stud Mounted

Electrical
Non-Illuminated



SECTION DETAIL @ SINTRA LETTERS Scale: NTS

**NOTE: CONCEPTUAL IMAGE ONLY
VERIFY ARTWORK AND FABRICATION
DETAILS PRIOR TO FABRICATION**



Date: 07-25-13	Project Name: Berkshire Hathaway Home Services	This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.
Scale:	Address: 9696 WILSHIRE BLVD.	
Drawn: Rey D.	City / State / Zip: BEVERLY HILLS, CA 90212	
Sales: Rachelle B.	Client Approval: _____ Date: _____	

No.	Designer	Date	Revision Notes
7	DBSICAO	11-13-13	Add plot plan.
8	JCU	11-14-13	Refer to PATHFINDER
9	JCU	12-03-13	Refer to PATHFINDER
10	RV	02-02-14	Refer to PATHFINDER
11			
12			

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Request Number:
PRJ-BHHS-79439-R10
File Location:
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Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – February 19, 2014

Attachment C:

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 BUILDING IDENTIFICATION SIGNAGE, BUSINESS IDENTIFICATION SIGNAGE ON AN EXISTING GROUND SIGN, AND A SIGN ACCOMMODATION TO ALLOW BUSINESS IDENTIFICATION SIGNAGE TO FACE PRIVATE PROPERTY FOR THE PROPERTY LOCATED AT 9696 WILSHIRE BOULEVARD (PL1401728).

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

Section 1. Ryan Carter, agent, on behalf of the property owner, Pacific Wilshire Roxbury, LLC, and the tenant, Berkshire Hathaway, (Collectively the “Applicant”), has applied for architectural approval of building identification signage, business identification signage on an existing ground sign, and a sign accommodation to allow business identification signage to face private property for the property located at 9696 Wilshire Boulevard.

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

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

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s

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

Section 5. The Architectural Commission conducted a duly noticed public hearing on 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

No project-specific conditions are proposed for this project.

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