City of Beverly Hills
Planning Division
455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, March 19, 2014
(Continued from the Architectural Commission meeting on January 15, 2014)

Subject: **457-461 & 449-455 NORTH CANON DRIVE**
Request for approval of a façade remodel and business identification signage. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
(PL1333361 & PL1403223)

Project agent: Cosimo Pizzulli

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 a façade remodel and business identification signage for the storefronts located at 457-461 & 449-455 North Canon Drive. The project was previously reviewed by the Architectural Commission at their meeting on January 15, 2014 (Attachment A). At that meeting, the Commission directed the project to be restudied with the primary comments related to paint color choices, overall building mass, façade detailing for Gem Mountain Studios, and awning configurations. As a result of the Commission's comments, the applicant has modified the design with the primary changes as follows:

457-461 North Canon Drive

- No change in overall building paint color from previous proposal:
  - Paint existing second-story stucco façade in a "Mindful Gray" color;
  - Paint existing parapet cap in a flat black color;
  - Paint existing window frames in a semi-gloss black;
- Gem Mountain Studios
  - Removal of arched plaster molding;
  - Revised façade paint color to "Courtyard" green;
  - Revised parapet cap paint color to "Dard Green" (Note: The plans indicate the parapet cap is to be painted in a flat black color; however, a sample of the "Dard Green" will be provided to the Commission at their meeting on March 19, 2014);
  - Removal of logo business identification sign;
  - Removal of gooseneck lighting fixtures, and;
  - Revised business identification sign to utilize halo-illumination (size to remain at 13.5 SF)

Pursuant to Beverly Hills Municipal Code §10-4-604, the maximum sign area for ground floor tenants is two (2) square feet in area for each one foot (1') of ground floor street frontage that such business occupies within the building. Based on a linear storefront of 17"-0", the maximum sign area for this

Attachment(s):
A. January 15, 2014 Staff Report and Previously Proposed Plans
B. Applicant's Written Response to Commission's Comments
C. Project Design Plans
D. 457-461 North Canon Drive - DRAFT Approval Resolution
E. 449-455 North Canon Drive - DRAFT Approval Resolution

Report Author and Contact Information:
Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org

tenant is 34 SF. Additionally, ground floor tenants may have an additional 5 SF business identification sign. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

Note: As part of the review conducted on January 15, 2014, Chroma Makeup Studio, located in the tenant space at 459 North Canon Drive, was approved and is included in the current project plans as reference only.

449-455 North Canon Drive

- Revised parapet cap paint color to "Java" brown;
- Paint upper portion of second-story stucco façade in a "Twilight Gray" color (no change);
- Paint lower portion of second-story stucco façade in "Silverlake" gray color;
- No change in existing awnings or awning signage;
- Paint existing window frames in semi-gloss black (no change)

URBAN DESIGN ANALYSIS

The applicant has thoughtfully incorporated the Commission's comments to create a more cohesive aesthetic for the two properties. However, the Urban Design staff has identified changes that may be made to further enhance the streetscape:

- Utilize a lighter shade for the Gem Mountain Studios façade as the proposed color creates an overly dark storefront. Additionally, the proposed color does not provide a substantial contrast from the parapet cap.
- For the building located at 457-461 North Canon Drive, differentiated paint colors or shades should be utilized on the second story façade above each ground floor storefront (Chroma Hair Studio and Nic's) to break up the horizontal massing at the second floor. Additionally, by mimicking the ground floor storefront widths on the second floor through such differentiation, a more appropriate streetscape rhythm will create a more village-like feel on North Canon Drive.

Project-specific conditions have not been proposed as a result of this analysis; however, Urban Design staff recommends that the Commission consider such analysis during the course of their discussion on the project.

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 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 project does not require public notification as it is continued from another meeting.

Attachment A
January 15, 2014 Staff Report
and Previously Proposed Plans

City of Beverly Hills
Planning Division
455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, January 15, 2014

Subject: **455-461 & 449-453 NORTH CANON DRIVE**
Request for approval of a façade remodel and business identification signage. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
(PL1333360 & PL1333361)

Project agent: Cosimo Pizzulli

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 a façade remodel and business identification signage for the storefronts located at 455-461 & 449-453 North Canon Drive. The façade remodel includes the following components:

455-461 North Canon Drive

- Paint existing second-story stucco façade in a "Mindful Gray" color;
- Paint existing parapet cap in a flat black color;
- Paint existing window frames in a semi-gloss black;
- Chroma Hair Studio:
  - New slate-colored awning with 7" awning lettering;
  - New aluminum storefront system with clear glass;
  - New stone tile at base of storefront system;
- Gem Mountain Studios
  - Paint existing storefront system in a "Dard Hunter Green" color;
  - Paint existing stucco in a "Magnetic Gray" color;
  - New façade plaster molding in a "Dard Hunter Green" color.

449-453 North Canon Drive

- Paint existing second-story stucco façade in a "Twilight Gray" color;
- Paint existing stucco façade (directly above Nic's) in a "Silverlake" color;
- Paint existing parapet cap in a flat black color;
- Paint existing window frames in a "Java" color;
- Recover existing awning in an "Aruba" color with 7" awning lettering

Attachment(s):
A. 455-461 North Canon Drive - Detailed Design Description and Materials (Applicant Prepared)
B. 449-453 North Canon Drive - Detailed Design Description and Materials (Applicant Prepared)
C. Project Design Plans
D. 455-461 North Canon Drive - DRAFT Approval Resolutions
E. 455-461 North Canon Drive - DRAFT Approval Resolutions

Report Author and Contact Information:
Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org

The applicant is also proposing two (2) business identification signs for Gem Mountain Studies for a total of 16.9 SF allocated as follows:

- One (1) 13.5 SF business identification sign (sign copy: "Gem Mountain Studios"). The sign is illuminated by two goose-neck light fixtures;
- One (1) 3.4 SF business identification sign (sign copy: logo). The sign is non-illuminated.

Pursuant to Beverly Hills Municipal Code §10-4-604, the maximum sign area for ground floor tenants is two (2) square feet in area for each one foot (1') of ground floor street frontage that such business occupies within the building. Based on a linear storefront of 17"-0", the maximum sign area for this tenant is 34 SF. Additionally, ground floor tenants may have an additional 5 SF business identification sign. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

URBAN DESIGN ANALYSIS

The Commission should note that both of these properties were developed by individuals listed on the City's List of Local Master Architects (W. Asa Hudson and Douglas Honnold, respectively). The two primary buildings have lost historic integrity over the years due to subsequent remodels. However, the storefront addressed at 461 North Canon Drive appears to retain integrity; this has been factored into the design analysis provided below.

Based on a review conducted by the Urban Design Team, staff has identified areas for improvement regarding the components of the façade remodel, including:

- While the recovering of the awning is a positive enhancement, the existing configuration of the awning at Nic's does not appropriately draw attention to or enhance the entrance. The applicant should consider utilizing a configuration similar to that currently existing at Thibiant in order to use the awning as an architectural element and bring attention to the entrance. Additionally, the text on the awning does not appear to be centered when viewed in a horizontal plane and it should be centered on the awning valence.

- The Gem Mountain Studios awning should have a canopy that differentiates the storefront from the two larger buildings. The applicant should consider using a canopy consisting of glass and steel.

- The proposed façade plaster molding on Gem Mountain Studios should be removed as it presents a false historicism and is not consistent with the Secretary of the Interior Standards.

A project-specific condition has been added regarding the removal of the façade plaster molding on Gem Mountain Studies as this addition is not consistent with the Secretary of the Interior Standards (note: the environmental assessment made below has been made with the understanding that the proposed façade plaster molding is to be removed).

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 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

Public notification was not required for this project.

The Dickranian Buildings
Proposed Paint, Signage and Storefront Changes
449, 451, 453, 457, 459, 461 North Canon Drive Beverly Hills , CA

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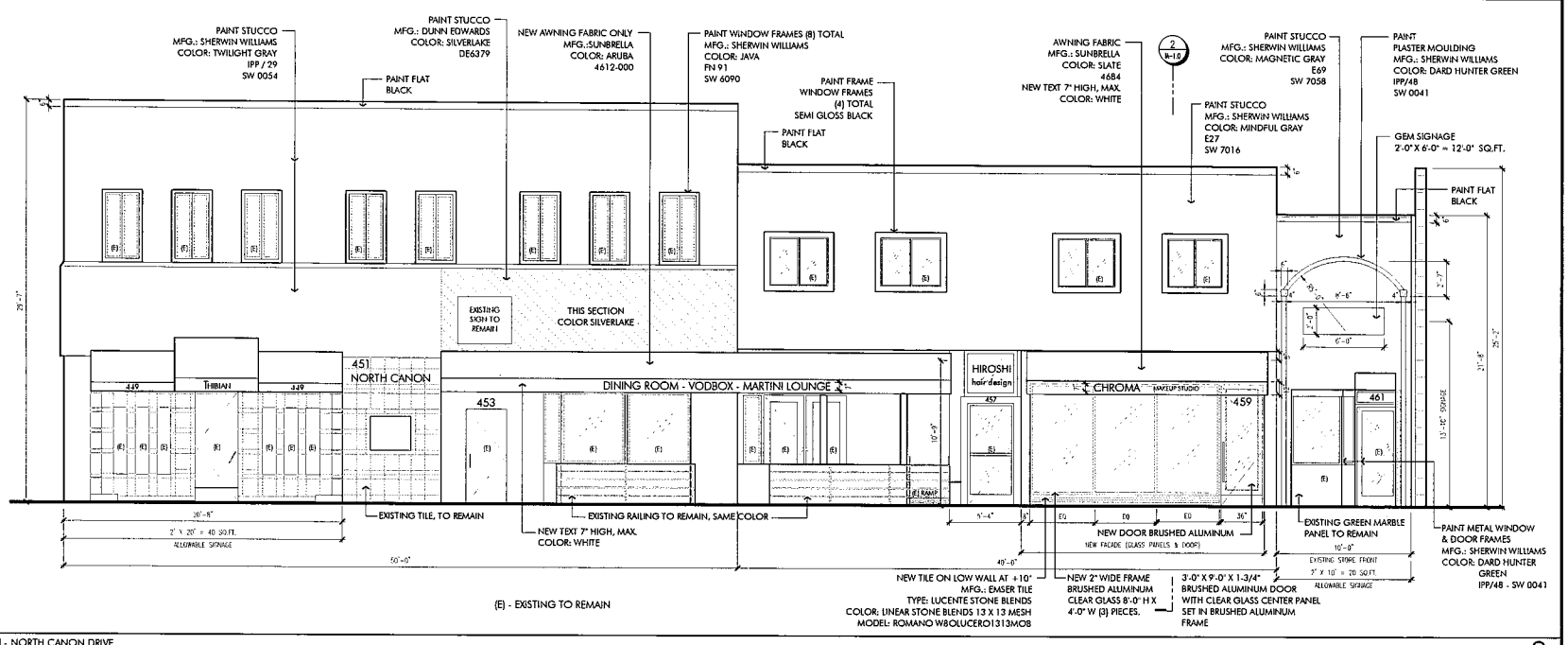
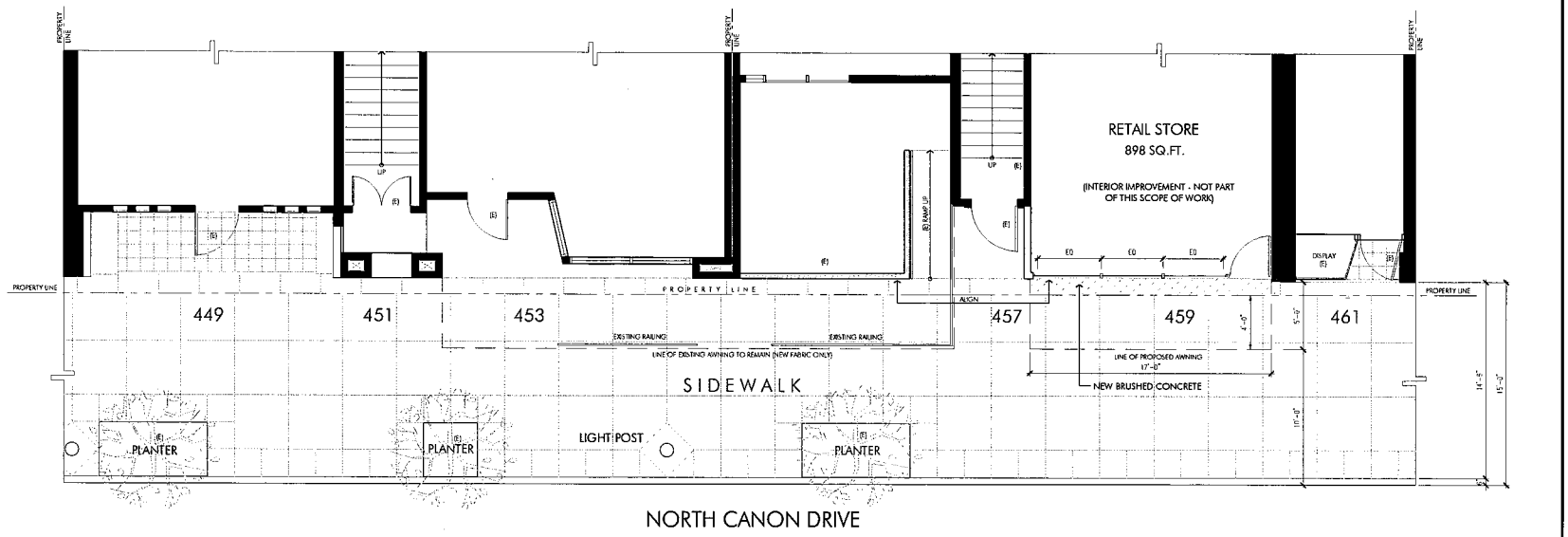


ELEVATION - NORTH CANON DRIVE
SCALE: 1/4"= 1'-0"

▪ 2



SITE PLAN AT SIDEWALK -FACADE
SCALE: 1/4"= 1'-0"

▪ 1

PIZZULLI
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THE DICKRANIAN BUILDINGS

Re-Finish Facade & Elevation Plan

449, 451, 453, 457, 459, 461
North Canon Drive
Beverly Hills, California 90210

Issues and revisions

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Date: December 26, 2013	Drawn by: BV
Scale: 1/4"= 1'-0"	Project Director: CAP
Job Number:	CADD ID Number:
Sheet Number: IA-2.0	

Attachment B
Applicant's Written Responses
to Commission Comments

PIZZULLI
ASSOCIATES, INC

INTERIOR ARCHITECTURE

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PA NV
LAS VEGAS, NEVADA

February 28, 2014

Department of Community Development
Planning and Community Development
455 North Rexford Drive
Beverly Hills, California 90210

Re: Permit #: PL1333361/60
Architectural Review Board/Commission
449, 451, 453, 457, 459, 461 North Canon Drive

Dear Commissioners,

The following is our response and resolution to your comments at the hearing on January 15, 2014 regarding the above referenced addresses.

1. 449,451 & 453 Building
   Angled portion of the façade above both existing awnings, one paint color, uniform color element.

2. 449, 451 & 453 Building
   Upper section of building one uniform paint color.
   Window frames and parapet top cap – same color, identifying building element.

3. 457 & 459 Building
   Upper section of building one paint color, separating from adjacent building.
   2nd floor window frames and parapet top cap same color – black, identifying building elements.

4. 461 Building
   Separate paint color – façade.
   Separate darker color for window/door frame and parapet top cap, unifying smaller building.

5. Existing awnings to remain:
   449 – Thibian
   453 – Nic's Restaurant
   459 – New awning previously approved resolution no. AC 05-14

In concept with the commission's comments these solutions create a "village" like separation of the three buildings on the two parcels through the use of different paint colors.

I recommend that you approve these changes as presented.

Thank you,

PIZZULLI ASSOCIATES, INC.

Cosimo Pizzulli
President

CAP/sp
Encl: 3D color rendering
Façade elevation/plan drawing
1 materials color board

Attachment C:
Project Design Plans

The Dickranian Buildings
Proposed Paint, Signage and Storefront Changes
449, 451, 453, 457, 459, 461 North Canon Drive Beverly Hills , CA

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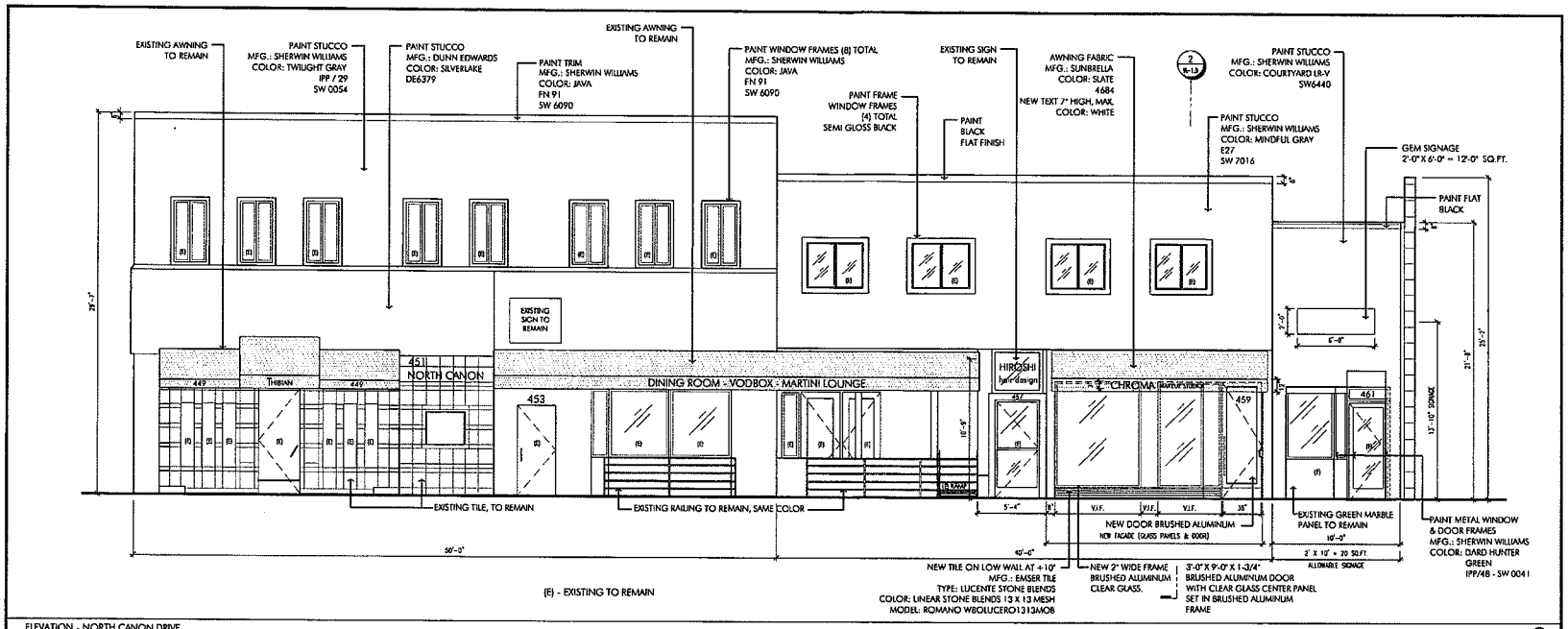

ELEVATION - NORTH CANON DRIVE
SCALE: 1/4"=1'-0"

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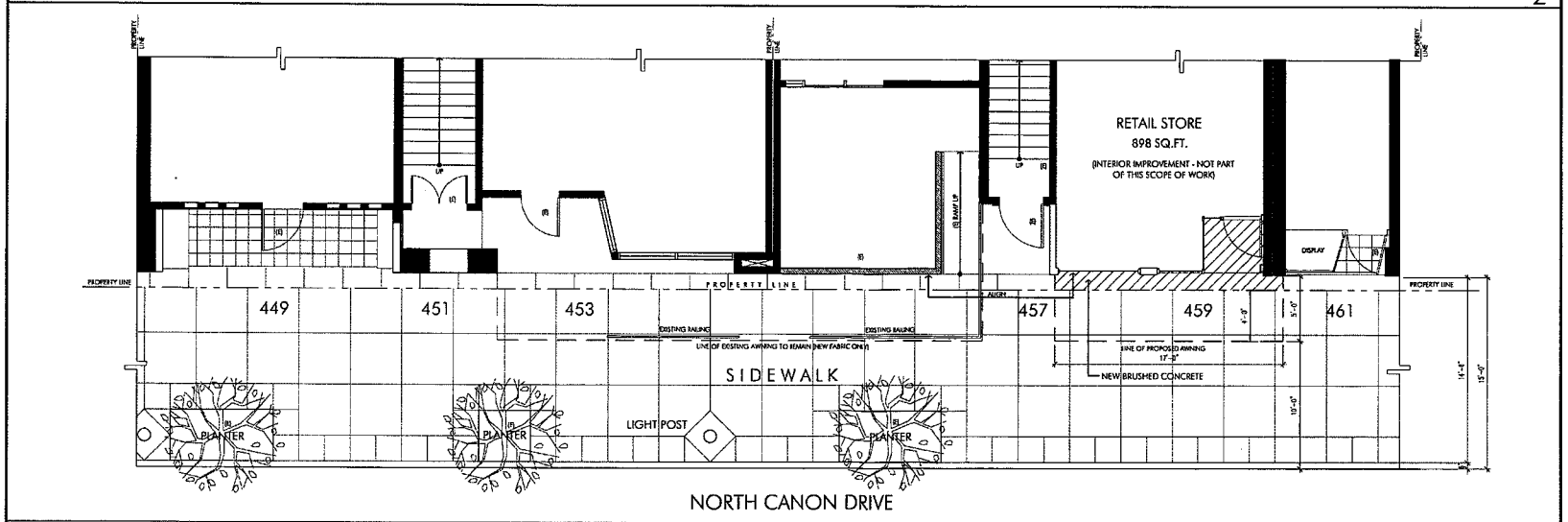

SITE PLAN AT SIDEWALK -FACADE
SCALE: 1/4"=1'-0"

■ 1

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THE DICKRANIAN BUILDINGS

Re-Finish Facade & Elevation Plan

449, 451, 453, 457, 459, 461
North Canon Drive
Beverly Hills, California 90210

Issues and revisions

2 CHANGE DUE TO SITE CONDITIONS 02-26-14

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Job Number	CADD ID Number

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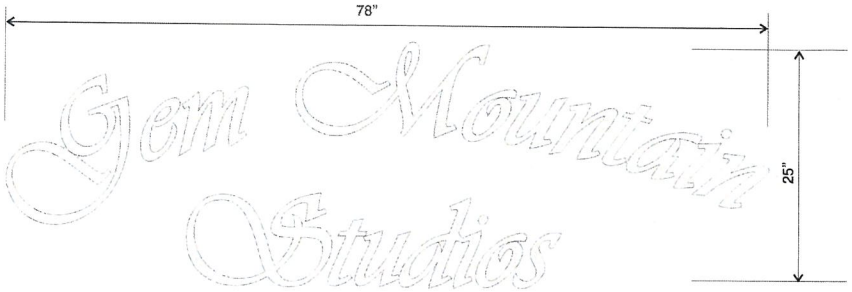


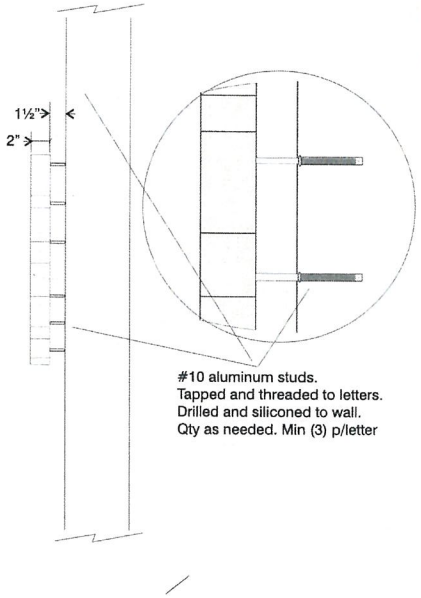
Wall Sign w/logo 16.9 Sq ft 1" =1'-0"

Halo illuminated pan channel letters
Letters painted light contrasting color TBD
White LED illumination.

78" x 25"sign ...13.5 SQ FT

Buillding Elevation NTS

78" x 25"sign ...13.5 SQ FT



SIGN Management

6019 OAK MEADOW DR.
YORBA LINDA, CA 92886

PHONE 714 608-1563

CSL# 530949

This is an original unpublished drawing created by Sign Management. It is submitted for your personal use in conjunction with a project being planned for you by Sign Management. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion.

Gem Mountain Studios
CLIENT

Gem Mountain Studios
PROJECT

Beverly Hills
LOCATION

12/11/13
DATE

12/12/13 1/2/14
REVISED
12/24/14 2/3/14

2/28/14

APPROVED DATE

DRAWING NO.
141336

Page: 1 Elevation
Sign detail Halo illum.

Attachment D
457-461 North Canon Drive –
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 AND BUSINESS IDENTIFICATION SIGNAGE FOR THE PROPERTY LOCATED AT 457-461 NORTH CANON DRIVE (PL1403223).

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

Section 1. Cosimo Pizzulli, agent, on behalf of the property owner, Personalized Property Management, Inc. (Collectively the "Applicant"), has applied for architectural approval of a façade remodel and business identification signage for the property located at 457-461 North Canon Drive.

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

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

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city's local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, landscaping or minor low-scaled accessory structures,

such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Douglas Honnold) is identified as the architect for the building. However, based on the Urban Designer's review, due to subsequent remodels the existing storefront has lost historic integrity and is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

Section 5. The Architectural Commission conducted a duly noticed public hearing on March 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 special 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: March 19, 2014

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission

Attachment E
449-455 North Canon Drive –
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 AND BUSINESS IDENTIFICATION SIGNAGE FOR THE PROPERTY LOCATED AT 449-455 NORTH CANON DRIVE (PL1333361).

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

Section 1. Cosimo Pizzulli, agent, on behalf of the property owner, Personalized Property Management, Inc. (Collectively the "Applicant"), has applied for architectural approval of a façade remodel and business identification signage for the property located at 449-455 North Canon Drive.

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

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

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city's local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, landscaping or minor low-scaled accessory structures,

such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Douglas Honnold) is identified as the architect for the building. However, based on the Urban Designer's review, due to subsequent remodels the existing storefront has lost historic integrity and is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

Section 5. The Architectural Commission conducted a duly noticed public hearing on March 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 special 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: March 19, 2014

William Crouch, Commission Secretary
Community Development Department

James Blakeley III, Chair
Architectural Commission