



## Architectural Commission Report

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**Meeting Date:** Wednesday, May 21, 2014

**Subject:** **9725 WILSHIRE BOULEVARD (PL1407104)**  
Request for approval of a façade remodel. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project agent:** Yassi Gabbay – Gabbay Architects

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

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### REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel for the existing commercial building located at 9725 Wilshire Boulevard. The project was reviewed by the Architectural Commission at their meeting on March 19, 2014 as a preview item (Attachment A).

The comments provided by the Architectural Commission during their initial review related primarily to providing building illumination details; materiality of the structural supports; including the corner of Wilshire Boulevard and North Linden to provide a comprehensive building aesthetic, and; better integrating the proposed remodel areas with the existing vernacular of the building.

The overall design aesthetic has not change significantly since the initial review by the Architectural Commission and the design is articulated by the following elements:

#### *Wilshire Boulevard elevation*

- Angular frosted green glass with obscured stainless steel hardware;
- Clear glass storefront with aluminum framing;
- Stucco façade in an off-white color;
- Enclosed corner with clear, frameless glass, and;
- LED adjustable floodlights.

#### *North Linden Drive elevation*

- Butt-jointed green glass panels in vertical configuration above entry;
- Frosted green glass panels with visible stainless steel hardware;
- Stainless steel awning above entry (existing sign relocated to this awning), and;
- LED adjustable floodlights.

#### Attachment(s):

- Project Preview Plans – March 19, 2014
- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

#### Report Author and Contact Information:

Cindy Gordon, Associate Planner

(310) 285-1191

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



## **Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

### **URBAN DESIGN ANALYSIS**

The proposed remodel on the Wilshire Boulevard elevation appears to be a forced aesthetic that is foreign to the existing vernacular of the building. The new screening panels should be revised in a way that is more complementary to the existing building.

The proposed remodel on the North Linden Drive elevation does not provide adequate emphasis to the existing entry as it is overwhelmed by the new elements directly above it. This area should be revised to better integrate into the design and to provide greater clarity to this element.

### **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.

### **PUBLIC OUTREACH AND NOTIFICATION**

Public notification was not required for this project.



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

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**Attachment A**

Project Preview Plans – March 19, 2014



WILSHIRE BLVD RENDERING

<p><b>GABBAY ARCHITECTS</b>          9100 WILSHIRE BLVD. SUITE 516, ANNEALY HILLS CA          TEL. 310.852.8800 FAX. 310.852.1518</p>		<p>REVISION:</p>
		<p>SHEET NO.</p>
<p>SHEET TITLE:          WILSHIRE BLVD          RENDERING</p>		<p>DRAWN: GM</p>
<p>PROJECT TITLE:          WILSHIRE - LINDEN</p>		<p>SCALE:</p>
<p>DATE:          02-10-14</p>		<p>SHEET NO.  <b>A4.1</b></p>
<p>PROJECT NO.</p>		<p>9135 WILSHIRE BLVD</p>



LINDEN DRIVE RENDERING

**GABBAY ARCHITECTS**  
 8100 WILSHIRE BLVD. SUITE 1114 WILSHIRE HILLS CA  
 TEL: 310.853.8898 FAX: 310.890.1818

SHEET TITLE: LINDEN DRIVE RENDERING  
 PROJECT TITLE: WILSHIRE - LINDEN

REVISION:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DRAWN: GM  
 SCALE:  
 DATE: 02-10-14  
 PROJECT NO.

SHEET NO. A6.1

9136 WILSHIRE BLVD



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

**Attachment B**

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:**

On Wilshire Blvd. Elevation:  
 1- Changing the existing store front of the corner store to match with the main building elevation.  
 2- Screening the roof top air-conditioning equipments, by decorative frosted glass.  
 3- Business sign concept (panel only) by using the same material (frosted glass) to match the screening above.

On Linden Dr. Elevation:  
 1- Remodeling the non-matching portion of elevation above the main entrance, in harmony with the main elevation.  
 2- Reduce the sidewalk penetration of the existing granite Awning, and replace it with a stainless-steel awning to match the other existing awnings, in material.

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

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

**E Lot is currently developed with (check all that apply):**

- General Office Building
- 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:  It was listed. Verified and cleared. See records.

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

**A Indicate in the chart below all applicable signage details:**

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Business ID Sign/Board	one	16' x 5' (average)	80.	65 x 2 = 130 Sq. Ft.
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:* Glass (clear and spandrel) to match existing. Frosted green glass for screening.  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* To match existing.

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

*Material:* Anodized aluminum frame, to match existing.  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**ROOF**

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

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

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

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

**AWNINGS, CANOPIES**

*Material:* Stainless-Steel, to match existing.  
*Texture /Finish:* To match existing.  
*Color / Transparency:* N/A

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

*Material:* Frosted Glass, For Board only, with stainless-steel bolts. Lettering under separate Permit .  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUILDING ID SIGN(S)**

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

**EXTERIOR LIGHTING**

*Material:* Halogen or LED  
*Texture /Finish:* Not visible  
*Color / Transparency:* No color

**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.**

A few years ago, this building was entirely upgraded and remodeled by the Applicant (Architect). At that time, and due to management problems, the two areas explained in "Scope of the work" were not touched, and remain as an eye-sore! The proposed project is to bring these two sections of the Elevation in harmony with the rest of the main building.  
Also, the actual screening of the AC units on the roof of the one story (corner) building is by stepping parapets. Located on the corner of the alley, this little building is very visible. Using sculptured frosted glass, the proposed design is to enhance this screenings, and create an attractive, artistic view.

- 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.**

This is a Facade remodel. No new construction is involved.  
  
In fact, the new door and window replacements are a significant improvement (for sound and energy) compare to existing windows of the 50's.

- 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.**

The aim on the proposed design is to:  
A- Correction and adjustment of the unfinished areas of the previous renovation project.  
B- To enhance and accent the roof parapets screening AC units on Wilshire Blvd. and the Alley.  
C- Adjust to existing and accent the main entrance on Linden Drive.

- 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.**

The proposed is a small section of a very large "existing" structure.

- 5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The proposed is within the envelope of all existing codes. The plan set has been verified for zoning conformity on April 21st.



**Architectural Commission Report**

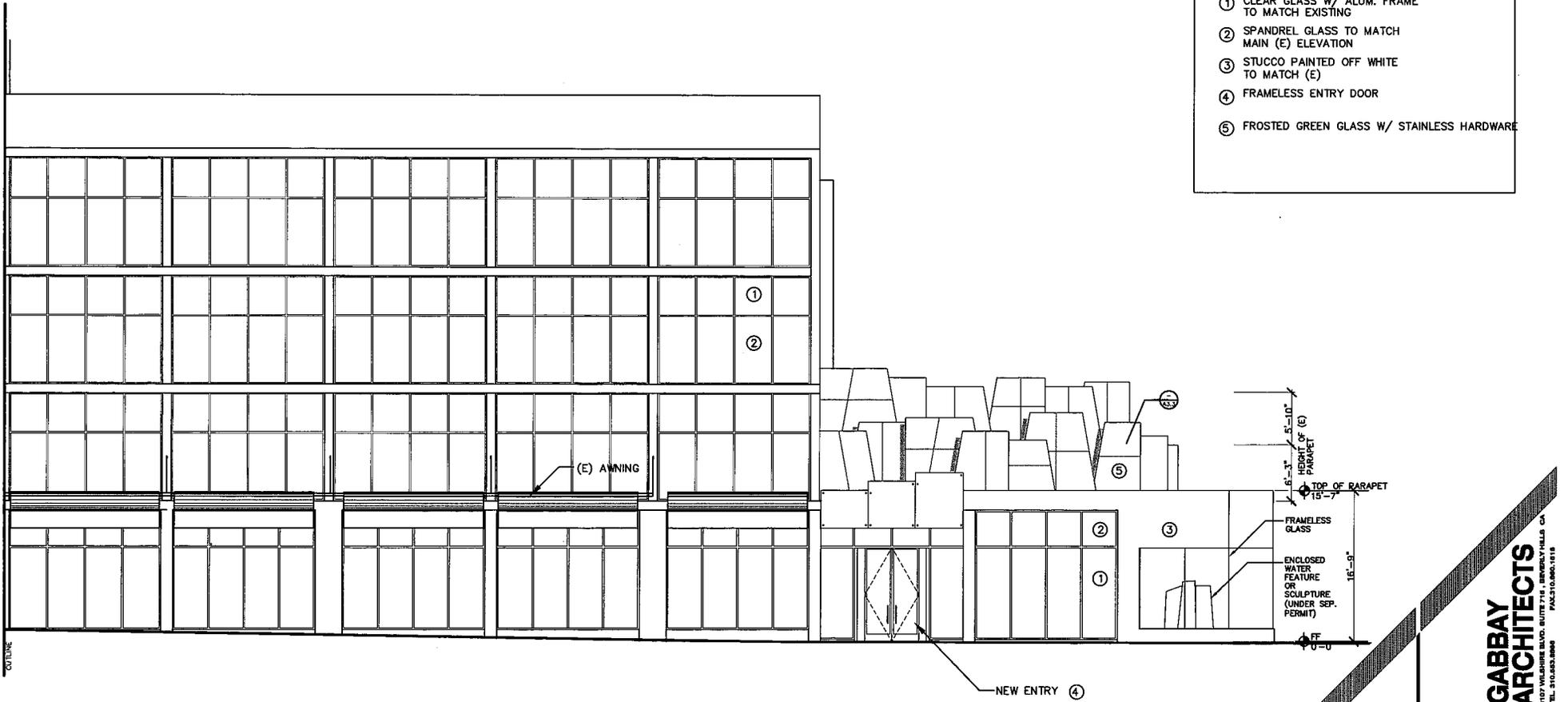
455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

**Attachment C**  
Project Design Plans

**BUILDING ELEVATION  
KEY NOTES**

- ① CLEAR GLASS W/ ALUM. FRAME TO MATCH EXISTING
- ② SPANDREL GLASS TO MATCH MAIN (E) ELEVATION
- ③ STUCCO PAINTED OFF WHITE TO MATCH (E)
- ④ FRAMELESS ENTRY DOOR
- ⑤ FROSTED GREEN GLASS W/ STAINLESS HARDWARE



① **PROPOSED PARTIAL WILSHIRE ELEVATION**  
 SCALE:  $3/32" = 1'-0"$   
 0 1 2 3 4 5 10 15 FT

**GABBAY ARCHITECTS**  
 ARCHITECTS INC. 8000 BURNING TREE WALKWAY, SUITE 100  
 WILSHIRE, CALIFORNIA 94595  
 TEL: 925.949.8800 FAX: 925.949.8814

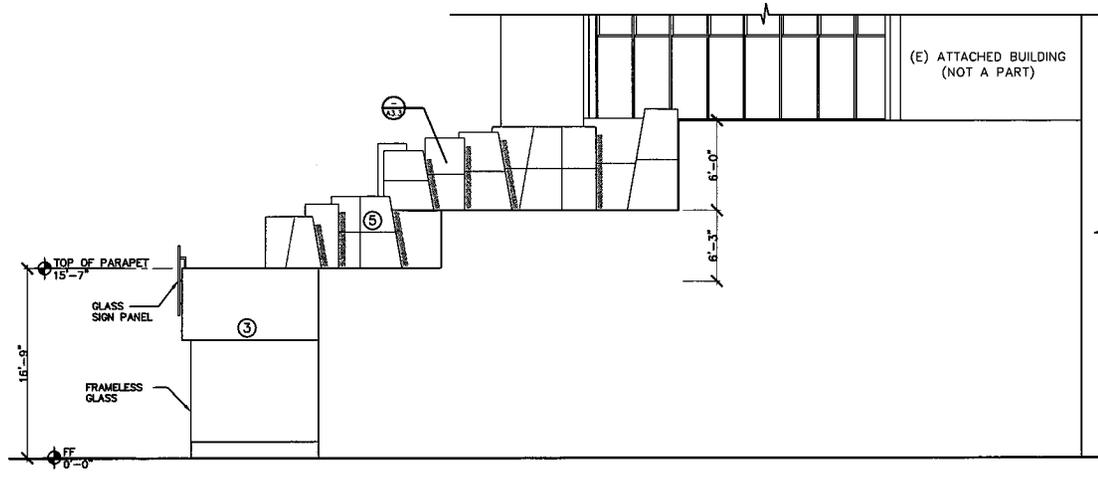
SHEET TITLE: PROPOSED PARTIAL WILSHIRE ELEVATION  
 PROJECT TITLE: WILSHIRE - LINDEN

REVISION: \_\_\_\_\_  
 DRAWN: GM  
 SCALE: \_\_\_\_\_  
 SHEET NO.: A3.1  
 DATE: 02-10-14  
 PROJECT NO. \_\_\_\_\_

9735 WILSHIRE BLVD

**BUILDING ELEVATION  
KEY NOTES**

- ① CLEAR GLASS W/ ALUM. FRAME TO MATCH EXISTING
- ② SPANDREL GLASS TO MATCH MAIN (E) ELEVATION
- ③ STUCCO PAINTED OFF WHITE TO MATCH (E)
- ④ FRAMELESS ENTRY DOOR
- ⑤ FROSTED GREEN GLASS W/ STAINLESS HARDWARE



② **PROPOSED PARTIAL ALLEY ELEVATION**  
SCALE: 3/32" = 1'-0"  
0 1 2 3 4 5 10 15 FT

**GABBAY ARCHITECTS**  
1107 WILSHIRE BLVD. SUITE 515, BERKELEY, CALIF. CA 94702  
TEL: 916.263.8888 FAX: 916.263.1814

SHEET TITLE:	REVISION:
PROPOSED PARTIAL ALLEY ELEVATION	
PROJECT TITLE:	DRAWN: GM
WILSHIRE - LINDEN	SCALE:
	SHEET NO.
	DATE: 02-10-14
	PROJECT NO.

**A3.2**

9735 WILSHIRE BLVD



WILSHIRE BLVD DAY RENDERING

**GABBAY  
ARCHITECTS**  
8107 WILSHIRE BLVD. SUITE 215, BERNHART HILLS CA  
TEL. 310.852.8898 FAX. 310.850.1818

SHEET TITLE:	REVISION:
WILSHIRE BLVD RENDERING	
PROJECT TITLE:	DRAWN: GM
WILSHIRE - LINDEN	SCALE:
	SHEET NO.
	DATE: 02-10-14
	PROJECT NO.
	<b>A4.1</b>

9735 WILSHIRE BLVD

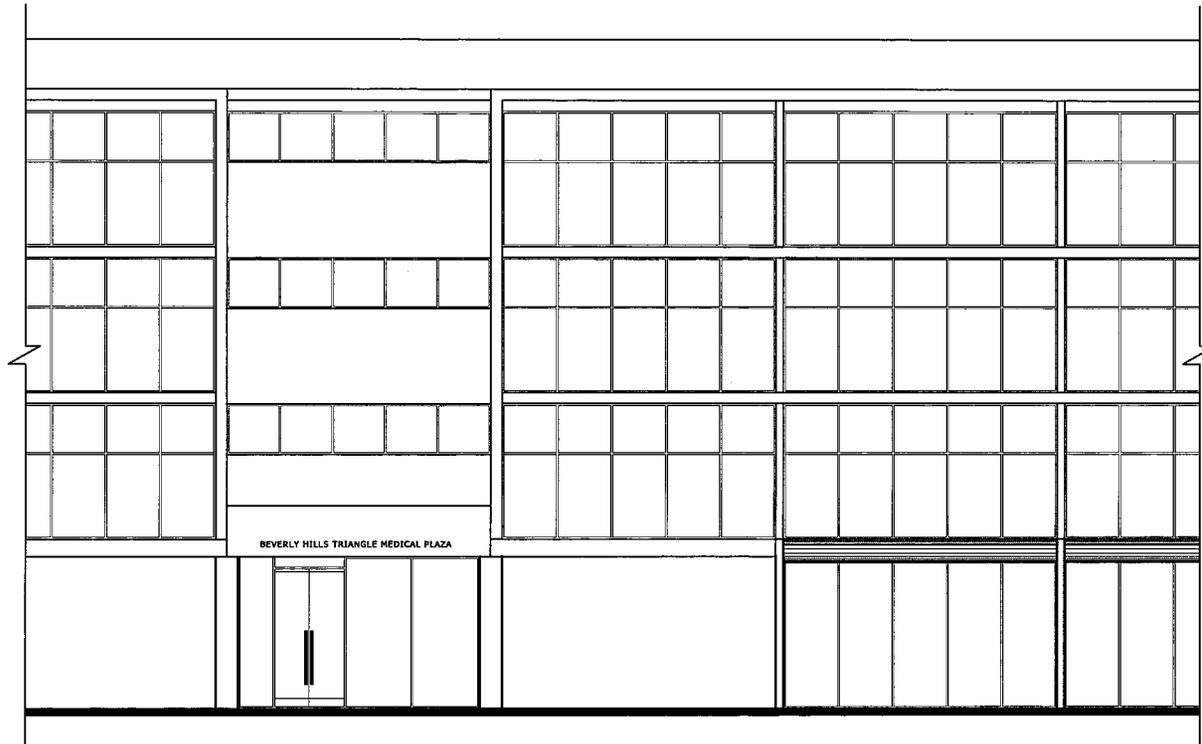


WILSHIRE BLVD NIGHT RENDERING

PROJECT TITLE		SHEET NO.	
WILSHIRE - LINDEN		A4.2	
DATE		PROJECT NO.	
02-10-14			
DRAWN		SCALE	
GM			
REVISION		SHEET TITLE	
		WILSHIRE BLVD NIGHT VIEW RENDERING	

**GABBAY ARCHITECTS**  
1101 WILSHIRE BLVD, SUITE 1714, BERKELEY, CALIF. 94708  
TEL: 415.835.8888

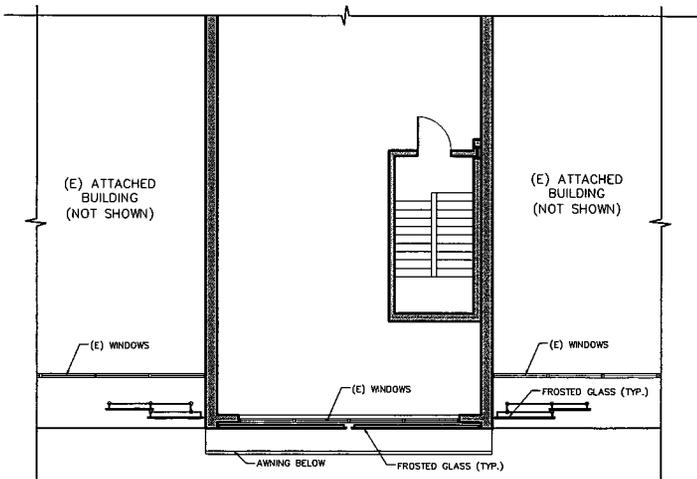
9735 WILSHIRE BLVD



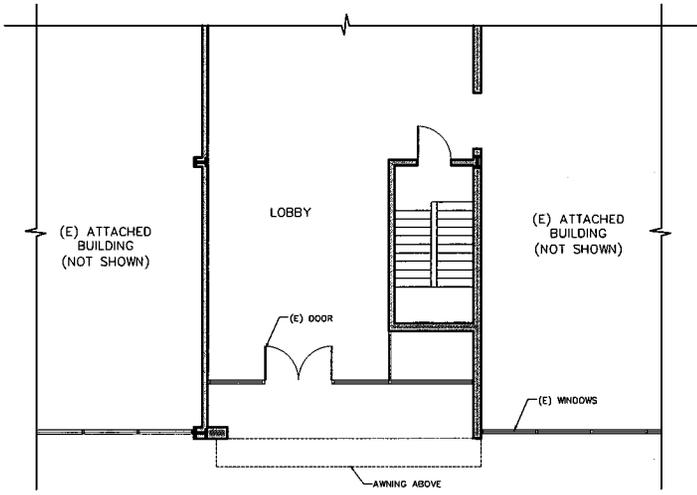
EXISTING PARTIAL LINDEN ELEVATION  
 SCALE:  $\frac{3}{32}'' = 1'-0''$   
 0 1 2 3 4 5 10 15 FT

SHEET TITLE: EXISTING PARTIAL LINDEN ELEVATION		REVISIONS:	
		_____ _____ _____	
PROJECT TITLE: WILSHIRE - LINDEN		DRAWN: GM	SHEET NO. <b>A5.0</b>
		SCALE:	DATE: 02-10-14
		PROJECT NO.	PROJECT NO.

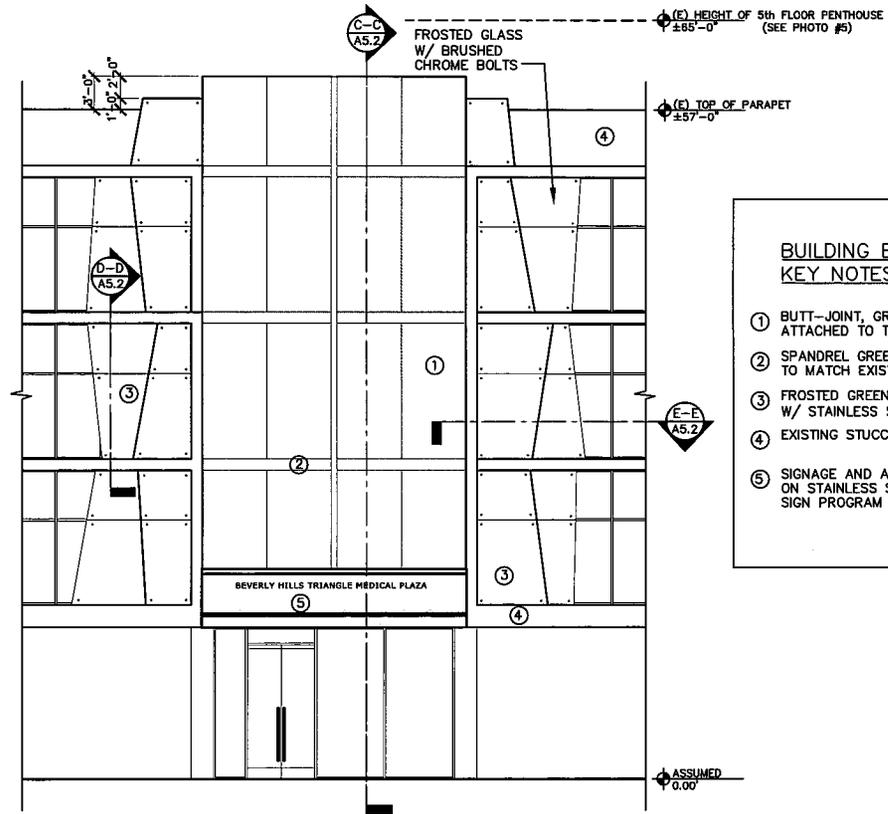
**GABBAY ARCHITECTS**  
 9735 WILSHIRE BLVD., SUITE 100, BEVERLY HILLS, CA 90210  
 TEL: 310.496.8888 FAX: 310.496.1818  
 9735 WILSHIRE BLVD



**PROPOSED PARTIAL 2ND FLOOR**  
 SCALE:  $3/32" = 1'-0"$   
 0 1 2 3 4 5 10 15 FT



**PROPOSED PARTIAL 1ST FLOOR**  
 SCALE:  $3/32" = 1'-0"$   
 0 1 2 3 4 5 10 15 FT



**PROPOSED PARTIAL LINDEN ELEVATION**  
 SCALE:  $3/32" = 1'-0"$   
 0 1 2 3 4 5 10 15 FT

- BUILDING ELEVATION KEY NOTES**
- ① BUTT-JOINT, GREEN GLASS PANELS ATTACHED TO THE BUILDING MAIN STRUCTURE
  - ② SPANDREL GREEN GLASS TO MATCH EXISTING
  - ③ FROSTED GREEN GLASS PANEL W/ STAINLESS STEEL HARDWARE
  - ④ EXISTING STUCCO
  - ⑤ SIGNAGE AND AWNING : BLACK LETTER ON STAINLESS STEEL TO MATCH EXISTING SIGN PROGRAM

**GABBAY ARCHITECTS**  
 10000 WILSHIRE BLVD., SUITE 100, BEVERLY HILLS, CA 90210  
 TEL: 310.658.8888 FAX: 310.658.1818

**PROPOSED PARTIAL LINDEN ELEVATION & FLOOR PLANS**

PROJECT TITLE: WILSHIRE - LINDEN

DRAWN: GM

DATE: 02-10-14

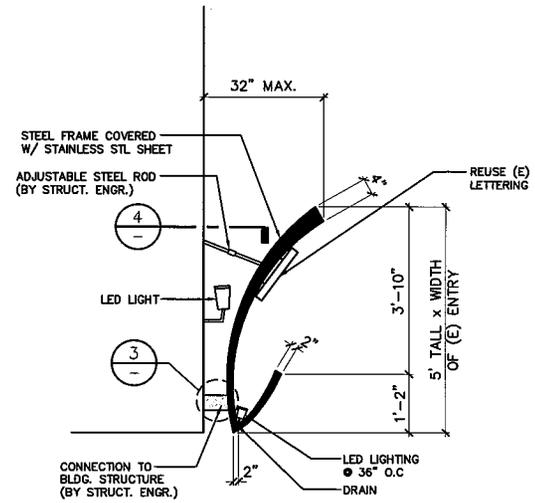
PROJECT NO.

SHEET NO. **A5.1**

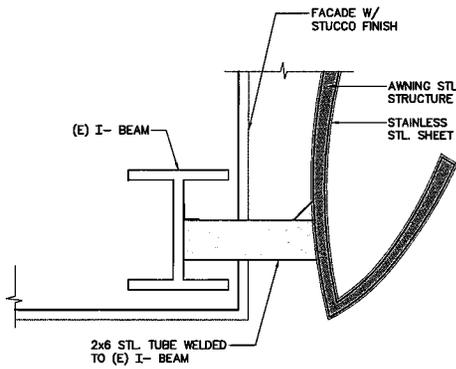
REVISION:



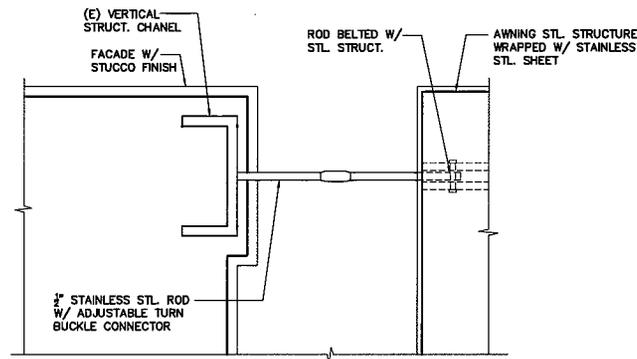
(N) CANOPY 3D VIEW



SECTION DETAIL 2  
SCALE: 3/8"=1'-0"



SECTION DETAIL 3



SECTION DETAIL 4

<p><b>GABBAY ARCHITECTS</b>  <small>1000 WILSHIRE BLVD., SUITE 1000, BEVERLY HILLS, CALIFORNIA, CA 90210          TEL: 310.465.2888 FAX: 310.460.9114</small></p>		SHEET TITLE:	REVISION:
		SECTION DETAIL & CANOPY 3D VIEW	
PROJECT TITLE:		DRAWN: GM	SHEET NO.
WILSHIRE - LINDEN		SCALE:	DATE: 02-10-14
		PROJECT NO.	<b>A5.3</b>

9735 WILSHIRE BLVD



LINDEN DRIVE DAY RENDERING

**GABBAY  
ARCHITECTS**  
8100 WILSHIRE BLVD., SUITE 515, BERRY HILLS, CA  
TEL: 310.852.8888 FAX: 310.890.1514

SHEET TITLE:	REVISION:
LINDEN DRIVE DAY RENDERING	
PROJECT TITLE:	DRAWN: GM
WILSHIRE - LINDEN	SCALE:
	SHEET NO.
	DATE:
	02-10-14
	PROJECT NO.
	A6.1

9735 WILSHIRE BLVD



LINDEN DRIVE NIGHT RENDERING

**GABBAY ARCHITECTS**  
 8100 WILSHIRE BLVD., SUITE 316, BOSTON HILLS, CA  
 TEL. 916.852.8898 FAX. 916.890.1518

SHEET TITLE:		REVISION:	
LINDEN DRIVE NIGHT RENDERING			
PROJECT TITLE:		DRAWN: CM	
WILSHIRE - LINDEN		SCALE:	
		SHEET NO.	
		DATE: 02-10-14	
		PROJECT NO.	
		A6.2	
		9735 WILSHIRE BLVD	



1



2



3



4

<p><b>GABBAY ARCHITECTS</b>          8100 WILSHIRE BLVD., SUITE 516, BIRDLY HILLS, CA          TEL. 310.852.8898 FAX. 310.880.1818</p>		SHEET TITLE:	REVISION:
		EXISTING PHOTOS	
PROJECT TITLE:		DRAWN: GM	SHEET NO.
WILSHIRE - LINDEN		SCALE:	A7.2
		DATE: 02-10-14	PROJECT NO.
			9735 WILSHIRE BLVD



5



6



7



8

<p>SHEET TITLE:</p> <p><b>EXISTING PHOTOS</b></p> <p>PROJECT TITLE:</p> <p><b>WILSHIRE - LINDEN</b></p>		<p>REVISION:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
		<p>DRAWN: <b>GM</b></p> <p>SCALE:</p>	<p>SHEET NO.</p> <p><b>A7.3</b></p>
<p>DATE: <b>02-10-14</b></p> <p>PROJECT NO.</p>		<p>9735 WILSHIRE BLVD          LOS ANGELES, CALIF. 90048          TEL: 310.652.8888 FAX: 310.650.1818</p>	



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

**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 FOR A FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 9725 WILSHIRE BOULEVARD (PL1407104).

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

Section 1. Yassi Gabbay, Gabbay Architects, agent, on behalf of the property owner, Delson C., (Collectively the “Applicant”), has applied for architectural approval of a façade remodel for the property located at 9725 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 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on May 21, 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 environment less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the

project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

### Project-Specific Conditions

No project-specific conditions are proposed.

### 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: May 21, 2014

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William Crouch, Commission Secretary  
Community Development Department

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James Blakeley III, Chair  
Architectural Commission