



## Architectural Commission Report

**Meeting Date:** Wednesday, August 20, 2014

**Subject:** RITE AID (PL1412226)  
463 North Bedford Drive

Request for approval of a façade remodel and a sign accommodation to allow a greater sign area for a ground floor business located on a corner lot. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project agent:** Steve Reiner – Core States Group

**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 a sign accommodation for multiple business identification signs for the existing Rite Aid retail store located at 463 North Bedford Drive. The façade remodel includes the following:

- Ground floor accent tile (tan and white in color) in a horizontal linear pattern, and;
- Existing storefront system to remain.

The applicant is also requesting a sign accommodation for multiple business identification signs. A total of six (6) business identification signs are proposed, to be located on a new aluminum sign band, configured as follows:

#### *North Bedford Drive elevation (64.23 SF)*

- One (1) 50.5 SF internally-illuminated sign (sign copy: "RITE AID PHARMCY");
- One (1) 5.88 SF internally-illuminated sign (sign copy: "GNC LiveWell"), and;
- One (1) 7.85 SF internally-illuminated sign (sign copy: "Fresh Day Café").

#### *South Santa Monica Boulevard elevation (64.23 SF)*

- One (1) 50.5 SF internally-illuminated sign (sign copy: "RITE AID PHARMCY");
- One (1) 5.88 SF internally-illuminated sign (sign copy: "GNC LiveWell"), and;
- One (1) 7.85 SF internally-illuminated sign (sign copy: "Fresh Day Café").

Total proposed sign area: 128.46 SF

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the Architectural Commission may approve a sign accommodation to allow a ground floor business located on a corner lot adjacent to two (2) public streets to increase the size of a business identification sign and located on a nonentry street frontage if such sign does not exceed one hundred (100) square feet, the total combined sign area of the signs does

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



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not exceed one hundred thirty (130) square feet, and the total combined sign area does not exceed ten percent (10%) of the vertical surface area of that portion of the wall below twenty feet (20') in height and occupied by the frontage of the business

### **URBAN DESIGN ANALYSIS**

The proposed signage is tasteful and appropriate to the building and storefront and will serve to positively enhance the streetscapes of both North Bedford Drive and South Santa Monica Boulevard.

### **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**

Public notification was not required for this project.



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**Attachment A**

Detailed Design Description  
and Materials (applicant prepared)

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application**

- Staff Review
  - Three (3) sets of plans required (all plan sets must be 11” x 17” in size).
- Architectural Commission Review
  - Eight (8) sets of plans required (all plan sets must be 11” x 17” in size).
  - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

**B Identify the scope of work (check all that apply):**

- New construction
  - Façade Remodel ONLY
  - Business Identification Sign(s)
    - Number of signs proposed:
  - Building Identification Sign(s)
    - Number of signs proposed:
  - Sign Accommodation (explain reason for the accommodation request below):
    - Upgrade to new current branding \_\_\_\_\_ 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:**

Interior remodel of Existing Pharmacy and retail store including:

- new pharmacy and rest rooms
- new ada lift at entry
- new mill work & merchandising displays
- walls, painter gypsum and wall panels by marlite
- sales floor, new bio-based tile by armstrong
- new 2x2 act by armstrong

Exterior remodel limited to:

- signage replacement
- new sign band
- removal of existing stucco finish for porcelain tile wall finish
- new led soffit lighting

**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):**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> General Office Building    | <input type="checkbox"/> Multi-family Building | <input checked="" type="checkbox"/> Other (specify below): |
| <input checked="" type="checkbox"/> Retail Building | <input type="checkbox"/> Vacant                | <input type="text" value="Parking Structure"/>             |
| <input type="checkbox"/> Medical Office Building    | <input type="checkbox"/> Restaurant            | _____  |

**F Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City’s survey)?**

Yes  No  If yes, please list Architect’s name: \_\_\_\_\_

**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	cabinet sign band	1	7' x 10" text 9'-5" x 10" text	5.88 sq ft text 7.85 sq ft text 13.73 sqft total	maximum 130 square feet total all signs
2	cabinet sign band	1	7' x 10" text 9'-5" x 10" text	5.88 sq ft text 7.85 sq ft text 13.73 sq ft total	maximum 130 square feet total all signs
3	channel letters & logo	1	23'-3" x 2'-2"	50.5 sq ft	maximum 130 square feet total all signs
4	channel letters & logo	1	23'-3" x 2'-2"	50.5 sq ft	maximum 130 square feet total all signs
5				Total all signage 128.46 sq ft.	

**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:* existing brick / existing concrete column / large format porcelain tile  
*Texture /Finish:* existing to remain / existing to remain / smooth finish 8x24 and 6 x 24  
*Color / Transparency:* reddish brown / natural concrete / light beige field and beige accent

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

*Material:* existing but glazed storefront to remain  
*Texture /Finish:* n/a  
*Color / Transparency:* n/a

**ROOF**

*Material:* n/a  
*Texture /Finish:* n/a  
*Color / Transparency:* n/a

**COLUMNS**

*Material:* existing concrete column  
*Texture /Finish:* existing to remain  
*Color / Transparency:* natural concrete

**BALCONIES & RAILINGS**

*Material:* n/a  
*Texture /Finish:* n/a  
*Color / Transparency:* n/a

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

*Material:* n/a  
*Texture /Finish:* n/a  
*Color / Transparency:* n/a

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

**AWNINGS, CANOPIES**

*Material:* n/a  
*Texture /Finish:* n/a  
*Color / Transparency:* n/a

**DOWNSPOUTS / GUTTERS**

*Material:* n/a  
*Texture /Finish:* n/a  
*Color / Transparency:* n/a

**BUSINESS ID SIGN(S)**

*Material:* routed aluminum face, extruded aluminum, clear acrylic & white vinyl  
*Texture /Finish:* smooth  
*Color / Transparency:* wood grain, white, and turkish coffe

**BUILDING ID SIGN(S)**

*Material:* aluminum channel letters  
*Texture /Finish:* smooth  
*Color / Transparency:* white letters; red white and blue logo

**EXTERIOR LIGHTING**

*Material:* replacement recessed cans  
*Texture /Finish:* n/a  
*Color / Transparency:* led lamps

**PAVED SURFACES**

*Material:* n/a  
*Texture /Finish:* n/a  
*Color / Transparency:* n/a

**FREESTANDING WALLS AND FENCES**

*Material:* n/a  
*Texture /Finish:* n/a  
*Color / Transparency:* n/a

**OTHER DESIGN ELEMENTS**

*Material:* n/a  
*Texture /Finish:* n/a  
*Color / Transparency:* n/a

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

N/A - existing sidewalk between building wall and curb to remain.

**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.**

Existing parking structure to remain- exterior renovation includes removing entire existing stucco wall finish at street level to replace with large format porcelain tile featuring natural limestone color, grain, and honed texture. New finish provides a natural, sustainable, and quality finish.

**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.**

The existing structure to remain with no new exterior glazing as well as the addition of tile to enhanced elevation. No changes to the building will increase external and internal noise or vibrations.

**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 new exterior finish upgrade of porcelain wall tile, provides a natural, sustainable, and quality finish to enhance the street level environment.

**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 existing Rite Aid is to remain, new interior finishes are to be enhanced, the Pharmacy area will be enhanced as well as the addition of the Fresh Day Cafe for added amenities for the surrounding businesses.

**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 new exterior finish upgrade of porcelain wall tile, provides a natural, sustainable, and quality finish to enhance the street level environment.

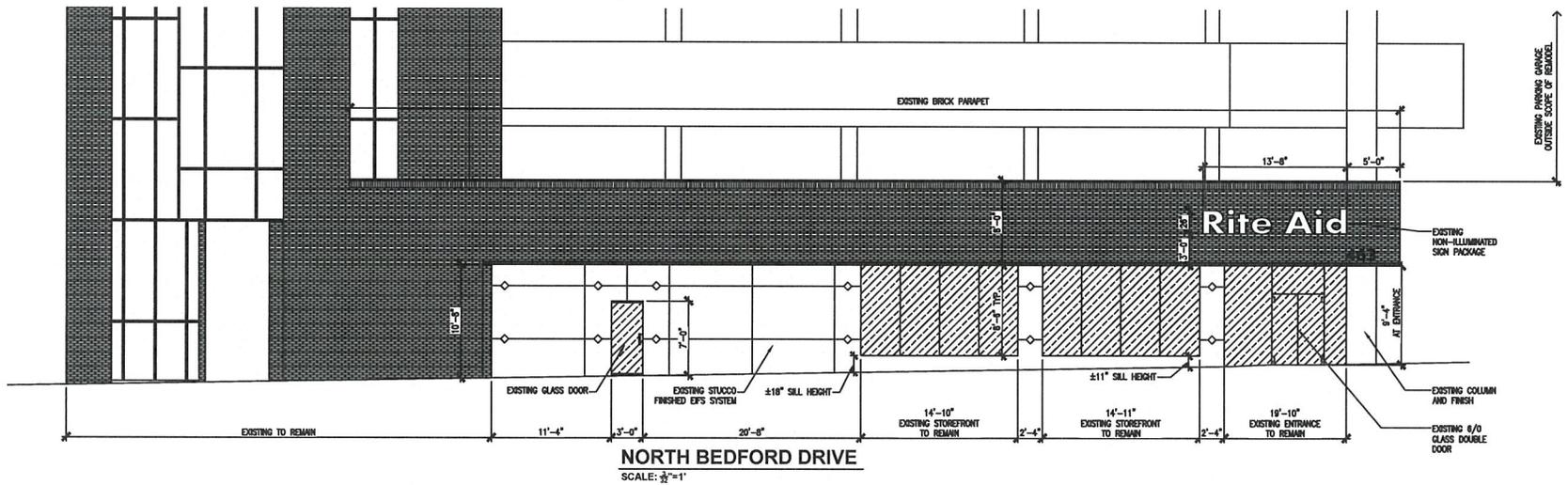
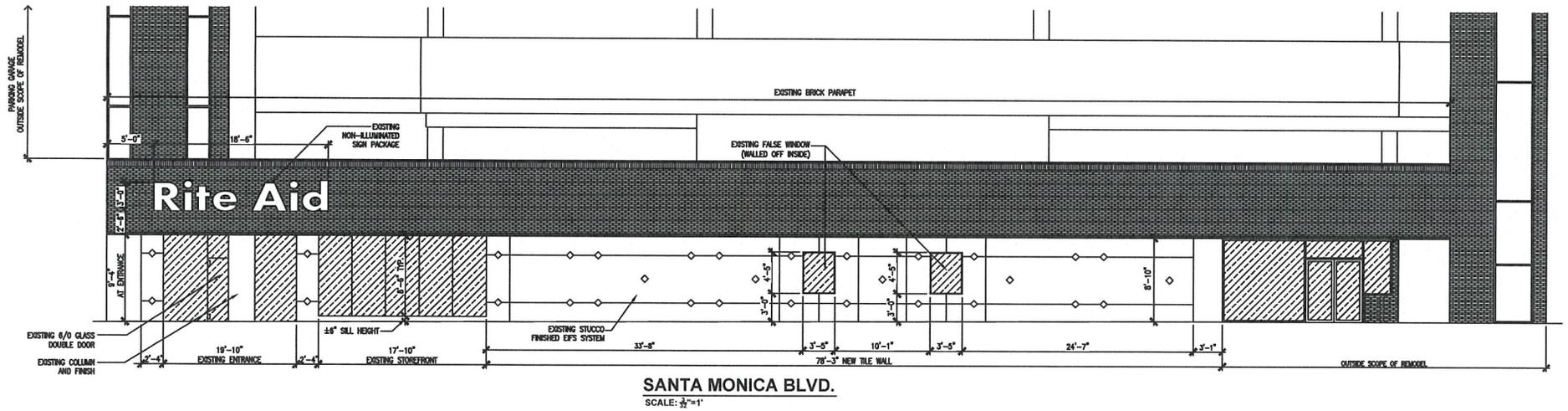


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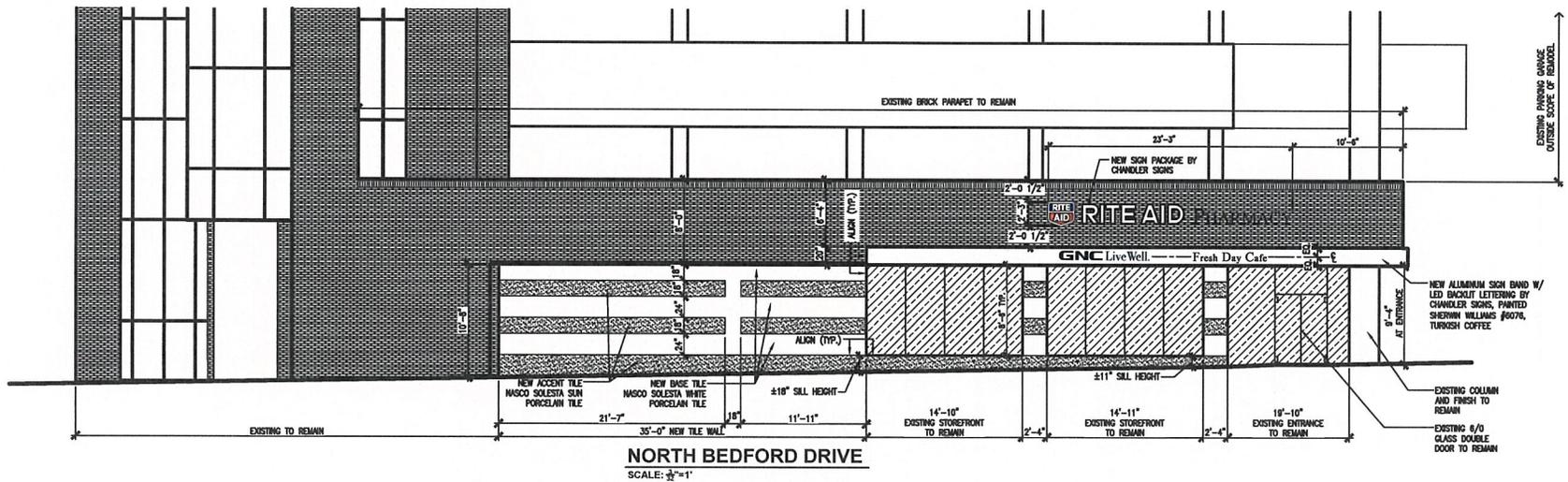
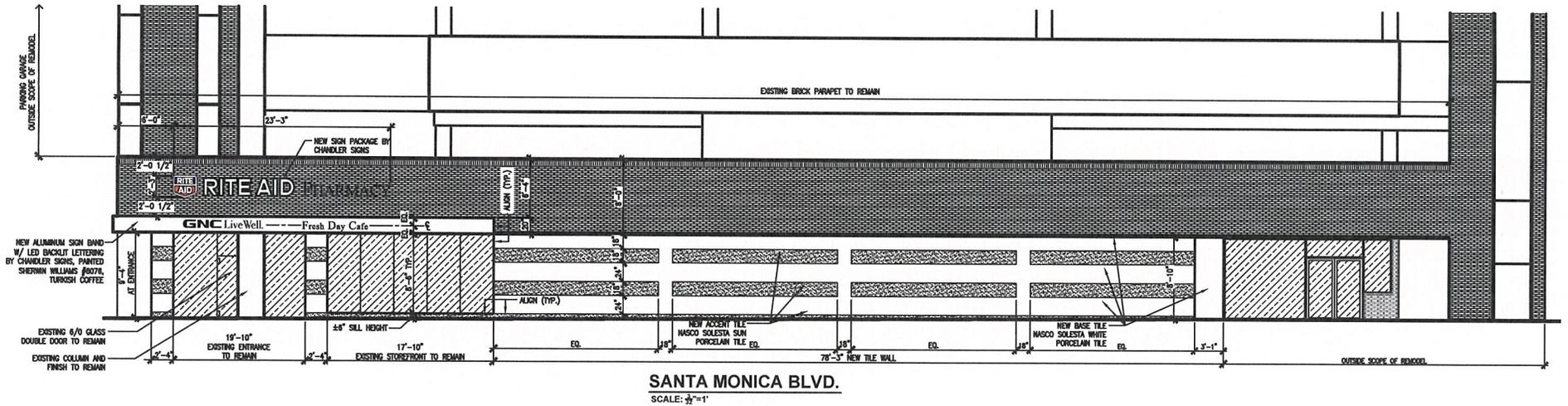
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**Attachment B**  
Project Design Plans



**EXISTING ELEVATIONS**  
 STORE#05461 WELLNESS REMODEL  
 463 N. BEDFORD DR.  
 BEVERLY HILLS, CA

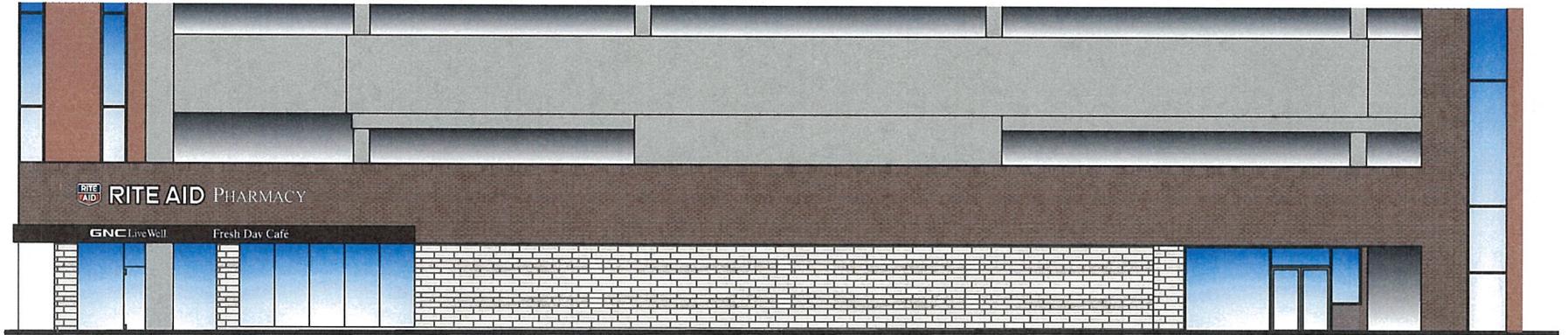




**ELEVATIONS**  
 STORE#05461 WELLNESS REMODEL  
 463 N. BEDFORD DR.  
 BEVERLY HILLS, CA

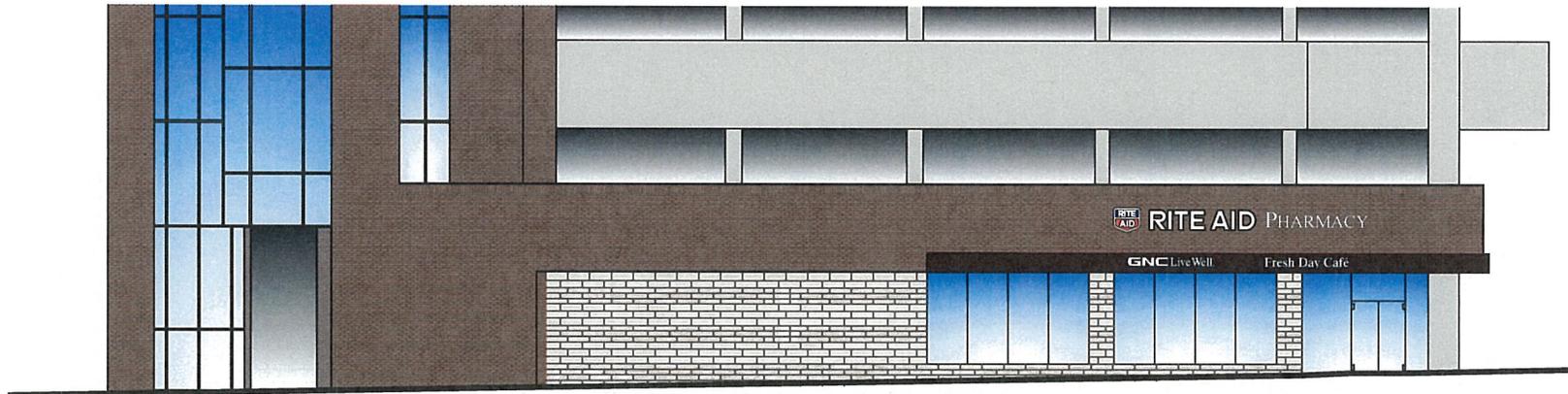
**CORE STATES**





**SANTA MONICA BLVD.**

SCALE:  $\frac{3}{32}$ "=1'



**NORTH BEDFORD DRIVE**

SCALE:  $\frac{3}{32}$ "=1'



**PUBLIC ELEVATIONS**  
 STORE#05461 WELLNESS REMODEL  
 463 N. BEDFORD DR.  
 BEVERLY HILLS, CA

**CORE STATES**



# RITE AID PHARMACY

Design# 14-1296f3

Sheet # 1 of 5

Client

**RITE AID 5461**

Address

**463 N Bedford Drive**

**Beverly Hills, CA**

Account Rep. **JBK**

Designer **KMc**

Date **5/23/14**

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision / Date

**R3 KMc 8/1/14**



www.chandler-signs.com

2015 Banner Way Dallas, TX 75235  
214-902-2000 Fax 214-902-2044

12106 Vidant San Antonio, TX 78216  
210-429-1803 Fax 210-140-8724

1835 Park Center Dr. Ste 200  
Vista, CA 92081

760-967-7001 Fax 760-967-7033

200 Banner Trail Flossmoor, IL 60816  
719-687-7407 Fax 719-687-2506

1776 Yorktown Ste 600  
Houston, TX 77056

713-850-0800 Fax 713-850-1125

2010 Southgate Pines  
Kingwood, TX 77339

281-359-7324 Fax 281-359-1853

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

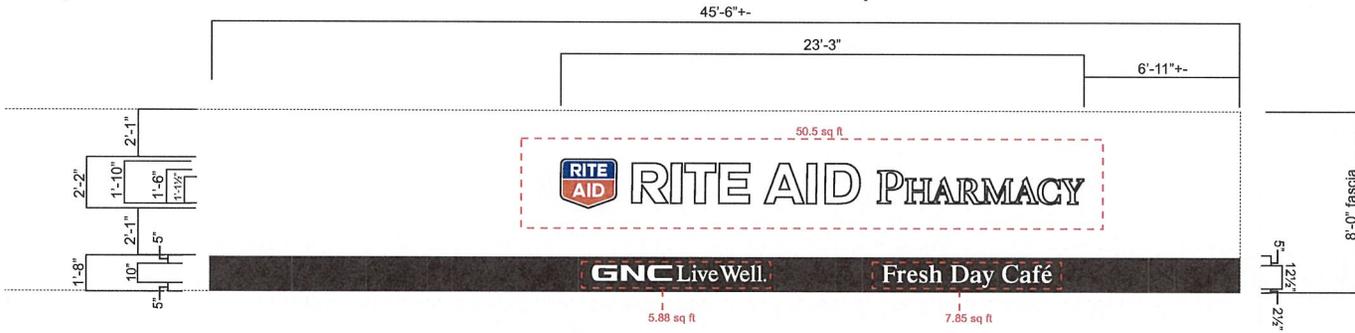
This sign is intended to be installed in accordance with the requirements of Article 605 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Existing Elevation



Proposed Elevation



**A1** Signage Layout

3/16" = 1'-0"

# RITE AID PHARMACY

Design# 14-1296r3

Sheet # 2 of 5

Client

**RITE AID 5461**

Address

**463 N Bedford Drive  
Beverly Hills, CA**

Account Rep. **JBK**

Designer **KMc**

Date **5/23/14**

Approval / Date

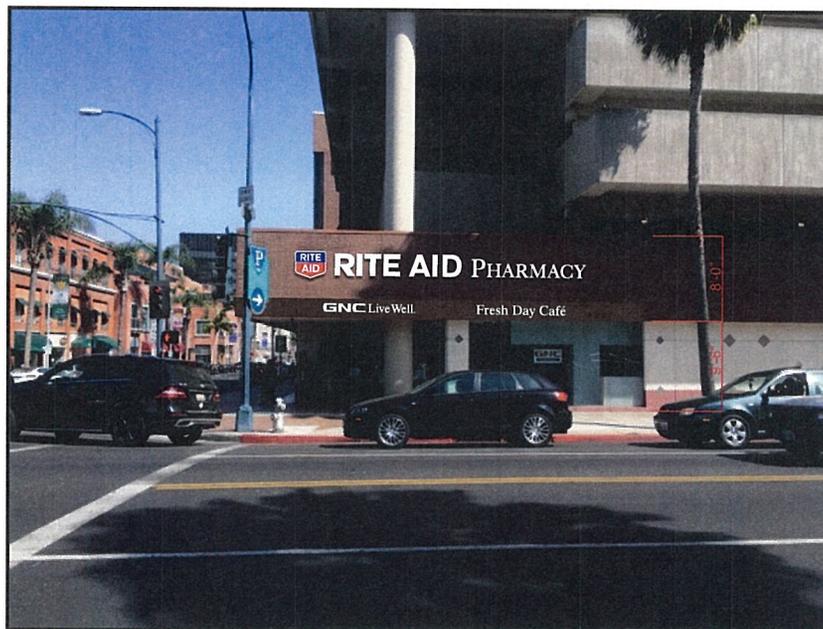
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

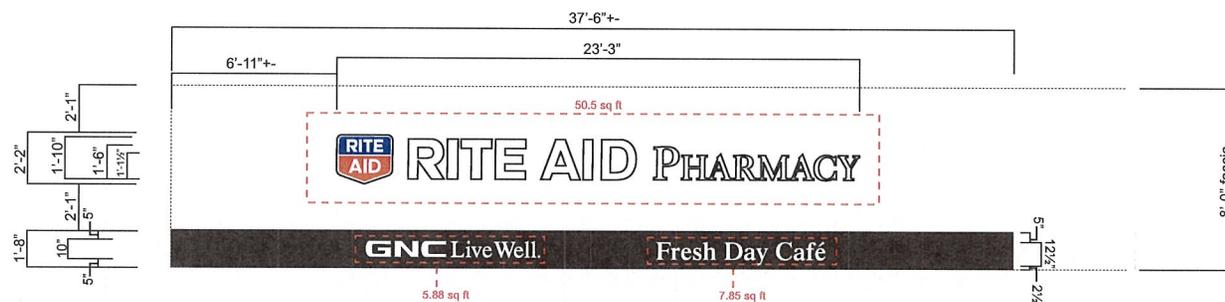
**R3 KMc 8/1/14**



Existing Elevation



Proposed Elevation



**B1** Signage Layout

3/16" = 1'-0"



www.chandler signs.com

3201 Manor Way, Dallas, TX 75235  
214-902-2000 Fax 214-902-2011

12100 Volant, San Antonio, TX 78246  
210-389-8084 Fax 210-389-8024

1335 Park Center Dr. Ste. 200  
Vista, CA 92081  
760-967-7003 Fax 760-967-7033

300 Banner Trail, Florissant, Co 80116  
719-687-2507 Fax 719-687-2506

1776 Worktown Ste. 600  
Houston, TX 77056  
713-850-0800 Fax 713-850-1125

2010 Southern Pines  
Coppeland, TX 77339  
281-359-1324 Fax 281-359-1853

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and for other applicable local codes. This includes proper grounding and bonding of the sign.







Design# 14-1296r3  
Sheet # 5 of 5

Client

**RITE AID 5461**

Address

463 N Bedford Drive  
Beverly Hills, CA

Account Rep. **JBK**

Designer **KMc**

Date 5/23/14

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R3 KMc 8/1/14

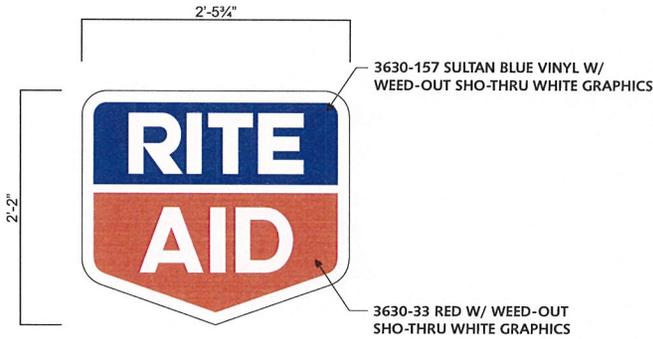
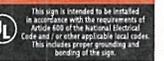


www.chandlersigns.com

3201 Manor Way, Dallas, TX 75235  
214-502-2000 Fax 214-502-2014  
12106 Walnut, San Antonio, TX 78216  
210-149-1801 Fax 210-149-8724  
1339 Park Center Dr. Ste. 200  
Vista, CA 92081  
760-967-7003 Fax 760-967-7033  
400 Banner Trail, Flowering, Co 80816  
719-697-2627 Fax 719-697-2706  
1776 Wilshire, Ste. 600  
Houston, TX 77056  
713-850-0800 Fax 713-850-1125  
2010 Southline Pkwy.  
Kingwood, TX 77339  
281-359-1321 Fax 281-359-1851

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**



**SHIELD DETAIL** NTS

ALUMINUM CHANNEL LETTERS PAINTED  
SW TURKISH COFFEE / PAINT INSIDE  
WITH SPRAYLAT STAR-BRITE LIGHT  
ENHANCING PAINT

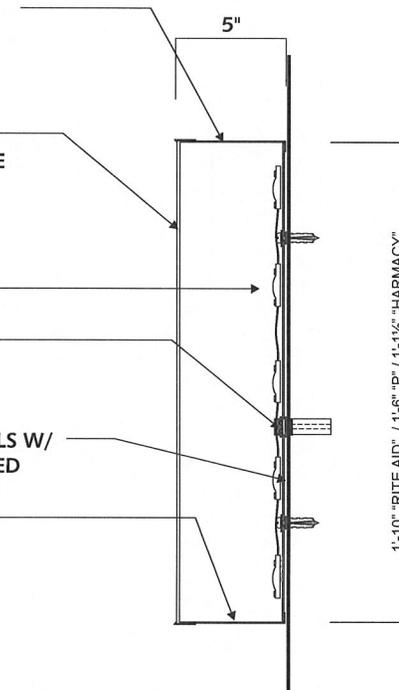
7328 WHITE ACRYLIC LETTER FACES /  
JEWELITE TO MATCH SW TURKISH COFFEE  
(SEE SHIELD DETAIL)

WHITE L.E.D. ILLUMINATION

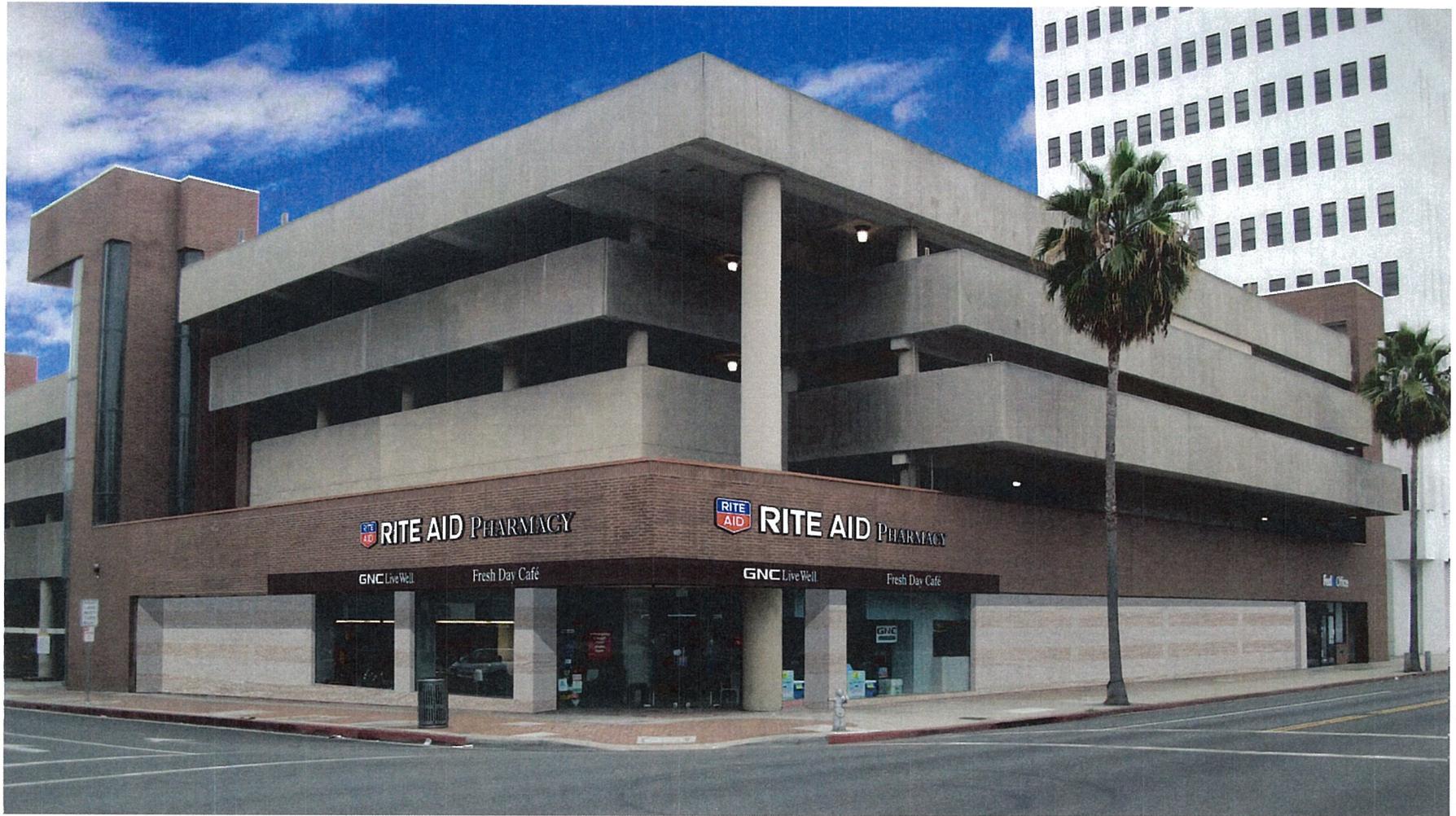
ELECTRICAL TO L.E.D. POWER SUPPLY  
LOCATED BEHIND WALL

MOUNT LETTER DISPLAY FLUSH TO PANELS W/  
NON-CORROSIVE FASTENERS AS REQUIRED

1/4" DIA. WEEP HOLES IN LOW POINT  
OF LETTERS



**LETTER SECTION** NTS  
**REMOTE POWER SUPPLY**



**CORNER OF NORTH BEDFORD DRIVE AND SANTA MONICA BLVD.**

**STORE#05461 WELLNESS REMODEL  
463 N. BEDFORD DR.  
BEVERLY HILLS, CA**

**CORE STATES**





**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

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**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 A FAÇADE REMODEL AND SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS FOR THE PROPERTY LOCATED AT 463 NORTH BEDFORD DRIVE (PL1412226 – RITE AID).

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

Section 1. Steve Reiner, Core States Group, agent, on behalf of the property owner, City of Beverly Hills, and tenant, Rite Aid, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and sign accommodation for multiple business identification signs for the property located at 463 North Bedford 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 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on August 20, 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.

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: August 20, 2014

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William Crouch, Commission Secretary  
Community Development Department

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Barry Bernstein, Chair  
Architectural Commission