



Architectural Commission Report

Meeting Date: Wednesday, August 20, 2014

Subject: 9018 OLYMPIC BOULEVARD (PL1412563)

Request for approval of a revision to a previously approved façade remodel. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Shoshana Botnick, Esq.

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 revision to a previously approved façade remodel for the commercial retail space located at 9018 Olympic Boulevard. The project was previously approved by the Architectural Commission at their meeting on July 16, 2014 (Attachment A) with the condition that if only one tenant were to occupy the building, as opposed to the two storefront spaces approved, the revised single storefront would be returned to the Architectural Commission for their review and approval.

Since the initial approval, one tenant has chosen to occupy the full building, which necessitated a revised storefront design to meet their opening date timeline. The scope of work has been significantly reduced with the following modifications:

- Maintain existing storefront system;
- Remove existing stucco arches;
- Remove existing wood awning and replace with light gray smooth troweled cement;
- Paint existing brick façade in gray.

As the revised design does not substantially comply with the approved design, it is before the Commission for their review.

URBAN DESIGN ANALYSIS

While the proposed façade aesthetic is a departure from the design originally approved by the Architectural Commission, the new design appears to fit the necessary program for the tenant. Additionally, it does so while serving as a positive enhancement to the streetscape of Olympic 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

Attachment(s):

- Previously Approved Plans
- 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



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

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.



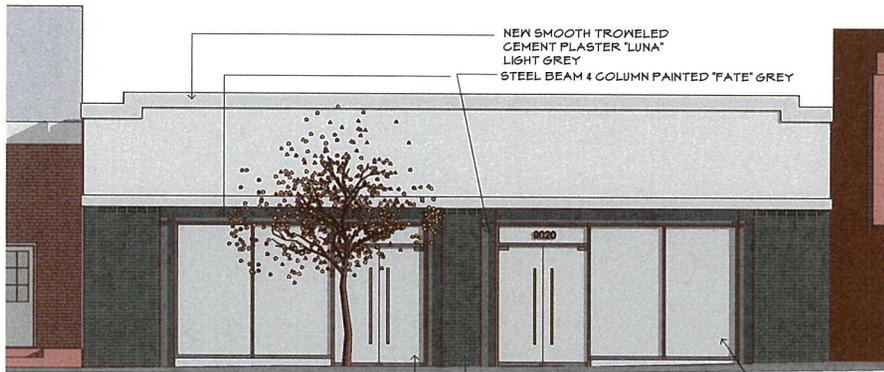
Architectural Commission Report

455 North Rexford Drive, Room 280-A

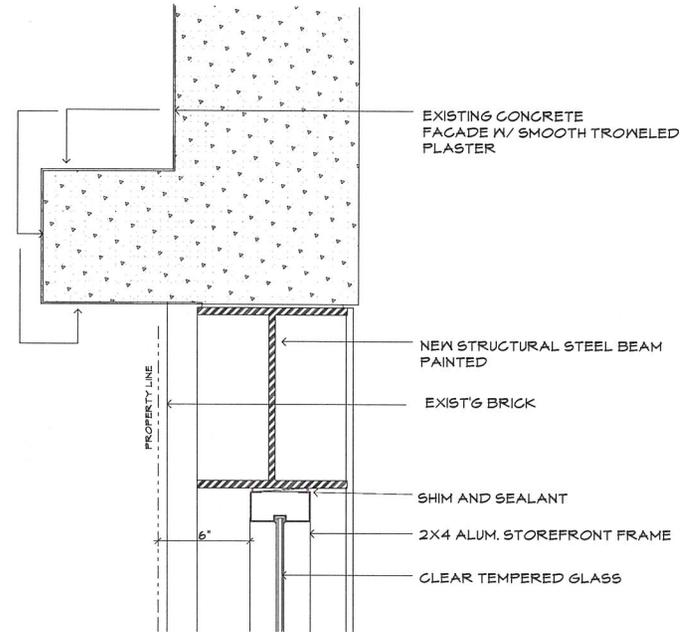
AC Meeting – August 20, 2014

Attachment A

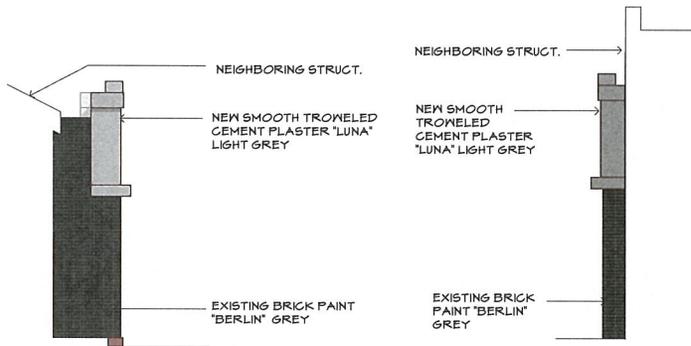
Previously Approved Plans



PROPOSED NORTH ELEVATION



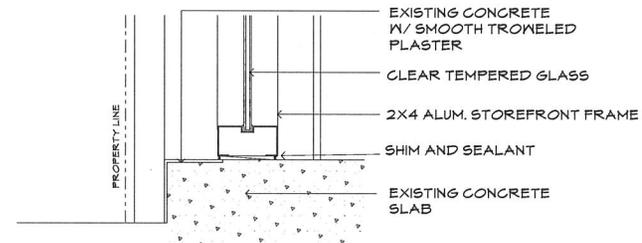
1 H/J DETAIL



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



2 SILL DETAIL



9018-9020 Olympic Blvd.
TRACO HOLDINGS LLC
 9024 W. OLYMPIC
 BLVD. BEVERLY HILLS,
 CA
 310.271.2586

RUBENS JEDA
 ARCHITECTS

544 W. Avenue 46, Los Angeles, CA 90065 info@rubensjeda.com 310.272.2600

Date: 7/28/14
 Scale: AS NOTED
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 Job:
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A5

Plotted On: 7/28/14



VIEW FROM EAST



EXISTING FACADE



VIEW FROM WEST



PROPOSED FACADE

RUBENS OJEDA ARCHITECTS
 518 W. Avenue 46, Los Angeles, CA 90005
 323.277.2400
 info@rubensojeda.com

RUBENS OJEDA ARCHITECTS
 +

TRACO HOLDINGS LLC
9024 W. OLYMPIC
BLVD. BEVERLY HILLS,
CA
310.271.2586

9018-9020 Olympic Blvd.
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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:

PLEASE NOTE: THIS IS A SCALED DOWN VERSION OF OUR ORIGINAL APPLICATION TO REMODEL THE FACADE (DATED 6/40/14), WHICH APPLICATION WAS ALREADY APPROVED BY THE ARCHITECTURAL COMMISSION PURSUANT TO PERMIT NUMBER PL1410433. As presented in the original application, the scope of work will consist of (i) the removal of the existing wood awnings and stucco arches along with existing aluminum storefront frame & glass, (ii) replastering the facade, (iii) painting the exterior brick (the color that was previously approved by the Architectural Commission), (iv) replacing damaged glass, and (v) replacing the existing storefront glazed system with an aluminum dark bronze and clear tempered glass. In addition, we will comply with the request of the Commission to wrap around the lower band to match the existing upper element.

PLEASE ALSO NOTE: the sample materials board and the photographs are included with the original application.

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

- | | | | | |
|---------------------------------------|---------------------------------|--|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4X | <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4-P | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP | <input type="checkbox"/> C-3 | <input type="checkbox"/> C-3A | <input type="checkbox"/> C-3B |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input checked="" type="checkbox"/> C-3T-2 | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5 |
| <input type="checkbox"/> Other: _____ | | | | |

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

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below): _____

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

Yes No If yes, please list Architect's name: _____

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

A Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1					
2					
3					
4					
5					

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

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

Material: Cement plaster, steel frame, aluminum storefront and clear glass.
Texture /Finish: Smooth plaster
Color / Transparency: Light grey plaster, dark bronze aluminum and dark grey paint on brick.

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

Material: Aluminum frame and clear glass
Texture /Finish: Anodized aluminum
Color / Transparency: Dark bronze, clear glass

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

N/A

SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)

A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:

1. **Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**

Removing the poorly constructed stucco arches and decaying wood awning would in itself be an improvement to the neighborhood. Restoring the original building façade will enhance the building's street appearance, in addition to restoring architectural integrity to the block.

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 walls of the structure are 10" masonry with a 13'-0" high wood roof and meet commonly accepted specifications for air borne noise reduction. The building is further insulated as it is sandwiched between two masonry block buildings. In addition, the remodeled façade will contain double paned glass, which glass is a sound and energy insulator.

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 proposed remodeled façade will restore the historical integrity and quality of the original brick building. In addition, the quality of the materials and composition used in restoring the façade is in keeping with the improvements on the boulevard.

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.**

Removing the existing stucco and arched wood treatment (with its "loud" color scheme) and restoring the façade to its better than original condition, by enhancing the original masonry with a sophisticated color, is in harmony with and promotes the policy of the City's general plan to support creative and innovative design quality while contributing to and maintaining the City's distinctive image.

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.**

Removing the decaying wood awning conforms to existing life and safety code requirements. The remodeled façade will provide ADA access along with greater retail space exposure. In addition, the remodeled façade design will open up the view into the interior space (with its original brick walls) to give visual texture and vitality to the street.

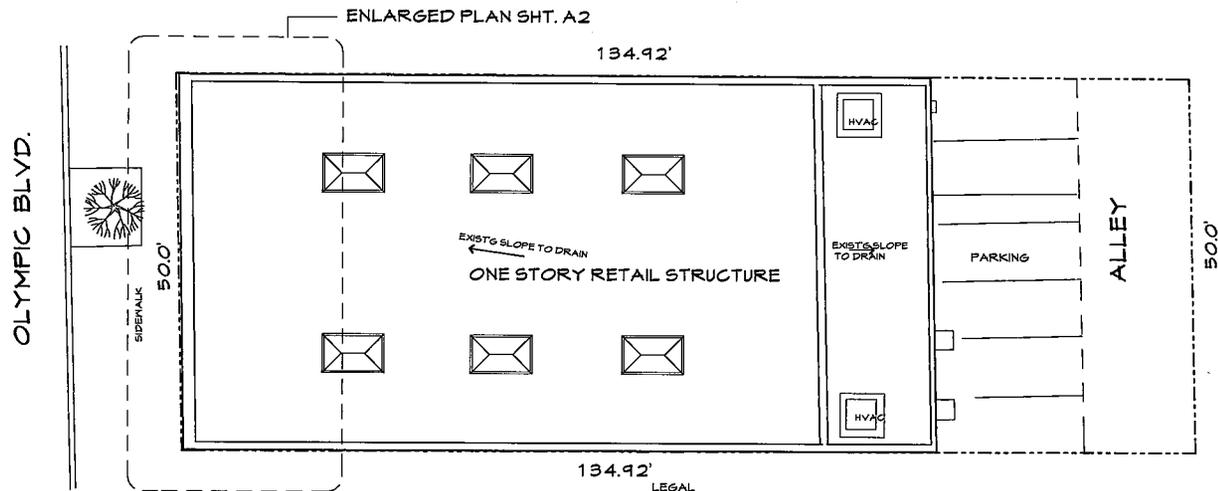


Architectural Commission Report

455 North Rexford Drive, Room 280-A

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Attachment C
Project Design Plans




SITE PLAN PLAN

 8/7/14

134.92'
 50.0'
 ENLARGED PLAN SHT. A2
 134.92'
 50.0'
 OLYMPIC BLVD.
 SIDEWALK
 ONE STORY RETAIL STRUCTURE
 EXISTG SLOPE TO DRAIN
 EXISTG SLOPE TO DRAIN
 HVAC
 HVAC
 PARKING
 ALLEY
 LEGAL
 LOT 527 OF TRACT NO. 6980, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 11-20 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
 APN: 4332-007-034
 EXISTING BUILDING AREA; 4,174 SQ.FT.

DOOR SCHEDULE

- ① FR. 3'-0"X8'-0" DARK BRONZE FRAME CLEAR TEMPERED GLASS DOORS W/ 1 1/2" S.S. VERTICAL DOOR PULL EA. SIDE. PROVIDE CONCEALED CLOSURE IN HEAD.
- ② 3'-0"X8'-0" DARK BRONZE FRAME CLEAR TEMPERED GLASS DOORS CONCEALED CLOSURE IN HEAD.

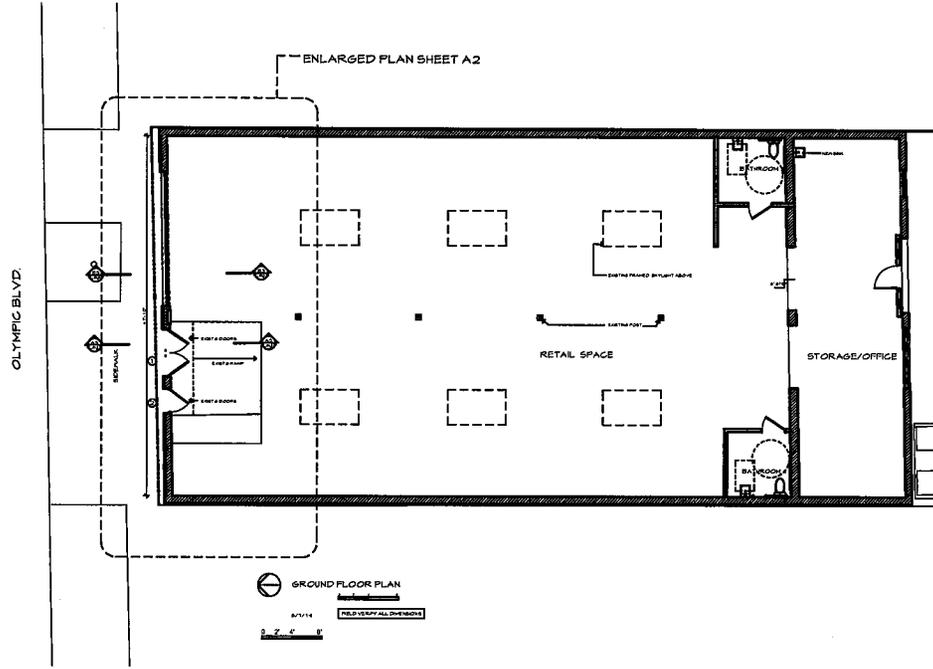
9018-9020 Olympic Blvd.
 TRACO HOLDINGS LLC
 9024 W. OLYMPIC BLVD. BEVERLY HILLS, CA
 310.271.2586

Date: 8/7/14
 Scale: AS NOTED
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 Sheet

A1.0

Plotted On: 8/7/14

RUBENS O JEDA ARCHITECTS +
 54 W. Avenue 46, Los Angeles, CA 90005
 info@ruba.com
 323.221.2400



9018-9020 Olympic Blvd.

TRACO HOLDINGS LLC
9024 W. OLYMPIC
BLVD. BEVERLY HILLS,
CA
310.271.2586

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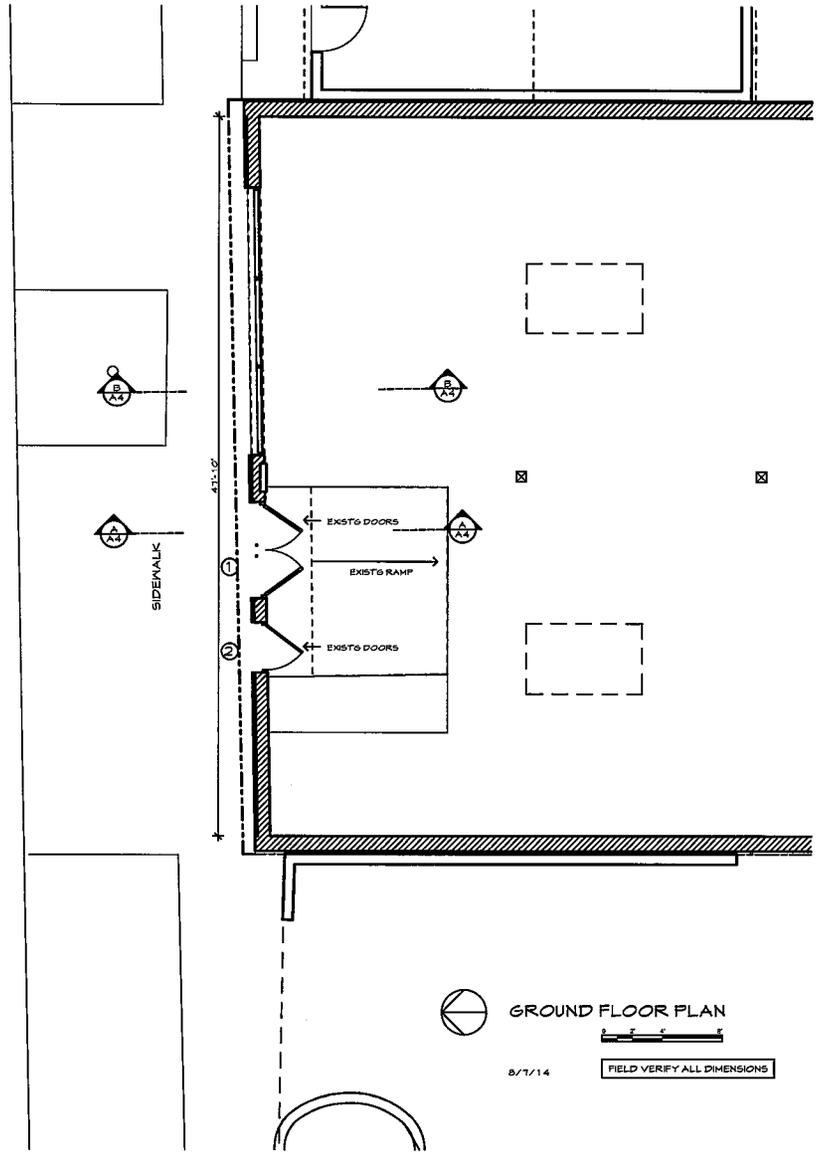
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RUBENS JIEDA
 ARCHITECTS

541 W. Avenue 46, Los Angeles, CA 90005 info@rubensjieda.com 323.222.2800

OLYMPIC BLVD.



9018-9020 Olympic Blvd.

TRACO HOLDINGS LLC
9024 W. OLYMPIC
BLVD. BEVERLY HILLS,
CA
310.271.2586

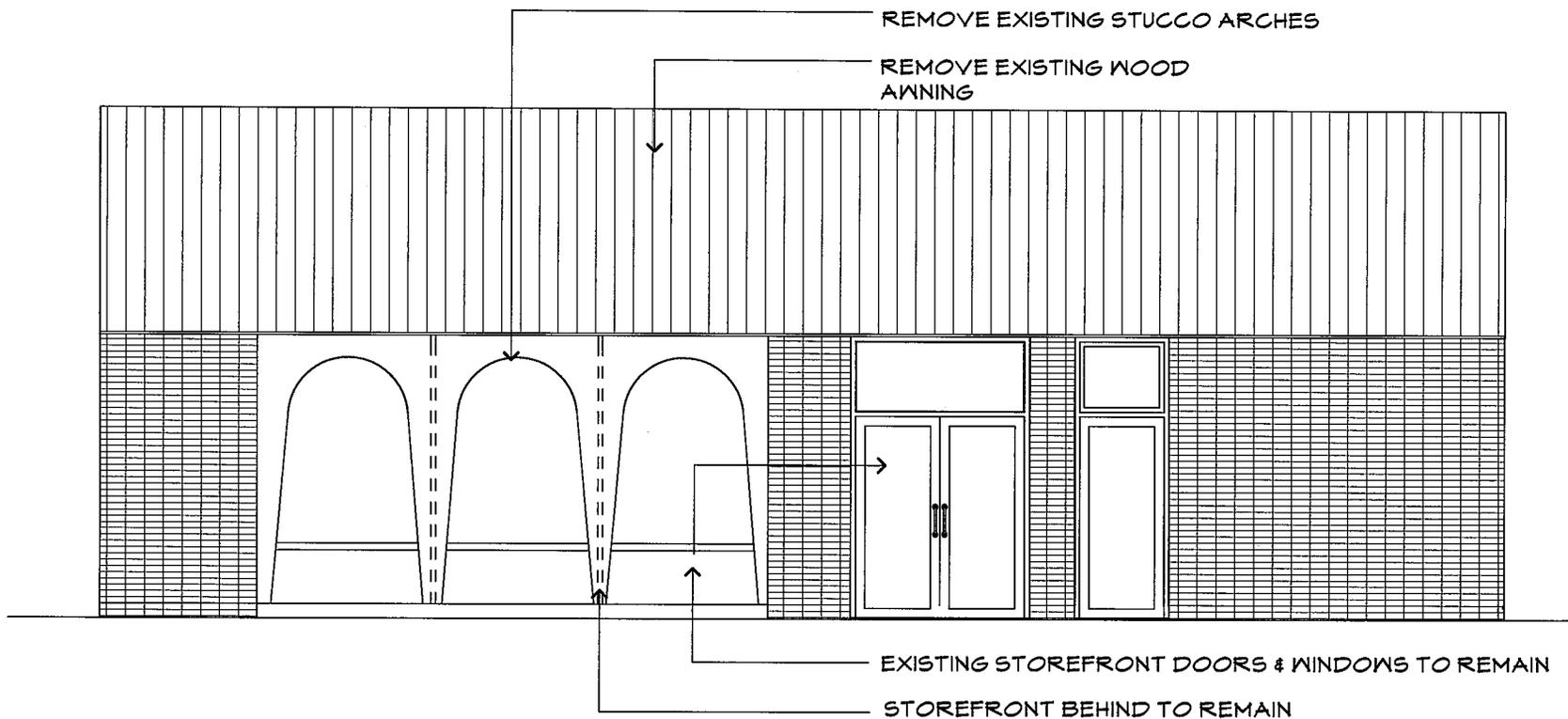
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A2

Plotted On: 8/7/14

RUBENS. JEDA ARCHITECTS +

54 W Avenue 46, Los Angeles, CA 90005 info@rubensjeda.com 323.221.2500



EXISTING NORTH ELEVATION-DEMO



RUBENS OJEDA
ARCHITECTS
+

64 W. Avenue 45, Los Angeles, CA 90005 | info@rubensojeda.com | 323.272.1400

9018-9020 Olympic Blvd.

TRACO HOLDINGS LLC
9024 W. OLYMPIC
BLVD. BEVERLY HILLS,
CA
310.271.2586

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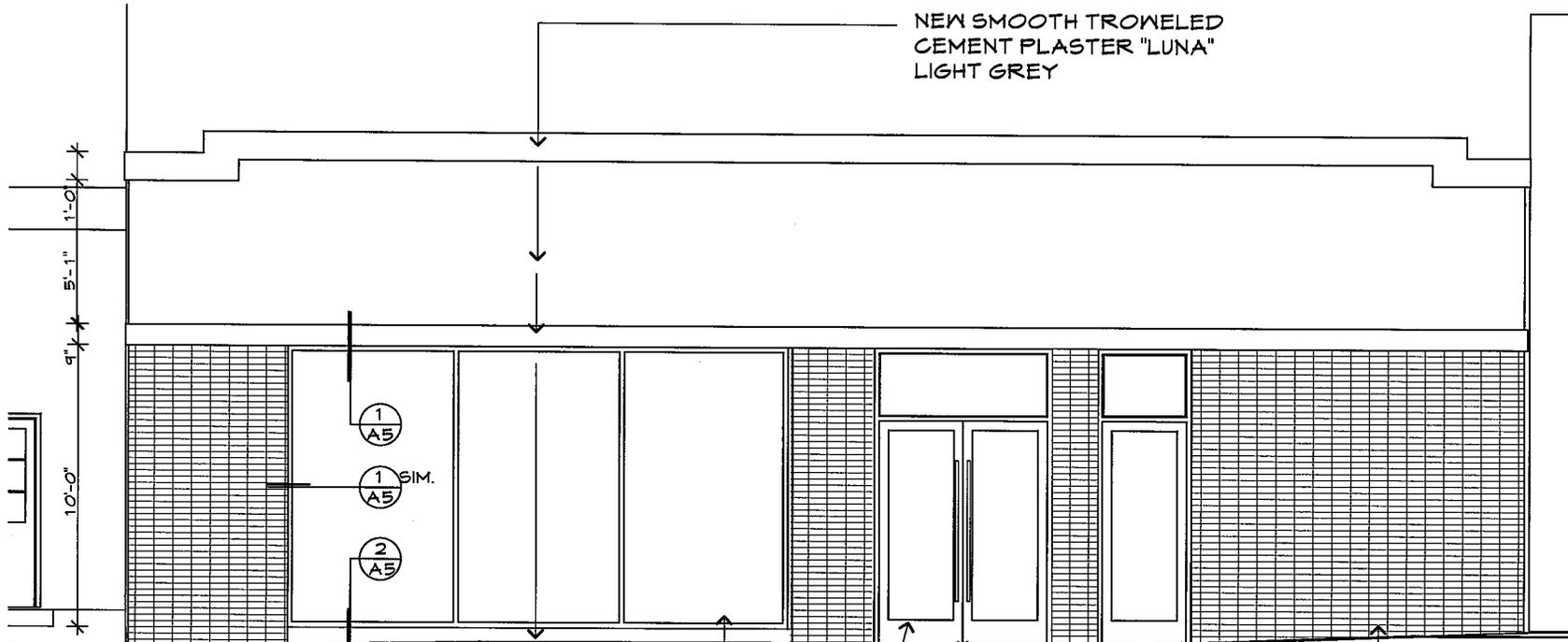
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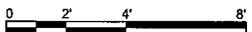
NEW SMOOTH TROWELED
CEMENT PLASTER "LUNA"
LIGHT GREY

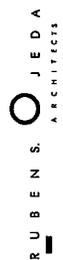
10'-0"
9"
5'-1"
1'-0"

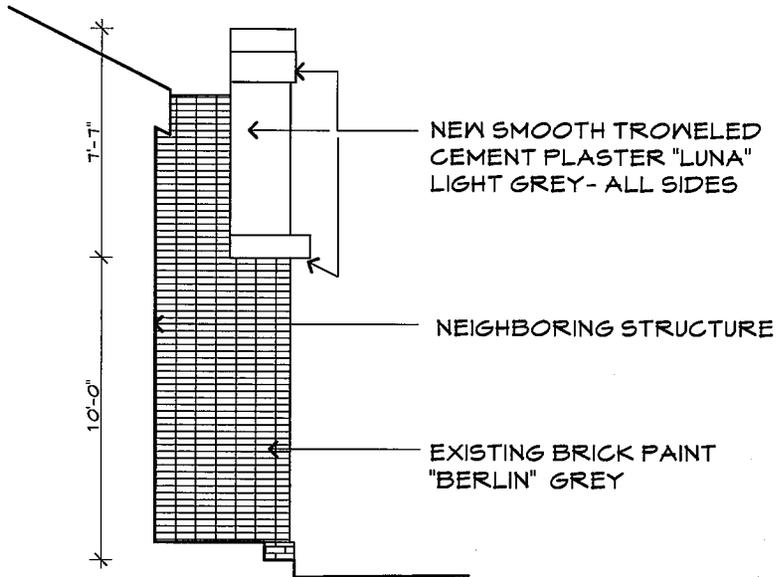
1
A5
1
A5 SIM.
2
A5

EXISTING BRICK FRAZEE PAINT
"BERLIN" GREY CL3226N
EXISTING DOOR W/ VERTICAL PULL
EXIST'G ANODIZED DARK BRONZE ALUM.
FRAME W/CLEAR TEMPERED GLASS

PROPOSED NORTH ELEVATION



 <p>RUBENS JEDA ARCHITECTS</p> <p>344 W. Avenue 41, Los Angeles, CA 90005 info@rubensjeda.com 323.271.2586</p>	
<p>9018-9020 Olympic Blvd. TRACO HOLDINGS LLC 9024 W. OLYMPIC BLVD. BEVERLY HILLS, CA 310.271.2586</p>	
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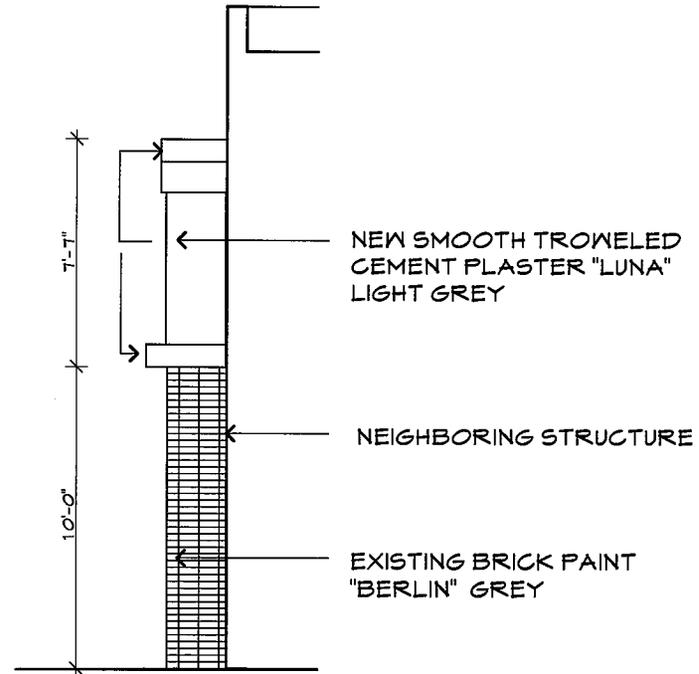
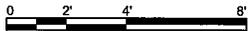


NEW SMOOTH TROWELED
CEMENT PLASTER "LUNA"
LIGHT GREY - ALL SIDES

NEIGHBORING STRUCTURE

EXISTING BRICK PAINT
"BERLIN" GREY

PROPOSED EAST ELEVATION

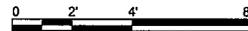


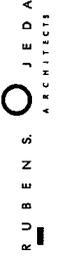
NEW SMOOTH TROWELED
CEMENT PLASTER "LUNA"
LIGHT GREY

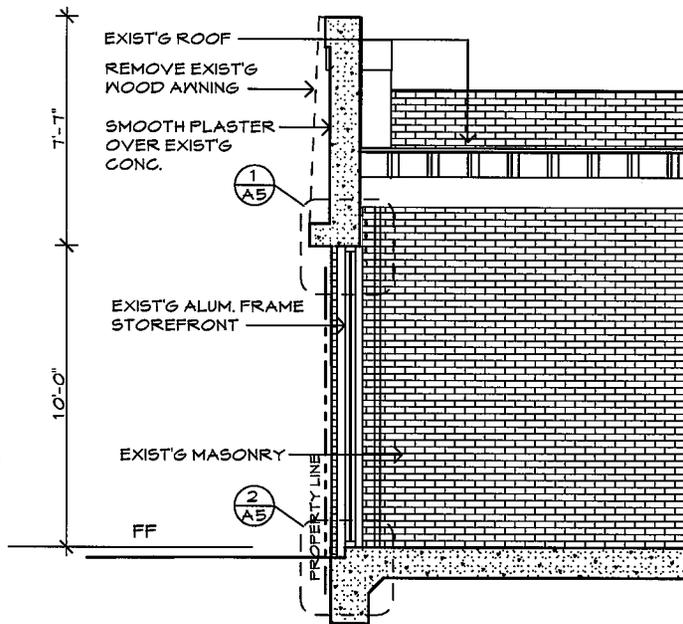
NEIGHBORING STRUCTURE

EXISTING BRICK PAINT
"BERLIN" GREY

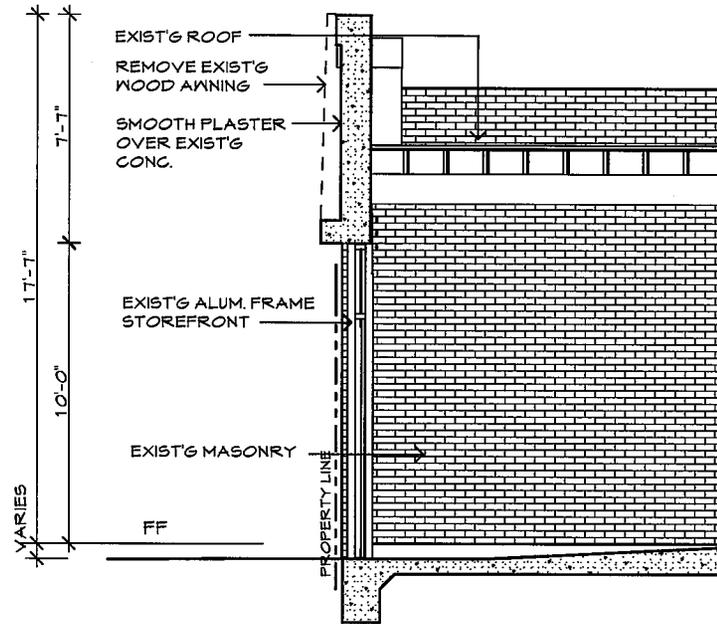
PROPOSED WEST ELEVATION



 <p>RUBEN S. JEDA ARCHITECTS</p> <p>544 W. Avenue 48, Los Angeles, CA 90068 info@rsjeda.com 323.292.1600</p>	
<p>9018-9020 Olympic Blvd. TRACO HOLDINGS LLC 9024 W. OLYMPIC BLVD. BEVERLY HILLS, CA 310.271.2586</p>	
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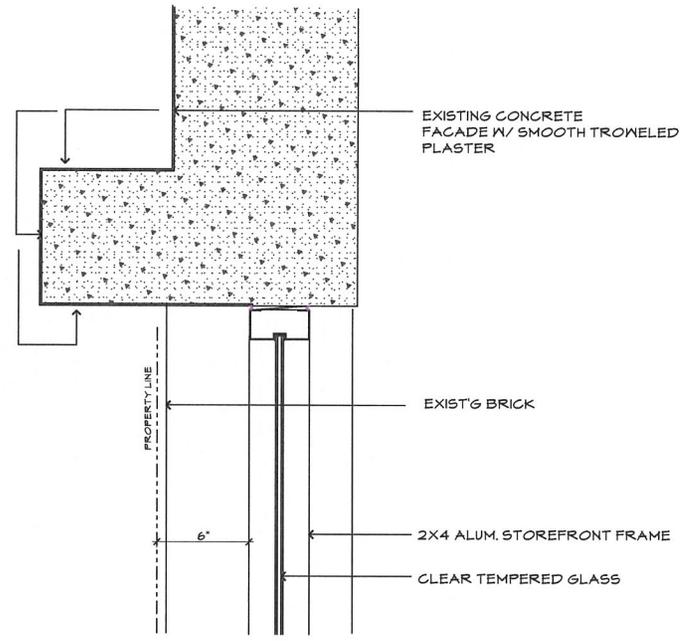
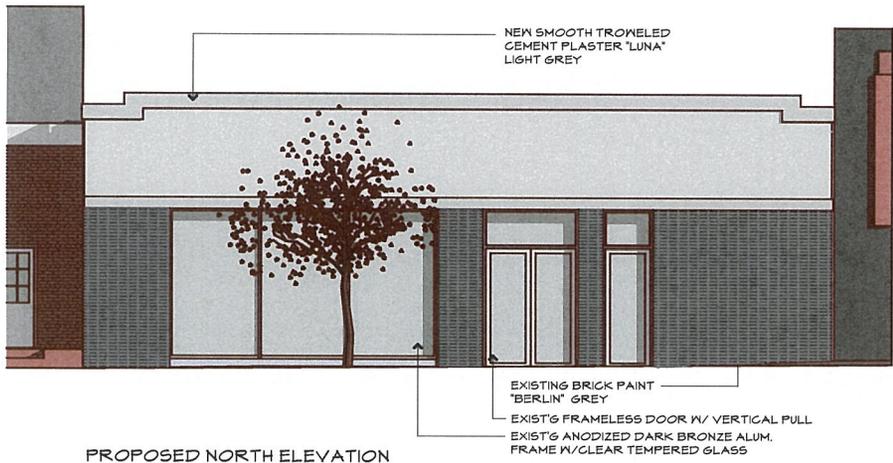
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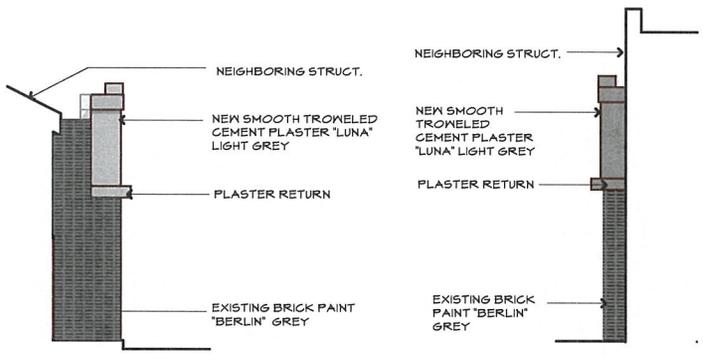
SECTION A



 RUBENS JEDA ARCHITECTS	
541 W. Avenue 46, Los Angeles, CA 90005 323.271.2586 info@rubensjeda.com	
9018-9020 Olympic Blvd. TRACO HOLDINGS LLC 9024 W. OLYMPIC BLVD. BEVERLY HILLS, CA 310.271.2586	
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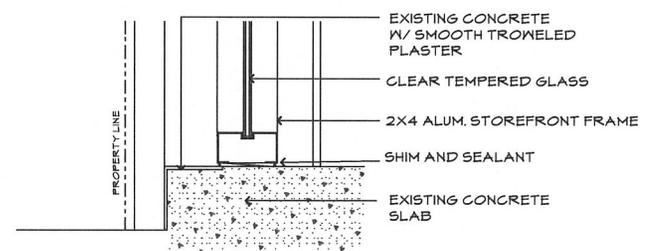
1 H/J DETAIL



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



2 SILL DETAIL





RUBENS OJEDA ARCHITECTS

544 W Avenue 46, Los Angeles, CA 90005 | info@rubensojeda.com | 323.271.2586

9018-9020 Olympic Blvd.

TRACO HOLDINGS LLC

9024 W. OLYMPIC BLVD. BEVERLY HILLS, CA 91605

310.271.2586

Date:	8/7/14
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A5

Plotted On: 8/7/14



VIEW FROM EAST



EXISTING FACADE



VIEW FROM WEST



PROPOSED FACADE

<p style="text-align: center;">RUBENS OJEDA ARCHITECTS</p> <p style="text-align: center;">+ info@rubensojeda.com 54 W Avenue 44, Los Angeles, CA 90005 323.271.2586</p>	
<p>9018-9020 Olympic Blvd. TRACO HOLDINGS LLC 9024 W. OLYMPIC BLVD. BEVERLY HILLS, CA 310.271.2586</p>	
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Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – August 20, 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 TO ALLOW A REVISION TO A PREVIOUSLY APPROVED FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 9018 OLYMPIC BOULEVARD (PL1412563).

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

Section 1. Shoshana Botnick, Esq., agent, on behalf of the property owner, TRACO Holdings, LLC, (Collectively the "Applicant"), has applied for architectural approval of a revision to a previously approved façade remodel for the property located at 9018 Olympic Boulevard.

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

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

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

such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The project has also been reviewed and found 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

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission