



Architectural Commission Report

Meeting Date: Wednesday, August 20, 2014

Subject: **WALLY'S VINOTECA (PL1412167)**
447 North Canon Drive

Request for approval of a façade modification, a sign accommodation for multiple business identification signs, outdoor dining elements, and a construction barricade. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Thomas Bond

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 modification, a sign accommodation for multiple business identification signs, canopy signage, outdoor dining elements, and a construction barricade for the new Wally's Vinoteca establishment located at 447 North Canon Drive. The façade modification and open air dining elements include the following:

Façade Modification

- Natural hardwood storefront system with clear glazing;
- Metal raceway to match existing dimensions;
- Recessed down lighting, and;
- Existing stone façade surrounding storefront opening to remain as existing.

Open Air Dining Elements

- Removable metal railing;
- Tables and chairs in a dark metal (antique finish), and;
- Off-white fabric umbrellas.

Four (4) business identification signs are included as part of the overall project. A total of 55.15 SF of business identification signage is proposed, allocated as follows:

- One (1) 13.33 SF internally-illuminated, soffit-hung sign;
- Two (2) 4.57 non-illuminated, wall-mounted signs, and;
- One (1) 32.68 SF internally-illuminated, raceway-mounted sign.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the Architectural Commission may approve a sign accommodation to allow multiple business identification signs if the total area of all business identification signs does not exceed the lesser of: 1) 100 square feet; 2) the total business sign area otherwise permitted by this section, or; 3) 10% of the vertical surface area of that portion of the wall

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



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below 20'-0". Based on a street frontage of approximately 35'-0", the maximum sign area for this tenant is 70 SF. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

The applicant is also proposing a construction barricade with signage. The signage includes 12 SF of signage on that portion of the barricade parallel to the street, which includes the business name and opening date, is proposed at 12 SF.

Pursuant to BHMC §10-4-612, construction barricades may include one (1) 12 SF sign that includes the name of the business, a company logo, and the opening date of the business on that portion of the construction barricade parallel to the street.

Each barricade return also includes 6 SF of sign area allocated to adjacent tenants. The sign area for adjacent tenants complies with the Community Development Department's policy of requiring such signage to ensure that adjacent tenants maintain visibility during construction.

URBAN DESIGN ANALYSIS

The proposed project is tasteful in its aesthetic and will positively enhance the streetscape of North Canon Drive. However, the applicant may wish to pay special attention to the connection of the soffit-hung sign to ensure this is structurally feasible. Should the sign need to be mounted on the face of the stone, a specific detail should be developed and provided to staff to ensure appropriate connections.

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):
 - 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:

Wally's Vinoteca is an intriguing combination of Restaurant, Deli & state of the art Wine purveyor.

The scope of work proposed in this application is to reconfigure the storefront within the existing building facade in order to recover more usable space within the facility and to reduce the outside dining component to a more comfortable scale. The sidewalk side limits of the outside dining area will remain the same as currently in place. The recessed entry will be 12 feet high frameless glass doors and sidelites. On the south side a coffee/croissant bar will offers sales to patrons without needing to enter the store. This built out area will have a stone counter and sales window. Glazing will be insulated glass for energy efficiency. The north side of the entry will be of a similar design but will function as the hostess station for walk-in patrons. The storefront will be framed in custom made wood mullions with the solid panels below the stone counters on each side natural finished Recycled Oak. The base will be stone. The small area above the transparent entry glass panels will be treated in a similar fashion.

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
- Multi-family Building
- Other (specify below): _____
- Retail Building
- Vacant
- Medical Office Building
- 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	Business ID Sign(s)	1 - Wally's 1 - Vinoteca	5'-4" W x 2'-6" H 8'-0" W x 8" H	13.325 sf 5.33 sf	
2	Business ID Sign(s)	1 - Gourmet Foods	6'-5" W x 3" H	1.6 sf	
3	Business ID Sign(s)	1 - Fine Wines	5'-2" W x 3" H	1.3 sf	
4	Business ID Sign(s)	2 - Pedestrian Level "Wally's"	2'-5" W x 9.5" H (each)	1.9 sf x 2 = 3.8 sf	
5		Total Signage		25.36 sf	36 ft wide frontage = 36 sf allowed

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)

<i>Material:</i>	<i>Wood:</i>	<i>Stone Counters & Base:</i>	<i>Metals:</i>
<i>Texture /Finish:</i>	Medium Finish Recycled Oak	Marble	Nickel
<i>Color / Transparency:</i>	Natural	See Samples	Matte Finish

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

<i>Material:</i>	Entry plane - 3/4" tempered glass	Side build-outs - 1" insulated low E glass
<i>Texture /Finish:</i>		
<i>Color / Transparency:</i>	All glass will be clear	

ROOF

<i>Material:</i>	N/A
<i>Texture /Finish:</i>	
<i>Color / Transparency:</i>	

COLUMNS

<i>Material:</i>	N/A
<i>Texture /Finish:</i>	
<i>Color / Transparency:</i>	

BALCONIES & RAILINGS

<i>Material:</i>	New removable metal railings in existing location
<i>Texture /Finish:</i>	Matte Finish Electroplated
<i>Color / Transparency:</i>	Dark Metal

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

<i>Material:</i>	Tables & Chairs:	Umbrellas:
<i>Texture /Finish:</i>	Antique Finish	Polished Titanium Finish
<i>Color / Transparency:</i>	Dark Metal	Off White Fabric

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)

<i>Material:</i>	Back Lighted Primary Sign:	Subscript Lettering:
<i>Texture /Finish:</i>	Painted Aluminum w/ Push Thru Acrylic	Painted Aluminum - Edge Lighted
<i>Color / Transparency:</i>	Wally's - Green w/ White Letters	Dark Metal on Medium Metal Background

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: Existing facade uplights / New recessed LED downlights
Texture /Finish: Downlights - Matte Finish Nickel Trim
Color / Transparency: _____

PAVED SURFACES

Material: Concrete
Texture /Finish: Texture to match existing sidewalk
Color / Transparency: Color to match existing sidewalk

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: New sign band to match height and dimensions of existing
Texture /Finish: Painted finish - see signage above
Color / Transparency: To match medium metal finish used elsewhere w/ dark metal trim

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

No landscape element are proposed.

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.**

Excellent design with an emphasis in comfortable pedestrian spaces, high quality amenities and user friendly services combined with an unmatched product line will create a satisfying environment and will enrich the active street scene that is Canon Drive.

- 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.**

Since this application is limited to the entry facade, the outside dining will be a part of the exterior environment, however insulated low E glass will contribute to less solar gain and some noise reduction for the interior environment.

- 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.**

High quality construction materials and methods will prevent any degradation of the actual facade over the years. More importantly, a strong retail concept and inviting spaces will add to the appearance and vitality of the area.

- 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.**

Wally's Vinoteca is consistent with the City of Beverly Hills' commitment to high quality Retail and Restaurant establishments and is appropriately located in this vibrant commercial area.

- 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.**

Wally's is being designed and will be constructed in accordance with 2013 California Building Codes, the latest California Title 24 Energy and Disabled Access Requirements, ADA Barrier Free Design and applicable portions of the Beverly Hills Municipal Code.



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Attachment B
Project Design Plans

(E) STONE FACADE

(N) BACKLIT CUSTOM SIGNS

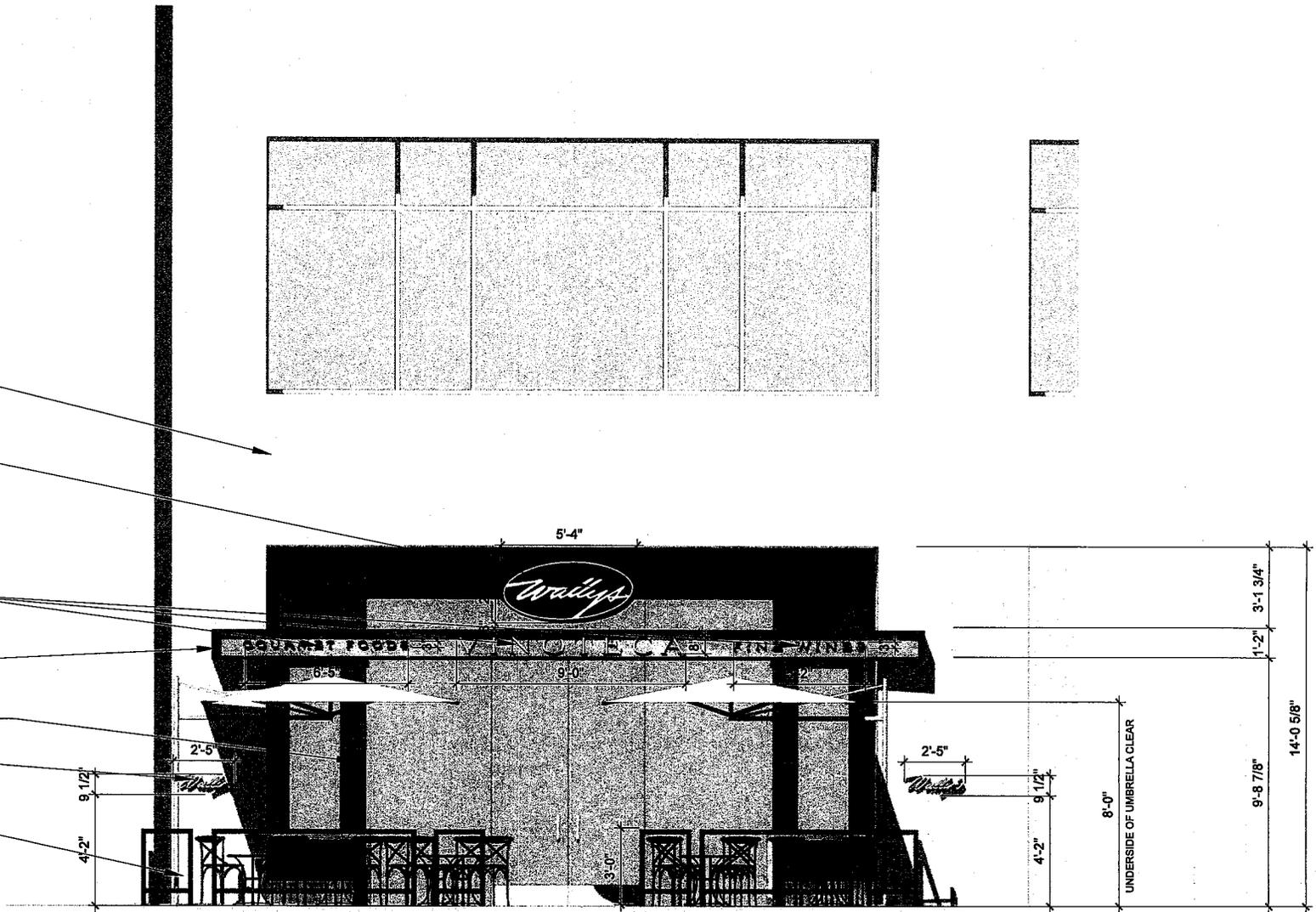
(N) PUSH THRU INTERNALLY LIT LETTERING

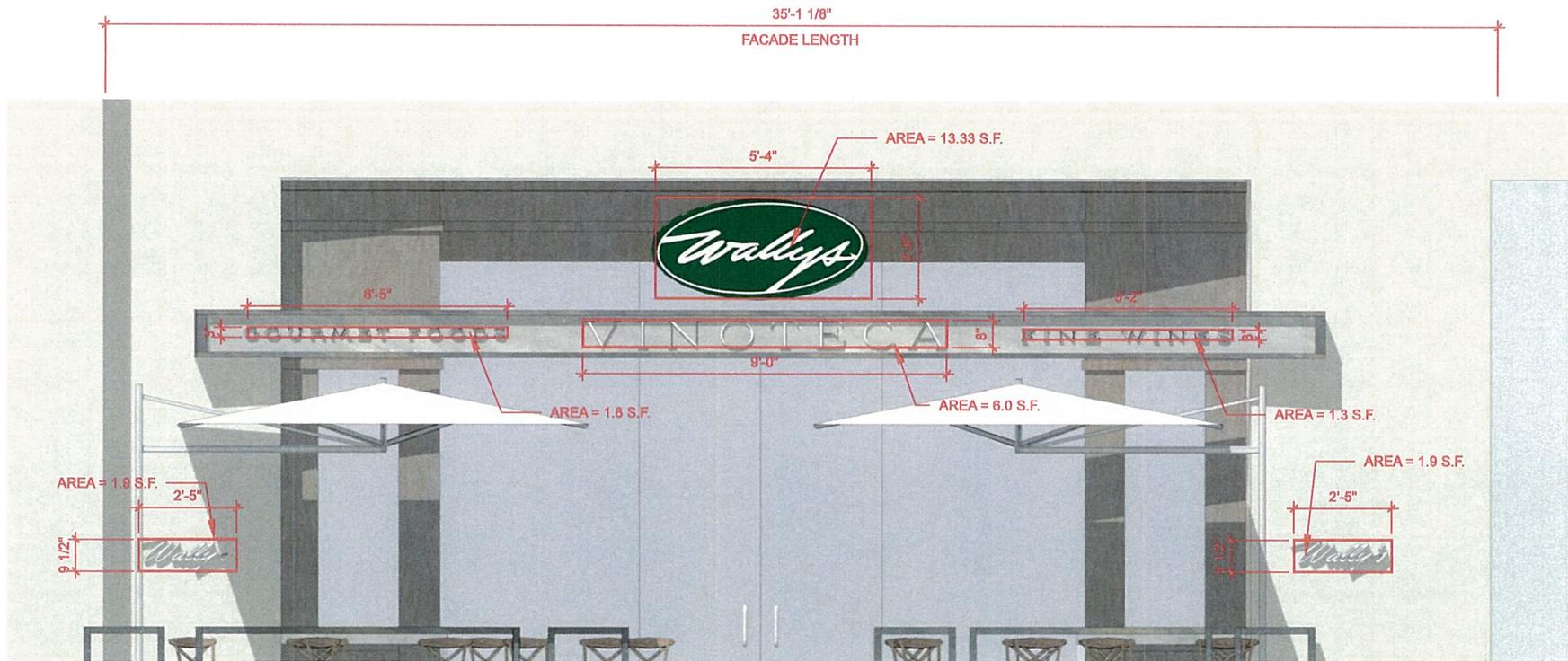
(N) RACEWAY TO MATCH EXISTING DIMENSIONS

(N) GLASS & NATURAL HARDWOOD STOREFRONT

(N) PTD PIN MOUNTED ALUMINUM CHANNEL LETTERING

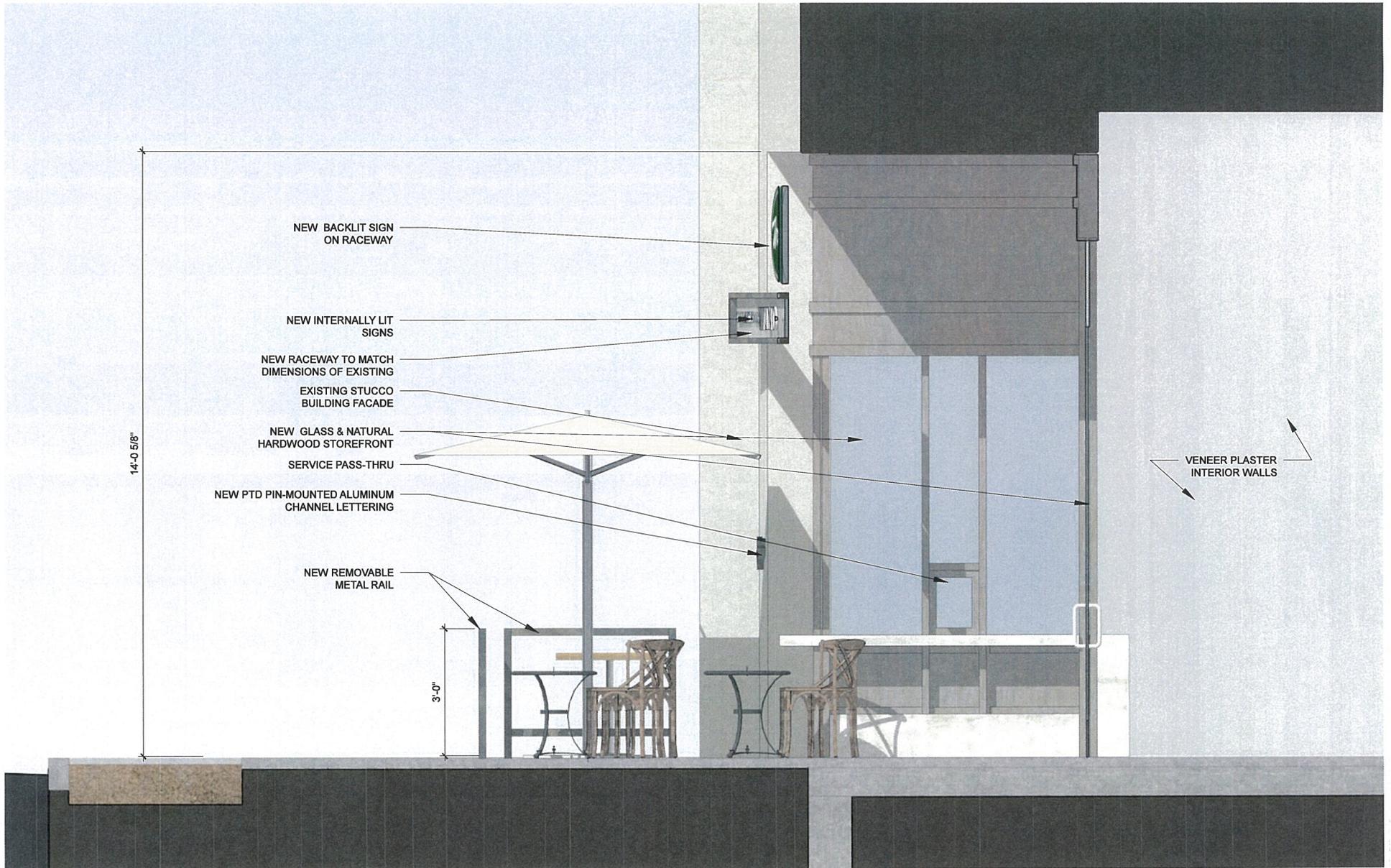
(N) REMOVABLE METAL RAIL





FACADE LENGTH = 35' - 1 ¹/₈"

TOTAL SIGNAGE AREA = 26.03 S.F.



NEW BACKLIT SIGN
ON RACEWAY

NEW INTERNALLY LIT
SIGNS

NEW RACEWAY TO MATCH
DIMENSIONS OF EXISTING

EXISTING STUCCO
BUILDING FACADE

NEW GLASS & NATURAL
HARDWOOD STOREFRONT

SERVICE PASS-THRU

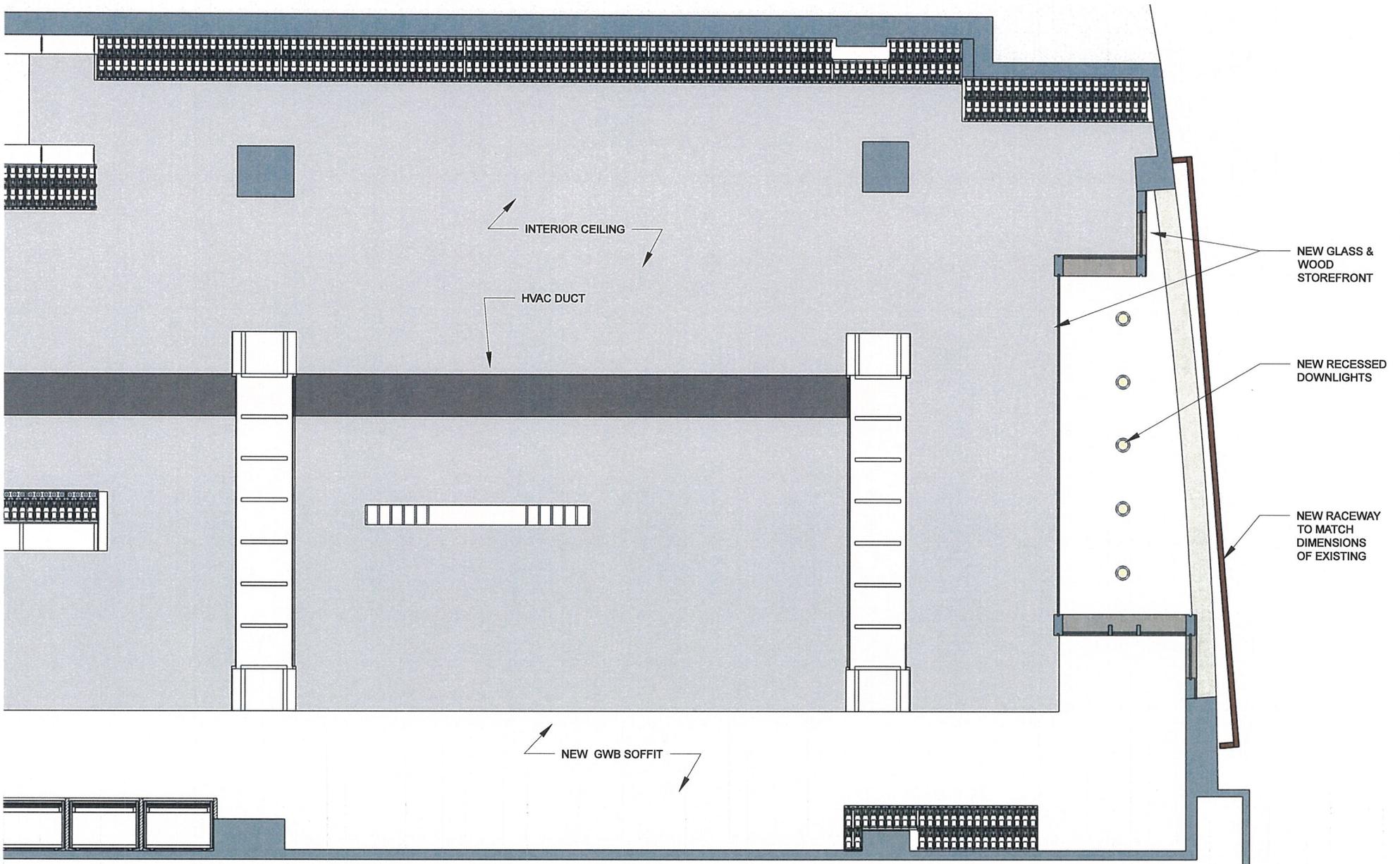
NEW PTD PIN-MOUNTED ALUMINUM
CHANNEL LETTERING

NEW REMOVABLE
METAL RAIL

VENEER PLASTER
INTERIOR WALLS

14'-0 5/8"

3'-0"





Existing

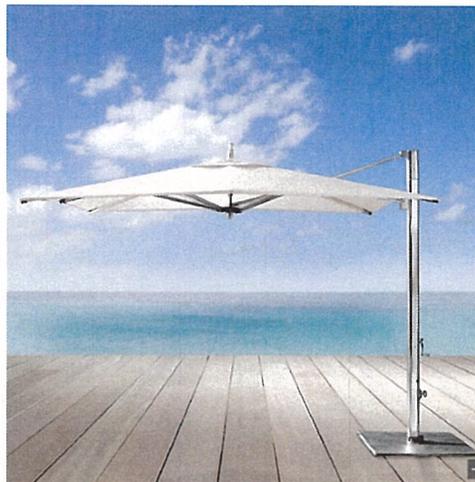


Proposed



TABLE:

RESTORATION HARDWARE
19th C. FRENCH LION'S FOOT BRASSERIE TABLE
24" DIAMETER
24" HIGH



UMBRELLA:

RESTORATION HARDWARE
TUUCI® OCEAN MASTER MAX SINGLE CANTILEVER UMBRELLA
10' SQUARE
8'-6" HIGH WHEN OPEN

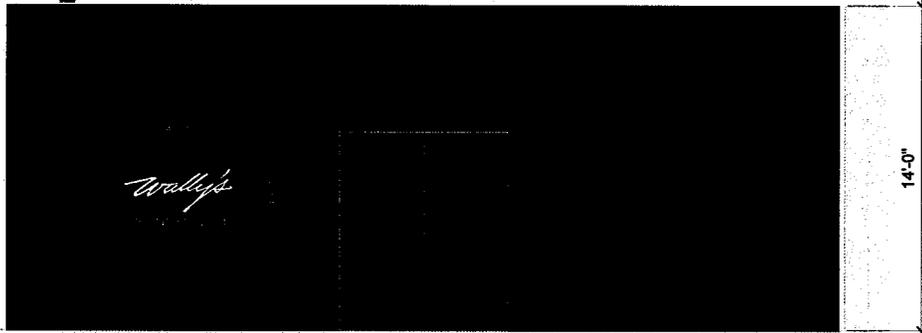


CHAIR:

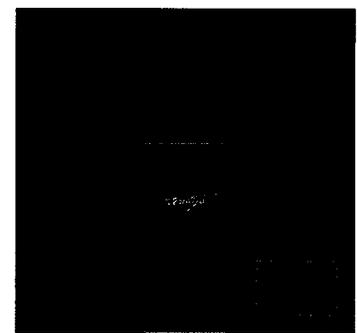
RESTORATION HARDWARE
MADELEINE SIDE CHAIR
18"W x 24"D x 35"H



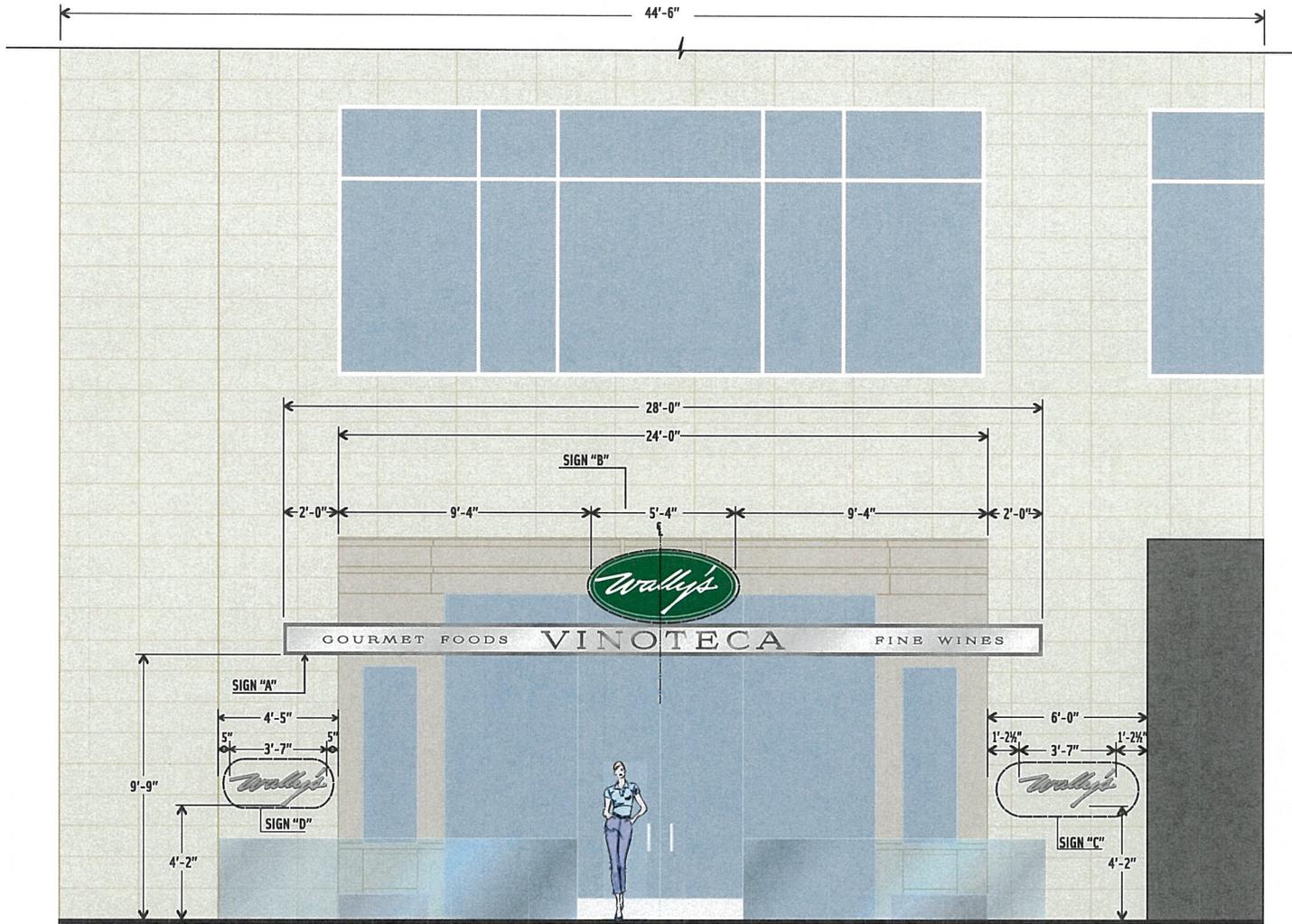
LEFT SIDE



ELEVATION



RIGHT SIDE



STOREFRONT ELEVATION ~ SCALE: 1/4" = 1'-0"

Job Name:
WALLY'S VINOTECA
 Address:
 447 North Canon Drive, Beverly Hills CA 90210
 File Name:
 Conceptual Sign Proposal

Designer:
Art Ruiz
 Date:
8-4-2014
 Account Representative:
Eric Cielak

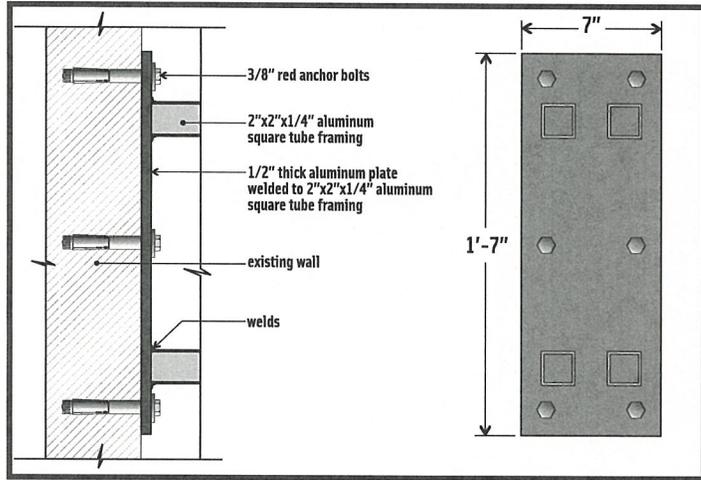
Revisions:		
No.	Date	Description

Approved By (Initials):
 Project Manager _____ Customer _____
 Salesperson _____ Designer _____

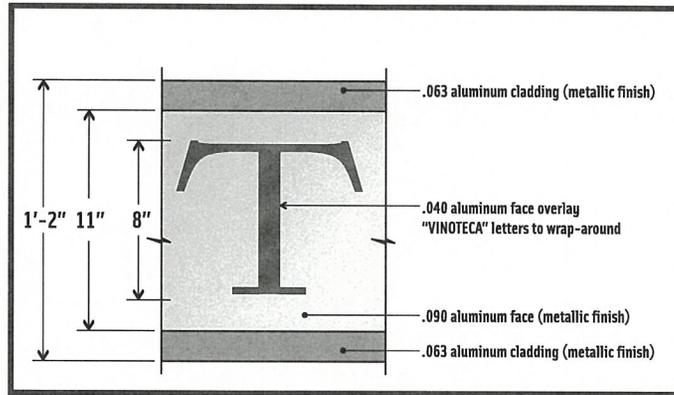
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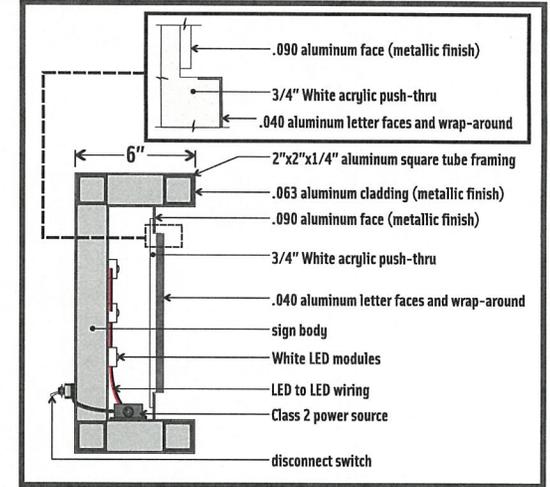
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2



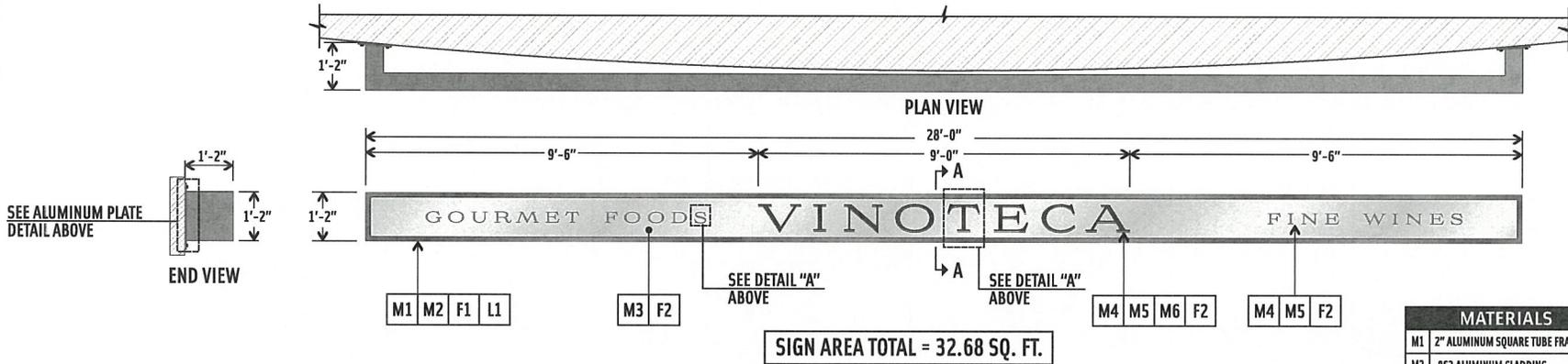
ALUMINUM PLATE DETAIL
SCALE: 2" = 1'-0"



DETAIL "A"
SCALE: 2" = 1'-0"



SECTION "A-A"
SCALE: 2" = 1'-0"



SIGN "A" MANUFACTURE & INSTALL SCALE: 3/8" = 1'-0"
ONE (1) INTERNALLY ILLUMINATED "EYEBROW" with PUSH-THRU LETTERS

NOTE: SEE SHEET 7 FOR ELECTRICAL DETAILS

MATERIALS	
M1	2" ALUMINUM SQUARE TUBE FRAME
M2	.063 ALUMINUM CLADDING
M3	.090 ROUT-OUT ALUMINUM FACE
M4	3/4" WHITE ACRYLIC PUSH-THRU
M5	.040 ALUMINUM LAMINATE OVERLAY
M6	.040 ALUMINUM WRAP-AROUND

FINISH	
F1	METALLIC (DARK)
F2	METALLIC (MEDIUM)

LIGHTING	
L1	WHITE LED MODULES

Job Name:
WALLY'S VINOTECA
Address:
447 North Canon Drive, Beverly Hills CA 90210
File Name:
Conceptual Sign Proposal

Designer:
Art Ruiz
Date:
8-4-2014
Account Representative:
Eric Cielak

Revisions:		
No.	Date	Description

Approved By (Initials):
Project Manager _____ Customer _____
Salesperson _____ Designer _____

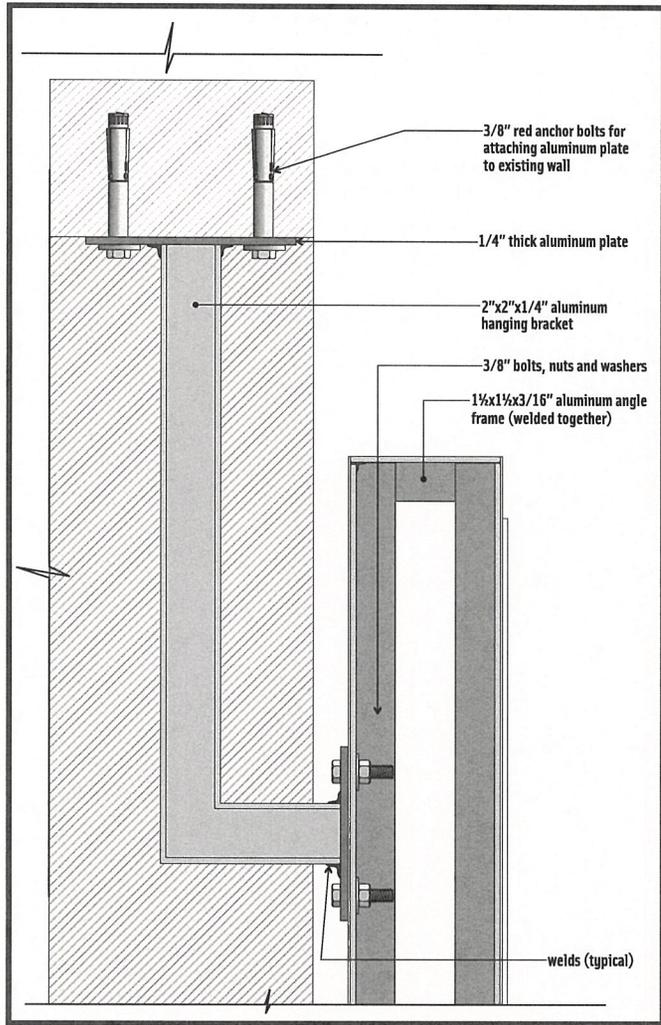
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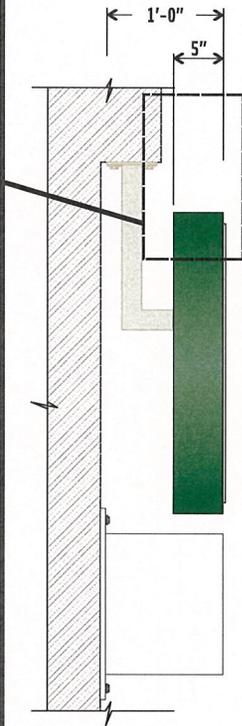


5018 Venice Blvd., Los Angeles, CA 90019
Ph: 323.937.4145 • Fax: 323.937.3712

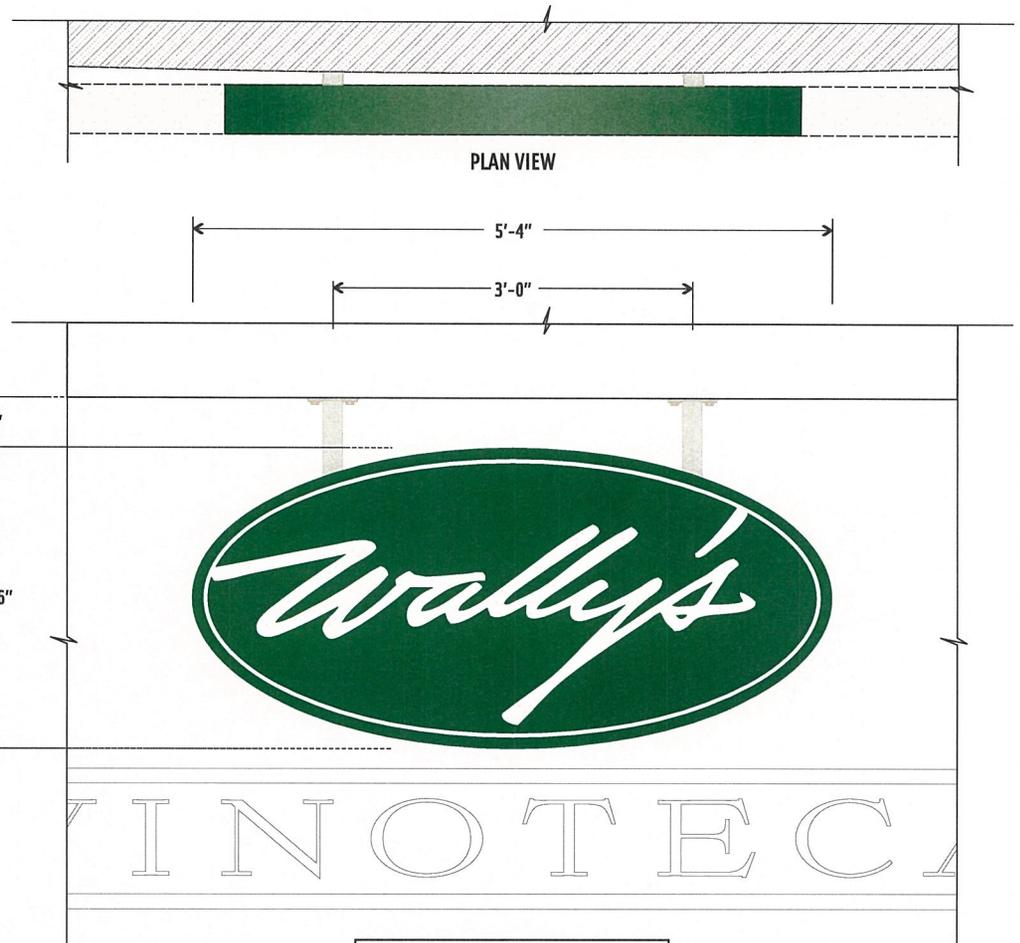
Sheet Number:
3



SIGN ATTACHMENT DETAIL
SCALE: 3" = 1'-0"



END VIEW



SIGN AREA TOTAL = 13.33 SQ. FT.

SIGN "B" MANUFACTURE & INSTALL SCALE: 1" = 1'-0"
ONE (1) S/F INTERNALLY ILLUMINATED WALL MOUNTED DISPLAY

Job Name:
WALLY'S VINOTECA
Address:
447 North Canon Drive, Beverly Hills CA 90210
File Name:
Conceptual Sign Proposal

Designer:
Art Ruiz
Date:
8-4-2014
Account Representative:
Eric Cielak

Revisions:		Description
No.	Date	

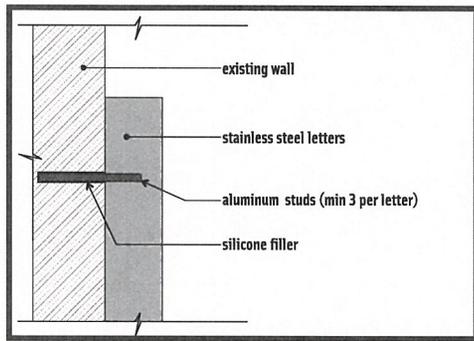
Approved By (Initials):	
Project Manager	Customer
Salesperson	Designer

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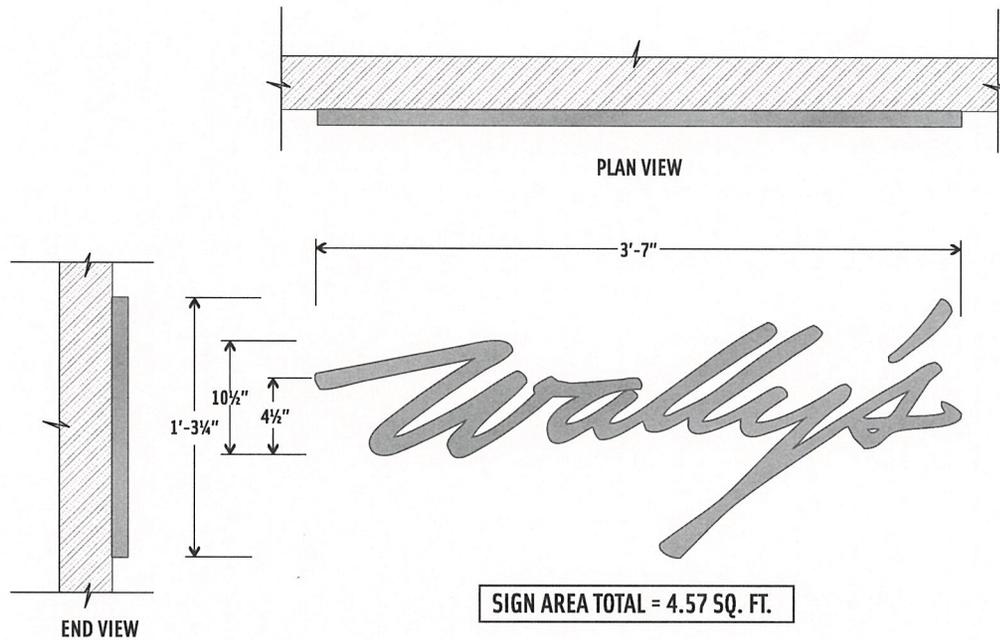


5010 Melton Blvd., Los Angeles, CA 90019
Ph: 323.937.4145 • Fax: 323.937.3912

Sheet Number:
4



SIGN ATTACHMENT DETAIL
HALF SCALE



SIGN "C" and "D" MANUFACTURE & INSTALL SCALE: 1 1/2" = 1'-0"
TWO (2) S/F NON-ILLUMINATED 1" THICK SATIN STAINLESS STEEL LOGOS

Job Name:
WALLY'S VINOTECA
Address:
447 North Canon Drive, Beverly Hills CA 90210
File Name:
Conceptual Sign Proposal

Designer:
Art Ruiz
Date:
8-4-2014
Account Representative:
Eric Cielak

Revisions:		
No.	Date	Description

Approved By (Initials):	
Project Manager	Customer
Salesperson	Designer

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Sheet Number:
5



Architectural Commission Report

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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 MODIFICATION, A SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS, OUTDOOR DINING ELEMENTS, AND A CONSTRUCTION BARRICADE FOR THE PROPERTY LOCATED AT 447 NORTH CANON DRIVE (PL1412167 – WALLY'S VINOTECA).

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

Section 1. Thomas Bond, agent, on behalf of the property owner, City of Beverly Hills, and tenant, Wally's Vinoteca, (Collectively the "Applicant"), has applied for architectural approval of a façade modification, a sign accommodation for multiple business identification signs, outdoor dining elements, and a construction barricade for the property located at 447 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 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 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: August 20, 2014

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission