



Architectural Commission Report

Meeting Date: Wednesday, August 20, 2014

Subject: **456 – 460 NORTH RODEO DRIVE**
Kate Spade (456 North Rodeo Drive – PL1412172)
Request for approval of a façade remodel, sign accommodation for multiple business identification signs, awning signage, and a construction barricade graphic. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Future Tenant (460 North Rodeo Drive – PL1412173)

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

Project agent: Steven King – Brand + Allen Architects

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 comprehensive architectural review project for the property located at 456 – 460 North Rodeo Drive. The building is currently occupied by one tenant; however, the proposed project will divide the building into two different tenant spaces (Kate Spade and a future tenant). The project components are as follows:

Kate Spade – 456 North Rodeo Drive

Façade Remodel (North Rodeo Drive elevation)

- Custom marble stone tile façade;
- Black canvas awnings at ground floor and second floor windows;
- Polished brass storefront with clear glazing at the ground floor;
- White “fixed” French doors with clear glazing at the second floor;
- Tapered antique brass door pulls, and;
- White stone façade base and parapet cap.

Façade Remodel (Alley elevation)

- Remove existing door and replace/relocate with glass door to match storefront system;
- Black canvas awning over glass door;
- Rear entry-adjacent non-illuminated sign (sign copy: “kate spade NEW YORK” and a logo).

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution – Kate Spade (456 N. Rodeo Drive)
- D. DRAFT Approval Resolution – Future Tenant (460 N. Rodeo Drive)

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

The applicant is also requesting a sign accommodation for multiple business identification signs, for a total of 8 SF, configured as follows:

Primary Business Identification Signage

- One (1) 4.8 SF back-lit sign with white letters on a brass sign panel (sign copy: “kate spade NEW YORK” and a logo);
- Two (2) 1.6 SF non-illuminated signs on the storefront windows (sign copy: “kate spade NEW YORK” and a logo).

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 below 20'-0". Based on a street frontage of approximately 25'-0", the maximum sign area for this tenant is 50 SF. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

Awning Signage

In addition to the primary business identification sign, the applicant is requesting one (1) logo sign to be located on the second floor awning. The height of the logo is approximately 5" and is within the 7" maximum line height for awning signage.

Construction Barricade

The applicant is also proposing a construction barricade graphic with signage. The graphic is artful in nature; however, the signage on the barricade must be revised in order to comply with the requirements set forth in the BHMC.

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. As proposed, the applicant is proposing two signs on the portion of the barricade parallel to the street. Additionally, the sign appears to propose a website, which is not permissible based on code requirements. A project-specific condition has been added to indicate that the signage will have to be revised to be consistent with code requirements.

Future Tenant – 460 North Rodeo Drive

Façade Remodel (North Rodeo Drive elevation)

- Warm white stucco façade;
- Black anodized metal storefront system, façade panels, and façade surround;
- Black stone tile base, and;
- Clear glass storefront.

Façade Remodel (Alley elevation)

- Hollow metal door and frame painted to match surrounding wall.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

Tenant-specific business identification signage has not been proposed as tenant information is not available. However, it has been indicated that the business identification sign will be located on the black metal façade panels and consist of brushed stainless steel lettering.

URBAN DESIGN ANALYSIS

The proposed façade remodels for both storefronts are tasteful in nature and simple in design. Each will serve to positively enhance the streetscape of North Rodeo Drive. Additionally, the signage appears to be appropriate in size and scale to each tenant.

Furthermore, vertical modulation is provided between the two storefronts, which will contribute to the village-feel of North Rodeo Drive. However, this modulation was developed by increasing the parapet height of the Kate Spade retail store. This configuration is not possible without the need for a Development Plan Review Permit. As such, it is recommended that the existing parapet height for Kate Spade remain as existing in the field while the parapet height for the future tenant be reduced by 12" to ensure vertical modulation is achieved.

It is also recommended that the lighting details be further clarified for the Kate Spade retail space as the rendering appears to indicate indirect façade lighting; however, no details have been provided.

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.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

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:

To divide the existing 456 N Rodeo Drive retail space in two retail space (456 & 460) with two different storefront design. The 456 space will be a Kate Spade store. The storefront will have a 12" x 12" custom marble tiles with glass and brass shop windows and door plus a white stone tile base and cornice. There will be a balcony space above the entry with black metal railing and flower boxes and white painted french doors. There will be black awning over the entry and the balcony.

The 460 is lease space for a future retail tenant. The storefront will be warm white stucco with black anodized metal panel at the perimeter and cornice of the storefront plus a black stone tile base. There will be display windows with black anodized mullions and panel above the display window that is set back from the marble tiles.

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	2'-11 7/8" x 1'-7 3/8"	4.8 sq. ft	50 sq. ft. (456)
2	Window Sign(s)	2	1'-9 1/2" x 10 5/8" each	1.6 sq. ft. each for 3.2 sq. ft.	50 sq. ft. (456)
3	Awning Sign(s)	6	4 7/8" x 4 7/8"	0.164 sq. ft.	50 sq. ft. (456)
4	Alley Sign(s)	1	2'-11 5/8" x 1'-7 1/4"	4.75 sq. ft.	5' sq. ft. (456)
5	Building ID Sign(s)	1	5'-11 1/4" x 1'-2 1/2"	6.6 sq. ft.	6.6 sq. ft (460). This is only a sample of a possible sign

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: 456 - stone, metal, awning 460 - stucco, metal, marble
Texture /Finish: 456 - honed stone, powder coating metal, canvas 460 - honed stucco, powder coated metal
Color / Transparency: 456 - white stone, black metal 460 - warm white stucco, black metal, black stone

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

Material: 456 - brass and glass window and door frames 460 metal and glass window and door frames
Texture /Finish: 456 - brass and glass 460 black metal and glass
Color / Transparency: 456 - brass and clear 460 black and clear

ROOF

Material: single ply roofing
Texture /Finish:
Color / Transparency: gray

COLUMNS

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

BALCONIES & RAILINGS

Material: 456 - metal
Texture /Finish: powder coated metal
Color / Transparency: black

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: 456 - awning
Texture /Finish: canvas
Color / Transparency: black

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: 456 - brass 460 - metal
Texture /Finish: 456 - brass 460 - brush
Color / Transparency: 456 - brass 460 - stainless steel

BUILDING ID SIGN(S)

Material: 456 - brass 460 - metal
Texture /Finish: 456 - brass 460 - brush
Color / Transparency: 456 - brass 460 - stainless steel

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:

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.

Both designs of the storefronts are of high quality material and design offering an appropriate scale of features to the surrounding neighbors. Each storefront is related to each other but also has an unique look. The future tenant storefront is designed is a classic way for a future tenant

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 construction and the selection of materials for both storefront of are the high quality material and construction methods with also insulated walls

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 materials and construction method is of high quality that can with stand the exterior elements

4. Describe how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.

The proposed building are high end retail as it was and it neighbors are

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 design of the storefronts were based on all applicable codes to Beverly Hills



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

Attachment B

Project Design Plans



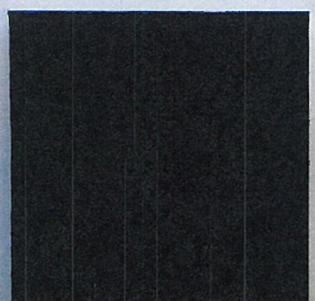
MARK	SPECIFICATIONS
KS-1	WHITE STONE TILE BASE & CORNICE
KS-2	12" X 12" CUSTOM MARBLE STONE TILES. REFER TO KS-1 FOR MATERIAL
KS-3	BLACK CANVAS AWNING
KS-4	WHITE PAINTED DOORS, COLOR APPROX BY GLOSSON PROFESSIONAL
KS-5	POLISHED BRASS STOREFRONT
KS-6	BLACK METAL RAILING AND FLOWER BOXES (BOXING)
KS-7	CLEAR LOW-IRON GLASS. REFER TO FT-2 OR FUTURE TENANT MATERIAL BOARD FOR SAMPLE



KS-1



KS-2 PICTURE OF TILE ONLY, REFER TO KS-1 FOR MATERIAL



KS-3



KS-4



KS-5



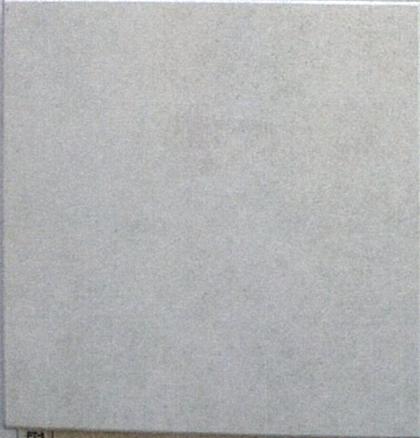
KS-6

B + A
 KATE SPADE NEW YORK
 400 F 480 NORTH ROCCO DRIVE
 BEVERLY HILLS, CA 90020
 KATE SPADE MATERIAL BOARD

MOM
 08.04.2014
 NTS

MARK	SPECIFICATIONS
PT-1	WARM WHITE STUCCO
PT-2	CLEAR LOW-IRON GLASS
PT-3	ABSOLUTE BLACK STONE TILE BASE
PT-4	BLACK ANODIZED METAL STOREFRONT AND METAL PANEL SYSTEM
PT-5	BRUSHED STAINLESS STEEL

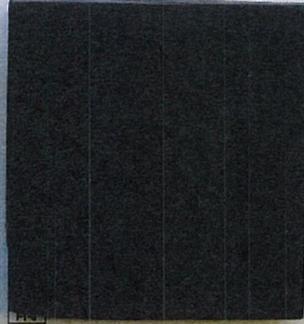
- PT-4
- PT-1
- PT-4
- PT-4
- PT-5
- PT-2
- PT-4
- PT-2
- PT-3



PT-1



PT-2



PT-4



PT-5



PT-3

B + A KATE SPADE NEW YORK
 436 + 460 NORTH RODEO DRIVE
 BEVERLY HILLS, CA 90210
 FUTURE TENANT MATERIAL BOARD

MO34
 08.04.2014
 NTS

B + A

401 CALIFORNIA STREET, SUITE 1300
SAN FRANCISCO, CA 94108
TELEPHONE: 415.441.0789
FACSIMILE: 415.441.1089



STOREFRONT ELEVATION - EXISTING

NONE

2



STOREFRONT ELEVATION - PROPOSED

NONE

1


kate spade
NEW YORK

456 + 460 NORTH RODEO DRIVE
BEVERLY HILLS, CA 90210

REVISION HISTORY	
NO.	DATE

PROJECT NUMBER: 14024

SCALE: AS NOTED

SHEET TITLE:
456 + 460 STOREFRONT
ELEVATION EXISTING
AND PROPOSED

SHEET NUMBER:
A.43

PROFESSIONAL SEAL:



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

Attachment C

DRAFT Approval Resolution

Kate Spade – 456 N. Rodeo Drive

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, A SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS, AND A CONSTRUCTION BARRICADE GRAPHIC FOR THE PROPERTY LOCATED AT 456 NORTH RODEO DRIVE (PL1412172 – KATE SPADE).

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

Section 1. Steven King, Brand + Allen Architects, agent, on behalf of the property owner, The Karl B. Schurz Trust, and the tenant, Kate Spade, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, a sign accommodation for multiple business identification signs, and a construction barricade graphic for the property located at 456 North Rodeo 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

1. The business identification signage on that portion of the construction barricade located parallel to the street shall be revised to have one (1) business identification sign with a maximum sign area of 12 SF. Additionally, any indication of a website shall be removed from the barricade.

Standard Conditions

2. **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.
3. **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.
4. **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.
5. **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.

6. **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.

7. **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.

8. **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.

9. **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



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

Attachment D

DRAFT Approval Resolution

Future Tenant – 460 N. Rodeo Drive

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 FOR THE PROPERTY LOCATED AT 460 NORTH RODEO DRIVE (PL1412173).

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

Section 1. Steven King, Brand + Allen Architects, agent, on behalf of the property owner, The Karl B. Schurz Trust, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel for the property located at 460 North Rodeo 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

Project-specific conditions are not proposed for this project.

Standard Conditions

1. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
3. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
4. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the Commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the Director of Community Development,

or designee, and shall include sufficient design information to evaluate project compliance during construction.

6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

7. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the Commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.

8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: August 20, 2014

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission