



Architectural Commission Report

Meeting Date: Wednesday, August 20, 2014

Subject: KLS (PL1412167)

404 North Beverly Drive

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

Project agent: Kate Sullivan

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel, a business identification sign, and a construction barricade for the new KLS retail store located at 404 North Beverly Drive. The façade remodel includes the following components:

- White smooth stucco finish on upper portion of façade;
- Solid wood entry door with abstract embossed pattern and rose gold handles;
- Black metal cladding at storefront base;
- Existing storefront system and stainless steel façade frame to remain.

The applicant is also proposing one (1) 30.75 SF non-illuminated business identification sign in the upper left corner of the façade. No other façade or window signage is proposed as part of the project.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum sign area for a ground floor business with street frontage is calculated at a ratio of 2 SF for each one foot of linear street frontage. Based on a street frontage of approximately 21'-0", the maximum sign area for this tenant is 42 SF.

The applicant is also proposing a construction barricade with signage. The signage includes 12.08 SF of signage on that portion of the barricade parallel to the street, which includes the business logo. A condition of approval has been included indicating that this area must be reduced to a maximum of 12 SF so as to comply with the code section referenced below.

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.

A project-specific condition has also been added to indicate that 6 SF of signage must be allocated to adjacent tenants to ensure such tenants maintain visibility during construction. This condition will ensure consistency with the Department of Community Development's policy on barricade signage.

Attachment(s):

- 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



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URBAN DESIGN ANALYSIS

While the proposed design is simple and understated, and will generally enhance the streetscape of North Beverly Drive, it is recommended that an alternative entry door material be explored so as to maintain transparency with the street when the doors are closed.

Additionally, the business identification appears too large for the space and it is recommended that this element be reduced so as to fit more appropriately on the façade.

Project-specific conditions have not been added as a result of this analysis; however, the Commission may wish to consider this analysis in their review of the project and add project-specific conditions, as necessary.

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: 1
 - Building Identification Sign(s)
 - Number of signs proposed: 1
 - 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:

At the existing storefront facade we are proposing (1) new non-illuminated high gloss black sign flush and pin-mounted to the upper stucco portion of the facade. The proposed sign is approx. 31 SF in area. The upper portion of the facade is currently a textured white stucco. We are proposing to change that to a smooth finish white stucco.

The existing entry doors at the storefront facade are 3/4" thick tempered glazing to match the rest of the storefront. We are proposing to change the entry doors and the glass transom above to solid wood painted cassis with the KLS logo abstracted and etched into the doors.

At the storefront facade we are proposing to clad the existing stainless steel metal base with a high gloss black metal base and relocate the building number to the bottom left corner of the facade just above the metal base.

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

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

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

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

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

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

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

A Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Non-illuminated flush pin	1	8'-0" x 5'-1 1/2"	31 SF	40 SF (20'-8" LF of storefront)
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: Stucco
Texture /Finish: Smooth
Color / Transparency: White

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

Material: Solid wood door
Texture /Finish: Painted with high gloss lacquer finish
Color / Transparency: Deep purple/cassis

ROOF

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

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Metal
Texture /Finish: High Gloss
Color / Transparency: Black

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

N/A

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.

The proposed design will maintain the existing building. The proposed design changes at the storefront are subtle and include the use of simple and clean materials.

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 building is existing and the structure is to remain in as is condition.

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 existing building is well maintained. The proposed design is in line with and will positively add to the beauty and quality of Beverly Hills.

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 design is in line with the spacious and beautiful pedestrian friendly environment that Beverly Hills offers. The proposed design will add to this harmony and to the vibrant business and shopping district.

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

The proposed storefront conforms to all codes.

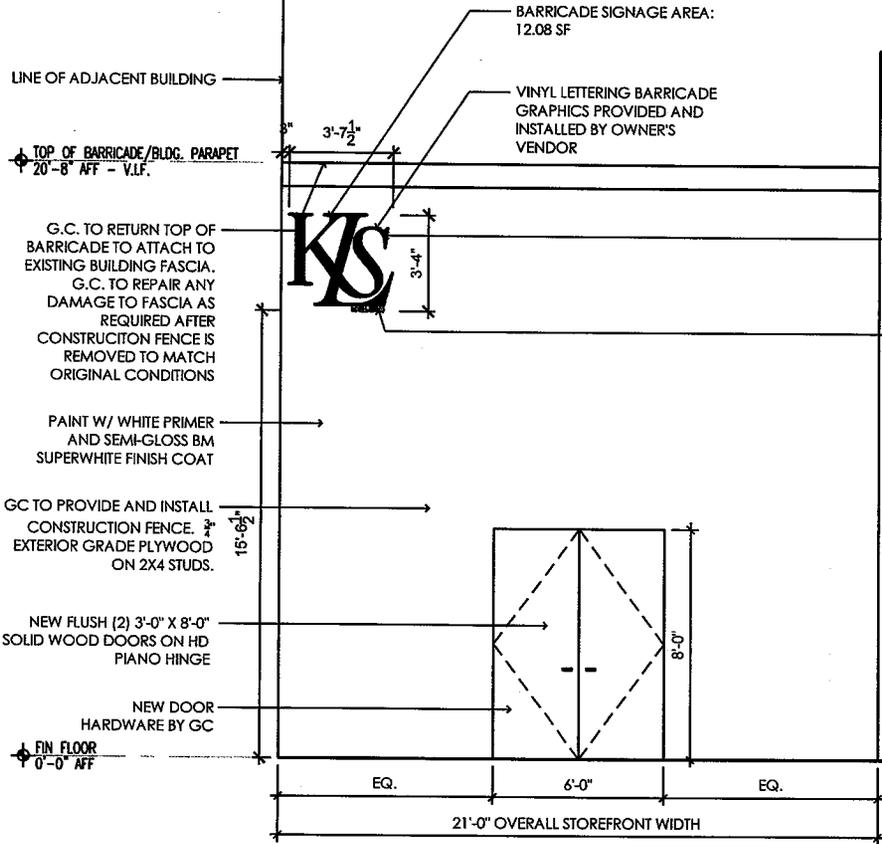


Architectural Commission Report

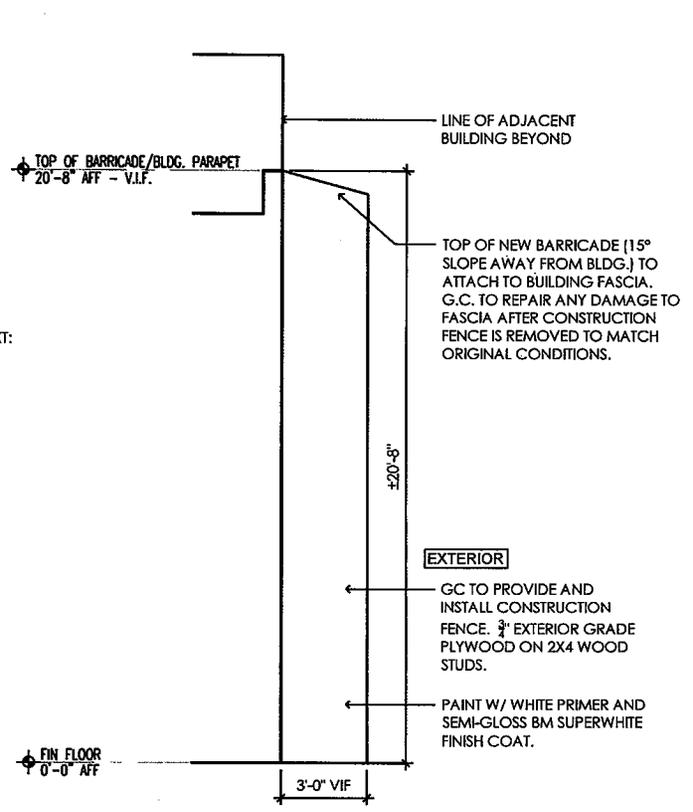
455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

Attachment B
Project Design Plans



① BARRICADE ELEVATION I
SCALE: 1/4"=1'-0"



② BARRICADE ELEVATION II
SCALE: 1/4"=1'-0"

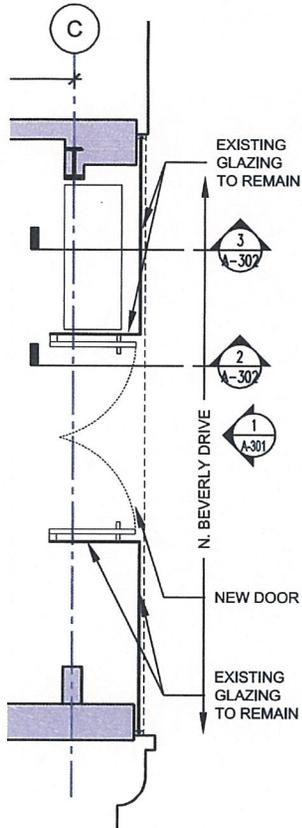


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45 West 21st Street, Suite 403
New York, New York 10010
T. 212.904.0432 F. 212.904.0433

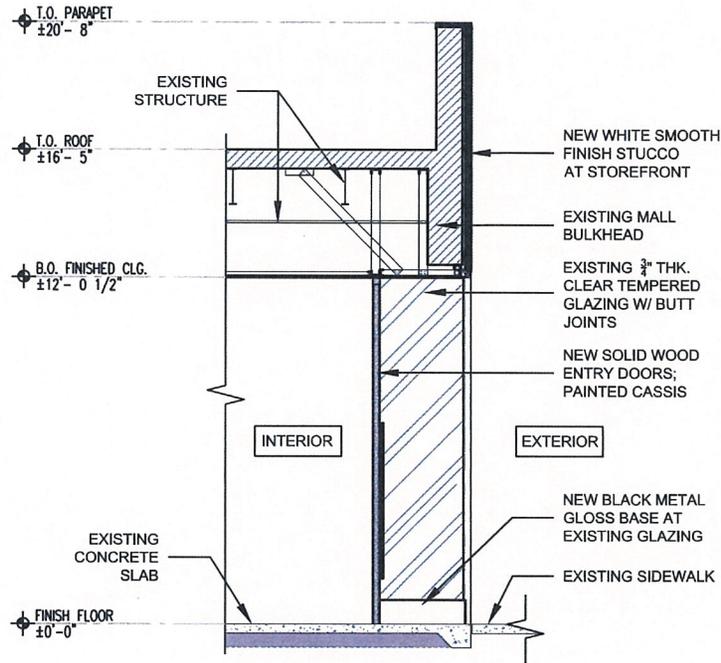
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER CONSTRUCTION WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

No.	Date	Issued	By
01	08-04-14	ARCHITECTURAL REVIEW SUBMISSION	212
No.	Date	Revision	By

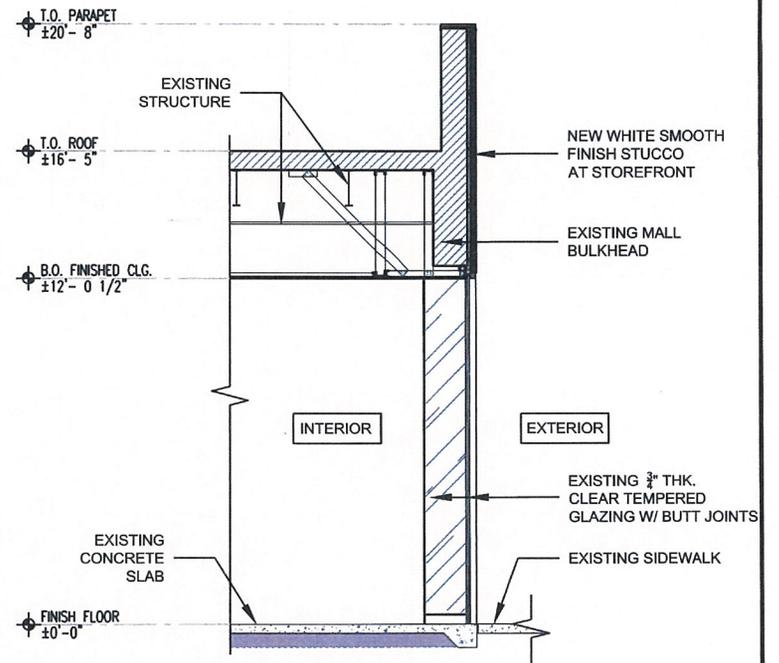
Project	Project No. 14981
KLS 404 N. BEVERLY DRIVE BEVERLY HILLS, CA 90210	Scale: AS NOTED
	Date: 08-01-14
	Drawn By: L.J.
	Checked By: M.P.
Drawing Title	Drawing No.
BARRICADE ELEVATIONS	D-101



1 STOREFRONT ENLARGED PLAN
SCALE: 1/4"=1'-0"



2 STOREFRONT SECTION AT DOOR
SCALE: 1/4"=1'-0"



3 STOREFRONT SECTION AT GLAZING
SCALE: 1/4"=1'-0"

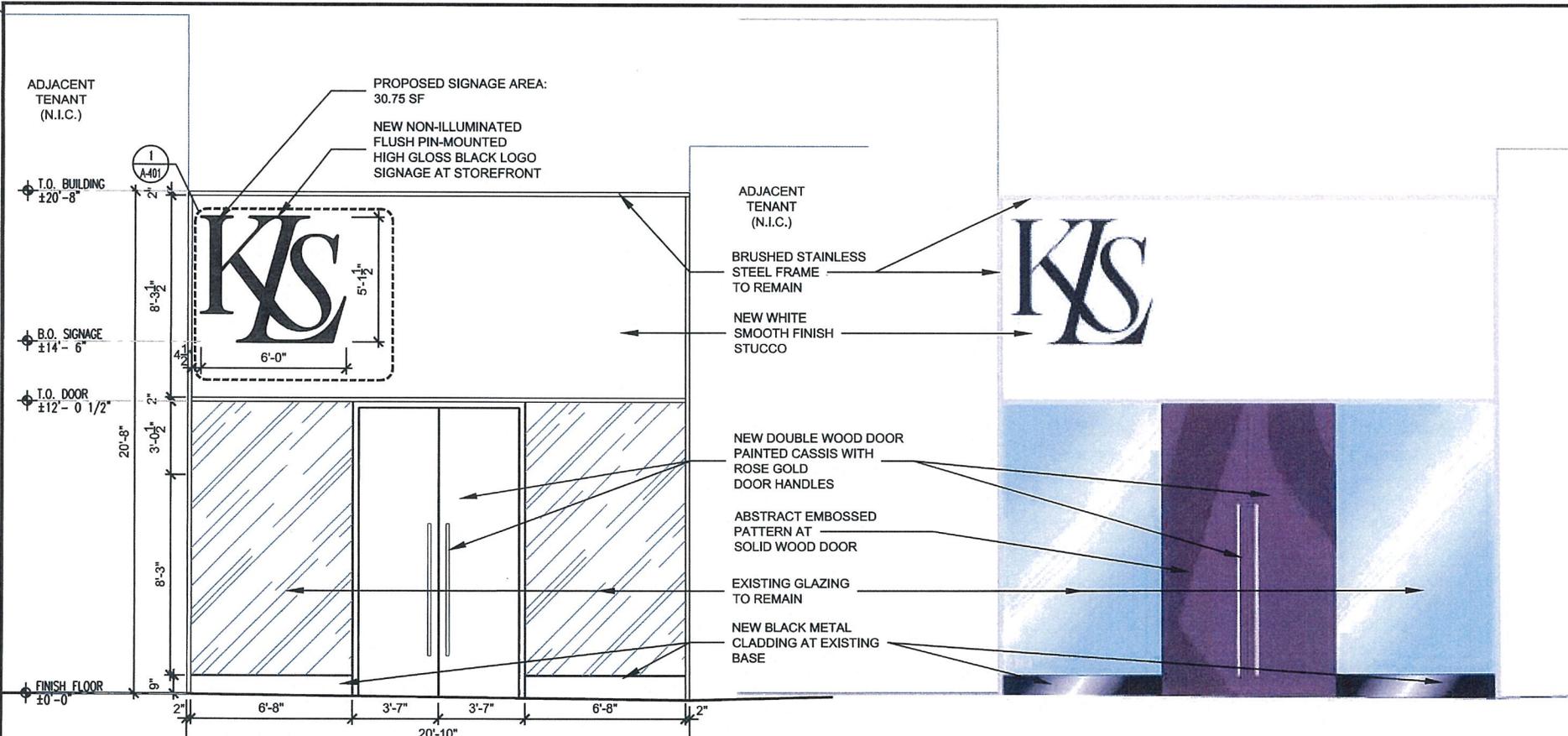


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No.	Date	Issued	By
01	08-04-14	ARCHITECTURAL REVIEW SUBMISSION	212
No.	Date	Revision	By

Project	Project No. 14981
KLS	Scale: AS NOTED
404 N. BEVERLY DRIVE	Date: 08-01-14
BEVERLY HILLS, CA 90210	Drawn By: L.J.
	Checked By: M.P.
Drawing Title	Drawing No.
PROPOSED STOREFRONT	A-301
ENLARGED PLAN & SECTIONS	



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

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



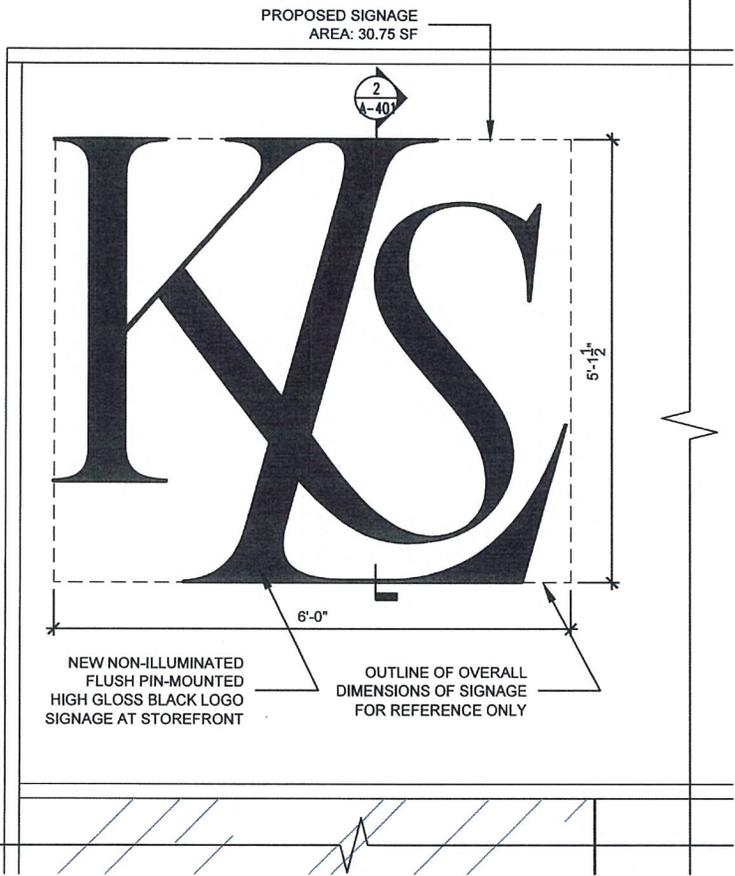
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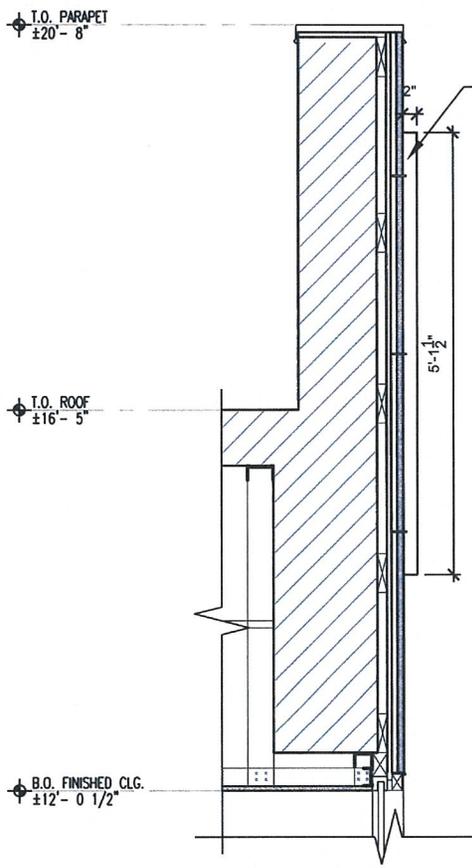
No.	Date	Issued	By
01	08-04-14	ARCHITECTURAL REVIEW SUBMISSION	212
No.	Date	Revision	By

Project	KLS 404 N. BEVERLY DRIVE BEVERLY HILLS, CA 90210
Drawing Title	STOREFRONT ELEVATIONS

Project No.	14981
Scale:	AS NOTED
Date:	08-01-14
Drawn By:	L.J.
Checked By:	M.P.
Drawing No.	A-302



1 EXTERIOR SIGNAGE ELEVATION
SCALE: 3/4"=1'-0"



2 EXTERIOR SIGNAGE SECTION
SCALE: 3/4"=1'-0"

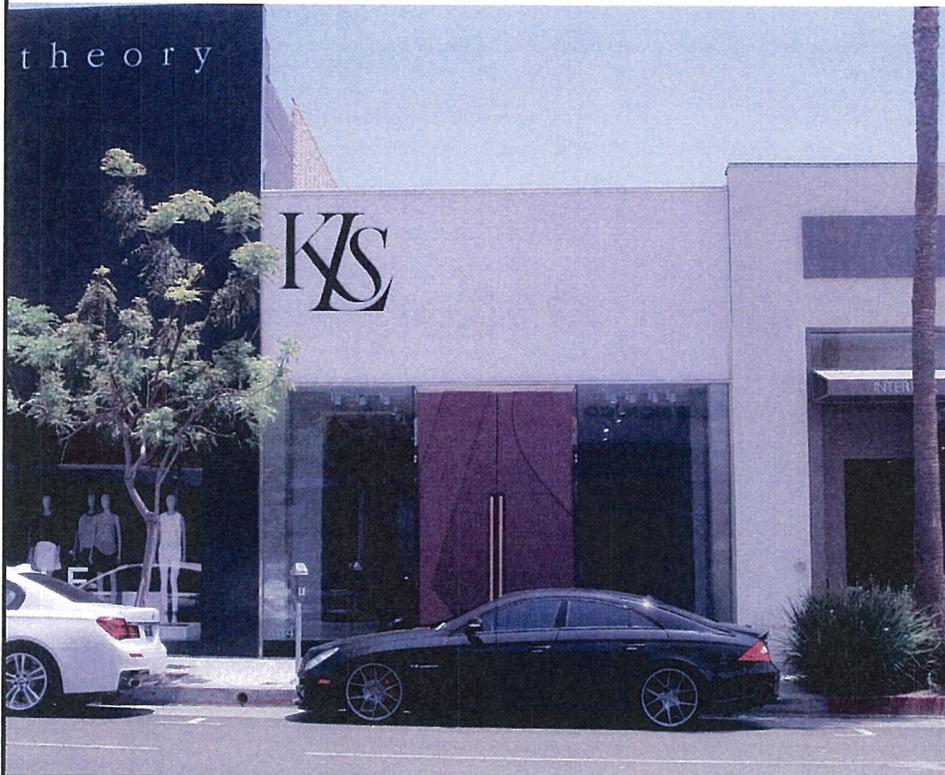


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New York, New York 10010
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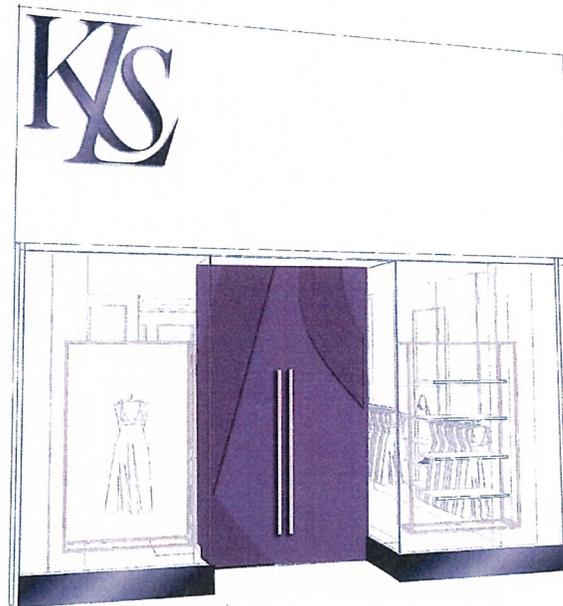
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No.	Date	Issued	By
01	08-04-14	ARCHITECTURAL REVIEW SUBMISSION	212
No.	Date	Revision	By

Project	Project No. 14981
KLS	Scale: AS NOTED
404 N. BEVERLY DRIVE	Date: 08-01-14
BEVERLY HILLS, CA 90210	Drawn By: L.J.
Drawing Title	Checked By: M.P.
PROPOSED SIGNAGE DETAILS	Drawing No. A-401



① 3D RENDERING I
SCALE: NTS



② 3D RENDERING II
SCALE: NTS



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01	08-04-14	ARCHITECTURAL REVIEW SUBMISSION	212
No.	Date	Revision	By

Project	Project No. 14981
KLS	Scale: AS NOTED
404 N. BEVERLY DRIVE	Date: 08-01-14
BEVERLY HILLS, CA 90210	Drawn By: L.J.
	Checked By: M.P.
Drawing Title	Drawing No.
3D RENDERINGS	A-501



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. AC XX-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND A BUSINESS IDENTIFICATION SIGN FOR THE PROPERTY LOCATED AT 404 NORTH BEVERLY DRIVE (PL1412187 – KLS).

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

Section 1. Kate Sullivan, agent, on behalf of the property owner, Carlyle Eubank, and tenant, KLS, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and a business identification sign for the property located at 404 North Beverly 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 sign located on the portion of the construction barricade that is parallel to the street shall be reduced in size to a maximum sign area of twelve square feet (12 SF).
2. Each construction barricade return shall have six square feet (6 SF) allocated to tenants immediately adjacent to the project site to ensure such tenants maintain visibility during construction.

Standard Conditions

3. **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.
4. **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.
5. **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.
6. **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.

7. **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.
8. **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.
9. **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.
10. **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