



Architectural Commission Report

Meeting Date: Wednesday, August 20, 2014

Subject: **WELLS FARGO (PL1412208)**
315 South Beverly Drive

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

Project agent: Steve Therriault

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 building identification sign and a business identification sign for the new Wells Fargo establishment located at 315 South Beverly Drive. The proposed signage is allocated as follows:

Building Identification Signage

- One (1) 98.45 SF internally-illuminated sign located on the penthouse wall parallel to South Beverly Drive (sign copy: "WELLS FARGO")

Pursuant to §10-4-605 of the Beverly Hill Municipal Code (BHMC), the maximum building identification sign area for this elevation is 295 SF, based on a calculation of 2% of the vertical surface area of the elevation.

Business Identification Signage

- One (1) 25.7 SF internally-illuminated and halo-illuminated sign located directly above the tenant entrance (sign copy: "WELLS FARGO")

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 18'-3", the maximum sign area for this tenant is 36.5 SF.

URBAN DESIGN ANALYSIS

Each sign appears large for the space upon which they are placed and should be reduced in size to an area more appropriate to the location. Additionally, the building identification sign appears to crowd the existing "315" sign and should be relocated to provide greater spacing between the two signs.

Furthermore, the double illumination for the business identification sign (internal and halo illumination) appears excessive and it is recommended that the Commission identify the most appropriate form of illumination for this sign.

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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Project-specific conditions have not been included as part of this analysis; however, the Commission may wish to consider the comments during the course of their review.

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: one
- Building Identification Sign(s)
 - Number of signs proposed: one
- Sign Accommodation (explain reason for the accommodation request below):
 - Number of signs proposed:
- Other: Privacy Screen Graphics
- 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:

Install one illuminated Building Identification sign with an area of 98.45 s.f., one illuminated Business Identification sign with an area of 25.7 s.f. and vinyl graphics that will be applied to the existing parking area Privacy Screen panels.

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	Building ID	one	3' x 34'-2 3/4"	98.45	285
2	Business ID	one	18" x 17'-1 1/8"	25.7	100
3	Graphics	one	8" copy with 4'1" fall graphics	284.3	
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: _____
 Texture /Finish: _____
 Color / Transparency: _____

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

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

ROOF

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

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Painted aluminum with acrylic faces
Texture /Finish: Painted returns with a gloss finish
Color / Transparency: Yellow faces

BUILDING ID SIGN(S)

Material: Aluminum channel letters with acrylic faces
Texture /Finish: _____
Color / Transparency: Yellow faces with red returns

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: Frosted and dusted crystal vinyl for Privacy panels
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.**

The proposed signs for Wells Fargo will contribute to the beauty and high quality design aesthetic demanded in Beverly Hills by the innovative use of led lighting and fine quality craftsmanship.

- 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 proposed signage will have no effect on the environment regarding noise or vibrations which may make the environment less desirable.

- 3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.**

The proposed signage enhances the building appearance both at night and during the day with quality illumination techniques.

- 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 sign locations, design and illumination will be in harmony with other banks and commercial businesses in the surrounding 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.**

The size of the two proposed signs are much smaller than what code allows. The building ID sign is only 98.45 sq. ft. This sign could be up to 295 sq. ft. based on code. The business ID sign is only 25.7 sq. ft. in area where 100 sq. ft. would be allowed by code.



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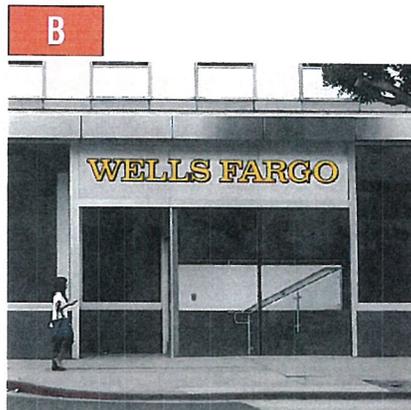
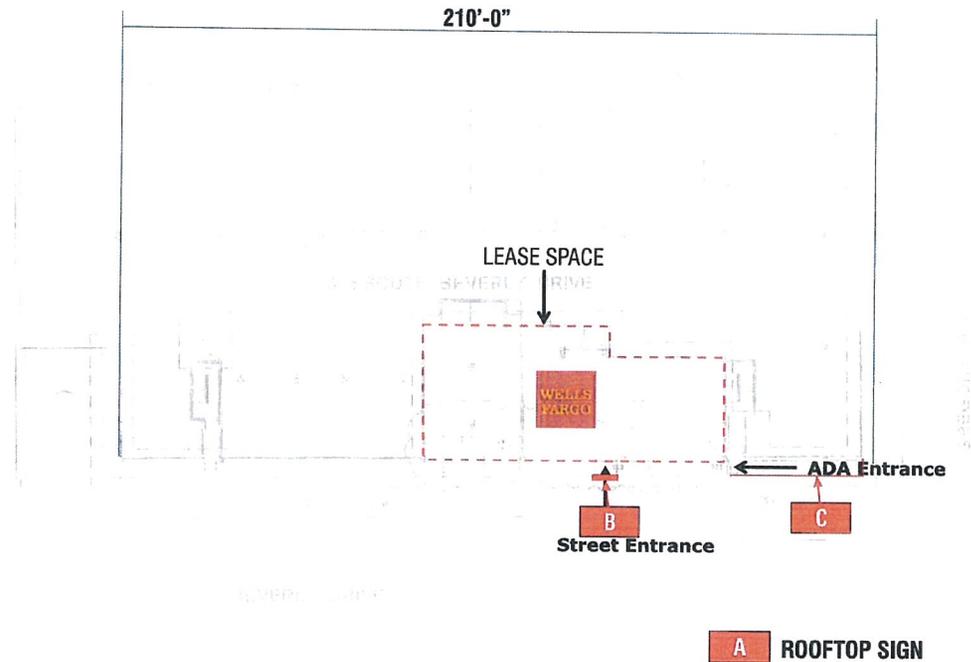
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Attachment B

Project Design Plans

SIGN LEGEND

SIGN #	RECOMMENDED SIGN	SF	QTY
A	BUILDING ID	98.45	1
B	BUSINESS ID	25.7	1
C	GRAPHICS	284.3	1



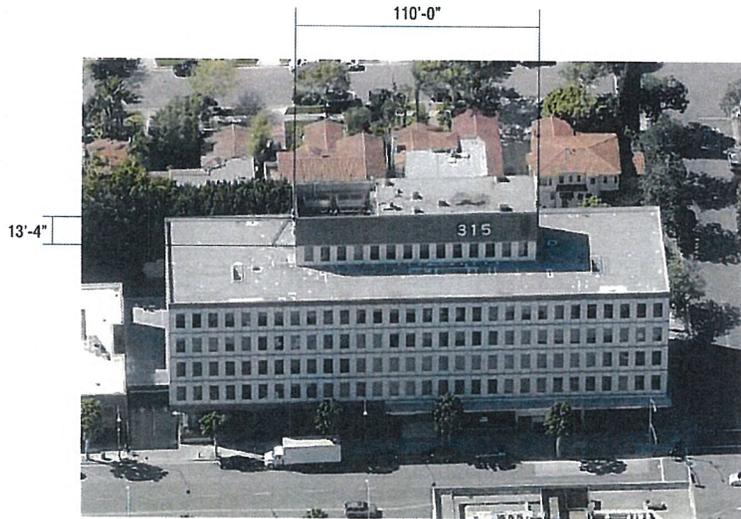
Non-Illuminated Letters on Staging Panel - Located in parking garage, exact location unknown.



- Remove / Replace **- New Sign**

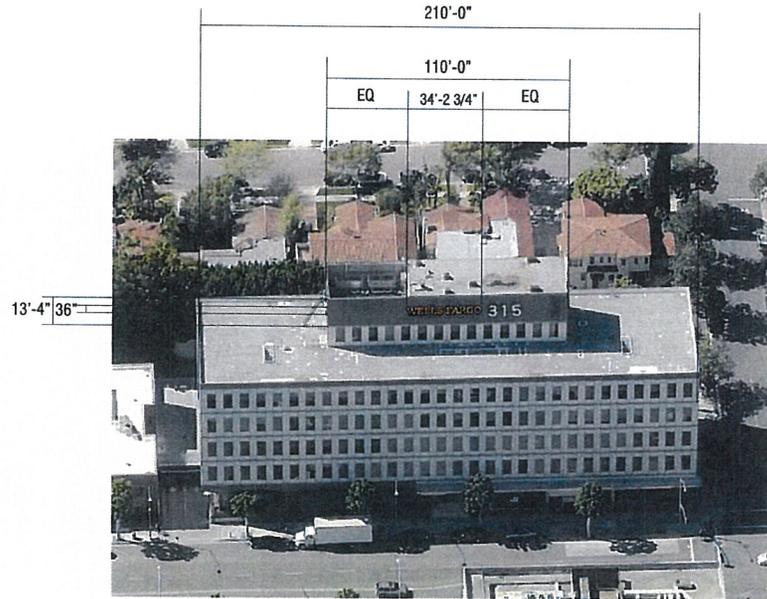
A **SIGNTYPE** **BUILDING ID**

MANUFACTURE AND INSTALL NEW SET OF FACE LIT CHANNEL LETTERS. WILL REQUIRE BEHIND THE WALL RACEWAY.



SIGN ELEVATION **SCALE: NTS**

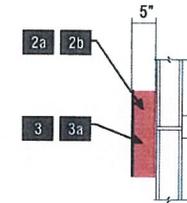
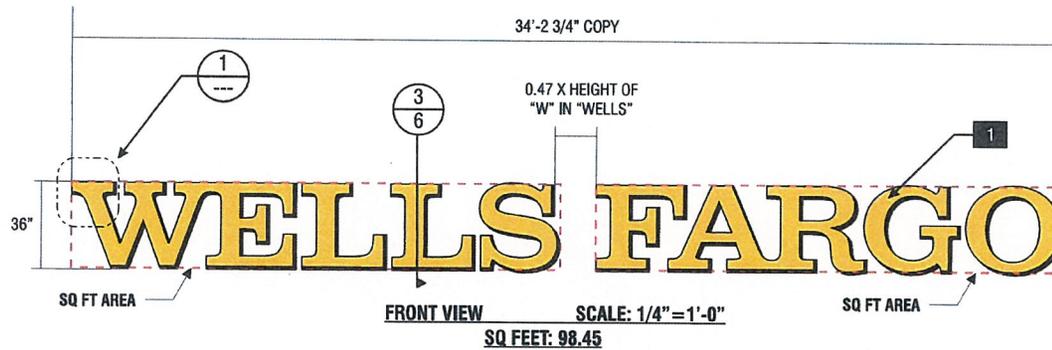
A	EXISTING	NO EXISTING SIGN
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SIGN ELEVATION **SCALE: NTS**

A	PROPOSED	BUILDING ID
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CUSTOM COMMENTS:
 Building height (70'-0") x Building length (210'-0") = 14,700 sq ft
 Total Frontage 1474 sq ft x 2% allowance for sign is 295sq ft
 Building ID sign is 98.45 sq ft



ENDVIEW
SCALE: 1/2" = 1'-0"

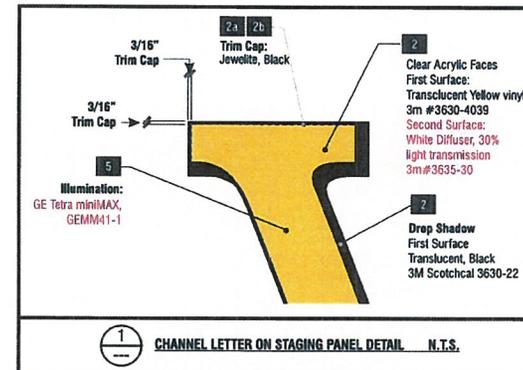
A **SIGNTYPE** **BUILDING ID**

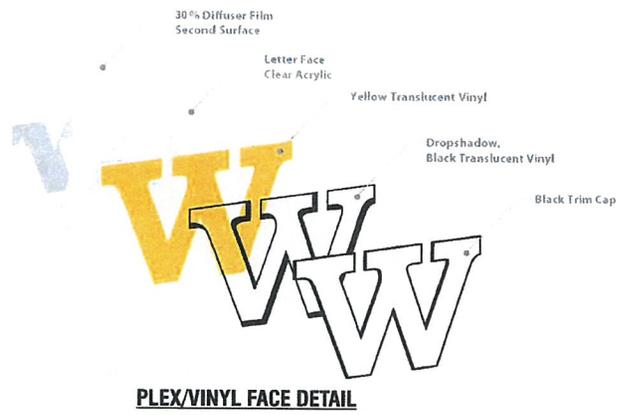
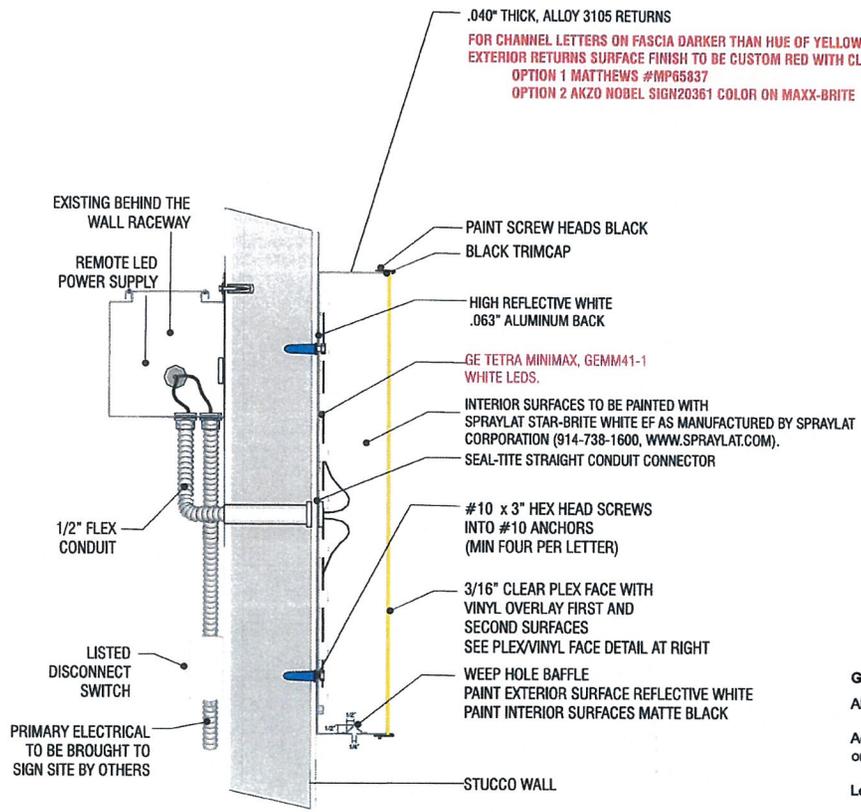
MANUFACTURE AND INSTALL ONE (1) SET INTERNALLY ILLUMINATED OF CHANNEL LETTERS WITH BEHIND THE WALL RACEWAY

1. Fabricated aluminum channel letters, internally illuminated and face lit, flush mounted to existing wall surface.
2. CHANNEL LETTER FACE MATERIAL: Acrylic, clear with first surface applied translucent vinyl, Translucent Yellow vinyl 3m #3630-4039. Second surface applied 30% matte white diffuser film White Diffuser, 30% light transmission 3m#3635-30.
Dropshadow: Vinyl, translucent, black First Surface Translucent, Black 3M Scotchcal 3630-22.
Letter heights 10" to 3'-6": 0.177" thick acrylic
Letter heights 4'-0" to 6'-0": 0.1875" thick acrylic
- 2a. CHANNEL LETTER TRIM CAPS:
Letter heights 10" to 1'-6": 3/4" Jewel-Lite, Black
Letter heights 1'-9" to 3'-6": 1" Jewel-Lite, Black
High Rise Conditions:
Letter height 4'-0": 1" aluminum retainer, painted, Black with Clearcoat, Full Gloss,
Option 1 Matthews Paint MP30132
Option 2 Akzo Nobel SIGN80597
Letter height 5'-0": 1.25" aluminum retainer, painted, Black with Clearcoat, Full Gloss,
Option 1 Matthews Paint MP30132
Option 2 Akzo Nobel SIGN80597
Letter height 6'-0": 1.5" aluminum retainer, painted, Black with Clearcoat, Full Gloss,
Option 1 Matthews Paint MP30132
Option 2 Akzo Nobel SIGN80597
Paint mechanical fasteners, black to match.
- 2b. ADHESIVE: Secure acrylic face material to trim caps with LORD 7542e adhesive (as manufactured by Lord Corporation (877-275-5673, www.lord.com) or approved equal with comparable VOC characteristics.
3. CHANNEL LETTER RETURNS: 3", 5" and 8" depths
Internal surface finish: High reflective white. Weep holes along bottom return with light cover. For baffle detail, refer to detail section page. Letter heights 10" to 3'-6": Maxx-Brite aluminum sheeting, as manufactured by Amerimax (800-448-4033, www.amerimaxbp.com). Sheeting to be .040" thick, alloy 3105, painted custom red (or black depending on fascia color, see note in red below) 8" depth (letter heights 4'-0" to 6'-0"): material to be 0.090" thick aluminum, painted. Interior surfaces to be painted with Spraylat Star-Brite White EF as manufactured by Spraylat Corporation (914-738-1600, www.spraylat.com).
- 3a. Exterior returns surface finish to be custom Red with Clearcoat, Semi-gloss Matthews #MP65837 or Akzo Nobel SIGN20361 color on Maxx-Brite or painted aluminum.
- 3b. Trim cap and channel letter return seams should be placed on the top part of the letters so they will be less visible.

4. CHANNEL LETTER BACK MATERIAL:
Internal surface: High reflective white.
Letter heights 10" to 3'-6": Maxx-Brite aluminum sheeting, as manufactured Amerimax (800-448-4033, www.amerimaxbp.com). Sheeting to be 0.063" thick, alloy 3105. Mechanically attach backs to returns.
Letter heights 4'-0" to 6'-0": material sheeting to be 0.125" thick aluminum. Interior surfaces to be painted with Spraylat Star-Brite White EF as manufactured by Spraylat Corporation (914-738-1600, www.spraylat.com). Weld returns to backs.
5. CHANNEL LETTER ILLUMINATION: GE Tetra miniMAX, GEMM41-1
- 5a. Power supply and lamping patterns are provided on next pages.
6. MOUNTING: Sign contractor responsible for field survey of existing conditions prior to shop drawing submittal to include appropriate mechanical fasteners and anchors in shop drawings for mounting lettering to existing wall surfaces.
Letter heights 4'-0" to 6'-0" (High Rise Conditions): Additional galvanized steel mounting clips to be used for mounting.
7. CAMERA ARTWORK: Refer to digital files: "09_WF_HOR_LETTERS_09Dec17.eps"

Custom Comments:





- GENERAL NOTES:**
- All lighting elements to be non-visible, including transformers.
 - Acrylic faces attached to trim caps using LORD 7542e adhesive, or approved equal with comparable VOC characteristics.
 - Letters from 10" - 3'-6" have backs mechanically fastened to returns.
 - Letters from 4'- 0" and above have backs welded to returns.
 - All electrical to be UL Listed and labeled.
 - Power supply wiring to be compliant to UL48 and NEC.
 - Letters from 4'- 0" and above (High Rise Conditions) require additional galvanized steel mounting clips.
 - All visible mechanical fasteners going thru the trim cap must be painted black.

3
6
CHANNEL LETTER SECTION N.T.S.

B

SIGNTYPE

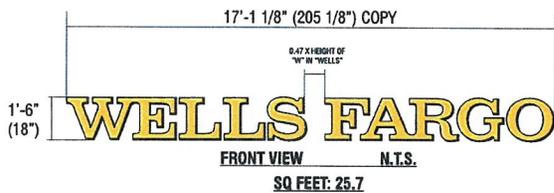
BUSINESS ID

MANUFACTURE AND INSTALL NEW SET OF FACE LIT CHANNEL LETTERS. WILL REQUIRE BEHIND THE WALL RACEWAY.



SIGN ELEVATION SCALE: NTS EXISTING SIGN 19.4 SQ. FT.

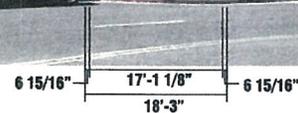
B	EXISTING	LETTER SET
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MANUFACTURE AND INSTALL ONE (1) SET OF FACE-LIT/HALO-LIT LOW PROFILE FABRICATED CHANNEL LETTERS

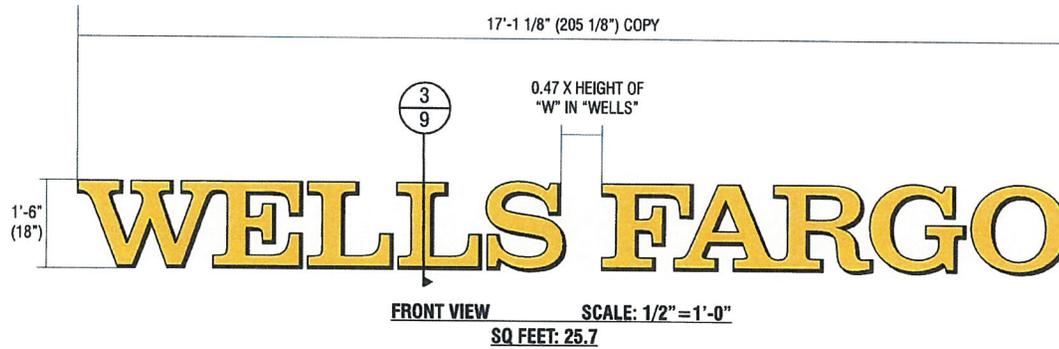
LEASE SPACE

Proposed



SIGN ELEVATION SCALE: NTS

B	PROPOSED	BUSINESS ID
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B

SIGNTYPE

BUSINESS ID

MANUFACTURE AND INSTALL ONE (1) SET OF FACE-LIT/HALO-LIT LOW PROFILE FABRICATED CHANNEL LETTERS

LETTER: 2" ALUM. FABRICATED LETTER, FACE AND HALO ILLUMINATED, WITH LETTERS PIN-MOUNTED 3/4" OF BUILDING/WALLSURFACE.

LETTER FACE MATERIAL: 3/4" THICK CLEAR ACRYLIC WITH 1/8" THICK SHOULDER ROUTED OUT FROM BACK.

APPLY SECOND SURFACE 30% DIFFUSER FILM, AND WRAP AROUND RETURN EDGES WITH BLACK VINYL FROM DROP SHADOW BLACK VINYL.

LETTER RETURNS: .063" ALUM. PAINTED TO MATCH RED WITH CLEARCOAT, OPTION 1 MATTHEWS PAINT MP65837

OPTION 2 AKZO NOBEL SIGN20361. PAINT INTERIOR OF RETURNS, SPRAYLAT STARBRITE WHITE.

BAFFLE: .125" THICK ALUMINUM BAFFLE STACK WELDED TO LETTER RETURNS.

LETTER BACK: 1/8" THICK CLEAR LEXAN, WITH SECOND SURFACE TRANSLUCENT, RED 3M SCOTCHCAL 3630-2236 VINYL.

LETTER ILLUMINATION (RED HALO): MAXBRITE FLEX LEDS, BRITE RED FOR HALO AND NATURAL WHITE MAXBRITE 3000K FOR FACE ILLUMINATION.

MOUNTING: LETTERS TO BE PEGGED OFF FASCIA.

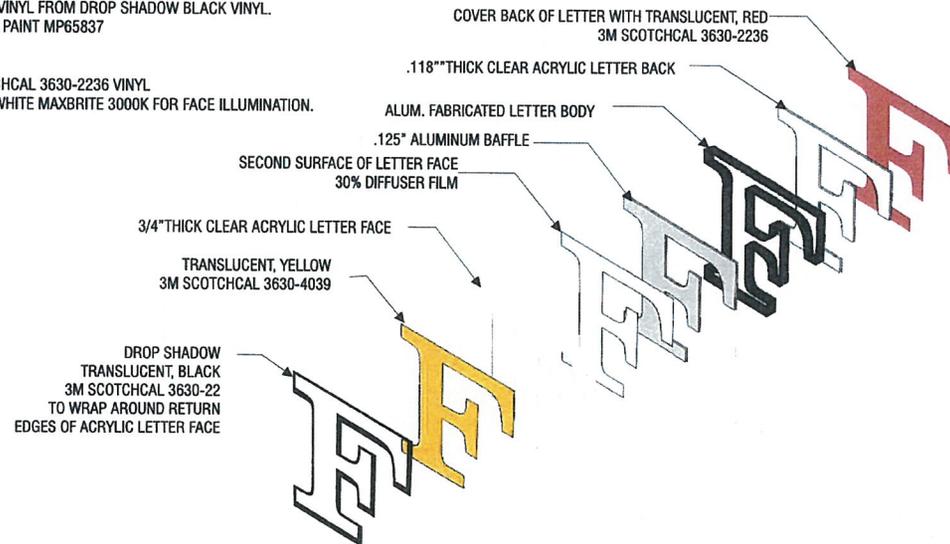
SPACER DEPTH TO BE DETERMINED BASED ON LETTER HEIGHT.

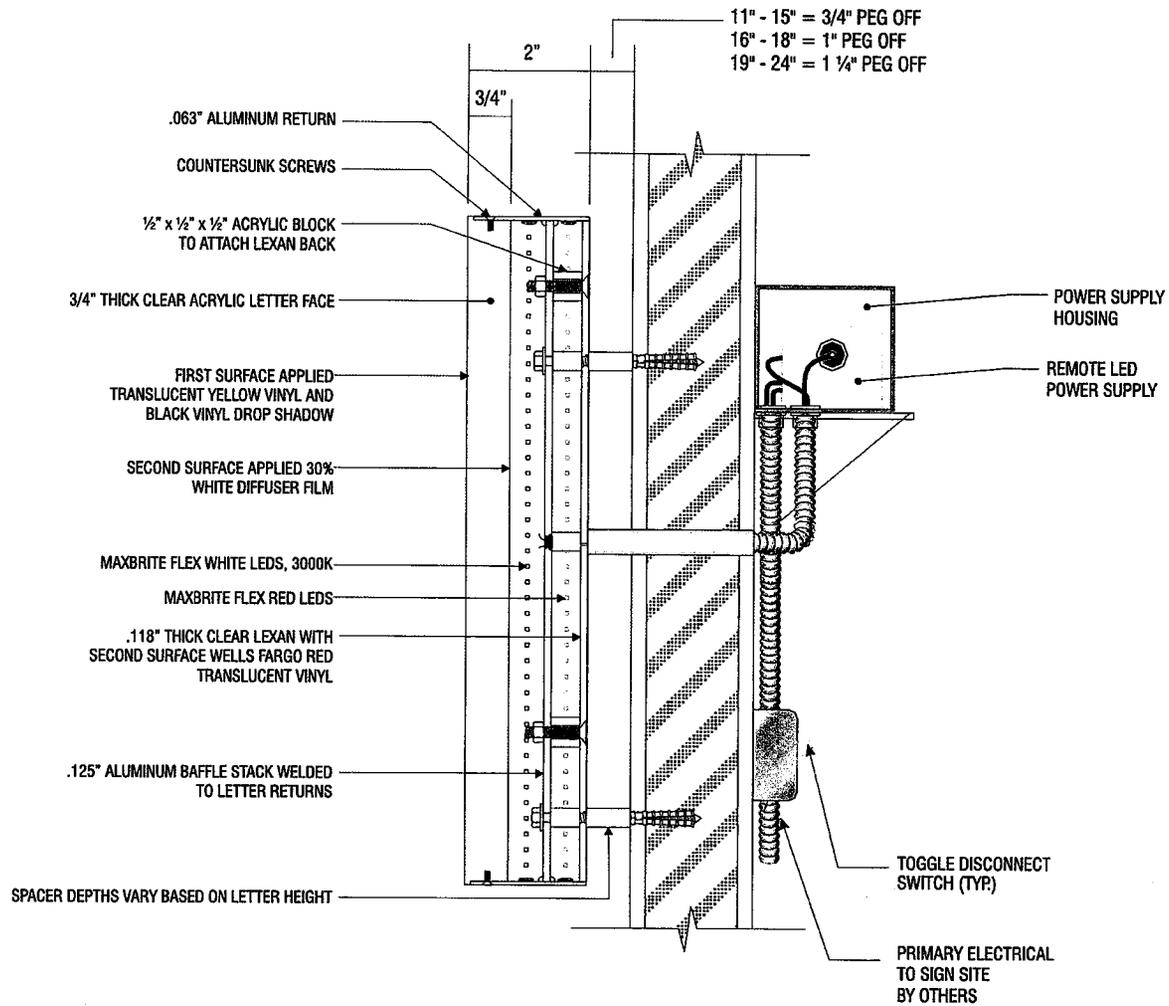
11" - 15" = 3/4" PEG OFF

16" - 18" = 1" PEG OFF

19" - 24" = 1 1/4" PEG OFF

COLOR OF SPACERS TO MATCH WALL COLOR.





1
9

SECTION DETAIL

SCALE: 1:2



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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 BUILDING IDENTIFICATION SIGN AND A BUSINESS IDENTIFICATION SIGN FOR THE PROPERTY LOCATED AT 315 SOUTH BEVERLY DRIVE (PL1412208 – WELLS FARGO).

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

Section 1. Steve Therriault, agent, on behalf of the property owner, 315 S Beverly Drive, LLC, and tenant, Wells Fargo, (Collectively the “Applicant”), has applied for architectural approval of a building identification sign and a business identification sign for the property located at 315 South 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

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