



## Architectural Commission Report

**Meeting Date:** Wednesday, August 20, 2014

**Subject:** **8665 WILSHIRE BOULEVARD (PL1412211)**  
Request for approval of a façade remodel, a ground sign, a building identification sign, a sign accommodation to allow a building identification sign below twenty five feet (25') in height above grade, a business identification sign, and a parking identification sign. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project agent:** Soogun Park – T.W. Layman Associates

**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 ground sign, a building identification sign, a sign accommodation to allow a building identification sign below twenty five feet (25') in height above grade, a business identification sign, and a parking identification sign for the existing building located at 8665 Wilshire Boulevard. The façade remodel includes the following components:

- Metal façade panels in a silver color in linear horizontal banding between windows;
- Low-e glass linear windows in existing openings with dark brown metal frames;
- Porcelain tile in a tan color at vertical façade elements, Wilshire Boulevard elevation (south) planter base, and Willaman Drive elevation (west) ground floor;
- Reconstructed metal window louvres in an off-white color on the Wilshire Boulevard elevation with continuous LED uplighting;
- Metal column louvres in a dark brown color on the Wilshire Boulevard elevation;
- Ground floor metal canopy in an off-white color with continuous LED downlighting;
- Paint existing ground floor corner material in a light tan color;
- Paint existing penthouse and rooftop mechanical room in light tan colors;
- Metal parapet banding in a silver color at penthouse;
- New windows on vertical corner element with a frit and vision glass combination;
- Anodized aluminum security gates on the Willaman Drive elevation, and;
- Landscaping in a variety of species and colors.

The applicant is proposing the following signage types in conjunction with the façade remodel:

#### Ground Sign

The proposed ground sign is 54.7 SF in area and includes the following components:

- Three (3) internally-illuminated translucent tenant sign panels;

#### Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

#### Report Author and Contact Information:

Cindy Gordon, Associate Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



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- Metal panel sign box, and ;
- Individually pin-mounted metal letters for building name on top of sign box.

Pursuant to §10-4-610 of the Beverly Hills Municipal Code (BHMC), the maximum ground sign area is 55 SF with a maximum height of 20'-0".

### Building Identification Signage

Two (2) building identification signs are also included in the request and are configured as follows:

#### *Willaman Drive Elevation (maximum sign area: 110 SF)*

- One (1) 12 SF internally-illuminated sign on the vertical corner element (sign copy: "8665")
- Note: A sign accommodation is not required for this building identification sign as it is located at least 25'-0" above grade. It is only subject to the standard size area maximums for building identification signs, which is calculated at 2% of the vertical surface area of the elevation on which the sign is located.

#### *Wilshire Boulevard Elevation (maximum sign area: 100.8 SF)*

- One (1) 6.68 SF non-illuminated sign on the entry canopy (sign copy: "8665").

Pursuant to BHMC §10-4-605, no building identification sign shall be located less than 25'-0" in height above grade unless approved as part of a sign accommodation by the Architectural Commission. As this sign is located on the entry canopy, and is located less than 25'-0" above grade, it requires a sign accommodation to be approved by the Commission.

### Business Identification Signage

The applicant will be replacing the business identification sign for the existing tenant (Ardy) as follows:

- One (1) 43.6 SF internally-illuminated sign on a 12" ground floor metal canopy.

Pursuant to 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 41'-0", the maximum sign area for this tenant is 82 SF.

### Parking Identification Signage

The applicant will be replacing the existing projecting parking identification sign located on Willaman Drive with an identification sign located on the proposed parking security gate, configured as follows:

- One (1) 14.2 SF non-illuminated parking identification sign

Pursuant to BHMC §10-4-652, one sign that does not exceed 20 SF in area may be erected adjacent to each garage entrance from a public street or alley for the purpose of identifying the garage entrance.



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### **URBAN DESIGN ANALYSIS**

The project applicant has attended numerous meetings with City staff over the course of several months to ensure the design respects the original work of the building's master architect (Maxwell Starkman) and is consistent with the Secretary of the Interior's Standards for Rehabilitation. The new design does so in a creative way without inhibiting the design intent of the original building and will serve as a positive enhancement to the streetscape of Wilshire Boulevard and the surrounding neighborhood.

However, based on a review of the proposed security gate at the parking entrance, it appears that the location of the gate does not provide an adequate on-site queuing space as the gate is located directly at the property line. In consultation with the City's Transportation Division, direction was given to require one on-site queuing space so as not to adversely affect traffic on the City's public rights-of-way. The applicant has been made aware of this and has been directed to provide an alternative gate location, such as where the current gate is located at the garage opening. Additionally, the applicant has been encouraged to explore alternative materials to the proposed woven wire mesh and identify a material that is more in keeping with the new design aesthetic of the building. It is anticipated that by relocating the proposed gate and utilizing an alternative material, the parking security gate will have a more positive impact on the streetscape and promote greater internal compatibility with the material choices.

### **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 to be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

### **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 1 – AUTHORIZATION & APPLICANT TEAM**

**A Property Information**

Project Address: 8665 Wilshire Blvd., Beverly Hills, CA 90211  
Adjacent Streets: Willaman Drive

**B Property Owner Information<sup>1</sup>**

Name(s): Crown Burbank Associates LLC II  
Address: 8665 Wilshire Blvd., Suite 410  
City: Beverly Hills State & Zip Code: CA 90211  
Phone: 310 271-7273 Fax: 310 724-5705  
E-Mail: peter@CardinalEquities.com

**C Applicant Information [individual(s) or entity benefiting from the entitlement]**

Name(s): Crown Burbank Associates LLC II  
Address: 8665 Wilshire Blvd., Suite 410  
City: Beverly Hills State & Zip Code: CA 90211  
Phone: 310 271-7273 Fax: 310 724-5705  
E-Mail: peter@CardinalEquities.com

**D Architect / Designer Information [Employed or hired by Applicant]**

Name(s): Soogun Park, T. W. Layman Associates Registered Architect? Yes  No   
Address: 20300 Ventura Blvd., Suite 250  
City: Woodland Hills State & Zip Code: CA 91364  
Phone: 818 995-8952 Fax: 818 312-9668  
E-Mail: soogun@twlayman.com

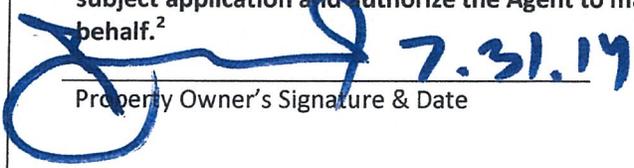
**E Landscape Designer Information [Employed or hired by Applicant]**

Name(s): E.G.L.A.  
Address: 340 La Purisma Way  
City: Oceanside State & Zip Code: CA 92057  
Phone: 760-529-0241 Fax: \_\_\_\_\_  
E-Mail: egla01@sbcglobal.net

**F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.**

Name(s): Soogun Park, T. W. Layman Associates  
Address: 20300 Ventura Blvd., Suite 250  
City: Woodland Hills State & Zip Code: CA 91364  
Phone: 818 995-8952 Fax: 818 312-9668  
E-Mail: soogun@twlayman.com

**G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.<sup>2</sup>**

  
Property Owner's Signature & Date

Property Owner's Signature & Date

<sup>1</sup> If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups:  
Group A – Chairperson or president of the board; Group B – board secretary or chief financial officer.

<sup>2</sup> A signed and dated authorization letter from the property owner is also acceptable.

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application**

- Staff Review
  - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
  - Eight (8) sets of plans required (see Section 6 for plan size requirements).
  - 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:**

> Exterior remodel of five story high office building including entry lobby area.  
 > Replace existing windows with new windows on 4 sides of building  
 > New punched windows on west anchor wall  
 > New finishes on west and south wall along the ground level.  
 > Upgrade existing 4' wide 7'6" high monument sign to match new building.  
 > Upgrade existing wall finishes and new paints.  
 > New entry canopy with building address signs.  
 > Reconstruct window overhangs.

**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):**

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

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

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

**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	monument sign		7'-4" X 7'-6"	54.73	55 SF
2	Building Address	1	6'-0" X 1'-2"	6.68	
3	Building Address	1	2' X 5'	10.00	
4	Parking Sign	1	12'-0" X 1'-2"	14.22	
5	Tenant Sign	1	21'-7" X 2'-0"	43.68	Does not exceed two sq ft area for each one foot of ground, plus street frontage. Not to exceed 100 SF.

**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:* metal panel, porcelain tile, metal frames & mullions, paint  
*Texture /Finish:* paint: flat, metal panel: MCA 2coat, tile: porcelain, metal frames & mullions: coated, gate:s.s. mesh  
*Color / Transparency:* paint: DE8142 & DE8143, metal panel: 9946 (gray), metal frames & mullions: Centria 993 & 1243, gate: silver

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

*Material:* aluminum frame with dual pane vision tinted glass & frit glass at anchor wall  
*Texture /Finish:* Tinted glass & white stirpes frit  
*Color / Transparency:* VE1-48 & V175 #2002 (50% screen)

**ROOF**

*Material:* existing  
*Texture /Finish:*  
*Color / Transparency:*

**COLUMNS**

*Material:* metal column covers  
*Texture /Finish:* pre-finished cladding  
*Color / Transparency:* 1243 Mocha

**BALCONIES & RAILINGS**

*Material:* n/a  
*Texture /Finish:*  
*Color / Transparency:*

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

*Material:* n/a  
*Texture /Finish:*  
*Color / Transparency:*

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

**AWNINGS, CANOPIES**

*Material:* metal  
*Texture /Finish:* pre-finished cladding  
*Color / Transparency:* off-white

**DOWNSPOUTS / GUTTERS**

*Material:* n/a  
*Texture /Finish:*  
*Color / Transparency:*

**BUSINESS ID SIGN(S)**

*Material:* free standing monument sign  
*Texture /Finish:* aluminum frame / translucent panel / aluminum frame / metal panel  
*Color / Transparency:* white & gray

**BUILDING ID SIGN(S)**

*Material:* channel letter - internally lit for wall mount address sign  
*Texture /Finish:* translucent panel / aluminum frame / stainless steel @ canopy  
*Color / Transparency:* white & gray

**EXTERIOR LIGHTING**

*Material:* concealed LED lighting  
*Texture /Finish:* glass  
*Color / Transparency:* white

**PAVED SURFACES**

*Material:* porcelain tile at lobby floor  
*Texture /Finish:* TBD  
*Color / Transparency:* TBD

**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:**

The landscaping theme is contemporary California semi-arid, combining a native and drought tolerant plant palette with geometric shapes to complement the building's modern style 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.

1960's era building design will be enhanced and updated with new paint, porcelain tile finishes, metal panel and open air steel tube elements that reflect the city's high design standards and will contribute to the ongoing revitalization of the Wilshire corridor.

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.

window overhang and new dual glazed windows will filter sound transmission and the utilization of low-E glazing will reduce heat gain and air conditioning use.

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.

Building exterior materials are long term tested and proven products that significantly enhance the building's appearance and value. This architectural exterior remodel will complement the local environment and add an element of modern elegance to a historical building. The exterior colors have been carefully selected to fit in with the surroundings and environment.

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.

Exterior remodeling only. No space increase or change of use.

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.

Exterior remodeling only. No space increase or change of use.



**Architectural Commission Report**  
455 North Rexford Drive, Room 280-A  
AC Meeting – August 20, 2014

**Attachment B**  
Project Design Plans



existing

# 8665 WILSHIRE OFFICE REMODEL

PROJECT ADDRESS: 8665 Wilshire Blvd, Beverly Hills, CA 90211

CROWN BURBANK ASSOCIATES II  
8645 WILSHIRE BLVD., SUITE 410, BEVERLY HILLS, CA 90211 | 310.657.1272

T.W. Layman Associates  
2000 VENTURA BLVD., SUITE 200, WOODLAND HILLS, CA 91364 | 818.996.8952

JOB NO.: 13006

DATE: 7/24/14

SCALE:

SHEET TITLE:

**3D PERSPECTIVE  
RENDERING  
-DAY**

SHEET:

## A0.1



existing

**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 Wilshire Blvd, Beverly Hills, CA 90211

**CROWN BURBANK ASSOCIATES II**  
8644 WILSHIRE BLVD., SUITE 410 BEVERLY HILLS, CA 90211 | 310.271.1273

**T.W. Layman Associates**  
3000 VERBENA BLVD., SUITE 250 WOODLAND HILLS, CA 91364 | 818.999.8452

JOB NO.: 13006

DATE: 7/24/14

SCALE:

SHEET TITLE:

**3D PERSPECTIVE  
RENDERING  
-NIGHT**

DATE:

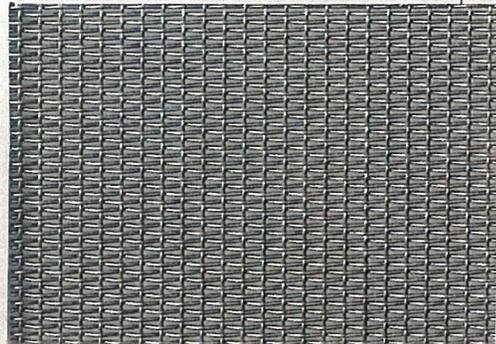
**A0.2**



Vision Glass  
Wacon  
Low-E Glass  
VE1-48



1/8" Glass  
Wacon  
V175 #2502 (50% Screen)



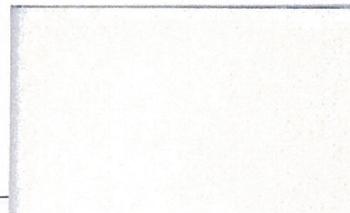
Security Gate  
Mesh  
Quality Chateau 3105  
Woven Wire Mesh



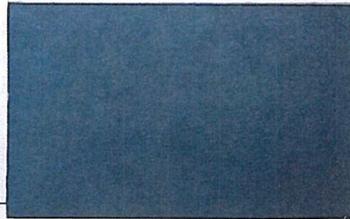
(E) Exterior Surface  
Dawn Edwards  
DE6142 "Floating  
Feather"



(E) Exterior Surface  
Dawn Edwards  
DE6143  
"Almond Lattice"



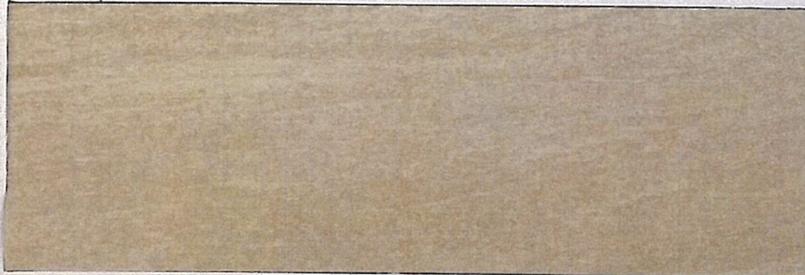
Metal Frames  
Corona  
993 "Off White"



Metal Column  
Covers & Mullions  
Corona  
1243 "Hocha"



Metal Panel  
Corona  
9946 "Silversmith"



Porcelain Tile  
Equilibrio  
Mosaico (VWEKRO)

**8665 WILSHIRE OFFICE REMODEL**

T.W. Layman Associates  
CROWN BURBANK ASSOCIATES II

JOB NO: 13006  
DATE: 7/21/14  
SCALE:  
SHEET TITLE:  
**MATERIAL BOARD**  
SHEET: 1

**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 Wilshire Blvd., Beverly Hills, CA 90211

CROWN BURBANK ASSOCIATES II  
8645 WILSHIRE BLVD., SUITE 410, BEVERLY HILLS, CA 90211 | 310.971.2723

T.W. Layman Associates  
2000 VENTURA BLVD., SUITE 200, WOODLAND HILLS, CA 91364 | 818.998.8922

JOB NO: 13006

DATE: 7/24/14

SCALE:

SHEET TITLE:  
**MATERIAL BOARD**  
**- PHOTOGRAPHY**

SHEET:

**A0.3**



**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 Wilshire Blvd, Beverly Hills, CA 90211

**CROWN BURBANK ASSOCIATES II**  
 8645 WILSHIRE BLVD., SUITE 410 BEVERLY HILLS, CA 90211 | 310.271.9270

**T.W. Layman Associates**  
 2000 VENTURA BLVD., SUITE 250 WOODLAND HILLS, CA 91364 | 818.999.4850

JOB NO.: 13006

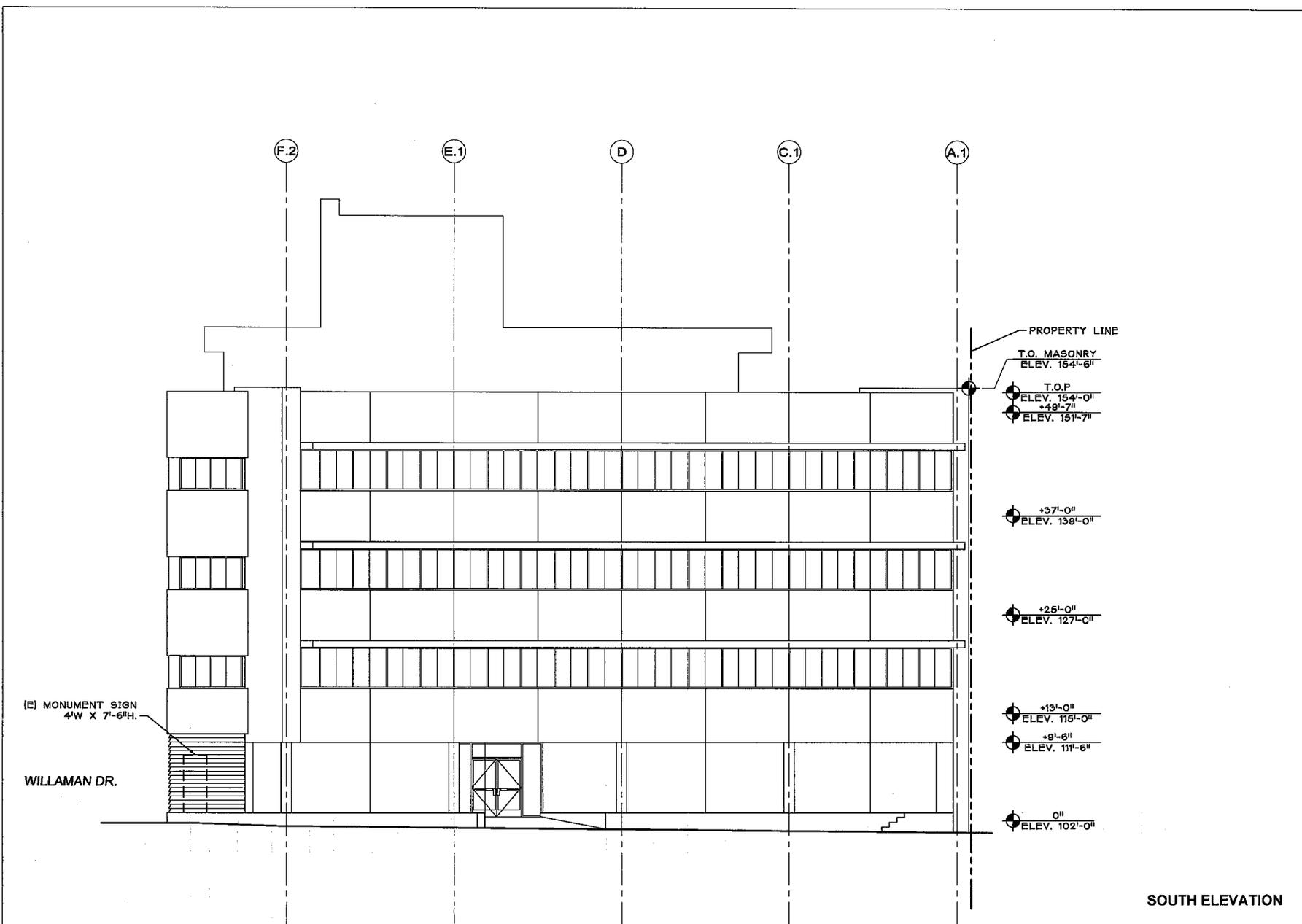
DATE: 7/24/14

SCALE:

SHEET TITLE:  
**STREETSCAPE  
 PHOTO MONTAGE**

SHEET:

**A0.4**



**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 Wilshire Blvd. Beverly Hills, CA 90211

CROWN BURBANK ASSOCIATES II  
8645 WILSHIRE BLVD., SUITE 410, BEVERLY HILLS, CA 90211 | 310.271.2793

T.W. Layman Associates  
2000 VERONA BLVD., SUITE 200 WOODLAND HILLS, CA 91364 | 818.995.4652

JOB NO.: 13006

DATE: 7/24/14

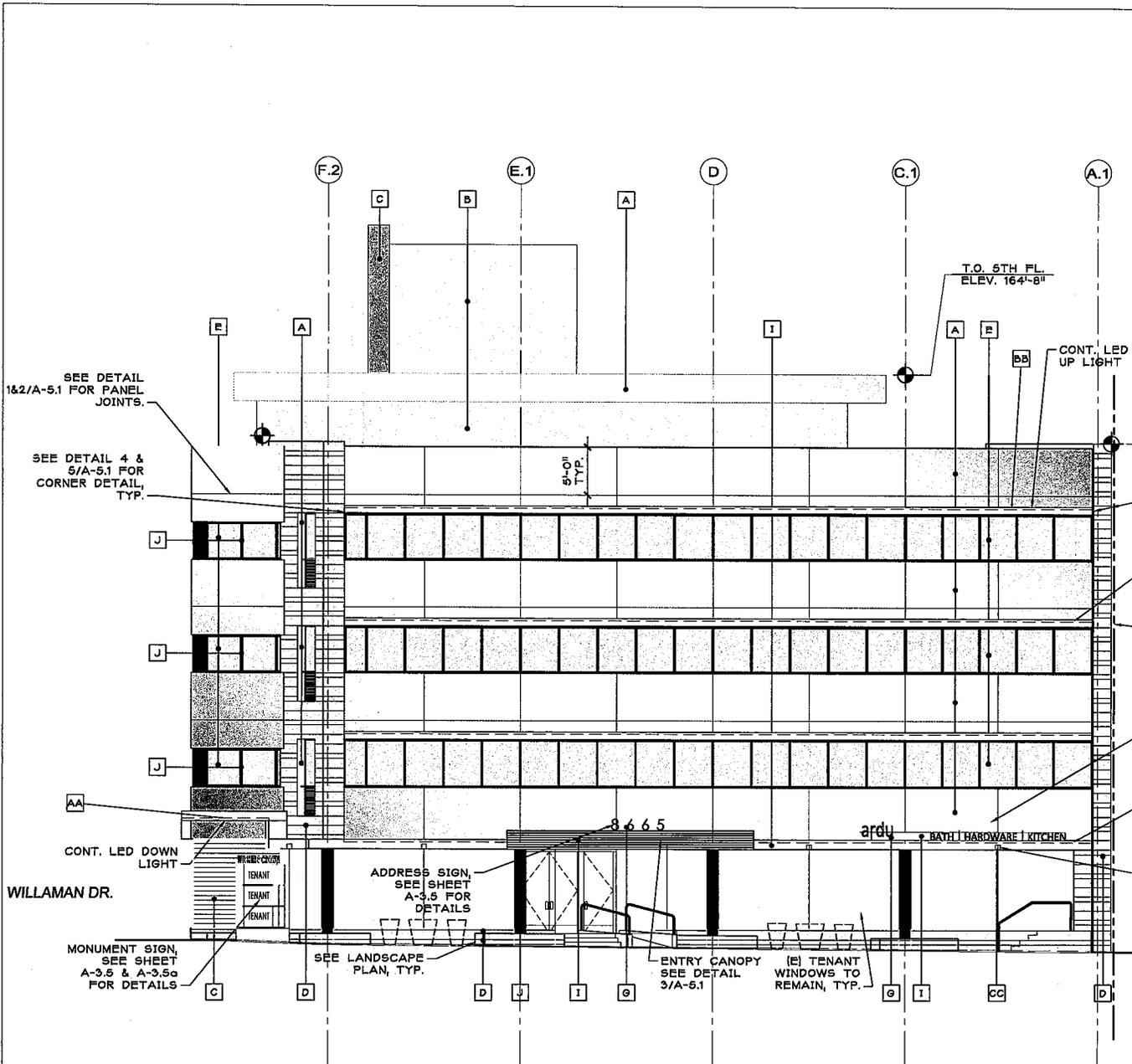
SCALE: 3/32" = 1'-0"

SHEET TITLE:  
**EXISTING ELEVATIONS**

SHEET:

**A3.1**

SOUTH ELEVATION



EXTERIOR FINISH SCHEDULE				
NO.	MATERIAL	FINISH	COLOR	MANUFACTURER / REMARKS
A	METAL PANEL	SUNDANCE WICA 2-COAT	8946 SILVERSMITH	CENTRIA FORMABOND II METAL COMPOSITE WALL PANEL
B	(M) SURFACE	PAINT, FLAT FIN.	DE5142 FLOATING FEATHER	DUNN EDWARDS PAINTS
C	(M) SURFACE	PAINT, FLAT FIN.	DE5143 PALMOND LATTE	DUNN EDWARDS PAINTS
D	PORCELAIN TILE	PORCELAIN	EQUILIBRIO "MENTE" (VWEGOR)	TILESHOP
E	VISION GLASS	LOW E-GLASS	VE1-48	VIRACON
F	FRIT GLASS	WHITE SCREEN	V175 #2002 80X SCREEN	VIRACON
G	CHANNEL LETTER SIGN	SEE DETAILS	WHITE OR METAL	SEE DETAILS
H	SECURITY GATE	ANODIZED ALUM.	MATCH STOREFRONT	SEE DOOR SPECS.
I	METAL FRAMES	COATING	995 "OFF-WHITE"	CENTRIA
J	METAL COLUMN COVERS	COATING	1245 "MOCHA"	CENTRIA
K	MULLIONS	TO MATCH	1245 MOCHA	CENTRIA

- T.O. MASONRY ELEV. 164'-6"
- T.O.P. +52'-0" ELEV. 154'-0"
- +49'-7" T.O.S. ELEV. 151'-7"
- SEE DETAIL 4 & 5/A-5.1 FOR CORNER DETAIL, TYP.
- BB
- +37'-0" ELEV. 138'-0"
- PROPERTY LINE
- +26'-0" ELEV. 127'-0"
- TENANT SIGN, SEE SHEET A-3.5 FOR DETAIL
- BB
- +19'-0" ELEV. 115'-0"
- +9'-6" ELEV. 111'-6"
- PROVIDE EXTERIOR DOWN LIGHT @ SOFFIT, TYP.
- 0" ELEV. 102'-0"

**SOUTH ELEVATION**  
SEE SHEET A-3.8 FOR LIGHTING SCHEDULE

**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 WILSHIRE BLVD. BEVERLY HILLS, CA 90211

T.W. Layman Associates  
2000 VENTURA BLVD. SUITE 250 WOODLAND HILLS, CA 91367 | (818) 906-4823

CROWN BURBANK ASSOCIATES II  
6450 WILSHIRE BLVD. SUITE 410 BEVERLY HILLS, CA 90211 | (310) 971-9723

JOB NO.: 13006  
DATE: 8/4/14  
SCALE: 3/32" = 1'-0"

SHEET TITLE:  
**PROPOSED ELEVATIONS**

SHEET:  
**A3.1a**

1

2

3

4

5

6

7

PROPERTY LINE

8 6 6 5

+48'-7"  
ELEV. 151'-7"

+37'-0"  
ELEV. 139'-0"

+25'-0"  
ELEV. 127'-0"

+13'-0"  
ELEV. 115'-0"

+8'-6"  
ELEV. 111'-6"

0"  
ELEV. 102'-0"

WILSHIRE BLVD.

WEST ELEVATION

# 8665 WILSHIRE OFFICE REMODEL

PROJECT ADDRESS: 8665 WILSHIRE BLVD., BEVERLY HILLS, CA 90211

CROWN BURBANK ASSOCIATES II  
844 WILSHIRE BLVD., SUITE 410 BEVERLY HILLS, CA 90211 | 310.271.9273

T. W. Layman Associates  
2000 VENTURA BLVD., SUITE 250 WOODLAND HILLS, CA 91364 | 818.995.8652

JOB NO.: 13006

DATE: 7/8/14

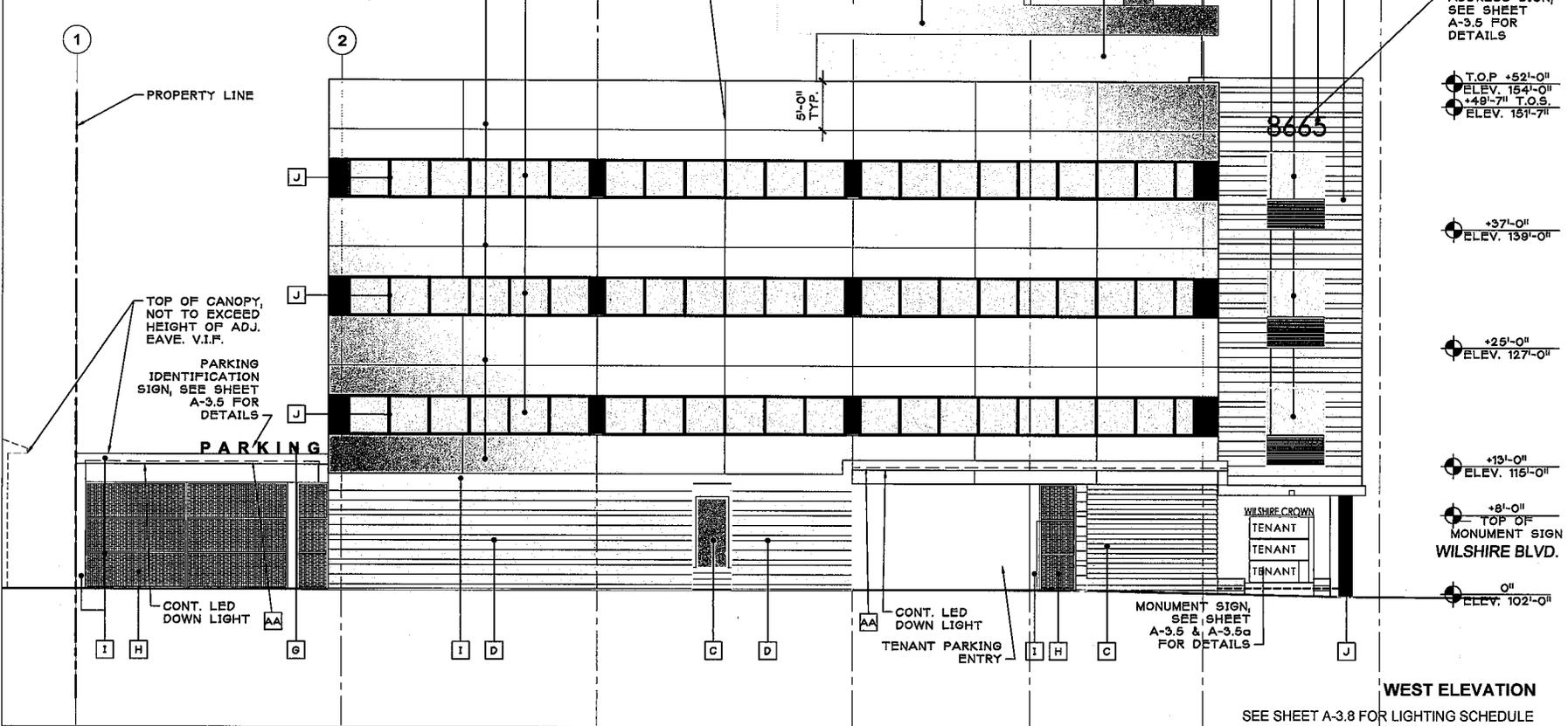
SCALE: 3/32" = 1'-0"

SHEET TITLE:  
**EXISTING ELEVATIONS**

SHEET:

## A3.2

EXTERIOR FINISH SCHEDULE				
NO.	MATERIAL	FINISH	COLOR	MANUFACTURER / REMARKS
A	METAL PANEL	BUNDANCE MICA 2-COAT	8846 SILVERSMITH <sup>®</sup>	CENTRIA FORMABOND II METAL COMPOSITE WALL PANEL
B	(B) SURFACE	PAINT, FLAT FIN.	DE5142 "FLOATING FEATHER"	DUNN EDWARDS PAINTS
C	(B) SURFACE	PAINT, FLAT FIN.	DE5143 FALMOND LATTE <sup>®</sup>	DUNN EDWARDS PAINTS
D	PORCELAIN TILE	PORCELAIN	EQUILIBRIO "MENTE" (W/EDRO)	TILESHOP
E	VISION GLASS	LOW E-GLASS	VE1-48	VIRACON
F	PRIT GLASS	WHITE SCREEN	V176 #2002 60X SCREEN	VIRACON
G	CHANNEL LETTER SIGN	SEE DETAILS	WHITE OR METAL	SEE DETAILS
H	SECURITY GATE	ANODIZED ALUM.	MATCH STOREFRONT	SEE DOOR SPECS.
I	METAL FRAMES	COATING	893 "OFF-WHITE"	CENTRIA
J	METAL COLUMN COVERS	COATING	1243 "MOCHA"	CENTRIA
K	MULLIONS	TO MATCH	1243 MOCHA	CENTRIA



**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 Wilshire Blvd. Beverly Hills, CA 90211

**T. W. Layman Associates**  
2000 VON KARMAN BLVD., SUITE 200 WOODLAND HILLS, CA 91364 | 818-995-8932

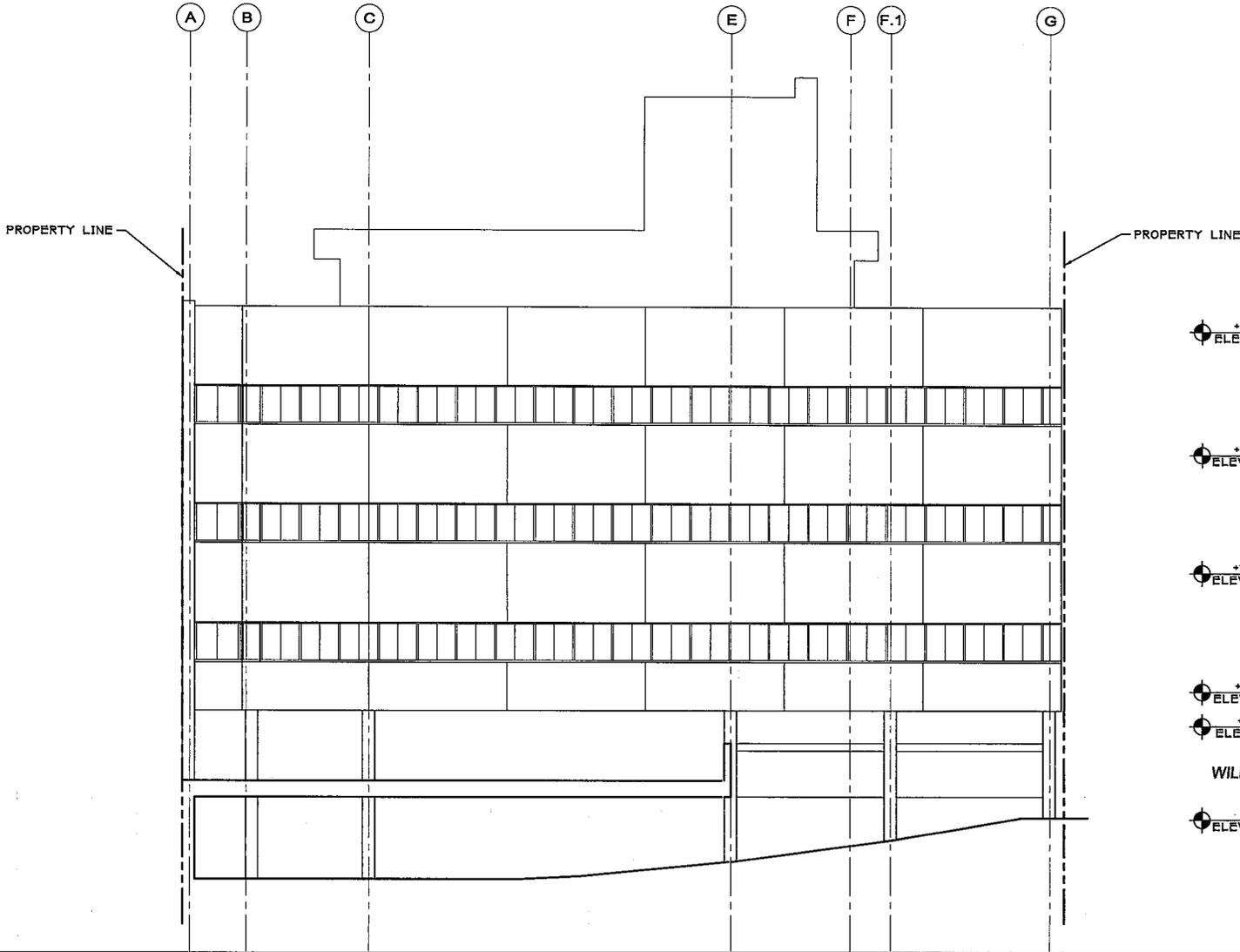
**CROWN BURBANK ASSOCIATES II**  
8645 WILSHIRE BLVD., SUITE 410 BURBANK, CA 91511 | 818-297-9732

JOB NO.: 13006  
DATE: 7/28/14  
SCALE: 3/32" = 1'-0"

SHEET TITLE:  
**PROPOSED ELEVATIONS**

SHEET:

**A3.2a**



**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 Wilshire Blvd. Beverly Hills, CA 90211

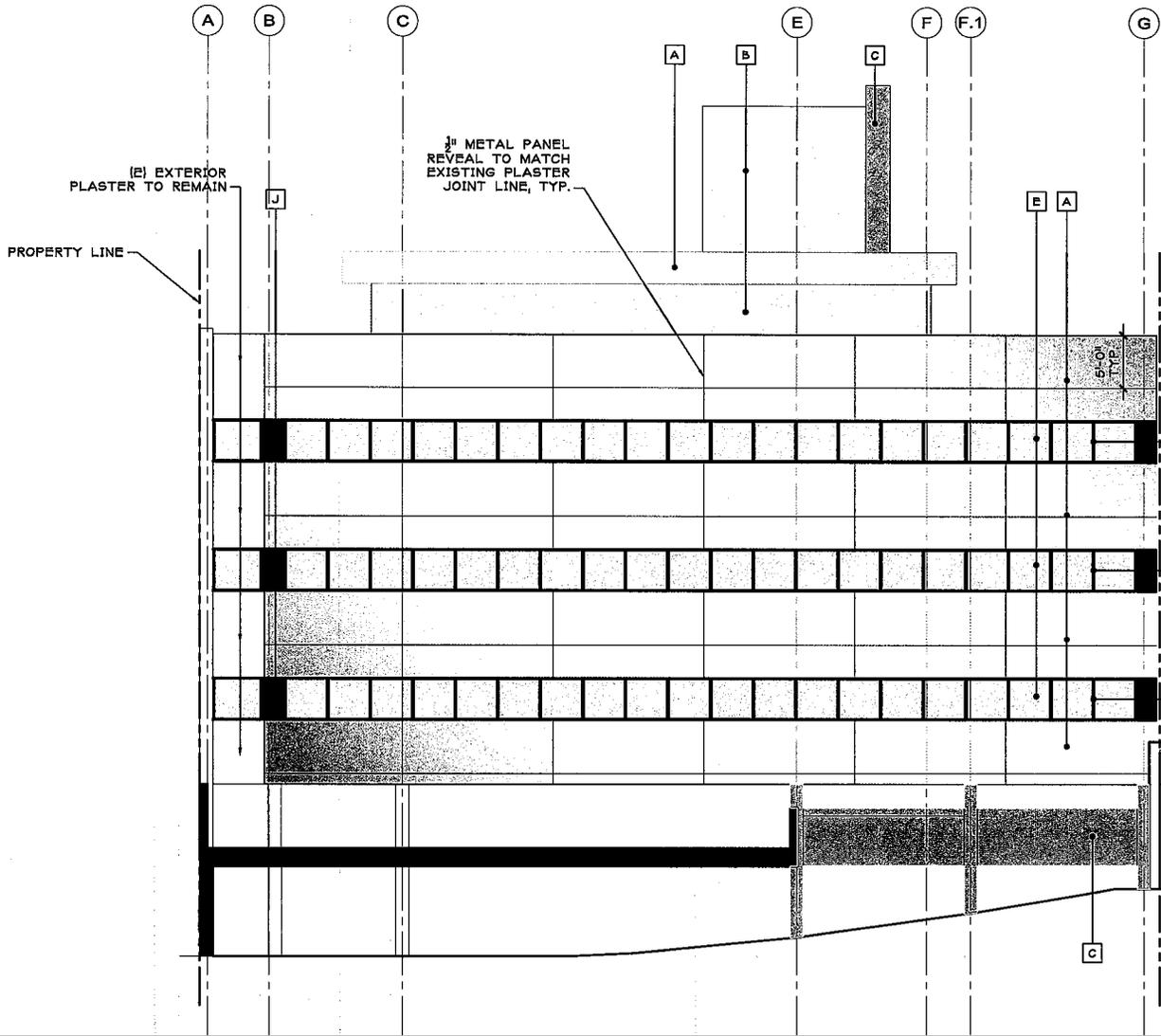
**CROWN BURBANK ASSOCIATES II**  
 8665 WILSHIRE BLVD., SUITE 410, BEVERLY HILLS, CA 90211 | 310.977.0725

**T. W. Layman Associates**  
 2000 VENTURA BLVD., SUITE 200, WOODLAND HILLS, CA 91367 | 818.709.4822

JOB NO.:	13006
DATE:	7/8/14
SCALE:	3/32" = 1'-0"
SHEET TITLE:	<b>EXISTING ELEVATIONS</b>
SHEET:	

NORTH ELEVATION

**A3.3**



EXTERIOR FINISH SCHEDULE				
NO.	MATERIAL	FINISH	COLOR	MANUFACTURER / REMARKS
A	METAL PANEL	BUNDANCE MICA 2-COAT	8846 'SILVERSMITH'	CENTRIA FORMABOND II METAL COMPOSITE WALL PANEL
B	(E) SURFACE	PAINT, FLAT FIN.	DE5142 'FLOATING PEATHER'	DUNN EDWARDS PAINTS
E	(E) SURFACE	PAINT, FLAT FIN.	DE5143 'ALMOND LATTE'	DUNN EDWARDS PAINTS
D	PORCELAIN TILE	PORCELAIN	EQUILIBRIO 'MENTE' (VWEOZO)	TILESHOP
F	VISION GLASS	LOW E-GLASS	VE1-48	VIRACON
P	FRIT GLASS	WHITE SCREEN	V175 #2002 90% SCREEN	VIRACON
Q	CHANNEL LETTER SIGN	SEE DETAILS	WHITE OR METAL	SEE DETAILS
H	SECURITY GATE	ANODIZED ALUM.	MATCH STOREFRONT	SEE DOOR SPECS.
I	METAL FRAMES	COATING	993 'OFF-WHITE'	CENTRIA
J	METAL COLUMN COVERS	COATING	1245 'MOCHA'	CENTRIA
K	MULLIONS	TO MATCH	1245 'MOCHA'	CENTRIA

PROPERTY LINE

T.O.P. +52'-0"  
 ELEV. 154'-0"  
 +49'-7" T.O.S.  
 ELEV. 151'-7"

+37'-0"  
 ELEV. 139'-0"

+25'-0"  
 ELEV. 127'-0"

+19'-0"  
 ELEV. 115'-0"

CONT. LED DOWN LIGHT  
 WILLAMAN DR.

0"  
 ELEV. 102'-0"

NORTH ELEVATION

**8665 WILSHIRE OFFICE REMODEL**

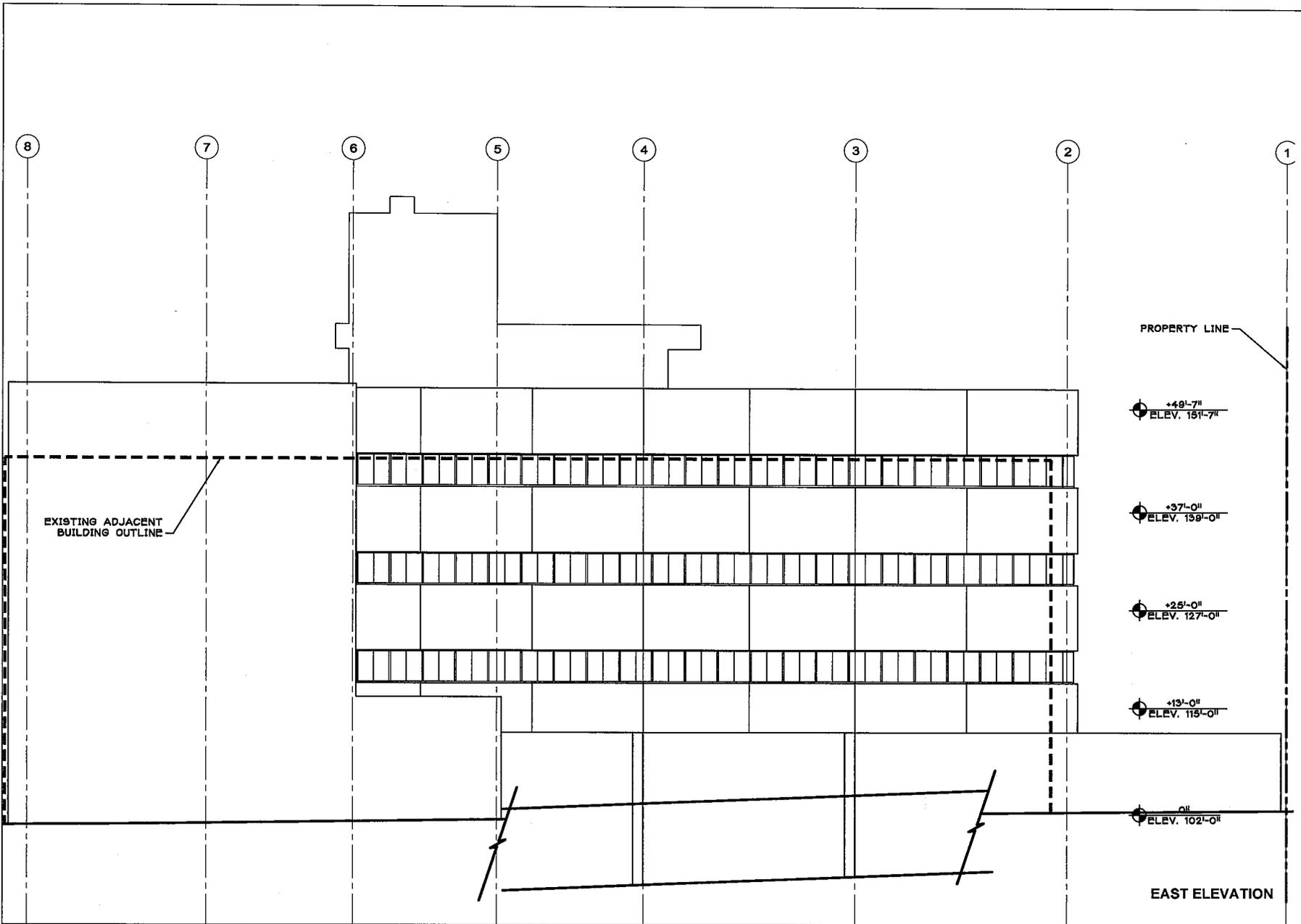
PROJECT ADDRESS: 8665 Wilshire Blvd. Beverly Hills, CA 90211

T.W. Layman Associates  
 2000 VINDARA AVENUE, SUITE 200 WOODLAND HILLS, CA 91364 | 818-958-9932

CROWN BURBANK ASSOCIATES II  
 8445 WILSHIRE BLVD., SUITE 410 BEVERLY HILLS, CA 90211 | 310-671-2723

JOB NO.:	13006
DATE:	7/28/14
SCALE:	3/32" = 1'-0"
SHEET TITLE:	<b>PROPOSED ELEVATIONS</b>
SHEET:	

**A3.3a**



**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 Wilshire Blvd. Beverly Hills, CA 90211

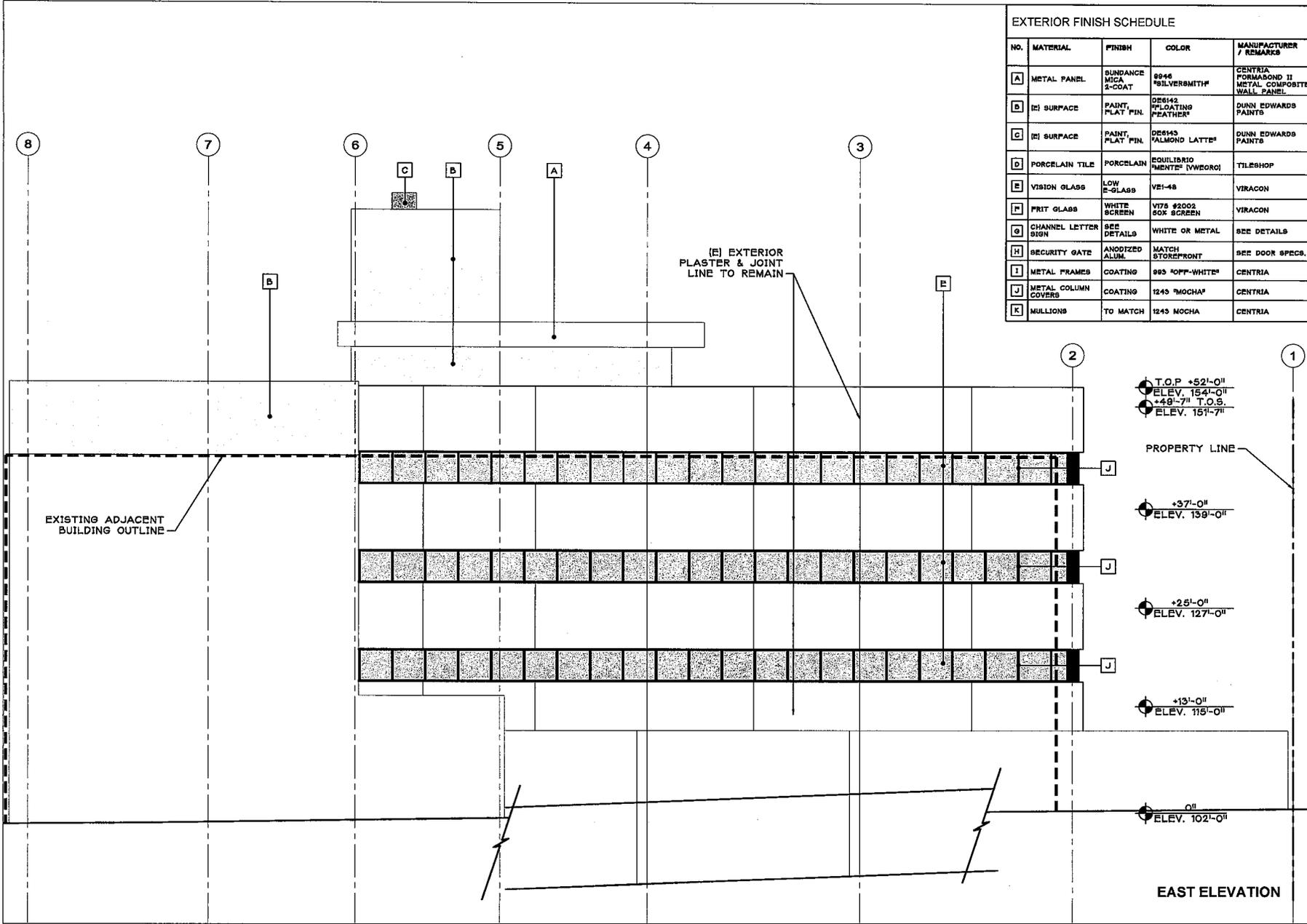
T.W. Layman Associates  
2000 VERMONT AVENUE, SUITE 200 WOODLAND HILLS, CA 91367-1692

CROWN BURBANK ASSOCIATES II  
6868 MIDWINTER BLVD., SUITE 410 BENTLEYVILLE, CA 90211 310.271.9220

JOB NO:	13006
DATE:	8/5/13
SCALE:	3/32" = 1'-0"
SHEET TITLE:	<b>EXISTING ELEVATIONS</b>
SHEET:	

EAST ELEVATION

**A3.4**



EXTERIOR FINISH SCHEDULE

NO.	MATERIAL	FINISH	COLOR	MANUFACTURER / REMARKS
A	METAL PANEL	BUNDANCE MICA 2-COAT	89-66 #SILVERSMITH	CENTRIA FORMABOND II METAL COMPOSITE WALL PANEL
B	(E) SURFACE	PAINT PLAT FIN.	DE5142 #COATING #FEATHER	DUNN EDWARDS PAINTS
C	(E) SURFACE	PAINT PLAT FIN.	DE5143 #ALMOND LATTE	DUNN EDWARDS PAINTS
D	PORCELAIN TILE	PORCELAIN	EQUILIBRIO #MENTE IVWEGRG	TILESHOP
E	VISION GLASS	LOW E-GLASS	VE1-48	VIRACON
F	FRIT GLASS	WHITE SCREEN	V75 #2002 50% SCREEN	VIRACON
G	CHANNEL LETTER SIGN	SEE DETAILS	WHITE OR METAL	SEE DETAILS
H	SECURITY GATE	ANODIZED ALUM.	MATCH STOREFRONT	SEE DOOR SPECS.
I	METAL FRAMES	COATING	985 #OFF-WHITE	CENTRIA
J	METAL COLUMN COVERS	COATING	1245 #MOCHA	CENTRIA
K	MULLIONS	TO MATCH	1245 MOCHA	CENTRIA

8665 WILSHIRE OFFICE REMODEL

PROJECT ADDRESS: 8665 Wilshire Blvd. Beverly Hills, CA 90211

T. W. Layman Associates  
2000 VENTURA BLVD., SUITE 200 WOODLAND HILLS, CA 91364 | 818-994-8922

CROWN BURBANK ASSOCIATES II  
8665 WILSHIRE BLVD., SUITE 400 BEVERLY HILLS, CA 90211 | 310-971-2721

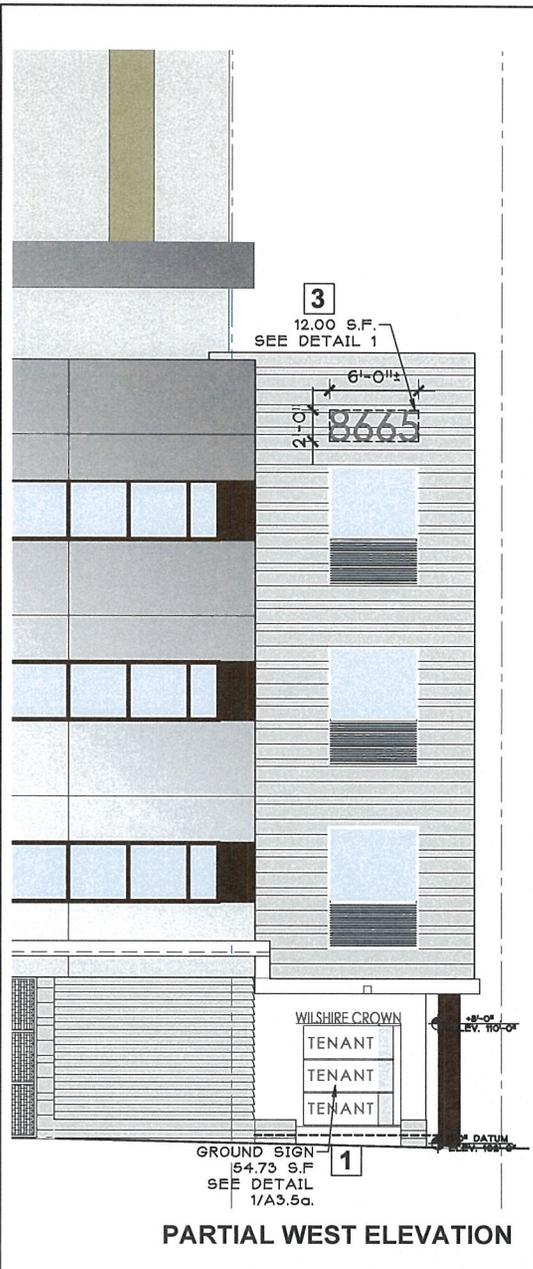
JOB NO.: 13006

DATE: 7/28/14

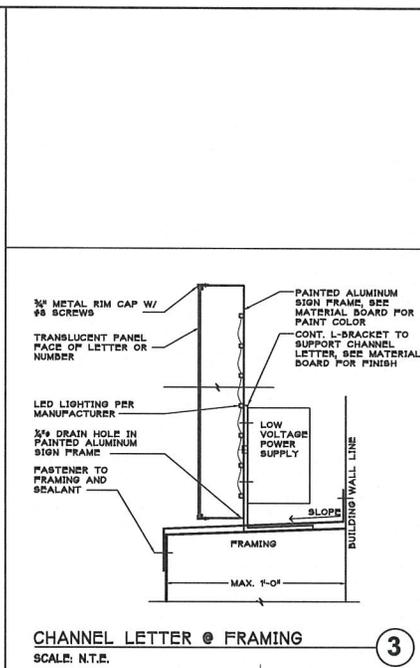
SCALE: 3/32" = 1'-0"

SHEET TITLE:  
**PROPOSED ELEVATIONS**

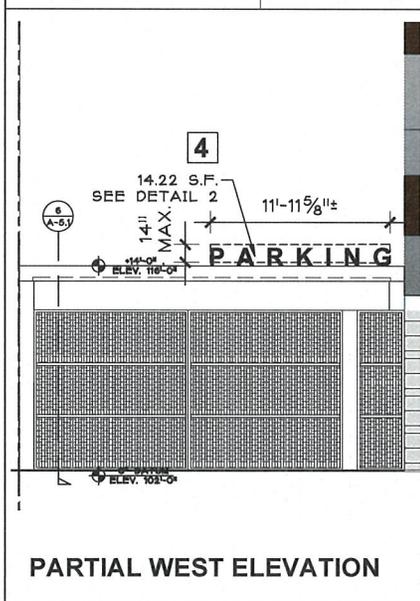
SHEET:  
**A3.4a**



PARTIAL WEST ELEVATION

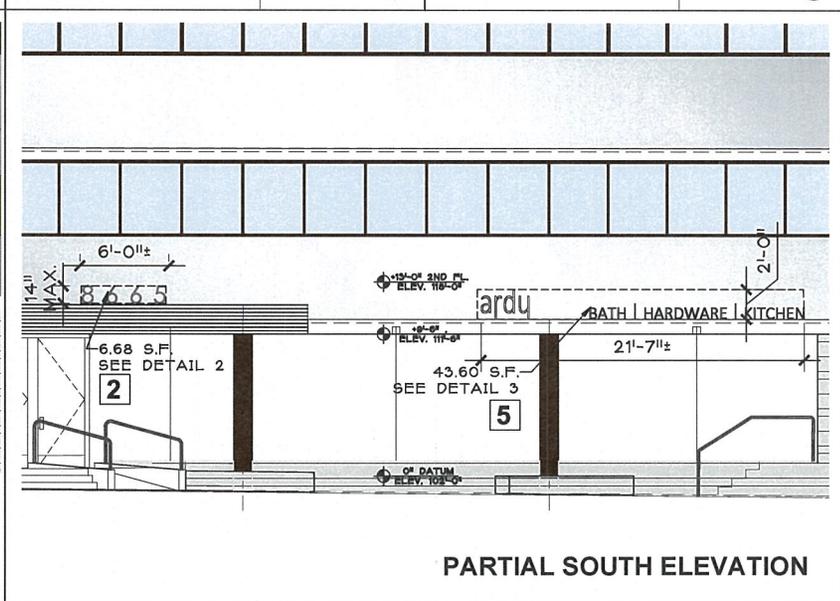
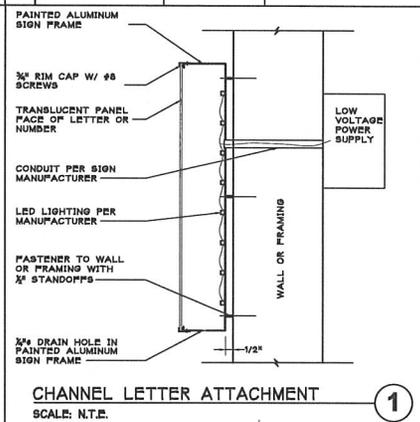
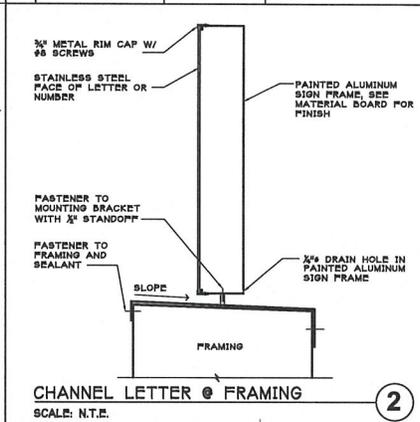


PARTIAL WEST ELEVATION



SIGN SCHEDULE

NO.	SIGN TYPE	MATERIAL	SIGN AREA	NO.	SIGN TYPE	MATERIAL	SIGN AREA
1	GROUND SIGN FOR BUSINESS IDENTIFICATION	METAL PANEL, CUT-OUT LETTER OVER TRANSLUCENT PANEL	54.73 SF (MAX. ALLOWABLE 55 SF)	4	PARKING ENTRANCE IDENTIFICATION	STAINLESS STEEL/ALUMN.	14.22 SF (MAX. ALLOWABLE 20 SF)
2	NUMERIC ADDRESS ON ENTRY CANOPY	STAINLESS STEEL/ALUMN.	6.68 SF	5	TENANT SIGN FOR BUSINESS IDENTIFICATION ON MOLDING	TRANSLUCENT PANEL / ALUMN	43.60 SF
3	NUMERIC ADDRESS ON ANCHOR WALL	TRANSLUCENT PANEL / ALUMN	12.00 SF				



PARTIAL SOUTH ELEVATION

**8665 WILSHIRE OFFICE REMODEL**

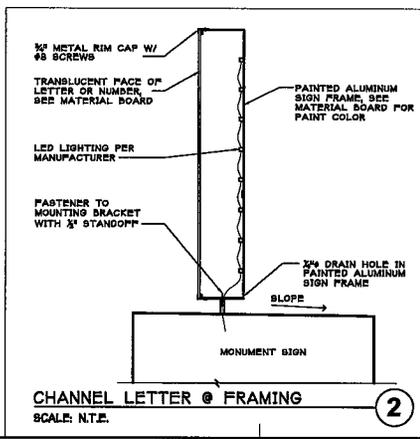
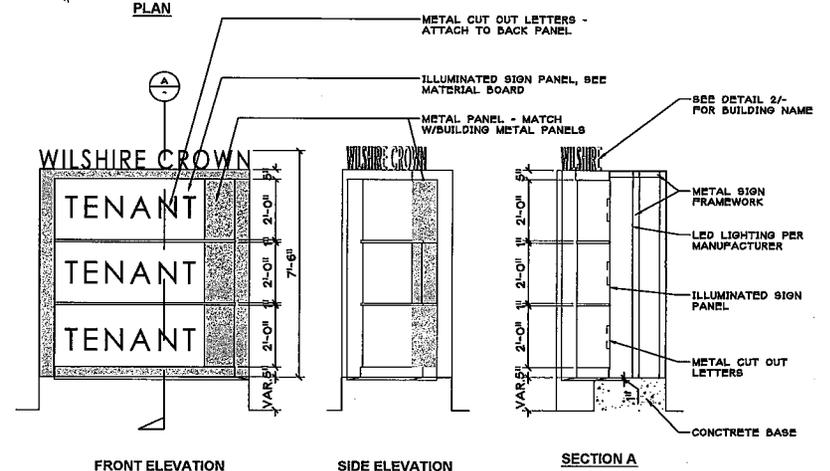
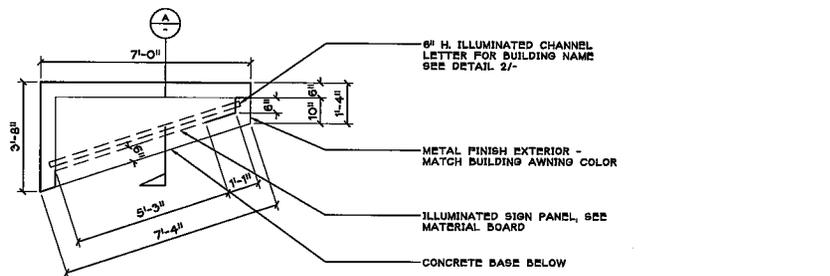
CROWN BURBANK ASSOCIATES II  
8665 WILSHIRE BLVD., SUITE 410, BEVERLY HILLS, CA 90211 | 310.271.9273

T. W. Layman Associates  
2000 RIVINGTON AVE., SUITE 250, WOODLAND HILLS, CA 91364 | 818.995.8652

JOB NO.: 13006  
DATE: 7/28/14  
SCALE: 1/8" = 1'-0"  
SHEET TITLE: **PROPOSED SIGNAGE**  
SHEET: **A3.5**

SIGN SCHEDULE

NO.	SIGN TYPE	MATERIAL	SIGN AREA	NO.	SIGN TYPE	MATERIAL	SIGN AREA
1	GROUND SIGN FOR BUSINESS IDENTIFICATION	METAL PANEL, CUT-OUT LETTER OVER TRANSLUCENT PANEL	54.75 SF (MAX. ALLOWABLE 55 SF)	4	PARKING ENTRANCE IDENTIFICATION	STAINLESS STEEL/ALUMN.	14.22 SF (MAX. ALLOWABLE 20 SF)
2	NUMERIC ADDRESS ON ENTRY CANOPY	STAINLESS STEEL/ALUMN.	5.65 SF	5	TENANT SIGN FOR BUSINESS IDENTIFICATION ON MOLDING	TRANSLUCENT PANEL / ALUMN	43.60 SF
3	NUMERIC ADDRESS ON ANCHOR WALL	TRANSLUCENT PANEL / ALUMN	12.00 SF				



**MONUMENT SIGN**  
SCALE: N.T.E.

**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 Wilshire Blvd., Beverly Hills, CA 90211

CROWN BURBANK ASSOCIATES II  
6665 WILSHIRE BLVD., SUITE 410, BEVERLY HILLS, CA 90211 | 310.271.2723

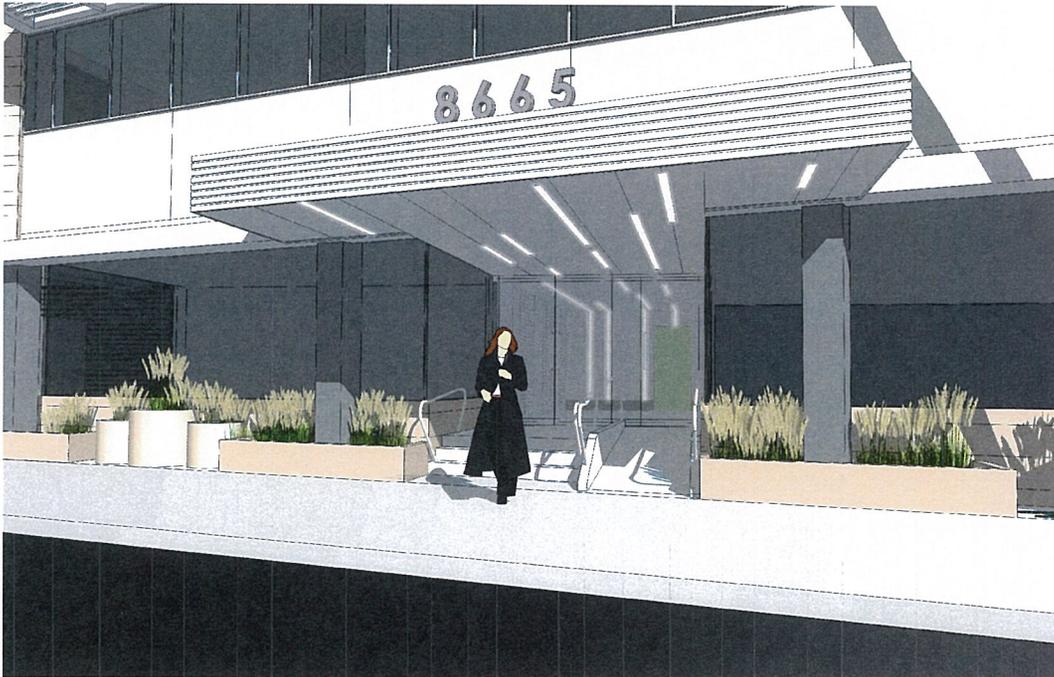
T.W. Layman Associates  
22000 VENTURA BLVD., SUITE 200, WOODLAND HILLS, CA 91344 | 818.996.8822

JOB NO.:	13006
DATE:	7/28/14
SCALE:	N.T.E.
	SP
SHEET TITLE:	<b>PROPOSED SIGNAGE</b>
SHEET:	

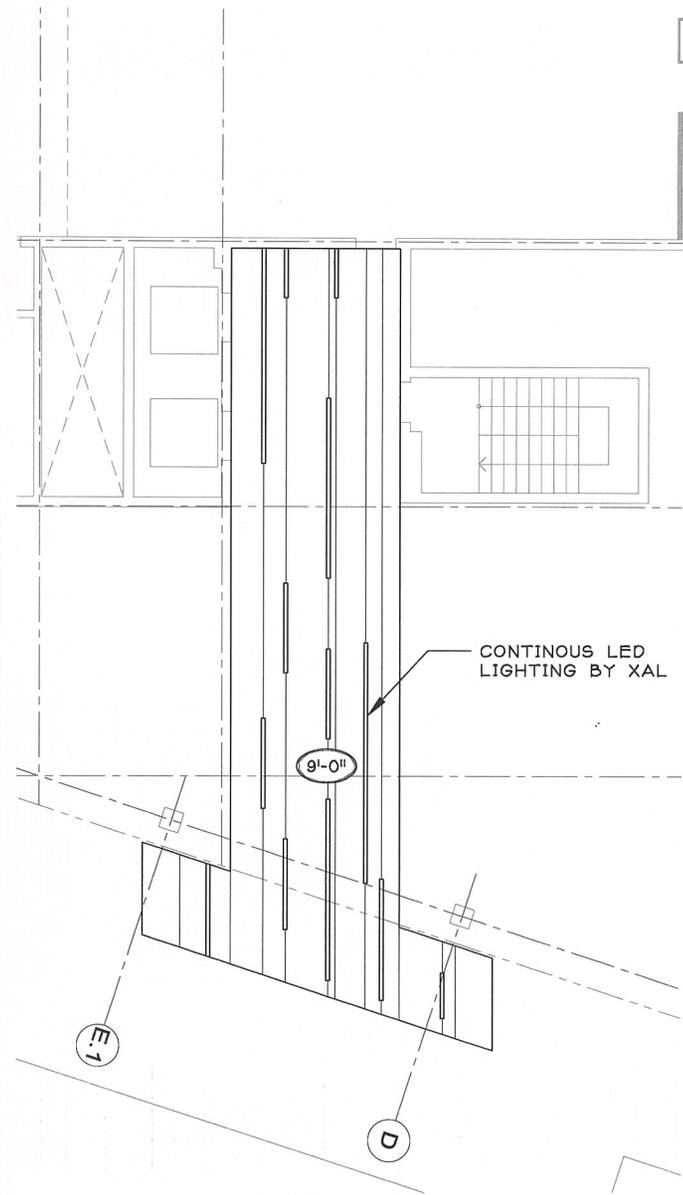
**A3.5a**



REFERENCE FOYER IMAGES FROM MAXWELL STARKMAN



LOBBY CONCEPTUAL RENDERING



LOBBY REFLECTED CEILING PLAN

**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 Wilshire Blvd, Beverly Hills, CA 90211

CROWN BURBANK ASSOCIATES II  
8645 WILSHIRE BLVD., SUITE 410 BEVERLY HILLS, CA 90211 | 310.271.7273

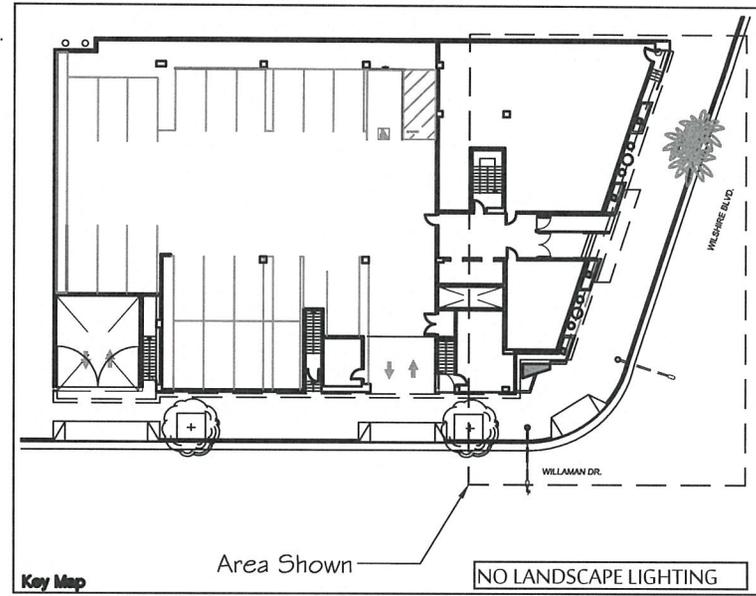
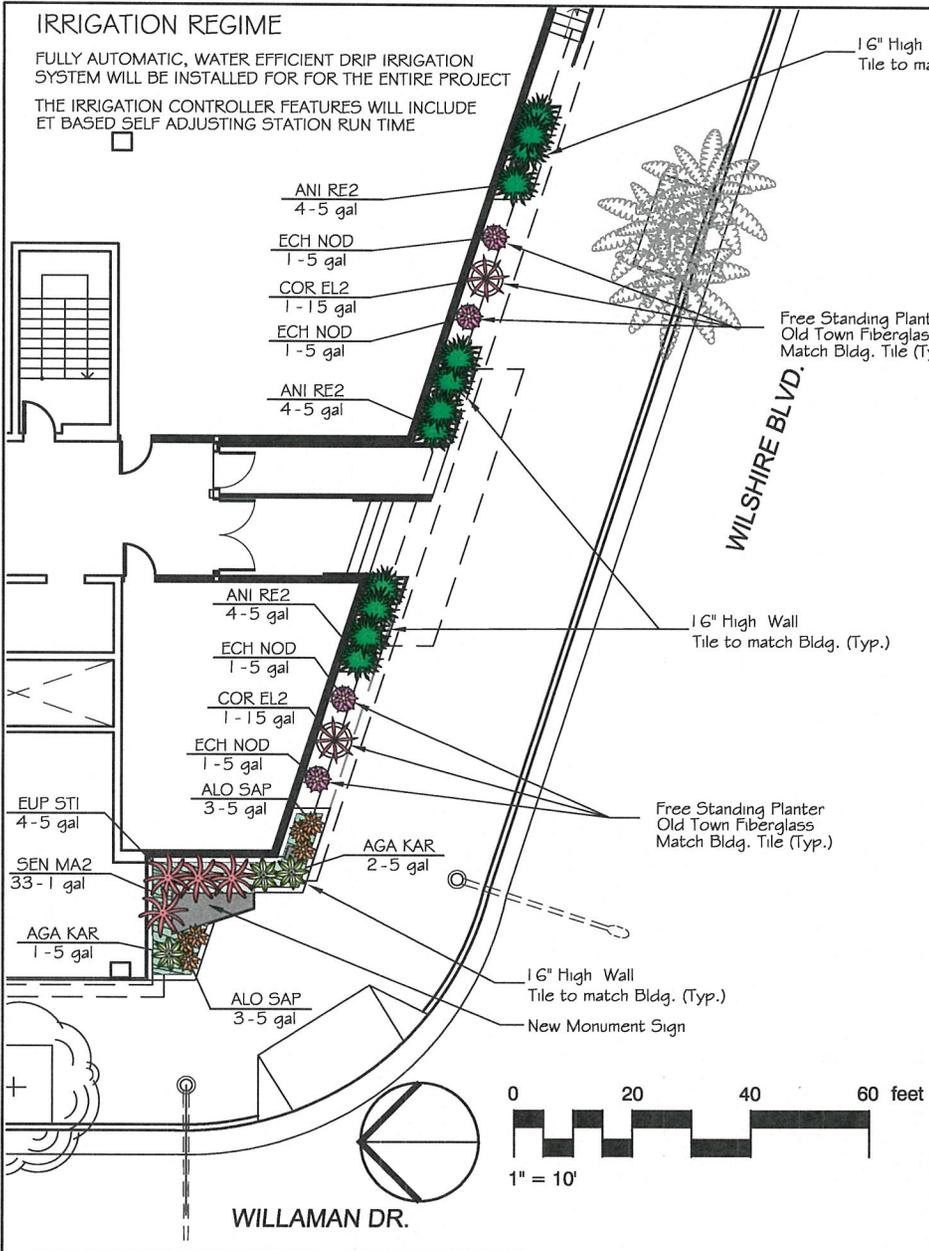
T. W. Layman Associates  
2000 VENTURA BLVD., SUITE 250 WOODLAND HILLS, CA 91364 | 818.995.8952

JOB NO.:	13006
DATE:	7/25/14
SCALE:	1/4" = 1'-0"
SHEET TITLE:	<b>PROPOSED LOBBY REFLECTED CEILING PLAN</b>
SHEET:	

**A3.7**

### IRRIGATION REGIME

FULLY AUTOMATIC, WATER EFFICIENT DRIP IRRIGATION SYSTEM WILL BE INSTALLED FOR FOR THE ENTIRE PROJECT  
 THE IRRIGATION CONTROLLER FEATURES WILL INCLUDE ET BASED SELF ADJUSTING STATION RUN TIME



### PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	
	AGA KAR	Agave attenuata `Kara`'s Stripes` / Agave * WUCOLS REG. 3 - LOW	5 gal	
	ALO SAP	Aloe saponaria / Soap Aloe * WUCOLS REG. 3 - LOW	5 gal	
	ANI RE2	Anigozanthos x `Red & Pink` / Kangaroo Paw WUCOLS REG. 3 - LOW	5 gal	
	COR EL2	Cordyline australis `Electric Pink` / Pink Grass Tree 8 WUCOLS RE. 3 - LOW	15 gal	
	ECH NOD	Echeveria nodulosa / Painted Echeveria * WUCOLS REG. 3 - LOW	5 gal	
	EUP STI	Euphorbia tirucalli `Sticks on Fire` / Pencil Tree * WUCOLS REG. 3 - LOW	5 gal	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	SEN MA2	Senecio mandraliscae / Blue Finger * WUCOLS REG. 3 - LOW	1 gal	16" o.c.

\* BY WUCOLLS III - ESTIMATING IRRIGATION WATER NEEDS IN CALIFORNIA - REGION 3

**8665 WILSHIRE OFFICE REMODEL**

PROJECT ADDRESS: 8665 Wilshire Blvd, Beverly Hills, CA 90211

T.W. Layman Associates  
 20000 VENTURA BLVD., SUITE 250 WOODLAND HILLS, CA 91314 | 818PP982

E.G.L.A.  
 LANDSCAPE ARCHITECTS INC.  
 11111 WILSHIRE BLVD., SUITE 100 BEVERLY HILLS, CA 90211 | 310.277.1234

CROWN BURBANK ASSOCIATES II  
 8668 WILSHIRE BLVD., SUITE 410 BEVERLY HILLS, CA 90211 | 310.297.7272

E.G.L.A. JOB NO.: 14LAW01  
 T.W. LAYMAN JOB NO.: 13006

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

SHEET TITLE:  
**Conceptual Landscape Plan**

SHEET:  
**PRL-1 of 1**



✿ AGA KAR *Agave attenuata* 'Kara's Stripes' / Agave



✿ ALO SAP *Aloe saponaria* / Soap Aloe



✿ ANI RE2 *Anigozanthos* x 'Red & Pink' / Kangaroo Paw



✿ COR EL2 *Cordyline australis* 'Electric Pink' / Pink Grass Tree



✿ ECH NOD *Echeveria nodulosa* / Painted Echeveria



✿ EUP STI *Euphorbia tirucalli* 'Sticks on Fire' / Pencil Tree



✿ SEN MA2 *Senecio mandraliscae* / Blue Finger

# 8665 WILSHIRE OFFICE REMODEL

PROJECT ADDRESS: 8665 Wilshire Blvd, Beverly Hills, CA 90211

CROWN BURBANK ASSOCIATES II  
4666 WILSHIRE BLVD., SUITE 410 BEVERLY HILLS, CA 90211 | 310.971.9793

Edward C. G. L. A.  
Landscape Architect  
20200 VENTURA BLVD., SUITE 200  
WOODLAND HILLS, CA 91367  
PH: 818.709.8888  
WWW.EDWARDGLA.COM

T. W. Layman Associates  
20200 VENTURA BLVD., SUITE 200 WOODLAND HILLS, CA 91367 | 818.709.8888

E.C.G.L.A. JOB NO.: 14LAVD1  
T.W. LAYMAN JOB NO.: 13008

DATE:

SCALE:

SHEET TITLE:  
**Plant Species  
Photographs**

SHEET:  
**Ph  
of 1**



**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, A GROUND SIGN, A BUILDING IDENTIFICATION SIGN, A SIGN ACCOMMODATION TO ALLOW A BUILDING IDENTIFICATION SIGN BELOW TWENTY FIVE FEET (25') IN HEIGHT ABOVE GRADE, A BUSINESS IDENTIFICATION SIGN, A PARKING IDENTIFICATION SIGN, AND LANDSCAPING FOR THE PROPERTY LOCATED AT 8665 WILSHIRE BOULEVARD (PL1412211).

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

Section 1. Soogun Park, T.W. Layman Associates, agent, on behalf of the property owner, Crown Burbank Associates, LLC II, (Collectively the "Applicant"), has applied for architectural approval of a façade remodel, a ground sign, a building identification sign, a sign accommodation to allow a building identification sign below twenty five feet (25') in height above grade, a business identification sign, a parking identification sign, and landscaping for the property located at 8665 Wilshire Boulevard.

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

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

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the

State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city's local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The project has also been reviewed and found to be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards for Rehabilitation and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

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

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William Crouch, Commission Secretary  
Community Development Department

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Barry Bernstein, Chair  
Architectural Commission