



## Architectural Commission Report

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

**Subject:** **ONE MEDICAL GROUP (PL1412221)**  
**9525 Wilshire Boulevard**

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

**Project agent:** Richard Benson

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

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### REPORT SUMMARY

The applicant is requesting review and approval of a sign accommodation for multiple business identification signs and a sign accommodation for a projecting sign for the new One Medical Group located at 9725 Wilshire Boulevard. The proposed signage is configured as follows:

#### *Multiple Business Identification Signs*

- One (1) 22.2 SF halo-illuminated, façade-mounted sign near the building corner, and;
- Thirteen (13) 0.17 SF non-illuminated, window-mounted signs on storefront windows.
- Total area: 24.4 SF

#### *Projecting Sign*

- One (1) 2.83 SF non-illuminated projecting sign located near the tenant entrance.

Pursuant to §10-4-604 of the BHMC, the Architectural Commission has the authority to grant a sign accommodation to allow a projecting sign and multiple business identification signs on the elevation so long as the total area of all business identification signs and projecting signs does not exceed 100 square feet in area. The total area proposed is 27.23 SF.

### URBAN DESIGN ANALYSIS

The proposed signage is tasteful and appropriate to the building and storefront and will serve to positively enhance the streetscape of Wilshire Boulevard.

### 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.

#### 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](mailto:cgordon@beverlyhills.org)



## **Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

### **ENVIRONMENTAL ASSESSMENT**

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

### **PUBLIC OUTREACH AND NOTIFICATION**

Public notification was not required for this project.



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

**Attachment A**

Detailed Design Description  
and Materials (applicant prepared)

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

**A Indicate Requested Application**

- Staff Review
  - Three (3) sets of plans required (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
  - Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
  - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

**B Identify the scope of work (check all that apply):**

- New construction
- Façade Remodel ONLY
- Business Identification Sign(s)  
Number of signs proposed:
- Building Identification Sign(s)  
Number of signs proposed:
- Sign Accommodation (explain reason for the accommodation request below):  
Number of signs proposed:
- Other: \_\_\_\_\_
- Remodel: Int. & Ext, no floor area added
- Remodel: Int. & Ext, floor area added
- Awning(s):  New  Recovery
- Open Air Dining: #Tables  #Chairs

**C Describe the scope of work proposed including materials and finishes:**

Install (1) one halo illuminated wall sign and (1) double faced non-illuminated projecting sign:

[A] 3'-6" tall by 6'-5" set of individually mounted reverse channel letters reading "one\* MEDICAL GROUP".  
 [B] 2'-0" tall by 1'-5" wall mounted projecting blade sign reading "{\*logo}".  
 [C] Thirteen (13) 5" tall by 5" door & window vinyls reading "{\*logo}".

Proposed Square Feet:  
 [A] Halo Illuminated Wall Sign = 22.75  
 [B] Non-Illum Blade Sign = 2.83  
 [C] Window Logo Vinyls = 2.25

Site Sign Total = 27.83

**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      Com Low Gen
- Medical Office Building       Restaurant      Commercial

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

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

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

**A** Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Business ID Sign(s)	1	3'-6" tall by 6'-5"	22.75	100
2	Business ID Sign(s)	1	2'-0" tall by 1'-5"	2.83	75
3	Window Sign(s)	2	5" tall by 5"	2.25 total (0.17 ea.)	
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: (A-B) Aluminum faces & returns (C) 3M 1st surface vinyl  
Texture /Finish: (A-B) Satin painted (C) Satin finish  
Color / Transparency: "one" PMS #424 Grey, "logo outside circles " PMS #144 Orange, "logo center circle" PMS # 368

**BUILDING ID SIGN(S)**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**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: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

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

Since there is no landscaping required for wall signs, this section is not applicable.

**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.**

Currently the site is vacant and is in need of restoration.  
We are manufacturing new signage that will improve the overall look of the site.

- 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 illuminated signs utilize LED lighting which create no noise nor vibration.

- 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.**

Our approach was to draw attention to our clients new location while maintaining a professional look and feel. Through the use of a reverse halo lighting, we feel the sign is well balanced and that the proposed colors are subtle.

- 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.**

We have reviewed the current sign code and have consulted with Staff to create a harmonious business identity that will enhance this major business corridor.

- 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.**

We have reviewed the current Municipal Code and have proposed signs that not only fit well within the code, but also fit well on the building.



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

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**Attachment B**  
Project Design Plans

Site:  
**9725 Wilshire Blvd.**

Assessor's ID Number:  
 4343-026-003

Property Boundary Description:  
 BEVERLY LOTS 4,5,6 AND LOT 7 BLK 22

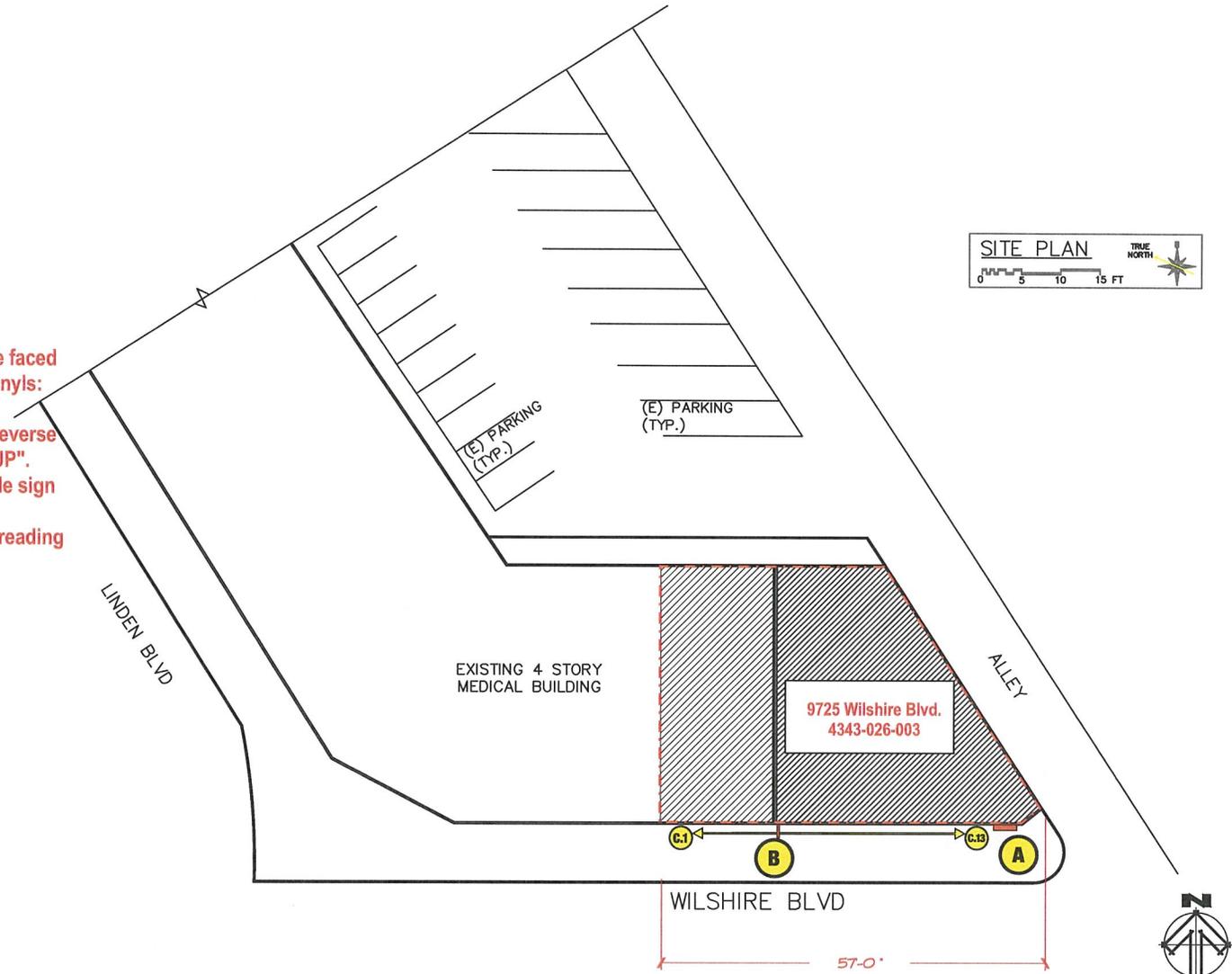
Work Scope:  
 Install (1) one halo illuminated wall sign(1) double faced non-illuminated projecting sign & (2) logo door vinyls:

- [A] 3'-6" tall by 6'-5" set of individually mounted reverse channel letters reading "one\* MEDICAL GROUP".
- [B] 2'-0" tall by 1'-5" wall mounted projecting blade sign reading "☉" logo as displayed.
- [C] Thirteen (13) 5" tall by 5" door window vinyls reading "☉" logo as displayed.

Proposed Square Feet:

[A] Halo Illuminated Wall Sign	= 22.75
[B] Non-Illum Blade Sign	= 2.83
[C] Window Logo Vinyls	= 2.25

Site Sign Total = 27.83



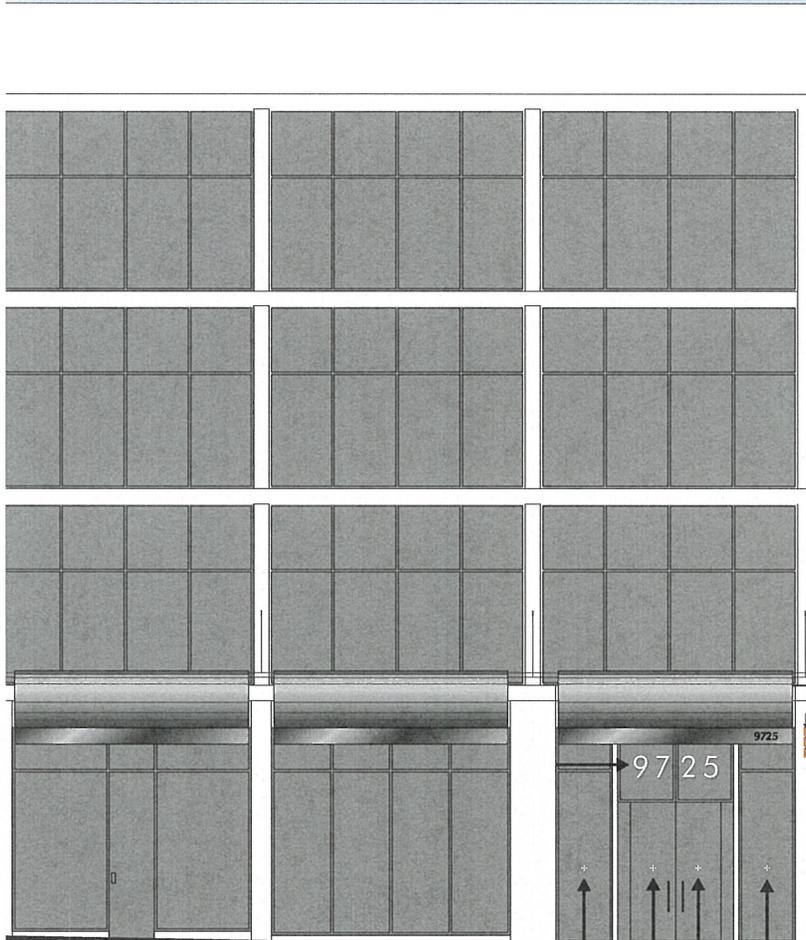
**ADART** 5 THOMAS MELLON CIRCLE/SUITE 260  
 SAN FRANCISCO, CA 94134  
 T 415.869.6460  
 F 415.869.6460  
 CA STATE CONTRACTORS LICENSE #826051 www.adart.com

PROJECT: One Medical Group
LOCATION: 9725 Wilshire Blvd, Beverly Hills, CA
DATE: 7/28/14
SALES: Terry Long
DESIGNER: Aubrey Zhu
SCALE: See Callout

REVISION	DATE	DESCRIPTION

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

**CONCEPTUAL DRAWINGS ONLY:**  
 Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.  
**ALL RIGHTS RESERVED:**  
 This design is the property of ADART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.



**DESIGN INTENT:**

To update the current identification sign with the new tenants brand identity utilizing the same square foot area assigned for this address.



Existing tenant signage is estimated existing 18x1-6 signage area is 27 s.f.

**A** Dimensional logo, painted branding colors, pin mounted off building surface, halo illuminated warm white on one and bug 0=24, M=3, Bug=14

Projecting double-faced 24 brand flag, non-illuminated **B**

C.1 C.2 C.3 C.4 C.5 C.6 C.7 C.8 C.9 C.10 C.11 C.12 C.13

57'-0" street frontage

**PROPOSED PARTIAL WILSHIRE ELEVATION**

Scale: 1/8=1-0



5 THOMAS MELLON CIRCLE/SUITE 200  
SAN FRANCISCO, CA 94134  
T 415.869.6480  
F 415.869.6480  
www.adart.com

PROJECT: One Medical Group
LOCATION: 9725 Wilshire Blvd, Beverly Hills, CA
DATE: 7/28/14
SALES: Terry Long
DESIGNER: Aubrey Zhu
SCALE: See Callout

REVISION	DATE	DESCRIPTION

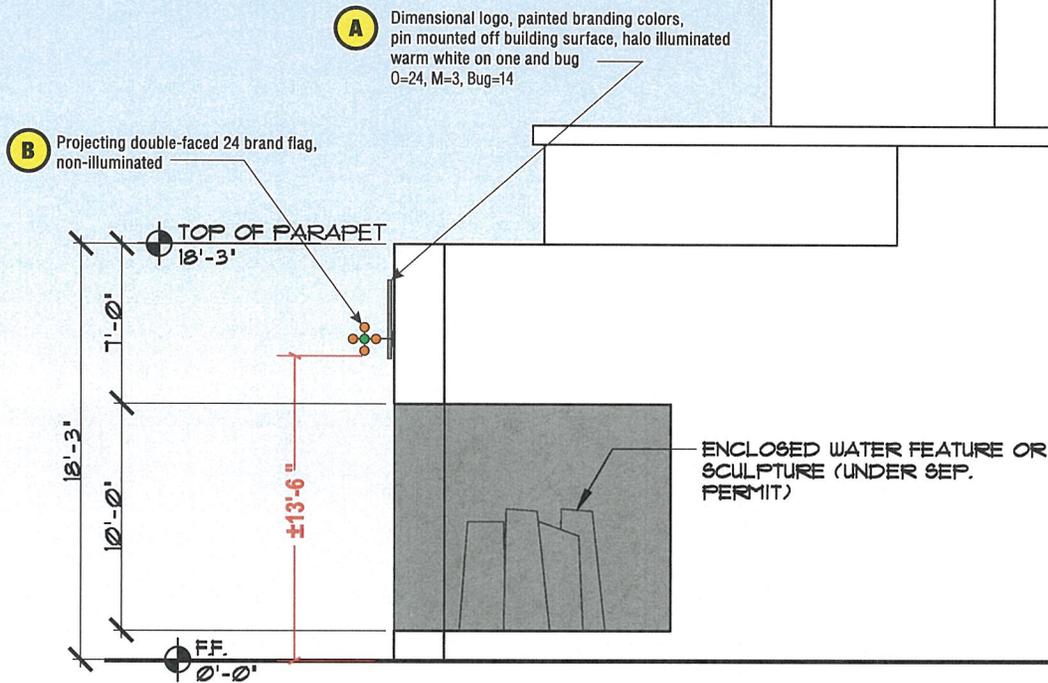
APPROVALS
SALES:
CUSTOMER:
LANDLORD:

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**DESIGN INTENT:**

To update the current identification sign with the new tenants brand identity utilizing the same square foot area assigned for this address.



**PROPOSED PARTIAL ALLEY ELEVATION**

Scale: 3/16" = 1'-0"



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 F 415.869.6480  
 www.adart.com

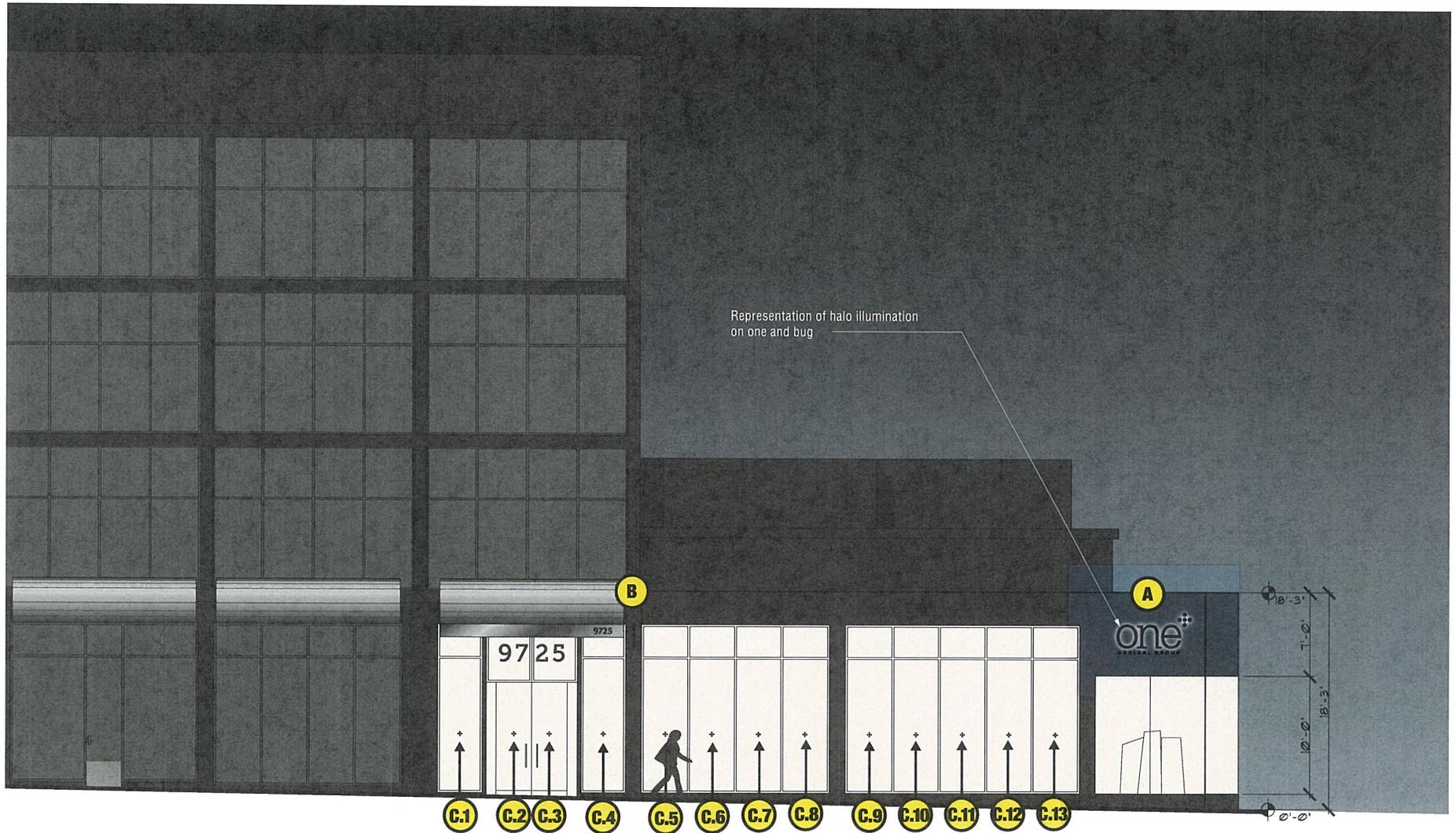
PROJECT: One Medical Group
LOCATION: 975 Wilshire Blvd, Beverly Hills, CA
DATE: 7/28/14
SALES: Terry Long
DESIGNER: Aubrey Zhu
SCALE: See Callout

REVISION	DATE	DESCRIPTION

APPROVALS
SALES: _____
CUSTOMER: _____
LANDLORD: _____

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**PROPOSED PARTIAL WILSHIRE ELEVATION**

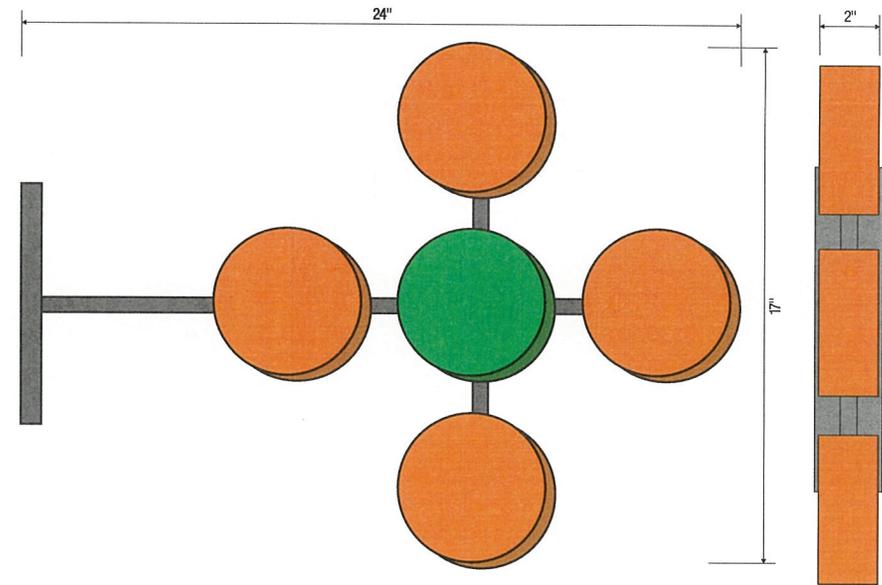
Scale: 1/8=1-0



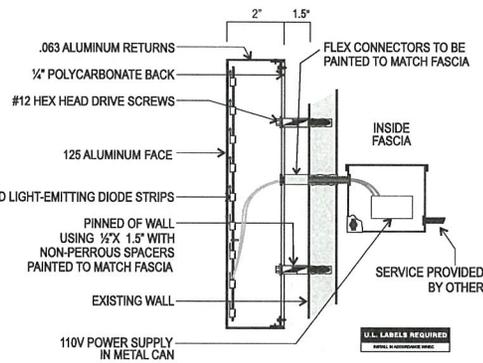
5 THOMAS MELLON CIRCLE/SUITE 200  
 SAN FRANCISCO, CA 94134  
 T 415.869.6460  
 F 415.869.6490  
 www.adart.com

CA STATE CONTRACTORS LICENSE #826051

PROJECT: One Medical Group	REVISION	DATE	DESCRIPTION	APPROVALS	<p><b>CONCEPTUAL DRAWINGS ONLY:</b>            Dimensions are approximate &amp; may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.</p> <p><b>ALL RIGHTS RESERVED:</b>            This design has been created for you in connection with a project being planned for you by ADART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.</p>
LOCATION: 9725 Wilshire Blvd, Beverly Hills, CA DATE: 7/28/14 SALES: Terry Long DESIGNER: Aubrey Zhu SCALE: See Callout				SALES: CUSTOMER: LANDLORD:	



Dimmer switch as required by the City of Beverly Hills



**TYPICAL REVERSE CHANNEL LETTER** N.T.S.  
REMOTE POWER SUPPLIES

**A REVERSE CHANNEL LETTERS SPECIFICATIONS** Scale: 1" = 1'

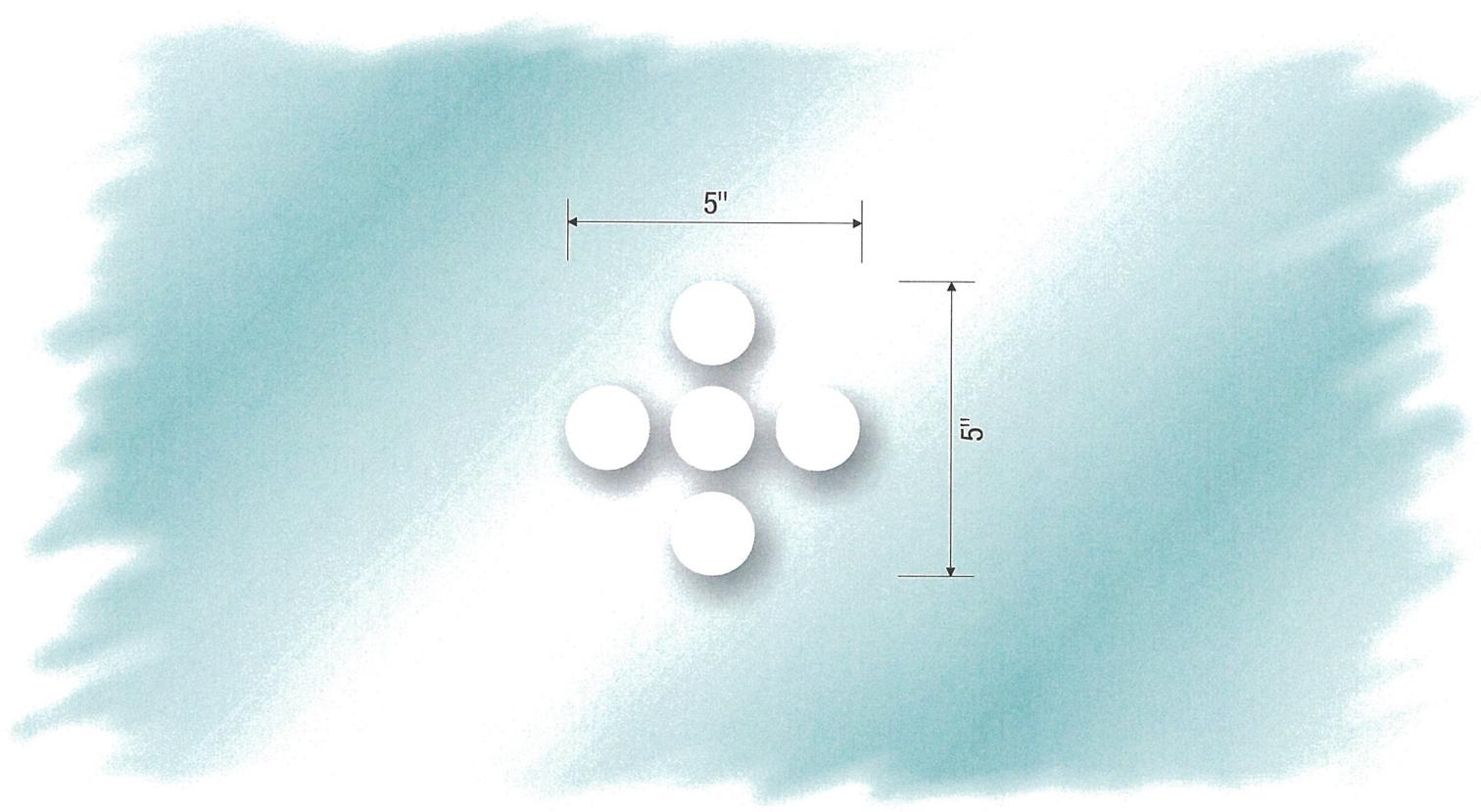
Manufacture and install one (1) set of halo illuminated reverse channel letters & logo, as shown. **Square Feet = 22.75**

Specifications:			
Description	Specification/Material	Finish	Color
Letters	2" Alum w/ 1 1/2" standoffs	Matthews - Satin	Grey: PMS 424 U
Logo		Matthews - Satin	Orange: PMS 144 U Green: PMS 368 U
Illumination	White LED's		

**B NON-ILLUMINATED BLADE SIGN SPECIFICATIONS** Scale: 3" = 1'

Manufacture and install one (1) non-illuminated blade sign, as shown. **Square Feet = 2.83**

Specifications:			
Description	Specification/Material	Finish	Color
Logo		Matthews - Satin	Orange: PMS 144 U Green: PMS 368 U
Supports	Alum	Matthews - Satin	Grey: PMS 424 U



**C.1 C.13 VINYL SPECIFICATIONS**

Scale: 3" = 1'

Manufacture and install thirteen (13) sets of vinyl logos, as shown.

Square Feet ea. = 126

**Specifications:**

Description	Specification/Material	Finish	Color
Letters & Logo	1st Surface	3M	White #7725-20



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 SAN FRANCISCO, CA 94134  
 T 415.869.6460  
 F 415.869.6460  
 www.adart.com

CA STATE CONTRACTORS LICENSE #826051

PROJECT: One Medical Group
LOCATION: 9725 Wilshire Blvd, Beverly Hills, CA
DATE: 7/28/14
SALES: Terry Long
DESIGNER: Aubrey Zhu
SCALE: See Callout

REVISION	DATE	DESCRIPTION

APPROVALS
SALES: _____
CUSTOMER: _____
LANDLORD: _____

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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 SIGN ACCOMMODATION TO MULTIPLE BUSINESS IDENTIFICATION SIGNS AND A SIGN ACCOMMODATION TO ALLOW A PROJECTING SIGN FOR THE PROPERTY LOCATED AT 9725 WILSHIRE BOULEVARD (PL1412221 – ONE MEDICAL GROUP).

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

Section 1. Richard Benson, agent, on behalf of the property owner, Medical Buildings of America, LLC, and tenant, One Medical Group, (Collectively the “Applicant”), has applied for architectural approval of a sign accommodation to multiple business identification signs and a sign accommodation to allow a projecting sign for the property located at 9725 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 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

No project-specific conditions are proposed.

Standard Conditions

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

detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
  
7. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the Commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.
  
8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

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

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

Approved as to Form and Content:

Adopted: August 20, 2014

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William Crouch, Commission Secretary  
Community Development Department

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Barry Bernstein, Chair  
Architectural Commission