



Architectural Commission Report

Meeting Date: Wednesday, September 17, 2014

Subject: **AMORINO GELATO (PL1420269)**
9605 South Santa Monica Boulevard

Request for approval of a façade remodel, awning signage, a sign accommodation for multiple business identification signs, a sign accommodation for a projecting sign, open air dining elements, and a construction barricade graphic. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Ray Ryans – Ryans Virtual Design, Inc.

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, awning signage, a sign accommodation for multiple business identification signs, a sign accommodation for a projecting sign, open air dining elements, and a construction barricade graphic for Amorino Gelato located at 9605 South Santa Monica Boulevard. The proposed project includes the following components:

Façade Remodel

- Black-painted marine grade wood panel on upper portion of façade;
- Beige-painted marine grade wood sign panel on upper portion of façade;
- Gooseneck light fixtures above wood sign panel;
- Refinish existing storefront system in black (no change to clear glazing);
- Paint existing storefront columns in black;
- Relocate storefront door, and;
- Beige fabric cover for existing awning structure (no change to structure shape).

Open Air Dining Elements

- Steel bistro tables, and;
- Steel and natural wood bistro chairs.

Business Signage

Awning Signage

- Three (3) business identification signs on the proposed awning valence, each totaling five inches (5") in height (sign copy: "Organic Eggs Fresh Milk", "Hand Made Gelato", and "Free Artificial Colors").

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, AICP, Associate Planner
(310) 285-1191

cgordon@beverlyhills.org



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Pursuant to the Beverly Hills Municipal Code (BHMC) §10-4-306, an awning valance may have one horizontal line of letters/symbols that do not exceed seven inches (7") in height. The proposed awning signage is within the development standards set forth in the BHMC.

Sign Accommodation (Multiple Business Identification Signs)

- One (1) 23.5 SF façade-mounted, externally-illuminated sign (sign copy: "Amorino Gelato al Naturale");
- One (1) 18 SF window-mounted, non-illuminated sign (sign copy: logo), and;
- Two (2) 0.8 SF (total: 1.6 SF) non-illuminated door handle signs (sign copy: logo).

Sign Accommodation (Projecting Sign)

- One (1) 7.5 SF façade-mounted, externally-illuminated sign (sign copy: logo).

TOTAL SIGN AREA (excluding awning signage): 50.6 SF

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the Architectural Commission may approve a sign accommodation to allow multiple business identification signs and a projecting sign if the total area of all business identification signs does not exceed the lesser of: 1) 100 square feet; 2) the total business sign area otherwise permitted by this section, or; 3) 10% of the vertical surface area of that portion of the wall below 20'-0". Based on a street frontage of approximately 33'-0", the maximum sign area for this tenant is 66 SF. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

Construction Barricade Graphic

The applicant is also requesting a construction barricade graphic with signage. The proposed graphic is artful in nature and the signage on that portion of the barricade parallel to the street, which includes the business name and opening date, is proposed at approximately 12 SF. Additionally, the barricade returns each contain 2 SF of signage.

Pursuant to BHMC §10-4-612, construction barricades may include one (1) 12 SF sign that includes the name of the business, a company logo, and the opening date of the business on that portion of the construction barricade parallel to the street; barricade returns may contain up to 2 SF of business identification signage.

Each barricade return also includes 6 SF of sign area allocated to adjacent tenants. The sign area for adjacent tenants complies with the Community Development Department's policy of requiring such signage to ensure that adjacent tenants maintain visibility during construction.

URBAN DESIGN ANALYSIS

The proposed project maintains the potential to serve as a positive enhancement to South Santa Monica Boulevard; however, it is recommended that certain modifications to the signage be incorporated into the design. These modifications include:



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- Relocate the projecting sign to a more pedestrian-oriented location. Currently, it is located above the awning and it is anticipated that this will not be visible by pedestrians. As such, it is recommended that it be relocated lower on the façade (maintaining a minimum 8'-0" clearance) where it would have a more beneficial impact.
- The beige-painted sign panel and gooseneck light fixtures compete with the new fabric of the awning and create a cluttered aesthetic on the upper portion of the facade. Removing these elements and utilizing a halo-illuminated business identification sign will create a more balanced aesthetic that will enhance the façade and surrounding neighborhood.

Project-specific conditions have not been incorporated as a result 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 outreach and 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):

- | | |
|---|---|
| <input type="checkbox"/> New construction | <input checked="" type="checkbox"/> Remodel: Int. & Ext, <u>no</u> floor area added |
| <input checked="" type="checkbox"/> Façade Remodel ONLY | <input type="checkbox"/> Remodel: Int. & Ext, floor area added |
| <input checked="" type="checkbox"/> Business Identification Sign(s)
Number of signs proposed: <input type="text" value="2"/> | <input checked="" type="checkbox"/> Awning(s): <input type="checkbox"/> New <input checked="" type="checkbox"/> Recovery |
| <input type="checkbox"/> Building Identification Sign(s)
Number of signs proposed: <input type="text"/> | <input checked="" type="checkbox"/> Open Air Dining: #Tables <input type="text" value="4"/> # Chairs <input type="text" value="8"/> |
| <input type="checkbox"/> Sign Accommodation (explain reason for the accommodation request below):
_____ Number of signs proposed: <input type="text"/> | |
| <input type="checkbox"/> Other: _____ | |

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

THE PROPOSED PROJECT (AMORINO) CONSISTS OF APPROX. 1,100 SQ. FT. GELATO PARLOR WITH 490 SQ. FT. INTERIOR DINING AREA AND 150 SQ. FT. OUTDOOR DINING AREA. THE PROPOSED PROJECT SHALL RETAIN THE MAJORITY OF THE EXISTING STOREFRONT ARCHITECTURE. THE EXISTING ROUND COLUMNS WILL BE REFINISHED AND EXISTING 13'-0" HIGH GLASS STOREFRONT WILL BE RECONDITIONED. THE EXISTING AWNING STRUCTURE WILL REMAIN AS SUPPORT FRAME FOR NEW CANVAS AWNING WITH 7" VALANCE. THE UPPER STOREFRONT SIGNAGE PANEL WILL BE COMPOSED OF EXTERIOR PAINT GRADE FINISHES AND APPLIED LETTERS WITH BRAND LOGO. BLACK GOOSENECK LIGHTING WILL ILLUMINATE THE UPPER STOREFRONT SIGN PANEL.

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

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

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

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

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

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

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

A Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Business logo	1	24" x 34"	5.6 Sq.Ft.	
2	Business name	1	18" x 84"	10.5 Sq.Ft.	
3	Blade sign	1	31" x 21"	4.6 Sq.Ft.	
4	Window Graphic	1	5'10" x 2'10"	12.5 Sq. Ft	
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: EXTERIOR GRADE CLADDING
 Texture /Finish: SEMI-GLOSS/SMOOTH
 Color / Transparency: BLACK/BEIGE

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

Material: CLEAR
 Texture /Finish: BLACK MULLIONS, TRANSPARENT WINDOWS
 Color / Transparency: TRANSPARENT

ROOF

Material: EXISTING TO REMAIN
 Texture /Finish:
 Color / Transparency:

COLUMNS

Material: (EXISTING COLUMNS) PAINT ONLY
 Texture /Finish: SMOOTH FINISH
 Color / Transparency: BLACK

BALCONIES & RAILINGS

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

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

Material: HIGH QUALITY RESIN, WOOD SLATS, AND GALVANIZED STEEL
 Texture /Finish: SMOOTH
 Color / Transparency: NATURAL WOOD COLOR

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

AWNINGS, CANOPIES

Material: MARINE GRADE AWNING FABRIC
Texture /Finish: FABRIC
Color / Transparency: BEIGE/TAN

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: EXTERIOR GRADE APPLIED SIGNAGE LETTERS
Texture /Finish: FIBERGLASS RESIN
Color / Transparency: BLACK GLOSS

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: GALVANIZED BLACK METAL
Texture /Finish: SMOOTH
Color / Transparency: BLACK

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

N/A

SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)

A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:

- 1. Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**

THE PROPOSED PROJECT IS IN GOOD TASTE TO THE EXISTING BUILDING ARCHITECTURE AND COMPLIMENTS THE EXISTING BUILDING ARCHITECTURE. THE AMORINO GELATO PARLOR OFFERS AN ITALIAN NATURAL FOOD WHICH COMPLIMENTS THE ADJACENT BUSINESSES OF KREATION NATURAL JUICES AND THE ICONIC PANINI GRILL. THE PROJECT OFFERS AN ADDITIONAL HEALTHY CHOICE TO CUSTOMERS SEEKING A HEALTHY DINING ALTERNATIVE TO COMPLIMENT THE ACTIVE BEVERLY HILLS LIFESTYLE.

- 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 EXISTING BUILDING ENVELOPE SHALL BE RETAINED. THE TENANT WILL BE OFFERING A QUICK COMFORT FOOD WITH CUSTOMER VISIT TIMES TO BE WITHIN 20 - 30 MINUTE DINING TIMES.

- 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 DESIGN RETAINS THE MAJORITY OF THE EXISTING ARCHITECTURE AND IS COMPLIMENTED WITH TASTEFUL UPPER SIGNAGE PANEL AND LIGHTING THAT IS A REFLECTION OF EXISTING ELEMENTS UTILIZED THROUGHOUT NEIGHBORING STOREFRONT DESIGN LANGUAGE.

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

THE PROPOSED PROJECT WILL OFFER NATURAL GELATO PRODUCT APPEALING TO THE HEALTHY FOOD AND ENVIRONMENTALLY SAFE CUSTOMER BASE.

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

THE PROPOSED PROJECT UTILIZES THE MAJORITY OF THE EXISTING ARCHITECTURE AND IS IN COMPLIANCE TO LOCAL CODE GUIDELINES AND BUILDING CRITERIA.



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Attachment B
Project Design Plans



Amorino
BEVERLY HILLS
MILK
GEARY'S
Cold Pressed Juicery

Amorino
ITALIAN ICE CREAM

Get your nails
NAILTICA
Tel: 275.4346

CLASSIC
COLD PRESSED JUICERY
Juice Machine





CHAIRS
BISTRO™



5001
CLASSIQUE
 Folding chair



6301
DURAFLON®
 Folding chair



5107
NATUREL
 Folding chair



0101
METAL
 Folding chair



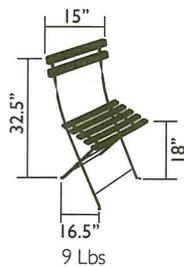
TECHNICAL CHARACTERISTICS

- Steel frame.
- CLASSIQUE : lacquered wooden curved slats.
- DURAFLON®: High quality resin curved slats.
- Available colours: Cotton white and Cedar green.
- NATUREL : natural wooden curved slats + Textrol® treatment.
- METAL : galvanised steel curved slats.
- Plastic part for slower and safer folding.
- One piece crossbar. Foot protectors.
- Reinforced frame (tested up to 660 Lbs).
- High Protection Treatment for outdoor use.
- Anti-UV powder coating.

1-year guarantee

Contract use: Very High Protection Treatment recommended.

DIMENSIONS (inch)



RANGE
BISTRO™ METAL



6034
 Folding table 15 x 22.5" - H 29"
 14.5 Lbs - 2 persons



6042
 Folding table 22.5 x 22.5" - H 29"
 18 Lbs - 2 persons



0243
 Folding table 30.5 x 22.5" - H 29"
 19 Lbs - With parasol hole Ø 1 5/8"
 3/4 persons



0239
 Folding table 38 x 22.5" - H 29"
 22 Lbs - With parasol hole Ø 1 5/8"
 4 persons



0240
 Folding table 46 x 30.5" - H 29"
 33 Lbs - With parasol hole Ø 1 5/8"
 6 persons



0244
 Folding table 28 x 28" - H 29"
 22 Lbs - With parasol hole Ø 1 5/8"
 3/4 persons



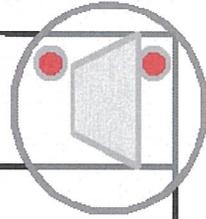
**TECHNICAL
 CHARACTERISTICS**

- Steel base. Steel sheet table top.
- Foot protectors.
- High Protection Treatment for outdoor use.
- Anti-UV powder coating.
- 1-year guarantee**

**Contract use: Very High Protection
 Treatment recommended.**

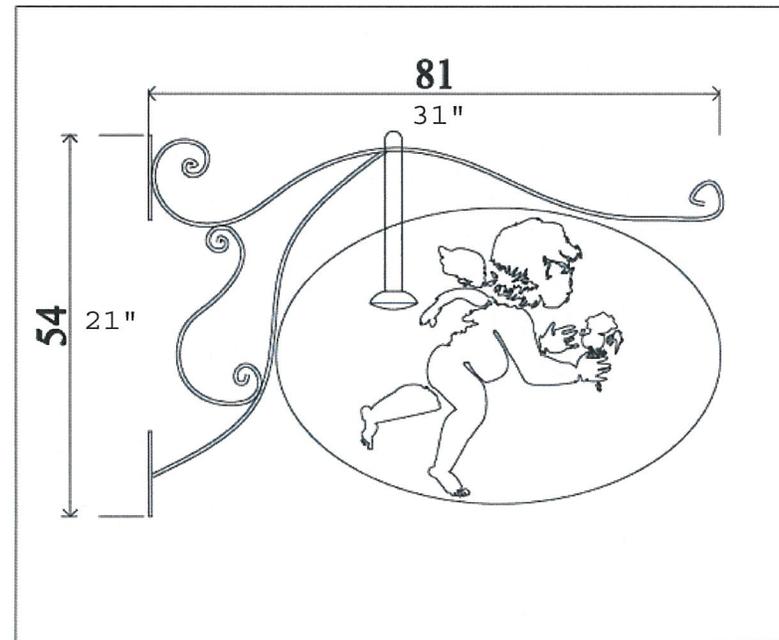
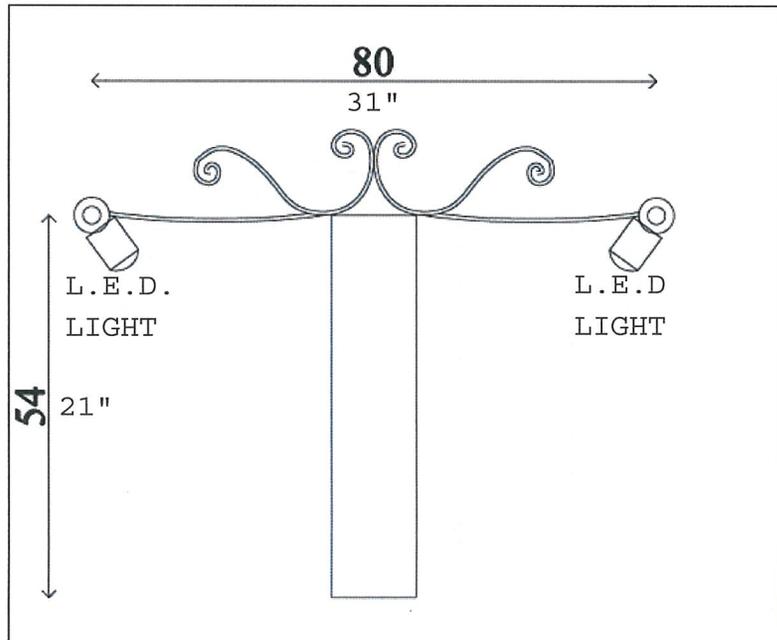


LIGHTING FOR HANGING SIGN



Fixed spotlight on the hanging sign

Hanging sign is positioned to the right of the banner sign





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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 FAÇADE REMODEL, AWNING SIGNAGE, A SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS, A SIGN ACCOMMODATION FOR A PROJECTING SIGN, OPEN AIR DINING ELEMENTS, AND A CONSTRUCTION BARRICADE GRAPHIC FOR THE PROPERTY LOCATED AT 9605 SOUTH SANTA MONICA BOULEVARD (PL1420269 – AMORINO GELATO).

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

Section 1. Ray Ryans, agent, on behalf of the property owner, 9601 Santa Monica, LLC, and the tenant, Amorino Gelato, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, awning signage, a sign accommodation for multiple business identification signs, a sign accommodation for a projecting sign, open air dining elements, and a construction barricade graphic for the property located at 9605 South Santa Monica 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 **September 17, 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 special conditions are 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: **September 17, 2014**

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission