



Architectural Commission Report

Meeting Date: Wednesday, October 15, 2014

Subject: **BEVERLY HILTON CONFERENCE CENTER (PL1426831)**
9876 Wilshire Boulevard

Request for approval of a new conference center at the Beverly Hilton Hotel. The City Council previously certified a Final Environmental Impact Report for the project on April 21, 2008 pursuant to the California Environmental Quality Act, and no further environmental review is required at this time.

Project agent: Kent Warden – Alagem Capital

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 new conference center for the Beverly Hilton Hotel located at 9876 Wilshire Boulevard.

The Beverly Hilton Specific Plan (Chapter 4.0, Subsection 4.9[F]) outlines general provisions for the conference center, as referenced below:

The Conference Center shall be located on Wilshire Boulevard. The building shall be set back from Wilshire Boulevard approximately 30 feet or more. The building shall be designed to reflect modern architectural design and shall be designed to facilitate the existing conference business of The Beverly Hilton.

The Conference Center is proposed to utilize a material palette, as follows:

- A painted aluminum lattice screen at the exterior walkway;
- Insulated vision glass with painted aluminum (bronze) framing;
- Cement plaster finish at the parapet;
- Painted aluminum screen over cement plaster at the building corner and ends;
- Architectural concrete and clear tempered glass at the building base, and;
- Obscured tempered glass and painted aluminum (bronze) framing at terrace connection.

BACKGROUND

The Conference Center was approved as part of the Beverly Hills City Council's approval of the Beverly Hilton Specific Plan in 2008. The overall building envelope, including the location and distribution of buildings and open space on the site, is dictated by the Specific Plan. As referenced in the report summary, the Specific Plan calls for the building "to reflect modern architectural design...".

Attachment(s):

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

Report Author and Contact Information:

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Pursuant to the language set forth in the Specific Plan, “the final design, materials, and finishes of the buildings, and the proposed landscaping shall be subject to review and approval of the City’s Architectural Commission.” At this time, the Architectural Commission is being asked to review the final building material palette of the Conference Center, in keeping with the requirements of the Specific Plan.

URBAN DESIGN ANALYSIS

The Conference Center adheres to a retro-modern aesthetic that helps it connect with the history of the overall project site. The proposed design allows the history to be reflected in the new building in a creative way by utilizing a mid-century lattice pattern comprised of modern materials. The building material palette is appropriate and will provide the Conference Center with an identifying aesthetic while maintaining architectural compatibility with the other buildings located within the project site.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code, including the associated Specific Plan as is the case of the Waldorf Astoria hotel. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur prior to the issuance of a building permit. The applicant has been advised that changes during review may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate. In the event that any condition imposed by the Architectural Commission is in conflict with the adopted Specific Plan, Development Agreement or other applicable entitlements, those provisions shall prevail.

ENVIRONMENTAL ASSESSMENT

On April 21, 2008 the City Council adopted Resolution No. 08-R-12600, which certified a Final Environmental Impact Report for the project. The subject resolution was adopted in accordance with the provisions of the California Environmental Quality Act, and the City Council made environmental findings and adopted a statement of overriding considerations for the project. The Final Environmental Impact Report encompasses all aspects of the Specific Plan, including Architectural Review. Accordingly, no new environmental assessment is required at this time, and the Architectural Commission may rely on the Final Environmental Impact Report in its review of the project.

PUBLIC OUTREACH AND NOTIFICATION

The project was previously reviewed at numerous public hearings before the Planning Commission and City Council as part of the approval of the Specific Plan adoption process. The Architectural Commission’s review of the project constitutes a public hearing and any interested individuals may attend the hearing and offer comments on the project. Agenda notice of the hearing was posted at the City of Beverly Hills Public Library and online on the City’s website.



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Attachment A

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

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

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

- New construction
- Façade Remodel ONLY
- Business Identification Sign(s)
Number of signs proposed:
- 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:

Consistent with the Beverly Hilton Specific Plan, the scope of work includes approximately 23,200 SF of conference center and a 1,900 SF loading dock area. The new conference center will contain function area and subterranean hotel support space. Building exterior materials include a plaster finish to match the existing Beverly Hilton Hotel, clear glass, metal cladding, and an articulated metal screen.

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 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 |
- Other: Beverly Hilton Specific Plan

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

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

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: Welton Becket

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	Not applicable.				NOTE: Under Beverly Hilton Specific Plan, signage to be reviewed by Director of Community Development. (See Specific Plan Sec. 4.7.)
2					
3					
4					
5					

B List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

FAÇADE (List all material for all portions visible from the street)

Material: Plaster/ Metal Cladding
Texture /Finish: Plaster: Texture and Finish to match The Beverly Hilton / Metal Cladding & Screen: Painted Metal Finish
Color / Transparency: Plaster: Color to match The Beverly Hilton (white) / Metal Cladding: Bronze Painted / Metal Screen: White Painted

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

Material: Insulated glazing units with painted aluminum mullions (Window Wall System)
Texture /Finish: Frame & Mullions: Smooth Metal Finish
Color / Transparency: Glazing: PPG Solarban 70XL (Clear), Frame: Silver Painted

ROOF

Material: Built-up Roofing
Texture /Finish: N/A
Color / Transparency: N/A

COLUMNS

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

BALCONIES & RAILINGS

Material: Articulated Metal Screen
Texture /Finish: Painted Metal Finish
Color / Transparency: White Painted

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

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

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: Varies - See lighting submission
Texture /Finish: N/A
Color / Transparency: N/A

PAVED SURFACES

Material: Granite Pavers/ Porphyry Pavers/ Lithocrete Concrete/ Concrete Pavers
Texture /Finish: Varies - See landscape submission
Color / Transparency: Yellow Granite / Argentinian Brown Porphyry / Natural Beige Lithocrete/ Natural Green Lithocrete

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 plant palette is composed of Mediterranean Garden species and a mix of species that are widely adapted to the Southern California climate. The planting design will enhance the garden quality of the City of Beverly Hills. Moisture needs for the plant species range from moderate to very low. Most of the species are well adapted to the reduced moisture levels during the summer months and winter rainfall can often meet the moisture needs of the this plant palette. Mature planting material will be installed, with the location and layout designed to highlight entrances and building lines. Landscaping irrigation will be provided by a graywater system to further reduce the landscaping's demands on the City's water supply.

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.

See attachment on following page.

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.

See attachment on following page.

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.

See attachment on following page.

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.

See attachment on following page.

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.

See attachment on following page.

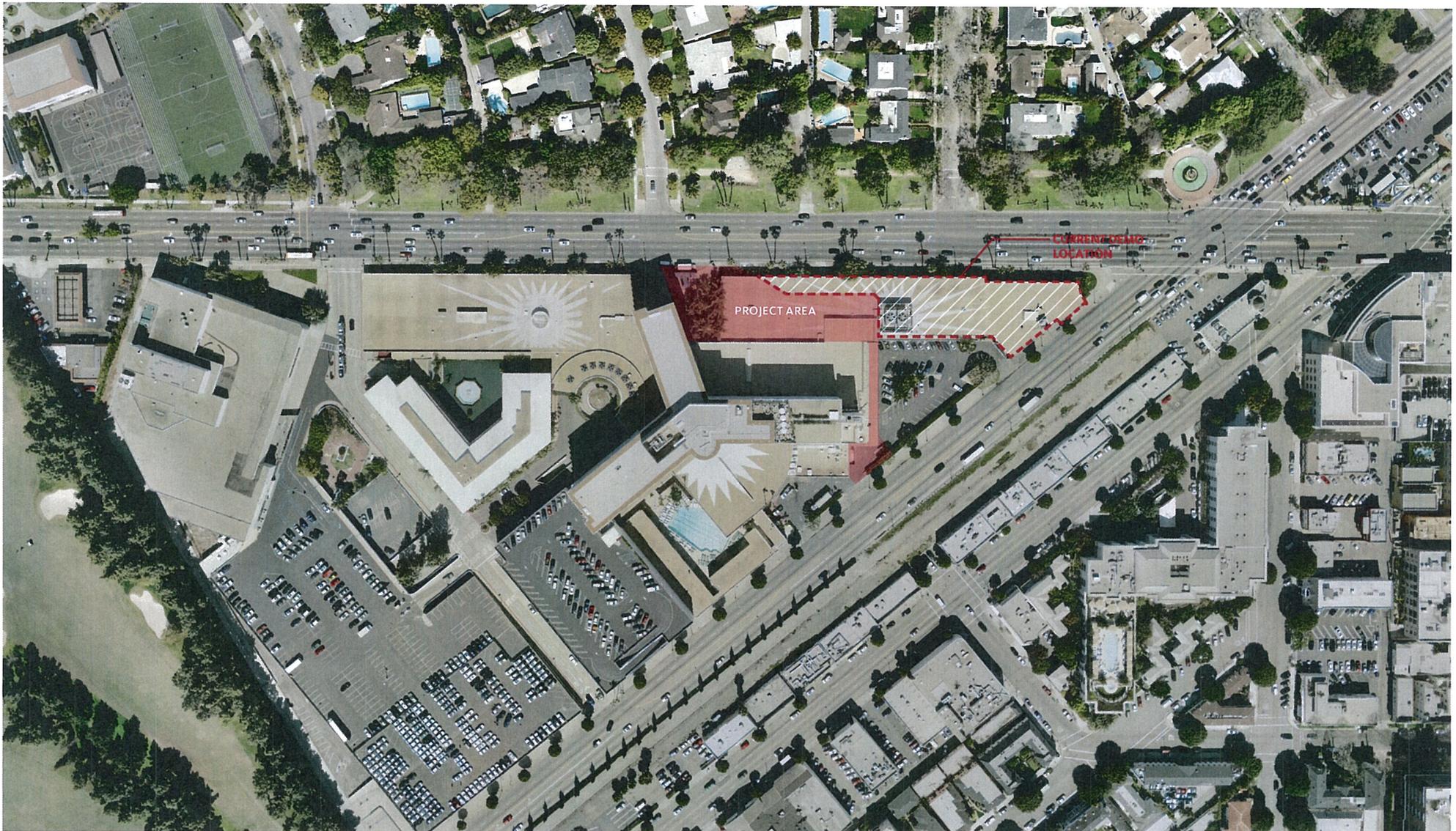
Architectural Review Application – The Beverly Hilton Conference Center
Section 4 Supplemental Information

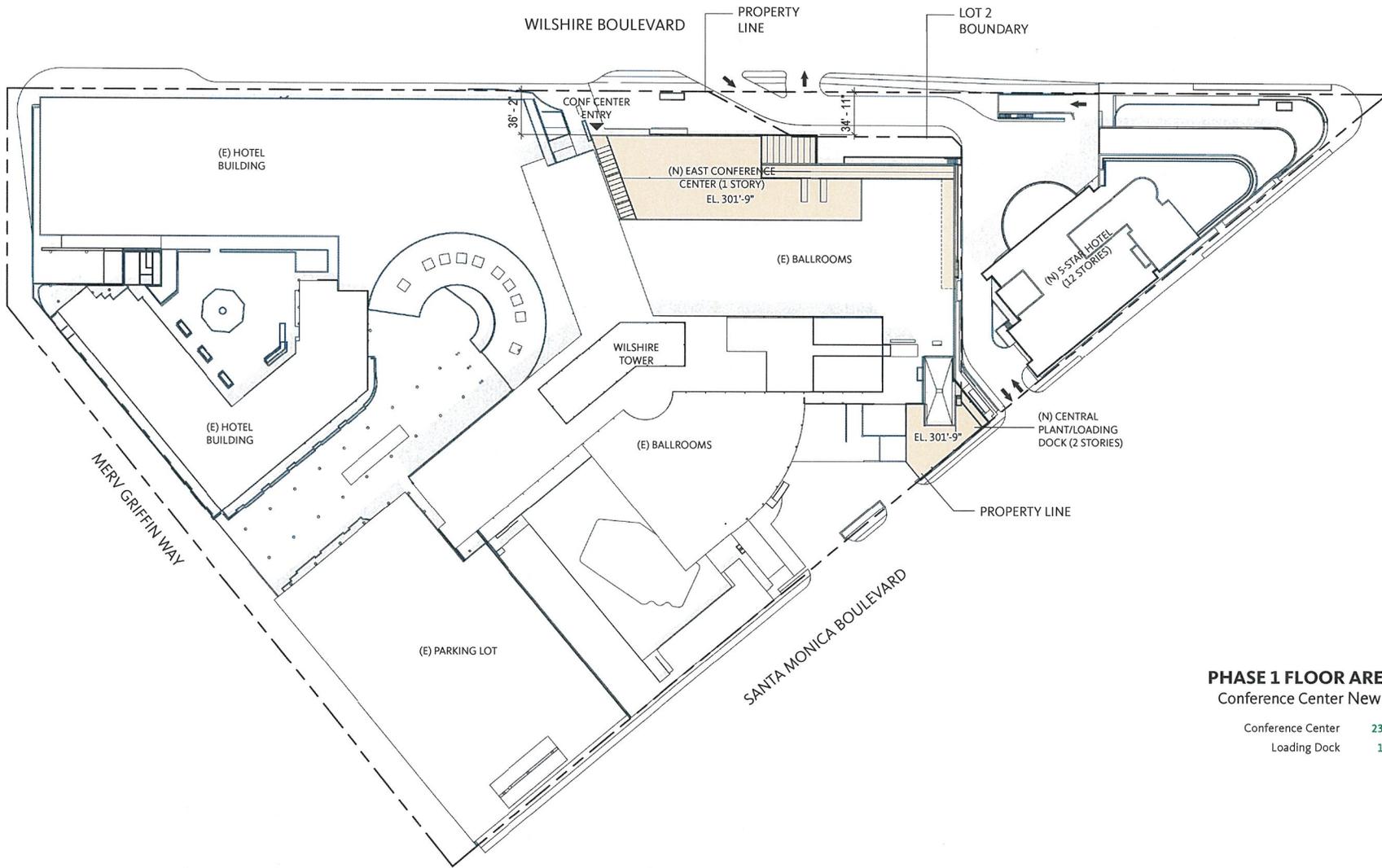
1. Located at the intersection of the two most important boulevards in Beverly Hills, The Beverly Hilton and Waldorf Astoria campus will be accentuated by the articulated and refined architectural language of the "jewel box" that is The Beverly Hilton Conference Center. The Conference Center is designed to make guests and visitors feel welcome, seamlessly integrating the timeless Beverly Hilton experience with the elegance of the new Waldorf Astoria. The horizontal lines, materiality, and mid-century modern aesthetic were inspired by the Beverly Hilton, but strive for a timeless, yet contemporary relevance for the future of Beverly Hills. The project is encompassed by Mediterranean gardens and lavish walkways that celebrate the garden parkways of both Wilshire and Santa Monica Boulevards, evoking a world-class luxury experience for pedestrians, guests, and passers-by. The architectural proportions, refined lines, and articulated ornamental screens also extend to the south elevation of the Conference Center to maintain a cohesive design language throughout the project. The building is truly a "jewel box" that sits within the landscape, shimmering with elegance, while simultaneously offering alluring vistas and peaceful moments.
2. The building envelope consists of high-performance window wall systems and metal stud framed walls with integral insulation. The exterior cladding is primarily a cement plaster finish to match the existing Beverly Hilton, but also includes painted metal panels at defined locations. All glazing surfaces will consist of a minimum of 1" thick insulated glazing units to minimize solar heat gain and exterior noise. All solid walls will be constructed of metal stud framing, with dens glass, insulation and sheathing.
3. The building's world-class architectural design respects its legendary location. A high-quality plaster finish will be complimented by smooth, bronze-painted metal panels, and highly intricate ornamental screens. The Beverly Hilton Conference Center's clean & refined contemporary design draws inspiration from the rich history of The Beverly Hilton's mid-century modern architectural style, while also speaking to the materiality and streamline moderne design of the Waldorf Astoria. The building beautifies the streetscape on both Wilshire and Santa Monica Boulevards, while also enhancing the experiential moments for all people engaging with this gateway corner for Beverly Hills.
4. On April 29, 2008, the City Council adopted the Beverly Hilton Specific Plan for the overall Beverly Hilton site. The BH Specific Plan was found to be consistent with the General Plan as amended for the reasons more fully set forth in Section 5.2 of the Specific Plan, which are incorporated herein by reference. The proposed Beverly Hilton Conference Center at the location proposed would implement the New Conference Center provisions in the BH Specific Plan. Specifically, the Beverly Hilton Conference Center will "enhance the exceptional qualities of Beverly Hills by adding additional luxury amenities to the City."
5. The proposed Conference Center is consistent with the New Conference Center provisions in Sec. 4.9.E of the BH Specific Plan. The Conference Center will be located along Wilshire Boulevard, just west of the intersection of Santa Monica Boulevard, will be set back approx. 30' from the streetfront, and is designed to reflect the modern architecture design principles that honor the original Welton Becket architecture of The Beverly Hilton. The design reflects the California climate and indoor /outdoor living through extensive transparency, open terraces and a high degree of connectivity between the interior and exterior landscaped spaces. It is substantially consistent with Specific Plan Fig. 19.



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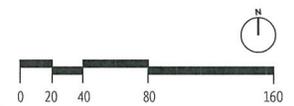
Attachment B
Project Design Plans





PHASE 1 FLOOR AREA SUMMARY
Conference Center New Construction

Conference Center	23,200
Loading Dock	1,900







Gensler

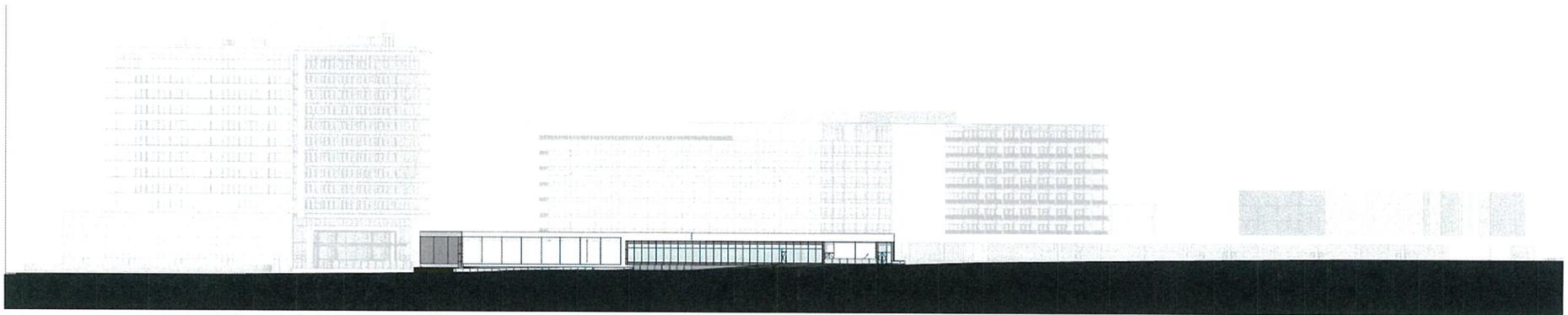
SANTA MONICA BOULEVARD VIEW - ENHANCED LANDSCAPE
ARCHITECTURAL COMMISSION SUBMISSION

29 SEPTEMBER 2014



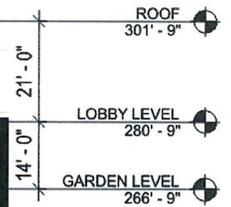
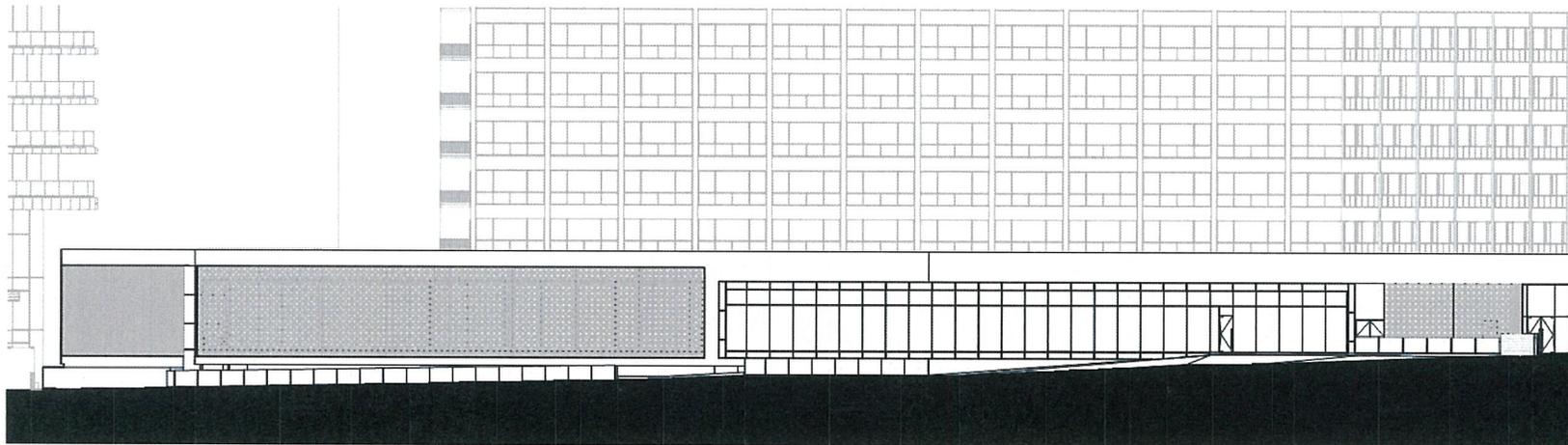
Oasis West Realty



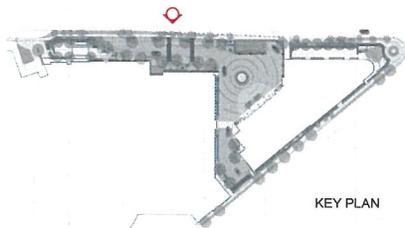


CONFERENCE CENTER

NORTH SITE ELEVATION (WILSHIRE)

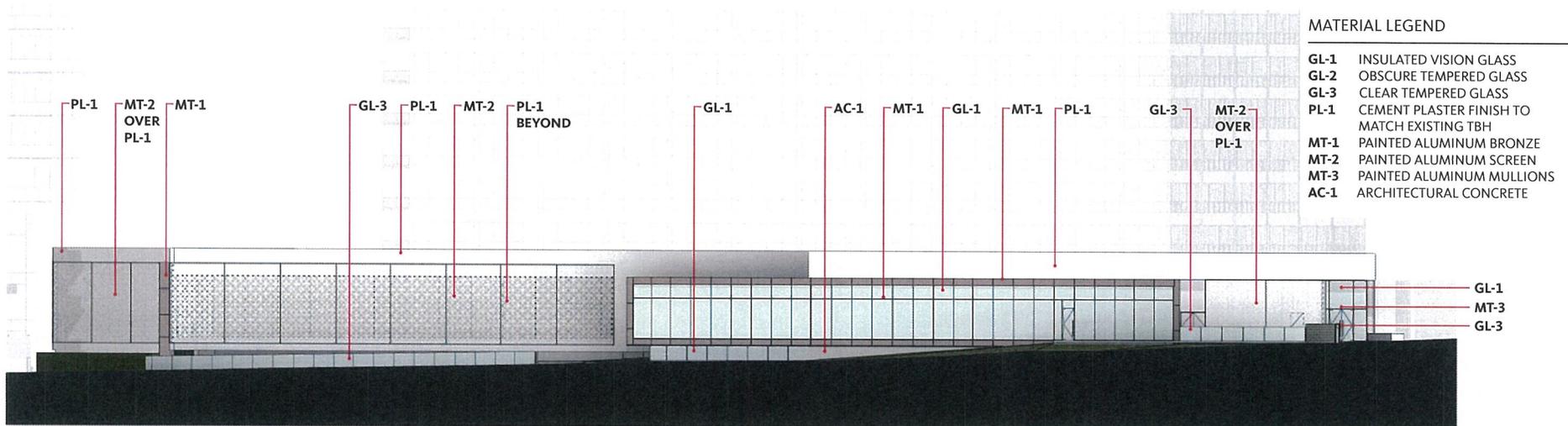


NORTH ELEVATION (WILSHIRE)



KEY PLAN





MATERIAL LEGEND

- GL-1 INSULATED VISION GLASS
- GL-2 OBSCURE TEMPERED GLASS
- GL-3 CLEAR TEMPERED GLASS
- PL-1 CEMENT PLASTER FINISH TO MATCH EXISTING TBH
- MT-1 PAINTED ALUMINUM BRONZE
- MT-2 PAINTED ALUMINUM SCREEN
- MT-3 PAINTED ALUMINUM MULLIONS
- AC-1 ARCHITECTURAL CONCRETE

NORTH MATERIAL ELEVATION



NORTH ELEVATION - ENHANCED LANDSCAPE

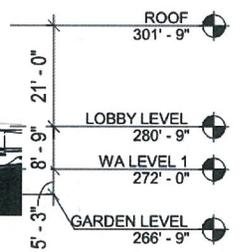
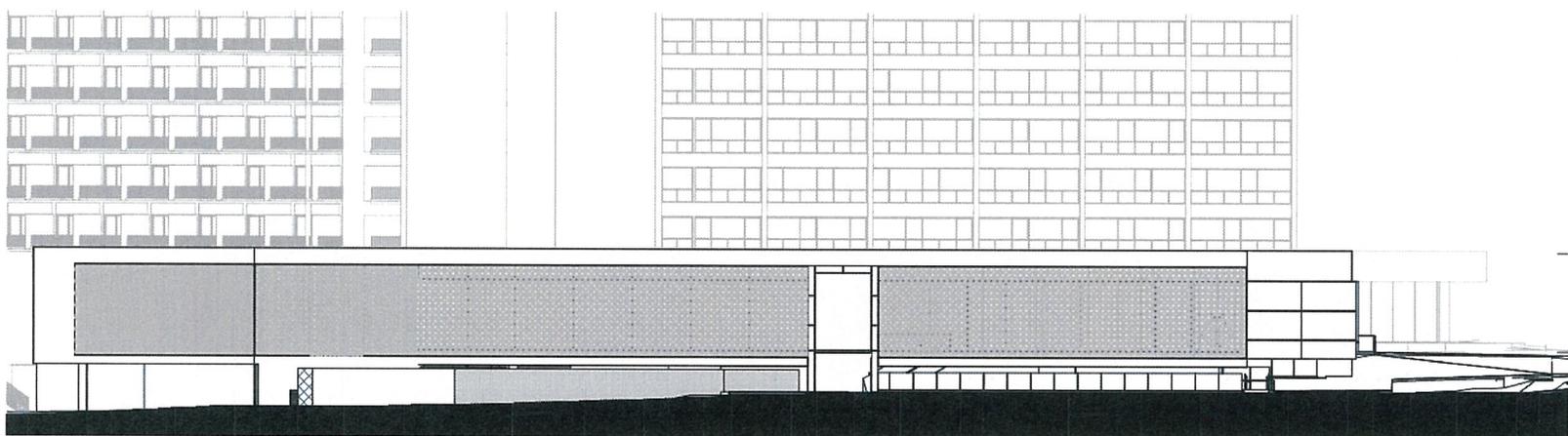
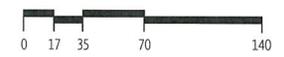


KEY PLAN





EAST SITE ELEVATION

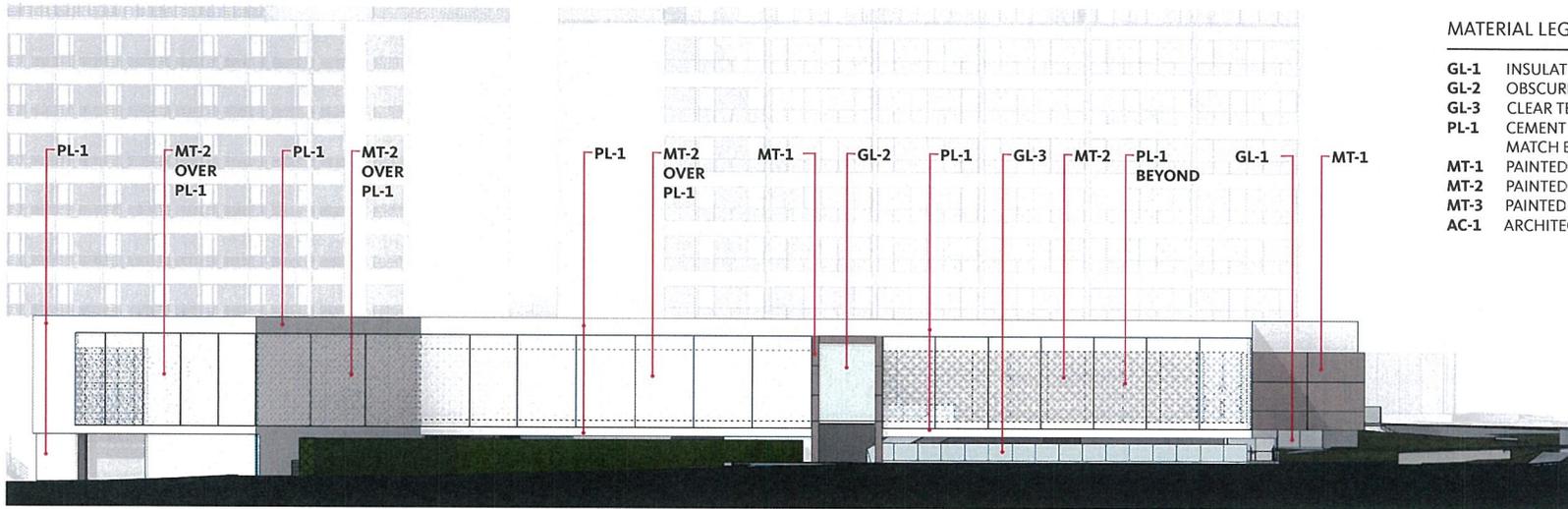


EAST ELEVATION



KEY PLAN

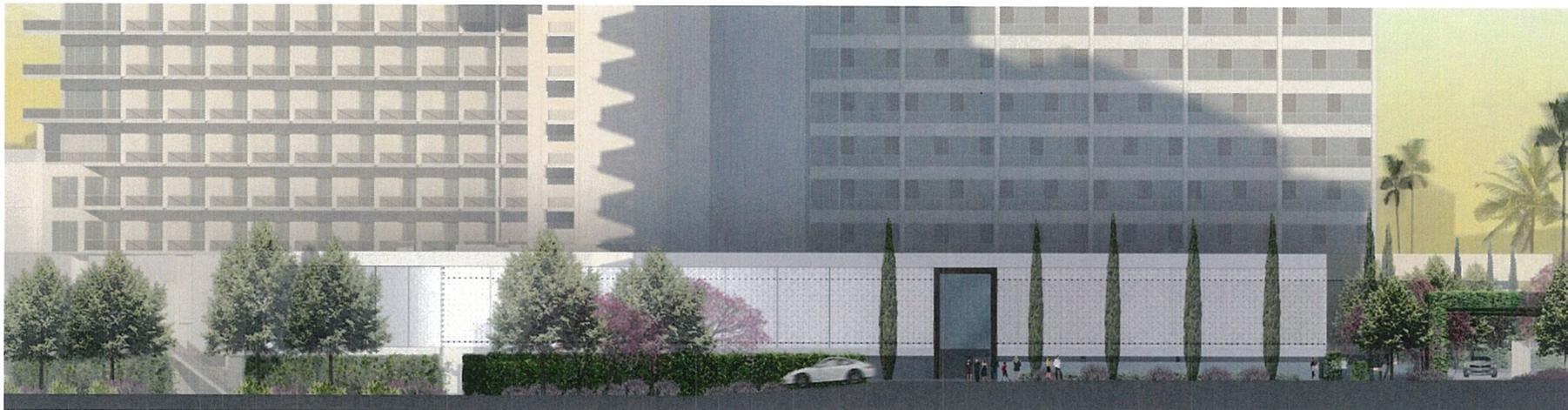




MATERIAL LEGEND

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- GL-2 OBSCURE TEMPERED GLASS
- GL-3 CLEAR TEMPERED GLASS
- PL-1 CEMENT PLASTER FINISH TO MATCH EXISTING TBH
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- MT-3 PAINTED ALUMINUM MULLIONS
- AC-1 ARCHITECTURAL CONCRETE

EAST MATERIAL ELEVATION



EAST ELEVATION - ENHANCED LANDSCAPE



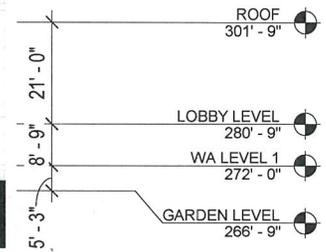
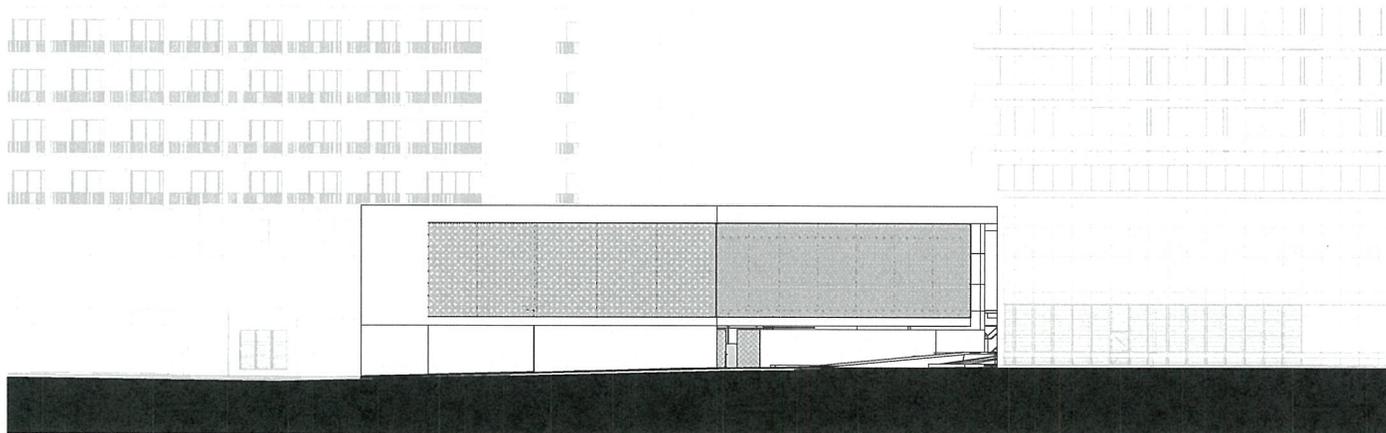
KEY PLAN



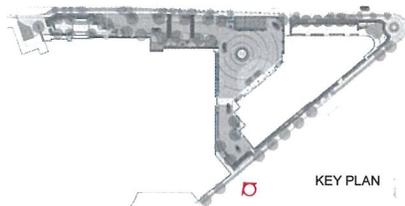


SERVICE AREA / LOADING DOCK

SOUTH SITE ELEVATION (SANTA MONICA)



SOUTH ELEVATION (SANTA MONICA)



KEY PLAN

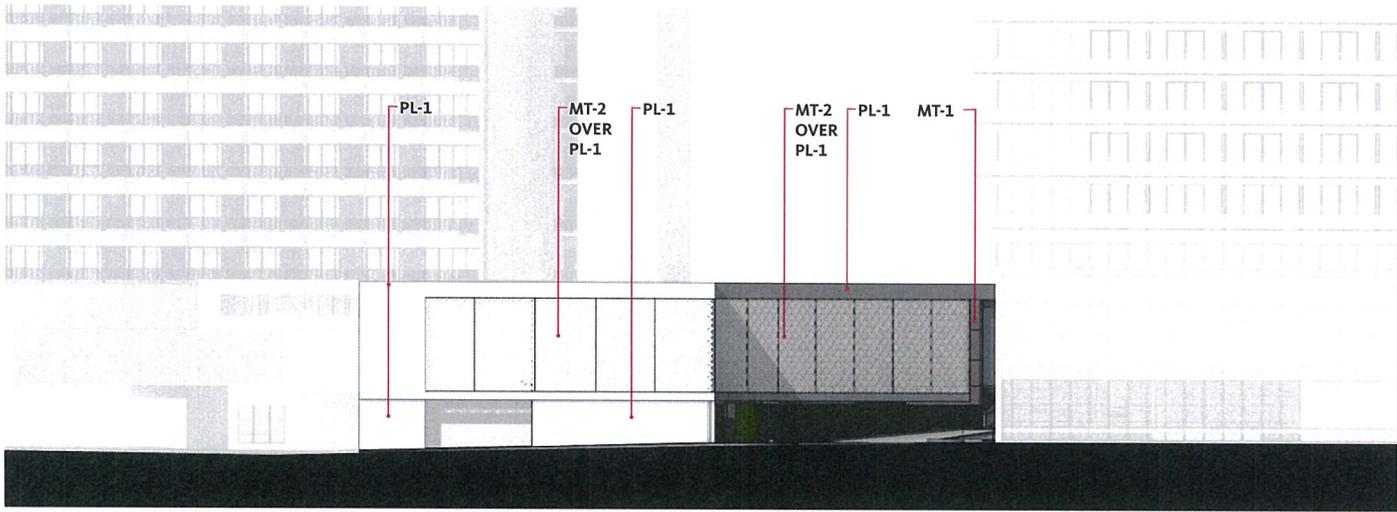
OVERALL SITE ELEVATION / ENLARGED SOUTHEAST ELEVATION

ARCHITECTURAL COMMISSION SUBMISSION

29 SEPTEMBER 2014



Oasis West Realty



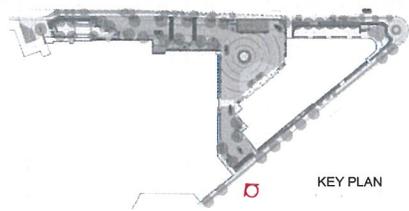
MATERIAL LEGEND

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GL-2	OBSCURE TEMPERED GLASS
GL-3	CLEAR TEMPERED GLASS
PL-1	CEMENT PLASTER FINISH TO MATCH EXISTING TBH
MT-1	PAINTED ALUMINUM BRONZE
MT-2	PAINTED ALUMINUM SCREEN
MT-3	PAINTED ALUMINUM MULLIONS
AC-1	ARCHITECTURAL CONCRETE

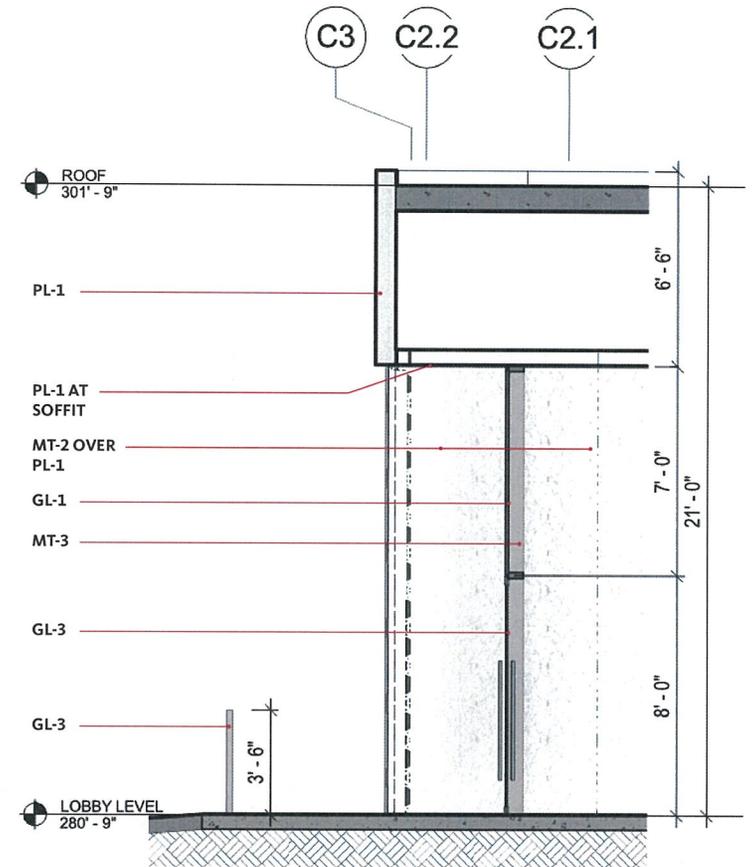
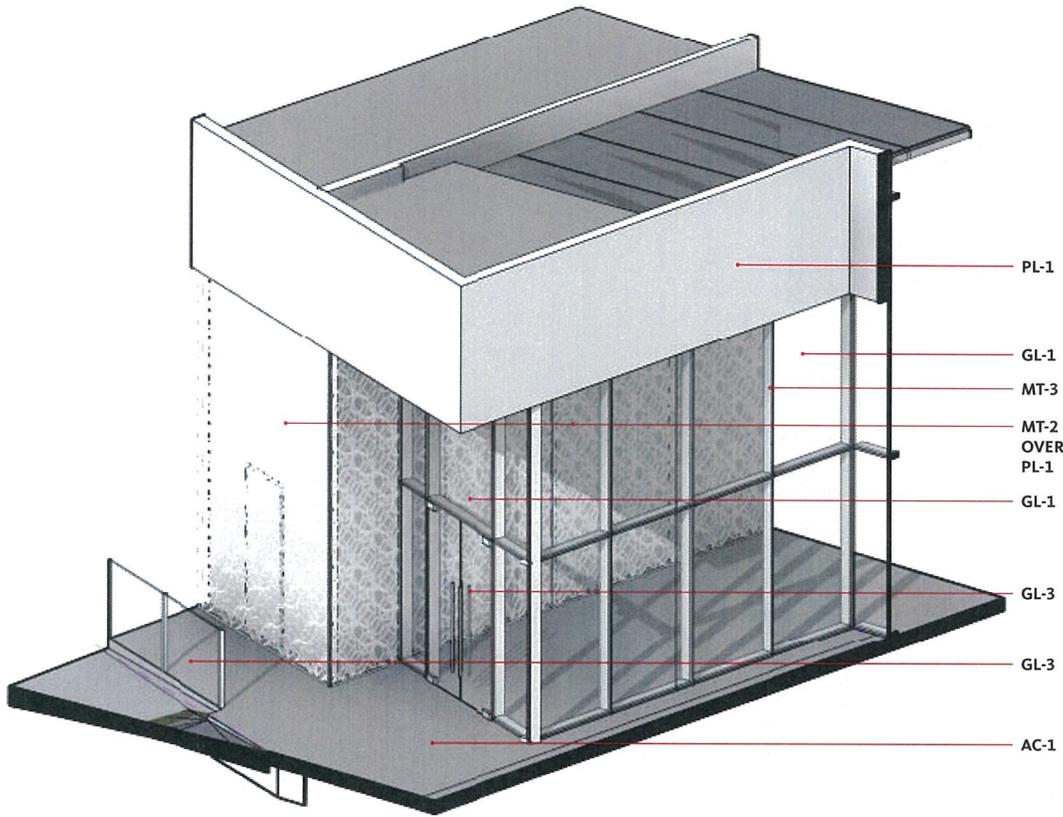
SOUTHEAST MATERIAL ELEVATION



SOUTHEAST ELEVATION - ENHANCED LANDSCAPE

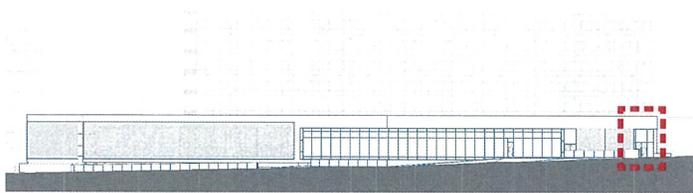


KEY PLAN



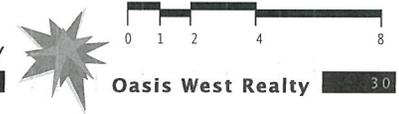
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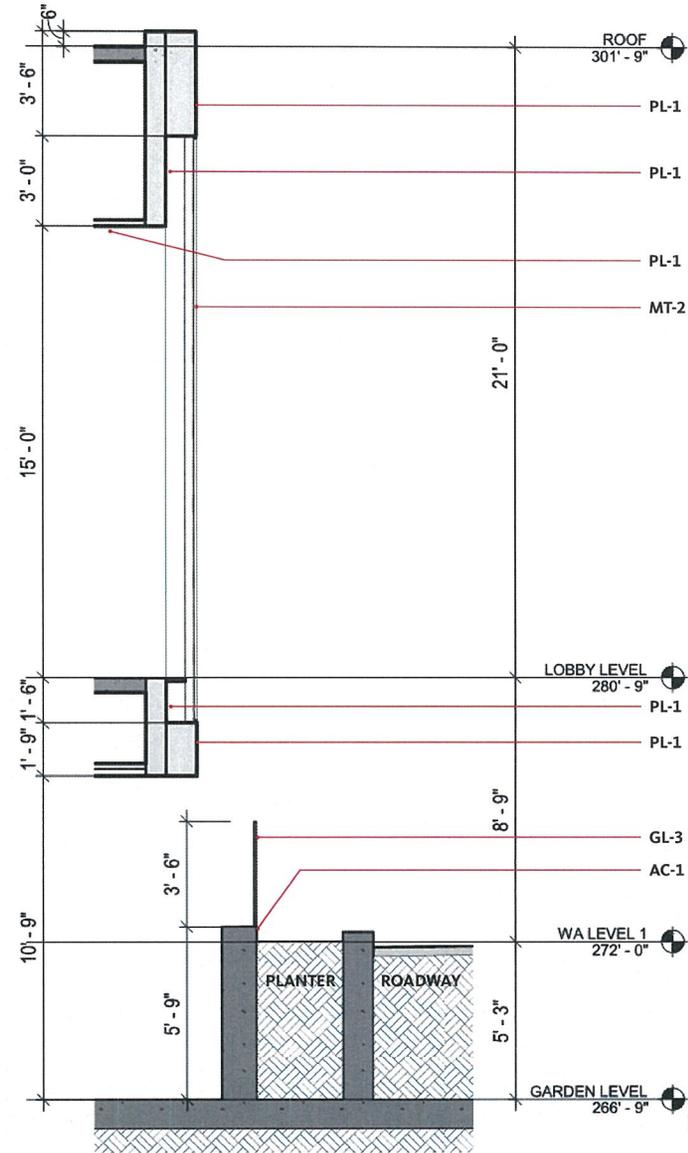
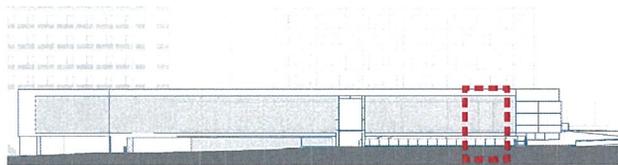
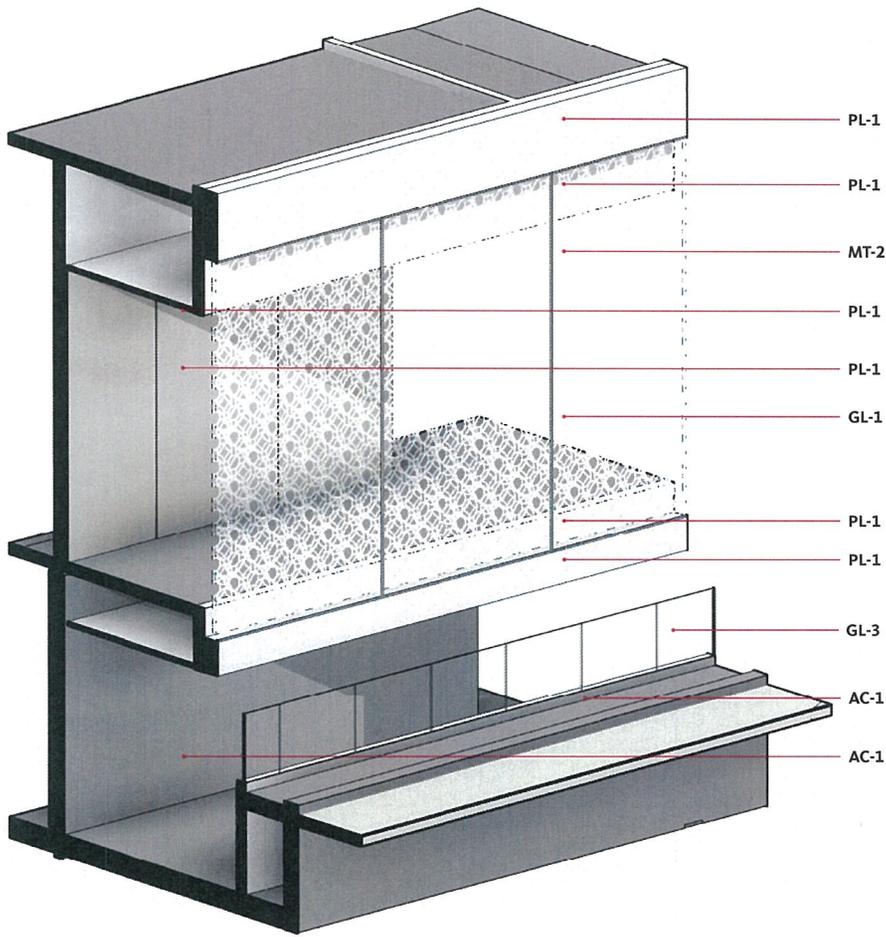
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- MT-3** PAINTED ALUMINUM MULLIONS
- AC-1** ARCHITECTURAL CONCRETE



NORTH ELEVATION KEYPLAN
N.T.S.

TYPICAL GLAZING AT ENTRY

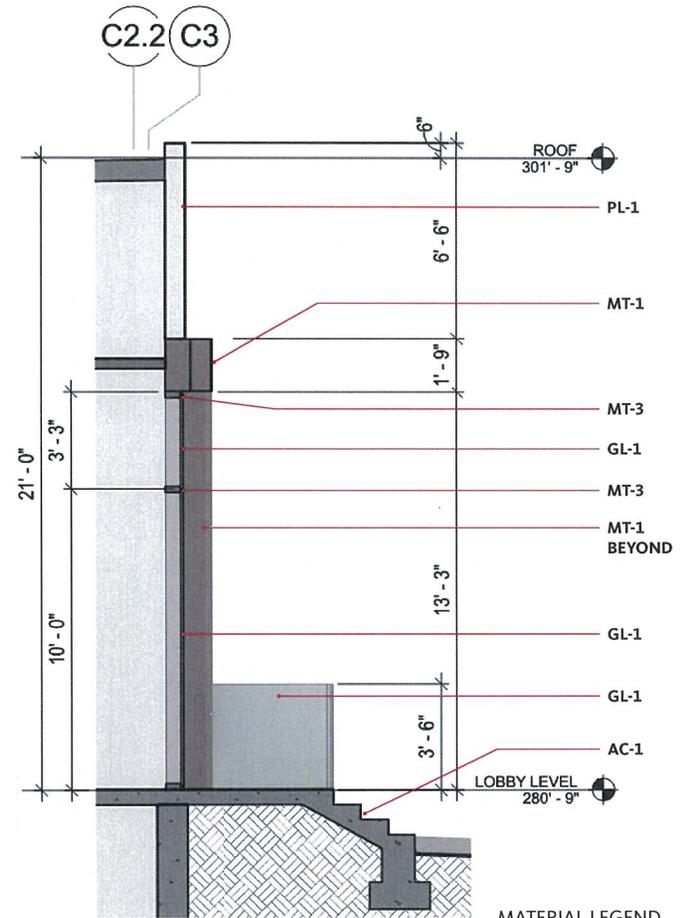
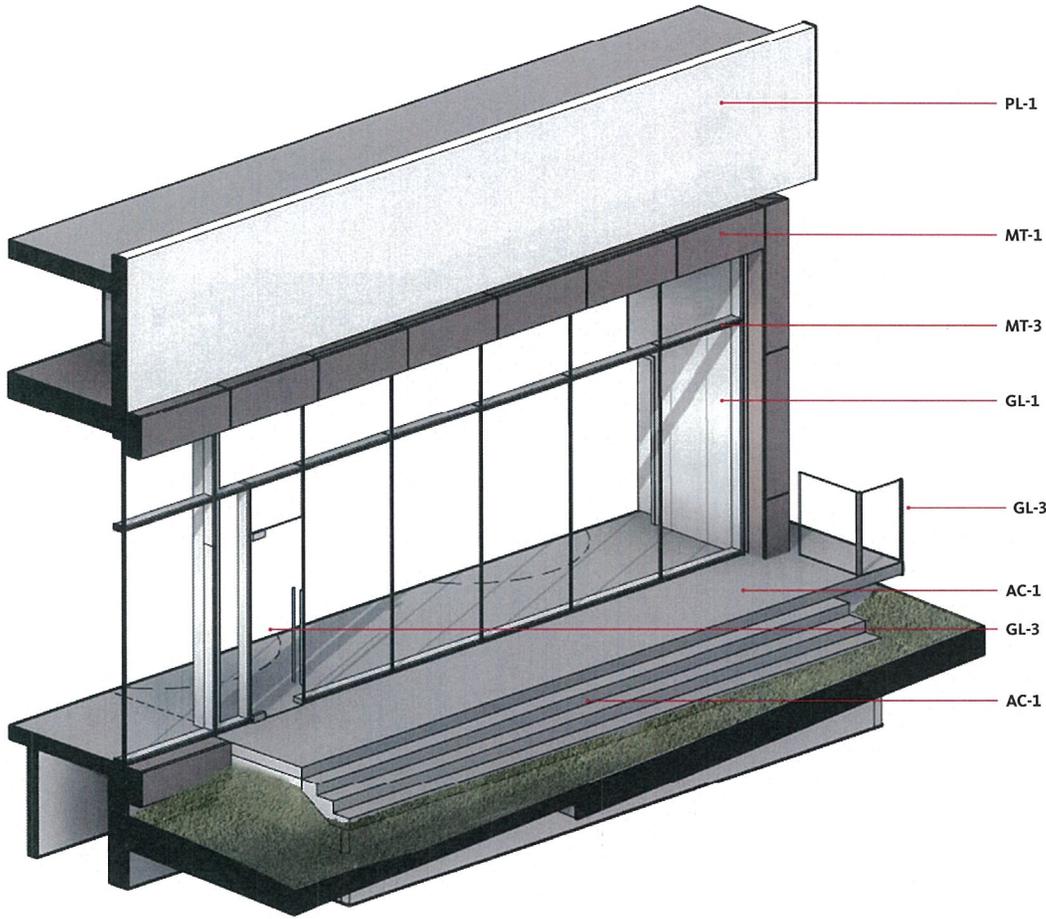




TYPICAL SCREEN CONDITION AT TERRACE

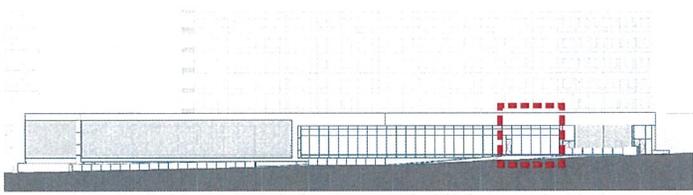
ARCHITECTURAL COMMISSION SUBMISSION 29 SEPTEMBER 2014





MATERIAL LEGEND

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NORTH ELEVATION KEYPLAN
N.T.S.

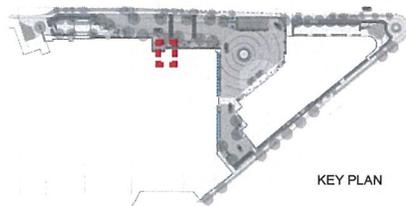
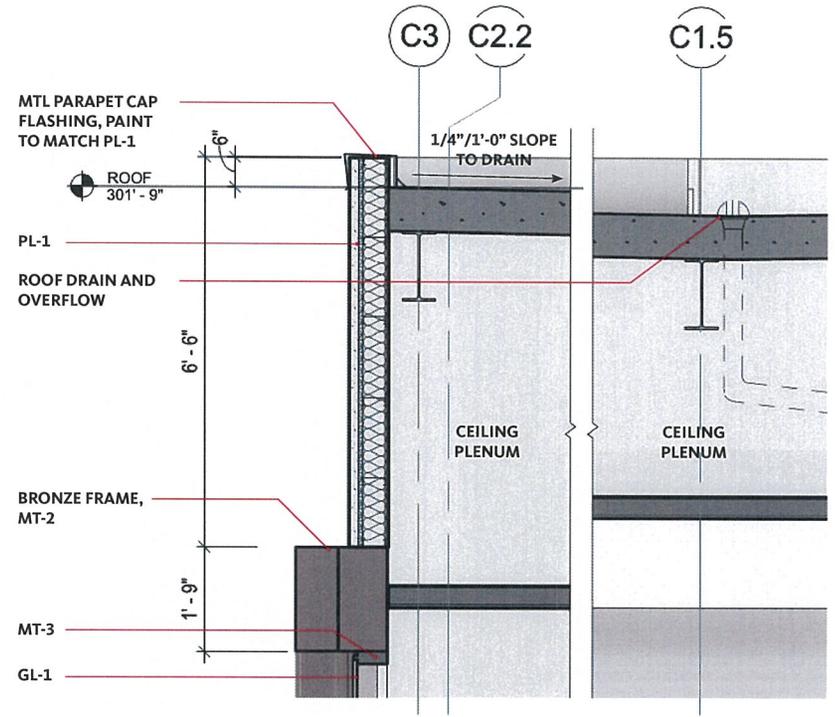
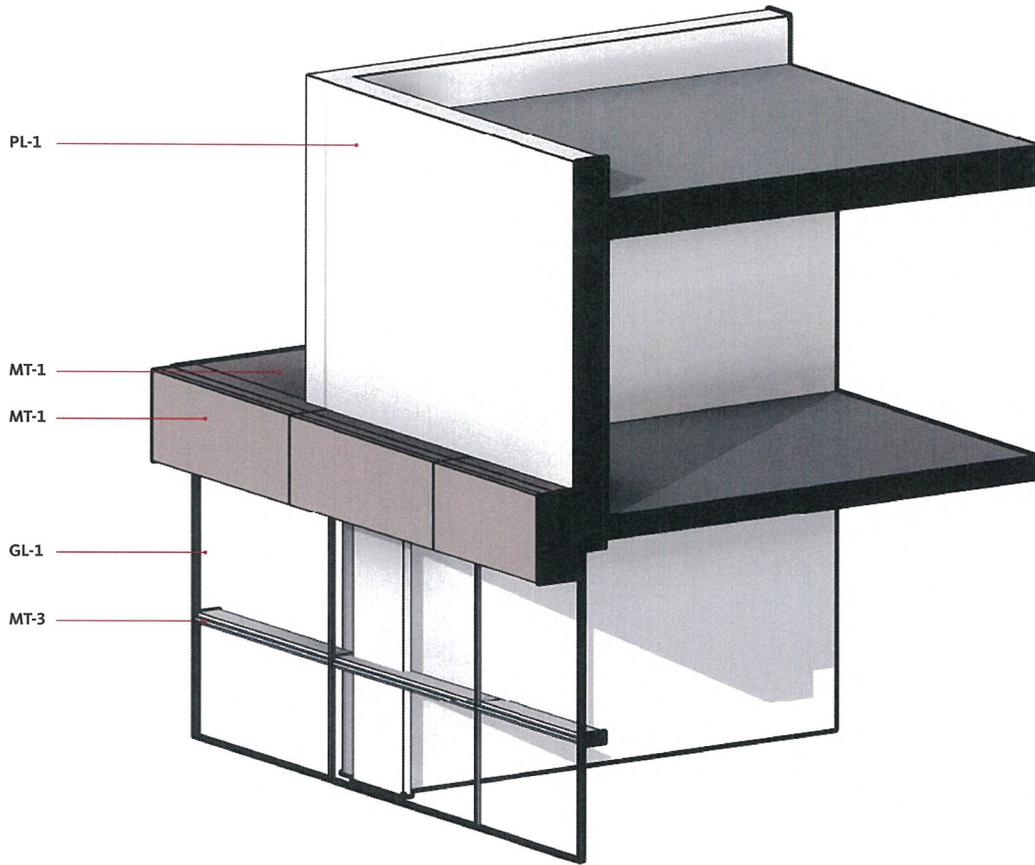
TYPICAL GLAZING AT NEW MEETING ROOM

ARCHITECTURAL COMMISSION SUBMISSION

29 SEPTEMBER 2014



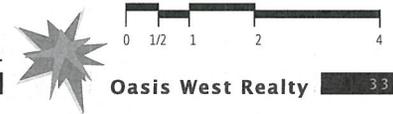
Oasis West Realty

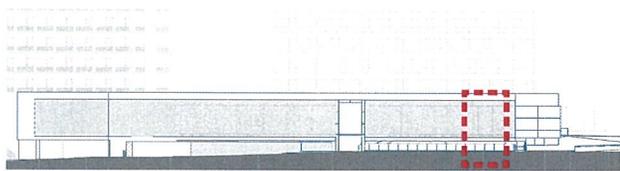
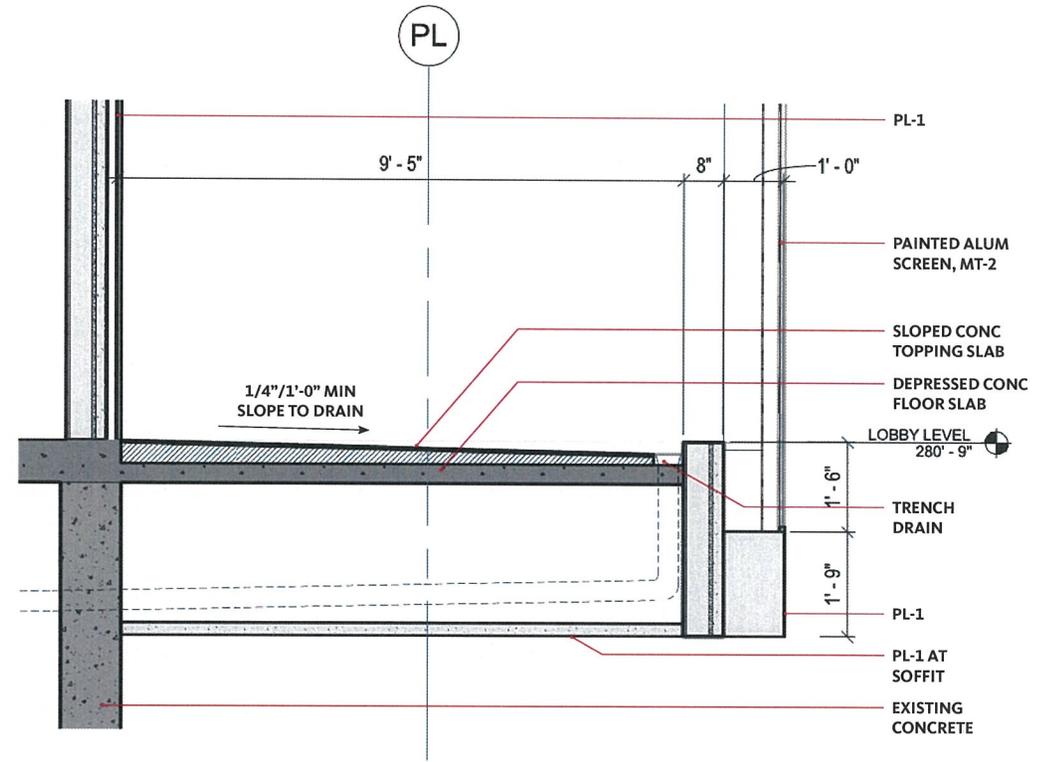
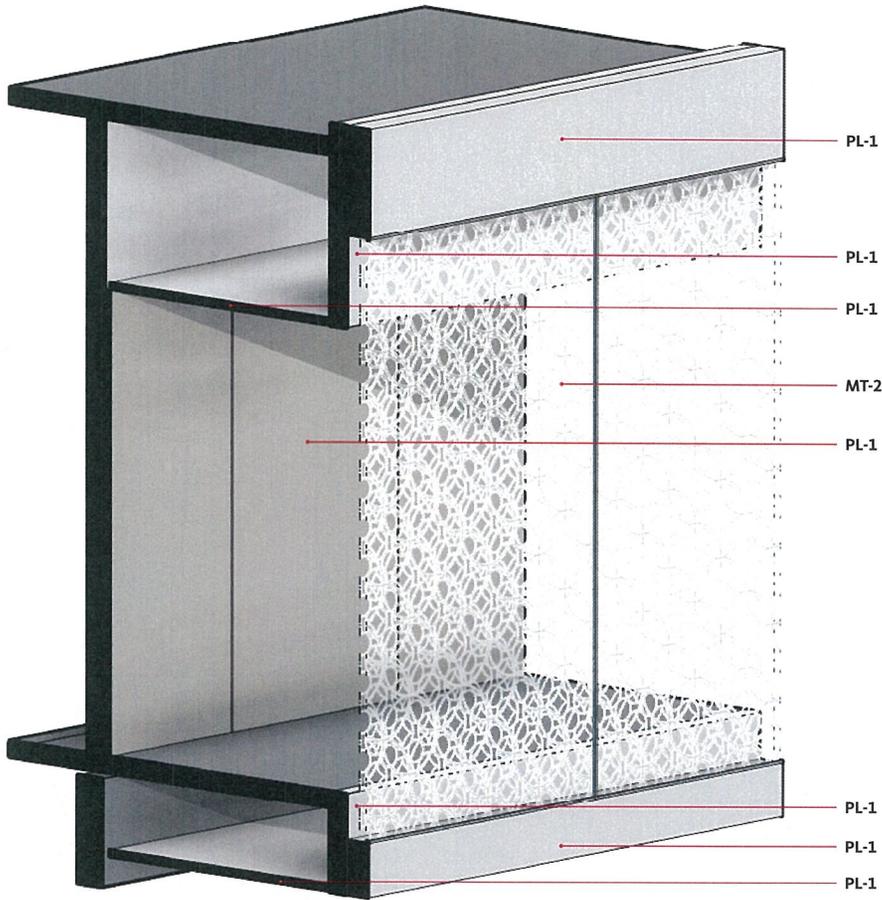


MATERIAL LEGEND

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- MT-2 PAINTED ALUMINUM SCREEN
- MT-3 PAINTED ALUMINUM MULLIONS
- AC-1 ARCHITECTURAL CONCRETE

PARAPET AND DRAINAGE DETAIL



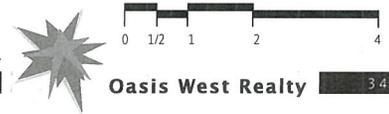


EAST ELEVATION KEYPLAN
 N.T.S.

MATERIAL LEGEND

GL-1	INSULATED VISION GLASS
GL-2	OBSCURE TEMPERED GLASS
GL-3	CLEAR TEMPERED GLASS
PL-1	CEMENT PLASTER FINISH TO MATCH EXISTING TBH
MT-1	PAINTED ALUMINUM BRONZE
MT-2	PAINTED ALUMINUM SCREEN
MT-3	PAINTED ALUMINUM MULLIONS
AC-1	ARCHITECTURAL CONCRETE

TERRACE DRAINAGE DETAIL





Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – October 15, 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 FOR A FAÇADE REMODEL AND A REVISION TO PREVIOUSLY APPROVED BUSINESS IDENTIFICATION SIGNAGE FOR THE PROPERTY LOCATED AT 9153 OLYMPIC BOULEVARD (PL1426621 – PET FOOD EXPRESS).

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

Section 1. Jacob Webster, All American Permits, on behalf of the property owner, Richard J. Lauter & Co., LLP, and the tenant, Pet Food Express, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and a revision to previously approved business identification signage for the property located at 9153 Olympic 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 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 October 15, 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 environment 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: October 15, 2014

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission