



# Architectural Commission Report

**Meeting Date:** Wednesday, January 21, 2015

**Subject:** **DONALD GRUENBERG (PL1500193)**  
**344 North Beverly Drive**

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

**Project agent:** Archive Design Group, LLC

**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, business identification sign, and a construction barricade for Donald Gruenberg located at 344 North Beverly Drive. The project includes the following components:

### Façade Remodel

- Smooth white plaster façade, recessed at the upper-third portion;
- Steel-framed storefront system in an oil rubbed bronzed finish with clear glazing;
- Brown marble slab clad shelf at two storefront windows, and;
- Façade-mounted downlight located immediately above the entry door.

### Business Identification Sign

- One (1) 1.8 SF façade-mounted, non-illuminated sign located directly above entry door in a stainless steel material with an oil rubbed bronze finish (sign copy: "Donald E. Gruenberg")

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum allowable sign area for business identification signage for a ground floor business with street frontage is two square feet (2') in area for each one foot (1') of ground floor street frontage, in no event to exceed 100 square feet. Based on a storefront length of 15'-2", the maximum sign area for this tenant is approximately 30 SF.

### Construction Barricade

The applicant is also requesting a construction barricade with signage; no graphics are proposed. Pursuant to BHMC §10-4-612, construction barricades may include 12 SF of signage 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. Each barricade return (that portion located perpendicular to the street) may include 2 SF of such signage. As proposed, the barricade complies with the standards.

#### 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



## Architectural Commission Report

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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 façade design lacks appropriate proportions as the columnar areas between the storefront windows do not appear wide enough, visually, to support the solid façade above. The storefront proportions should be revised, such as a reduction in the window width, to provide more area between the windows and provide a solid base to the façade.

Project-specific conditions have not been included but the Commission may wish to consider this analysis 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):**

- 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:**

The scope of this project includes the remodel of the storefront elevation and interior of a retail space located at 344 N. Beverly Drive. The remodel of the interior is limited to only the front retail space (432 sq.ft.) and the office space directly behind(402 sq.ft.). The retail space will receive new finishes and light fixtures as well as two built-in display cases for jewelry display. The Office space to the rear will receive minimal changes including new carpet, rearranging a few ceiling light fixtures and new built-in storage. The storefront glazing system will be replaced by a new steel-frame glass door with two similar steel frame windows on either side. The existing canvas awning with sinage will be removed and new sinage will be provided. Exterior plaster will be replaced. there are no proposed mechanical changes. New business name sinage and street address sinage are proposed.

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

- R-4       R-4X       R-4       R-4-P       R-4X2
- R-3       RMCP       C-3       C-3A       C-3B
- C-5       C-3T-1       C-3T-2       C-3T-5       C-5
- Other: \_\_\_\_\_

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

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

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

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

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

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

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Business ID Sign(s)	1	66" x 4"	1.9 sq.ft.	
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: La Habra Stucco  
 Texture /Finish: smooth  
 Color / Transparency: x-50 crystal white

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

Material: Steel Frame, Clear Glass, tempered  
 Texture /Finish: dark oil rubbed bronze  
 Color / Transparency: Very very dark brown

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

**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:**

**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.**

This project will offer an aesthetic as well as a finished quality that will contribute to the luxury shopping oriented foot-traffic that is pervasive in the Beverly Hills retail district. The remodeled storefront and retail space will be a vast improvement, stylistically, from what is there now. The minimalist design promotes an unpretentious sense of luxury and relates back to powerful spanish colonial design which has a history so important to Los Angeles and Its people.

- 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 storefront exterior wall is 6" with an aluminum-frame storefront glazing system that spans the entire width of the street elevation. The proposed storefront includes a 3' deep wall with deep openings that will house a smaller amount of glazing. Seeing that sound often transmits most through glazing, reducing the glazing will reduce noise, vibrations, and other factors going both in or out of the retail space.

- 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.**

This storefront will be using steel frame windows/door systems, marble slabs, and delta light lighting - All very expensive items that will convey a very substantial sense of value and quality for the neighborhood and local environment.

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

The remodel does not pospose any change of use away from operating as a high-end Jewelry store. There is a stong demad for luxury goods in Beverly Hills and this business will contribute to satisfying that demand, as is has for over a decade in the same location.

- 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.**

This remodel will be built up to the current codes and standards of the City of Beverly Hills. There are no proposed changes in square footage or use.



**Architectural Commission Report**

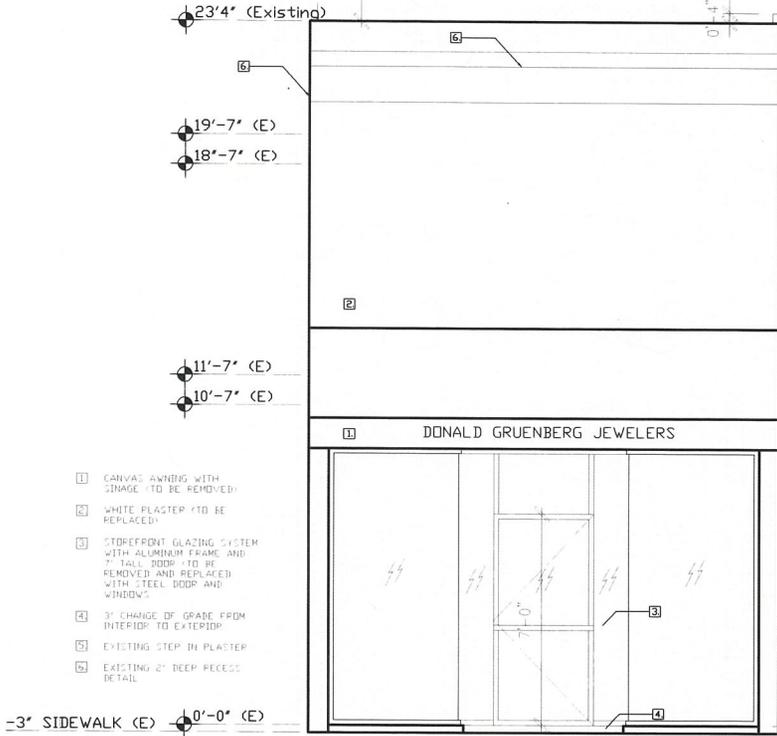
455 North Rexford Drive, Room 280-A

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**Attachment B**

Project Design Plans

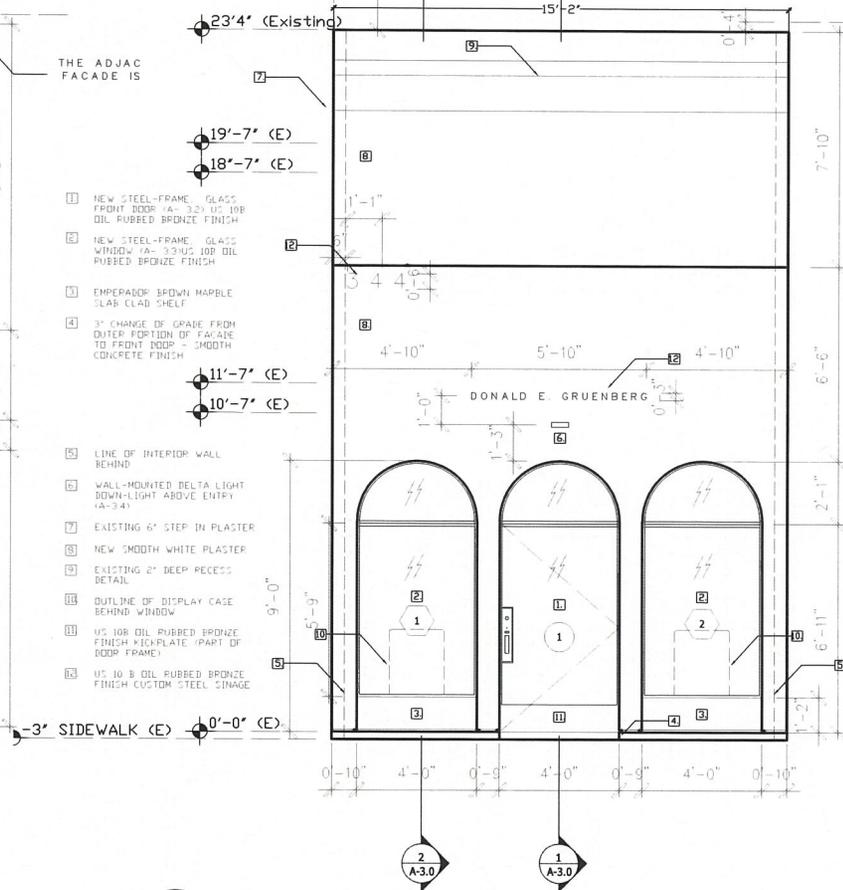
ADJACENT BUILDING  
FAÇADE IS 4' IN FRONT  
OF OURS



- 1 CANVAS AVENUE WITH SIGNAGE TO BE REMOVED
- 2 WHITE PLASTER TO BE REPLACED
- 3 STOREFRONT GLAZING SYSTEM WITH ALUMINUM FRAME AND 7' TALL DOOR TO BE REMOVED AND REPLACED WITH STEEL DOOR AND WINDOWS
- 4 3" CHANGE OF GRADE FROM INTERIOR TO EXTERIOR
- 5 EXISTING STEP IN PLASTER
- 6 EXISTING 2" DEEP RECESS DETAIL

1. EXISTING ELEVATION  
SCALE 1/4" EQUALS 1'-0"

ADJACENT BUILDING  
FAÇADE IS 4' IN FRONT  
OF OURS



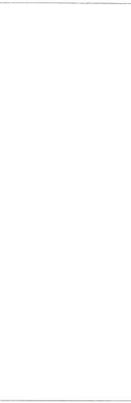
- 1 NEW STEEL-FRAME GLASS FRONT DOOR (A-3.0) US 10B OIL RUBBED BRONZE FINISH
- 2 NEW STEEL-FRAME GLASS WINDOW (A-3.0) US 10B OIL RUBBED BRONZE FINISH
- 3 EMPERADOR BROWN MAPLE SLAB CLAD SHELF
- 4 3" CHANGE OF GRADE FROM OUTER PORTION OF FAÇADE TO FRONT DOOR - SMOOTH CONCRETE FINISH

- 5 LINE OF INTERIOR WALL BEHIND
- 6 WALL-MOUNTED DELTA LIGHT DOWN-LIGHT ABOVE ENTRY (A-3.4)
- 7 EXISTING 6" STEP IN PLASTER
- 8 NEW SMOOTH WHITE PLASTER
- 9 EXISTING 2" DEEP RECESS DETAIL
- 10 OUTLINE OF DISPLAY CASE BEHIND WINDOW
- 11 US 10B OIL RUBBED BRONZE FINISH KICKPLATE (PART OF DOOR FRAME)
- 12 US 10 B OIL RUBBED BRONZE FINISH CUSTOM STEEL SIGNAGE

2. PROPOSED ELEVATION  
SCALE 1/4" EQUALS 1'-0"

ADG

ARCHITECTURAL DESIGN GROUP



DATE: 11/11/11  
PROJECT: 107 Broadway Ave, Suite 200, Santa Monica, CA 90401

ARCHITECT: ADG

DATE: 11/11/11

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DATE: 11/11/11

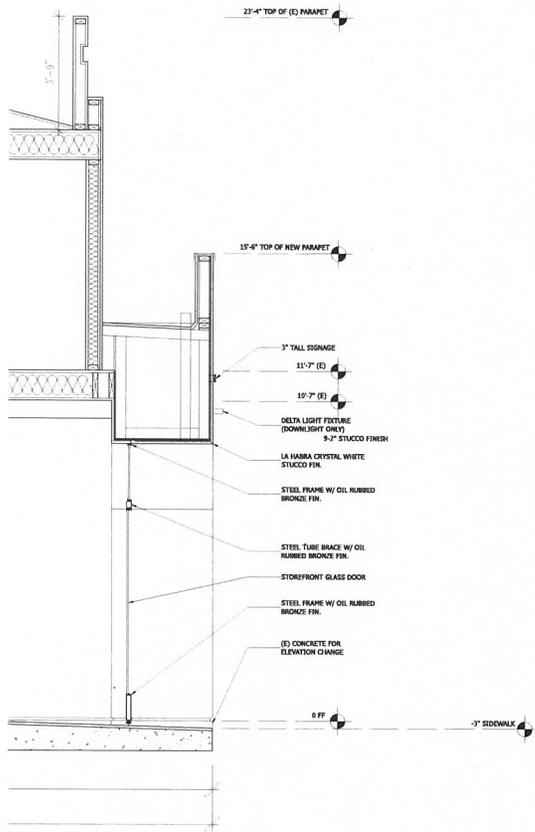
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DATE: 11/11/11

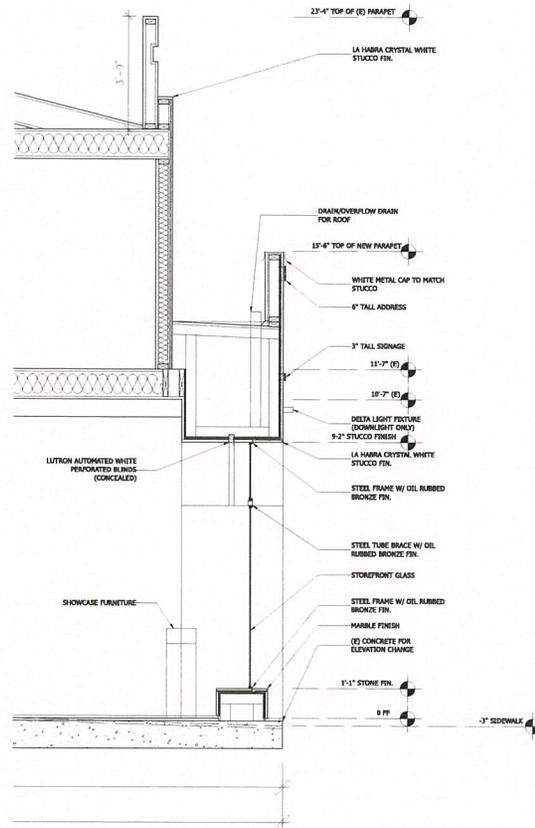
EXISTING & PROPOSED ELEVATIONS

A-2.0





1. PROPOSED SECTION  
SCALE 1/4" = 1'



2. PROPOSED SECTION  
SCALE 1/4" = 1'



300 N. BROADWAY  
3RD FLOOR  
LOS ANGELES, CA 90012  
TEL: 213.475.1234  
WWW.ADGARCHITECT.COM

CLIENT: GRUENBERG RETAIL

DATE: 10/20/14

PROJECT: 107 BROADWAY, 3RD FLOOR, LOS ANGELES, CA 90012

GRUENBERG  
RETAIL

PROJECT

ARCHITECT: ADG ARCHITECTS

CONSULTANT

CONSULTANT

DATE

STOREFRONT  
SECTION  
AND DETAILS

A-3.0



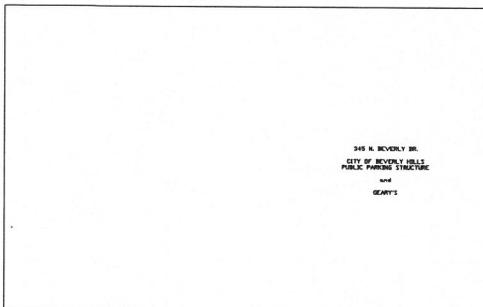
San Jose: 3841 First Street, Suite 200, San Jose, CA 95128  
 San Francisco: 1150 Market Street, Suite 200, San Francisco, CA 94102  
 Los Angeles: 12777 Wilshire Blvd, Suite 200, Los Angeles, CA 90025

ARCHITECTS  
 PLANNERS  
 INTERIORS  
 LANDSCAPE ARCHITECTS

**GRUENBERG  
RETAIL**

PROJECT  
 ARCHITECTS  
 CONSULTANT  
 CONSULTANT  
 CONSULTANT  
 OFFICE  
 DATE

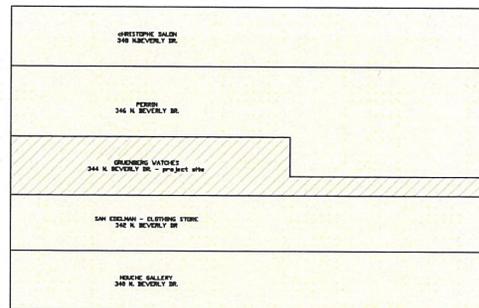
RENDERING



PANDRAMIC #2

BEVERLY DRIVE

PANDRAMIC #1



Site Address: 346 North Beverly Dr  
Beverly Hills, CA 90210  
City: Beverly Hills  
County: Los Angeles  
Assessor's Parcel No. (APN): 43-16-01-004

Address: \_\_\_\_\_

City: \_\_\_\_\_

Client: \_\_\_\_\_  
 Design Firm: \_\_\_\_\_  
 127 Broadway Ave, Suite 230  
 Santa Monica, CA 90401  
 Designer: \_\_\_\_\_

**GRUENBERG  
RETAIL**

PROJECT  
 ARCHITECT/DESIGN GROUP

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

DATE

**SITE  
PHOTOS**



2013-03-15 11:11 AM  
157 Broadway Ave, Suite 200  
Santa Monica, CA 90401  
310.316.1214  
adg.com

GRUENBERG  
RETAIL

PROJECT  
ARCHITECT  
DATE

SINAGE  
DETAILS

A-6.0

1.

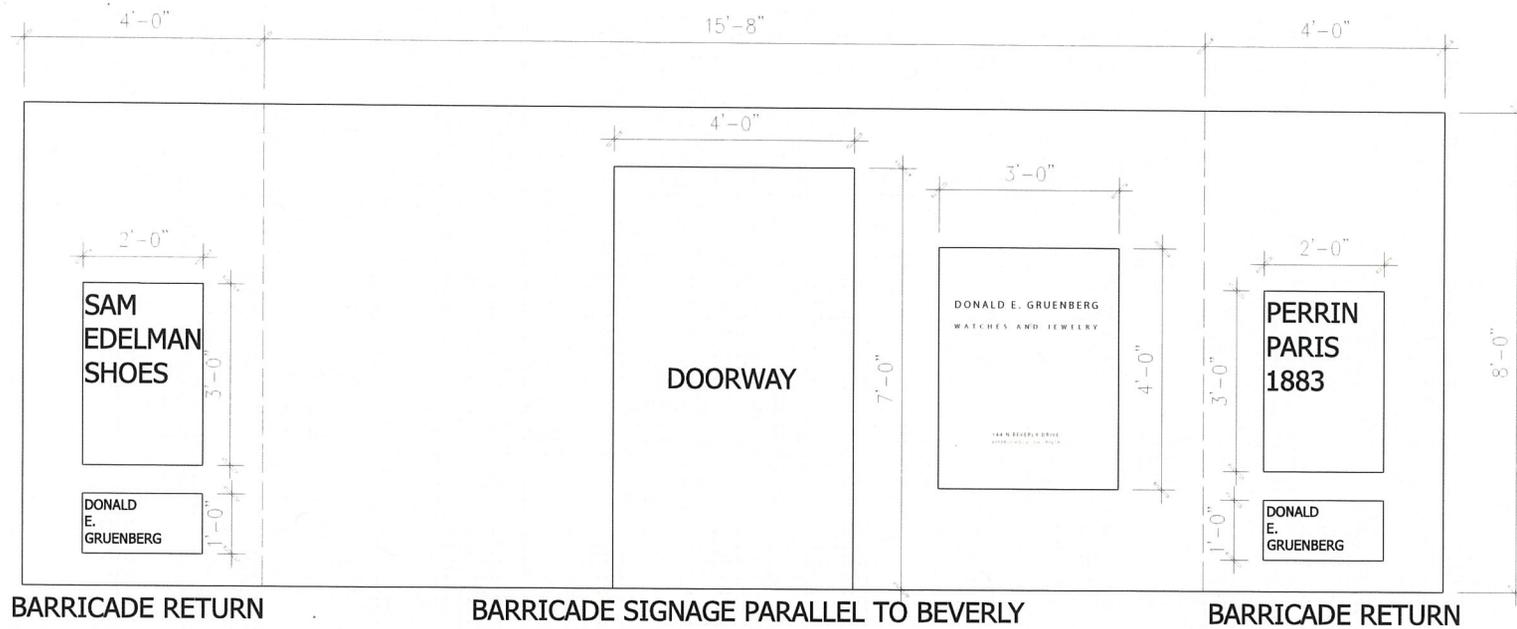
PROPOSED ADDRESS SINAGE  
US 10B OIL RUBBED BRONZE FINISH STAINLESS STEEL  
6" TALL X 13" WIDE  
HELVETICA NEUE LIGHT FONT

344

2.

PROPOSED BUSINESS NAME SINAGE  
US 10B OIL RUBBED BRONZE FINISH STAINLESS STEEL  
4" TALL X 5'-6" WIDE  
HELVETICA NEUE LIGHT FONT

DONALD E. GRUENBERG



BARRICADE RETURN

BARRICADE SIGNAGE PARALLEL TO BEVERLY

BARRICADE RETURN

1.

PROPOSED CONSTRUCTION BARRICADE  
SCALE 1/2" = 1'



FILE NUMBER: 144 17th Street, Dr  
 BEVERLY HILLS, CA 90210  
 317 4th Street, Suite 100, Los Angeles, CA 90013  
 SUPERVISOR: 47874 415.321.1204  
 ARCHITECT: ADG

GRUENBERG WATCHES  
 OWNER

Drawn By: MGP  
 4/5/14  
 127 Broadway, Suite 500  
 San Francisco, CA 94103  
 415.774.1111

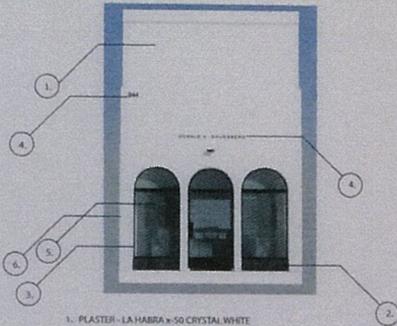
GRUENBERG  
RETAIL

PROJECT  
 ARCHITECT  
 CONSULTANT  
 CONSULTANT  
 CONSULTANT  
 CONSULTANT  
 DATE

BARRICADE

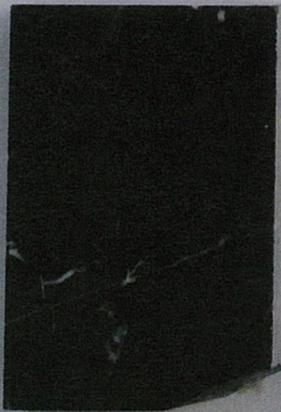
A-7.0

DONALD GRUENBERG WATCHES AND JEWELRY  
 344 BEVERLY DRIVE  
 BEVERLY HILLS, CA. 90210



1. PLASTER - LA HABRA x-50 CRYSTAL WHITE
2. MARBLE SLAB - 3/4" THICK EMPERADOR BROWN MARBLE SLAB
3. STEEL FRAME DOORS AND WINDOWS - US 108 OIL RUBBED BRONZE FINISH
4. SILLAGE - US 108 OIL RUBBED BRONZE FINISH
5. GLASS - .25" THICK, CLEAR, TEMPERED GLASS
6. METAL PROFILE FOR ABUTTING AGAINST HIGHBARS - SCHULTER SYSTEMS  
 \*NICKEL \*ANNOXIDIZED ALUMINUM PROFILE

ARCHIVE DESIGN GROUP  
 1000 WILSHIRE BLVD. SUITE 200  
 LOS ANGELES, CALIFORNIA 90024



2.



6.

1.

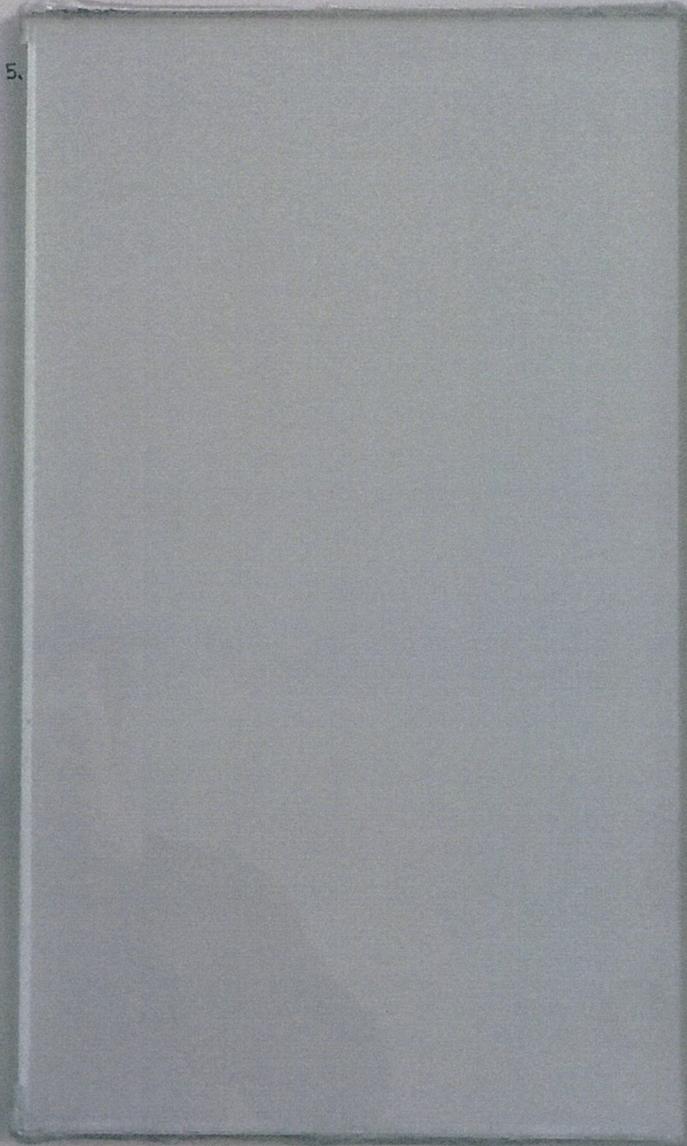


3.

4.



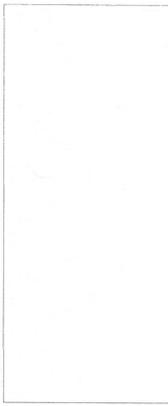
5.



△ △ △ △ △

**ADG**

ARCHIVE DESIGN GROUP  
 1000 WILSHIRE BLVD. SUITE 200  
 LOS ANGELES, CALIFORNIA 90024



DATE: 10/11/00  
 DRAWN BY: J. GARDNER  
 CHECKED BY: J. GARDNER  
 APPROVED BY: J. GARDNER

PROJECT: 344 Beverly Drive  
 CLIENT: Donald Gruenberg  
 ARCHITECT: Archive Design Group  
 1000 Wilshire Blvd. Suite 200  
 Los Angeles, CA 90024

**GRUENBERG  
 RETAIL**

PROJECT: \_\_\_\_\_  
 ARCHITECT: \_\_\_\_\_  
 CONSULTANT: \_\_\_\_\_  
 CONSULTANT: \_\_\_\_\_  
 CONTRACTOR: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**MATERIAL  
 BOARD**

**A-8.0**

△ △ △ △ △



**Architectural Commission Report**

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**Attachment C**

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-15

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR A FAÇADE REMODEL, A BUSINESS IDENTIFICATION SIGN, AND A CONSTRUCTION BARRICADE FOR THE PROPERTY LOCATED AT 344 NORTH BEVERLY DRIVE (PL1500193 – DONALD GRUENBERG).

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

Section 1. Archive Design Group, LLC, agent, on behalf of the property owner, Ackerman Investment Partnership LP, and the tenant, David Gruenberg, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, a business identification sign, and a construction barricade for the property located at 344 North Beverly Drive.

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

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

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **January 21, 2015** 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, complaint 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: **January 21, 2015**

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William Crouch, Commission Secretary  
Community Development Department

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Barry Bernstein, Chair  
Architectural Commission