



Architectural Commission Report

Meeting Date: Wednesday, April 15, 2015

Subject: **BANK OF AMERICA (PL1504799)**
9440 South Santa Monica Boulevard

Request for approval of a façade remodel, a business identification sign, a sign accommodation to allow a non-entry elevation sign to exceed thirty square feet, and a construction barricade graphic. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Ashok Vanmali – Gruen Associates

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel, a business identification sign, a sign accommodation to allow a non-entry elevation sign to exceed thirty square feet, and a construction barricade graphic for Bank of America located at 9440 South Santa Monica Boulevard. The project includes the following components:

Façade Remodel

Bank of America (S. Santa Monica Boulevard & N. Beverly Drive)

- Silver-colored varied-angle aluminum plate panels on upper façade with recessed LED strip fixture (on dimmer);
- Clear storefront glazing on lower façade with aluminum framing on the interior;
- Red aluminum horizontal banding that wraps storefront;
- Aluminum flashing at storefront base;
- Vertical aluminum plate at storefront edge (N. Beverly Drive), and;
- Alley-adjacent aluminum mechanical screening.

Entry Vestibule (S. Santa Monica Boulevard)

- Projecting enclosure of existing vestibule with clear glazing and brushed stainless steel bolts (note: glazing utilizes an angled configuration at the upper portion);
- Brushed stainless steel canopy with building address numbers;
- Slate gray precast concrete landscape planters, and;
- At-grade landscaping stones and shade-tolerant groundcover.

Business Identification Signage (sign accommodation)

North Beverly Drive

- One (1) 40.24 SF internally-illuminated sign, pin-mounted onto proposed horizontal banding (sign copy: Bank of America + logo)

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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cgordon@beverlyhills.org



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S. Santa Monica Boulevard – non-entry elevation

- One (1) 40.24 SF internally-illuminated sign, pin-mounted onto proposed horizontal banding (sign copy: Bank of America + logo)

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the Architectural Commission may approve a sign accommodation to allow ground floor businesses located on a corner lot adjacent to two (2) public streets to increase the size of a non-entry business identification sign provided such sign does not exceed one hundred (100) square feet, the total combined sign area of the signs does not exceed one hundred thirty (130) square feet, and the total combined sign area does not exceed ten percent (10%) of the vertical surface area of that portion of the wall below twenty feet (20') in height and occupied by the frontage of the business. As proposed, the two street facing business identification signs comply with these sign standards.

Construction Barricade Graphic

The applicant is also requesting a construction barricade graphic with signage. The proposed barricade signage includes the following:

N. Beverly Drive & S. Santa Monica Boulevard

- One (1) 12 SF business identification sign per elevation
- One lifestyle graphic (no size limit) per elevation

Corner Elevation

- Construction signage (total sign area: 23.8 SF)

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. Additionally, a construction barricade may also include up to 50 SF of construction signage.

URBAN DESIGN ANALYSIS

As a stand-alone design there is considerable merit in the proposed façade aesthetic, particularly in how it considerably increases the ground floor transparency; however, it fragments an otherwise coherent building. The proposed design does not relate to the overall building, which results in an awkward aesthetic at the corner and when viewed at a distance. It is recommended that the applicant consider incorporating a larger majority of the ground floor into the façade remodel so as to provide a consistent design aesthetic at the base of the building. While the ground floor would continue to contrast from the upper floors, it will be done in a more cohesive and deliberate manner.

Additionally, the construction barricade graphic lacks imagination in its design and it is recommended that it be redesigned to a more artistic expression.

Project-specific conditions have not been proposed as part of this analysis; however, the Commission may wish to consider them during the course of their review on the project.



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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 (see Section 6 for plan size requirements).
- Architectural Commission Review
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

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

- New construction
- Façade Remodel ONLY
- Business Identification Sign(s)
 - Number of signs proposed:
- Building Identification Sign(s)
 - Number of signs proposed:
- Sign Accommodation (explain reason for the accommodation request below):
 - Number of signs proposed:
- Other:

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

Proposed construction of new exterior facade improvements at the corner of N. Beverly Dr. and S. Santa Monica Blvd. The improvements include an expansion of the ground floor up to the roadway easement along S. Santa Monica, but remove floor area at the Level 2 Mezzanine, resulting in no additional floor area added. A new laminated glass lobby enclosure with stainless steel point supports and entry canopy are proposed for the building. Clear glass and profiled painted aluminum panel facade improvements for the Bank of America ground floor tenant space are proposed, along with metal plate and polycarbonate illuminated signs. A new rooftop equipment screen and sidewalk grading improvements for revised entries are also proposed.

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: <input type="text"/> | | | | |

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

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below):
Bank of America branch at ground floor

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)	2	17'-11 5/8" x 2'-2 7/8"	40.24 sf x 2 = 80.48 sf	
2	Building ID Sign(s)	1	10 1/4" x 2'-6 3/8"	2.16 sf	
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: laminated glass, stainless steel point supports, aluminum mullions, painted aluminum plate.
Texture /Finish: brushed stainless steel finish, clear
Color / Transparency: clear glass, painted metallic silver gray mullions, painted metallic sunlight silver aluminum plate.

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

Material: tempered glazing with stainless steel hardware, fluoropolymer painted aluminum mullions
Texture /Finish: brushed stainless steel finish, clear
Color / Transparency: painted metallic silver gray mullions.

ROOF

Material: built up roofing
Texture /Finish: gravel
Color / Transparency: light gray

COLUMNS

Material: pipe steel
Texture /Finish: intumescent paint, smooth
Color / Transparency: painted silver gray to match mullions

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

Material: stainless steel
Texture /Finish: brushed stainless steel finish
Color / Transparency: clear

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: illuminated polycarbonate, painted metal
Texture /Finish: smooth textured, painted
Color / Transparency: red and blue translucent polycarbonate,

BUILDING ID SIGN(S)

Material: stainless steel dimensional address numbers
Texture /Finish: brushed textured stainless steel
Color / Transparency: stainless steel, clear

EXTERIOR LIGHTING

Material: aluminum linear recessed LED fixtures, recessed down lights
Texture /Finish: smooth, painted
Color / Transparency: white LED lighting in clear aluminum housings

PAVED SURFACES

Material: stainless steel perforated metal channel grate, porcelain tile
Texture /Finish: brushed stainless steel, unpolished finish porcelain tile
Color / Transparency: stainless steel, charcoal porcelain tile

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

The proposed landscape incorporates strong profiles to complement the modern, glass surface of the building surface. The large specimen bromeliads will be installed in two gray precast concrete planters, which book end the entry doors to the bank. The course, opaque leaves of the bromeliad's rosette form create visual interest at the pedestrian scale, making for an inviting entry to the bank. These bromeliads are native to a shaded condition, and provide interesting visual patterning while remaining a robust plant choice for the shaded North facing Santa Monica Blvd. The ground cover plants are also shade tolerant, and will create an attractive ground base to soften where the building glass walls meet the back of the sidewalk. All the plant materials support a pedestrian scale experience next to the mass of the building, and improve the quality of street life for the City of Beverly Hills.

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 Bank of America remodel is characterized by aesthetically unique exterior improvements to an existing structure that will create a much needed visual improvement to the current building. Curved aluminum panels and elegant glass assemblies help form a contemporary exterior expression which puts emphasis on a corner development as an important piece of context building. Through the innovative use of high quality materials such as articulated aluminum panels and well detailed glass assemblies, the proposed improvements will complement neighboring structures and add to the overall excellence of Beverly Hills architecture.

- 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.**

N/A

- 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 improvements are constructed of high quality materials which can be easily maintained. New clear low iron glazing replaces the current brown, opaque appearance of the existing glass with an inviting exterior through the use of transparency. Painted aluminum plate panels help create a textured facade that is clean, lightweight, and brightens the visual appearance at the corner. A modern expression of high finish architectural assemblies helps to create a contemporary feel to an existing structure. The level of care and detail of the proposed design will serve as a catalyst for future improvements to the existing surroundings.

- 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.**

Beverly Hills is known as a city committed to high quality retail and progressive architecture, and this Bank of America remodel will complement that agenda appropriately. By articulating the massing of the existing building as a series of structures, the concept of unique, individual buildings designed to create a diverse set of architectural experiences is emphasized.

- 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 development conforms within the boundaries of the municipal code and other applicable regulations, and will complement the overall aesthetic of neighboring buildings in its use of materials, colors, and opening locations.



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Attachment B

Project Design Plans



2 EXISTING
SCALE: N.T.S.



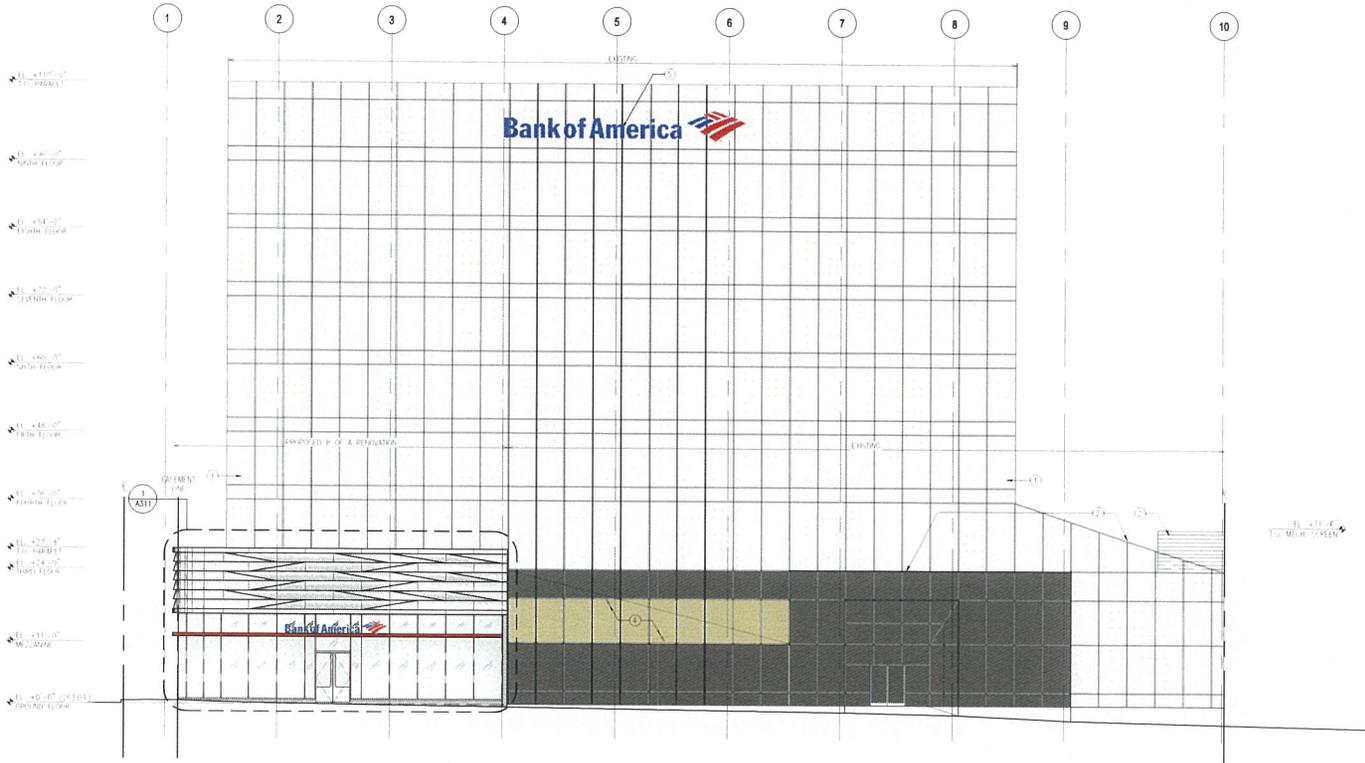
1 PROPOSED
SCALE: N.T.S.

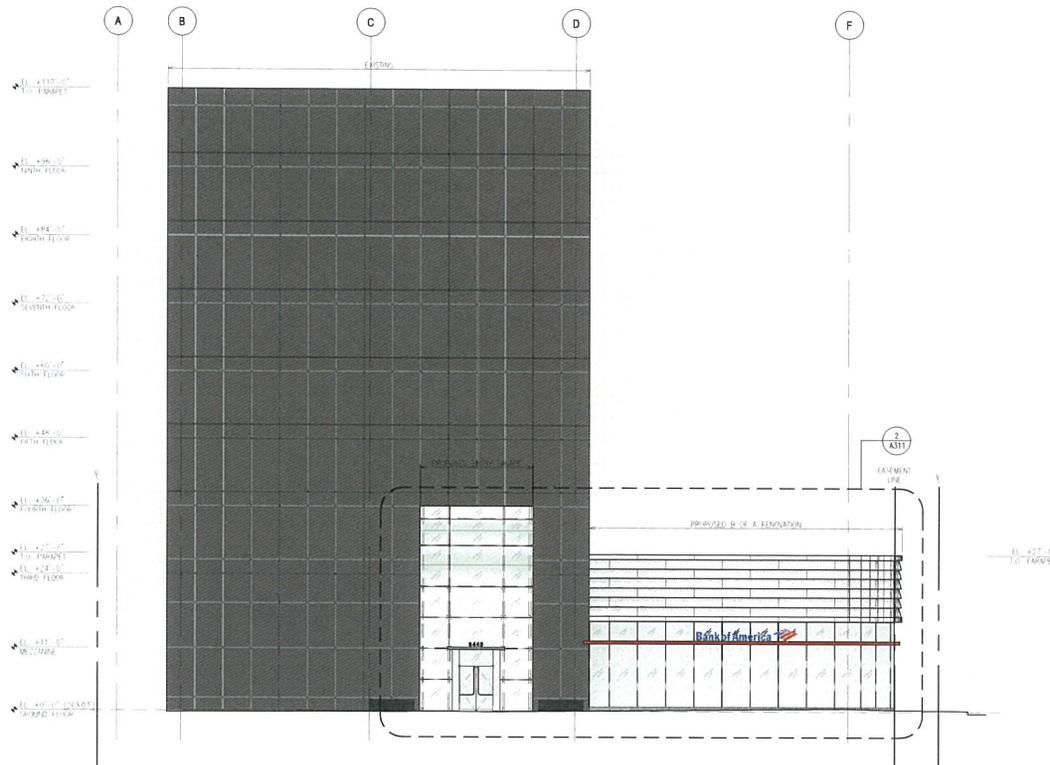
KEYNOTES:

1. (E) GLAZING AND MASONRY
2. NEW MECHANICAL COFFERS (R/C)
3. (E) TOP OF FRAME
4. (E) CLIMATE GLAZING
5. (E) CHANGE TO MASONRY

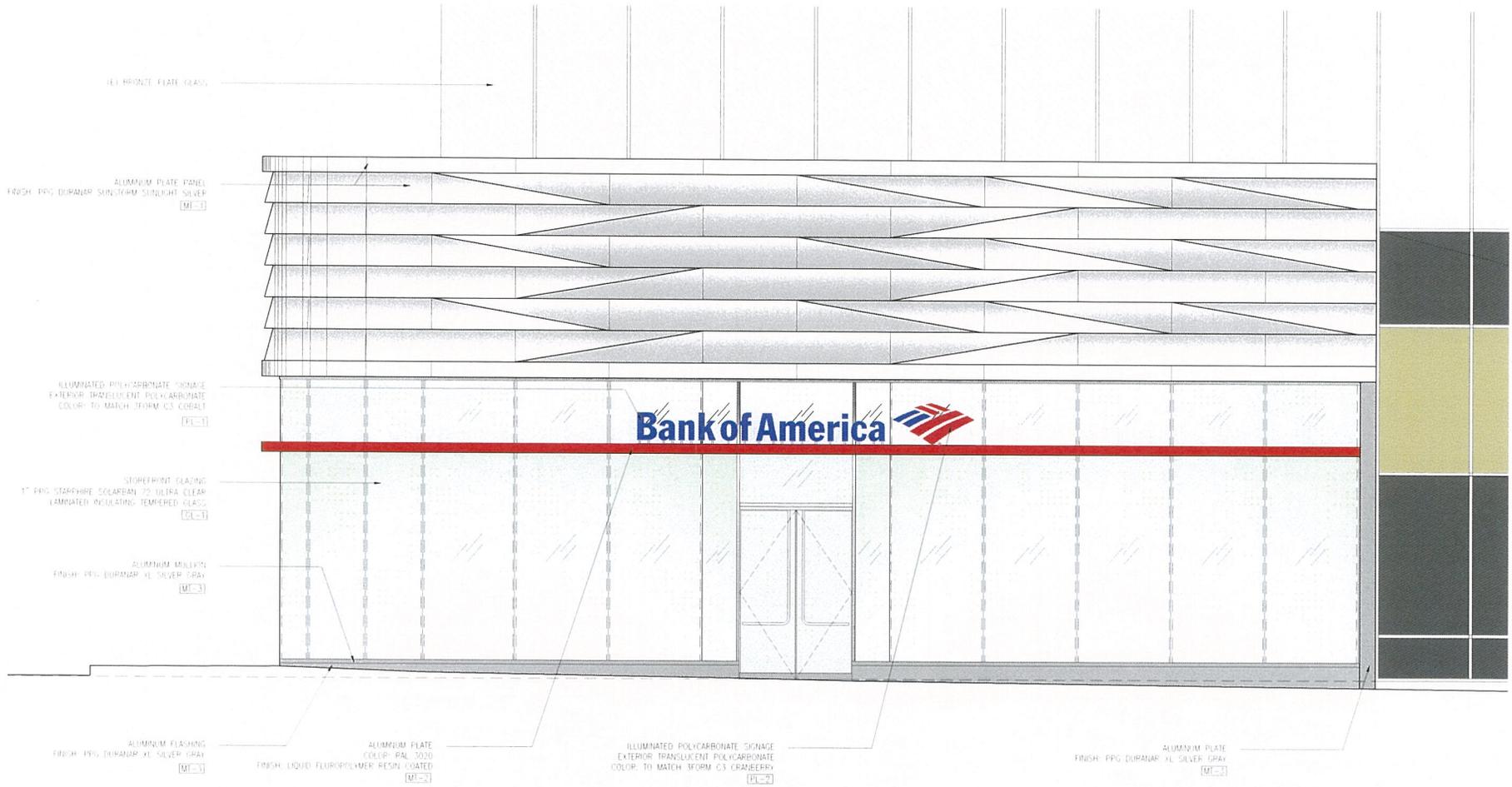
LEGEND:

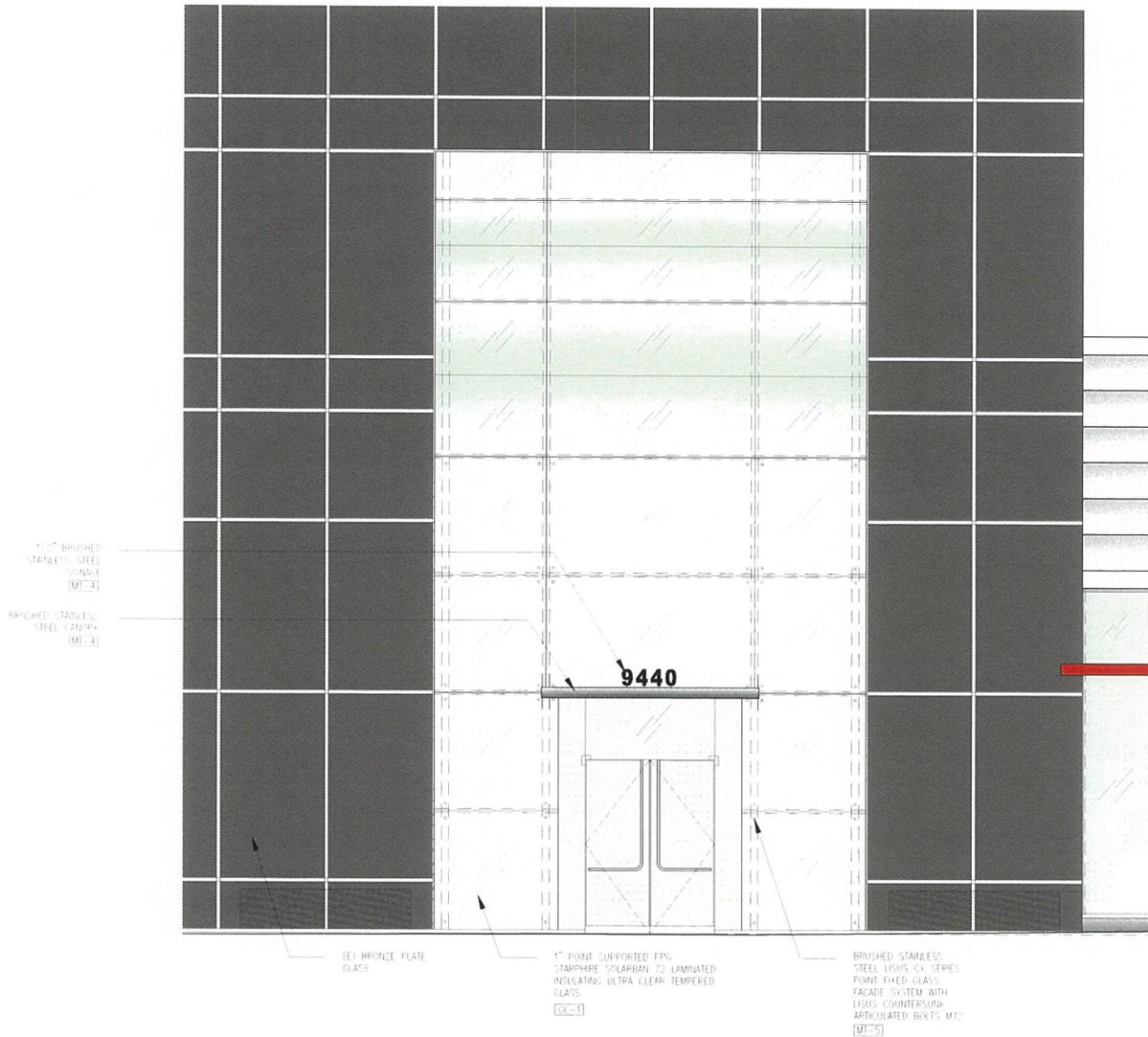
-  EXISTING CURTAIN WALL WITH REINFORCED PLATE GLAZING TO REMAIN
-  EXISTING CURTAIN WALL WITH REINFORCED PLATE GLAZING REPOSE TO REMAIN

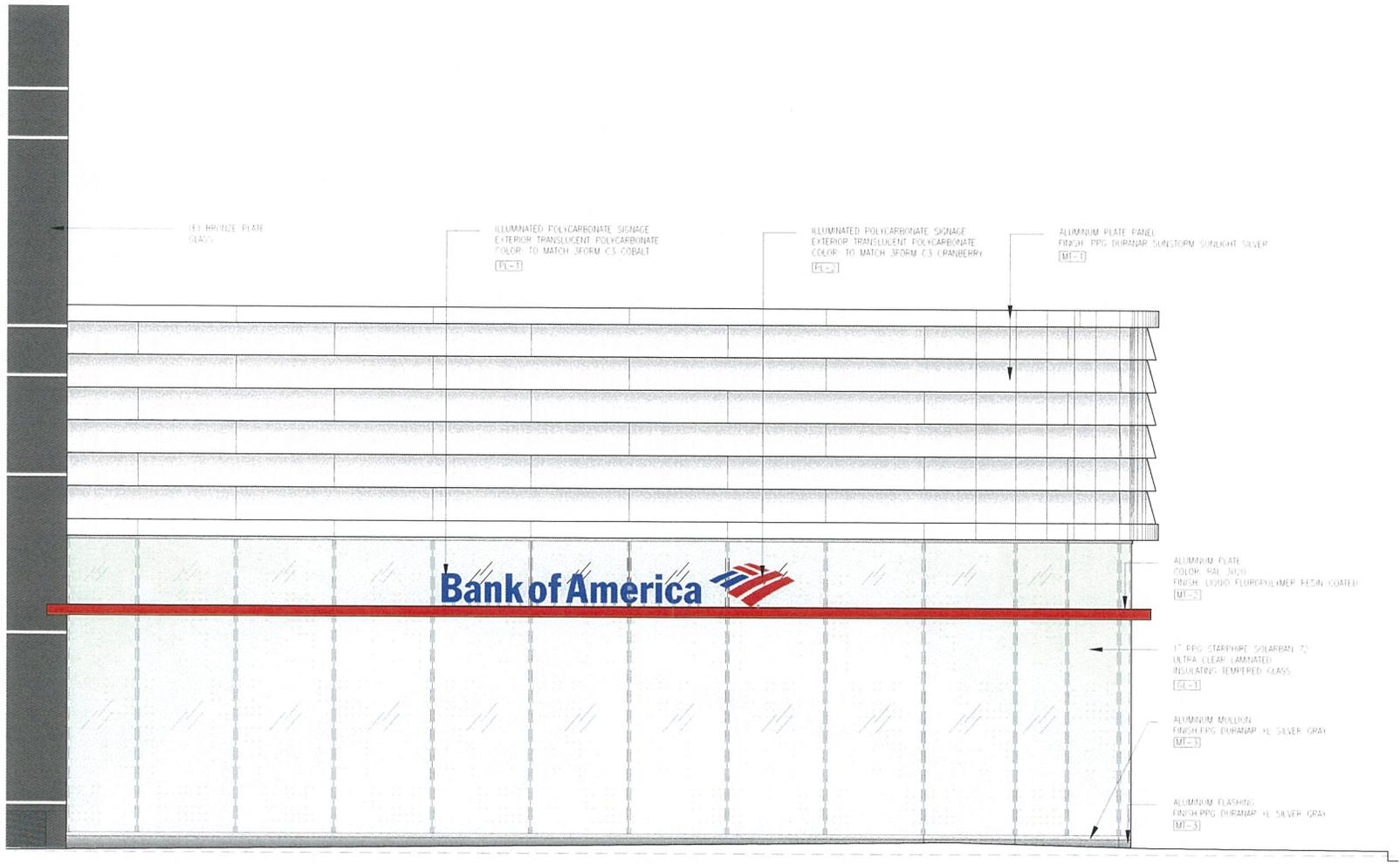




LEGEND:
 [Dark Gray Box] EXISTING CURTAIN WALL WITH BRONZE FINISH GLAZING

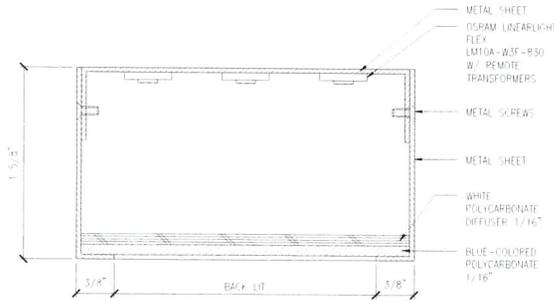




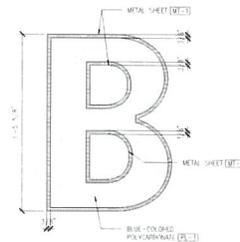


SIGNAGE SCHEDULE	
SIGNAGE TYPE	AREA (SQ. FT.)
TYPE 'A' (2)	40.442 = 80.48 SQ. FT.
TOTAL	80.48 SQ. FT.

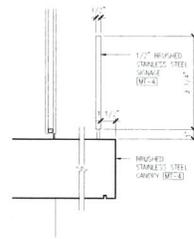
BUILDINGS IDENTIFICATION	
ALLOWABLE AREA (2% OF ELEV. SURFACE AREA)	8,296.42% = 14,492 SQ. FT.
SIGNAGE TYPE	AREA (SQ. FT.)
TYPE 'B' (1)	2.16 SQ. FT.
TOTAL	2.16 SQ. FT.



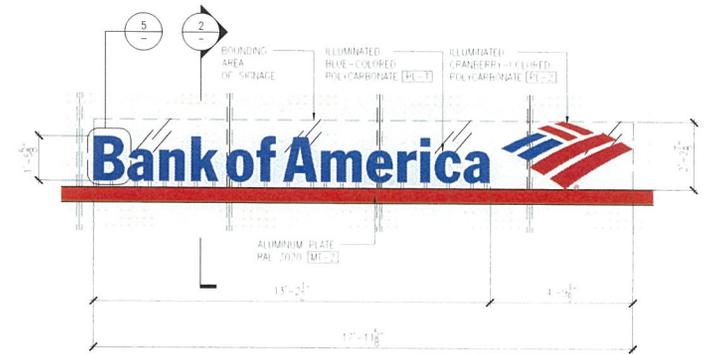
4 SIGNAGE LETTERING PLAN DETAIL - TYPE 'A'
SCALE: 1"=1'-0"



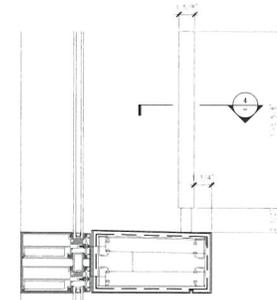
5 SIGNAGE LETTERING ELEVATION DETAIL - TYPE 'A'
SCALE: 1"=1'-0"



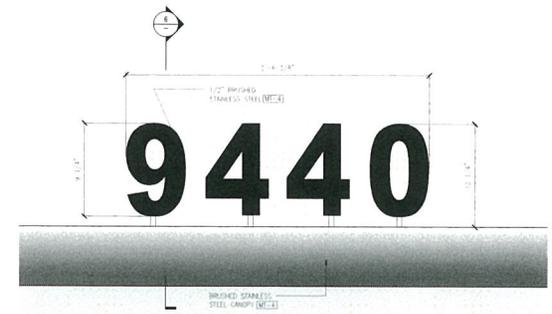
6 SIGNAGE SECTION - TYPE 'B'
SCALE: 1"=1'-0"



1 SIGNAGE ELEVATION - TYPE 'A'
SCALE: 1/4"=1'-0" 40.48 SQ. FT.



2 SIGNAGE SECTION - TYPE 'A'
SCALE: 1"=1'-0"



3 SIGNAGE ELEVATION - TYPE 'B'
SCALE: 1"=1'-0" 2.16 SQ. FT.



GRUENASSOCIATES

BANK OF AMERICA REMODEL
9440 S. SANTA MONICA BLVD. BEVERLY HILLS, CA 90210

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

PROPOSAL RENDERING - DAY R001
MARCH 30, 2015



GRUENASSOCIATES

BANK OF AMERICA REMODEL

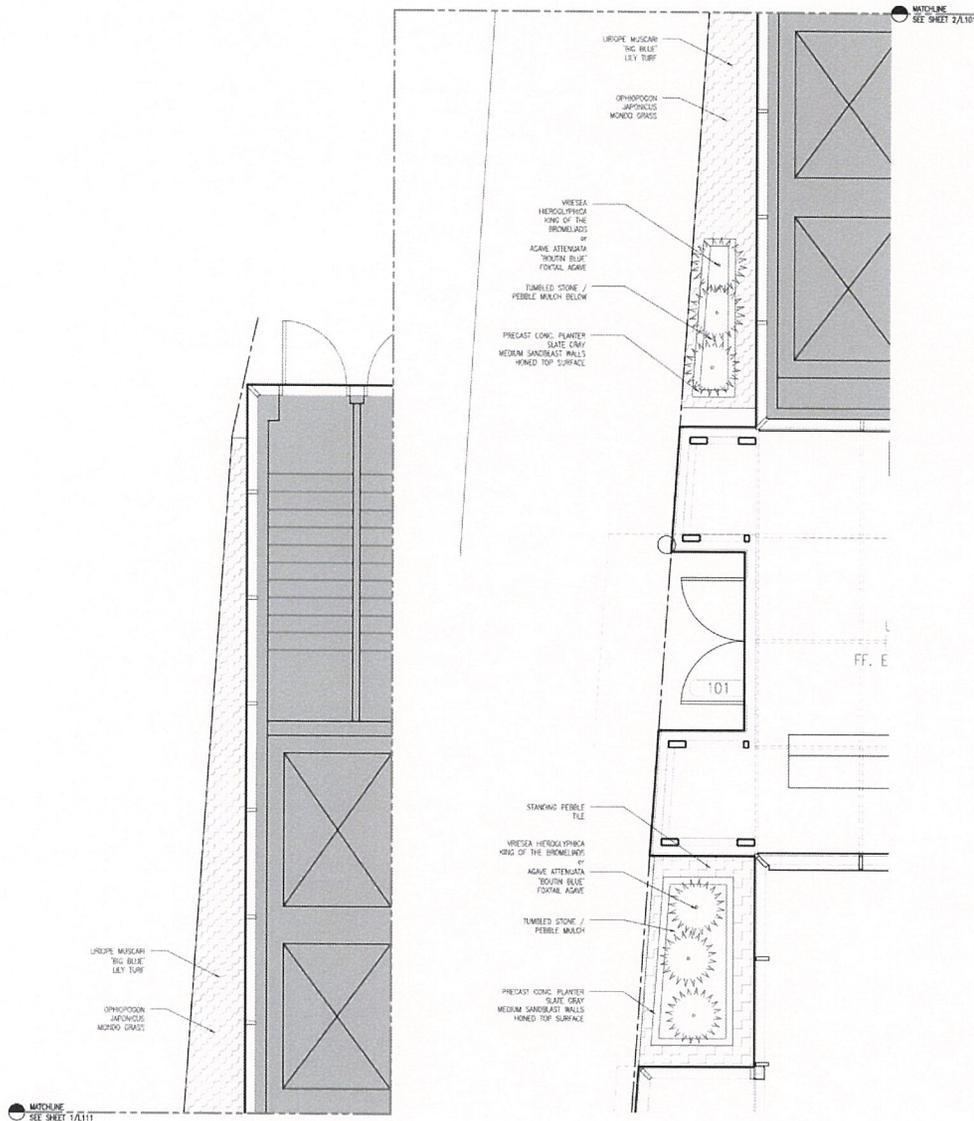
9440 S. SANTA MONICA BLVD. BEVERLY HILLS, CA 90210

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

PROPOSAL RENDERING - NIGHT

MARCH 30, 2015

R002



PLANTS - SPECIMENS FOR PLANTER



OPTION 1 FOR PLANTER:
VIRESEA HERCULYPHICA
KING OF THE BROMELIADS

ALTERNATES:
VIRESEA QUINATA
ALCANTARA IMPERIALIS - VOLCANO



OPTION 1 FOR PLANTER:
FORM, SIZE AND HABIT OF V. HERCULYPHICA
AND OTHER LARGE SPECIMEN BROMELIADS
PROVIDES VARIETY OF COLORS AND STRIPING

NOTE: LARGE SIZE BROMELIADS ARE COMMERCIALLY GROWN
BY THE TRADES OF FLORIDA AND HAWAII AND AVAILABLE
FROM SOUTHERN CALIFORNIA BROMELIAD VENDORS

THESE SPECIES HAVE BEEN CHOSEN FOR OUR SHADE
CONDITION ON NORTH FACE OF THE BUILDING ON SANTA
MONICA BLVD.



OPTION 2 FOR PLANTER:
AGAVE ATTENUATA TOUTIN BLUE
FORTAL AGAVE



OPTION 2 FOR PLANTER:
FORM, SIZE AND HABIT OF A. ATTENUATA

GROUND COVER



OPHIPODUM JAPONICUS
MONDO GRASS



LIRIOPE MUSCARI "BIG BLUE"
LILY TURF

HARDSCAPE



STANDING PEBBLE TILE
BLUE

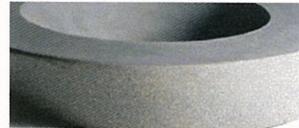


STANDING PEBBLE TILE
ROSE



STANDING PEBBLE TILE
BLACK

PLANTER FINISH



PRECAST CONCRETE
LIGHT SANDBLAST WALLS
HONED TOP SURFACE

PLANTS - SPECIMENS FOR PLANTER



VRIESEA HIEROGLYPHICA
KING OF THE BROMELIADS



VRIESEA HIEROGLYPHICA
KING OF THE BROMELIADS



ALCANTAREA IMPERIALIS 'RUBRA'
VOLCANO BROMELIAD, RED FORM



VRIESEA GIGANTEA



SHADE TOLERANT GRASSES
AND GROUNDCOVER

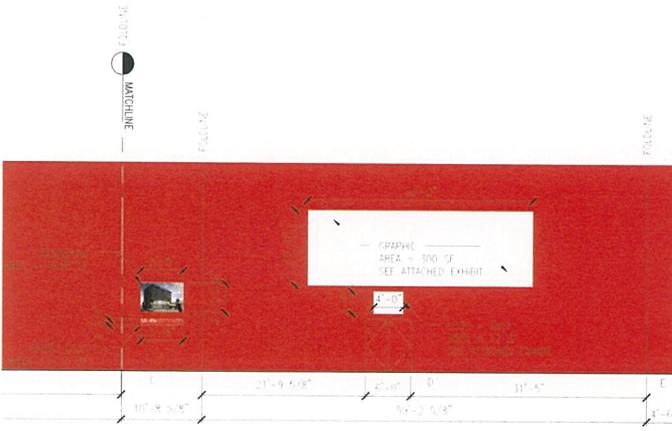
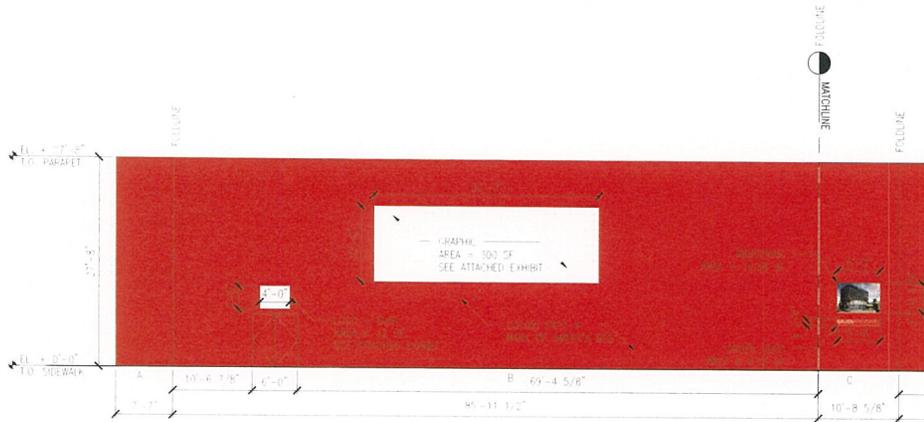
PRECAST CONCRETE
PLANTER ON FEET
TO ALLOW DRAINAGE

PRECAST CONCRETE
PLANTER ON FEET
TO ALLOW DRAINAGE





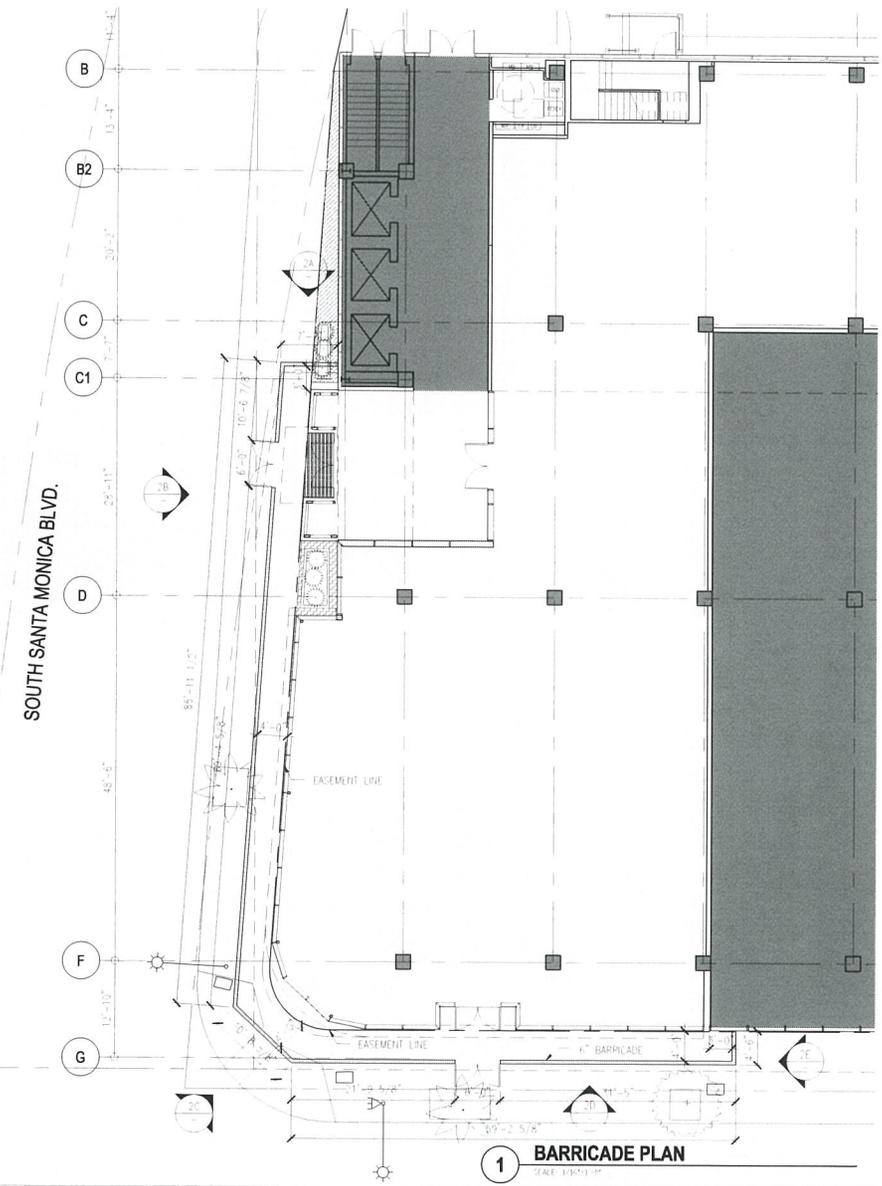
2 FULL BARRICADE ELEVATION
SCALE: 1/8"=1'-0"



3 BARRICADE ELEVATIONS - ENLARGED
SCALE: 1/8"=1'-0"

LOGO AREA CALCULATIONS	
LOGO	AREA (SQ. FT.)
BSA (2)	EACH: 344 = 12' 50" FT.
TOTAL	24 50" FT.

CONSTRUCTION SIGN AREA CALCULATIONS	
SIGN	AREA (SQ. FT.)
RENDERING (1)	5,70x3.89 = 22,17 50" FT.
GRUEN ASSOCIATES (1)	5,70x0.81 = 4.62 50" FT.
TOTAL	26.79 50" FT.



1 BARRICADE PLAN
SCALE: 1/8"=1'-0"

Beverly Hills Construction Barricade Graphics

3-30-15



Cling above barricade doors



Life style images



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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, A SIGN ACCOMMODATION TO ALLOW A NON-ENTRY ELEVATION SIGN TO EXCEED THIRTY SQUARE FEET, AND A CONSTRUCTION BARRICADE GRAPHIC FOR THE PROPERTY LOCATED AT 9022 WILSHIRE BOULEVARD (PL1504799 – BANK OF AMERICA).

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

Section 1. Ashok Vanmali, Gruen Associates, agent, on behalf of the property owner, BH Triangle Associates LP, and the tenant, Bank of America, (Collectively the “Applicant”), has applied for architectural approval for a façade remodel, a business identification sign, a sign accommodation to allow a non-entry elevation sign to exceed thirty square feet, and a construction barricade graphic for the property located at 9440 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 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 **April 15, 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: **April 15, 2015**

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission