



Architectural Commission Report

Meeting Date: Wednesday, May 20, 2015

Subject: **OBAGI (PL1506057)**
270 North Canon Drive

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

Project agent: Bob DeRobbio – Sign Management

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 sign accommodation for multiple business identification signs and a sign accommodation for multiple building identification signs for Obagi located at 270 North Canon Drive. The project includes the following components:

Sign Accommodation (multiple business identification signs)

- One (1) 9.3 SF fountain-mounted, non-illuminated sign with aluminum letters (sign copy: "OBAGI"), and;
- One (1) 16.3 façade-mounted, non-illuminated sign with aluminum and acrylic letters (sign copy: "OBAGI, SKIN HEALTH INSTITUTE")
- *Note: The proposed business identification signs will replace the existing signage.*

TOTAL SIGN AREA: 25.6 SF

Pursuant to BHMC §10-4-604, the Architectural Commission may approve a sign accommodation to allow multiple business identification signs if the total area of all business identification signs does not exceed the lesser of: 1) 100 square feet; 2) the total business sign area otherwise permitted by this section, or; 3) 10% of the vertical surface area of that portion of the wall below 20'-0". As such, based on a storefront length of 102'-6" and a maximum sign area of 100 SF, the proposed business identification signage is within the maximum standards set forth in the BHMC.

Sign Accommodation (multiple building identification signs)

- One (1) 36.5 SF façade-mounted, halo-illuminated sign with aluminum letters (sign copy: "ZEIN OBAGI"), and;
- One (1) 36 SF façade-mounted, halo-illuminated sign with aluminum letters (sign copy: logo)

TOTAL SIGN AREA: 72.5 SF

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

455 North Rexford Drive, Room 280-A

AC Meeting – May 20, 2015

Pursuant to BHMC §10-4-605, the Architectural Commission may approve a sign accommodation to allow multiple building identification signs provided that the signs located on any one side of a building do not exceed two percent (2%) of the vertical surface area of that wall, excluding penthouse walls. As such, based on a vertical surface area of 5,304 SF and a maximum sign area of 106 SF, the proposed building identification signage is within the maximum standards set forth in the BHMC.

URBAN DESIGN ANALYSIS

The replacement of the existing business identification signs with those currently proposed will continue to serve as a positive enhancement to the streetscape of North Canon Drive and will allow the business to showcase an updated branding identity. The proposed business identification signs are appropriate in scale and complement the building aesthetic.

However, the proposed building identification signs detract from the as they appear crowded on the façade and obscure the simplicity and clean aesthetic of the building. The signs are overly large and should be rescaled so as to more appropriately fit within the area they are placed.

A project-specific condition has been added to the draft approval resolution indicating that the building identification signs should be redesigned, subject to final review and approval by City staff. The Commission may elect to remove, modify, or add additional conditions as a result of their analysis and discussion on the project.

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.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – May 20, 2015

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):
 Request an addition sign (logo) to accompany name of Bldg ID 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:

New Buildig ID signs.
 Change the existing vertical copy on the wall from "OBAGI" to ZEIN OBAGI" in new logo font. Add "ZO" Logo.
 Letters and logo to be welded seamless aluminum reverse pan channel letters, painted satin Royal blue (PMS 072C)
 Letters and logo to be halo illuminated w/white LEDs

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
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below): _____

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	Building ID Sign(s)	2	Letters 1'-8 x 22' logo 4'-6"x8'	36.5 36 total 72.5 sq ft	106 sq ft
2	Business ID Sign(s)	2	Fountain letters 16" x 84" Planter letters	Fountain 9 33 Planter 16 33 Total: 25 66 sq ft	100 sq ft
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: marble
 Texture /Finish: Satin varigated
 Color / Transparency: white

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

Material: Glass, Stainless Steel
 Texture /Finish: Polished SS
 Color / Transparency: Clear glass w/light UV tint

ROOF

Material: NA
 Texture /Finish: _____
 Color / Transparency: _____

COLUMNS

Material: NA
 Texture /Finish: _____
 Color / Transparency: _____

BALCONIES & RAILINGS

Material: NA
 Texture /Finish: _____
 Color / Transparency: _____

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

Material: NA
 Texture /Finish: _____
 Color / Transparency: _____

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

AWNINGS, CANOPIES

Material: NA
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: NA
Texture /Finish: _____
Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: Painted aluminum
Texture /Finish: Satin
Color / Transparency: PMS 072 C Dark Blue

BUILDING ID SIGN(S)

Material: Painted aluminum
Texture /Finish: Satin
Color / Transparency: PMS 072C Dark blue

EXTERIOR LIGHTING

Material: NA
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: NA
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: NA
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: NA
Texture /Finish: _____
Color / Transparency: _____

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

NA

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 letters and logo are of a simple elegant style, well placed on the building so as not to overpower the architecture but still provide a bold statement of the OBAGI name and logo.
The one color PMS 072 Blue contrasts nicely with the white marble background and is consistent with the color scheme of the existing signs that are being replaced.
Halo Illumination works really well against the white marble providing a soft pleasing effect that is easy to read and identify at night.

- 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.**

NA

- 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.**

Letters will be fabricated from seamless welded aluminum. They will be painted with Matthews acrylic polyurethane. Led illumination provides years of low energy service free light.

- 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.**

Halo illuminated signage made from high end painted aluminum is consistent with a large percentage of signs in this area.

- 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.**

All signs are UL listed and in conformity with all related building codes.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – May 20, 2015

Attachment B
Project Design Plans

6019 OAK MEADOW DR.
YORBA LINDA, CA 92806

PHONE 714 608-1563
FAX 714 693-4475

CSL# 530949

This is an original unpublished drawing created by Sign Management. It is submitted for your personal use in conjunction with a project being planned for you by Sign Management. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or

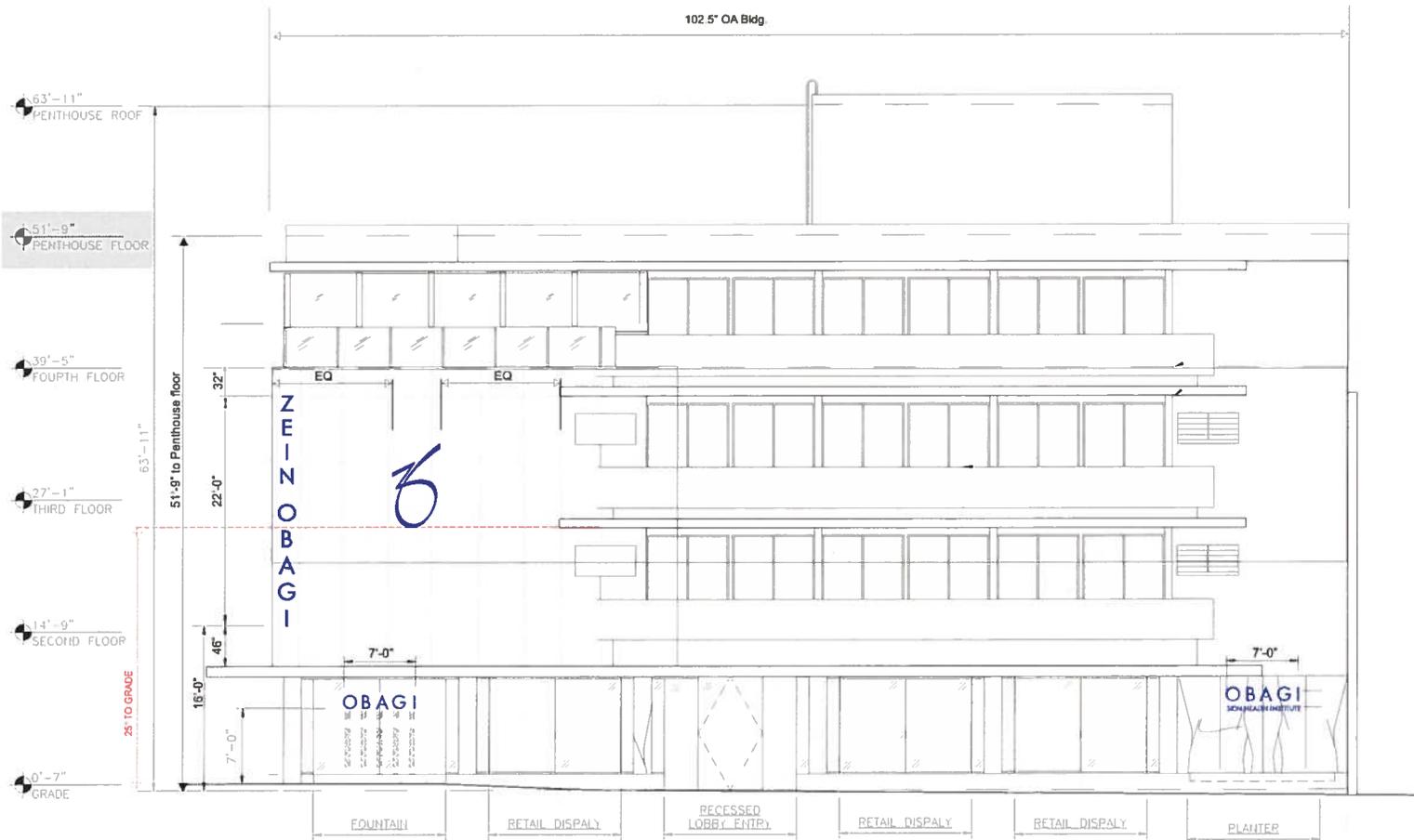
Obagi Skin Health
CLIENT
270 N. Canon Dr
Beverly Hills, CA

Re-Branding OBAGI
PROJECT
270 N. Canon Dr
LOCATION
Beverly Hills, CA

02/17/15
DATE
04/2/15 04/20/15
REVISED

APPROVED DATE

DRAWING NO. 151367
Elevation
Page: 2
Canon Elevation
All signs



FRONT ELEVATION Facing West on Canon Dr.

3/32" = 1'-0"

Building ID Sign Letters & Logo
Letters: 22'-0" x 1'-8" = 36.5 Sq ft
Logo: 4'-6" x 8" = 36 Sq ft
Total Letters and logo = 72.5 Sq. ft

Allowable Building ID Signage calculations
re: Beverly Hills (Sterling Codifer, Inc.) 10.4.604
Total Sq Ft Canon Elevation to Penthouse floor
51.75' x 102.5' = 5304 Sq ft
Allowable signage = 2% of above.
2% = 106 sq ft

Business ID Signs
"OBAGI skin care" wall sign 28" x 84" = 16.33sq ft
"OBAGI Fountain 16" x 84" = 9.33 sq ft.

Total Business ID Signs 25.66 sq ft

Allowable Business ID Signs:
100 Sq Ft

6019 OAK MEADOW DR.
YORBA LINDA, CA 92806

PHONE 714 608-1563

FAX 714 693-4475

CSL# 530949

This is an original unpublished drawing created by Sign Management. It is submitted for your personal use in conjunction with a project being planned for you by Sign Management. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or

Obagi Skin Health
CLIENT

270 N. Canon Dr

Beverly Hills, CA

Re-Branding OBAGI

PROJECT

270 N. Canon Dr

LOCATION

Beverly Hills, CA

02/17/15

DATE

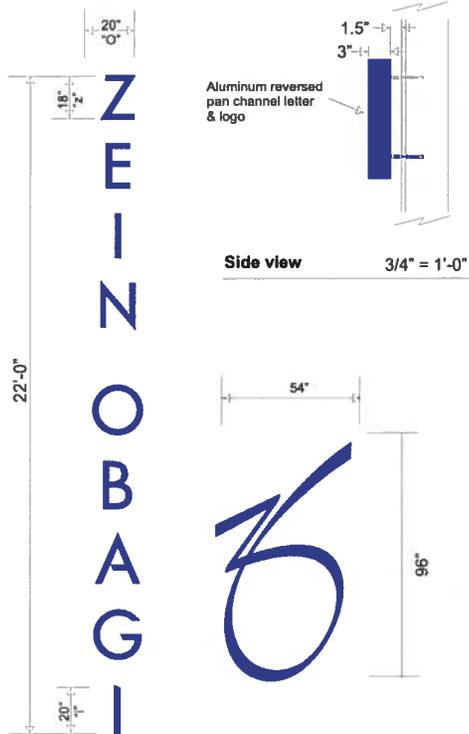
04/2/15 04/20/15

REVISED

APPROVED DATE

DRAWING NO. 151367
Elevation

Page3
Building ID Signs

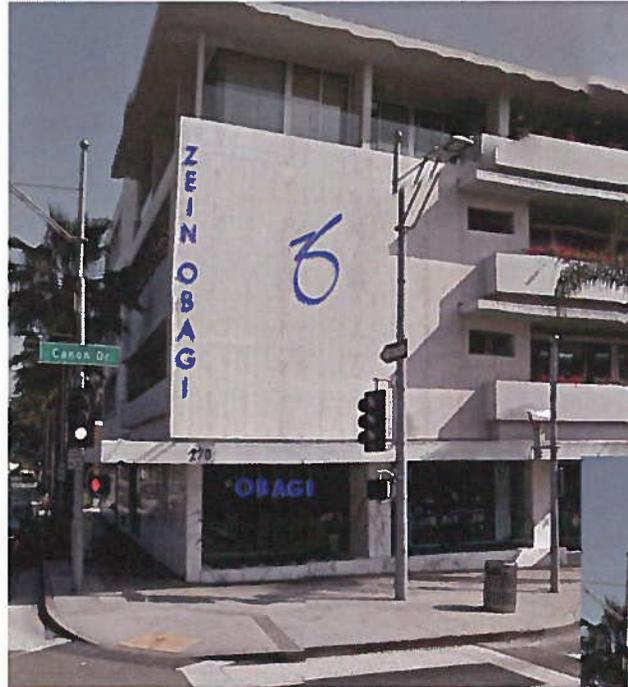


Building ID Sign Letters & Logo 1/4" = 1'-0"

Letters: 22'-0" x 1'-8" = 36.5 Sq ft
Logo: 4'-6" x 8' = 36 Sq ft
Total Letters and logo = 72.5 Sq. ft

Allowable Building ID Signage calculations re: Beverly Hills (Sterling Codifer, Inc.) 10.4.604

Total Sq Ft Canon Elevation to Penthouse floor
51.75" x 106' = 5,485.5 Sq ft
Allowable signage = 2% of above.
2% = 106 sq ft



Building ID New Exterior signs 3/32 = 1'-0"

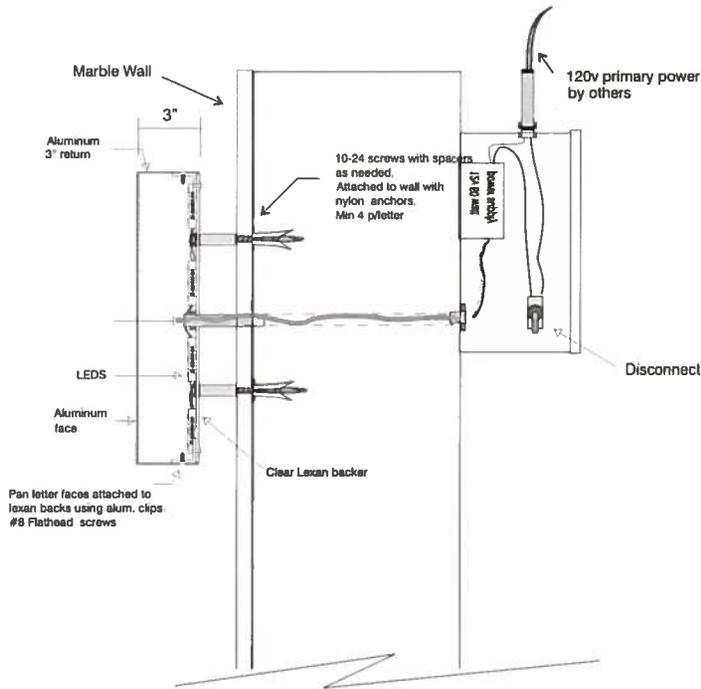
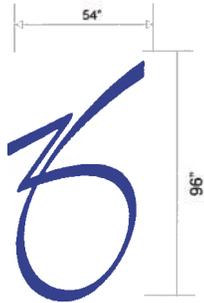
Halo Illuminated Fabricated aluminum letters and logo
Painted Blue
White LED illumination



Existing exterior sign nts

1'.0" x 15.5' = 15.5 sq ft

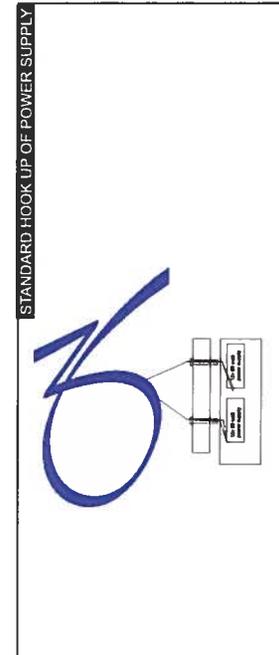
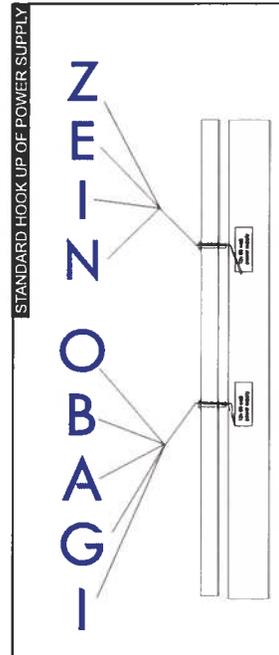
Halo Illuminated Fabricated aluminum letters
Painted Blue



Plan View Wiring and Attachment Detail. Letters and Logo

3" = 1'-0"

LEDS: JSLED JE004-W-15, .3 watt white or similar
 Power Supply: 12v 60 watt
 UL Listed



This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/ or other applicable local codes. This includes proper grounding and bonding of the sign.

1. Contact the local authority having jurisdiction prior to installation
2. If the sign is not provided with a disconnect switch, then a disconnect must be provided at the site.
3. The channel letters should be assembled and mounted as shown in the figure.
4. Use only the mounting hardware provided with each letter and transformer enclosure for the installation.
5. Locate and mount the remote transformer enclosure inside the building in a location accessible to inspection by the local authorities.
6. All incoming power needs to be run through either rigid or flexible conduit.
7. Connect Black to Black and White to White Low Voltage wires from letters to transformer leads as described in install diagram.
8. Connect the transformer primary to a 120 volt AC branch circuit supply
 - a. Connect Black to Black and White to White
9. Connect Green Bonding wires letter to letter Green to Green.



6019 OAK MEADOW DR.
 YORBA LINDA, CA 92806

PHONE 714 608-1563

FAX 714 693-4475

CSL# 530949

This is an original unpublished drawing created by Sign Management. It is submitted for your personal use in conjunction with a project being planned for you by Sign Management. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or

Obagi Skin Health
 CLIENT

270 N. Canon Dr

Beverly Hills, CA

Re-Branding OBAGI

PROJECT

270 N. Canon Dr

LOCATION

Beverly Hills, CA

04/20/15

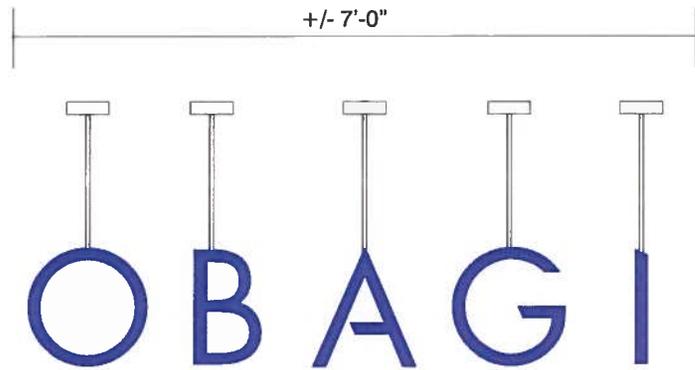
DATE

REVISED

APPROVED DATE

DRAWING NO. 151367
 Electrical

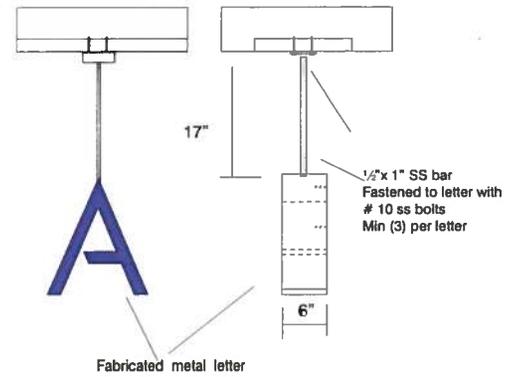
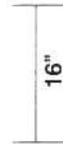
Page 4
 Electrical and attachment detail



Business ID Sign: Fountain sign

3/4" = 1'-0"

Non-illuminated fabricated aluminum letters.
 Seamless closed backs
 Painted Dark Blue PMS 072c
 "OBAGI Fountain Sign 16" x 84" = 9.33 sq ft.



Fountain Sign: Business ID

nts

Change to new logo typestyle



6019 OAK MEADOW DR.
 YORBA LINDA, CA 92806

PHONE 714 608-1563

FAX 714 693-4475

CSL# 530949

This is an original unpublished drawing created by Sign Management. It is submitted for your personal use in conjunction with a project being planned for you by Sign Management. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or

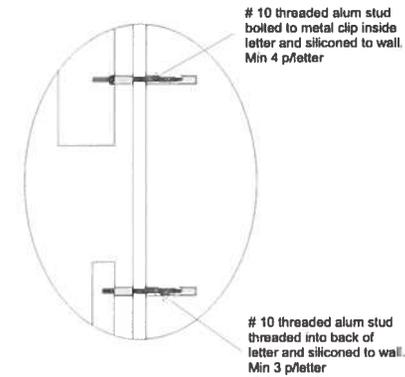
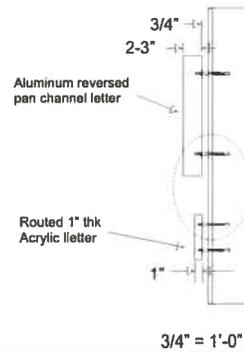
Obagi Skin Health
 CLIENT
 270 N. Canon Dr
 Beverly Hills, CA

Re-Branding OBAGI
 PROJECT
 270 N. Canon Dr
 LOCATION
 Beverly Hills, CA

02/17/15
 DATE
 04/2/15
 REVISED

APPROVED _____ DATE _____

DRAWING NO. 151367 Elevation
Page: 5 Cannon Elevation Fountain Sign



Business ID Sign Front elevation Planter

"OBAGI SKIN HEALTH INSTITUTE" wall sign 28" x 84" = 16.33sq f



Business ID Sign Front elevation Planter

NTS

Change to new typestyle. Add "SKIN HEALTH INSTITUTE"
 "OBAGI" 2"-3" deep fabricated aluminum painted dark blue PMS 072.
 "SKIN..." 1" FCO Acrylic letters dark painted blue PMS 072
 All letters pin mounted +/- 3/4" from wall



6019 OAK MEADOW DR.
 YORBA LINDA, CA 92806

PHONE 714 608-1563
 FAX 714 693-4475

CSL# 530949

This is an original unpublished drawing created by Sign Management. It is submitted for your personal use in conjunction with a project being planned for you by Sign Management. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or

Obagi Skin Health
 CLIENT
 270 N. Canon Dr
 Beverly Hills, CA

Re-Branding OBAGI
 PROJECT
 270 N. Canon Dr
 LOCATION
 Beverly Hills, CA

02/17/15
 DATE
 02/19/15 04/2/15
 REVISED

APPROVED DATE

DRAWING NO. 151367 Elevation
Page: 6 Cannon Elevation Planter Sign

6019 OAK MEADOW DR.
YORBA LINDA, CA 92806

PHONE 714 608-1563
FAX 714 693-4475

CSL# 530949

This is an original unpublished drawing created by Sign Management. It is submitted for your personal use in conjunction with a project being planned for you by Sign Management. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or

Obagi Skin Health
CLIENT

270 N. Canon Dr

Beverly Hills, CA

Re-Branding OBAGI

PROJECT

270 N. Canon Dr

LOCATION

Beverly Hills, CA

4/20/15

DATE

REVISED

APPROVED DATE

DRAWING NO. 151367

Page: 7
Street views



Streetview. West on Dayton



Streetview. South on Canon



Streetview. North on Canon



Streetview. East on Dayton





Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – May 20, 2015

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 SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS AND A SIGN ACCOMMODATION FOR MULTIPLE BUILDING IDENTIFICATION SIGNS FOR THE PROPERTY LOCATED AT 270 NORTH CANON DRIVE (PL1506057 - OBAGI).

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

Section 1. Bob DeRobbio, Sign Management, agent, on behalf of the property owner, ZSO LP, and the tenant, Obagi, (Collectively the "Applicant"), has applied for architectural approval for a sign accommodation for multiple business identification signs and a sign accommodation for multiple building identification signs for the property located at 270 North Canon 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 **May 20, 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, 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

1. The building identification signs shall be redesigned to more appropriately fit within the façade area, subject to final review and approval by City staff.

Standard Conditions

2. **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.
3. **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.

4. **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.
5. **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.
6. **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.
7. **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.
8. **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.

9. **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: **May 20, 2015**

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission