



## Architectural Commission Report

**Meeting Date:** Wednesday, September 16, 2015

**Subject:** **WESTIME (PL1517562)**  
**216 North Rodeo Drive**

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

**Project agent:** Samuel Moon – Moon & Associates, Inc.

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

### REPORT SUMMARY

The applicant is requesting review and approval of a façade modification, a sign accommodation to allow multiple business identification signs, a sign accommodation to allow a projecting sign, and awning signage for Westime located at 216 North Rodeo Drive. The project includes the following components:

#### Façade Modification

- Eight (8) new blue fabric awnings with brushed stainless steel supports at the ground and second floors.

#### Sign Accommodations (multiple business identification signs + projecting sign)

- One (1) 10.8 SF façade-mounted, non-illuminated logo sign consisting of a black-painted, satin-finished material;
- Four (4) 2.5 SF window-mounted, non-illuminated signs consisting of a black vinyl material;
- One (1) 10.2 SF façade-mounted, internally-illuminated, projecting clock sign (with product advertising) consisting of a brushed stainless steel material, and;
- *Existing:* One (1) 19.3 SF façade-mounted sign located above the existing storefront.

TOTAL SIGN AREA: 50.3 SF

*Note: The maximum sign area for a projecting sign is 8 SF and the proposed projecting clock sign will have to be reduced in size in order to comply with such development standards.*

Pursuant to BHMC §10-4-604, the Architectural Commission may approve a sign accommodations to allow multiple business identification signs and projecting 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". Based on a frontage of 45'-0", the maximum sign area for this tenant is 90 SF. As such, the proposed business identification signage is within the maximum standards set forth in the BHMC.

#### Attachment(s):

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

#### Report Author and Contact Information:

Cindy Gordon, AICP, Associate Planner  
(310) 285-1191  
cgordon@beverlyhills.org



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### Awning Signage

- Four (4) signs, each 4.75" in height, located on the valance of each awning.

Pursuant to BHMC §10-4-306, one horizontal line of letters and symbols that does not exceed seven inches (0'-7") in height, which identifies the name and occupation of the tenant or owner, may be fixed to the awning valance. As proposed, the proposed awning signage is in compliance with the maximum standards set forth in the BHMC.

### **URBAN DESIGN ANALYSIS**

The proposed business identification signage, while well within the maximum standards set forth in the BHMC, appears to overly clutter the façade and should be reconsidered. Specifically, the five logo signs (one façade-mounted and four window-mounted) appear excessive on the ground floor. These signs should be appropriately reduced, either in size and/or scale, to a configuration that will further enhance, rather than detract from, the existing storefront and the Via Rodeo development.

Project-specific conditions have not been proposed as part of this analysis; however, the Commission may wish to consider the comments during the course of their review and propose project-specific conditions deemed necessary to make the findings required for approval.

### **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):  
Multiple Signs \_\_\_\_\_ Number of signs proposed: 7
  - 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:**

1-steel (or aluminum) and glass internally illuminated projecting clock sign;  
 1-steel wall sign of "W" and gear logo;  
 1-brushed stainless steel non-illuminated address numeral sign;  
 4-window signs of "W" and gear logo; and  
 4-fabric awnings with 4.75" high letter signs.

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

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

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

- 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	Projecting clock sign	1	3'-6 3/8"x2'-10 5/8"	10.2 sf	
2	Wall sign of logo	1	3'-7/8"x3'-6 3/8"	10.8 sf	
3	Address numeral sign	1	9 1/8"x4"	.25 sf	
4	Window sign of logo	4	18"x20"	2.4 sf x 4 = 10 sf	
5	Awning sign	4	4 3/4"x2'-1/8"	.78 sf x 4 = 3.12 sf	

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

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

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

**ROOF**

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

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

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

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

**AWNINGS, CANOPIES**

Material: EXTERIOR CANVAS  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: BLUE

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

Material:	Clock: steel (or aluminum) and glass.	Logo: aluminum.	Address Sign: stainless steel.
Texture /Finish:	Clock: varies.	Logo: painted.	Address Sign: brushed.
Color / Transparency:	Clock: varies.	Logo: matt black.	Address Sign: stainless steel.

**BUILDING ID SIGN(S)**

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

**EXTERIOR LIGHTING**

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

**PAVED SURFACES**

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

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

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

N/A

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

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

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

No changes are planned to the building structure. Proposed signs and awnings will utilize similar high quality material as existing neighboring storefronts.

- 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.**

Proposed signs and awnings will utilize high quality material such as stainless steel and will be painted to prevent depreciation in appearances.

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

The proposed signs and awnings are in harmony with signs and awnings used in other stores in the shopping center.

- 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.**

Proposed sign area complies within allowed sign area. In lieu of proposing one large sign, multiple smaller signs are proposed to maintain upscale look of the city.

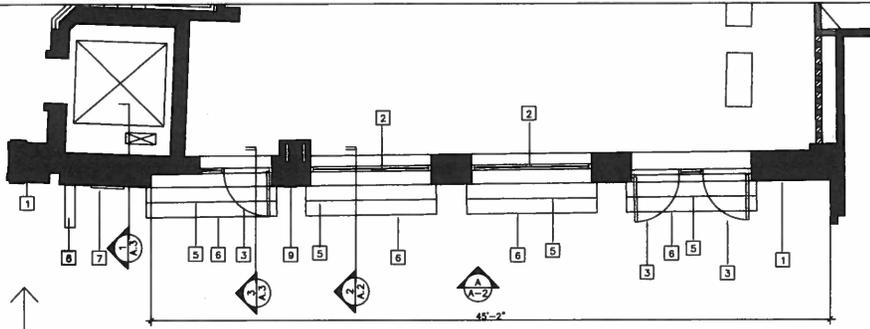


**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

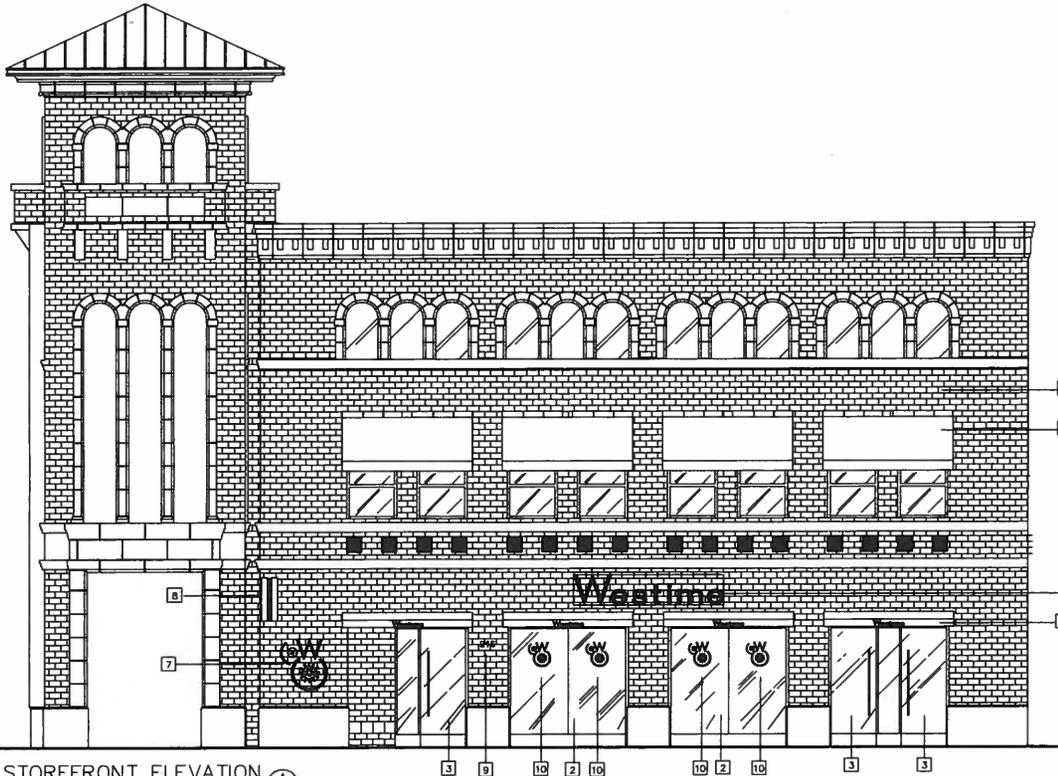
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**Attachment B**  
Project Design Plans



STOREFRONT PLAN DETAIL  
SCALE: 1/8"=1'-0"

- ① ONE PROPOSED PROJECTING CLOCK SIGN - 3'-6 3/8" X 2'-10 3/8" = 10.2 SQ.FT
- ② ONE PROPOSED WALL SIGN OF LOGO - 3'-7/8" X 3'-6 3/8" = 10.8 SQ.FT
- ③ ONE PROPOSED ADDRESS NUMERAL SIGN - 9 1/8" X 4" = .25 SQ.FT.
- ④ FOUR PROPOSED WINDOW SIGN OF LOGO - 18" X 20" = 2.5 SQ X 4 = 10 SQ.FT.  
ONE EXSTING WALL SIGN AREA = 19.3 SQ.FT.  
TOTAL SIGN AREA - 50.55 < 90 SQ. FT. ALLOWABLE SIGN AREA  
ALLOWABLE SIGN AREA 2 X 45' = 90 SQ.FT.
- ⑤ FOUR PROPOSED AWNINGS SIGNS- 4 3/4" X 2-1/8", .78 SQ. X 4 = 3.12 SQ.FT



STOREFRONT ELEVATION A  
SCALE: 1/8" = 1'-0"

STOREFRONT PLAN,  
ELEVATION NOTES:

- ① EXISTING BUILDING EXTERIOR.
- ② EXISTING STORE FRONT WINDOWS
- ③ EXSTING STOREFRONT DOORS
- ④ EXSTING ILLUMINATED WALL SIGN
- ⑤ PROPOSED SECOND FLOOR AWNINGS
- ⑥ PROPOSED FIRST FLOOR AWNINGS SIGN. ⑤
- ⑦ PROPOSED WALL SIGN OF LOGO. ②
- ⑧ PROPOSED PROJECTING CLOCK SIGN.. ①
- ⑨ PROPOSED ADDRESS NUMERAL SIGN. ③
- ⑩ PROPOSED WINDOW SIGNS OF LOGO. ④

REVISIONS BY



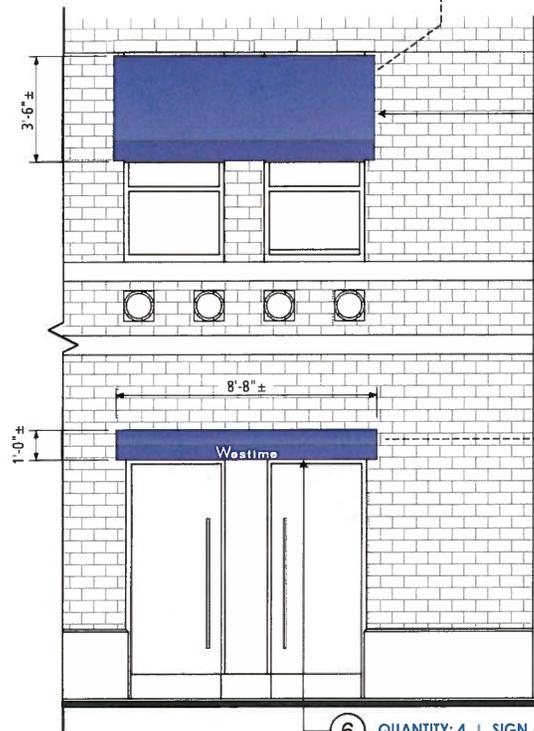
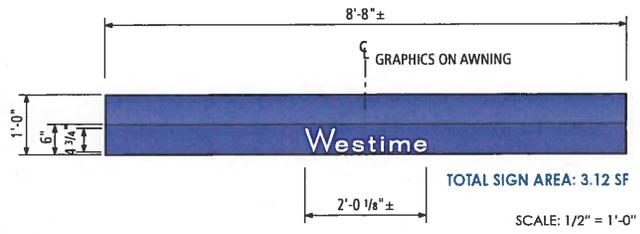
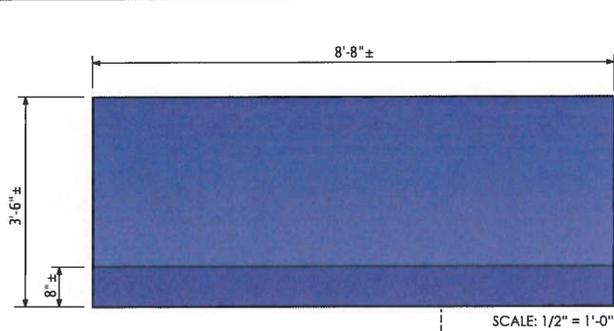
WESTIME STORE  
216 N RODEO DRIVE  
BEVERLY HILLS, CA 90210



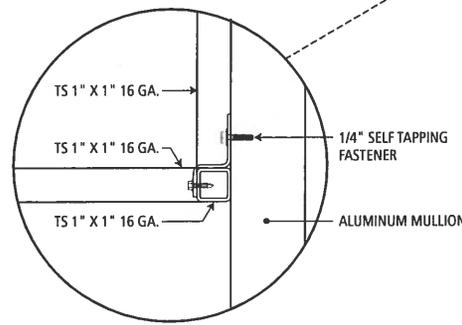
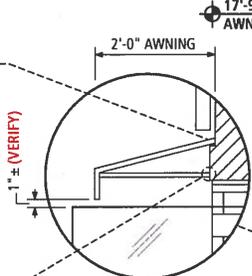
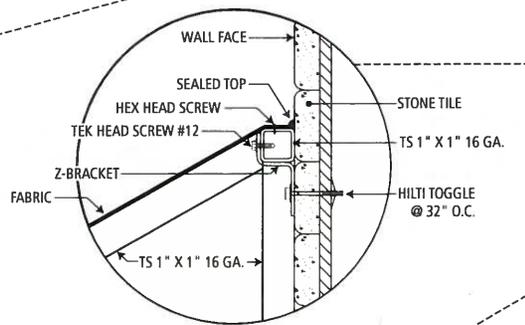
DRV DESIGN  
ARCHITECTS & DESIGNERS  
1828 Sun Madson Ct  
San Diego, CA 92127  
PH 619.592.8205

DATE: 8.11.15  
SCALE:  
DRAWN: AS NOTED  
JOB:  
SHEET

A.2

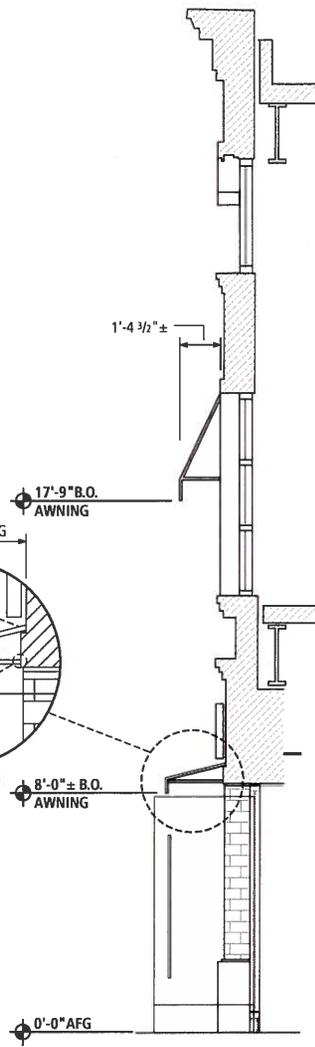


5 QUANTITY: 4  
NEW AWNING STRUCTURE W/ FABRIC TO MATCH WESTIME BLUE (SUNBRELLA PACIFIC BLUE) (TYP. OF 4).



6 QUANTITY: 4 | SIGN AREA: 3.12 SF  
NEW AWNING STRUCTURE W/ FABRIC TO MATCH WESTIME BLUE (SUNBRELLA PACIFIC BLUE) W/ WHITE GRAPHICS (TYP. OF 4).

**PARTIAL STOREFRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**STOREFRONT SECTION DETAIL**  
SCALE: 1/4" = 1'-0"

REVISIONS	BY



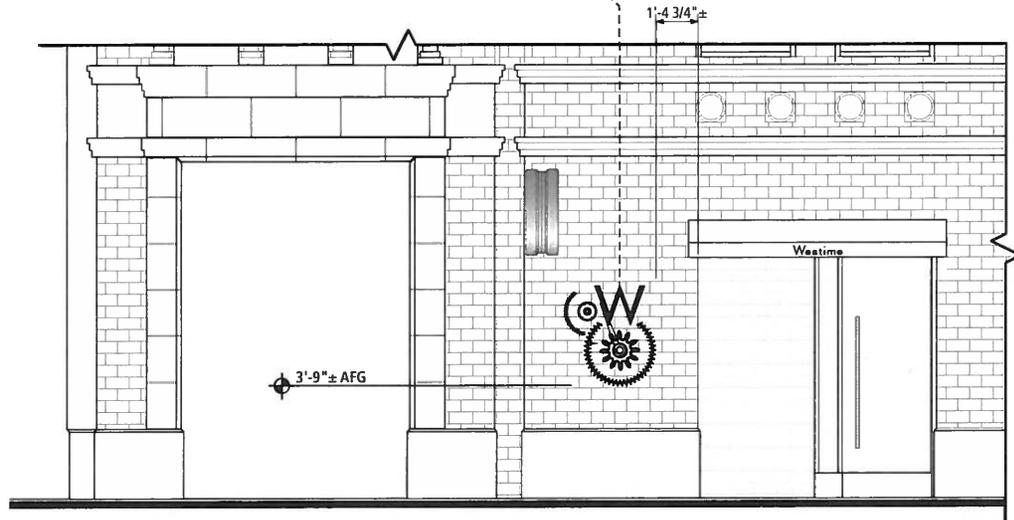
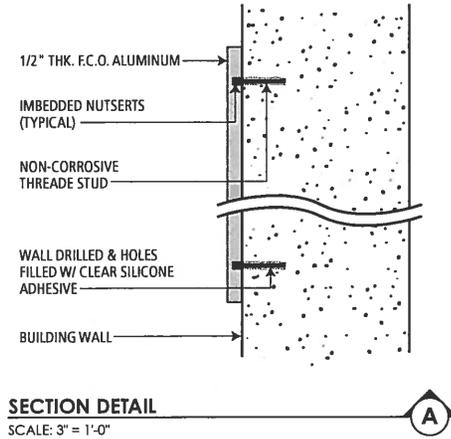
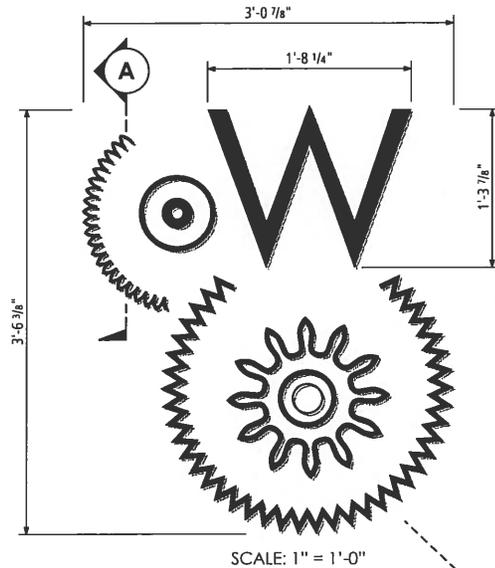
WESTIME STORE  
216 N. RODEO DRIVE,  
BEVERLY HILLS, CA 90210



**DRV DESIGN**  
ARCHITECTS & DESIGNERS  
18118 Buena Vista Blvd, Suite 100  
San Diego, CA 92127  
PH: 619.592.9900

DATE:	8.11.15
SCALE:	N.T.S
DRAWN:	
JOB:	
SHEET:	

A-4



**ALUMINUM FCO LOGO - PARTIAL STOREFRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

- ② QUANTITY: 1 | SIGN AREA: 10.8 SF
- ALUMINUM FCO LOGO -  
 1/2" THK. ALUMINUM FCO LOGO PAINTED  
 BLACK (SATIN FINISH).
- ILLUMINATION -  
 NON ILLUMINATED.
- INSTALLATION -  
 STUD MOUNTED TO MASONRY WALL.

REVISIONS BY



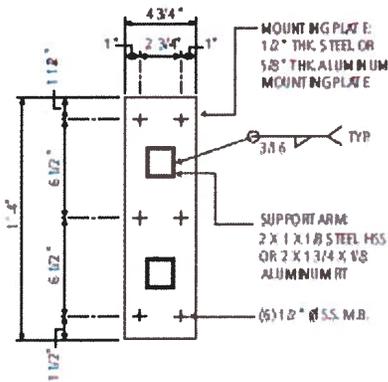
WESTIME STORE  
 216 N. RODEO DRIVE,  
 BEVERLY HILLS, CA 90210



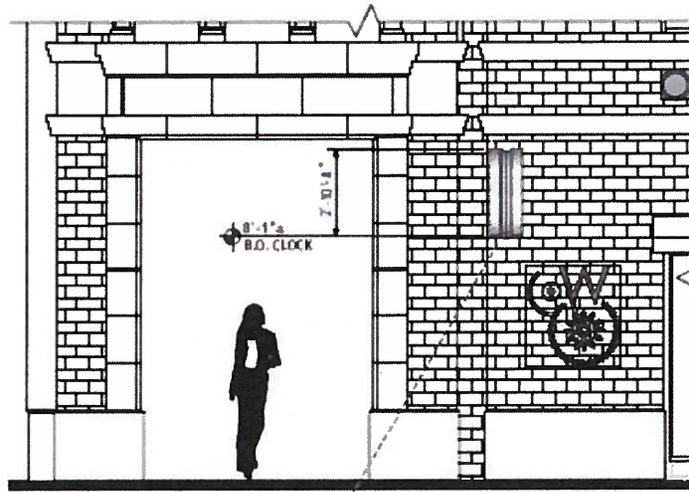
**DRV DESIGN**  
 ARCHITECTS & DESIGNERS  
 1818 BLVD. MANHATTAN, CA  
 SAN DIEGO, CA 92117  
 PH: 619.592.3025

DATE: 8.11.15  
 SCALE: N.T.S.  
 DRAWN:  
 JOB:  
 SHEET

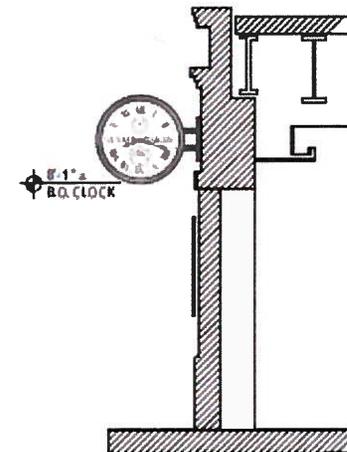
A-4.1



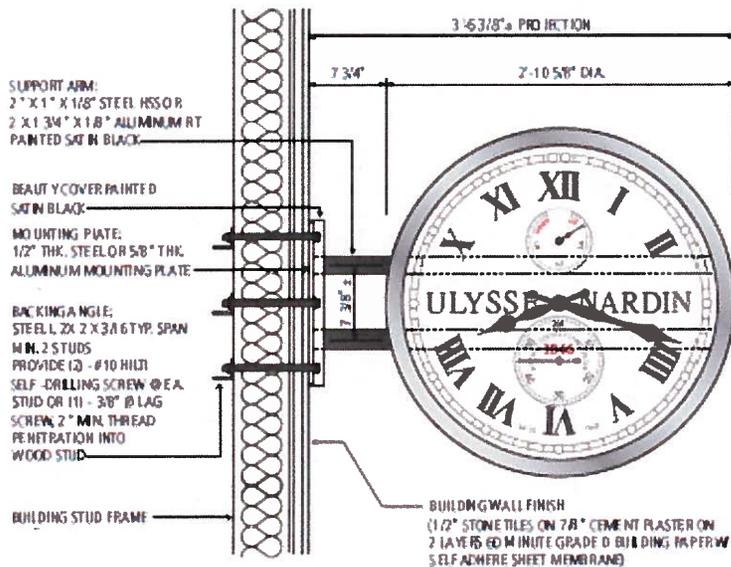
**MOUNTING PLATE DETAIL**  
SCALE: 1/2" = 1'-0"



**FRONT ELEVATION** SCALE: 1/4" = 1'-0"



**SECTION DETAIL** SCALE: 1/4" = 1'-0"



**END VIEW**

1 QUANTITY: 1 CLOCK | SIGN AREA: 10.2 SF

**SIGN CLOCK -**  
 D/F ILLUMINATED PROJECTING WALL CLOCK W/ BRUSHED  
 STAINLESS STEEL FINISH.  
**ILLUMINATION -**  
 INTERNALLY ILLUMINATED  
**INSTALL -**  
 SURFACE MOUNTED TO BUILDING WALL, AS PER SECTION  
 DETAIL.

**D/F ILLUMINATED PROJECTING WALL CLOCK**

SCALE: 1" = 1'-0"

REVISED BY



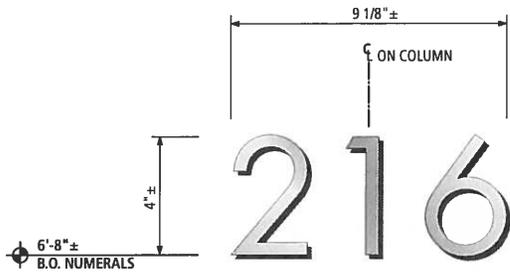
WESTIME STORE  
 2116 N RODEO DRIVE,  
 BEVERLY HILLS, CA 90210



**DRW DESIGN**  
 ARCHITECTURE & INTERIORS  
 1101 S. W. 10th Street  
 Suite 100, Coral Gables, FL 33134  
 PH: 305.442.8200

DATE: 8/1/18  
 SCALE: N.T.S.  
 DRAWN:  
 APP:  
 CHECK:

A-4.2

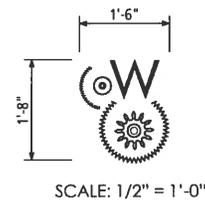


③ QUANTITY: 1 | SIGN AREA: 0.25 SF

**NUMERALS** -  
1/2" THK. BRUSHED STAINLESS STEEL ADDRESS  
NUMERALS.  
**ILLUM.** -  
NON-ILLUMINATED.  
**INSTALL** -  
MOUNTED TO MASONRY WALL W/ STUDS &  
SILICONE ADHESIVE AS REQUIRED.

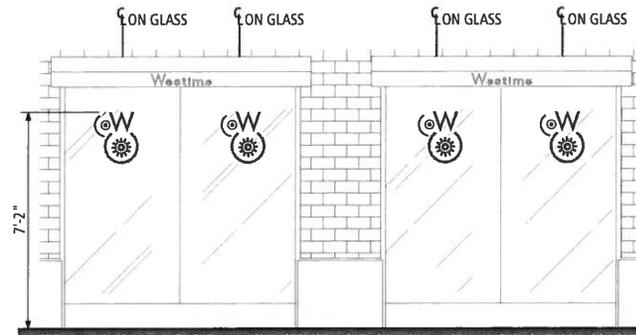
### STAINLESS STEEL ADDRESS NUMERALS

SCALE: 3" = 1'-0"



④ QUANTITY: 4 | SIGN AREA: 10.0 SF

**GRAPHICS** -  
3M BLACK #7725-12 OPAQUE VINYL FILM.  
**ILLUM.** -  
NON-ILLUMINATED.  
**INSTALL** -  
FIRST SURFACE APPLIED.



### WINDOW VINYL LOGO GRAPHICS

SCALE: 1/4" = 1'-0"

REVISIONS	BY



WESTIME STORE  
216 N. RODEO DRIVE,  
BEVERLY HILLS, CA 90210



**DRV DESIGN**  
ARCHITECTS & DESIGNERS  
1815 Bloor Street, Suite 200  
San Diego, CA 92117  
PH: 619.592.1800

DATE: 8.11.15  
SCALE: N.T.S.  
DRAWN:  
JOB:  
SHEET

A-4.3



EXISTING EXTERIOR ELEVATION



PROPOSED EXTERIOR ELEVATION

REVISIONS BY




WESTIME STORE  
216 N. RODEO DRIVE,  
BEVERLY HILLS, CA 90210



**DRV DESIGN**  
ARCHITECTS & DESIGNERS  
11418 San Valentin Ct  
Van Nuys, CA 91411  
PH 818.702.0020

DATE: 8.11.15

SCALE: NONE

DRAWN:

JOB:

SHEET

A-7

REVISIONS BY



WESTIME STORE  
216 N. RODEO DRIVE,  
BEVERLY HILLS, CA 90210



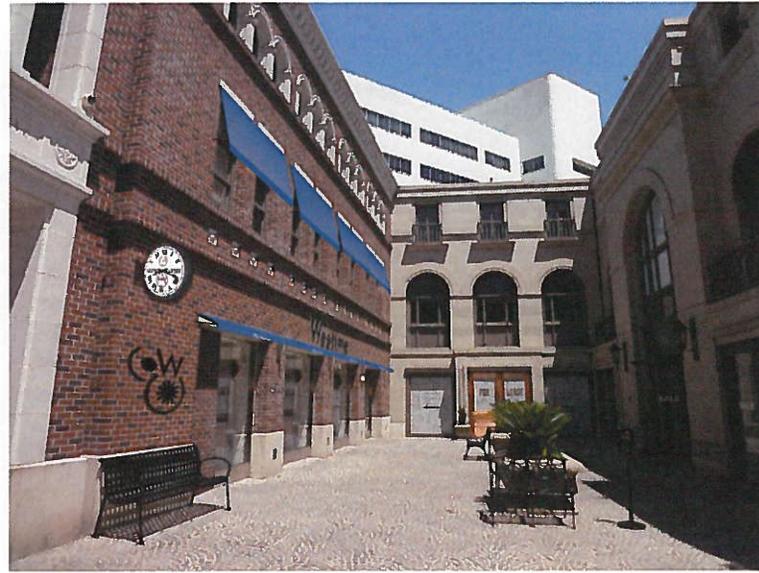
**DRY DESIGN**  
ARCHITECTS & DESIGNERS  
18218 Sun Mountain Ct.  
San Diego, CA 92127  
774.586.8625

DATE: 8.11.15  
SCALE: NONE  
DRAWN:  
JOB:  
SHEET

A-7.1



EXISTING EXTERIOR



PROPOSED EXTERIOR

REVISIONS BY



WESTIME STORE  
216 N. RODEO DRIVE  
BEVERLY HILLS, CA 90210



**DRV DESIGN**  
ARCHITECTS & DESIGNERS  
1544 N. Sun-Madden Ct  
Beverly Hills, CA 90210  
PH: 818.278.2285

DATE: 8.11.15  
SCALE: N.T.S.  
DRAWN:  
JOB:  
SHEET  
A-8



M1



M2



M3



# MATERIAL BOARD

216 N. RODEO DRIVE  
BEVERLY HILLS, CA 90210

- M1 PACIFIC BLUE FABRICA BY SUNBRELA
- M2 BRUSHED STAINLESS STEEL
- M3 MATT BLACK PAINTED ALUMINUM



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – September 16, 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 FAÇADE MODIFICATION, A SIGN ACCOMMODATION TO ALLOW MULTIPLE BUSINESS IDENTIFICATION SIGNS, A SIGN ACCOMMODATION TO ALLOW A PROJECTING SIGN, AND AWNING SIGNAGE FOR THE PROPERTY LOCATED AT 216 NORTH RODEO DRIVE (PL1517562 - WESTIME).

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

Section 1. Samuel Moon, Moon & Associates Inc., agent, on behalf of the property owner, Sloane Two Rodeo LLC, and the tenant, Westime, (Collectively the “Applicant”), has applied for architectural approval for a façade modification, a sign accommodation to allow multiple business identification signs, a sign accommodation to allow a projecting sign, and awning signage for the property located at 216 North Rodeo 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 September 16, 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

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: September 16, 2015

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Ryan Gohlich, Commission Secretary  
Community Development Department

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Andrea Gardner Apatow, Chair  
Architectural Commission