



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Architectural Commission Report

Meeting Date: Wednesday, September 16, 2015

Subject: **LIVE NATION (PL1519095)**
9348-9350 Civic Center Drive

Request for approval of a façade modification, building identification signage, and a parking sign. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Lori Volheim – Ad Art

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 building identification signage and a parking sign for Live Nation located at 9348-9350 Civic Center Drive. The proposed project includes the following components:

Façade Modification

- Red LED light band installed on an existing "I" beam on both buildings

Building Identification Signage – 9348 Civic Center Drive

- One (1) 63.1 SF façade-mounted, halo-illuminated sign with a brushed aluminum backer, and;
- One (1) 2.7 SF entry-adjacent, non-illuminated sign.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-605, the total building identification sign area on any one side of a building shall not exceed two percent (2%) of the vertical surface area of such side, excluding penthouse walls. Based on a vertical surface area of approximately 3,384 SF, the maximum building identification sign area is 67.7 SF plus an additional 5 SF sign adjacent to any public entrance to a building that provides access to more than one business. As such, the proposed building identification sign is within the maximum standards set forth in the BHMC.

Building Identification Signage – 9350 Civic Center Drive

- One (1) 30.3 SF façade-mounted, halo-illuminated sign with a brushed aluminum backer.

Based on the aforementioned development standards for building identification signs and a vertical surface area of approximately 5,488 SF, the maximum building identification sign area is 109.8 SF. As such, the proposed building identification sign is within the maximum standards set forth in the BHMC.

Note: All building identification signs consist of red-painted aluminum letters.

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 – September 16, 2015

Parking Sign – 9348 Civic Center Drive

- One (1) 0.875 SF parking entrance sign located on existing ground sign.

Pursuant to BHMC §10-4-653, one ground sign that meets the city's parking guidelines may be erected along each street frontage of a building to direct traffic from a street to a garage entrance or valet parking station that is on an alley or otherwise not readily visible from the street. The face of such sign shall not exceed one and one-half feet (1.5') in width and two feet (2') in height and the sign shall not exceed fifty inches (50") in height.

The proposed sign includes replacing the existing "Live Nation" sign; no modifications to the existing ground sign are proposed. As such, the proposed parking sign is within the maximum standards set forth in the BHMC.

URBAN DESIGN ANALYSIS

The proposed signage will generally serve as a positive enhancement to Civic Center Drive and allows the company to update their branding. However, the Urban Design staff has various concerns regarding specific elements of the proposal and such concerns are outlined below:

- The building identification signs currently propose a triple row of red LED lights and there is concern that the intensity of illumination may be excessive, even with the illumination installed on dimmer. It is recommended that the amount of LED lights be reduced to mitigate any potential for overly intense illumination.
- There is concern about the precedent-setting nature of the red LED light band that is proposed on both buildings. Currently, there is no standard for strip illumination of a building's façade in this area of the City.
- The building identification sign proposed for 9350 Civic Center Drive (sign "C") appears to diminish the value of the architectural element upon which it is placed and competes with the existing "Gibson" business identification sign located lower on the element. It is recommended that this sign be removed in its entirety to maintain the architectural integrity of the element and to eliminate the potential for sign clutter on this portion of the building.

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.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – September 16, 2015

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 – September 16, 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):
 - 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 building sign identification

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

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

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

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

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

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

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

A Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Business ID Sign(s)	1 1	2'6" x 24' 10" 3'6" x 8' 8"	63.1 30.3	see chart on drawing
2	Entrance ID	1	6" x 5' 4"	2.7	see chart on drawing
3	Parking Sign(s)	1	3.5" x 37.5"		see chart on drawing
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: 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: n/a
Texture /Finish:
Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: n/a
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material: aluminum
Texture /Finish: semi gloss red paint
Color / Transparency: red

BUILDING ID SIGN(S)

Material: aluminum
Texture /Finish: semi gloss red paint
Color / Transparency: red

EXTERIOR LIGHTING

Material: LED light bar
Texture /Finish: acrylic tube
Color / Transparency: red

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.

The two bldg ID signs showcase Live Nations headquarters with taste. They tie in the two separate buildings with the continuous red illuminated line. All lighting will be on dimmers and can be controlled. The new bldg ID will replace existing signage with new and upgraded signage, bringing a fresh look to area.

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.

All materials are high quality and made with exterior elements in mind.

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.

Very lowkey signage.

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.

n/a



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – September 16, 2015

Attachment B
Project Design Plans

SIGN LEGEND

9348 CIVIC CENTER B.H.	SQ. FT.	*
Ⓐ HALO LIT CHANNEL LETTERS	63.1 SQ. FT.	1.1%
Ⓑ FLAT CUT OUT LETTERS	2.7 SQ. FT.	0.4%
Ⓒ RED LED LIGHT BAND		
TOTAL	65.8 SQ. FT.	1.5%

FRONT BUILDING SQ. FT. 5497.3

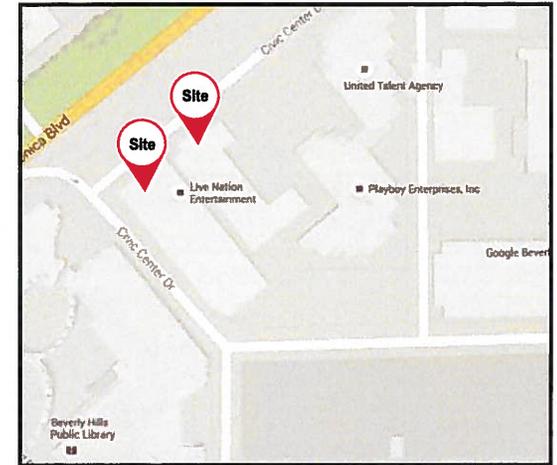
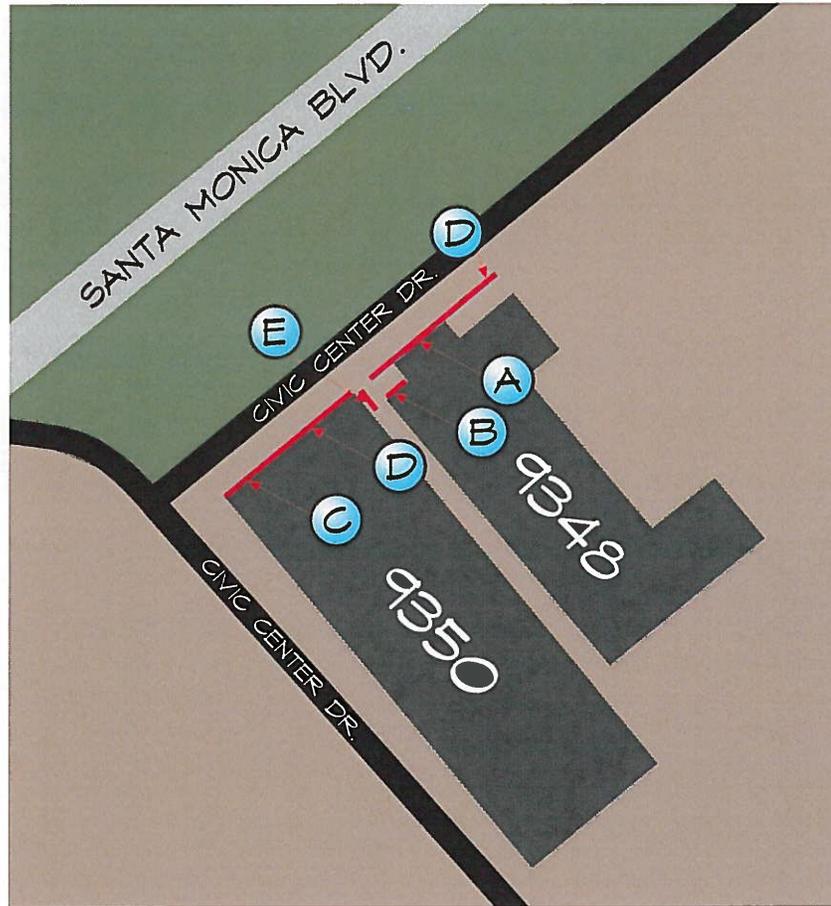
*= % RELATIONSHIP THE SIGN TO THE BUILDING SQUARE FOOTAGE

SIGN LEGEND

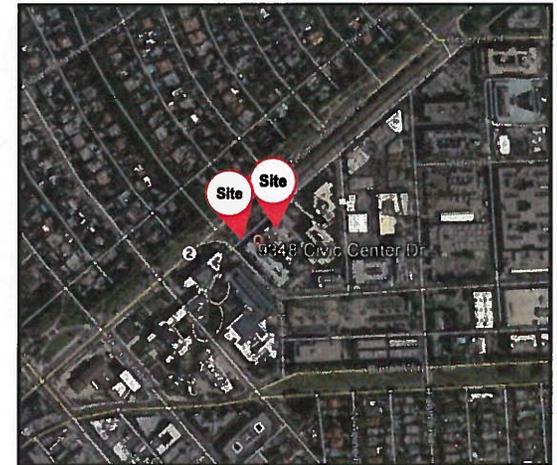
9350 CIVIC CENTER B.H.	SQ. FT.	*
Ⓒ HALO LIT CHANNEL LETTERS	30.3 SQ. FT.	0.61%
Ⓓ FLAT CUT OUT LETTERS	9.5 SQ. FT.	0.20%
Ⓔ RED LED LIGHT BAND		
EXISTING GIBSON LETTERS	22.2 SQ. FT.	
TOTAL	39.8 SQ. FT.	0.81%

FRONT BUILDING SQ. FT. 4950.0

*= % RELATIONSHIP THE SIGN TO THE BUILDING SQUARE FOOTAGE



Key Map
site location



Aerial Map
north looking



Sign Location

Site Plan

Scale: nts



ADART 2321 ROSECRANS AVE. SUITE 1250
EL SEGUNDO, CA. 90245
T 310.297.9777
F 310.297.9780
www.adart.com
CA STATE CONTRACTORS LICENSE #826051

PROJECT: LIVENATION BEVERLY HILLS EXTERIOR LETTERS	DATE	DESCRIPTION	APPROVALS
LOCATION: 9348 & 9350 CIVIC CENTER DR. BEVERLY HILLS CA. 90210			
DATE: 6-16-15			
SALES: LORI VOLHEIM			
DESIGNER: OC			
SCALE: NTS			

SALES:	CUSTOMER:	LANDLORD:

APPROVALS

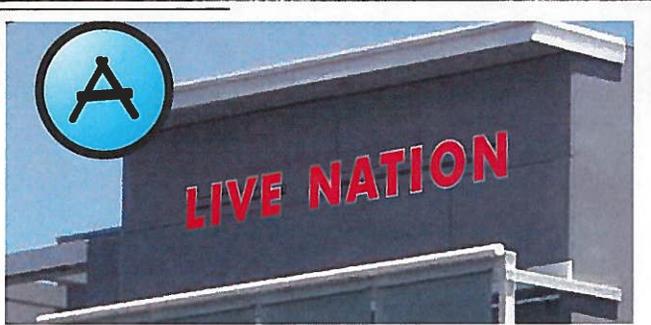
LA2015LIVENATIONBEVERLY HILLS LETTERS|COR|BEVERLY HILLS.CDR rev8

CONCEPTUAL DRAWINGS ONLY:
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.

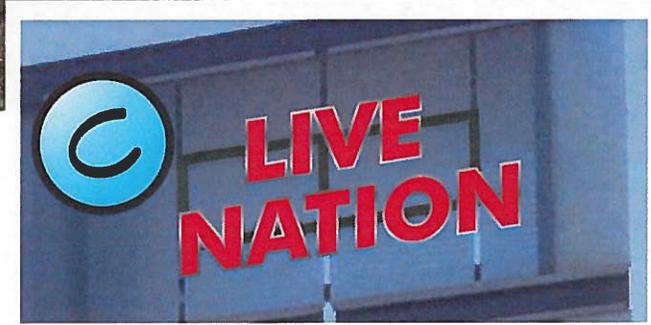
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SHEET
2

RENDERING



CLOSE -UP VIEW



CLOSE -UP VIEW

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 EL SEGUNDO, CA. 90245
 T 310.297.9777
 F 310.297.9780
 CA STATE CONTRACTORS LICENSE #826851 www.adart.com

PROJECT: LIVENATION BEVERLY HILLS EXTERIOR LETTERS
 LOCATION: 9348 & 9350 CIVIC CENTER DR. BEVERLY HILLS CA. 90210
 DATE: 6-18-15
 SALES: LORI VOLHEIM
 DESIGNER: DC
 SCALE: NTS

DATE	DESCRIPTION

APPROVALS
SALES: _____
CUSTOMER: _____
LANDLORD: _____

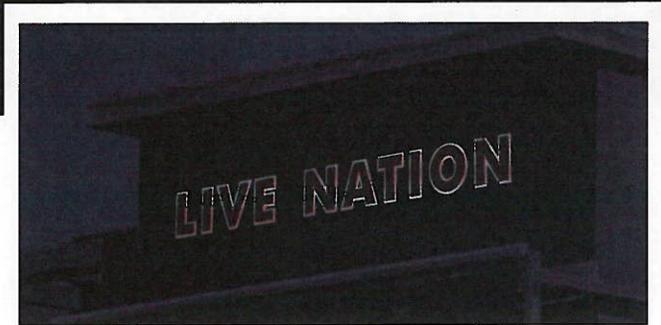
LA2015\LIVENATION\BEVERLY HILLS LETTERS\CDR\BEVERLY HILLS.CDR rev8

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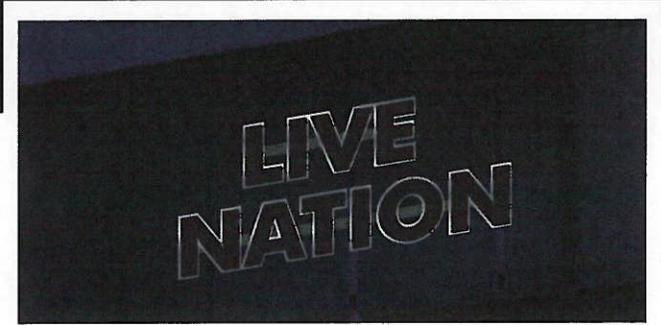
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SHEET
3

NIGHT TIME RENDERING



CLOSE -UP VIEW



CLOSE -UP VIEW

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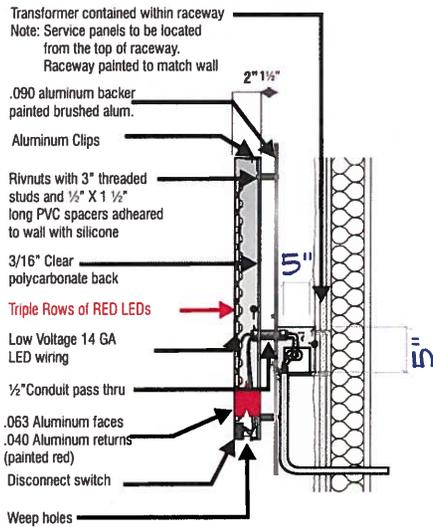
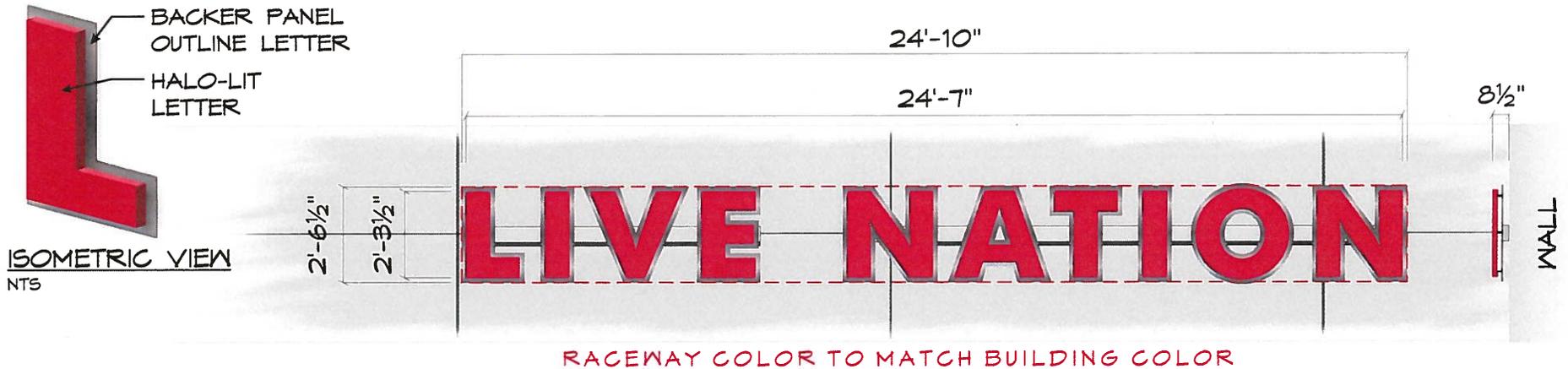
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 LOCATION: 9348 & 9358 CIVIC CENTER DR. BEVERLY HILLS CA. 90210
 DATE: 8-18-15
 SALES: LORI VOLHEIM
 DESIGNER: OC
 SCALENTS

DATE	DESCRIPTION

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

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 SHEET
4



Halo-Illuminated LED Channel Letters Section (Live)

Standard aluminum construction painted with
Mathews Acrylic Polyurethane or equal finish.
12V DC transformers

A HALO ILLUMINATED CHANNEL LETTERS
SCALE: 3/8" = 1' - 0" SQUARE FEET := 63.1

Manufacture and install (1) LED illuminated channel letters. Logo consists of digital printed graphics mounted on aluminum backer panel.

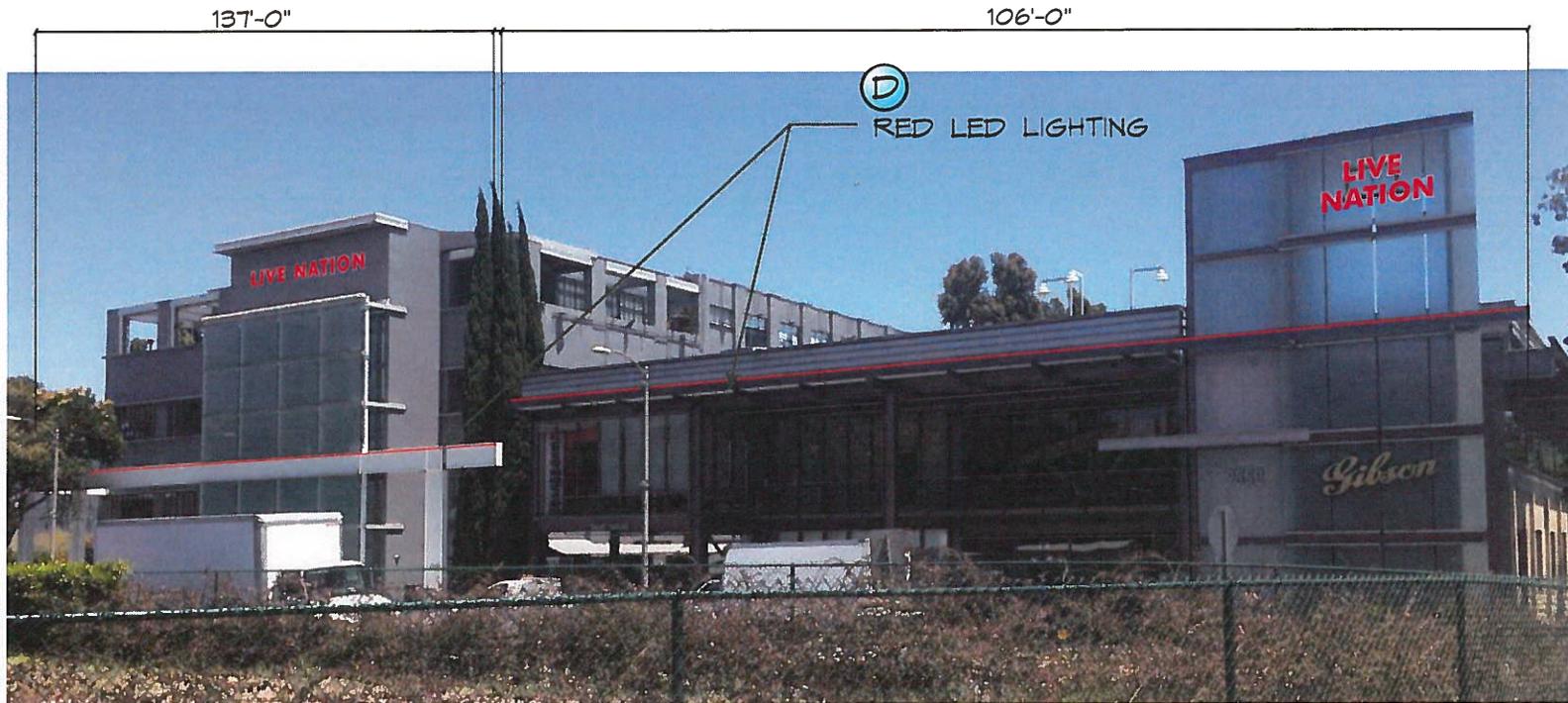
PANTONE
186 Coated Red

UL LISTED
(or other accredited testing laboratory)
ELECTRIC SIGN SECTION
NO. XX-123456
 or



***NOTE: DIMMERS TO BE ADDED TO LED LETTERS**

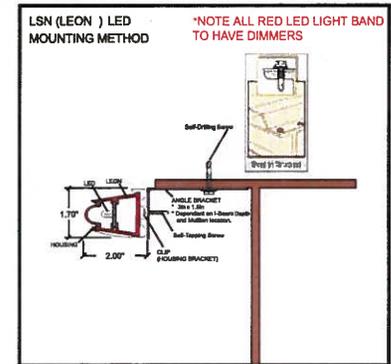
PROJECT: LIVENATION BEVERLY HILLS EXTERIOR LETTERS	DATE	DESCRIPTION	APPROVALS	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.	SHEET
LOCATION: 9348 & 9356 CIVIC CENTER DR. BEVERLY HILLS CA. 90210				ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.	5
DATE: 8-18-15			SALES:		
SALES: LORI VOLHEIM			CUSTOMER:		
DESIGNER: OC			LANDLORD:		
SCALE: NTS					



RENDERING

PROPOSED RED LED LIGHT BAND

SPECS:
 RED LED STRIP TO BE INSTALLED
 ON TO EXISTING "I" BEAM.
 *NOTE: DIMMERS TO BE ADDED
 TO LED STRIPS



LEKTRON LED LEON I-BEAM MOUNTING
 SCALE: NTS

LA2015\LIVENATION\BEVERLY HILLS LETTERS\CDR\BEVERLY HILLS.CDR rev8

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PROJECT: LIVENATION BEVERLY HILLS EXTERIOR LETTERS
LOCATION: 9348 & 9350 CIVIC CENTER DR. BEVERLY HILLS CA 90210
DATE: 8-18-15
SALES: LORI VOLHEIM
DESIGNER: DC
SCALENTS

DATE	DESCRIPTION

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

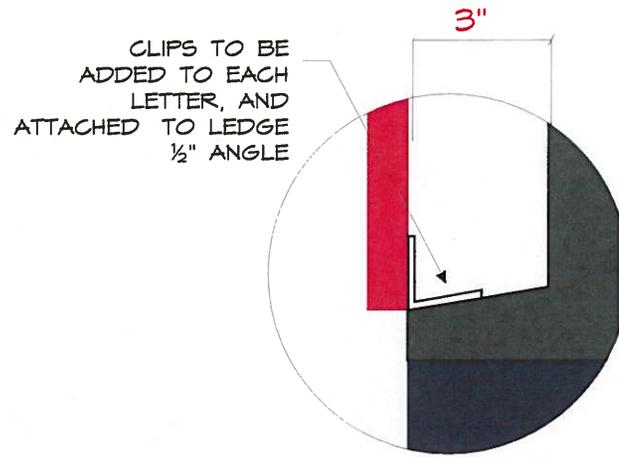
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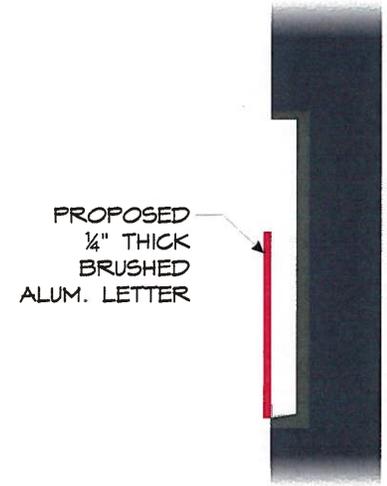
PROPOSED RENDERING



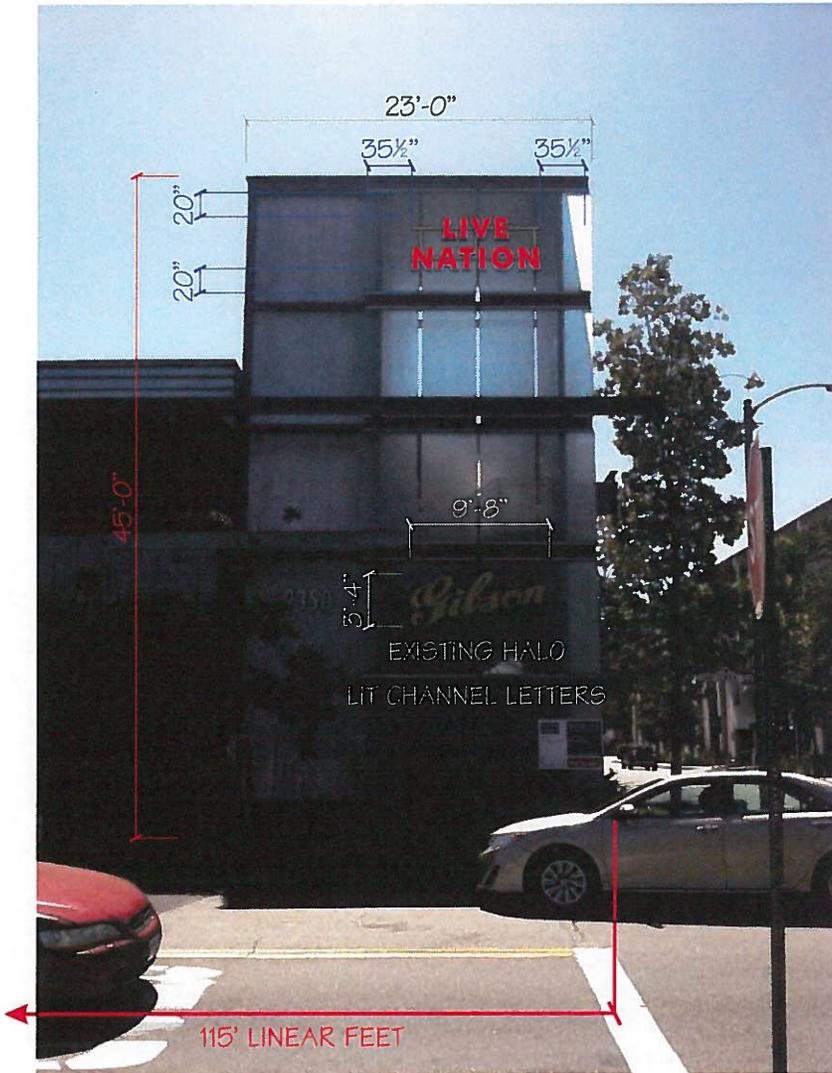
(B) FLAT CUT OUT LETTERS
2.7 SQ. FT.



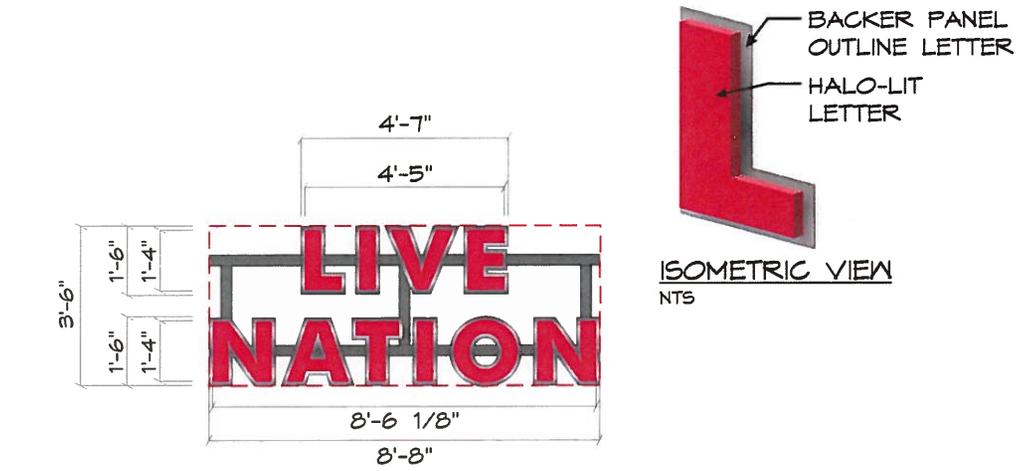
CLIP DETAIL



SECTION DETAIL

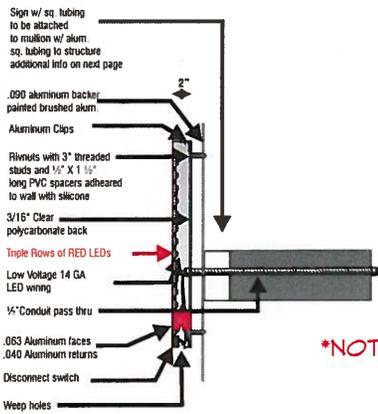


9350 CIVIC CENTER DR. BH CA 90210



HALO ILLUMINATED CHANNEL LETTERS
 SCALE: 3/8"=1'-0" SQUARE FEET: = 30.3

MANUFACTURE AND INSTALL (1) LED ILLUMINATED CHANNEL LETTERS, WITH AN ALUMINUM PANEL.



PANTONE 186 Coated Red

***NOTE: DIMMERS TO BE ADDED TO LED LETTERS**

Halo-Illuminated LED Channel Letters Section
 Standard aluminum construction painted with Matthews Acrylic Polyurethane or equal finish. 12V DC transformers

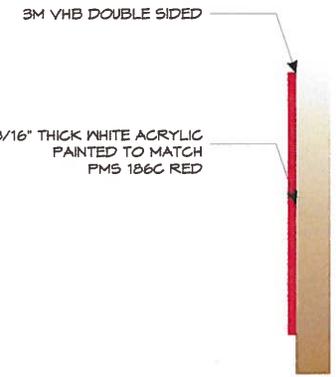
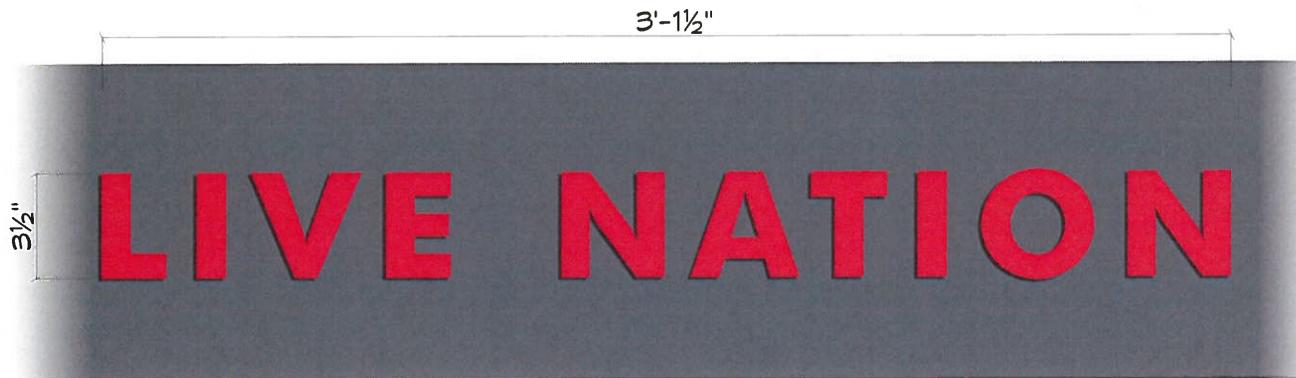
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PROJECT: LIVENATION BEVERLY HILLS EXTERIOR LETTERS
LOCATION: 9348 & 9350 CIVIC CENTER DR. BEVERLY HILLS CA. 90210
DATE: 8-18-15
SALES: LORI VOLHEIM
DESIGNER: DC
SCALE: NTS

DATE	DESCRIPTION

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

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MOUNTING DETAIL
SCALE NTS

E FLAT CUT OUT LETTERS (LIVE NATION)
DESCRIPTION: MANUFACTURE 3/16" ACRYLIC LETTERS



PROPOSED RENDERING
DESCRIPTION: MANUFACTURE 3/16" ACRYLIC LETTERS

FLAT CUT OUT LETTERS (LIVE NATION)
DESCRIPTION: MANUFACTURE 1/8" ACRYLIC LETTERS

SIGN SPECIFICATION

ITEM	DESCRIPTION	MATERIAL	COLOR SPECS
COPY	1/8" THICK	ACRYLIC	RED PMS 186C



EXISTING



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, BUILDING IDENTIFICATION SIGNAGE, AND A PARKING SIGN FOR THE PROPERTY LOCATED AT 9348-9350 CIVIC CENTER DRIVE (PL1519095 – LIVE NATION).

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

Section 1. Lori Volheim, Ad Art, agent, on behalf of the property owner, Ice House Beverly Hills LLC, and the tenant, Live Nation, (Collectively the “Applicant”), has applied for architectural approval for a façade modification, building identification signage, and a parking sign for the property located at 9348-9350 Civic Center 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

Ryan Gohlich, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission