



Architectural Commission Report

Meeting Date: Wednesday, November 18, 2015

Subject: **ART & SCIENCE PLASTIC SURGERY (PL1529491)**
8901 Wilshire Boulevard

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

Project agent: AKC Services, Inc.

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

REPORT SUMMARY

The applicant is requesting review and approval of a sign accommodation for multiple business identification signs for Art & Science Plastic Surgery located at 8901 Wilshire Boulevard. The project includes the following components:

Sign Accommodation (multiple business identification signs)

Wilshire Boulevard elevation

- One (1) 8.47 SF façade-mounted, internally-illuminated, aluminum and acrylic business identification sign (sign copy: "SWALL SURGERY CENTER");
- One (1) 4.73 SF façade-mounted, internally-illuminated, aluminum and acrylic business identification sign (sign copy: "ART & SCIENCE");
- Five (5) window-mounted, non-illuminated, acrylic business identification signs (sign copies: hours of operation, business name, doctors names, services rendered) with an area of 10.73 SF.

North Swall elevation

- One (1) 5.63 SF façade-mounted, non-illuminated, aluminum business identification sign (sign copy: "PLASTIC SURGERY")
- Three (3) window-mounted, non-illuminated, acrylic business identification signs (sign copies: hours of operation, business name, doctors names) with an area of 7.65 SF.

TOTAL SIGN AREA: 37.21 SF

Pursuant to the Beverly Hills Municipal Code (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". Based on a storefront length of approximately 100'-0"+ the maximum sign area is 100 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



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – November 18, 2015

URBAN DESIGN ANALYSIS

The proposed façade-mounted business identification signage is tasteful in nature and appropriately complements the building's architecture. However, while the window-mounted business identification signs are appropriate in size and scale, they appear excessive and quantity. It is recommended that the number of window-mounted business identification signs be reduced so as not to be viewed as sign clutter on the building façade.

A project-specific condition has been added to the draft approval resolution (Attachment C) regarding the window-mounted business identification signs; however, the Commission may wish to add, modify, or remove project-specific conditions as they deem necessary to make the required findings 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.



Architectural Commission Report

455 North Rexford Drive, Room 280-A
AC Meeting – November 18, 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:

Install illuminated channel letters on Raceway 9"h x 10'4"w Acrylic and Aluminum
 Install illuminated channel letters on Raceway 9"h x 6'1 1/2"w Acrylic and Aluminum
 Install non illuminated aluminum letters 8 1/2"h x 7'8 1/2"w
 Install window vinyl 7"h 3'4"w and 7"h x 3'4"w white Vinyl
 Install window vinyl 1'4"h x 2'1"w and 10 1/4"w 3'1"w and 5 1/2"h x3'1"w black vinyl
 Install window vinyl 1'2"h x 2'3"w and 8 1/4"h x 3'w and 6 1/2"h x 3' Black
 vinyls

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	Wall	1	9"hx10'4" w	7.74	
2	Wall	1	9"hx6' 11/2"	4.59	
3	Wall	1	8 1/2"hx7'8 1/2" w	5.45	
4	Window	2	7"hx3'4"	1.94	
	Window	1	1'4"hx2'1" w	2.8	
5	window	1	10 1/4"hx3'1" w	2.61	

SEE ADDITIONAL SHEET

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: Vinyl
 Texture /Finish: _____
 Color / Transparency: White and Black

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 (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	Window Vinyl	1	5 1/2"h x 3'1	1.44	
2	Window Vinyl	1	1'2"x 2'3"w	3.96	
3	window Vinyl	1	8 1/4"hx3'w	2.07	
4	Window Vinyl	1	6 1/2"hx3'	1.62	
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: Vinyl
 Texture /Finish: _____
 Color / Transparency: White and Black

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 and Acrylic
Texture /Finish: _____
Color / Transparency: Black White, Gray (Wall Color)

BUILDING ID SIGN(S)

Material: Aluminum
Texture /Finish: _____
Color / Transparency: Black

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.

The proposed illuminated signs and non illuminated letters we are proposing to add at 8907 Wilshire Blvd are in conformance with surrounding businesses. The Modest color choice, elegant font style and layout adds simplicity and humble balance to the exterior of the building

2. *Describe* how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.

The proposed signage would not make the environment less desirable as the illuminated letters are subtle and contained within the architectural features of the building facade.

3. *Describe* how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

The proposed signage is of proven quality and design. This would not distract from existing standards of Beverly Hills but enhance the facilities services.

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 signage would compliment and maintain the overall plan area. The commercial district which services citizens and visitors allows the signage to provide guidance to this facility. The Building is of a modern Architectural style of which the proposed signs were designed to compliment.

5. *Describe* how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.

The proposed signage is in conformance with the spirit of the municipal code; however, the architectural design of the building requires an accommodation for the business to be properly identified.



Architectural Commission Report

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Attachment B
Project Design Plans



400 Spectrum Circle · Oxnard, CA 93030
Phone 805-309-8300 Fax 805-485-7136
Toll Free 800-371-0705

www.globalsignsystems.com

Project:

ART & SCIENCE
PLASTIC SURGERY

Address:

Art & Science
8907 Wilshire Blvd.
Beverly Hills CA

Dates / Revisions:

Completed on **04-29-15**

V1	SM 04-16-15
V2	SM 04-17-15
V3	SM 04-29-15
V4	LP 06-24-15
V5	LP 06-26-15
V6	LP 10-02-15
V7	TL 10-19-15
V8	TL 10-29-15

Scale: **AS NOTED, ELSE N.T.S.**

Designer: **S.M.**

Salesperson: **MIKE BLAKELY**

Approvals:

Client: _____
 X _____
 Architect: _____
 X _____
 Landlord: _____
 X _____
 Project Manager: _____
 X _____

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Design file name:

ART SCIENCE

PLASTIC SURGERY

EXTERIOR PROPOSED SIGNAGE PROGRAM

Presented by **Global Sign Systems Inc.**

WILSHIRE BLVD. - SIGN TABLE

SIGN	DIMENSIONS	AREA
SF-1	9" X 10'-4"	8.47 SQ. FT.
SF-2	9" X 6'-1 1/2"	4.73 SQ. FT.
WD-1	7" X 3'-4"	1.94 SQ. FT.
WD-2	7" X 3'-4"	1.94 SQ. FT.
WD-3	1'-4" X 2'-1"	2.8 SQ. FT.
WD-4	10 1/4" X 3'-1"	2.61 SQ. FT.
WD-5	5 1/2" X 3'-1"	1.44 SQ. FT.
TOTAL SQ. FT.		23.93 SQ. FT.



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Approvals:

Client: _____
 X _____
 Architect: _____
 X _____
 Landlord: _____
 X _____
 Project Manager: _____
 X _____

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NORTH SWALL DR. - SIGN TABLE

SIGN	DIMENSIONS	AREA
FCO-3	8 1/2" X 7'-8 1/2"	5.63 SQ. FT.
WD-6	1'-2" X 2'-3"	3.96 SQ. FT.
WD-7	8 1/4" X 3'-0"	2.07 SQ. FT.
WD-8	6 1/2" X 3'-0"	1.62 SQ. FT.
TOTAL SQ. FT.		13.28 SQ. FT.



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Project:

ART & SCIENCE
 PLASTIC SURGERY

Address:

Art & Science
 8907 Wilshire Blvd.
 Beverly Hills CA

Dates / Revisions:

Completed on 04-29-15

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Scale: AS NOTED, ELSE N.T.S.

Designer S.M.

Salesperson: MIKE BLAKELY

Approvals:

Client _____
 X _____
 Architect _____
 X _____
 Landlord: _____
 X _____
 Project Manager: _____
 X _____

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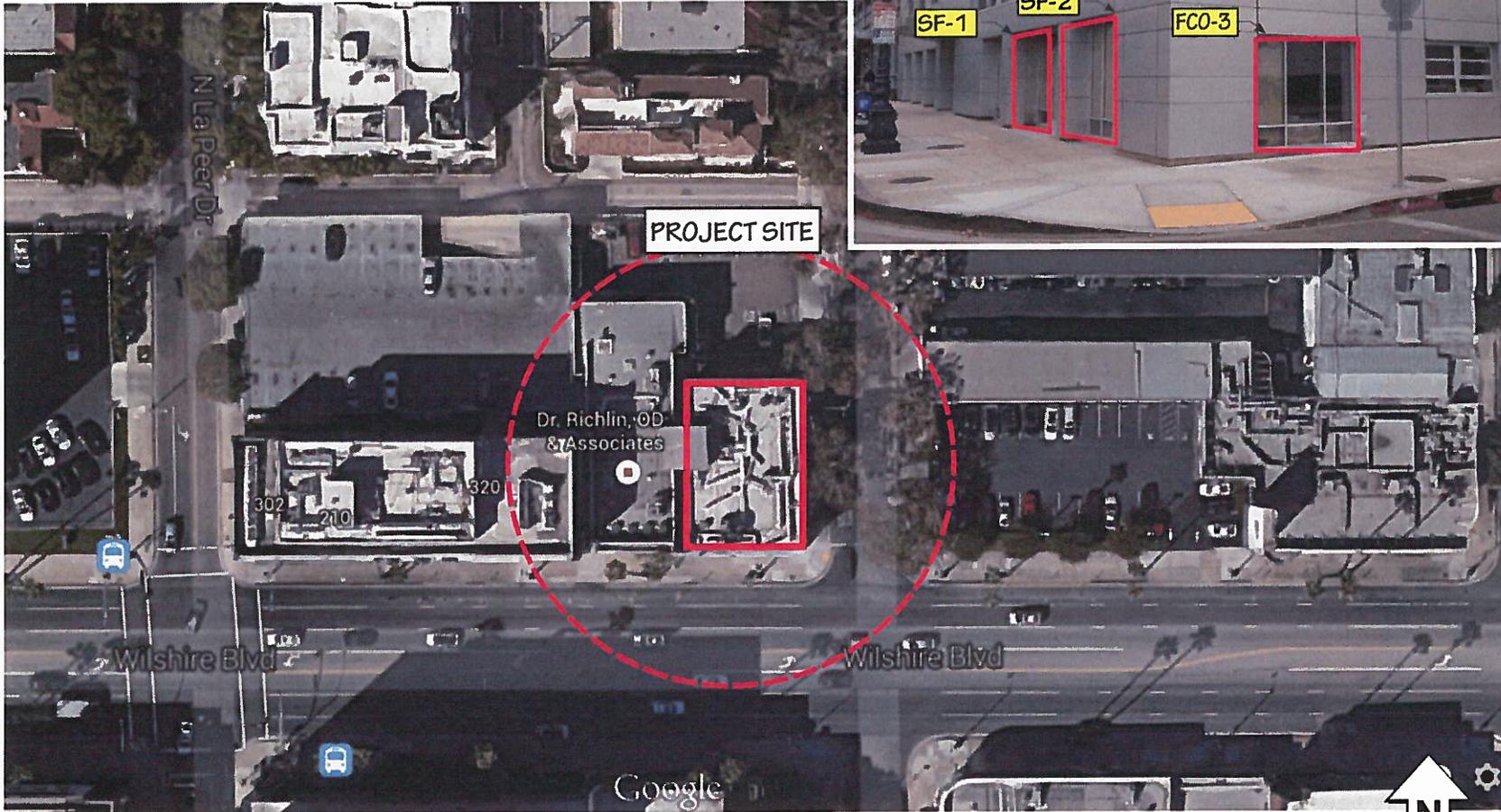
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Design file name:

VICINITY MAP



VM-1 VICINITY MAP

NTS



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	TL 10-19-15
	V7
	TL 10-29-15
	V8

Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals:

Client: _____
 X Architect: _____
 X Landlord: _____
 X Project Manager: _____
 X _____

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ELEVATION 1 STOREFRONT



NIGHT VIEW



SF-1 STOREFRONT SIGN

SCALE: 1/2"=1'-0"



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Scale: AS NOTED, ELSE N.T.S.
Designer: S.M.
Salesperson: MIKE BLAKELY

Approvals:

Client:	_____
X	_____
Architect:	_____
X	_____
Landlord:	_____
X	_____
Project Manager:	_____
X	_____

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FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.

ELEVATION 1 STOREFRONT



SF-1

INTERNALLY ILLUMINATED CHANNEL LETTERS MOUNTED TO RACEWAY

QTY: (1)

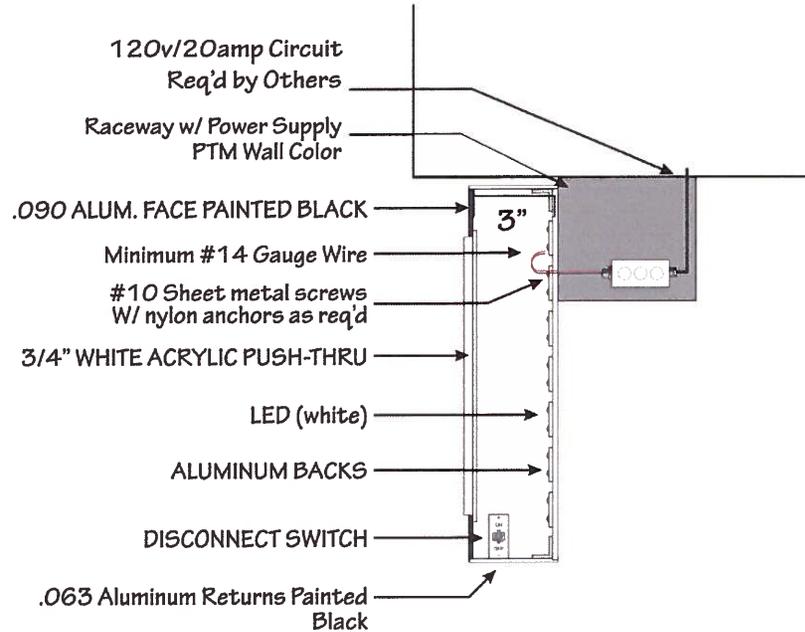
SCALE: 1" = 1'-0"

Color Specifications

- PAINTED BLACK
- 3/16" 732B WHITE ACRYLIC
- RACEWAY PTM WALL COLOR

Electrical Specifications

SECONDARY
 WHITE LED LIGHTING SYSTEM 3M VHB
 ATTACH LED'S TO BACK OF LETTER
 MECHANICAL FASTENERS AS REQUIRED
 CLASS II SHIELDED CABLE (18 AWG SUPPLY
 WIRE) IN 1/2" ALUMINUM FLEX IF REQ'D BY
 LOCAL JURISDICTION BUSHING/PASS THRU
 AS REQ'D BY LOCAL JURISDICTION WIRE
 NUT/CRIMP CONNECTORS EQUAL AND
 CONSISTENT ILLUMINATION OF THE LETTER IS
 REQUIRED
 PRIMARY
 120 VOLT / 20 AMP CIRCUIT REQ'D
 (BY OTHERS)



CHANNEL LETTERS SECTION DETAIL
 NOT TO SCALE

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.



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Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals

Client:	_____
X	_____
Architect:	_____
X	_____
Landlord:	_____
X	_____
Project Manager:	_____
X	_____

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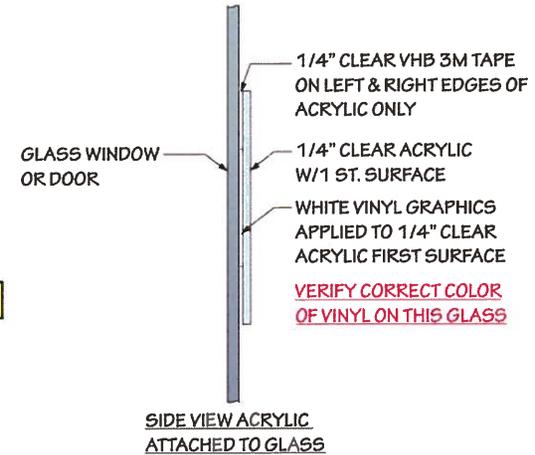
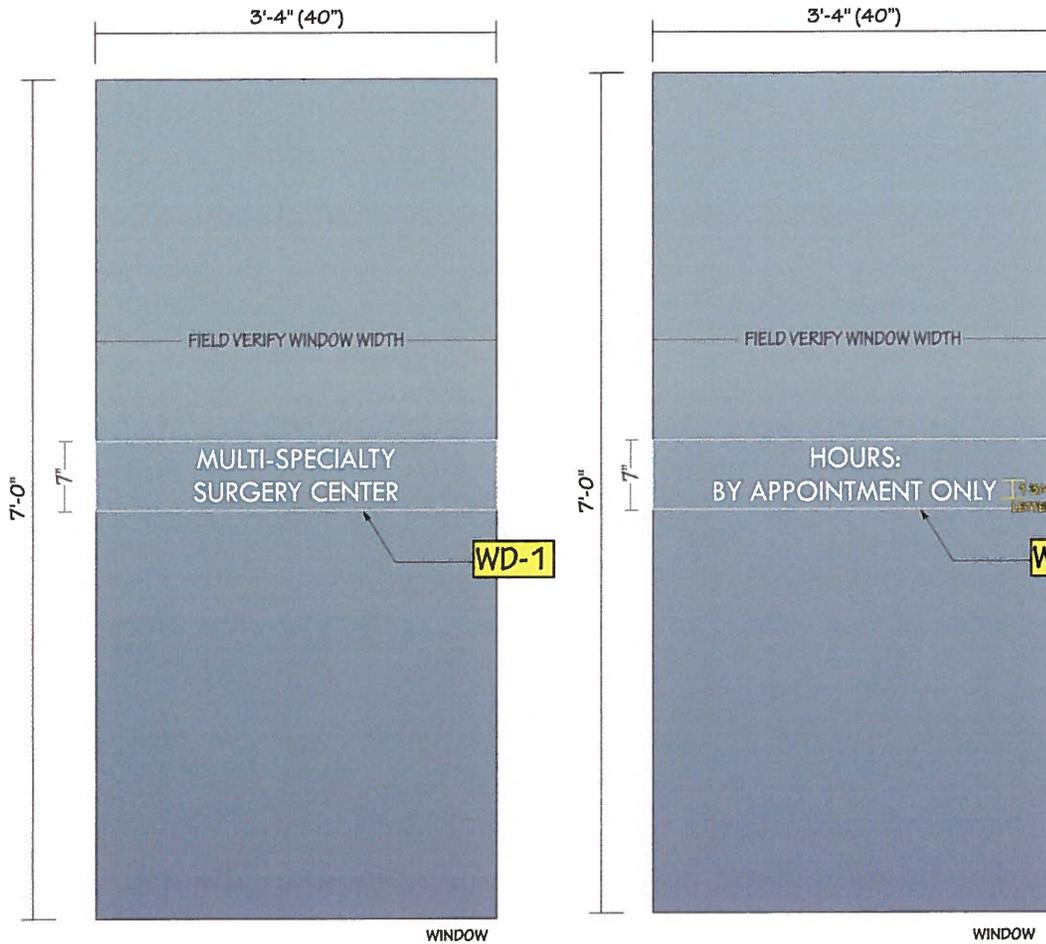
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Design file name:

ELEVATION 1 STOREFRONT



MAKE ACRYLIC PANELS WIDTH OF WINDOWS

ACRYLIC PANELS TO BE ATTACHED WITH TAPE BEHIND MULLION ON LEFT & RIGHT EDGES OF ACRYLIC. TAPE NOT TO BE SEEN FROM FRONT VIEW OF WINDOW

WINDOW & DOOR WINDOW DIMENSIONS ARE APPROXIMATED

WD-1 ACRYLIC PANELS W/FIRST SURFACE WHITE VINYL COPY
WD-2

QTY: 1
 SCALE: 1"=1'-0"

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.

Global Sign Systems, Inc.
 400 Spectrum Circle · Oxnard, CA 93030
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Project:
ART & SCIENCE
 PLASTIC SURGERY

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Scale: AS NOTED, ELSE N.T.S.
 Designer: S.M.
 Salesperson: MIKE BLAKELY

Approvals

Client: _____
 X Architect: _____
 X Landlord: _____
 X Project Manager: _____
 X _____

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 Design file name:

ELEVATION 2 SIDE



SF-2 STOREFRONT SIGN

SCALE: 3/8"=1'-0"



400 Spectrum Circle - Oxnard, CA 93030
 Phone 805-309-8300 Fax 805-485-7136
 Toll Free 800-371-0705
 www.globalsignsystems.com

Project:
ART & SCIENCE
 PLASTIC SURGERY

Address:
Art & Science
8907 Wilshire Blvd.
Beverly Hills CA

Dates / Revisions:

Completed on	Revision
04-29-15	
V1	SM 04-16-15
V2	SM 04-17-15
V3	SM 04-29-15
V4	LP 06-24-15
V5	LP 06-26-15
V6	LP 10-02-15
V7	TL 10-19-15
V8	TL 10-29-15

Scale: AS NOTED, ELSE N.T.S.
 Designer: S.M.
 Salesperson: MIKE BLAKELY

Approvals:

Client: _____
 X _____
 Architect: _____
 X _____
 Landlord: _____
 X _____
 Project Manager: _____
 X _____

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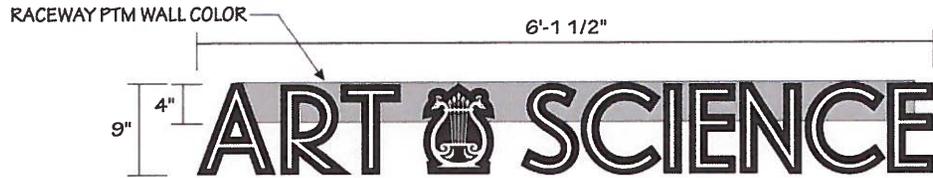
Page Title:

Drawing Tolerance: .25" Page Number: 10 of 15

Design file name:

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.

ELEVATION 2 SIDE



SF-2

INTERNALLY ILLUMINATED CHANNEL LETTERS MOUNTED TO RACEWAY

QTY: (1)

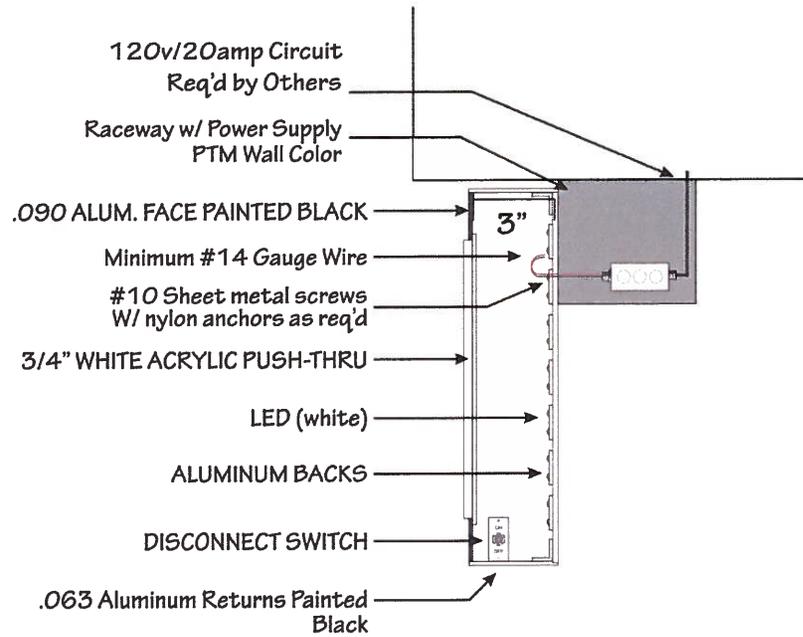
SCALE: 1" = 1'-0"

Color Specifications

- PAINTED BLACK
- 3/16" 7328 WHITE ACRYLIC
- RACEWAY PTM WALL COLOR

Electrical Specifications

SECONDARY
 WHITE LED LIGHTING SYSTEM 3M VHB
 ATTACH LED'S TO BACK OF LETTER.
 MECHANICAL FASTENERS AS REQUIRED
 CLASS II SHIELDED CABLE (18 AWG SUPPLY
 WIRE) IN 1/2" ALUMINUM FLEX IF REQ'D BY
 LOCAL JURISDICTION BUSHING/PASS THRU
 AS REQ'D BY LOCAL JURISDICTION WIRE
 NUT/CRIMP CONNECTORS EQUAL AND
 CONSISTENT ILLUMINATION OF THE LETTER IS
 REQUIRED
 PRIMARY
 120 VOLT / 20 AMP CIRCUIT REQ'D
 (BY OTHERS)



CHANNEL LETTERS SECTION DETAIL

NOT TO SCALE

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.



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 Toll Free 800-371-0705

www.globalsignsystems.com

Project:

ART SCIENCE
 PLASTIC SURGERY

Address:

Art & Science
 8907 Wilshire Blvd.
 Beverly Hills CA

Dates / Revisions:

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04-29-15	SM 04-16-15
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Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals:

Client: _____
 X _____
 Architect: _____
 X _____
 Landlord: _____
 X _____
 Project Manager: _____
 X _____

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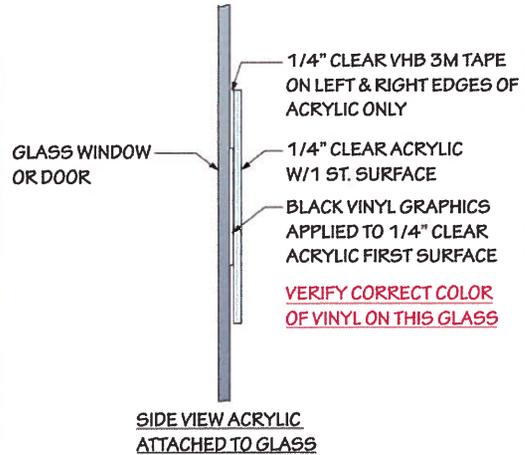
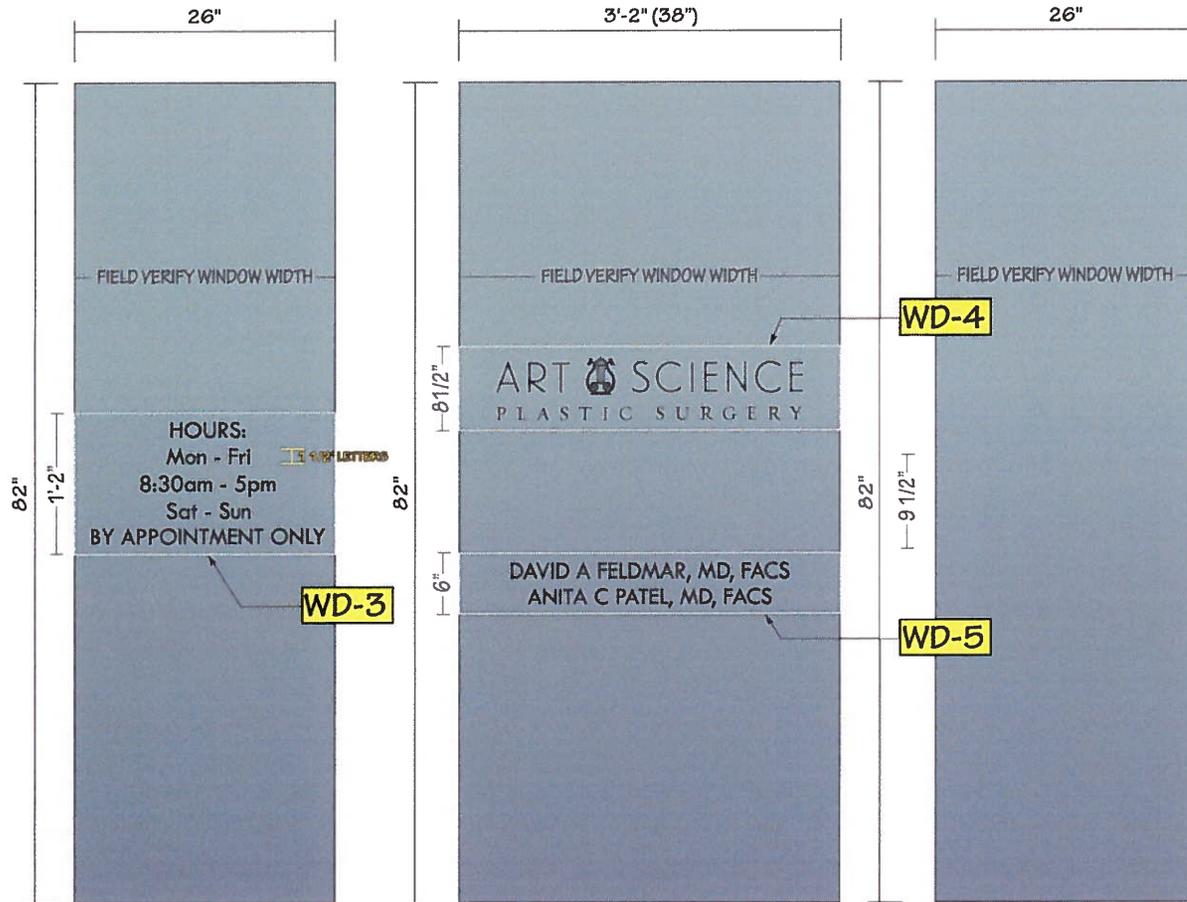
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Page Title:

Drawing Tolerance: .25" Page Number: 11 of 15

Design file name:

ELEVATION 2 SIDE



MAKE ACRYLIC PANELS WIDTH OF WINDOWS

ACRYLIC PANELS TO BE ATTACHED WITH TAPE BEHIND MULLION ON LEFT & RIGHT EDGES OF ACRYLIC. TAPE NOT TO BE SEEN FROM FRONT VIEW OF WINDOW

WINDOW DIMENSIONS ARE APPROXIMATED

- WD-3** ACRYLIC PANELS W/FIRST SURFACE BLACK VINYL COPY
- WD-4**
- WD-5**

QTY: 1

SCALE: 1"=1'-0"

400 Spectrum Circle - Oxnard, CA 93030
 Phone 805-309-8300 Fax 805-485-7136
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Project:
ART & SCIENCE
 PLASTIC SURGERY

Address:
Art & Science
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Beverly Hills CA

Dates / Revisions:

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V5	LP 06-26-15
V6	LP 10-02-15
V7	TL 10-19-15
V8	TL 10-29-15

Scale: AS NOTED, ELSE N.T.S.
 Designer: S.M.
 Salesperson: MIKE BLAKELY

Approvals

Client: _____
 X _____
 Architect: _____
 X _____
 Landlord: _____
 X _____
 Project Manager: _____
 X _____

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FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.

ELEVATION 3 SIDE



FOC-3 STOREFRONT SIGN

SCALE: 1/2"=1'-0"

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.



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Project:
ART & SCIENCE
 PLASTIC SURGERY

Address:
Art & Science
8907 Wilshire Blvd.
Beverly Hills CA

Dates / Revisions:

Completed on	Revision
04-29-15 <td></td>	
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V3	SM 04-29-15
V4	LP 06-24-15
V5	LP 06-26-15
V6	LP 10-02-15
V7	TL 10-19-15
V8	TL 10-29-15

Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals:

Client:	_____
X	_____
Architect:	_____
X	_____
Landlord:	_____
X	_____
Project Manager:	_____
X	_____

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Page Title:

Drawing Tolerance: .25" Page Number: 13 of 15

Design file name:

ELEVATION 3 SIDE



END VIEW

FCO-3

1/4" THICK - PAINTED BLACK ALUM. FCO LETTERS DETAIL

QTY: (1)

SCALE: 3/4" = 1'-0"

SCOPE OF WORK:

MANUFACTURE & INSTALL 1/4" THICK - PAINTED BLACK ALUM. FCO LETTERS
PIN MOUNT TO WALL WITH 1/2" STAND-OFFS.

Color Specifications

 PAINTED BLACK



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Phone 805-309-8300 Fax 805-485-7156
Toll Free 800-371-0705
www.globalsignsystems.com

Project:

ART & SCIENCE
PLASTIC SURGERY

Address:

Art & Science
8907 Wilshire Blvd.
Beverly Hills CA

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V8	TL 10-29-15

Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals

Client: _____
X _____
Architect: _____
X _____
Landlord: _____
X _____
Project Manager: _____
X _____

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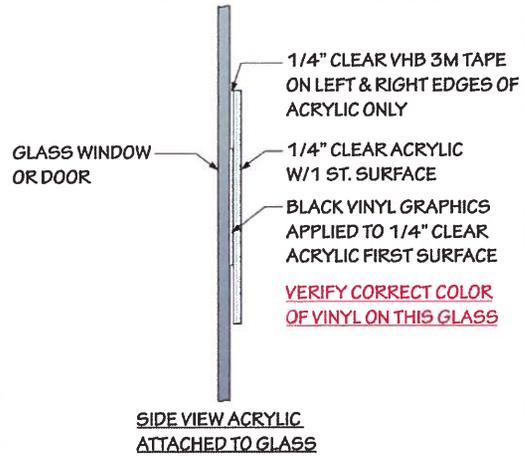
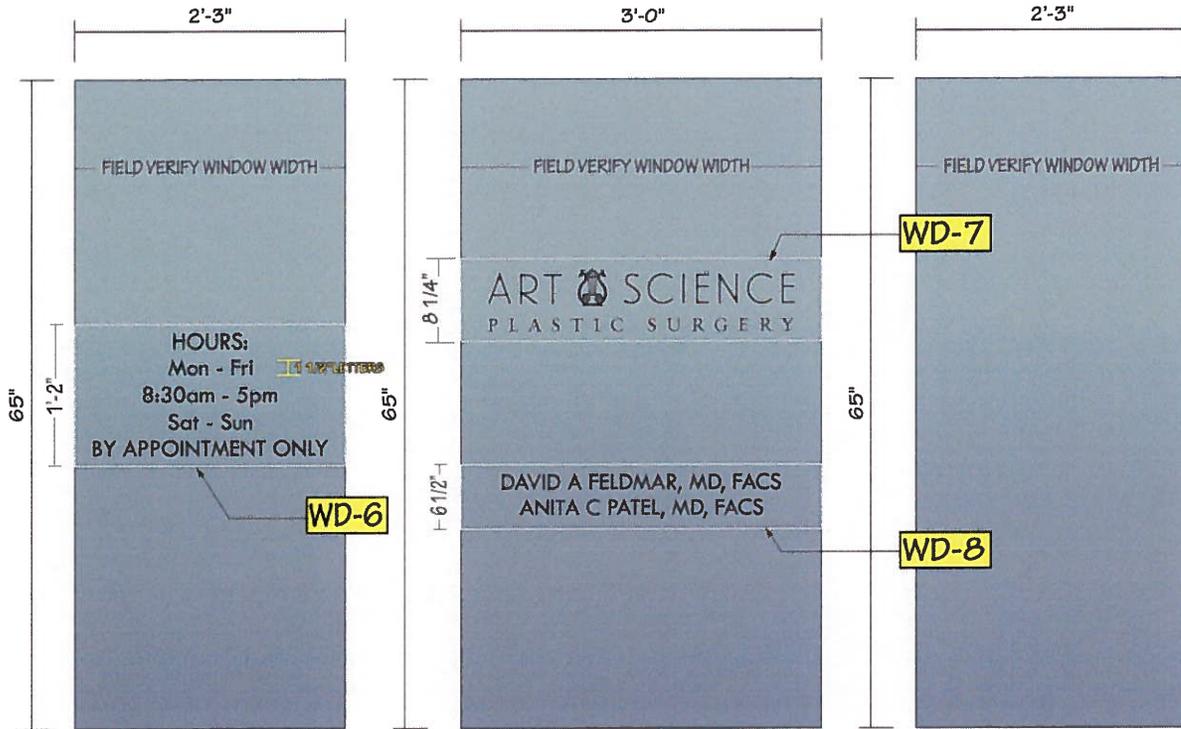
Page Title:

Drawing Tolerance: .25" Page Number: 14 of 15

Design file name:

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.

ELEVATION 3 SIDE



MAKE ACRYLIC PANELS WIDTH OF WINDOWS

ACRYLIC PANELS TO BE ATTACHED WITH TAPE BEHIND MULLION ON LEFT & RIGHT EDGES OF ACRYLIC. TAPE NOT TO BE SEEN FROM FRONT VIEW OF WINDOW

WINDOW DIMENSIONS ARE APPROXIMATED

WD-6 CLEAR WINDOW W/FIRST SURFACE BLACK VINYL COPY
WD-7
WD-8

QTY: 1

SCALE: 1"=1'-0"

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.

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Page Title:

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Design file name:



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – November 18, 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 FOR THE PROPERTY LOCATED AT 8901 WILSHIRE BOULEVARD (PL1529491 – ART & SCIENCE PLASTIC SURGERY).

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

Section 1. AKC Services Inc., agent, on behalf of the property owner, Delphi Partners LLC, and the tenant, Art & Science Plastic Surgery, (Collectively the “Applicant”), has applied for architectural approval for a sign accommodation for multiple business identification signs for the property located at 8901 Wilshire Boulevard.

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

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

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

(CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City’s Master Architect list and the site and improvements are not listed on the City’s historic resource inventory.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **November 18, 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 window-mounted business identification signs shall be reduced in quantity, subject to final review and approval by the City’s Urban Design 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: **November 18, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission