



Architectural Commission Report

Meeting Date: Tuesday, March 15, 2016

Subject: **& OTHER STORIES (PL1602917)**
370 North Beverly Drive
 Request for approval of façade modifications, a sign accommodation for multiple business identification signs, and a construction barricade graphic. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Agent: Paul Duelo – LDA Design Group

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 façade modifications, a sign accommodation for multiple business identification signs, and a construction barricade graphic for & Other Stories located at 370 North Beverly Drive. The project includes the following components:

Façade Modifications

- Paint building façade in Benjamin Moore “Mount Saint Anne” with a flat finish;
- Steel-framed storefront system, painted to match façade, with clear glazing (no change to the size or shape of the existing openings);
- Maintain existing gold/silver-leafed Art Deco façade relief and light sconces, and;
- Remove existing storefront awnings.

Sign Accommodation (multiple business identification signs)

NORTH BEVERLY DRIVE				
Location	Size	Quantity	Illumination	Material
Façade above entry	7.5 SF	1	None	Bronze or brass (powder-coated black)
Façade adjacent to storefront	1.35 SF (2.7 SF total)	2	None	Brass plaque
Storefront window	1.35 SF	1	None	Black vinyl
Storefront window interior	5.5 SF	1	Internal	Light box with black vinyl
TOTAL SIGN AREA: 17.05 SF (5 SIGNS)				

(continued on next page)

BRIGHTON WAY

- Attachment(s):
- Detailed Design Description and Materials (Applicant Prepared)
 - Project Design Plans
 - DRAFT Approval Resolution

Report Author and Contact Information:
 Cindy Gordon, AICP, Associate Planner
 (310) 285-1191
 cgordon@beverlyhills.org



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Location	Size	Quantity	Illumination	Material
Façade above storefront	6 SF	1	None	Bronze or brass (powder-coated black)
Façade adjacent to storefront	1.35 SF (4.05 SF total)	3	None	Brass plaque
Storefront window	1.35 SF (5.4 SF total)	4	None	Black vinyl
Storefront window interior	5.5 SF (16.5 SF total)	3	Internal	Light box with black vinyl
Storefront window interior	6.5 SF (13 SF total)	2	Internal	Light box with black vinyl
TOTAL SIGN AREA: 44.95 SF (13 SIGNS)				

CUMULATIVE SIGN AREA: 62 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 total storefront length of +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.

Construction Barricade

- One (1) 11.5 SF sign on North Beverly Drive barricade face;
- One (1) 10.5 SF sign on Brighton Way barricade face, and;
- Brand-oriented lifestyle graphics.

Pursuant to BHMC §10-4-612, construction barricades may include 12 SF of signage that includes the name of the business, a company logo, and the opening date of the business on that portion of the construction barricade parallel to the street. However, the brand-oriented lifestyle graphics will have to be revised so as to remove the "& Other Stories" signage that is currently proposed within the images (e.g., on shopping bags) as such signage would exceed the maximum allowable. A project-specific condition has been added to the draft approval resolution (Attachment C) to address code compliance and, as conditioned, the construction barricade complies with the standards for business identification signage.

URBAN DESIGN ANALYSIS

The proposed building façade color is an architecturally appropriate color that will serve to enhance the Art Deco style of the existing building; however, the design team may wish to research the colors of the original building and restore the original color palette. The existing gold/silver-leafed Art Deco façade relief on the upper portion of the façade is proposed to remain though it is recommended that this element be refurbished as it currently shows signs of wear. Additionally, while the removal of the bulkheads below the storefronts will introduce an appropriate contemporary contrast to the existing building, which is in keeping with the



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Secretary of the Interior's Standards for modification to historic resources where non-original architectural components exist, the design team may wish to consider maintaining this element and proposing a new cladding material to complement the building aesthetics.

Furthermore, as the transom windows are proposed to be fully replaced, it is recommended that these units be uniformly recessed from the facade to replicate typical window installations from this time period. It is also recommended that the vertical mullions for the larger transom units be removed as they are not necessary for fenestration operation or structural integrity and do not appear to respond to an historic condition.

Finally, a total of 13 business identification signs are proposed as part of the project and it is recommended that the quantity be reduced so as not to introduce undesirable sign clutter on the building. Specifically, it is recommended that the quantity of light boxes, which would have the greatest impact on the building and streetscape, due to their size and illumination, be reduced by a minimum of two light boxes. A project-specific condition has been to the draft approval resolution to address the sign quantity; however, the Commission may elect to add/modify/delete any project-specific conditions deemed necessary to make the 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 to be a potential historic resource. However, the project has been designed consistent with the Secretary of the Interior's Standards and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

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):
 - 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:

Exterior Work Facade - Facelift of existing:

1. Paint existing stucco.
2. Replace existing aluminum frame single pane windows with insulated steel frame windows.
3. New glass entry doors at customer entrance off of Beverly Drive.
4. New second emergency exit door at existing location on Brighton Way and adjacent to alley.
5. New & Other Stories signage.

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	Identification Sign	2	6'-0" x 1'-0" and 6'-0" x 1'-3"	6 sq. ft. and 6.75 sq. ft., Total 12.75 sq. ft.	50 sq.ft.
2	Building Plaque	5	1'-4-1/2" X 11-3/4" ea.	1.35 sq. ft. ea. Total 6.75 sq. ft.	
3	Window Sign	5	3'-10" X 9" ea.	1.35 sq. ft. ea. Total 6.75 sq. ft.	
4	Light Box Double A0	2	3'-11" X 5'-6" ea.	6.5 s.f. ea. Total 13 s.f.	
5	Light Box A1	4	2'-0" X 2'-9" ea.	5.5 s.f. ea. Total 22 s.f.	

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: Existing stucco
Texture /Finish: Stucco has sand finish to match existing
Color / Transparency: Stucco - Benjamin Moore Mount Saint-Anne CC-710 (aka 1565), flat finish

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

Material: Steel frame, clear insulated glass
Texture /Finish: Window frame matt paint ; polished glass
Color / Transparency: Window frame painted to match Benjamin Moore Mount Saint-Anne CC-710 (aka 1565), clear glass

ROOF

Material: New 60 Mil single ply roof over R-30 polyisocyanurate o/ plywood sheating o/ existing substrate.
Texture /Finish: Concealed from view beyond roof parapet
Color / Transparency: Concealed from view beyond roof parapet

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: All existing canopies to be removed

Texture /Finish: _____

Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: N/A

Texture /Finish: _____

Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: _____

Texture /Finish: _____

Color / Transparency: _____

BUILDING ID SIGN(S)

Material: _____

Texture /Finish: _____

Color / Transparency: _____

EXTERIOR LIGHTING

Material: Existing entrance wall sconces to remain at North Beverly Drive

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 existing building facade structural mass to remain.
We are only changing out paint colors, windows, and signage.

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.

We are replacing the single pane windows with insulated windows.

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 existing facade is being improved upon by new painted surfaces, new windows and doors.

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 finishes are consistent with adjacent tenants and is in harmony with the General Plan for Beverly Hills.

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.

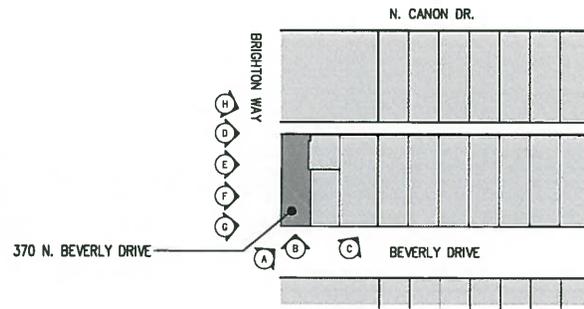
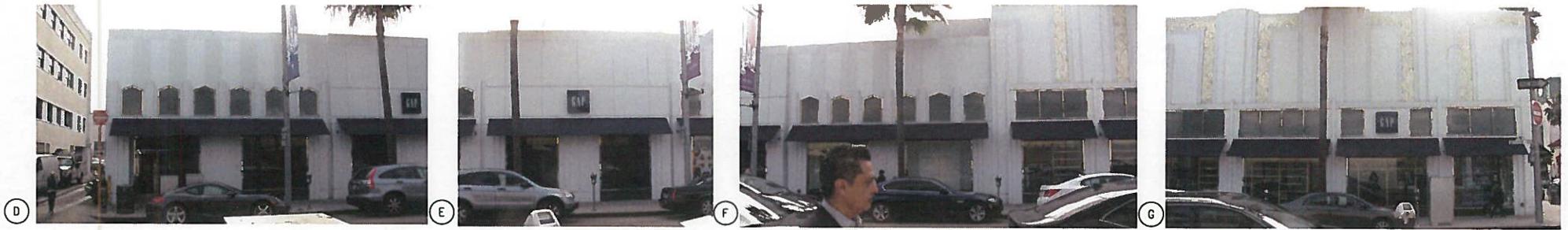
The overall facade is presently in conformity with the standards of the Municipal Code.



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Attachment B
Project Design Plans



EXISTING BEVERLY DRIVE / BRIGHTON WAY STOREFRONTS - REFER AR-1.1 FOR PHOTOS OPPOSITE SIDE

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

& Other Stories
US770 BEVERLY HILLS

BEVERLY HILLS
**FACADE IMPROVEMENTS
& Other Stories Tenant Storefront**
370 N. BEVERLY DR. BEVERLY HILLS, CA 90210

A/C CITY REVIEW	DATE
	02.29.15

PROJECT NUMBER **OS1503.00**

Drawn By File Name
PD OS1503_A000

Title: **EXISTING STOREFRONTS**

Sheet No. **AR-1**

LDA
LDA design group, Inc.
3500 West Burbank Blvd.
Burbank, California 91508
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P-818.872.5000 F-818.846.3922



& Other Stories
US770 BEVERLY HILLS

BEVERLY HILLS
**FACADE IMPROVEMENTS
& Other Stories Tenant Storefront**
370 N. BEVERLY DR. BEVERLY HILLS, CA 90210

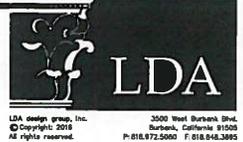
AG CITY REVIEW	02.28.16

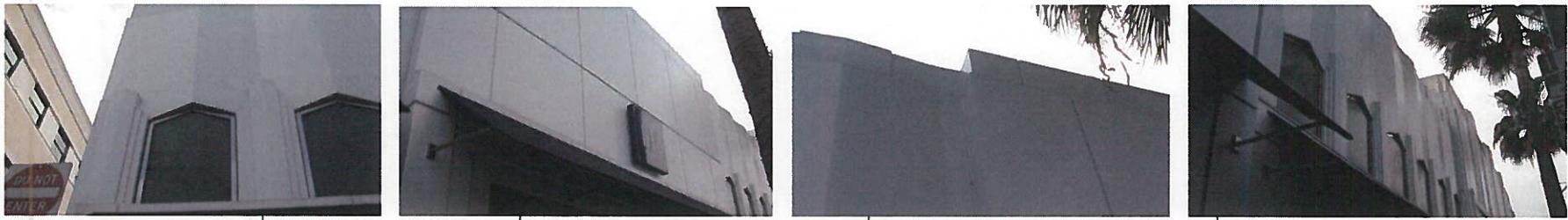
PROJECT NUMBER: **OS1503.00**

Drawn By File Name
PD CS1503_A000

Title: **EXISTING STOREFRONT
DETAILS / BEVERLY DR.**

Sheet No. **AR-2**





REAR ELEVATION



& Other Stories
US770 BEVERLY HILLS

BEVERLY HILLS
**FACADE IMPROVEMENTS
& Other Stories Tenant Storefront**
370 N. BEVERLY DR. BEVERLY HILLS, CA 90210

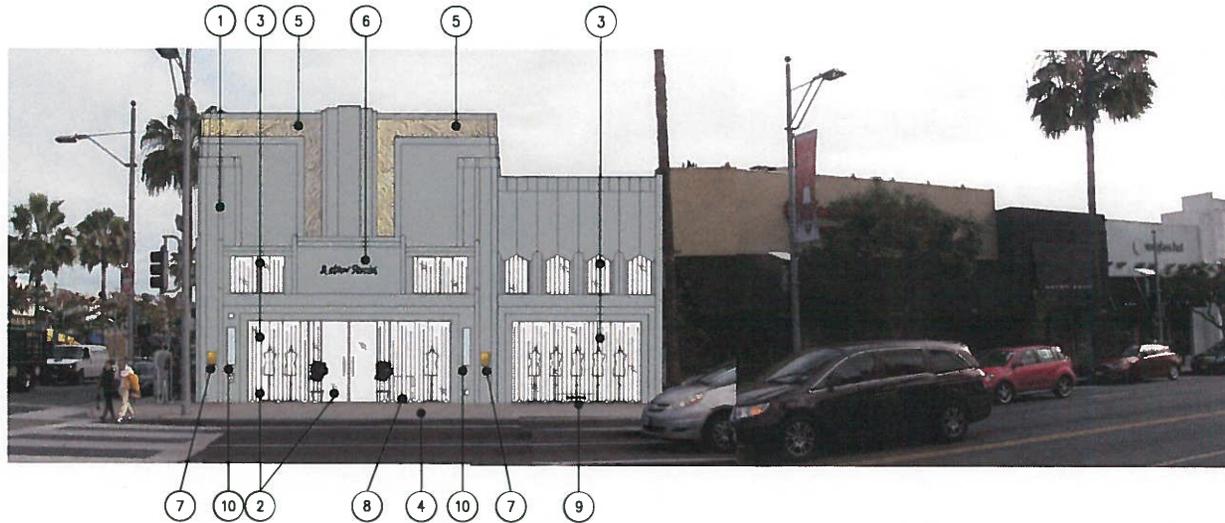
AVC CITY REVIEW	02.29.16

PROJECT NUMBER: OS1503.00
Drawn By: File Name
PD: OS1503_A000
Title: **EXISTING STOREFRONT
DETAILS / BRIGHTON WAY**
Sheet No. **AR-3**

LDA design group, Inc.
3500 West Burbank Blvd.
Burbank, California 91508
P: 818.872.2000 F: 818.844.2895

KEY NOTES:

- ① - MINOR FACADE MODIFICATIONS:
- PAINT EXISTING STUCCO
- ② - NEW DOORS & WINDOWS - REFER SHEET AR-13 FOR DOOR SCHEDULE AND AR-14 FOR WINDOW SCHEDULE
- ③ - WINDOWS: CLEAR GLASS, VERTICAL LINES REPRESENT INTERIOR SUSPENDED CURTAINS
- ④ - NO LANDSCAPING EXISTING IN FRONT OF ENTRY FACADE ON BEVERLY DRIVE
- ⑤ - EXISTING DECORATIVE "GOLD" FACADE ELEMENT TO REMAIN
- ⑥ - NEW STOREFRONT SIGNAGE, REFER DTL. 2/AR-8.1
- ⑦ - NEW STOREFRONT PLAQUE
- ⑧ - NEW LIGHT BOX AT INTERIOR DISPLAY
- ⑨ - NEW VINYL SIGNAGE AT STOREFRONT GLASS
- ⑩ - EXISTING LIGHT SCONCE TO REMAIN
- EXISTING CANOPIES TO BE REMOVED (SHOWN AS PROPOSED)



EXISTING STREETSCAPE WITH EXISTING LANDSCAPE SHOWN
NOTE: SCOPE INVOLVES EXISTING BUILDING WITH MINOR FACADE MODIFICATIONS

& Other Stories
US770 BEVERLY HILLS

BEVERLY HILLS
**FACADE IMPROVEMENTS
& Other Stories Tenant Storefront**
370 N. BEVERLY DR. BEVERLY HILLS, CA 90210

AC CITY REVIEW	02.28.16

PROJECT NUMBER: **OS1503.00**

Drawn By File Name
PD OS1503_A000

Title: **PROPOSED STREETSCAPE /
BRIGHTON WAY**

Sheet No. **AR-4**

LDA
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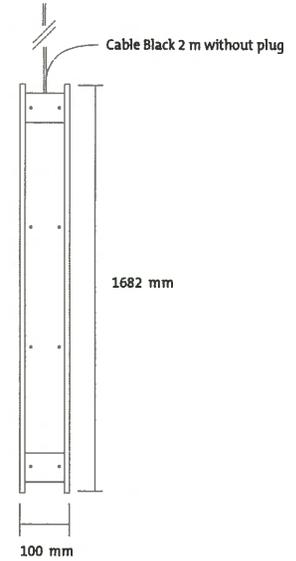
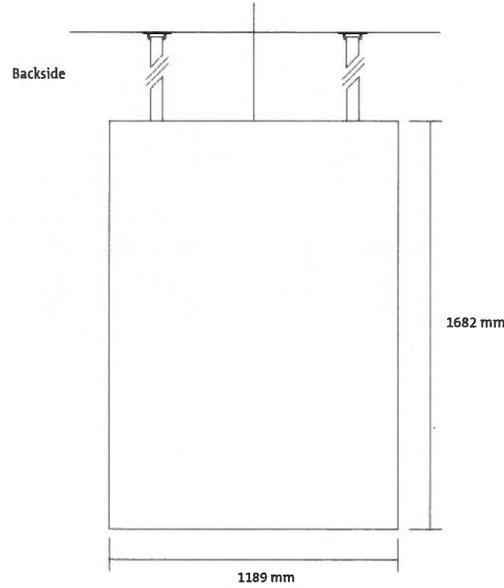
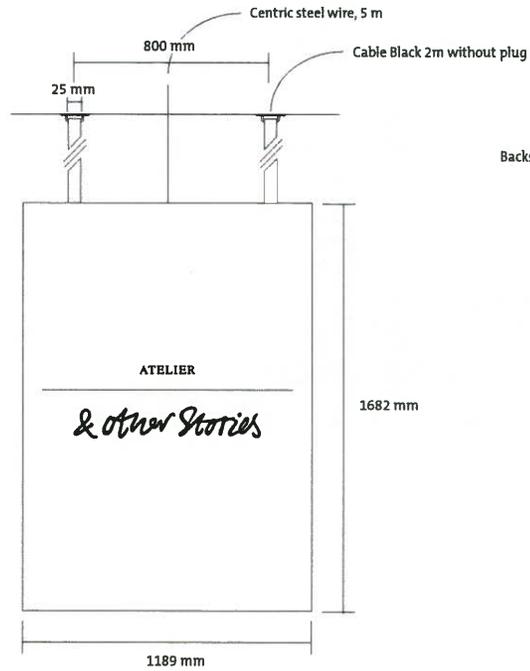
A

INDOOR SIGNAGE

2x
Lightbox Double A0 Double-sided
U-profile and eyelet white color

Frontside
Text black vinyl foil
Address and Line Gravyr
Logo relief

A: Illuminated by LED.
Transformer inside.



Lightbox double A0 (US 175775-01) 300W

INTERIOR DISPLAY LIGHTBOX DOUBLE A0
REFER TO ELEVATIONS FOR LOCATION(S)

& Other Stories • US0751_WTC NY • Scale 1:20 • 15-10-29/T5

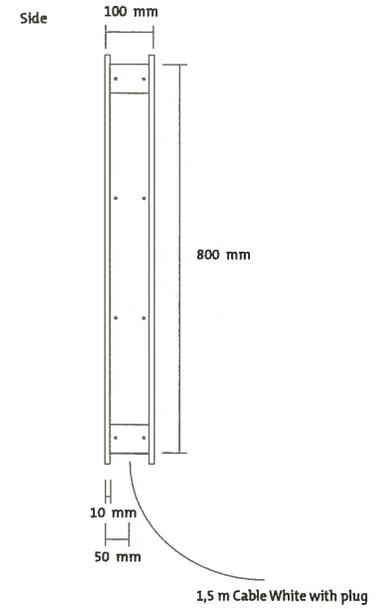
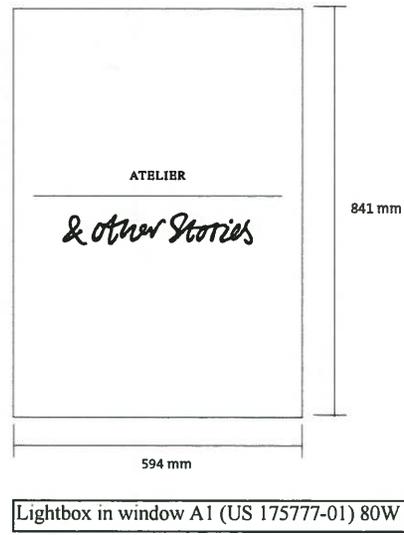
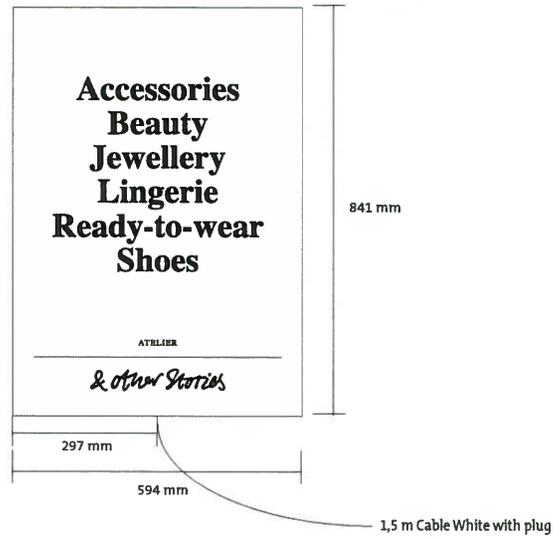
SKYLTGRUPPEN
■ ■ ■ ■

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WINDOW SIGNAGE

2x

Light Box for window A1 Double-sided
Frontside
Address and Line Gravyr
Logo relief



INTERIOR DISPLAY LIGHTBOX A1
REFER TO ELEVATIONS FOR
LOCATION(S)

& Other Stories • US0751_WTC NY • Scale 1:10 • 15-10-29/TS

SKYLTGRUPPEN
■ ■ ■ ■

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Attachment C

DRAFT Approval Resolution

RESOLUTION NO. AC XX-16

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR FAÇADE MODIFICATIONS, A SIGN ACCOMMODATION FOR BUSINESS IDENTIFICATION SIGNS, AND A CONSTRUCTION BARRICADE GRAPHIC FOR THE PROPERTY LOCATED AT 370 NORTH BEVERLY DRIVE (& OTHER STORIES – PL1602917).

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

Section 1. Paul Duelo, LDA Design Group, agent, on behalf of the property owner, Jerome Nash, and the tenant, & Other Stories (Collectively the “Applicant”), has applied for architectural approval for façade modifications, a sign accommodation for business identification signs, and a construction barricade graphic for the property located at 370 North Beverly 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 Hills 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 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 to be a potential historic

resource. However, the project has been designed consistent with the Secretary of the Interior's Standards and is also exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the State CEQA Guidelines.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **March 15, 2016** 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 light boxes shall be reduced in quantity (minimum of two) and the locations reconfigured so as to be spaced appropriately across the storefront, subject to final review and approval by the City’s Urban Designer.

2. The construction barricade graphic shall be revised to remove all business identification signage from the images in order to comply with the twelve square foot (12 SF) maximum business identification sign area for each construction barricade face.

Standard Conditions

3. **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.
4. **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.
5. **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.
6. **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.
7. **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.

8. **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.
9. **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.
10. **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: **March 15, 2016**

Ryan Gohlich, AICP, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission