



Architectural Commission Report

Meeting Date: Wednesday, May 18, 2016

Subject: CHANEL TEMPORARY (PL1606100)
408 North Rodeo Drive

Request for approval of façade modifications, a business identification sign, and a construction barricade. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Agent: Murray D. Fischer

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

REPORT SUMMARY

The applicant is requesting review and approval of façade modifications, a business identification sign, and a construction barricade for the temporary Chanel store located 408 North Rodeo Drive. The project proposes to maintain the overall form and aesthetic of the existing façade with the following modifications:

- Removal of (e) ornamental metal class canopy and central glazing at the third floor and façade ornaments on the upper and lower portions of the facade;
- Patch (e) limestone façade, as necessary;
- Repaint (e) storefront system in flat black color;
- New glazing above storefront entry and at the central glazing element on the third floor;
- White powder-coated sign band located above storefront entry, and;
- Roll-down security grille with white shade element.

Business Identification Sign

Location	Size	Quantity	Illumination	Material
Sign band	14.9 SF	1	Halo	Black powder-coated aluminum
TOTAL SIGN AREA: 14.9 SF (1 SIGN)				

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum allowable sign area for business identification signage for a ground floor business with street frontage is two square feet (2') in area for each one foot (1') of ground floor street frontage, in no event to exceed 100 square feet. Based on a storefront length of 47'-3", the maximum sign area for this tenant is approximately 94.5 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



Construction Barricade

- One (1) 6 SF business identification sign area on each barricade return allocated for adjacent tenants.

Pursuant to BHMC §10-4-612, construction barricades may include 12 square feet 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. Each barricade return (that portion located perpendicular to the street) may include 2 square feet of such signage. However, the applicant has chosen not to include any business identification signage other than that required for adjacent tenants. The sign area for adjacent tenants complies with the Community Development Department's policy of requiring such signage to ensure that adjacent tenants maintain visibility during construction.

URBAN DESIGN ANALYSIS

The proposed improvements introduce a more contemporary aesthetic to the existing façade, which will serve as a positive enhancement to the overall building and the streetscape of North Rodeo Drive. The design team shall provide architectural detailing and material specifications for final review and approval by the City's Urban Designer prior to submitting for building plan check review.

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
408 North Rodeo Drive (Chanel Temporary)
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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:

This is an in-line tenant space with one elevation bordering N Rodeo Drive to be converted into a temporary store for Chanel. This is for a minor exterior facade renovation including the following changes:

1. Replacing existing decorative arched mullion glass finish with new exterior storefront glazing;
2. Replacing existing decorative door pull with new straight black;
3. Installing new security grille along storefront with fabric screen to conceal metal grille;
4. Removing existing ornamental metal/glass canopy on the third floor terrace.
5. Removing decorative elements on the stone facade.

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)		9'-11 3/8" X 1'-6"	14.9	28.5 SF
2					
3					
4					
5					

B List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

FAÇADE (List all material for all portions visible from the street)

Material: New rolling fabric shade behind storefront concealing new security rolling grille
Texture /Finish: AWS Fabric: Sheerweave 7700 - Blackout; Cornell Rolling Grille: Aluminum, clear anodized curtain
Color / Transparency: AWS Fabric: P62 White; Cornell Rolling Grille: Aluminum, clear anodized metal curtain

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

Material: Existing metal painted with Sherwin Williams Pro Industrial DTM acrylic | Starphire glass
Texture /Finish: Paint matte | Extra clear glass matching existing
Color / Transparency: Black to match RAL 9005 | Extra clear

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: Powder Coated Aluminum "Chanel" letterset on Powder Coat Aluminum Plate
Texture /Finish: Semi-gloss finish letterset and band
Color / Transparency: Color RAL #9005 Jet Black letter set on Color RAL #9010 White band

BUILDING ID SIGN(S)

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

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

N/A

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

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

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

By utilizing the Chanel crisp and clear brand design approach, removing the existing decorative elements from the previous tenant (Lladro) while maintaining the building's architectural style is in conformity with Beverly Hills image as a place of beauty and high quality. The outdated building entrance were highlighted with decorative facade ornaments at the pedestrian level with a glass canopy and curved glass at the terrace/3rd floor level. These decorative elements will be replaced with a fresh contemporary white and black Chanel colors and high quality material and finishes.

- 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 existing building with minor changes to the exterior will maintain its architectural style and is reasonably protected against external and internal noise, vibration, and other factors which may tend to make the environment less desirable.

- 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 building with minor changes to the exterior will have the existing decorative elements replaced with Chanel high quality material and finishes. The proposed exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

- 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 existing building is a currently a retail space located in a commercial zone is in harmony with the existing 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.

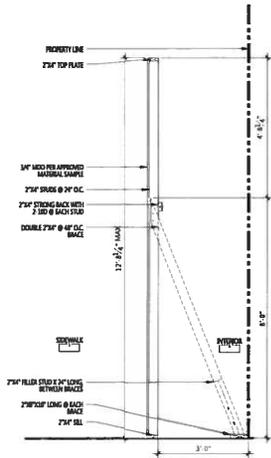
- 5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The proposed 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 building signage is within the allowable area and type of sign. The proposed security rolling grille self-supported and will have a soffit enclosure as well as concealed from the public right-of-way with a blackout roller shade fabric painted white.



Architectural Commission Report
408 North Rodeo Drive (Chanel Temporary)
May 18, 2016

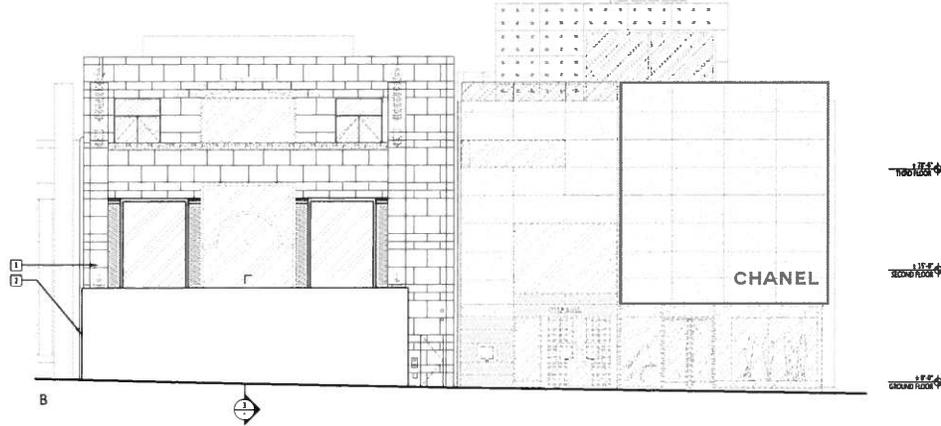
Attachment B
Project Design Plans



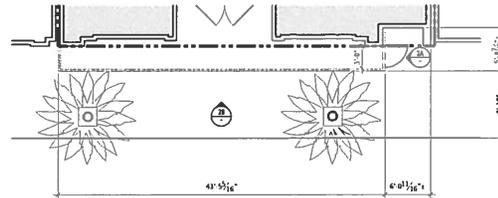
3 BARRICADE SECTION
 1/4" = 1'-0"



2 PROPOSED BARRICADE ELEVATIONS
 1/16" = 1'-0"



2 PROPOSED BARRICADE ELEVATIONS
 1/16" = 1'-0"



1 PROPOSED BARRICADE PLAN
 1/16" = 1'-0"

Seal

No	Issue	Date
1	ARC Submittal	5/2/2016

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Project
 Chanel Temporary Store
 408 N Rodeo Drive
 Beverly Hills, California 90210

Project No. 51022
QA/QC RM/DM
Scale AS NOTED

Drawing Title
 BARRICADE PLAN AND ELEVATIONS

Drawing No.
 A-042

LEGEND

~~~~~ BARRICADE

**KEY NOTES**

- GC TO PROTECT ALL EXISTING FINISHES THAT ARE TO BE REMAIN BEHIND BARRICADE AS REQUIRED
- CONSTRUCTION BARRICADE WITH SANDED PLYWOOD ON WOOD STUD FRAMING
- 6 SF FOR ADJACENT TENANT SIGNAGE IF REQUIRED. CHANEL TO COORDINATE W/ ADJACENT TENANT AS NECESSARY TO MEET CITY OF BEVERLY HILLS REQUIREMENTS.
- 3'-0" HOLLOW CORE ACCESS DOOR WITH SECURE, LOCKABLE HARDWARE. PAINT TO MATCH BARRICADE



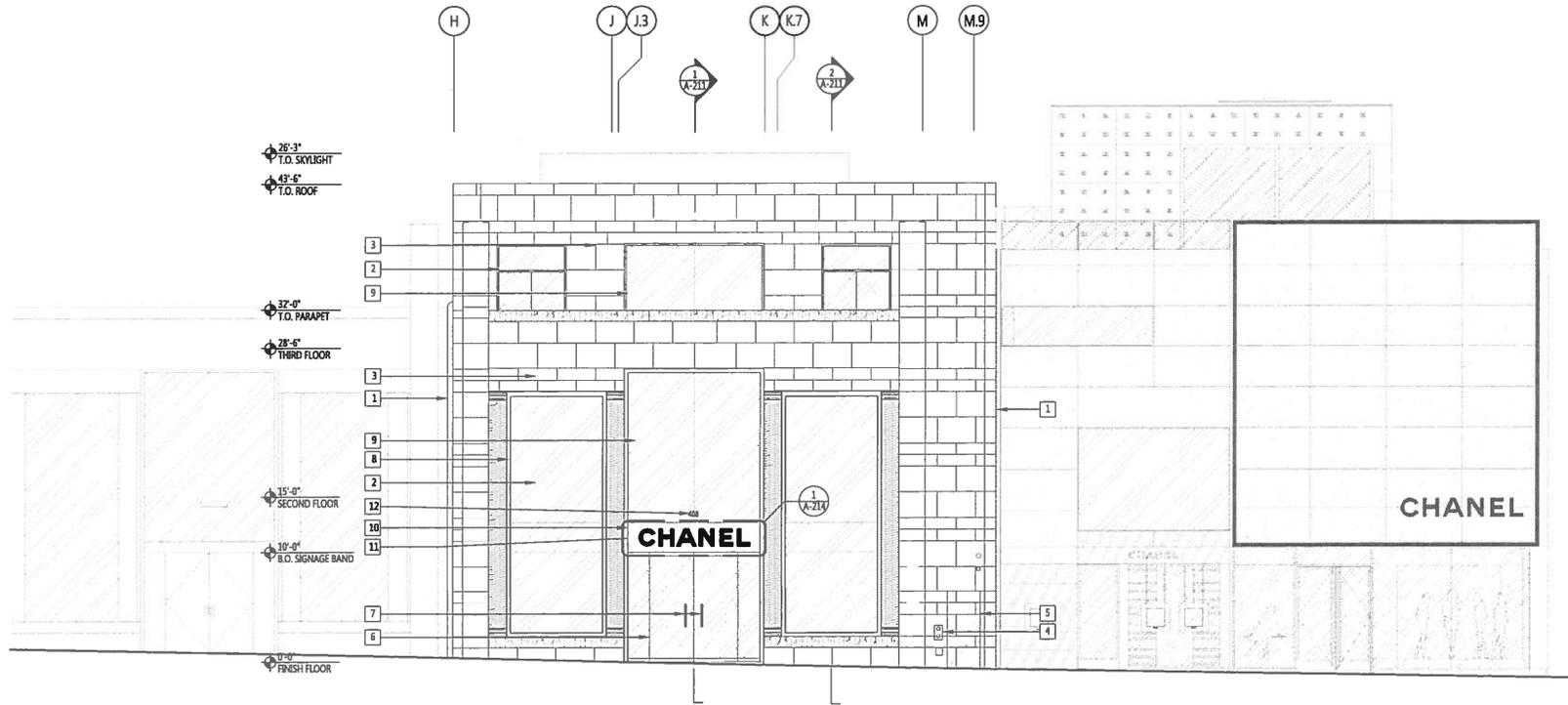
# CHANEL



Seal

## KEY NOTES

- 1 (E) 6" EXPANSION/SEISMIC JOINT TO REMAIN
- 2 (E) GLAZING TO REMAIN
- 3 (E) LIMESTONE TO REMAIN, TYP.
- 4 (E) FIRE DEPARTMENT CONNECTIONS TO REMAIN
- 5 (E) STONE CLAD DOOR TO REMAIN
- 6 (E) GLASS DOOR TO REMAIN, TYP
- 7 INSTALL CUSTOM STRAIGHT BLACK PULLS UTILIZING (E) HOLES
- 8 REPAINT (E) STOREFRONT SYSTEM METAL: SHERWIN WILLIAMS PRO INDUSTRIAL OTM ACRYLIC - FLAT BLACK TO MATCH RAL #9005 JET BLACK MATTE FINISH, TYPICAL
- 9 (N) GLAZING PANEL TO MATCH EXISTING
- 10 (N) SIGNAGE BAND, POWDER COATED WHITE METAL, SEMI-GLOSS FINISH
- 11 (N) 16" BACKLIT "CHANEL" SIGN
- 12 6" BLACK VINYL ADDRESS SIGN



1 PROPOSED EXTERIOR ELEVATION

| No. | Issue         | Date     |
|-----|---------------|----------|
| 1   | ARC Submittal | 5/2/2016 |

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**Project**  
 Chanel Temporary Store  
 408 N Rodeo Drive  
 Beverly Hills, California 90210

**Project No.** 51022  
**QA/QC** RM/DM  
**Scale** 3/32" = 1'-0"

**Drawing Title**  
 PROPOSED EXTERIOR ELEVATION

**Drawing No.**  
 A-201B

Prepared by: [Name] | Date: [Date] | Project: [Project Name] | Drawing: [Drawing Name] | Scale: [Scale] | Title: [Title] | Revision: [Revision] | Author: [Author] | Checker: [Checker] | Approver: [Approver] | Date: [Date] | Project: [Project Name] | Drawing: [Drawing Name] | Scale: [Scale] | Title: [Title] | Revision: [Revision] | Author: [Author] | Checker: [Checker] | Approver: [Approver] | Date: [Date]

# CHANEL



300 Atlantic Avenue  
Alameda, CA 94501  
510 855 6663  
mbharch.com

Seal



| No. | Issue         | Date     |
|-----|---------------|----------|
| 1   | ARC Submittal | 5/2/2016 |

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**Project**  
Chanel Temporary Store  
408 N Rodeo Drive  
Beverly Hills, California 90210

**Project No.** 51022  
**QA/QC** RM/DM  
**Scale** 1/16" = 1'-0"

**Drawing Title**  
PROPOSED COLOR  
EXTERIOR ELEVATION

**Drawing No.**  
A-202

1 PROPOSED COLOR EXTERIOR ELEVATION

All dimensions are in feet and inches unless otherwise noted.  
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# CHANEL



Seal

| No. | Issue         | Date     |
|-----|---------------|----------|
| 1   | ARC Submittal | 5/2/2016 |

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**Project**  
Chanel Temporary Store  
408 N Rodeo Drive  
Beverly Hills, California 90210

**Project No.** 51022  
**QA/QC** RM/DM  
**Scale** N/A

**Drawing Title**  
EXISTING STOREFRONT PHOTO AND  
PROPOSED 3D PERSPECTIVE  
RENDERING

**Drawing No.**

A-203



2 EXISTING STOREFRONT PHOTO



1 PROPOSED 3D PERSPECTIVE RENDERING

Architect: MBH ARCHITECTS, INC. 900 ALAMEDA AVENUE, ALAMEDA, CA 94501  
 510.855.8663 | www.mbharch.com

**CITY OF BEVERLY HILLS SIGNAGE REQUIREMENTS:**

**10-4-665 BUILDING IDENTIFICATION SIGNS:**

**A. LOCATION OF SIGNAGE:**  
 1. NO BUILDING IDENTIFICATION SIGN SHALL BE PERMITTED BELOW 25' IN HEIGHT ABOVE GRADE EXCEPT FOR MONUMENT SIGN OTHERWISE PERMITTED BY THIS CHAPTER AND ONE SIGN NOT TO EXCEED 5 SQ FT IN AREA ADJACENT TO ANY PUBLIC ENTRANCE TO A BUILDING THAT PROVIDES ACCESS TO MORE THAN ONE BUSINESS.  
 2. WHEN A BUILDING IS GREATER THAN 40' IN HEIGHT BUT LESS THAN 100' IN HEIGHT, ONE BUILDING IDENTIFICATION SIGN MAY BE ERRECTED ON THE SIDE OF THE BUILDING FRONTING ON A PUBLIC STREET IN LIEU OF ERRECTING AN OTHERWISE PERMITTED BUILDING IDENTIFICATION SIGN PROVIDED THAT SUCH SIGN IS LOCATED ABOVE A HEIGHT OF 25' AND DOES NOT EXCEED 75% OF THE ALLOWABLE SIZE AND AREA OF THE OTHERWISE PERMITTED BUILDING IDENTIFICATION SIGN.

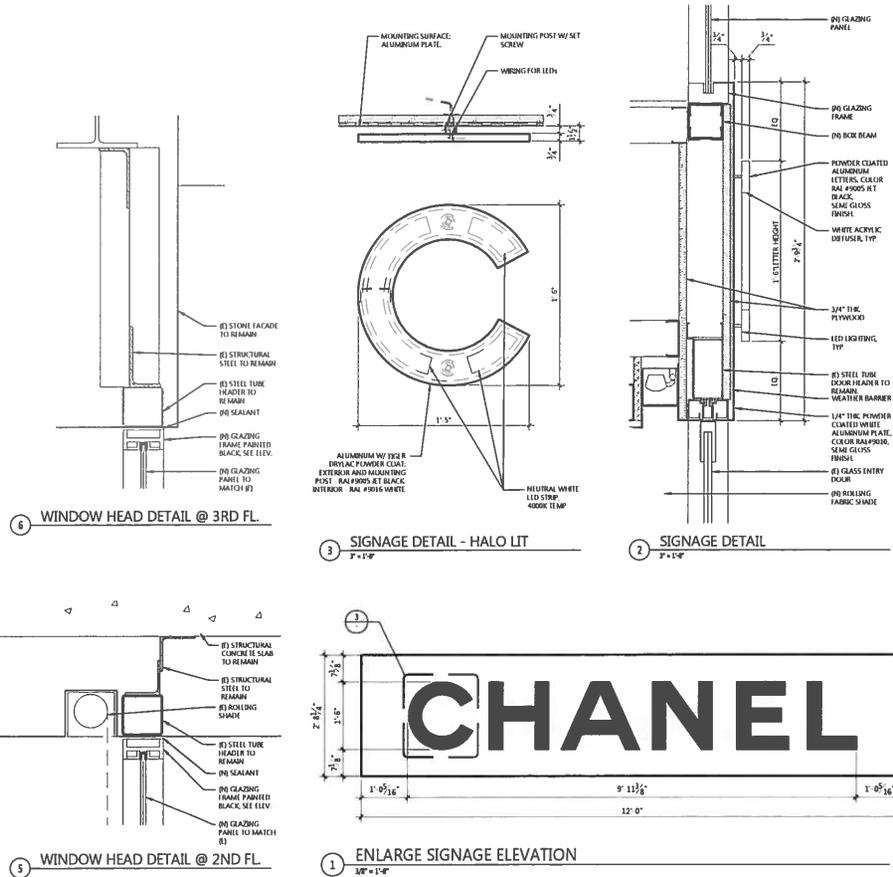
**B. NUMBER OF SIGNS:**  
 THE TOTAL BUILDING IDENTIFICATION SIGN AREA ON ANY ONE SIDE OF A BUILDING SHALL NOT EXCEED 2% OF THE VERTICAL SURFACE AREA OF SUCH SIDE, EXCLUDES PROTRUSIVE WALLS. NO MORE THAN ONE BUILDING IDENTIFICATION SIGN SHALL BE PERMITTED ON ANY ONE SIDE OF THE BUILDING AND NO MORE THAN 4 SUCH SIGNS IN TOTAL.

| TYPE OF SIGN           | QUANTITY | DIMENSIONS         | SIGN AREA        |
|------------------------|----------|--------------------|------------------|
| 10'x40" SIGNAGE        | 1        | 9' 11 3/4" x 3' 0" | 143 SQ FT        |
| <b>SIGNAGE TOTAL =</b> |          |                    | <b>143 SQ FT</b> |

# CHANEL



**4 SIGNAGE AREAS**



Seal

| No. | Issue         | Date     |
|-----|---------------|----------|
| 1   | ARC Submittal | 5/2/2016 |

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**Project**  
 Chanel Temporary Store  
 408 N Rodeo Drive  
 Beverly Hills, California 90210

**Project No.** 51022  
**QA/QC** RM/DM  
**Scale** AS NOTED

**Drawing Title**  
 SIGNAGE DETAILS

**Drawing No.**

**A-214**



**Architectural Commission Report**  
408 North Rodeo Drive (Chanel Temporary)  
May 18, 2016

**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 BUSINESS IDENTIFICATION SIGN, AND A CONSTRUCTION BARRICADE FOR THE PROPERTY LOCATED AT 408 NORTH RODEO DRIVE (PL1606100 – CHANEL).

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

Section 1. Murray D. Fischer, agent, on behalf of the property owner, Tmine, Inc., and the tenant, Chanel, (Collectively the “Applicant”), has applied for architectural approval for façade modifications, a business identification sign, and a construction barricade for the property located at 408 North Rodeo Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions, or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly 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 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 to not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

Section 5. The Architectural Commission conducted a duly noticed public hearing on May 18, 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 environmental 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.

### 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: May 18, 2016

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Mark Odell, Commission Secretary  
Community Development Department

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Andrea Gardner Apatow, Chair  
Architectural Commission