



Architectural Commission Report

Meeting Date: Wednesday, September 21, 2016

Subject: **FIRST CHURCH OF CHRIST, SCIENTIST (PL1621309)**
141 S. Rexford Drive
 Request for approval of a sign accommodation to allow a ground sign to be located in a multiple-family residential zone. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Agent: Chris Nalbandian – Sign Zone LA

Recommendation: Conduct a 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 to allow a ground sign to be located in a multiple-family residential zone for First Church of Christ, Scientist located at 141 S. Rexford Drive. The proposed signage configuration is as follows:

Ground Sign

S. REXFORD DRIVE				
Location	Size	Quantity	Illumination	Material
Landscape planter	20 SF	1	Non-illuminated	Aluminum (structure + face) Clear polycarbonate (access door)
TOTAL SIGN AREA: 20 SF (1 SIGN)				

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-512, the Architectural Commission may approve a sign accommodation to allow any use conditionally permitted in the R-4 zone, and any nonconforming use in the R-4 zone, to construct, erect, or maintain signage in excess of that otherwise permitted. Such additional signage shall not exceed the standards that would be applicable to signage for a similar use in a nonresidential zone.

Pursuant to BHMC §10-4-610, which outlines the regulations for ground signs in nonresidential zones, ground signs shall not exceed fifty five (55) square feet in area and shall not exceed a height of twenty feet (20'). As proposed, the ground sign is within the maximum standards set forth in the BHMC.

URBAN DESIGN ANALYSIS

The proposed monument sign appropriately responds to the Code requirements for ground signs and is well integrated with the overall building design and landscaping.

- 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



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

As the project is located in a multiple-family residential zone, an on-site notice at the subject property must be posted at least ten (10) days prior to the hearing. The site was posted on Thursday, September 8, 2016. To date, staff has not received comments in related to the submitted 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: 1
 - Building Identification Sign(s)
Number of signs proposed:
 - Sign Accommodation (explain reason for the accommodation request below):
CHURCH SERVICE INFORMATIONAL SIGN
Number of signs proposed: 1
 - 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:

MONUMENT SIGN - NON-ILLUMINATED
ALUMINUM CABINET ON CONCRETE BASE
SIGN COPY ON ONE SIDE ONLY

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):
CHURCH
- 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	Monument Sign(s)	1	4'x5'x8"	20	55 SQ/FT
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: N/A
 Texture /Finish: _____
 Color / Transparency: _____

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

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

ROOF

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

COLUMNS

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

BALCONIES & RAILINGS

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

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

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

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

AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: ALUMINUM
Texture /Finish: PAINTED
Color / Transparency: 8535D WAYFARER GREY

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

Material: GROUND BASED SPOTLIGHTS
Texture /Finish: N/A
Color / Transparency: WHITE

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:

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 SIGN IS DESIGNED TO BE IN CONFORMITY WITH THE EXISTING DESIGN & COLOR OF THE CHURCH

- 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 SIGN HAS NO MECHANICAL MOVING PARTS THEREFORE IT DOES NOT MAKE ANY NOISE

- 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 SIGN IS DESIGNED SO IT DOES NOT CAUSE ANY CHANGE IN THE NATURE OF THE LOCAL ENVIRONMENT

- 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 SIGN DESIGN IS IN HARMONY WITH THE CURRENT, EXISTING DEVELOPMENT

- 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 SIGN MEETS THE STANDARDS OF THE MUNICIPAL CODE



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Attachment B
Project Design Plans



Sign Zone, Inc.
 4873 Melrose Ave.
 Los Angeles, CA 90029
 Tel: 323-465-8200
www.signzonela.com

This sign is intended to be installed in accordance with the requirements of Article 609 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Cont.Lic.#984708

Job Name:
 First Church of Christ

Address:
 141 S. Rexford Dr.
 Beverly Hills, CA. 90210

Revisions

No. Date Description

Client Approval:

Name

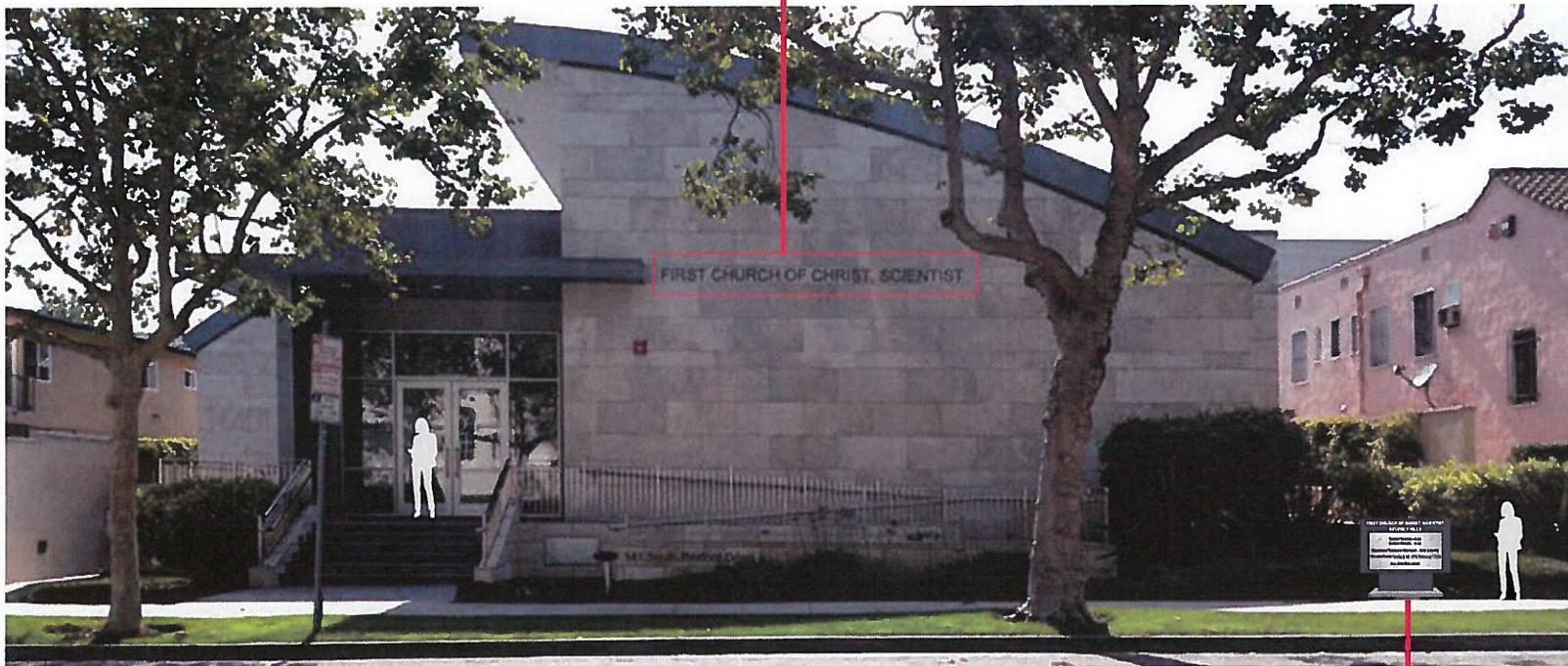
Date

NOTE: This is an original drawing created by SignZone, Inc. It is submitted for your personal use in connection with a project being planned for you by Sign Zone, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on this drawing are approximate.

Sheet Number:

2

EXISTING WALL SIGN
 8" HIGH X 1/4" THICK FLAT CUT
 ALUMINUM LETTERS
 (FLUSH MOUNT TO THE WALL)



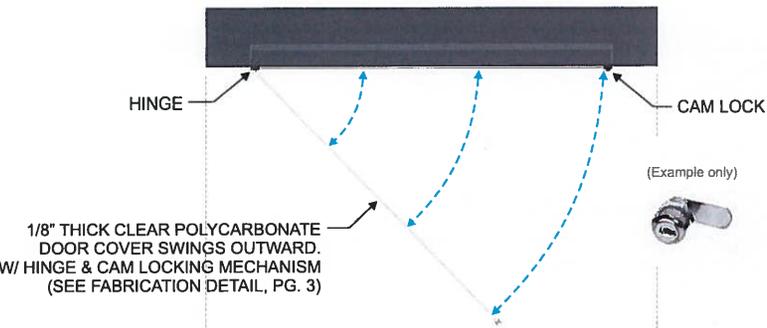
BUILDING FRONT ELEVATION

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



NEW MONUMENT SIGN

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



SIGN A PLAN VIEW
SCALE: 3/4" = 1'-0"

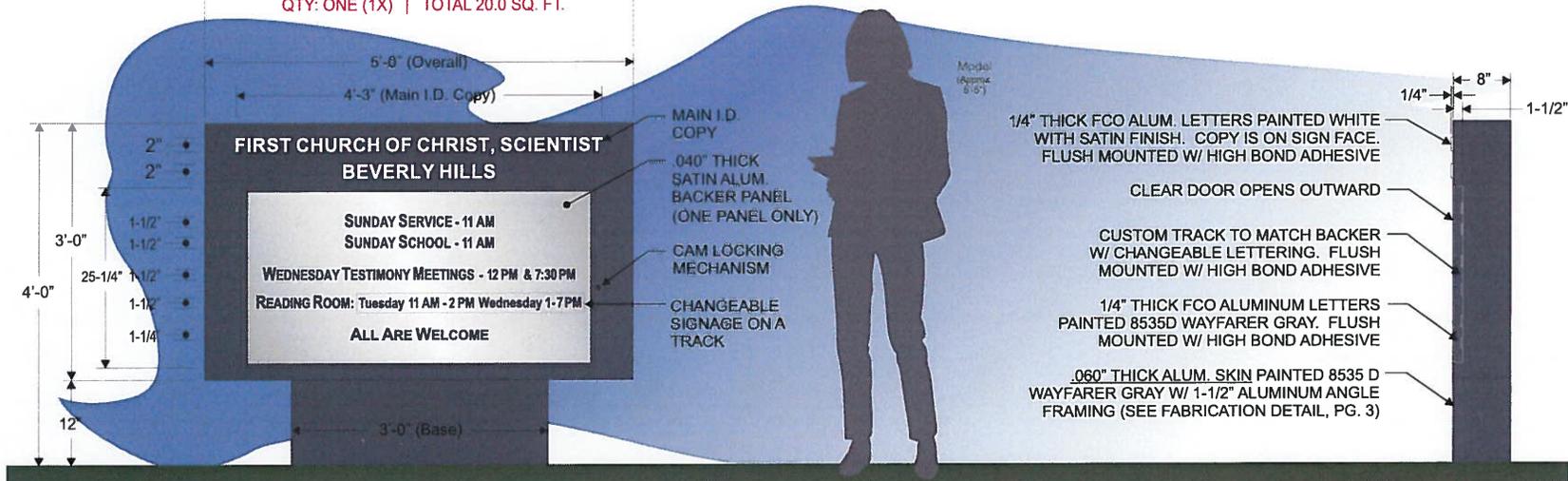
Viewer Note:

Single-Sided Sign Face, Outer Sign Cabinet with Inner Sign Cabinet 1-1/2" deep, One Sign Face. One Track System with Changeable Copy

2'-0" (setback)



QTY: ONE (1X) | TOTAL 20.0 SQ. FT.



SIGN A MONUMENT SIGN, SINGLE FACE, NON-ILLUMINATED
SCALE: 3/4" = 1'-0"

PROFILE VIEW



Sign Zone, Inc.
4873 Melrose Ave.
Los Angeles, CA 90029
Tel: 323-465-8200
www.signzonela.com

This sign is intended to be installed in accordance with the requirements of Article 900 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Cont.Lic.#984708

Job Name:
First Church of Christ

Address:
141 S. Rexford Dr.
Beverly Hills, CA. 90210

Revisions:

No. Date Description

Client Approval:

Name

Date

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Sheet Number:

3



Sign Zone, Inc.
4873 Melrose Ave.
Los Angeles, CA 90029
Tel: 323-465-8200
www.signzonela.com

This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Cont.Lic.#984708

Job Name:
First Church of Christ

Address:
141 S. Rexford Dr.
Beverly Hills, CA. 90210

Revisions:

No. Date Description

Client Approval:

Name

Date

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Sheet Number:

4

Viewer Note:

Finished Sign Product Shown on Page 2 and 3
This page is Fabrication and Installation only

Material Information:

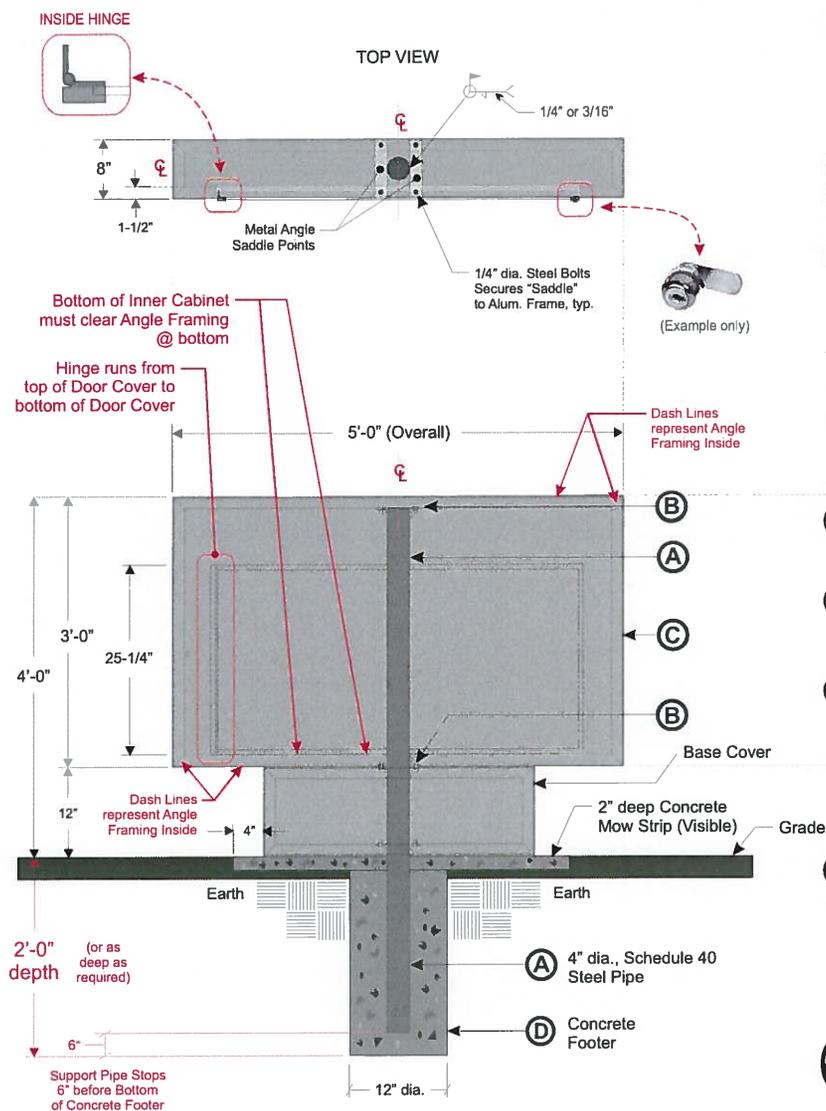
- Metal Saddle Points
- Metal Angle Framing
- Steel Pipe
- Inner Readerboard Cab.

Structural & Installation Detail

- a. SIGN CABINET AND BASE FABRICATION SPECIFICATIONS
- b. STEEL PIPE & CONCRETE FOOTER SPECIFICATIONS and MOW STRIP

- (A)** Support Pipe: One (1) 3/16" thick X 4" dia. X 6'-0" long Steel Pipe Embedded into Concrete
- (B)** Saddle Points to be: 1-1/2" x 1-1/2" x 1/8" thick Alum. built-into Sign Cabinet to secure Sign Cabinet to 4" dia. Steel Support Pipe
- (C)** 8" deep, Non-Illuminated, Alum. fabricated Sign Cabinet with .060" thick Sheathing (Skin) overlay. Back Panel is removable with machine screws to secure in place
Sign Cabinet & Base Alum. Angle Framing to be: 1-1/2" x 1-1/2" x 1/8" thick
- (D)** Concrete Footer to be Standard low-grade Concrete, poured-in-place
Concrete Mow Strip to be 2" deep with 4" wide perimeter around Base Cover

SIGN FABRICATION AND INSTALLATION DETAIL
A SCALE: 3/4" = 1'-0"



Viewer Note:

Finished Sign Product Shown on Page 2 and 3
This page is Fabrication and Installation only

FIRST CHURCH OF CHRIST, SCIENTIST BEVERLY HILLS

141 S. Rexford Dr., Beverly Hills, CA. 90210



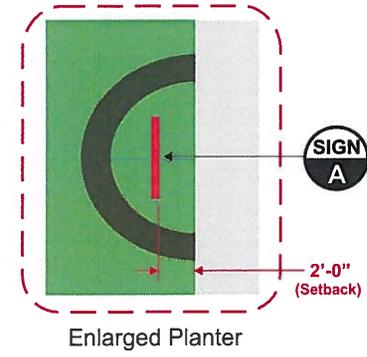
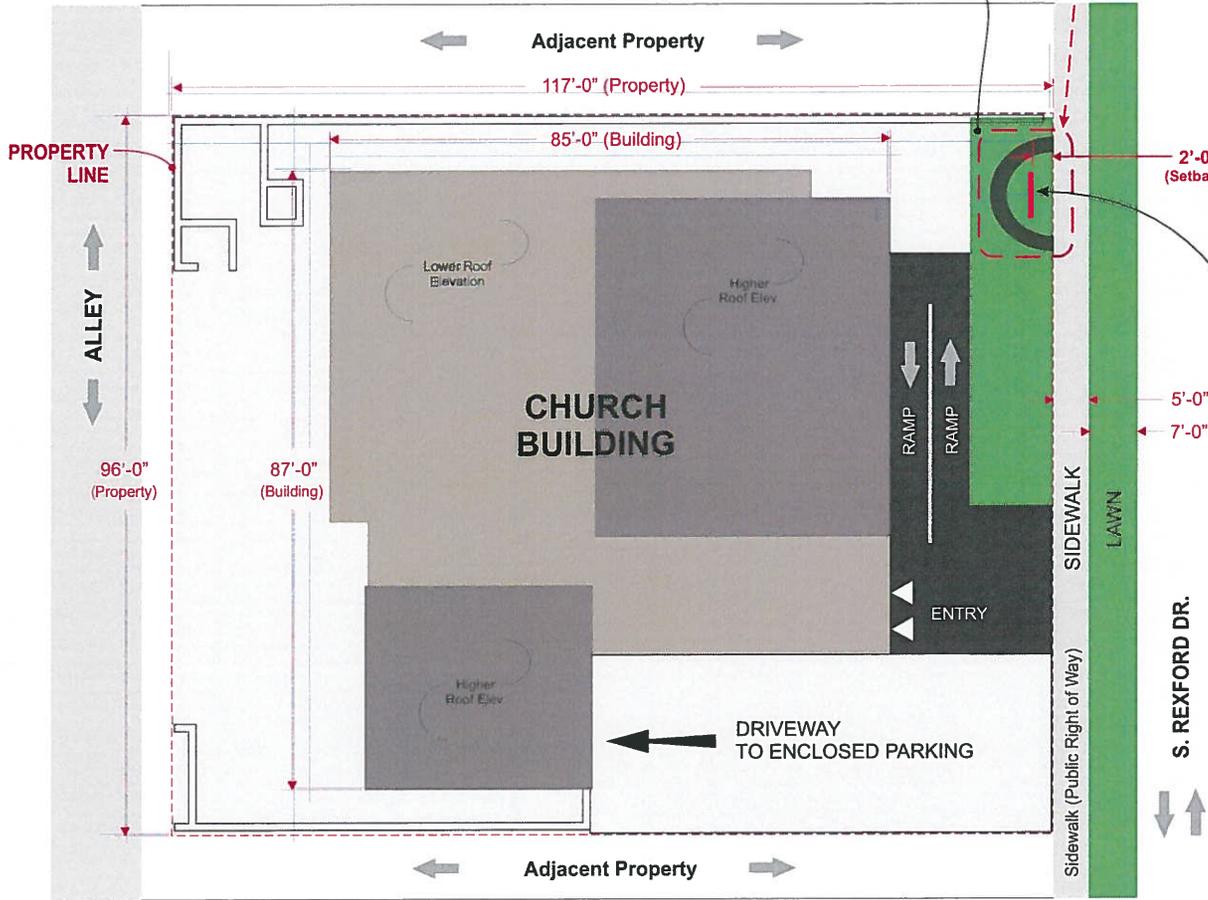
Site Plan

Scale: 1/16" = 1'-0"
(Approx.)

PLANTER AREA



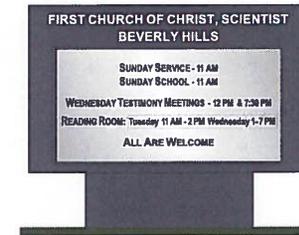
Viewer Note: Existing Planter and Landscaping to remain "As Is"



Proposed



TOTAL: 20 SQ FT



(Ground Sign)



Sign Zone, Inc.
4873 Melrose Ave.
Los Angeles, CA 90029
Tel: 323-465-8200
www.signzonela.com

This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
Cont.Lic.#984708

Job Name:
First Church of Christ

Address:
141 S. Rexford Dr.
Beverly Hills, CA. 90210

Revisions:

No.	Date	Description

Client Approval:
Name _____
Date _____

NOTE: This is an original drawing created by SignZone, Inc. It is submitted for your personal use in connection with a project being planned for you by Sign Zone, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on this drawing are approximate.

Sheet Number:

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Architectural Commission Report
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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 OF A SIGN ACCOMMODATION TO ALLOW A GROUND SIGN TO BE LOCATED IN A MULTIPLE-FAMILY RESIDENTIAL ZONE FOR THE PROPERTY LOCATED AT 141 SOUTH REXFORD DRIVE (PL1621309 – FIRST CHURCH OF CHRIST, SCIENTIST).

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

Section 1. Chris Nalbandian, Sign Zone LA, agent, on behalf of the property owner, First Church of Christ, Scientist Beverly Hills, and the tenant, First Church of Christ, Scientist Beverly Hills, (Collectively the “Applicant”), has applied for architectural approval of a sign accommodation to allow a ground sign to be located in a multiple-family residential zone for the property located at 141 South Rexford 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **September 21, 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 are proposed.

Standard Conditions

1. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
3. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
4. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

7. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.
8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **September 21, 2016**

Mark Odell, Urban Designer
Community Development Department

Gidas Peteris, Chair
Architectural Commission