



# Architectural Commission Report

**Meeting Date:** Wednesday, December 21, 2016

**Subject:** **325 NORTH MAPLE DRIVE (PL1630461)**  
**325 North Maple Drive**

Request for approval of a sign program, which includes building identification signage, a projecting sign, a sign accommodation to allow multiple parking identification signs, and a sign accommodation to allow two ground signs, for an existing commercial building. The Planning Commission previously adopted a Categorical Exemption for the project on August 15, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

**Project Agent:** Richard Kobayashi – Looking

**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 a sign program, which includes building identification signage, a projecting sign, a sign accommodation to allow multiple parking identification signs, and a sign accommodation to allow two ground signs, for an existing commercial building for the property located at 325 North Maple Drive.

A Development Plan Review Permit for this property was approved by the Planning Commission on August 15, 2015 and the Architectural Commission approved the building design on June 15, 2016. The current review conducted by the Architectural Commission is related only to the sign program, which includes the following components:

BUILDING IDENTIFICATION SIGNAGE				
Location	Size	Quantity	Illumination	Material
North elevation Upper left facade	48 SF	1	Internal	White polycarbonate face Satin finish stainless steel returns
North elevation Building entry	2.5 SF	1	Non-illuminated	Satin finish stainless steel
<b>TOTAL SIGN AREA: 50.5 SF (2 SIGNS)</b>				

Pursuant to §10-4-605 of the Beverly Hill Municipal Code (BHMC), the maximum building identification sign area shall not exceed two percent (2%) of the vertical surface area of the elevation upon which the sign is proposed, excluding penthouse walls. Based on a vertical surface area of approximately 13,996 SF, the maximum building identification sign area permitted is 279.93 SF. An additional building identification sign, not to exceed five square feet, may be permitted adjacent to the public entrance of a building.

Attachment(s):  
A. Detailed Design Description and Materials (Applicant Prepared)  
B. Project Design Plans  
C. DRAFT Approval Resolution

Report Author and Contact Information:  
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(310) 285-1191  
cgordon@beverlyhills.org



## Architectural Commission Report

325 North Maple Drive

December 21, 2016

PROJECTING SIGN				
Location	Size	Quantity	Illumination	Material
North elevation Retail tenant	11.5 SF (1'-0" x 5'-9")	1	Non-illuminated	Satin finish stainless steel Waterjet-cut logotype
<b>TOTAL SIGN AREA: 11.5 SF (1 SIGN)</b>				

Pursuant to BHMC §10-4-305, projecting signs shall not project from the wall of the building or structure to which they are attached more than thirty inches (30") and shall not exceed eight feet (8') in height. Projecting signs less than twelve feet (12') above the grade shall be prohibited.

PARKING IDENTIFICATION SIGNAGE (SIGN ACCOMMODATION)				
Location	Size	Quantity	Illumination	Material
North elevation Garage entrance	18 SF	3	Non-illuminated	Satin finish stainless steel Waterjet-cut logotype
<b>TOTAL SIGN AREA: 11.5 SF (1 SIGN)</b>				

Pursuant to BHMC §10-4-652, one sign that does not exceed twenty (20) square feet in area on each face may be erected adjacent to each garage entrance from a public street or alley for the purpose of identifying the garage entrance. However, the Architectural Commission may grant a sign accommodation to authorize a permitted sign to vary from such regulations.

GROUND SIGNS (SIGN ACCOMMODATION)				
Location	Size	Quantity	Illumination	Material
North elevation Building entry	24 SF	1	Internal	Satin finish stainless steel cabinet White polycarbonate lettering (push-thru)
Northeast corner Intersection adjacent	48 SF	1	Internal	Satin finish stainless steel cabinet White polycarbonate lettering (push-thru)

*Note: Two design options are proposed for the ground signs.*

Pursuant to BHMC §10-4-610, a ground sign shall not exceed 55 square feet in area and shall be restricted to the street that the business or building represented by such sign has as its main entrance or address. Additionally, not more than one ground sign shall be maintained on any one site area, unless such site area is abutted by more than one of the streets listed in such section, which are generally limited to the city's major boulevards. However, the Architectural Commission may grant a sign accommodation to allow a ground sign to be located on streets other than those specifically listed.

Pursuant to BHMC §10-4-315, no sign which is lighted or illuminated to an intensity in excess of that of a public street light shall be constructed or maintained within two hundred feet (200') of and facing property in a residential zone.



## Architectural Commission Report

325 North Maple Drive

December 21, 2016

### **URBAN DESIGN ANALYSIS**

The proposed sign program for the existing commercial structure appropriately responds to the approved upgrades to the existing façade treatments. Final plans shall indicate that all electrical conduits, transformers, etc. shall be concealed from public view.

Project-specific conditions have been proposed in the draft approval resolution (Attachment C); however, the Commission may wish to add/amend/delete any project-specific conditions deemed 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 Planning Commission previously adopted a Categorical Exemption for the project on August 15, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

### **PUBLIC OUTREACH AND NOTIFICATION**

As the project required review by the Planning Commission, the project was publicly noticed in a manner consistent with the requirements set forth for a Development Plan Review Permit to ensure all interested parties are notified about the project throughout its full entitlement review. As such, an on-site noticed was posted on the subject property on Friday, December 9, 2016, at least ten (10) days prior to the public hearing. Additionally, a mailed notice was sent to all property owners and residents within five hundred feet (500') of the project site on Friday, December 9, 2016, at least ten (10) days prior to the public hearing. To date, staff has not received comments in regards to the submitted project.



**Architectural Commission Report**

325 North Maple Drive

December 21, 2016

**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 (see Section 6 for plan size requirements).
- Architectural Commission Review
  - Eight (8) sets of plans required (see Section 6 for plan size requirements).
  - 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:**

Propose a comprehensive exterior sign package that includes business identification, building address and parking garage entry/exit signs.

Proposed business identification wall signs would be painted stainless steel reverse channel internally illuminated thru lit. Proposed building address sign would be painted aluminum water-jet cut and non-illuminated.

Proposed ground signs would include building address, tenant identification and parking directional message.

**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 type="checkbox"/> C-3    | <input type="checkbox"/> C-3A   | <input type="checkbox"/> C-3B  |
| <input checked="" 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	Business ID Sign(s)	2	26' w x 1' h	28 sq ft	max 100 sq ft
2	Building ID Sign(s)	3	3' w x 1' h 12' w x 4' h	3 sq ft 48 sq ft	2% of the vertical surface area of facade (max 280 SF) max 100 sq ft (above 25' grade)
3	Monument Sign(s)	2	12' w x 4' h	48 sq ft	max 55 sq ft
4	Parking Sign(s)	5	20' w x 1' h	20 sq ft	max 20 sq ft
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: N/A  
 Color / Transparency: N/A

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

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

**ROOF**

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

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

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

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

**AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

*Material:* Stainless Steel  
*Texture /Finish:* Smooth  
*Color / Transparency:* Gray

**BUILDING ID SIGN(S)**

*Material:* Stainless Steel  
*Texture /Finish:* Smooth  
*Color / Transparency:* Gray

**EXTERIOR LIGHTING**

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

**PAVED SURFACES**

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

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

**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.**

All sign elements, including ground mounted monuments, and building surface mounted signs, are conceived to create a clean, unobtrusive, modernist expression. Like the building they identify, the forms are uniformly precise and crisp in form, and free of any unnecessary adornments. All fabrication process and fasteners are entirely concealed, with the goal of achieving a beautiful and clear expression of the building and tenant identities. Likewise, the material palette of brush finished stainless steel is both timeless in appearance, and extremely durable in the exterior environment.

- 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.**

Each of the sign structures is entirely sealed from the elements, and is designed to be highly resistant to tampering, vandalism, the weather and other potentially destructive forces. They are completely quiet in their operation, and have complete control of the emission of light through the sign surface. Further, in response to the individual locations, the lumen level of each sign can be carefully determined.

- 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.**

These sign components have been designed within the most modernist of principles, with the goal of a design expression that compliments the surrounding environment, and is sufficiently modest in expression as to not draw undue attention. Lastly, the design proportions and material palette free of any fashion sense, with the goal of aging beautifully over time.

- 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 proposal is conceived to communicate one or two primary tenants only, with the sign expression intended to solely, and clearly, express the brands of these tenants alone. As there are no plans for additional tenants on this site, there are no additional sign requests.

- 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.**

This sign proposal is in accordance with the current sign code in terms of number of signs and their respective scale. Their location is intended to achieve the greatest clarity, and to avoid any interference with vehicular or pedestrian movement around the site. The form expression of the signs is intended to be a seamless expression of the architectural form and finishing.



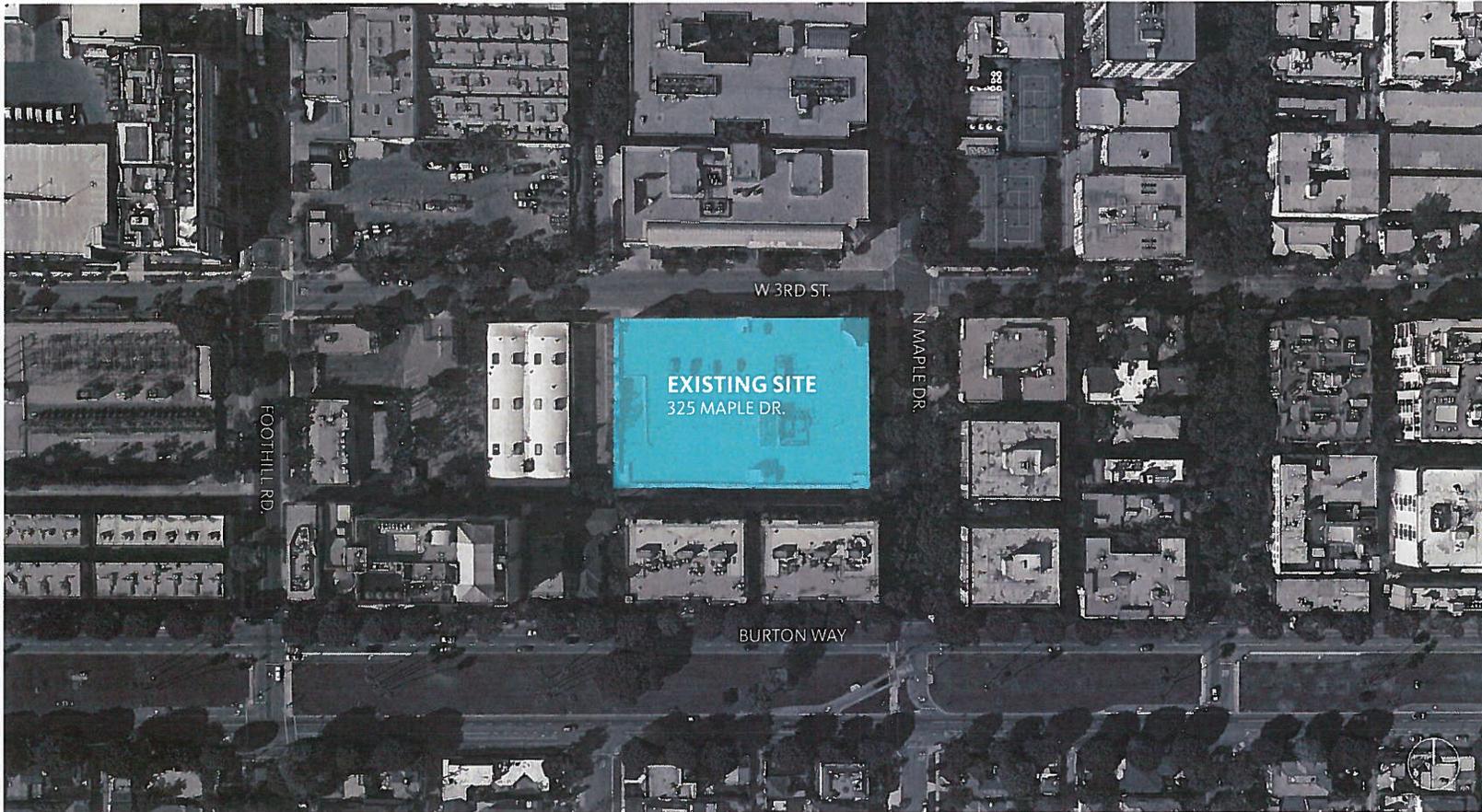
## Architectural Commission Report

325 North Maple Drive

December 21, 2016

### Attachment B Project Design Plans

## EXISTING SITE MAP



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### Project

The Post Beverly Hills  
325 N Maple Dr.  
Beverly Hills, CA 90210

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### Client

Worthe Real Estate Group  
100 Wilshire Blvd.  
Suite 1600  
Santa Monica, CA 90401

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### Environmental Graphics

Looking  
145 Standard Street  
El Segundo, CA 90245  
310 322 6330  
looking.la

---

### Architect

Gensler  
500 S. Figueroa St.  
Los Angeles, CA 90071

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### Drawing Title

Exterior Sign Proposal

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### Scale

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### Date

05 December 2016

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### Drawing No.

3

## Sign Proposal Summary

325 N. Maple Drive. Beverly Hills, CA 90210

4 Story, Class A Building

105,000 sq ft office space

2.4 acre site (approx.)

### Proposed Sign Summary (W. Third Street)

Sign	Sign Type	Message	Size (w x h)	Total Sq. Foot	Sides	Location	Lighting	Condition	Allowable Signage
A3	Wall Sign	Building ID	12' x 4'	48.0	single sided	Third Street	thru-lighting	proposed	2 SF for linear foot of street frontage (max 100 SF) 38' above grade
C3.2	Wall Sign	Building ID address	2.5' x 1'	2.5	single sided	Maple Dr.	non-illuminated	proposed	2% of the vertical surface area of facade (max 280 SF)
A2	Projecting Sign	Business ID	1' x 5.75'	11.5	double sided	Third Street	non-illuminated	proposed	2 SF for linear foot of street frontage (max 100 SF)
A1	Wall Sign	Business ID	26' x 1'	26.0	single sided	Third Street	thru-lighting	existing	2 SF for linear foot of street frontage (max 100 SF)
B1	Ground Sign	Business ID	8' x 3'	24.0	single sided	Third Street	thru-lighting	proposed	(max 55 SF)
C1	Wall Sign	Parking Sign	20' x 1'	20.0	single sided	Third Street	non-illuminated	existing	(max 20 SF)
C2	Wall Sign	Parking Sign	20' x 1'	20.0	single sided	Third Street	non-illuminated	existing	(max 20 SF)

proposed total sq ft: 152

Third Street building frontage: 301 x 2 = 602.0 allowable sign sq. footage

### Proposed Sign Summary (N. Maple Drive)

Sign	Sign Type	Message	Size (w x h)	Total Sq. Foot	Sides	Location	Lighting	Condition	Allowable Signage
C3.1	Wall Sign	Building ID address	2.5' x 1'	2.5	single sided	Maple Dr.	non-illuminated	proposed	2% of the vertical surface area of facade
B2	Ground Sign	Business ID	12' x 4'	48.0	single sided	Maple Dr.	thru-lighting	proposed	(max 55 SF)
A4	Wall Sign	Parking Sign	12' x 1.5'	18.0	single sided	Maple Dr.	non-illuminated	proposed	(max 20 SF)
B3	Wall Sign	Parking Sign	12' x 1.5'	18.0	double sided	Maple Dr.	non-illuminated	proposed	(max 20 SF)
C4	Wall Sign	Parking Sign	20' x 1'	20.0	single sided	Maple Dr.	non-illuminated	existing	(max 20 SF)

proposed total sq ft: 258.5

Maple Drive building frontage: 192 x 2 = 384.0 allowable sign sq. footage

Third Street building frontage: 301 x 2 = 602 sq ft

Maple Drive building frontage: 192 x 2 = 384 sq ft

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#### Project

The Post Beverly Hills  
325 N Maple Dr.  
Beverly Hills, CA 90210

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#### Client

Worthe Real Estate Group  
100 Wilshire Blvd.  
Suite 1600  
Santa Monica, CA 90401

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#### Environmental Graphics

Looking  
145 Standard Street  
El Segundo, CA 90245  
310 322 6330  
looking.la

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#### Architect

Gensler  
500 S. Figueroa St.  
Los Angeles, CA 90071

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#### Drawing Title

Exterior Sign Proposal

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#### Scale

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#### Date

05 December 2016

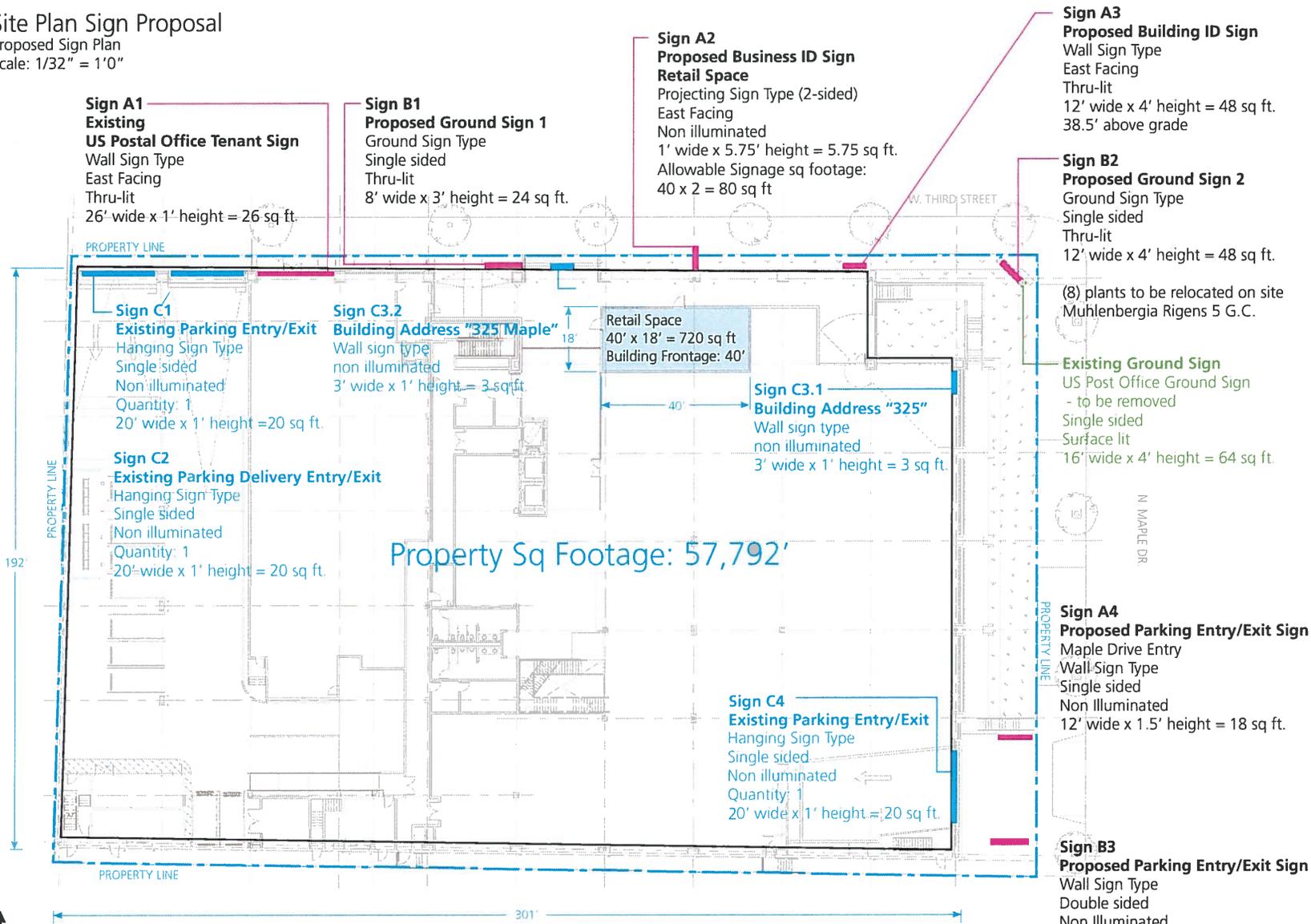
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#### Drawing No.

9

# Site Plan Sign Proposal

Proposed Sign Plan  
Scale: 1/32" = 1'0"



Property Sq Footage: 57,792'

Third Street building frontage: 301 x 2 = 602 sq ft  
Maple Drive building frontage: 192 x 2 = 384 sq ft



**Sign A3**  
**Proposed Building ID Sign**  
Wall Sign Type  
East Facing  
Thru-lit  
12' wide x 4' height = 48 sq ft.  
38.5' above grade

**Sign A2**  
**Proposed Business ID Sign**  
**Retail Space**  
Projecting Sign Type (2-sided)  
East Facing  
Non illuminated  
1' wide x 5.75' height = 5.75 sq ft.  
Allowable Signage sq footage:  
40 x 2 = 80 sq ft

**Sign B1**  
**Proposed Ground Sign 1**  
Ground Sign Type  
Single sided  
Thru-lit  
8' wide x 3' height = 24 sq ft.

**Sign A1**  
**Existing**  
**US Postal Office Tenant Sign**  
Wall Sign Type  
East Facing  
Thru-lit  
26' wide x 1' height = 26 sq ft.

**Sign B2**  
**Proposed Ground Sign 2**  
Ground Sign Type  
Single sided  
Thru-lit  
12' wide x 4' height = 48 sq ft.

Retail Space  
40' x 18' = 720 sq ft  
Building Frontage: 40'

**Sign C3.2**  
**Building Address "325 Maple"**  
Wall sign type  
non illuminated  
3' wide x 1' height = 3 sq ft.

**Sign C3.1**  
**Building Address "325"**  
Wall sign type  
non illuminated  
3' wide x 1' height = 3 sq ft.

**Sign C1**  
**Existing Parking Entry/Exit**  
Hanging Sign Type  
Single sided  
Non illuminated  
Quantity: 1  
20' wide x 1' height = 20 sq ft.

**Sign C2**  
**Existing Parking Delivery Entry/Exit**  
Hanging Sign Type  
Single sided  
Non illuminated  
Quantity: 1  
20' wide x 1' height = 20 sq ft.

(8) plants to be relocated on site  
Muhlenbergia Rigens 5 G.C.

**Existing Ground Sign**  
US Post Office Ground Sign  
- to be removed  
Single sided  
Surface lit  
16' wide x 4' height = 64 sq ft.

**Sign A4**  
**Proposed Parking Entry/Exit Sign**  
Maple Drive Entry  
Wall Sign Type  
Single sided  
Non Illuminated  
12' wide x 1.5' height = 18 sq ft.

**Sign C4**  
**Existing Parking Entry/Exit**  
Hanging Sign Type  
Single sided  
Non illuminated  
Quantity: 1  
20' wide x 1' height = 20 sq ft.

**Sign B3**  
**Proposed Parking Entry/Exit Sign**  
Wall Sign Type  
Double sided  
Non Illuminated  
12' wide x 1.5' height = 18 sq ft.

Project	The Post Beverly Hills 325 N Maple Dr. Beverly Hills, CA 90210
Client	Worthe Real Estate Group 100 Wilshire Blvd. Suite 1600 Santa Monica, CA 90401
Environmental Graphics	Looking 145 Standard Street El Segundo, CA 90245 310 322 6330 lookingla
Architect	Gensler 500 S. Figueroa St. Los Angeles, CA 90071
Drawing Title	Exterior Sign Proposal
Scale	1/32" = 1'0"
Date	05 December 2016
Drawing No.	

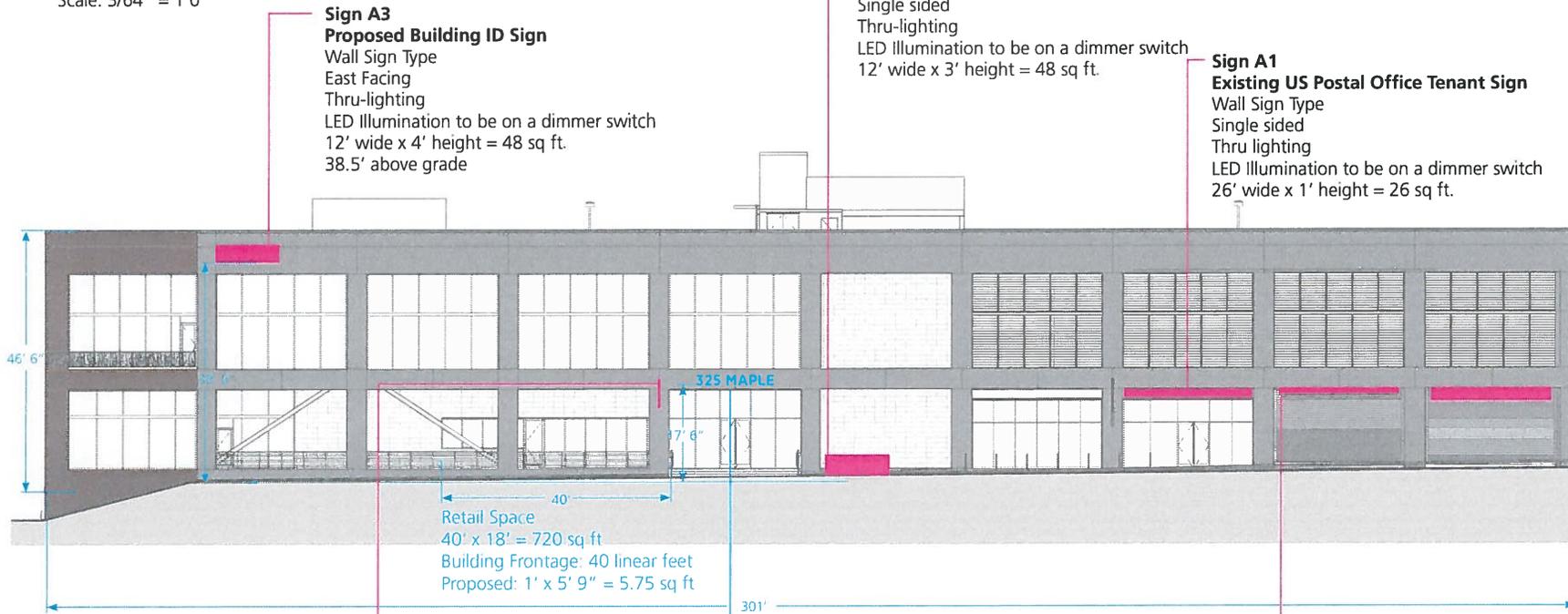
# North Elevation

Third Street

Proposed Building ID Wall Sign

Proposed Tenant Ground Sign

Scale: 3/64" = 1'0"



**Sign A3**  
**Proposed Building ID Sign**  
 Wall Sign Type  
 East Facing  
 Thru-lighting  
 LED Illumination to be on a dimmer switch  
 12' wide x 4' height = 48 sq ft.  
 38.5' above grade

**Sign B1.1 - Proposed Two Tenant Ground Sign**  
**Sign B1.2 - Proposed Single Tenant Ground Sign**  
 Ground Sign Type  
 Single sided  
 Thru-lighting  
 LED Illumination to be on a dimmer switch  
 12' wide x 3' height = 48 sq ft.

**Sign A1**  
**Existing US Postal Office Tenant Sign**  
 Wall Sign Type  
 Single sided  
 Thru lighting  
 LED Illumination to be on a dimmer switch  
 26' wide x 1' height = 26 sq ft.

Retail Space  
 40' x 18' = 720 sq ft  
 Building Frontage: 40 linear feet  
 Proposed: 1' x 5' 9" = 5.75 sq ft

**Sign A2**  
**Proposed Business ID Sign**  
 Wall Blade Sign Type  
 Double sided  
 Non Illuminated  
 1' wide x 5.75' height x 2 = 11.5 sq ft.  
 Min. 12' from Ground

**Sign C3.1**  
**Proposed Building ID Sign**  
 Wall Sign Type  
 Non Illuminated  
 2.5' wide x 1' height = 2.5 sq ft.  
 17.5' above grade

**Sign C1 and C2**  
**Existing Parking Entry/Exit Sign**  
 Third Street Entry  
 Wall Sign Type  
 Single sided  
 Non Illuminated  
 20' wide x 1' height = 20 sq ft.  
 20' wide x 1' height = 20 sq ft.  
 Quantity: 2 = 40 total sq ft.

Project	The Post Beverly Hills 325 N Maple Dr. Beverly Hills, CA 90210
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Environmental Graphics	Looking 145 Standard Street El Segundo, CA 90245 310 322 6330 lookingla
Architect	Gensler 500 S. Figueroa St. Los Angeles, CA 90071
Drawing Title	Exterior Sign Proposal
Scale	3/64" = 1'0"
Date	05 December 2016
Drawing No.	II

Third Street building frontage: 301 x 2 = 602 sq ft  
 Proposed sq ft signage: 246.5 sq ft



# North Elevation

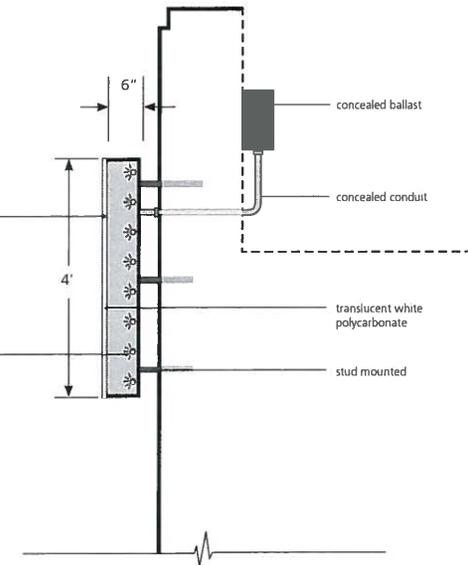
## A3

Proposed Building ID Wall Sign  
 Proposed: 12' 0" wide x 4' height = 48 sq ft.  
 38.5' above grade  
 Internally Illuminated, thru-lighting  
 Scale: 1/4" = 1'0"

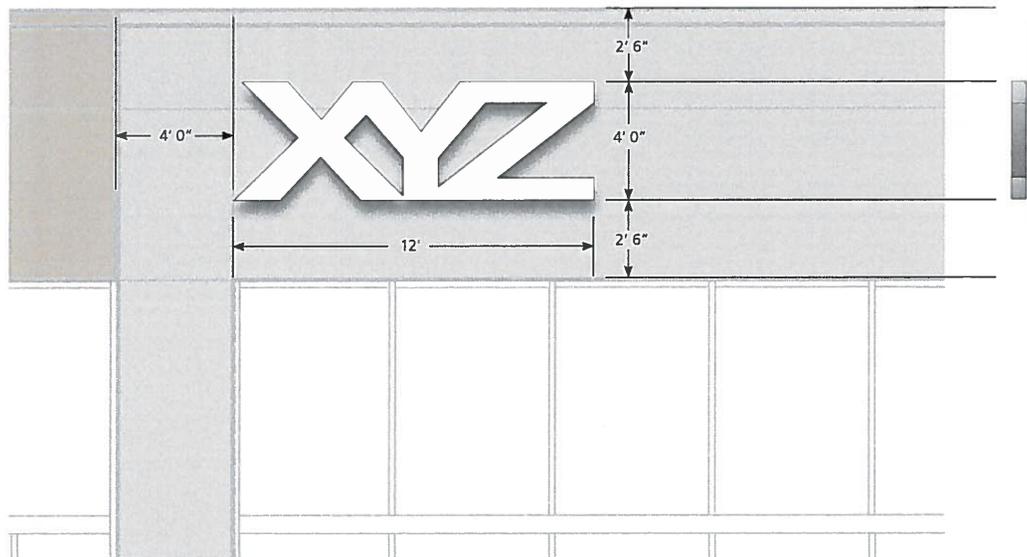
- Proposed Tenant Building ID Wall Sign A3  
 Waterjet cut 20GA Stainless Steel Fabricated Channel Letters  
 Translucent White Polycarbonate face  
 Artwork must be approved by building management  
 Proposed: 12' 0" wide x 4' height = 48 sq ft.  
 Proposed Stainless Steel Hor. Brushed Cabinet
- Internally Illuminated LED transformer inside letterform
  - LED Illumination to be on a dimmer switch
  - 12 volt LED power supply
  - 120 volt primary power
  - Logos in solid colors are permitted
  - Min. 1/2" x 6" stainless steel all thread anchored into concrete foundation
  - Interior toggle switch with timer for illumination
  - .090 (Min.) continuous aluminum raceway
  - 1/2" rigid conduit through concrete

3/16" min. translucent acrylic face  
 for front face, thru-lighting

LED illumination of logotype  
 LED Illumination to be on a dimmer switch



Cross Section Detail  
 Scale: 1/2" = 1"



Project

The Post Beverly Hills  
 325 N Maple Dr.  
 Beverly Hills, CA 90210

Client

Worthe Real Estate Group  
 100 Wilshire Blvd.  
 Suite 1600  
 Santa Monica, CA 90401

Environmental Graphics

Looking  
 145 Standard Street  
 El Segundo, CA 90245  
 310 322 6330  
 lookingla

Architect

Gensler  
 500 S. Figueroa St.  
 Los Angeles, CA 90071

Drawing Title

Exterior Sign Proposal

Scale

1/4" = 1'

Date

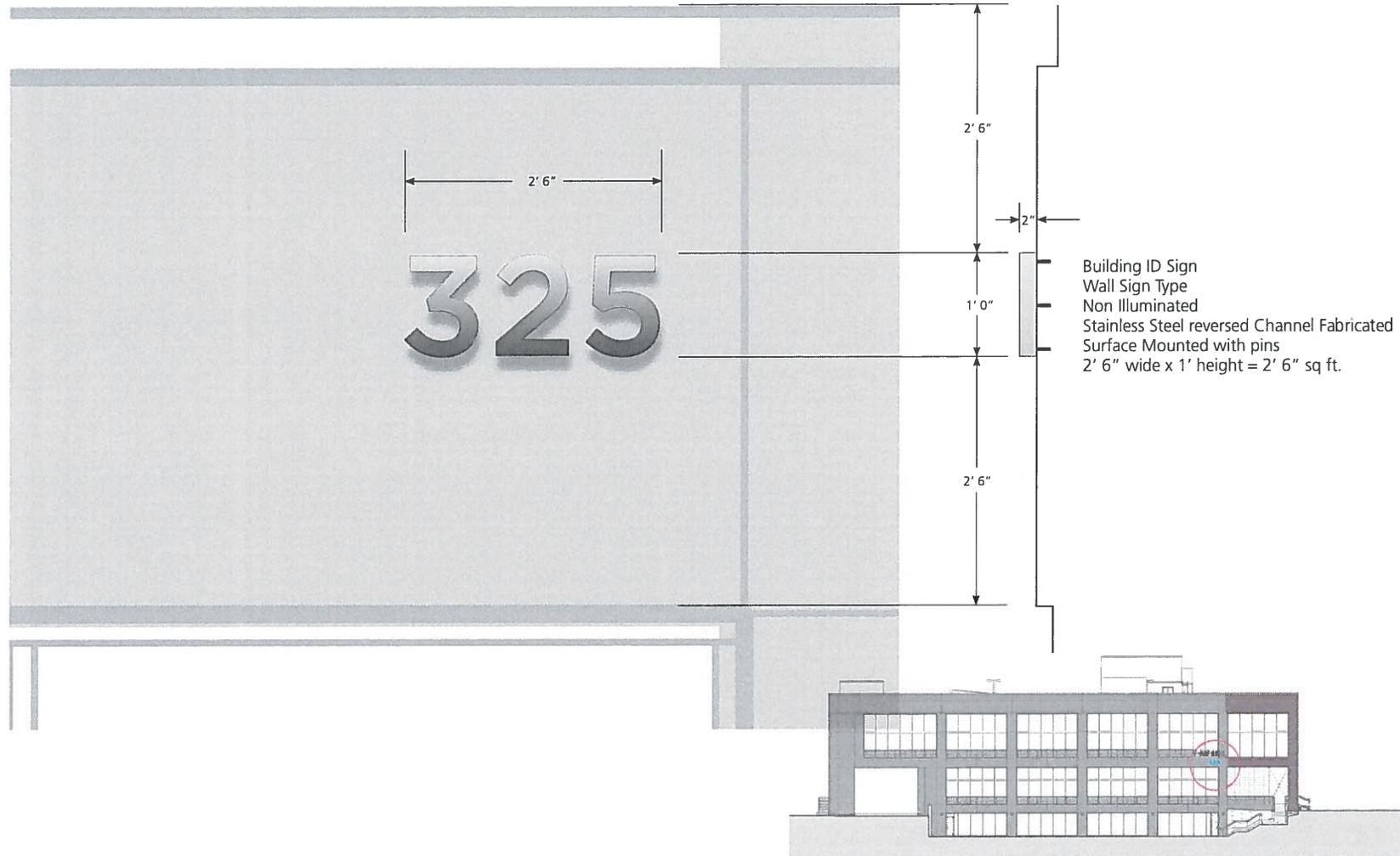
05 December 2016

Drawing No.

# East Elevation

## C3.1

Maple  
Proposed Building ID Address Detail  
Non illuminated  
Scale: 1" = 1'0"



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### Project

The Post Beverly Hills  
325 N Maple Dr.  
Beverly Hills, CA 90210

---

### Client

Worthe Real Estate Group  
100 Wilshire Blvd.  
Suite 1600  
Santa Monica, CA 90401

---

### Environmental Graphics

Looking  
145 Standard Street  
El Segundo, CA 90245  
310 322 6330  
looking.la

---

### Architect

Gensler  
500 S. Figueroa St.  
Los Angeles, CA 90071

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### Drawing Title

Exterior Sign Proposal

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### Scale

1" = 1'

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### Date

05 December 2016

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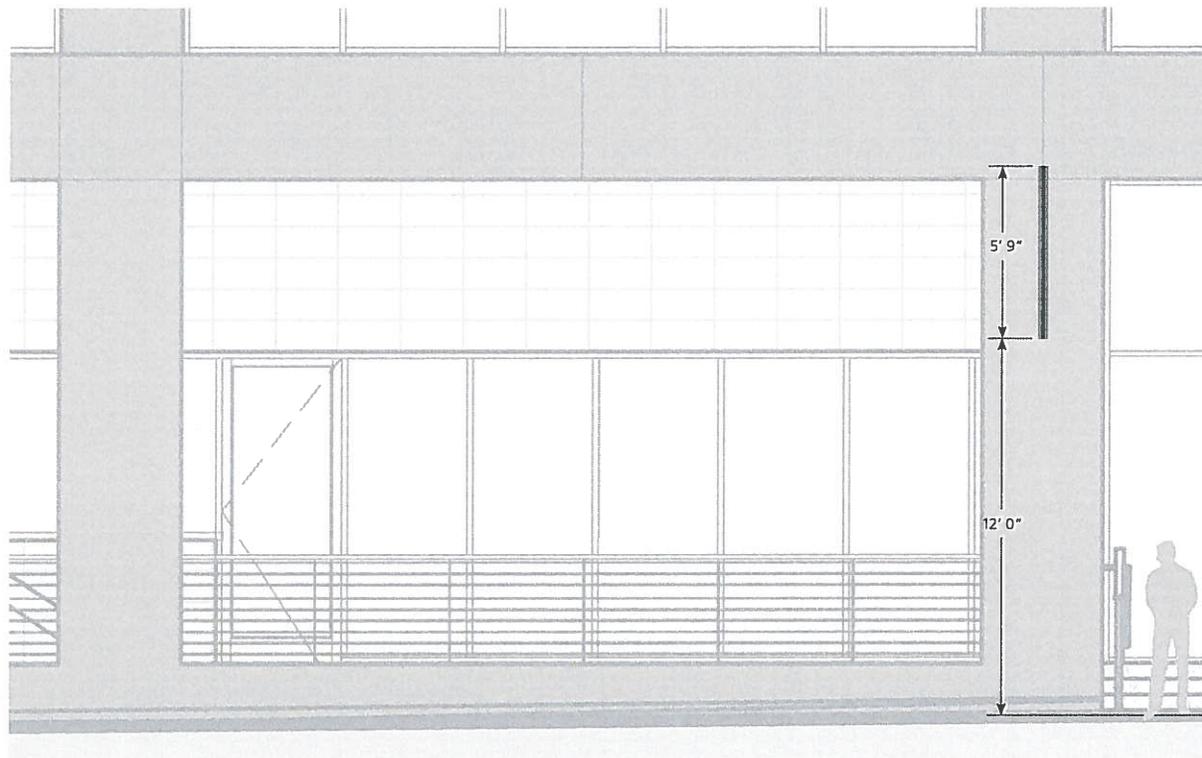
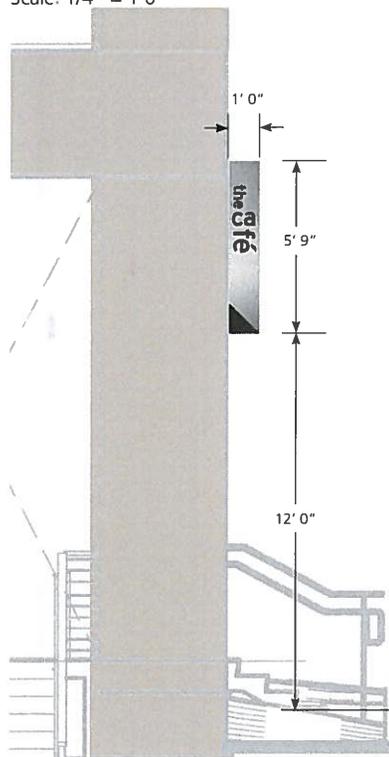
### Drawing No.

14

# Elevation

## A2

Third Street  
Business ID Sign  
Proposed Projecting Tenant Sign Type (2-sided)  
East Facing  
Non illuminated  
1' wide x 5.75' height = 5.75 sq ft.  
Scale: 1/4" = 1'0"



Project

The Post Beverly Hills  
325 N Maple Dr.  
Beverly Hills, CA 90210

Client

Worthe Real Estate Group  
100 Wilshire Blvd.  
Suite 1600  
Santa Monica, CA 90401

Environmental Graphics

Looking  
145 Standard Street  
El Segundo, CA 90245  
310 322 6330  
lookingla

Architect

Gensler  
500 S. Figueroa St.  
Los Angeles, CA 90071

Drawing Title

Exterior Sign Proposal

Scale

Date

05 December 2016

Drawing No.

15

# Tenant Sign Proposal Renderings

Third Street and Maple Drive  
 Proposed Building ID Wall Sign  
 Proposed 2 Tenant Ground Sign

Rendering A



**Sign B1.1**  
**Proposed 2 Tenant Ground Sign**  
 Ground Sign Type  
 Single sided  
 Thru lighting  
 12' wide x 4' height = 48 sq ft.

**Sign A3**  
**Proposed Building ID Sign**  
 Wall Sign Type  
 East Facing  
 Thru lighting  
 12' wide x 5' height = 60 sq ft.

Rendering B



**Sign B1.1**  
**Proposed 2 Tenant Ground Sign**  
 Ground Sign Type  
 Single sided  
 Thru lighting  
 8' wide x 4' height = 32 sq ft.

---

Project

The Post Beverly Hills  
 325 N Maple Dr.  
 Beverly Hills, CA 90210

---

Client

Worthe Real Estate Group  
 100 Wilshire Blvd.  
 Suite 1600  
 Santa Monica, CA 90401

---

Environmental Graphics

Looking  
 145 Standard Street  
 El Segundo, CA 90245  
 310 322 6330  
 looking.la

---

Architect

Gensler  
 500 S. Figueroa St.  
 Los Angeles, CA 90071

---

Drawing Title

Exterior Sign Proposal

---

Scale

NTS

---

Date

05 December 2016

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Drawing No.

Plan View

Option B1.1 - Double Tenant Ground Sign

Option B1.2 - Single Tenant Ground Sign

Proposed: 12' 0" wide x 4' height = 48 sq ft.

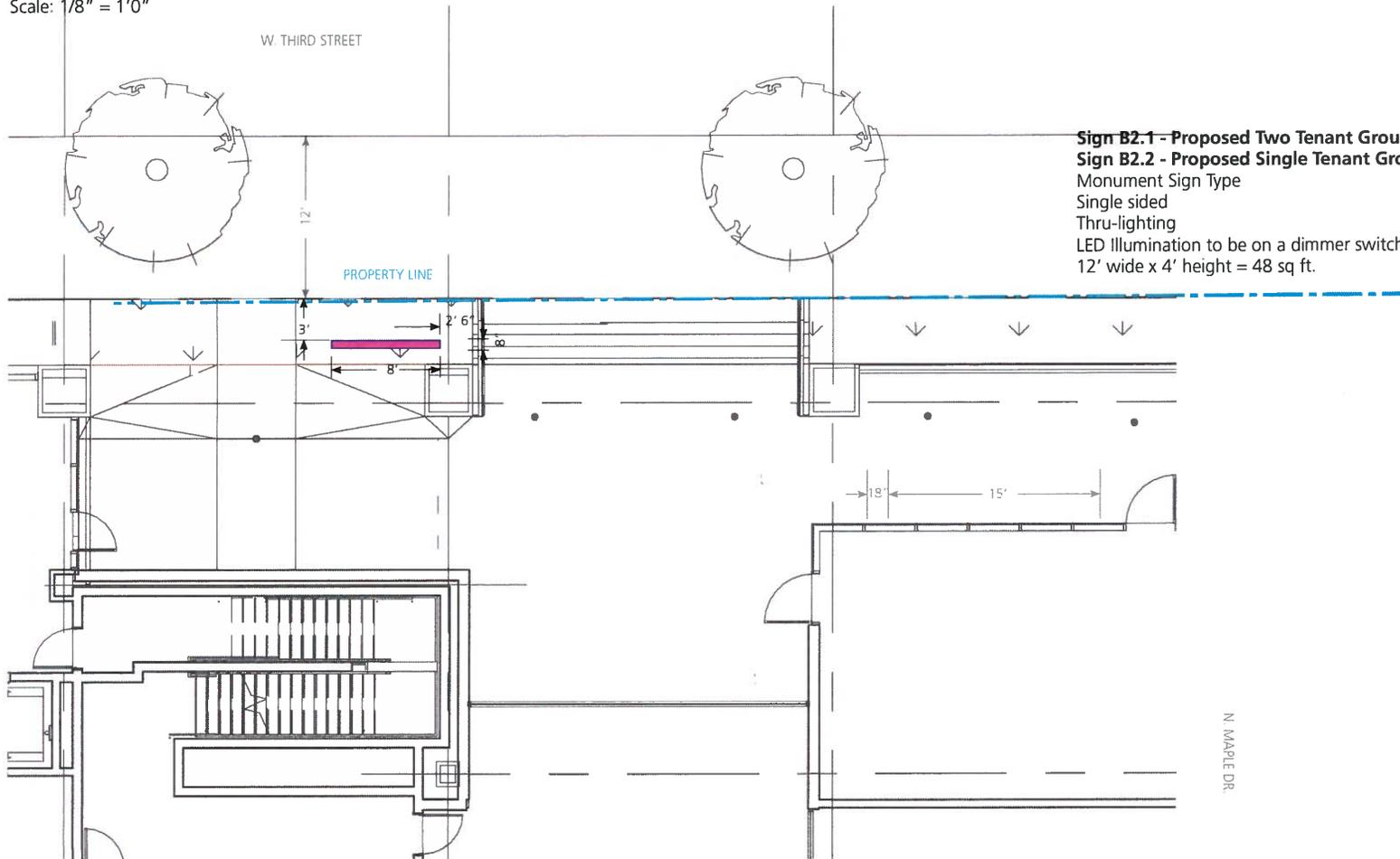
Single Sided Cabinet

Internally Illuminated, thru lighting

LED Illumination to be on a dimmer switch

Push-thru tenant logo

Scale: 1/8" = 1'0"



**Sign B2.1 - Proposed Two Tenant Ground Sign**  
**Sign B2.2 - Proposed Single Tenant Ground Sign**  
Monument Sign Type  
Single sided  
Thru-lighting  
LED Illumination to be on a dimmer switch  
12' wide x 4' height = 48 sq ft.

Project  
The Post Beverly Hills  
325 N Maple Dr.  
Beverly Hills, CA 90210

Client  
Worthe Real Estate Group  
100 Wilshire Blvd.  
Suite 1600  
Santa Monica, CA 90401

Environmental Graphics  
Looking  
145 Standard Street  
El Segundo, CA 90245  
310 322 6330  
looking.la

Architect  
Gensler  
500 S. Figueroa St.  
Los Angeles, CA 90071

Drawing Title  
Exterior Sign Proposal

Scale

Date  
05 December 2016

Drawing No.

## North Elevation

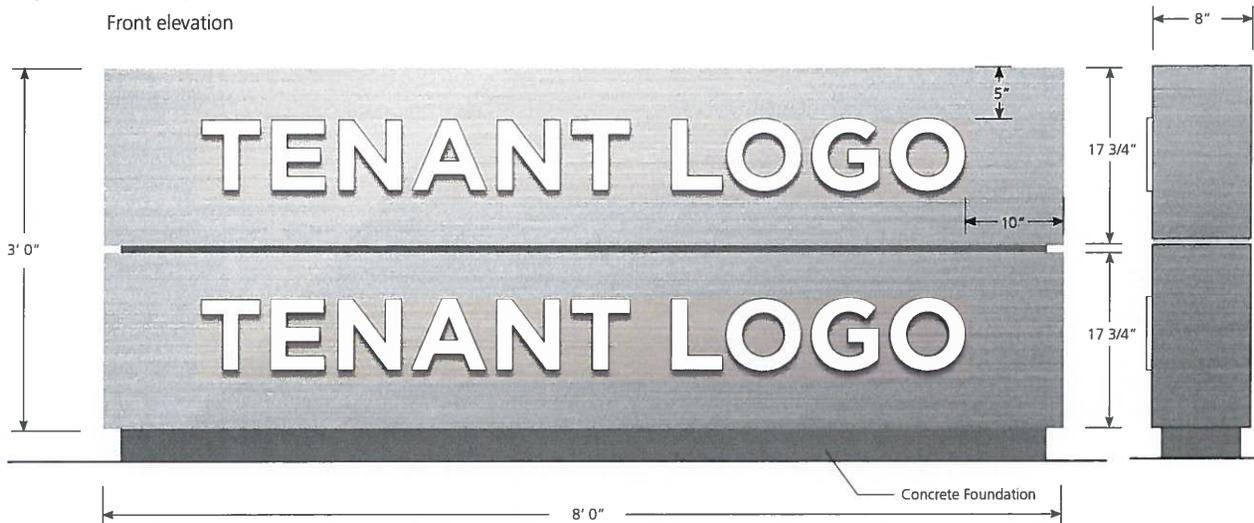
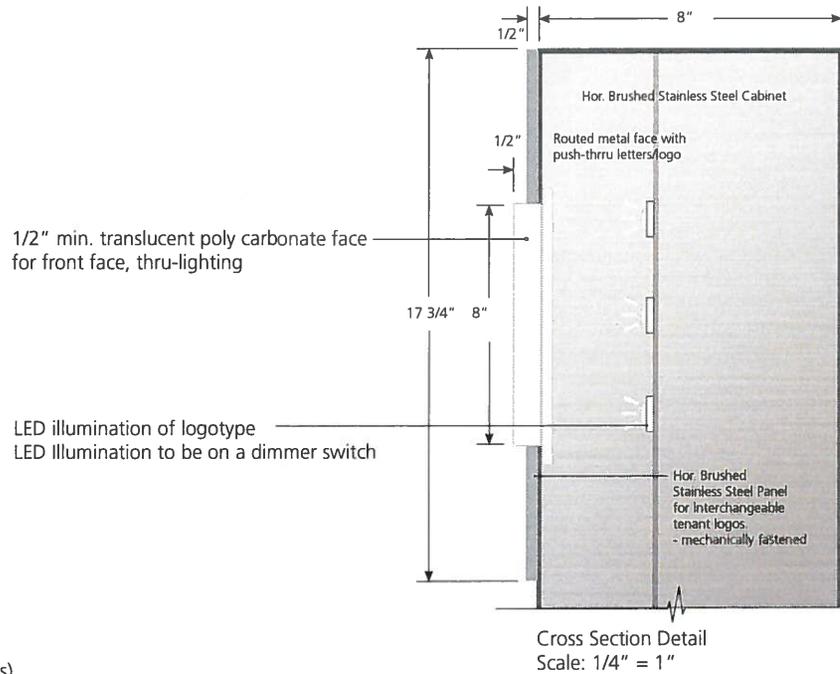
### Option B1.1

Proposed Double Tenant Ground Sign  
 Proposed: 8' 0" wide x 3' height = 24 sq ft.  
 Single Sided Cabinet  
 Internally Illuminated  
 Push-through tenant logo  
 Scale: 1" = 1'0"

#### Proposed Double Tenant Ground Sign Option B1.1

Area for (2) equally sized tenant logotypes  
 Waterjet cut 20GA Stainless Steel Cabinet  
 Artwork must be approved by building management  
 Proposed: 8' 0" wide x 3' height = 24 sq ft.  
 Proposed Stainless Steel Hor. Brushed Cabinet

- Single sided
- Internally Illuminated LED transformer inside letterform
- LED Illumination to be on a dimmer switch
- 12 volt LED power supply
- 120 volt primary power
- Logos in solid colors are permitted
- Logos should not exceed 8" in height
- Routed metal face with push-through letters/logo
- Letters/Logo to be centered onto partitioned stainless steel panel (2 tenants)
- Min. 1/2" x 6" stainless steel all thread anchored into concrete foundation
- Interior toggle switch with timer for illumination
- .090 (Min.) continuous aluminum raceway
- 1/2" rigid conduit through concrete foundation



Project
The Post Beverly Hills 325 N Maple Dr. Beverly Hills, CA 90210
Client
Worthe Real Estate Group 100 Wilshire Blvd. Suite 1600 Santa Monica, CA 90401
Environmental Graphics
Looking 145 Standard Street El Segundo, CA 90245 310 322 6330 looking.la
Architect
Gensler 500 S. Figueroa St. Los Angeles, CA 90071

Drawing Title  
**Exterior Sign Proposal**

Scale

Date  
 05 December 2016

Drawing No.

# Tenant Sign Proposal Renderings

Third Street and Maple Drive  
 Proposed Building ID Wall Sign  
 Proposed Single Tenant Monument Sign

Rendering A



**Sign B1.2**  
**Proposed Single Tenant Monument**  
 Ground Sign Type  
 Single sided  
 Thru lighting  
 LED Illumination to be on a dimmer switch  
 12' wide x 4' height = 48 sq ft.

**Sign A3**  
**Proposed Building ID Sign**  
 Wall Sign Type  
 East Facing  
 Thru lighting  
 LED Illumination to be on a dimmer switch  
 12' wide x 5' height = 60 sq ft.

Rendering B



**Sign B1.2**  
**Proposed Single Tenant Monument**  
 Ground Sign Type  
 Single sided  
 Thru-lighting  
 LED Illumination to be on a dimmer switch  
 8' wide x 4' height = 32 sq ft.

**Project**

The Post Beverly Hills  
 325 N Maple Dr.  
 Beverly Hills, CA 90210

**Client**

Worthe Real Estate Group  
 100 Wilshire Blvd.  
 Suite 1600  
 Santa Monica, CA 90401

**Environmental Graphics**

Looking  
 145 Standard Street  
 El Segundo, CA 90245  
 310 322 6330  
 looking.la

**Architect**

Gensler  
 500 S. Figueroa St.  
 Los Angeles, CA 90071

**Drawing Title**

Exterior Sign Proposal

**Scale**  
 NTS

**Date**

05 December 2016

**Drawing No.**

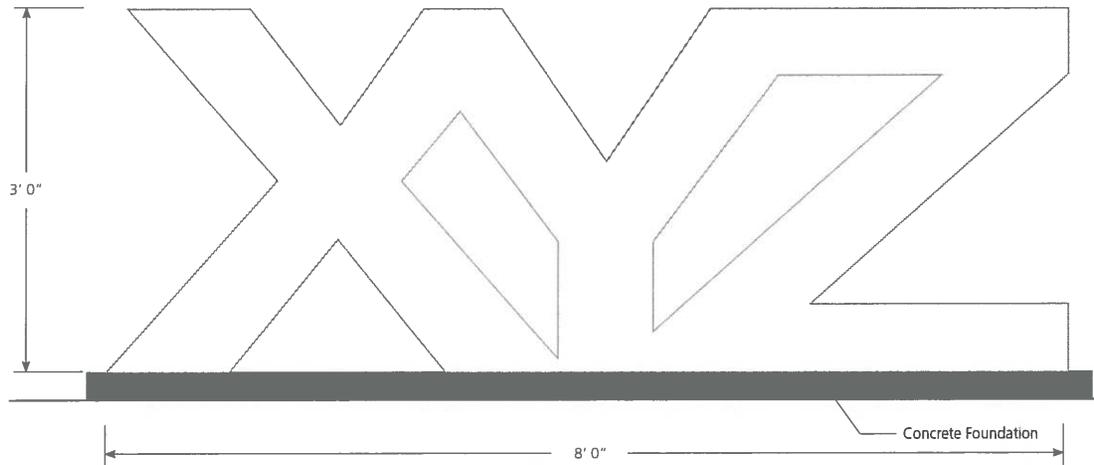
21

# North Elevation Option B1.2

Proposed Single Tenant Ground Sign  
 Proposed: 8' 0" wide x 3' height = 24 sq ft.  
 Single Sided  
 Internally Illuminated, thru-lighting  
 Push-thru tenant logo  
 Scale: 1" = 1'0"

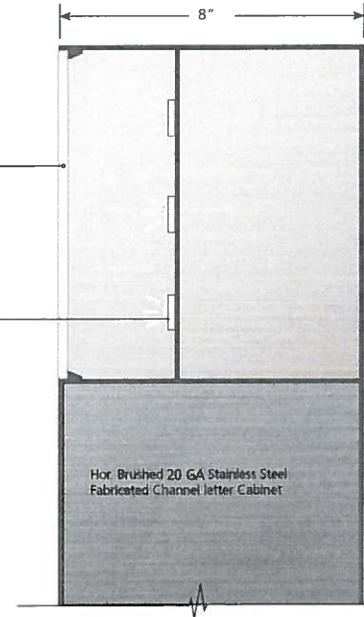
- Proposed Single Tenant Ground Sign Option B1.2  
 Waterjet cut 20GA Stainless Steel Fabricated Channel Letters  
 Artwork must be approved by building management  
 Proposed: 8' 0" wide x 3' height = 24 sq ft.  
 Proposed Stainless Steel Hor. Brushed Cabinet
- Single sided
  - Internally Illuminated LED transformer inside letterform
  - LED Illumination to be on a dimmer switch
  - 12 volt LED power supply
  - 120 volt primary power
  - Logos in solid colors are permitted
  - Min. 1/2" x 6" stainless steel all thread anchored into concrete foundation
  - Interior toggle switch with timer for illumination
  - .090 (Min.) continuous aluminum raceway
  - 1/2" rigid conduit through concrete foundation

Front elevation  
 Scale: 1" = 1'



3/16" min. translucent poly carbonate face  
 for front face, thru-lighting

LED illumination of logotype  
 LED Illumination to be on a dimmer switch



Cross Section Detail  
 Scale: 1/4" = 1"



Project
The Post Beverly Hills 325 N Maple Dr. Beverly Hills, CA 90210
Client
Worthe Real Estate Group 100 Wilshire Blvd. Suite 1600 Santa Monica, CA 90401
Environmental Graphics
Looking 145 Standard Street El Segundo, CA 90245 310 322 6330 lookingla
Architect
Gensler 500 S. Figueroa St. Los Angeles, CA 90071

Drawing Title

## Exterior Sign Proposal

Scale  
 1" = 1'

Date

05 December 2016

Drawing No.

Plan View

Option B2.1 - Double Tenant Ground Sign

Option B2.2 - Single Tenant Ground Sign

Proposed: 12' 0" wide x 4' height = 48 sq ft.

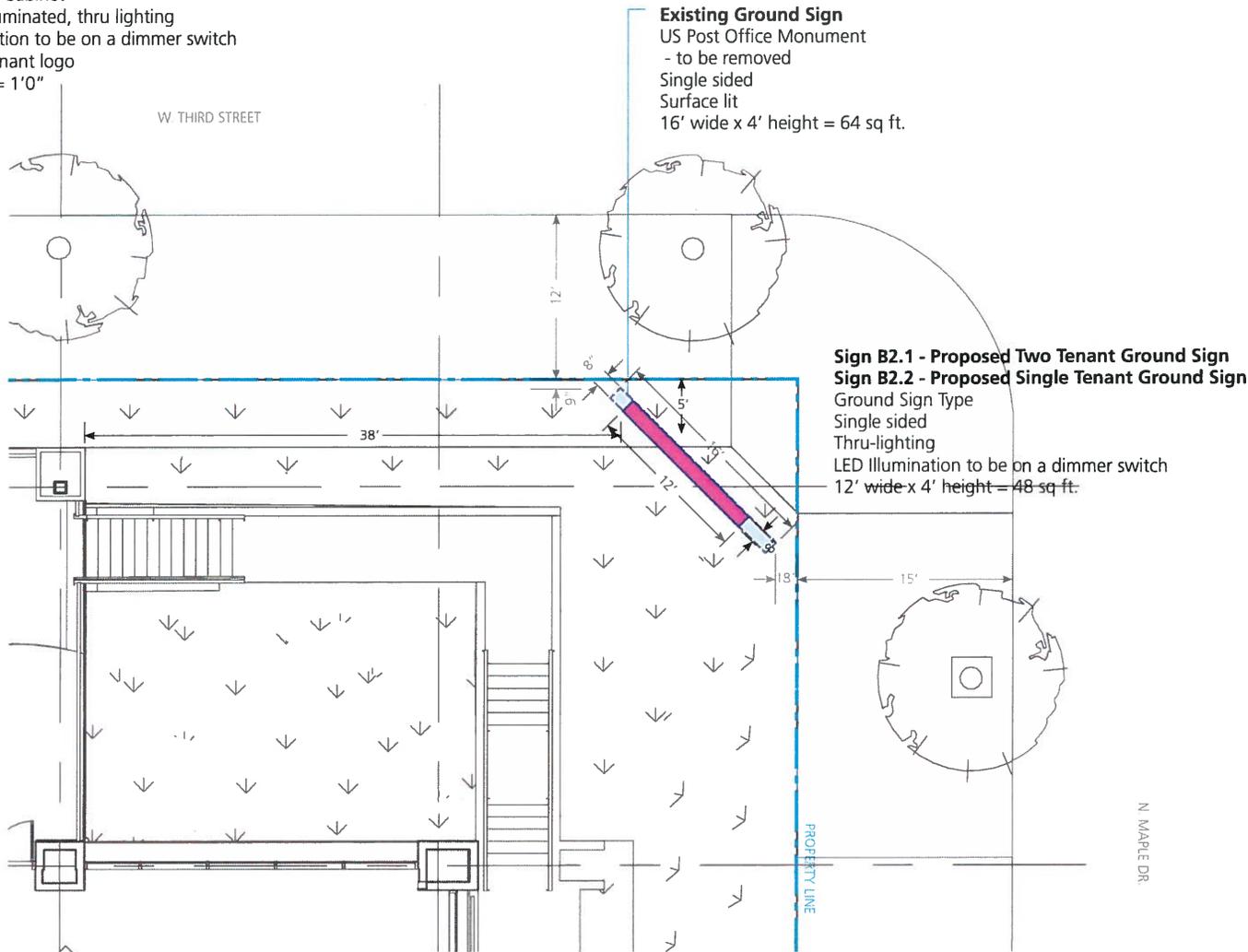
Single Sided Cabinet

Internally Illuminated, thru lighting

LED Illumination to be on a dimmer switch

Push-thru tenant logo

Scale: 1/8" = 1'0"



<b>Project</b>
The Post Beverly Hills 325 N Maple Dr. Beverly Hills, CA 90210
<b>Client</b>
Worthe Real Estate Group 100 Wilshire Blvd. Suite 1600 Santa Monica, CA 90401
<b>Environmental Graphics</b>
Looking 145 Standard Street El Segundo, CA 90245 310 322 6330 looking.la
<b>Architect</b>
Gensler 500 S. Figueroa St. Los Angeles, CA 90071
<b>Drawing Title</b>
Exterior Sign Proposal
<b>Scale</b>
1/8" = 1'
<b>Date</b>
05 December 2016
<b>Drawing No.</b>

North Elevation

Option B2.1

Proposed Double Tenant Ground Sign  
 Proposed: 12' 0" wide x 4' height = 48 sq ft.  
 Single Sided Cabinet  
 Internally Illuminated  
 Push-thru tenant logo  
 Scale: 1" = 1'0"

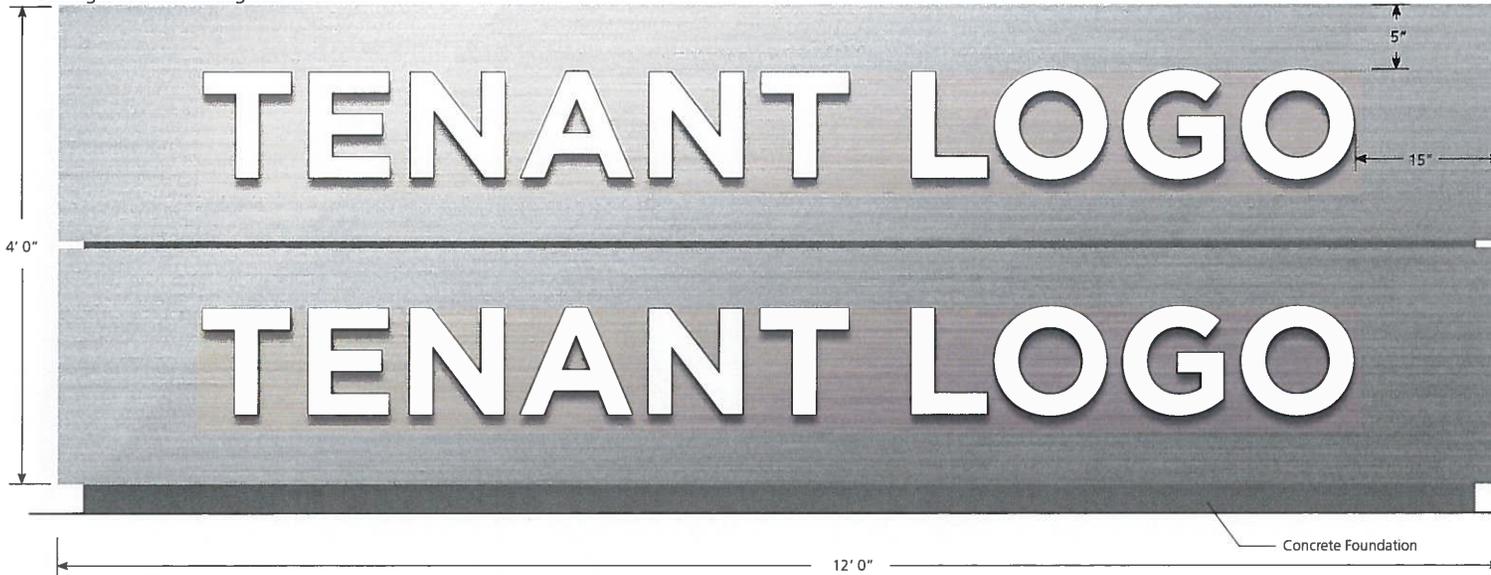
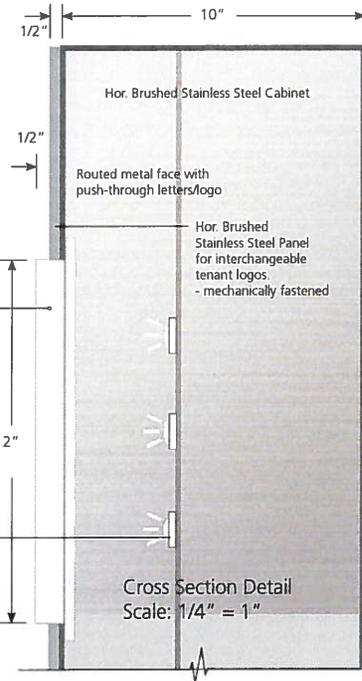
Proposed Double Tenant Ground Sign Option B1.1

Area for (2) equally sized tenant logotypes  
 Waterjet cut 20GA Stainless Steel Cabinet  
 Artwork must be approved by building management  
 Proposed: 8' 0" wide x 3' height = 24 sq ft.  
 Proposed Stainless Steel Hor. Brushed Cabinet

- Single sided
- Internally Illuminated LED transformer inside letterform
- LED Illumination to be on a dimmer switch
- 12 volt LED power supply
- 120 volt primary power
- Logos in solid colors are permitted
- Logos should not exceed 8" in height
- Routed metal face with push-through letters/logo
- Letters/Logo to be centered onto partitioned stainless steel panel (2 tenants)
- Min. 1/2" x 6" stainless steel all thread anchored into concrete foundation
- Interior toggle switch with timer for illumination
- .090 (Min.) continuous aluminum raceway
- 1/2" rigid conduit through concrete foundation

1/2" min. translucent acrylic face for front face, thru-lighting

LED illumination of logotype  
 LED illumination to be on a dimmer switch



Project  
 The Post Beverly Hills  
 325 N Maple Dr.  
 Beverly Hills, CA 90210

Client  
 Worthe Real Estate Group  
 100 Wilshire Blvd.  
 Suite 1600  
 Santa Monica, CA 90401

Environmental Graphics  
 Looking  
 145 Standard Street  
 El Segundo, CA 90245  
 310 322 6330  
 looking.la

Architect  
 Gensler  
 500 S. Figueroa St.  
 Los Angeles, CA 90071

10"	Drawing Title
	Exterior Sign Proposal
	Scale
	Date
	05 December 2016
	Drawing No.

# North Elevation

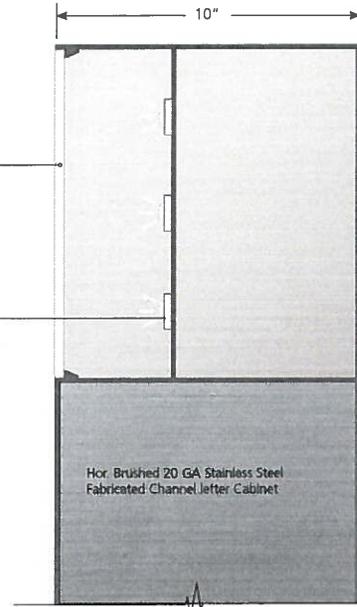
## Option B2.2

Proposed Single Tenant Ground Sign  
 Proposed: 12' 0" wide x 4' height = 48 sq ft.  
 Single Sided  
 Internally Illuminated, thru-lighting  
 Push-thru tenant logo  
 Scale: 1" = 1'0"

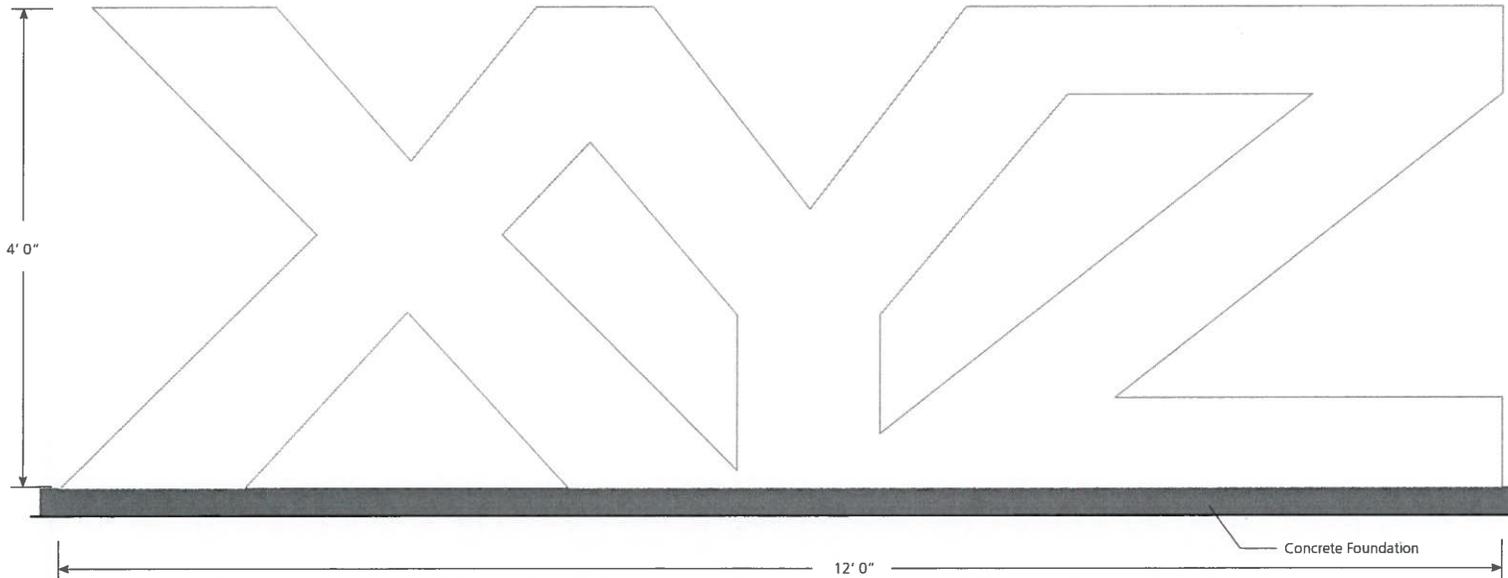
Proposed Single Tenant Ground Sign Option B1.2  
 Waterjet cut 20GA Stainless Steel Fabricated Channel Letters  
 Translucent White Polycarbonate face  
 Artwork must be approved by building management  
 Proposed: 12' 0" wide x 3' height = 48 sq ft.  
 Proposed Stainless Steel Hor. Brushed Cabinet  
 - Single sided  
 - Internally Illuminated LED transformer inside letterform  
 - LED Illumination to be on a dimmer switch  
 - 12 volt LED power supply  
 - 120 volt primary power  
 - Logos in solid colors are permitted  
 - Min. 1/2" x 6" stainless steel all thread anchored into concrete foundation  
 - Interior toggle switch with timer for illumination  
 - .090 (Min.) continuous aluminum raceway  
 - 1/2" rigid conduit through concrete foundation

3/16" min. translucent poly carbonate face  
 for front face, thru-lighting

LED illumination of logotype  
 LED Illumination to be on a dimmer switch



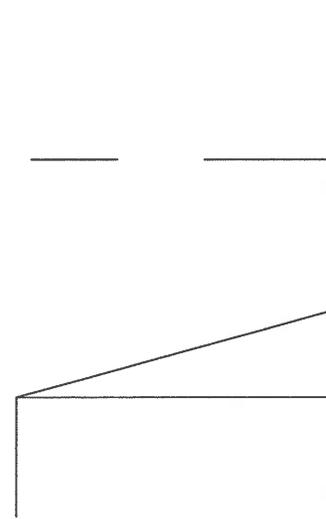
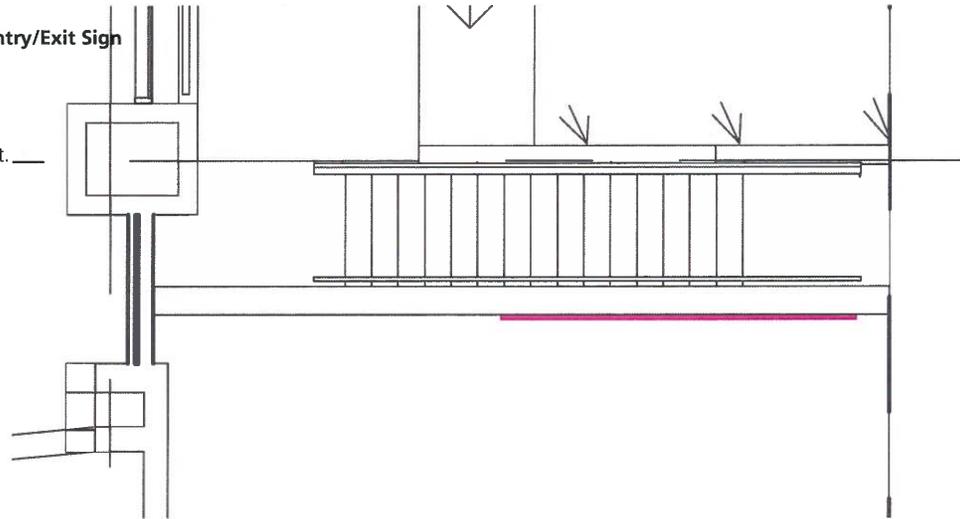
Cross Section Detail  
 Scale: 1/4" = 1"



Project	The Post Beverly Hills 325 N Maple Dr. Beverly Hills, CA 90210
Client	Worthe Real Estate Group 100 Wilshire Blvd. Suite 1600 Santa Monica, CA 90401
Environmental Graphics	Looking 145 Standard Street El Segundo, CA 90245 310 322 6330 looking.la
Architect	Gensler 500 S. Figueroa St. Los Angeles, CA 90071

Drawing Title	Exterior Sign Proposal
Scale	1" = 1'
Date	05 December 2016
Drawing No.	

**Sign A4**  
**Proposed Parking Driveway Entry/Exit Sign**  
 Maple Drive Entry  
 Wall Sign Type  
 Single sided  
 Non Illuminated  
 12' wide x 1' 6" height = 18 sq ft.



Project  
 The Post Beverly Hills  
 325 N Maple Dr.  
 Beverly Hills, CA 90210

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Client  
 Worthe Real Estate Group  
 100 Wilshire Blvd.  
 Suite 1600  
 Santa Monica, CA 90401

---

Environmental Graphics  
 Looking  
 145 Standard Street  
 El Segundo, CA 90245  
 310 322 6330  
 looking.la

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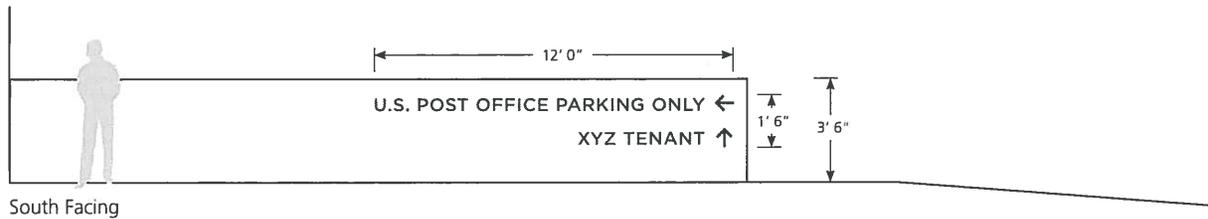
Architect  
 Gensler  
 500 S. Figueroa St.  
 Los Angeles, CA 90071

Drawing Title  
**Exterior Sign Proposal**

Scale  
 1/4" = 1'

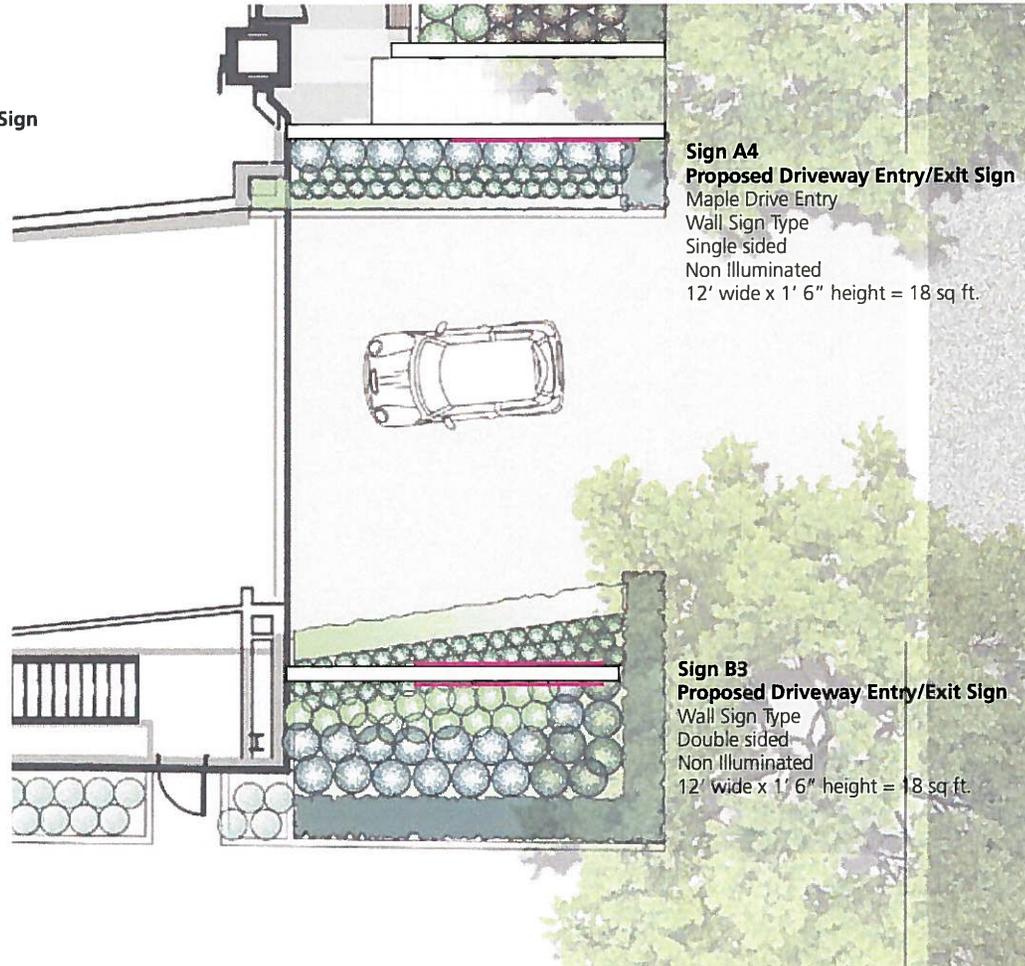
Date  
 05 December 2016

Drawing No.



**Sign A4**  
**Proposed Parking Driveway Entry/Exit Sign**  
 Maple Drive Entry  
 Wall Sign Type  
 Single sided  
 Non Illuminated  
 12' wide x 1' 6" height = 18 sq ft.

**Sign B3**  
**Proposed Parking Driveway Entry/Exit Sign**  
 Wall Sign Type  
 Double sided  
 Non illuminated  
 12' wide x 1' 6" height = 18 sq ft.



Project  
 The Post Beverly Hills  
 325 N Maple Dr.  
 Beverly Hills, CA 90210

Client  
 Worthe Real Estate Group  
 100 Wilshire Blvd.  
 Suite 1600  
 Santa Monica, CA 90401

Environmental Graphics  
 Looking  
 145 Standard Street  
 El Segundo, CA 90245  
 310 322 6330  
 looking.la

Architect  
 Gensler  
 500 S. Figueroa St.  
 Los Angeles, CA 90071

Drawing Title  
 Exterior Sign Proposal

Scale  
 1/8" = 1'

Date  
 05 December 2016

Drawing No.

**Sign B3**  
**Proposed Driveway Entry/Exit Sign**

Wall Sign Type  
 Double sided  
 Non Illuminated  
 12' wide x 1' 6" height = 18 sq ft.

Project

The Post Beverly Hills  
 325 N Maple Dr.  
 Beverly Hills, CA 90210

Client

Worthe Real Estate Group  
 100 Wilshire Blvd.  
 Suite 1600  
 Santa Monica, CA 90401

Environmental Graphics

Looking  
 145 Standard Street  
 El Segundo, CA 90245  
 310 322 6330  
 looking.la

Architect

Gensler  
 500 S. Figueroa St.  
 Los Angeles, CA 90071

Drawing Title

Exterior Sign Proposal

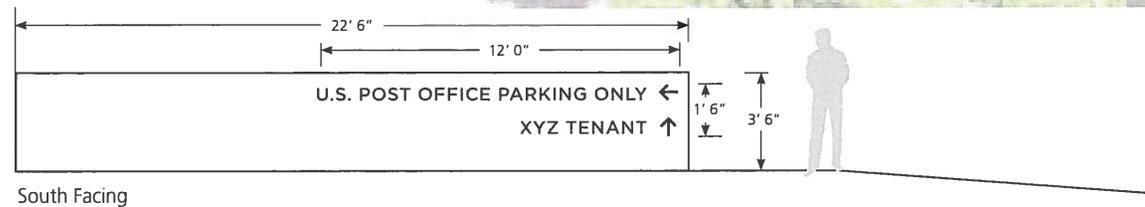
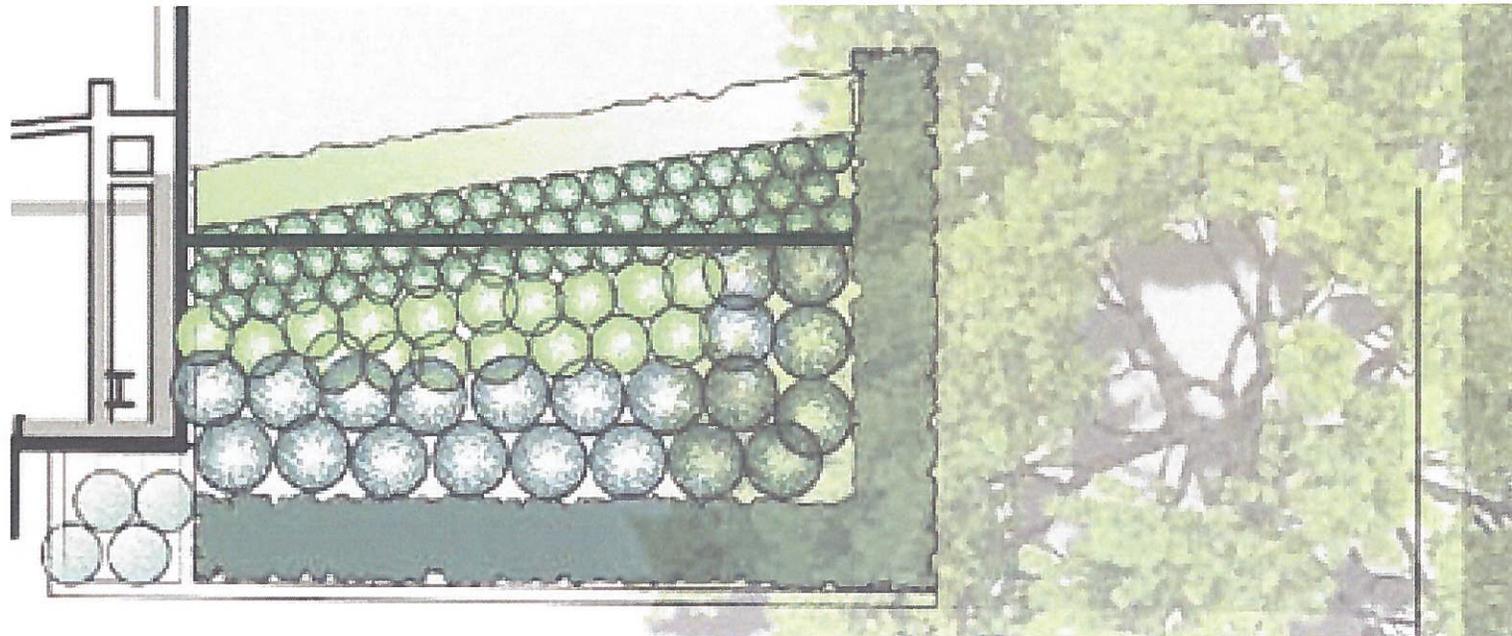
Scale  
 1/4" = 1'

Date

05 December 2016

Drawing No.

34

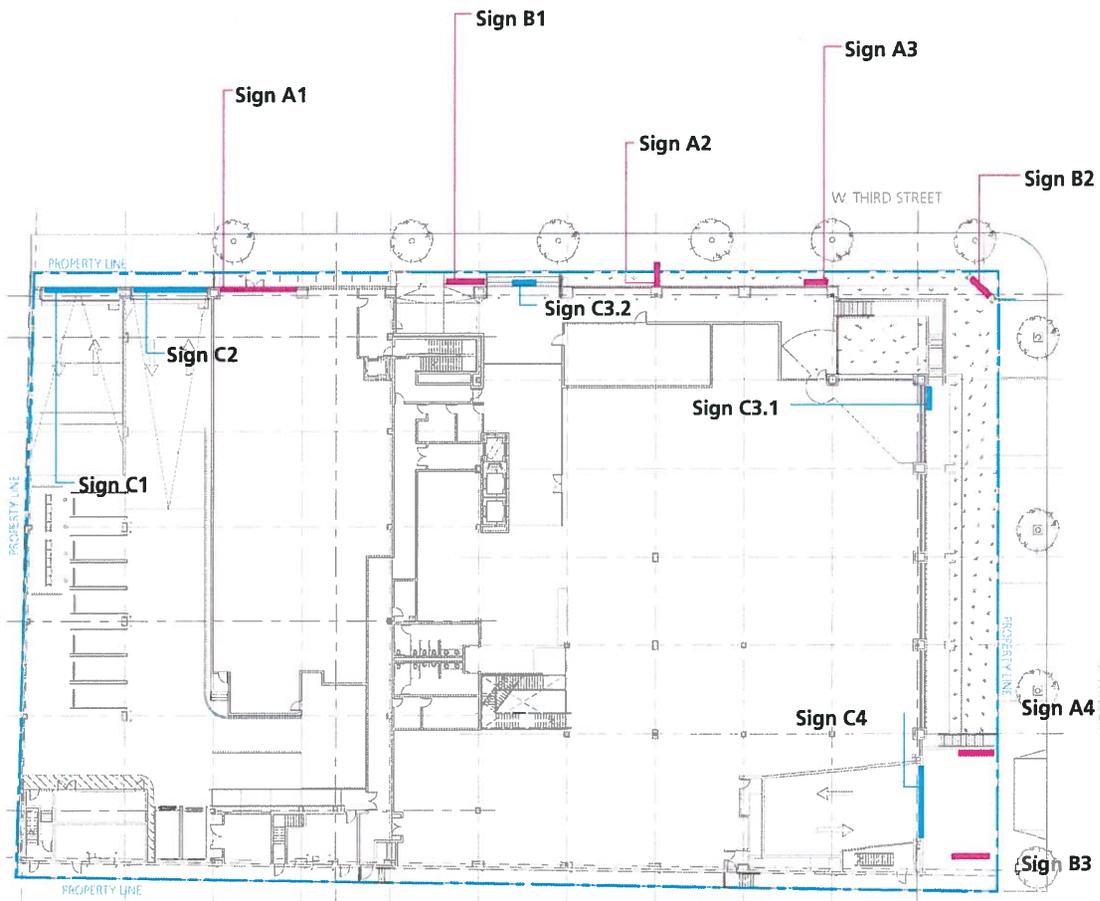


South Facing



North Facing

# Proposed Sign Material



**Sign Material Sample 1**  
Satin Finish Stainless Steel  
Fabricated Reverse Channel Letters

Signs: A1, A2, A3, B1, B2, C3.1, C3.2  
B3, A4



**Sign Material Sample 2**  
Translucent White Polycarbonate  
Thru-lighting

Signs: B1, B2,

Project  
The Post Beverly Hills  
325 N Maple Dr.  
Beverly Hills, CA 90210

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Santa Monica, CA 90401

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Looking  
145 Standard Street  
El Segundo, CA 90245  
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looking.la

Architect  
Gensler  
500 S. Figueroa St.  
Los Angeles, CA 90071

Drawing Title  
Exterior Sign Proposal

Scale

Date  
05 December 2016

Drawing No.



**Architectural Commission Report**

325 North Maple Drive

December 21, 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 OF A SIGN PROGRAM, WHICH INCLUDES BUILDING IDENTIFICATION SIGNAGE, A PROJECTING SIGN, A SIGN ACCOMMODATION TO ALLOW MULTIPLE PARKING IDENTIFICATION SIGNS, AND A SIGN ACCOMMODATION TO ALLOW TWO GROUND SIGNS, FOR AN EXISTING COMMERCIAL BUILDING FOR THE PROPERTY LOCATED AT 325 NORTH MAPLE DRIVE (PL1630461).

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

Section 1. Richard Kobayashi, Looking, agent, on behalf of the property owner, 325 Maple Ventures Owner, LLC, (Collectively the “Applicant”), has applied for architectural approval of a sign program, which includes building identification signage, a projecting sign, a sign accommodation to allow multiple parking identification signs, and a sign accommodation to allow two ground signs, for an existing commercial building for the property located at 325 North Maple 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 Planning Commission previously adopted a Categorical Exemption for the project on August 15, 2015 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Section 5. The Architectural Commission conducted a duly noticed public hearing on December 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

1. Final plans shall indicate that all electrical conduits, transformers, etc. shall be concealed from public view.

### 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: December 21, 2016

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Mark Odell, Urban Designer  
Community Development Department

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Gidas Peteris, Chair  
Architectural Commission