



Architectural Commission Report

Meeting Date: Wednesday, December 21, 2016

Subject: **250-260 NORTH CANON DRIVE (PL1630486)**
250-260 North Canon Drive

Request for approval of a new three-story commercial building and landscaping. The Planning Commission previously adopted a Categorical Exemption for the project on December 8, 2016 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Project Agent: Murray 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 a new three-story commercial building and landscaping for the property located at 250-260 North Canon Drive. A Conditional Use Permit, Open Air Dining Permit, and Extended Hours Permit were approved by the Planning Commission on December 8, 2016 and the review by the Architectural Commission is limited only to those exterior portions of the building and site that relate to the project's aesthetics.

Additionally, the project was reviewed by the Architectural Commission's Restaurant Subcommittee on Friday, December 9, 2016. The plans reviewed by the Restaurant Subcommittee are the same as those provided to the full Commission. At that meeting, the Restaurant Subcommittee determined that the project warranted a review by the full Commission. The general design of the project was positively reviewed with the comments relating primarily to interior/exterior lighting; specialty architectural details; the availability of a small-scale mock-up; and, future signage opportunities.

Note: Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-3017 (Restaurants), a decision on a restaurant project (i.e., approved as presented, approved with conditions, or denied) must be made in one meeting by the Architectural Commission. However, the Commission may delegate final action to the Director of Community Development or the Restaurant Subcommittee.

The proposed three-story structure is designed in a contemporary style and is comprised of the following materials:

North Canon Elevation

- Curved painted steel shadow box with back-lit LED lighting at the façade edges;
- Insulated glass panel façade with laminate silver architectural grating;
- Vertical and horizontal structural steel glass framing;
- Integrally colored board formed concrete planter and concrete elevator core;

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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cgordon@beverlyhills.org



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- Black anodized metal hardware, frameless glass, and steel framing surround at entry;
- Recessed downlighting and concrete with topcast finish at entry vestibule;
- Blue Flame Agave and Blue Glow Agave plantings in landscape planters, and;
- Landscape flood lights to illuminated bushes and shrubs.

Alley elevation

- Dark gray-painted steel cladding at ground floor
- Integrally colored (white), smooth troweled cement plaster on upper façade, and;
- Charcoal-painted metal elevator and access doors.

Note: No signage is proposed at this time. All signage will be reviewed pursuant to the development standards and required procedures set forth in the Beverly Hills Municipal Code.

URBAN DESIGN ANALYSIS

The proposed three-story building exhibits a high-level of architectural design and will serve as a positive enhancement to the streetscape. However, final resolution of the following issues is recommended to be resolved during the development of final architectural plans.

- Review and provide the final specifications for the contrasting coloration for the board-form concrete elevator tower enclosure.
- Provide final details for the spandrel glass shadow box component for the curtainwall glazing system and review the final color finish for the metal structural framing.
- Consider the location and design for future signage to integrate this element appropriately with the overall design.
- Provide details for reglets and other key design features for the upper portions of the side elevations and the rear elevation for the building.
- Review the opportunity for landscaping at the rear of the structure.

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 December 8, 2016 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.



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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 Conditional Use Permit, Open Air Dining Permit, and Extended Hours 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 Saturday, December 10, 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.



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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:

New three story restaurant building on existing surface parking lot, with three levels of underground parking. Structural frame to be steel and concrete. Front facade to consist of glass and steel curved wall, with architectural grade board-formed concrete accents. The project will have an internal dining court. Rear facade to be smooth troweled cement plaster with control joints. Service and parking access is from the rear alley.

The front facade of 3-story building is a concave curved glass panel wall made of W18x71 wide flange steel framing w/ TS 1-1/2" x 7 verticals + horizontals and 1" insulated glass panels w/ silver architectural grating core. The exposed connection of architectural grade steel framing will be fully welded and ground smooth, primed and painted. The elevator core (partially visible from public street) and planters at front facade are made of integrally colored board formed concrete. The entry portal (canopy) is made of steel framing and steel plate cladding at exterior, primed and painted. The entry is made of frameless glass wall and pivoting glass door w/ clear glass. The door hardware and full-height cylindrical door pull will have dark anodized finish. The rear facade at alley is comprised of integrally colored smooth troweled cement plaster w/ 1/2" control joints. The wainscot of rear facade is made of steel panel cladding. The doors at rear facade and metal cladding wainscot are painted w/ the same dark grey paint as the steel framing at front 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
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below):
Parking lot _____

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					
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: Glass / Steel / Cement Plaster
Texture /Finish: Insulated glass w/ silver grate core / Paint (steel) / Smooth troweled (cement plaster)
Color / Transparency: Clear / VLT 48% w/ silver grate core / Dark Grey paint (steel) / White (cement plaster)

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

Material: Glass / metal hardware at pivoting door, Frameless Glass wall
Texture /Finish: Matte (Anodized) Hardware
Color / Transparency: Clear glass / VLT 90%, Dark anodized metal hardware / Opaque

ROOF

Material: Single ply cool roof system
Texture /Finish: Matte / TPO
Color / Transparency: White / Opaque

COLUMNS

Material: Steel
Texture /Finish: Matte / Paint
Color / Transparency: Dark Grey / Opaque

BALCONIES & RAILINGS

Material: Not applicable
Texture /Finish:
Color / Transparency:

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

Material: Not applicable
Texture /Finish:
Color / Transparency:

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

AWNINGS, CANOPIES

Material: Steel
Texture /Finish: Matte / Paint
Color / Transparency: Dark Grey / Opaque

DOWNSPOUTS / GUTTERS

Material: Not applicable
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material: Not applicable
Texture /Finish:
Color / Transparency:

BUILDING ID SIGN(S)

Material: Not applicable
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: Metal
Texture /Finish: Matte / Powder Coated or Paint
Color / Transparency: Dark anodized at entry canopy soffit, Dark anodized at exterior planters / Opaque

PAVED SURFACES

Material: Concrete / Decomposed granite
Texture /Finish: Decomposed Granite Top-dressing
Color / Transparency: Light Grey, Dark Grey

FREESTANDING WALLS AND FENCES

Material: Not applicable
Texture /Finish:
Color / Transparency:

OTHER DESIGN ELEMENTS

Material: Concrete (Board Formed Concrete)
Texture /Finish:
Color / Transparency: Beige / Opaque

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

Landscape will consist of drought-tolerant species associated with Southern California, in board-formed concrete planters. Species consist of types such as agave, etc. The landscape complements the project which will be focused on California-influenced modern Mediterranean cuisine.

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 project will be built of high-quality materials such as those found in some of the highest-end retail and restaurant frontages in the city. The design is serene and timeless, intended to be welcoming while maintaining discretion for the patrons inside. The glass panels with embedded mesh, some fronting the building and some fronting the internal courtyard, will provide a play of spatial depth and reflectivity that enlivens the facade and helps activate the street.

- 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 building will be constructed of steel, glass, and concrete, which will insulate the structure from external noise. Conversely, internal noises will likewise be prevented from traveling outward. The rear facade is windowless which will virtually eliminate internal noise traveling rearward.

- 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 materials used --architectural grade steel, custom laminated glass, and hand-crafted textured concrete (board-formed)--are expensive in nature and extremely durable. The design itself is serene and timeless, helping ensure that the building will continue to have an extended vitality.

- 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 building conforms to the General Plan, and to all current zoning regulations and has already been through significant planning review.

- 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 building conforms to all applicable standards of the Municipal Code and other applicable laws in both location and appearance.



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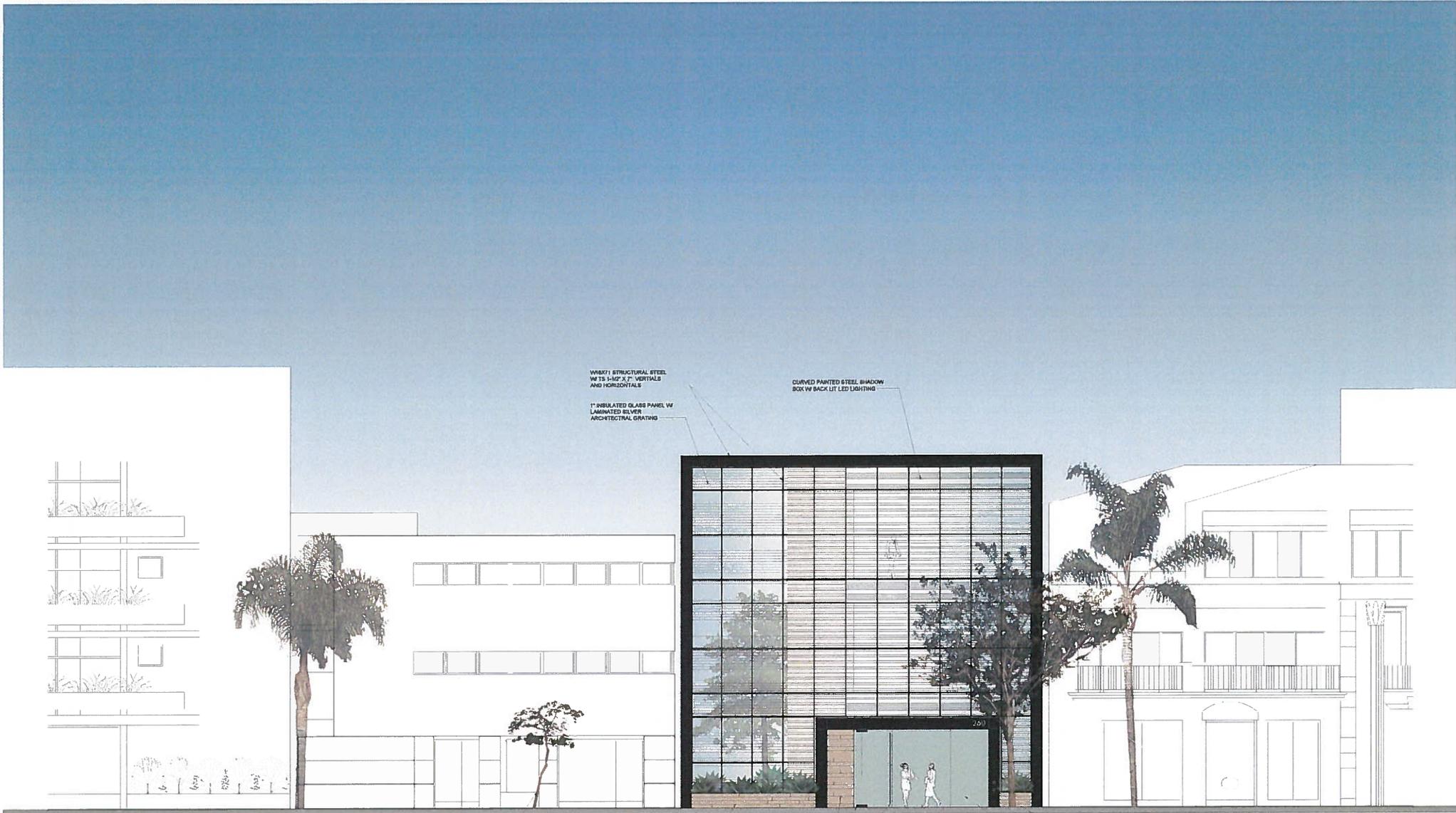
Attachment B
Project Design Plans



250-260 N. CANON DRIVE

PROPOSED RESTAURANT FACADE

NADEL
SPECIAL PROJECTS
ARCHITECTS, INC.
DECEMBER 6, 2018



W8X71 STRUCTURAL STEEL
W/ 2x 5/8" x 2 1/2" VERTICALS
AND HORIZONTALS

CURVED PAINTED STEEL SHADOW
BOX W/ BACK LIT LED LIGHTING

1" INSULATED GLASS PANEL W/
LAMINATED SILVER
ARCHITECTURAL GRATING

EXISTING BUILDING

INTEGRALLY COLORED BOARD
FORMED CONCRETE PLANTER

INTEGRALLY COLORED
BOARD FORMED CONCRETE
ELEVATOR CORE

BLACK ANODIZED METAL
HARDWARE

F.D. CONNECTION, CUSTOM BUILT TO FIT
STEEL FRAMING, FULLY WELDED
GROUND SMOOTH, PRIMED AND PAINTED
FRAMELESS GLASS WALL CLEAR

270 N CANON DR

250 N CANON DR

246 N CANON DR

250-260 N. CANON DRIVE

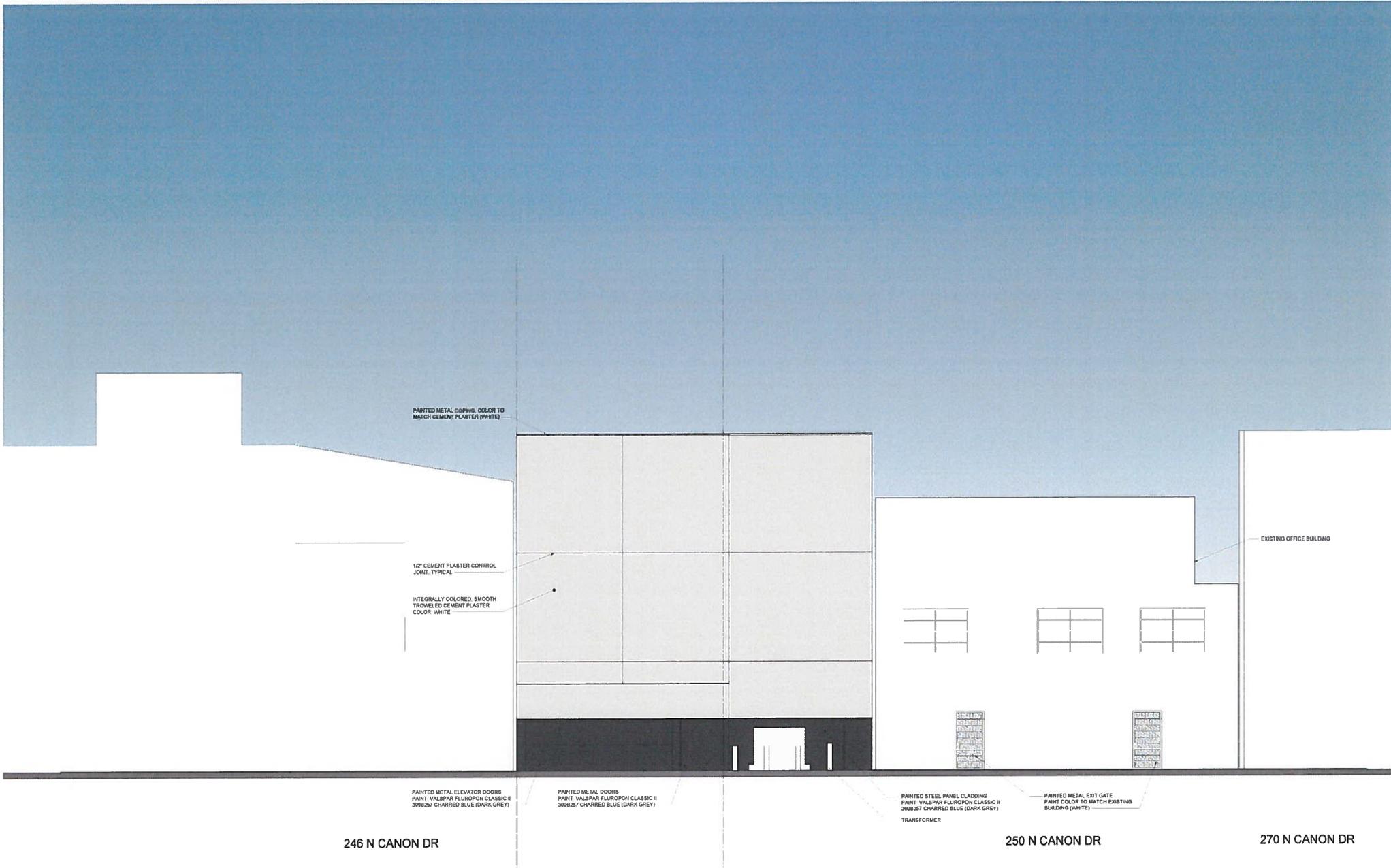
COLORED WEST ELEVATION

NADEL
SPECIAL PROJECTS
ARCHITECTS, INC
DECEMBER 4, 2018

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



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250-260 N. CANON DRIVE

COLORED EAST ELEVATION

NADEL
SPECIAL PROJECTS
ARCHITECTS, INC
DECEMBER 4, 2018

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

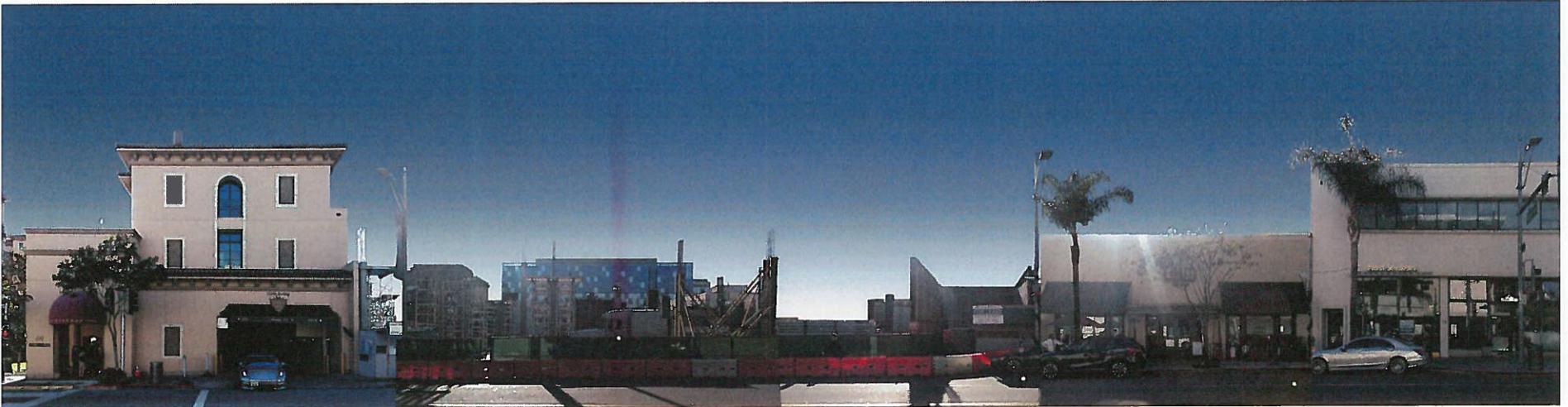
A12



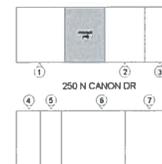
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EXISTING EAST SIDE OF CANON DRIVE



EXISTING WEST SIDE OF CANON DRIVE



- ① 270 N CANON DR
- ② 238 N CANON DR
- ③ 232 N CANON DR
- ④ 275 N CANON DR
- ⑤ 267 N CANON DR
- ⑥ 257 N CANON DR
- ⑦ 235 N CANON DR

250-260 N. CANON DRIVE

PHOTOS OF SITE AND CONTEXT

NADEL
SPECIAL PROJECTS
ARCHITECTS, INC
DECEMBER 4, 2018

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



STREETScape PHOTO MONTAGE WITH EXISTING TREE



STREETScape PHOTO MONTAGE WITHOUT EXISTING TREE

250-260 N. CANON DRIVE

STREETScape PHOTO MONTAGE

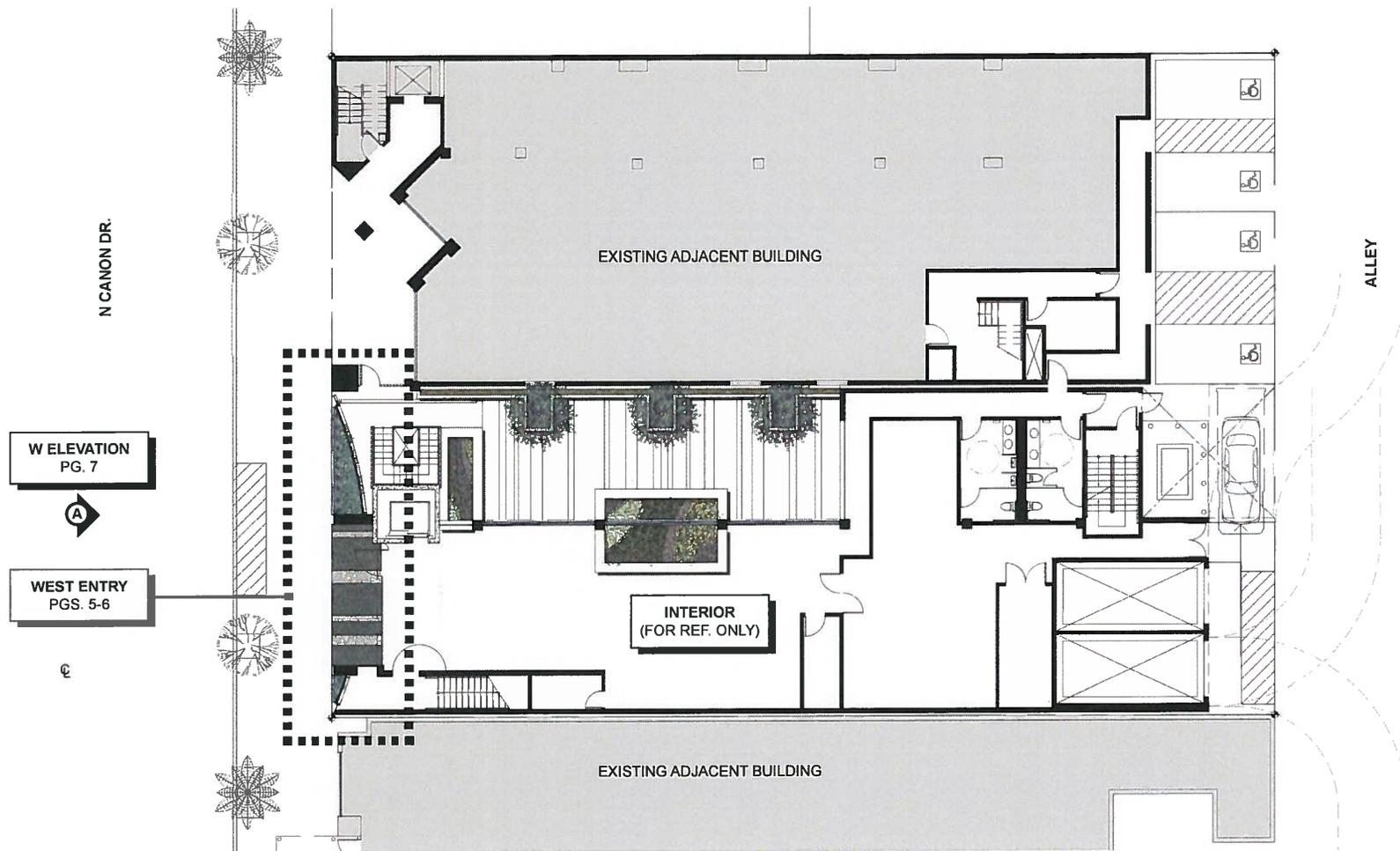
NADEL
SPECIAL PROJECTS
ARCHITECTS, INC.
DECEMBER 4, 2018

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

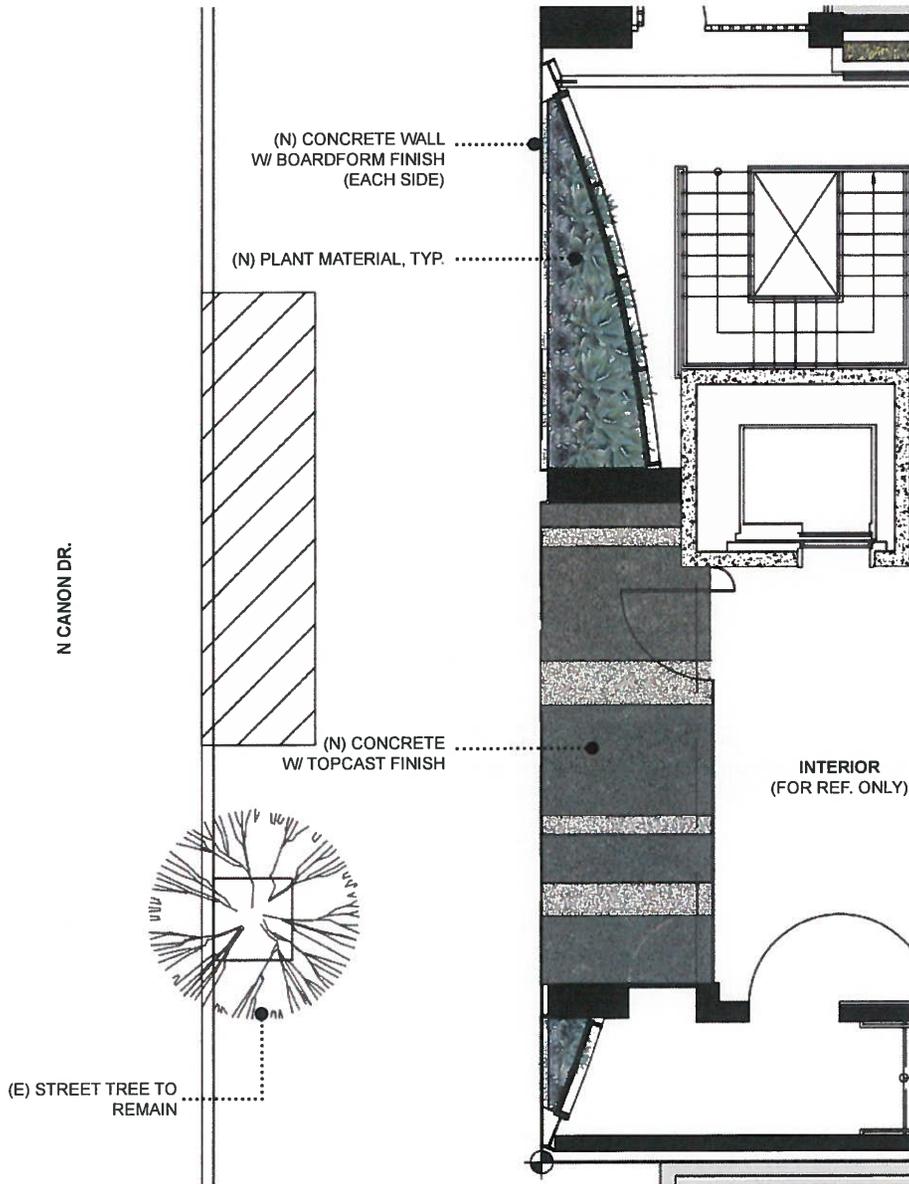
A16

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OVERALL LANDSCAPE CONCEPT PLAN GROUND FLOOR



WEST ENTRY LANDSCAPE CONCEPT PLAN



PLANTING CONCEPT



HARDSCAPE CONCEPT



BOARDFORMED CONCRETE WALL



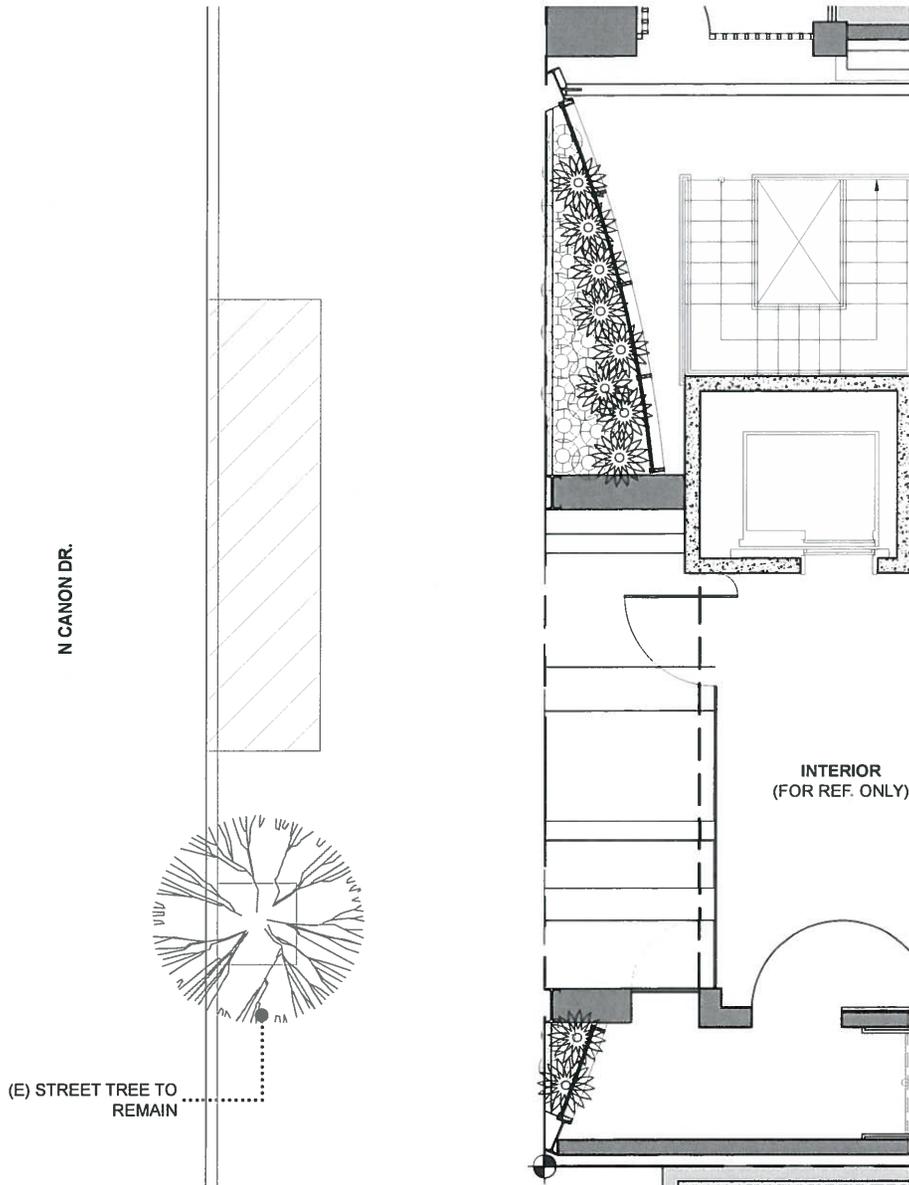
DECOMPOSED GRANITE TOP-DRESSING

WEST ENTRY - TOTALS	
(N) PLANTING	50 S.F.
(N) HARDSCAPE	156 S.F.

NOTE: NO LANDSCAPE LIGHTING IS BEING PROPOSED FOR THIS PROJECT



WEST ENTRY PLANTING PLAN



WEST ENTRY - PLANT LEGEND			
BOTANICAL NAME COMMON NAME	SIZE	REMARKS	QTY.
 AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL	30"X30" SPECIMEN, SPACED AS SHOWN	10
 AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL	18"X18" SPECIMEN, SPACED AS SHOWN	19



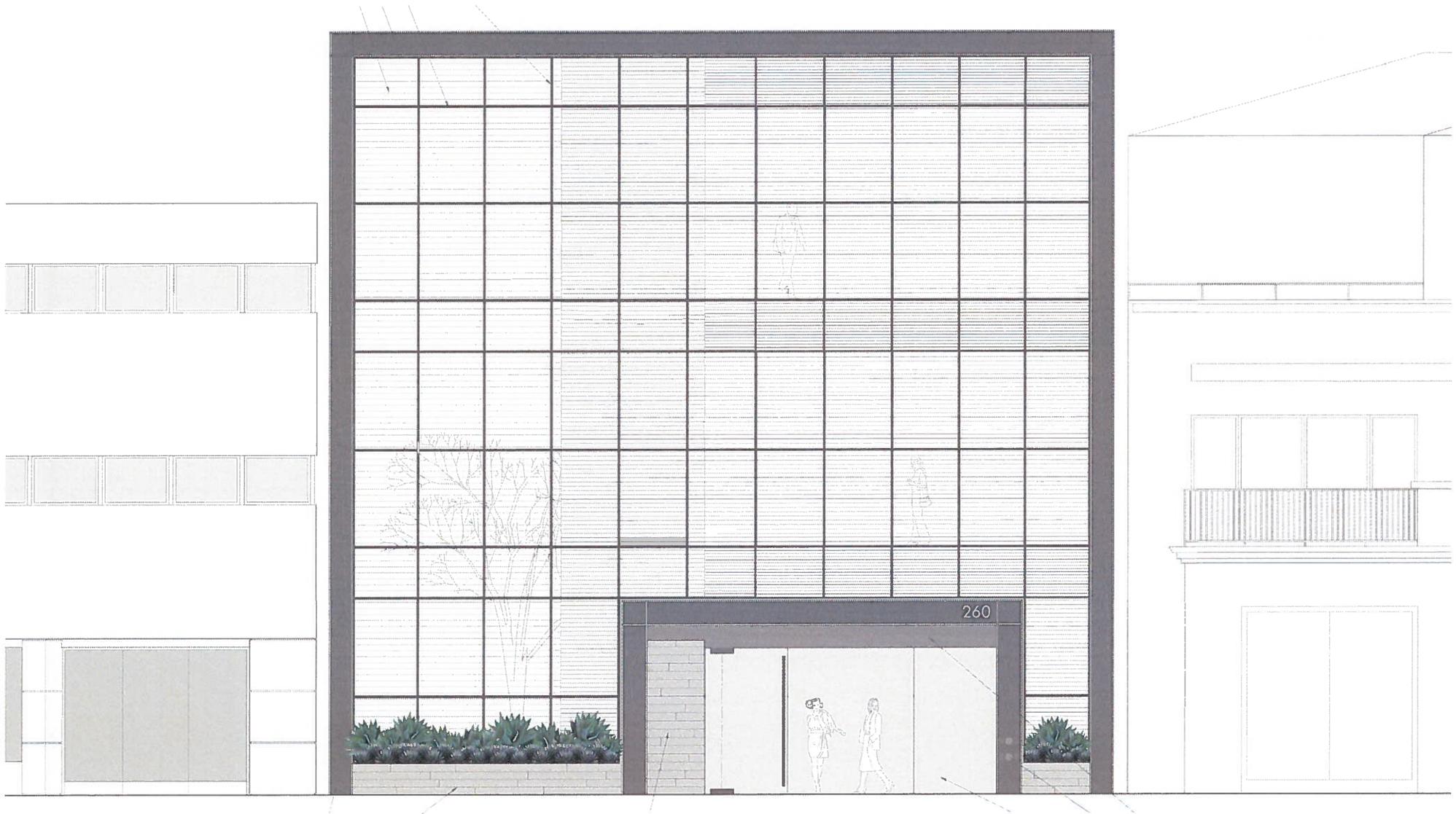
AGAVE 'BLUE FLAME'
blue flame agave

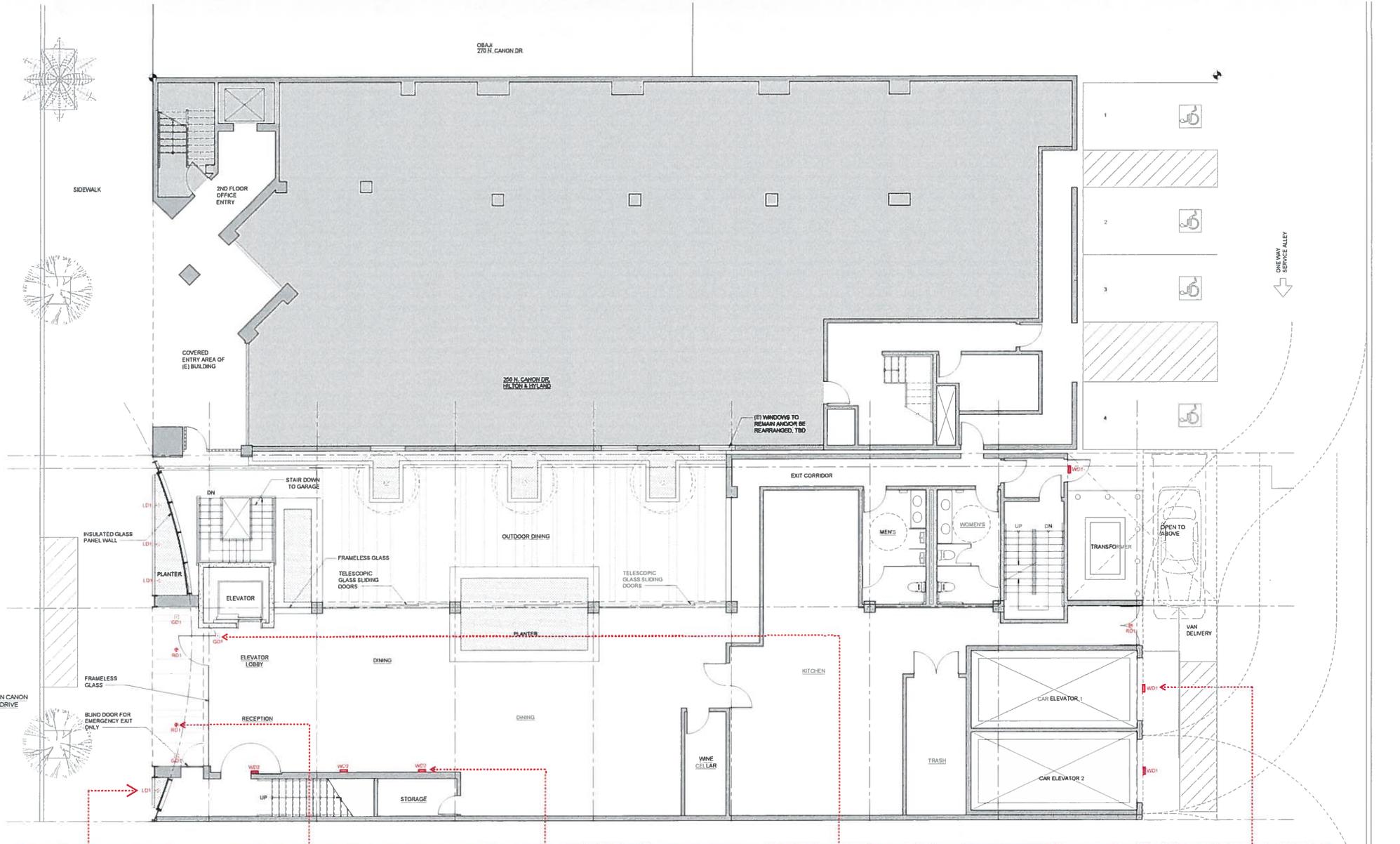


AGAVE 'BLUE GLOW'
blue glow agave

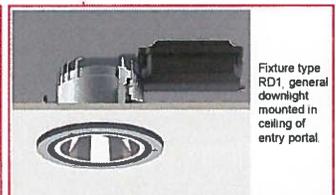


WEST ENTRY ELEVATION AT TIME OF PLANTING

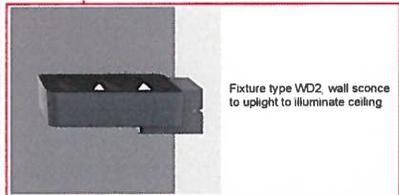




Fixture type LD1, landscape flood light to illuminate trees, bushes, shrubs.



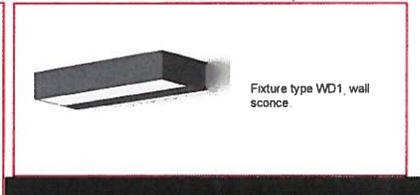
Fixture type RD1, general downlight mounted in ceiling of entry portal.



Fixture type WD2, wall sconce to uplight to illuminate ceiling



Fixture type GD1, in-grade downlight uplight to wash textured walls.



Fixture type WD1, wall sconce



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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 NEW THREE-STORY COMMERCIAL BUILDING AND LANDSCAPING FOR THE PROPERTY LOCATED AT 250-260 NORTH CANON DRIVE (PL1630486).

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

Section 1. Murray Fischer, agent, on behalf of the property owner, Neu Investment Corporation, (Collectively the “Applicant”), has applied for architectural approval of a new three-story commercial building and landscaping for the property located at 250-260 North Canon 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.

The Planning Commission previously adopted a Categorical Exemption for the project on December 8, 2016 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 architectural details shall be provided to the City's Urban Designer for final review and approval prior to the applicant submitting the project for the City's plan check process.

Standard Conditions

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

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

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

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

Approved as to Form and Content:

Adopted: December 21, 2016

Mark Odell, Urban Designer
Community Development Department

Gidas Peteris, Chair
Architectural Commission