

MINUTES - JANUARY 10, 2010

**MINUTES
CITY OF BEVERLY HILLS
REGULAR ARCHITECTURAL COMMISSION MEETING
January 20, 2010**

The regular meeting of the Beverly Hills Architectural Commission was held in City Hall Conference Room 280-A at 1:07 p.m.

A. ROLL CALL

Present: Commissioners Bernstein, Meyer, Cohen, Langh, Hammerstein, Vice Chair Rubins, and Chair Rennett.

Absent: None.

B. COMMUNICATIONS FROM THE COMMISSION

Chair Rennett announced that this would be Commissioner Hammerstein's last meeting. He acknowledged that Commissioner Hammerstein has been the embodiment of a principal that is extremely important to a Commission that has 7 members, who often has said that "if it does not need to be said, then do not say it." Chair Rennett noted that he has always observed that principal and when necessary, he has reminded other Commissioners. Commissioner Hammerstein is known for his contributions to the ordinance that created the Commission, which requires that one of the Commissioners come from a construction background. His experience has enabled him to ask questions, make comments, and highlight issues that no other members on the Commission see. His practical approach to construction and his way of dealing with issues keeps the current Commission grounded, which is a plus. He has helped make the Commission better and made Beverly Hills a better city. Chair Rennett stated how much Commissioner Hammerstein was appreciated and how much he will be missed.

Chair Rennett reported on the Mayor's Cabinet Meeting.

C. COMMUNICATIONS FROM THE AUDIENCE

None.

D. CONSIDERATION OF THE MINUTES

1. The minutes of December 16, 2009, were approved as amended, by Order of the Chair.

APPROVAL OF AGENDA

E. CONSENT CALENDAR

None.

(Taken Out of Order)

G. PUBLIC HEARINGS

**3. 9593 Santa Monica Boulevard
FIRST REPUBLIC BANK**

Sign accommodation for new business and building identification signs (multiple)
(PL 095 4888)

Present: Warner LeMenager
Representing the applicant

Staff member Nguyen gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

Commissioner Bernstein stated that he likes the green color band, but that he also likes the other option presented.

Commissioner Cohen commended the applicant for listening to the Commissioners' comments and stated that the project looks good.

It was the consensus of the Commission that the signage was okay.

ACTION:

Moved by: Commissioner Bernstein and seconded by Vice Chair Rubins; that the plans be approved subject to the following staff standard conditions:

- 1) Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on January 20, 2010.
- 2) This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
- 3) Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.

- 4) Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
- 5) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Bernstein, Meyer, Cohen, Langh, Hammerstein, Vice Chair Rubins, and Chair Rennett.

NOES: None.

CARRIED.

(Returned to Order)

F. CONTINUED ITEMS

**2. 9478 Olympic Boulevard
HERITAGE AUCTION GALLERIES
Monument Sign
(PL 100 0116)**

Present: John Myers, Landmark Signs
Stephen Webb, Attorney

Staff member Nyugen gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

Vice Chair Rubins stated that he disagreed with the applicant regarding the need for additional visibility of the signage.

Commissioner Bernstein stated that he likes Option B with the "ha.com" logo.

Commissioner Hammerstein stated that the big issue last time was that everybody has a website, and this would be setting a precedent.

Commissioner Langh stated that the "ha.com" seems to be a logo and expressed concerns regarding the monument sign. Commissioner Langh stated that the planter space was really meant for a planter to hold landscaping and not for a monument sign. He also stated that he did not like the design of the monument sign in the planters.

Chair Rennett concurred with Commissioner Langh's concerns that a planter should be a planter. He also expressed concerns regarding the size of the signs and felt that they were very large as far as pedestrians are concerned. He was also concerned about how the sign would appear to residents living across the street.

The Commission expressed concerns regarding the northeast sign and felt that it should be eliminated. The Commission also expressed concerns regarding the design for the monument sign and felt that it should be only on one side.

Commissioner Meyer expressed concerns regarding the configuration and the geometry of the sign in the planter.

Commissioner Cohen stated that she likes the signs and noted that the east side sign was not straight.

ACTION:

Moved by: Commissioner Langh and seconded by Commissioner Cohen; that the plans be approved subject to the following conditions:

- 1) The monument sign shall only be one sided and face northwest.
- 2) The northeast sign shall be eliminated.
- 3) Option "B" with "Ha.com" shall be approved with the materials submitted at the meeting on January 20, 2010.
- 4) Installation and details of the planters and placement of the signs shall be returned to staff for approval. Landscaping shall be provided to obscure the view of the monument sign posts.
- 5) Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on January 20, 2010.
- 6) This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirement.)
- 7) Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
- 8) Any projections within the public-right-of-way shall be reviewed and approved by the Public Works and Transportation Department.
- 9) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Bernstein, Meyer, Cohen, Langh, Hammerstein, Vice Chair Rubins, and Chair Rennett.

NOES: None.

CARRIED.

G. PUBLIC HEARINGS

4. **9033 Wilshire Boulevard
USC – THE DOCTORS OF USC**

Revised sign program to include building identification signs
(PL 095 4028)

Present: Amir Darouhakhsh
Brian League

On behalf of staff member Naziri, staff member Nguyen gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

Commissioner Bernstein stated that he preferred Option 2.

Commissioner Cohen stated that she likes Option 2 and stated that she would not like for the sign to extend to the glass or outside the building and be maintained beyond the white portion.

Commissioner Meyer stated that he likes the building and address as it currently is and suggested using the sign band below for the signage.

Commissioner Hammerstein expressed concerns regarding the signage on the building and stated that he did not like the sign that was presented.

Commissioner Langh stated that the 9033 identifies the building and he could support leaving the 9033 as long as it was smaller. Commissioner Langh also stated that he preferred that the colors of the sign were a part of the previous approved unified sign plan.

ACTION:

Moved by: Order of the Chair; that the plans be returned for restudy.

**5. 445 North Bedford Drive
HSBC**

Sign accommodation for multiple signs; façade modifications
(PL 095 3562)

Present: Tracy Wood
Representing the applicant

On behalf of staff member Millican, staff member Jerex gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

Commissioner Hammerstein wanted to know if there was glazing behind the wall. The applicant stated that there was not any glazing behind the wall.

Commissioner Cohen stated that she was glad to see that they were doing improvements to the building and she likes the solution that was presented.

Commissioner Hammerstein stated that this was an improvement and commended the applicant for doing a good job.

The Commission stated that the project was pedestrian friendly and liked the proposed project.

ACTION:

Moved by: Vice Chair Rubins and seconded by Commissioner Hammerstein; that the plans be approved as presented with the following standard conditions:

- 1) Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on January 20, 2010.
- 2) This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirement.)
- 3) Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
- 4) Any projections within the public-right-of-way shall be reviewed and approved by the Public Works and Transportation Department.
- 5) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Bernstein, Meyer, Cohen, Langh, Hammerstein, Vice Chair Rubins, and Chair Rennett

NOES: None.

CARRIED.

H. ARCHITECTURAL REVIEW

(Taken Out of Order)

7. **230 South Beverly Drive**
SAFFRON
Façade remodel and new business identification sign
(PL 095 9760)

Present: Jason Somers
Bryan Betham
Representing the applicant

Staff member Nguyen gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

Commissioner Lanh questioned the applicant regarding the acrylic panel. The applicant gave an example of the panel, which would have fluorescent lighting.

Vice Chair Rubins wanted to know how the lighting would be enclosed.

Chair Rennett wanted to know if the furniture was part of the approval. Staff member Nguyen stated that the applicant will be submitting at a later date but would like comments from the Commission.

Commissioner Lanh stated that he felt there could be issues with the open recess area and people using it at night. This has happened elsewhere in the City.

Commissioner Bernstein stated that the applicant did a beautiful job.

Commissioner Cohen stated that the sign was too large and expressed concerns regarding the panel on the side and stated that she would like to see more details on the panels.

Commissioner Meyer concurred with Commissioner Cohen's comments and stated that there needs to be more consistency in the design and he would like to see more details.

Chair Rennett concurred with Commissioner Cohen's comments and stated that the sign was clean and elegant, but too large for this location. Chair Rennett also expressed concerns on the panels regarding the light source being visible and pedestrians throwing trash in there. The applicant stated that the size of the sign is probably smaller than the existing sign since they are removing the existing canopy.

Commissioner Bernstein stated that the project looks cleaner since they are removing some of the façade area.

Commissioner Meyer stated that he did not have a problem with the sign and stated that it was clean and direct.

The Commission expressed their concerns regarding the red color and acrylic henna wall design.

ACTION:

Moved by: Commissioner Lanh and seconded by Vice Chair Rubins; that the plans be approved subject to the following conditions:

- 1) The exterior signage and vinyl on the storefront glass shall be approved as presented.
- 2) The red color and acrylic henna wall design shall be returned for restudy.
- 3) Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on January 20, 2010.
- 4) This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
- 5) Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
- 6) Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
- 7) A copy of the City's approval letter shall be scanned onto the final plans.

ACTION:

Moved by: Commissioner Langh and seconded by Vice Chair Rubins; that the plans be approved subject to the following conditions:

AYES: Commissioners Bernstein, Meyer, Cohen, Langh, Hammerstein, Vice Chair Rubins, and Chair Rennett

NOES: None.

CARRIED.

(Returned to Order)

- 6. 8929 Wilshire Boulevard
COMMERCIAL BUILDING**
Façade Remodel (Revisions to previous approval)
(PL 095 7400)

Present: Dio Yang

On behalf of staff member Rojemann, staff member Jerex gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

The Commission stated that this project was well presented and organized.

Commissioner Hammerstein wanted to know if the bottom of the staircase was concrete. The applicant stated that it was a mesh.

Commissioner Bernstein questioned the applicant regarding the brick and the parking.

Vice Chair Rubins questioned the applicant regarding the 4th floor pop-up structure. The applicant stated that it was a transformer.

It laws the consensus of the Commission that the project was nice.

ACTION:

Moved by: Commissioner Hammerstein and seconded by Commissioner Meyer; that the plans be approved as presented.

- 1) Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on January 20, 2010
- 2) This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
- 3) Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
- 4) Any projections within the public-right-of-way shall be reviewed and approved by the Public Works and Transportation Department.
- 5) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Bernstein, Meyer, Cohen, Langh, Hammerstein, Vice Chair Rubins, and Chair Rennett

NOES: None.

CARRIED.

I. COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Minor (Staff) Approvals

ACTION:

No action taken.

J. **ADJOURNMENT**

The meeting was adjourned at 4:00 pm, to the meeting on or after 1:00 pm on February 17, 2010.

PASSED and approved this 17th day of MARCH, 2010

Z. RICHARD RUBINS, CHAIR

MINUTES – FEBRUARY 17, 2010

**MINUTES
CITY OF BEVERLY HILLS
REGULAR ARCHITECTURAL COMMISSION MEETING
February 17, 2010**

The regular meeting of the Beverly Hills Architectural Commission was held in City Hall Conference Room 280-A at 1:07 p.m.

INTRODUCTION AND SWEARING IN OF NEW COMMISSIONER

Commissioner James Blakeley, III, was sworn in by City Clerk Pope.

A. ROLL CALL

Present: Commissioner Blakeley, Bernstein, Meyer, Cohen, Langh, Vice Chair Rubins, and Chair Rennett.

Absent: None.

B. COMMUNICATIONS FROM THE COMMISSION

Chair Rennett reported on the Mayor's Cabinet Meeting.

C. COMMUNICATIONS FROM THE AUDIENCE

None.

APPROVAL OF AGENDA

(TAKEN OUT OF ORDER)

D. CONTINUED ITEMS

3. HERITAGE AUCTION GALLERIES

9478 Olympic Boulevard

Request to revise business identification sign approval
(PL 100 0116)

Present: John Myres, Landmark Signs
Steve Webb, Attorney

Staff member Nguyen gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

Commissioner Cohen stated that there was an issue regarding the brick behind the signs that has not been repaired along Olympic Boulevard. The applicant stated that the proposed "HA.com" sign that would cover the damaged area and the client has agreed to patch and replace the brick façade as necessary.

Vice Chair Rubins stated that the signage has not been taken down on the side entry doors. The applicant stated that it will be removed and put up according to the approved plans. Vice Chair Rubins expressed concerns regarding the "HA.com" sign that has already been installed above the entrance door. The applicant stated that the owner wanted to put it up and if it wasn't approved today, it would be taken down.

Commissioner Bernstein stated that the project should be approved and stated that it fits in with the lettering.

Commissioner Blakeley questioned the applicant regarding the logo on the outside of the building and wanted to know if the logo matches the business cards. The applicant stated that the logo does match the business cards.

ACTION:

Moved by: Commissioner Cohen and seconded by Commissioner Bernstein; that the plans be approved subject to the following conditions:

- 1) The brick shall be repaired prior to issuance of permits.
- 2) A copy of the trademark approval shall be submitted to the Planning Department within six months of this approval.
- 3) Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on February 17, 2010.
- 4) This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
- 5) Any future modifications to the approved plans shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
- 6) Any projections within the public-right-of-way shall be reviewed and approved by the Public Works and Transportation Department.
- 7) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Bernstein, Meyer, Cohen, Langh, Vice Chair Rubins, and Chair Rennett.

NOES: None.

ABSTAINED: Commissioner Blakeley

CARRIED.

(RETURNED TO ORDER)

NEW BUSINESS

- 1. ANNENBERG CENTER FOR THE PERFORMING ARTS**
Crescent Drive Parking Structure: Design of Garage Access Pavilions
455 North Rexford Drive
Presentation by Staff and Project Architect

Present: Bert Michitsch
Curtis Leseman
Elaine Nesbitt
Allen Rubenstein

On behalf of staff member Millican, staff member Jerex gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

The Commission made comments regarding the windows, the identity of the building, the hours of operation of the building, the entrances, pathways, the design approach, and landscaping. After a discussion of these items, the Commission gave the following summary of the points to the applicant:

City Hall Pavilion Suggestions

- 1) Integrate the elements of the City Hall into the proposed project, with consideration to the development and design of the structures as it relates to City Hall, the Pavilion and Annenberg parking structure. Show the logic path of the architectural elements in the proposed design as it relates with the existing structure.
- 2) Address the "people" spaces that are between the buildings (i.e., transition spaces, spatial definition, etc).
- 3) Show how the landscaping is integrated with the buildings and show how it supports the architecture of the buildings.
- 4) Provide to the Commission a list of parameters that the applicant has been given in order for the Commission to understand the design proposal and process.
- 5) Sense of arrival
- 6) Set back ticket machine if possible/screen from view
- 7) Refine design – 3D elements in light relief? Opportunities exist to tie in Moore concepts to new structures

Annenberg Suggestions

- 1) How does pavilion tie into the model proposed by Zoltan Pali?
- 2) How does it tie into the fabric of the entire block?
- 3) Elaine Nesbitt mentioned Historic Resources Group (HRG) was looking for transparency/not to block existing Post Office building. Symmetry also requested.
- 4) Needs comments from Preservation Consultant (HRG)
- 5) Lower height
- 6) Needs to be clear, open, transparent, modern

ACTION:

No action was taken on this item; however the applicant team will return with revised plans at a future meeting.

D. CONTINUED ITEMS

2. SAFFRON

230 South Beverly Drive

Façade remodel and new business identification sign
(PL 095 9760)

Present: Jason Somers
Bryan Bethem

Staff member Nguyen gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item.

Vice Chair Rubins asked if the fluorescent light fixture on the lamp was enclosed. The applicant stated that the lamp was enclosed.

Vice Chair Rubins questioned the applicant regarding the arrow design element and wanted to know if it would be visible if the wall was painted entirely in the crimson color. The applicant stated that there was still be an arrow element on the inside.

Commissioner Cohen stated that she liked Option 1 from the submitted package and preferred another option for the proposed outdoor dining furniture.

Commissioner Blakeley questioned the applicant regarding the right side entrance. The applicant stated that the wall was painted white stucco.

Commissioner Meyer commended the applicant for a simple and clean design that addressed the Commission's previous issues, noting that that the presentation was very good.

ACTION:

Moved by: Commissioner Lanh and seconded by Vice Chair Rubins; that the plans be approved subject to the following conditions:

- 1) Option 1, with all crimson exterior walls shall be approved as presented.
- 2) Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on February 17, 2010.
- 3) This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public works requirements).
- 4) Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
- 8) Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
- 9) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Blakeley, Bernstein, Meyer, Cohen, Lanh, Vice Chair Rubins, and Chair Rennett.

NOES: None.

CARRIED.

**4. 9033 Wilshire Boulevard
USC – THE DOCTORS OF USC**

Revised sign program to include building identification signs
(PL 095 4028)

Present: Amir Darouhakhsh
Bryan League

On behalf of staff member Naziri, staff member Jerex gave a report on this item and it was entered into the record.

The applicant gave a presentation on this item and stated that they preferred Option 2 of the submitted package. The applicant expressed concerns that in reducing the size of the sign, it would reduce its visibility on the building.

Commissioner Lanh stated that he preferred Option 2 and concurred with the staff recommendations that the sign letters returns shall be brushed aluminum.

Commissioner Bernstein concurred with Commissioner Lanh's comments.

Commissioner Blakeley stated the he preferred Option 2 and was okay with 4'6" size sign.

Commissioner Cohen stated that she was okay with 6" on the top and bottom of the sign.

Chair Rennett stated that he was not happy with the color and how it related to the rest of the building.

ACTION:

Moved by: Commissioner Langh and seconded by Vice Chair Rubins; that the plans be approved subject to the following conditions:

- 1) Option 2 building identification sign shall be approved.
- 2) The plexiglass color shall be red.
- 3) The size of the signs shall be reduced by 20%.
- 4) The sign letters shall be made aluminum letters in red painted finish with brushed aluminum returns.
- 5) Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on February 17, 2010 (with amendments per conditions noted above).
- 6) This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
- 7) Any future modifications to the approved plans shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
- 8) Any projections within the public-right-of-way shall be reviewed and approved by the Public Works and Transportation Department.
- 9) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Blakeley, Bernstein, Meyer, Cohen, Langh, and Vice Chair Rubins.

NOES: Chair Rennett.

CARRIED.

E. PUBLIC HEARINGS

**5. PRISCILLA OF BOSTON
370 North Canon Drive**

Façade remodel and sign accommodation for multiple business identification signs
(PL 100 1789)

Present: Don Kirby
Robert Sargenti

Staff member Nguyen gave a report on this item and it was entered into the record.

The applicant accepted the staff report as presented.

Commissioner Cohen stated that there was no interaction with the people from across the busy restaurant across the street and suggested that the applicant take a look at the corner where the Chanel store is currently located. Commissioner Cohen stated that the project was not pedestrian friendly, noting that it was a nice design but did not fit into the location.

Commissioner Blakeley stated that since this building is on a major corner within the Business Triangle, the façade should be redesigned to be more pedestrian friendly. Commissioner Blakeley also stated that he had an issue with the massive wall of the building along Brighton Way. The applicant stated that the client was concerned with privacy for their retail customers.

Commissioner Bernstein concurred with his fellow Commissioners' comments and stated that he also felt the Chanel corner would be a good example to look at.

Commissioner Meyer stated that this corner is a very pedestrian oriented street and the transparency of the building needs to be reconsidered. The applicant should also consider the proportionality of the proposed design as the corner is not articulated. Additionally, the applicant should reconsider the use of materials (dryvit is not a high quality material) on the façade, and design the building to complement the site.

Commissioner Lanh stated that the black awning was hard to keep clean and suggested doing a reevaluation of the synthetic wood. Additionally, the applicant should reconsider the color palette of the building. Commissioner Lanh suggested the applicant consider having the entrance at the corner diagonal with graphics on either side, instead of facing North Canon Drive.

Commissioner Meyer suggested bringing a sample of the wood and stucco transition materials.

Vice Chair Rubins concurred with his fellow Commissioners' comments.

Chair Rennett stated that he understands that privacy is a concern of the applicant but stated that it was not a bad thing to be more pedestrian friendly where the internal and external needs are balanced.

ACTION:

Moved by: Order of the Chair; that the plans be returned for restudy.

ACTION:

No action taken.

G. ELECTION OF OFFICERS FOR 2010 (Chair and Vice Chair)

Vice Chair Rubins was nominated and unanimously voted in as Chair, and Commissioner Cohen was nominated and unanimously voted in as Vice Chair for 2010.

H. ADJOURNMENT

The meeting was adjourned at 4:40 pm, to the meeting on or after 1:00 pm on March 17, 2010.

PASSED and approved this 17th day of MARCH, 2010

Z. RICHARD RUBINS, CHAIR