



## Architectural Commission Report

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**Meeting Date:** Wednesday, August 15, 2012

**Subject:** **Beverly Hills Visitor Center**  
**9400 South Santa Monica Boulevard**  
Request for approval of a sign accommodation to allow a building identification sign and business identification sign facing private property.  
(PL121 1967)

**Project applicant:** Steve Hoover - Signmakers

**Recommendation:** Conduct public hearing and provide the applicant with an approval.

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### REPORT SUMMARY

The applicant requests approval of a sign accommodation to allow a business identification and building identification sign facing private property. The following signs area proposed:

- One business identification sign located along the west building elevation facing the alley. This sign is proposed to be a total of 11.5 square feet in area and would be composed of individually mounted aluminum letters (non-illuminated). Per Beverly Hills Municipal Code Section 10-4-604, the Architectural Commission may approve a sign accommodation to allow a business identification sign facing the alley so long as it does not exceed 75% of the sign area allowed if facing a public street. The proposed 11.5 SF sign is well under the maximum 73.5 SF permitted with an accommodation.
- One building identification sign located along the south building elevation facing private property. This sign is proposed to be a total of 24.2 square feet in area and would be composed of individually mounted aluminum letters (non-illuminated). Per Beverly Hills Municipal Code Section 10-4-605, the Architectural Commission may approve a sign accommodation to allow a building identification sign facing private property so long as it does not exceed 2% of the vertical surface area of the building elevation on which it is located. The proposed 24.2 SF sign is well under the maximum 135 SF permitted with an accommodation.

### ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

### ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with

Attachment(s):

- Detailed Design Description and Materials (Applicant Prepared)
- Design Plans, Cut Sheets and Supporting Documents
- Approval Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner  
(310) 285-1192

[srojemann@beverlyhills.org](mailto:srojemann@beverlyhills.org)



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certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

### **PUBLIC OUTREACH AND NOTIFICATION**

The sign accommodation request for this project requires mailed public notices within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed on Monday, August 6, 2012. To date staff has not received any comments in regards to the submitted project.



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**Attached A:**  
Detailed Design Description  
and Materials (Applicant Prepared)

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**SECTION 1 – AUTHORIZATION & APPLICANT TEAM**

**A Property Information**

Project Address: 9400 South Santa Monica Boulevard  
Adjacent Streets: Canon Drive and S. Santa Monica Boulevard

**B Property Owner Information<sup>1</sup>**

Name(s): City of Beverly Hills - Brenda Lavender  
Address: 455 North Rexford Drive  
City: Beverly Hills State & Zip Code: CA, 90210  
Phone: 310-285-2426 Fax:  
E-Mail blavender@beverlyhills.org

**C Applicant Information [individual(s) or entity benefiting from the entitlement]**

Name(s): Beverly Hills Visitor Center  
Address:  
City: State & Zip Code:  
Phone: Fax:  
E-Mail

**D Architect / Designer Information [Employed or hired by Applicant]**

Name(s): Poon Design Inc. (Anthony Poon) Registered Architect? Yes  No   
Address: 315 south Beverly Drive  
City: Beverly Hills State & Zip Code: CA, 90212  
Phone: 310-277-8855 Fax:  
E-Mail apoon@poondesign.com

**E Landscape Designer Information [Employed or hired by Applicant]**

Name(s):  
Address:  
City: State & Zip Code:  
Phone: Fax:  
E-Mail

**F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.**

Name(s): Steven Hoover - Signmakers  
Address: 5772 Venice Boulevard  
City: Los Angeles State & Zip Code: CA 90019  
Phone: 323-932-92331 Fax:  
E-Mail steve@signmakers.com

**G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.<sup>2</sup>**

Property Owner's Signature & Date

Property Owner's Signature & Date

<sup>1</sup> If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups: Group A – Chairperson or president of the board; Group B – board secretary or chief financial officer.

<sup>2</sup> A signed and dated authorization letter from the property owner is also acceptable.

**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
  - Ten (10) 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):
  - To allow business ID & building ID signs facing private property Number of signs proposed:
- Other: \_\_\_\_\_

**C Describe the scope of work proposed including materials and finishes:**

Proposed two new signs, both facing private property. One business ID sign will be on the west building elevation, one building ID sign will be located along the south elevation. Both signs will be composed of individually pin mounted aluminum letters. Neither sign will be illuminated.

**C Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/UNITEGIS/>)**

- |                              |                                 |   |                                 |                                |
|------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <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 checked="" type="checkbox"/> C-3 | <input type="checkbox"/> C-3A   | <input type="checkbox"/> C-3B  |
| <input 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   |

**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 Are any protected trees located on the property? (See the City’s tree removal guidelines at: <http://www.beverlyhills.org/services/building/plans/tree.asp>.)**

Yes  No

If YES, provide the following information:

Tree Type:  Heritage Tree(s)  Native Tree(s)  Urban Grove

Species: \_\_\_\_\_

Quantity/Sizes: \_\_\_\_\_

Reason for Removal: \_\_\_\_\_

**G 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> (i.e. business ID, building ID, parking, etc.)	<u>Dimensions</u> (length x width)	<u>Square Feet</u>	<u>Maximum Area Permitted by Code</u>	<u>Maximum Area Permitted w/ Sign Accommodation</u> (if applicable)
1	Business ID sign (west facing sign)	1'-6" x 7'-6"	11.5 SF	Signage not permitted to face an alley without a sign accommodation	(2 SF x 49 = 98 x 75%) = 73.5 SF MAX
2	Building ID sign (south facing sign)	2'-2" x 11	24.2 SF	Signage not permitted to face private property without a sign accommodation	2% x (45 x 150) = 135 SF MAX
3					
4					
5					

**C 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: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

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

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**ROOF**

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**CHIMNEY(S)**

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**COLUMNS**

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**BALCONIES & RAILINGS**

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

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

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

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

**AWNINGS, CANOPIES**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUSINESS ID SIGN(S)**

*Material:* 1/4" polished aluminum  
*Texture /Finish:* Etched/engraved shield  
*Color / Transparency:* Aluminum

**BUILDING ID SIGN(S)**

*Material:* 1/4" polished aluminum  
*Texture /Finish:* etched/engraved shield  
*Color / Transparency:* aluminum

**EXTERIOR LIGHTING**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**PAVED SURFACES**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**OTHER DESIGN ELEMENTS**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

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

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

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

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

The proposed signs are of a high quality and are simple and clean in design.

- 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 proposed signs are of high quality materials and will not contain any electrical wiring or lighting, thus they will not negatively affect the environment.

- 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 proposed signs are of high quality, clean materials which will not depreciate the buildings appearance or value.

- 4. Describe how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.**

The proposed signs are consistent with other signs approved throughout the business triangle in both location and scale. The proposed signs do not conflict with the desired designs for the business triangle.

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

The proposed signs are less than the maximum sign area permitted by the municipal code and the high quality materials are in keeping with Beverly Hills' high design standards.



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**Attached B:**

Design Plans, Cut Sheets  
and Supporting Documents

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STOREFRONTS SURROUNDING AREA

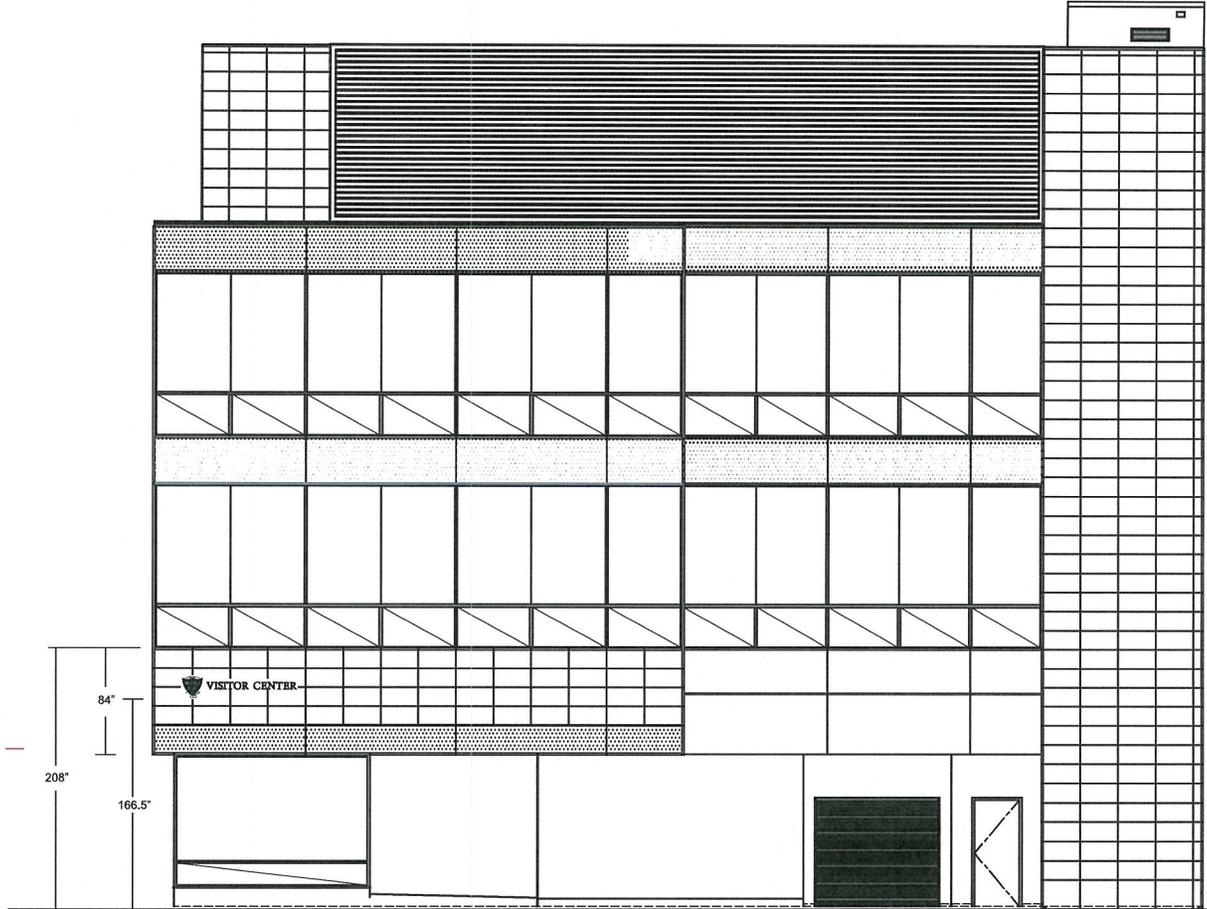
<b>Design #</b> _____	<b>Account Rep:</b> PS	<b>Approved / Date</b>	<b>Revision/ Date</b>	 <b>Design Production Installation</b> <small>5772 Venice Blvd. Los Angeles, CA 90019                  Telephone 323 932 9231 Fax 323 932 8605</small>	<input type="checkbox"/> APPROVED		_____ CUSTOMER / TENANT SIGNATURE  _____ BLDG. MANAGEMENT / LANDLORD SIGNATURE	<b>FINAL ELECTRICAL CONNECTION BY CUSTOMER</b>   <small>SIGNS TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABELS INSTALL IN ACCORDANCE WITH NATIONAL ELECTRIC CODES</small>
<b>Client:</b> BEVERLY HILLS VISITORS CENTER	<b>Date:</b> 8-30-2012	Client	_____		<input type="checkbox"/> APPROVED w/CHANGES			
<b>Address:</b> 3400 SANTA MONICA BLVD. BEVERLY HILLS, CA 90212	<b>Designer:</b> SMHH	Sales	_____		<input type="checkbox"/> PLEASE REVISE			
		Estimate	_____					
		Art	_____					
		Engineering	_____					
		Landlord	_____					



PROPOSED



**A** SIDE VIEW



**A** WEST ELEVATION

SCALE 1/8"=1'-0"

Design # _____	Account Rep: <u>PS</u>	Client _____	Approved / Date _____	Revision / Date _____
Client: BEVERLY HILLS VISITORS CENTER	Date: <u>8-30-2012</u>	Sales _____	_____	_____
Address: 9400 SANTA MONICA BLVD. BEVERLY HILLS, CA 90212	Designer: <u>SMH</u>	Estimate _____	_____	_____
		Art _____	_____	_____
		Engineering _____	_____	_____
		Landlord _____	_____	_____

*signmakers*  
Design Production Installation  
5772 Venice Blvd. Los Angeles, CA 90019  
Telephone 323 932 9231 Fax 323 932 8605

APPROVED  
 APPROVED w/CHANGES  
 PLEASE REVISE

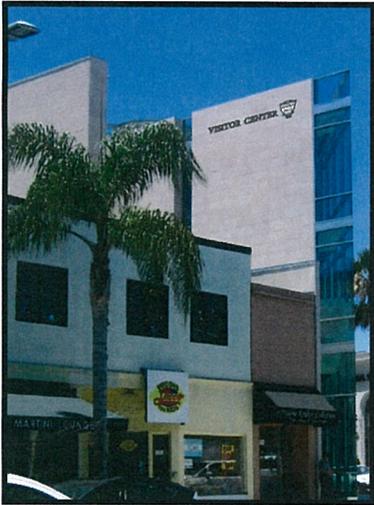
\_\_\_\_\_  
 CUSTOMER / TENANT SIGNATURE

\_\_\_\_\_  
 BLDG. MANAGEMENT / LANDLORD SIGNATURE

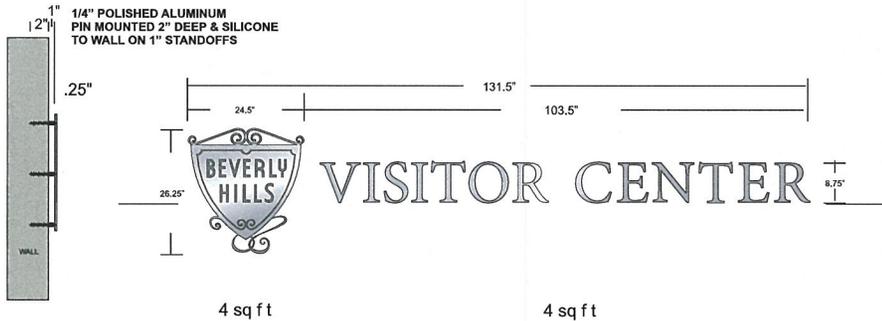
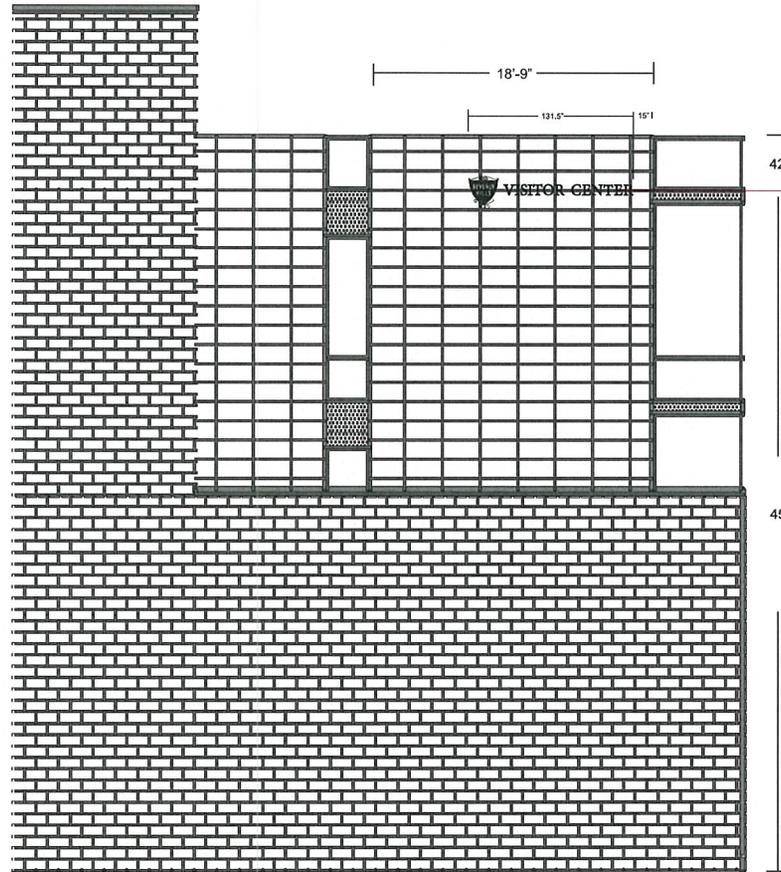
FINAL ELECTRICAL CONNECTION BY CUSTOMER



SIGNS TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABELS INSTALL IN ACCORDANCE WITH NATIONAL ELECTRIC CODES



PROPOSED



SHIELD/TEXT 3-1 RATIO  
8 SQ FT

**B** SIDE VIEW

**B** WEST ELEVATION

SCALE 1/8"=1'-0"

Design # _____	Account Rep: <u>PS</u>	Approved / Date	Revision/ Date
Client: <u>BEVERLY HILLS VISITORS CENTER</u>	Date: <u>8-30-2012</u>	Client _____	_____
Address: <u>9600 SANTA MONICA BLVD. BEVERLY HILLS, CA 90212</u>	Designer: <u>SMH</u>	Sales _____	_____
		Estimate _____	_____
		Art _____	_____
		Engineering _____	_____
		Landlord _____	_____

*signmakers*  
Design Production Installation  
5772 Venice Blvd. Los Angeles, CA 90019  
Telephone 323 932 9231 Fax 323 932 8605

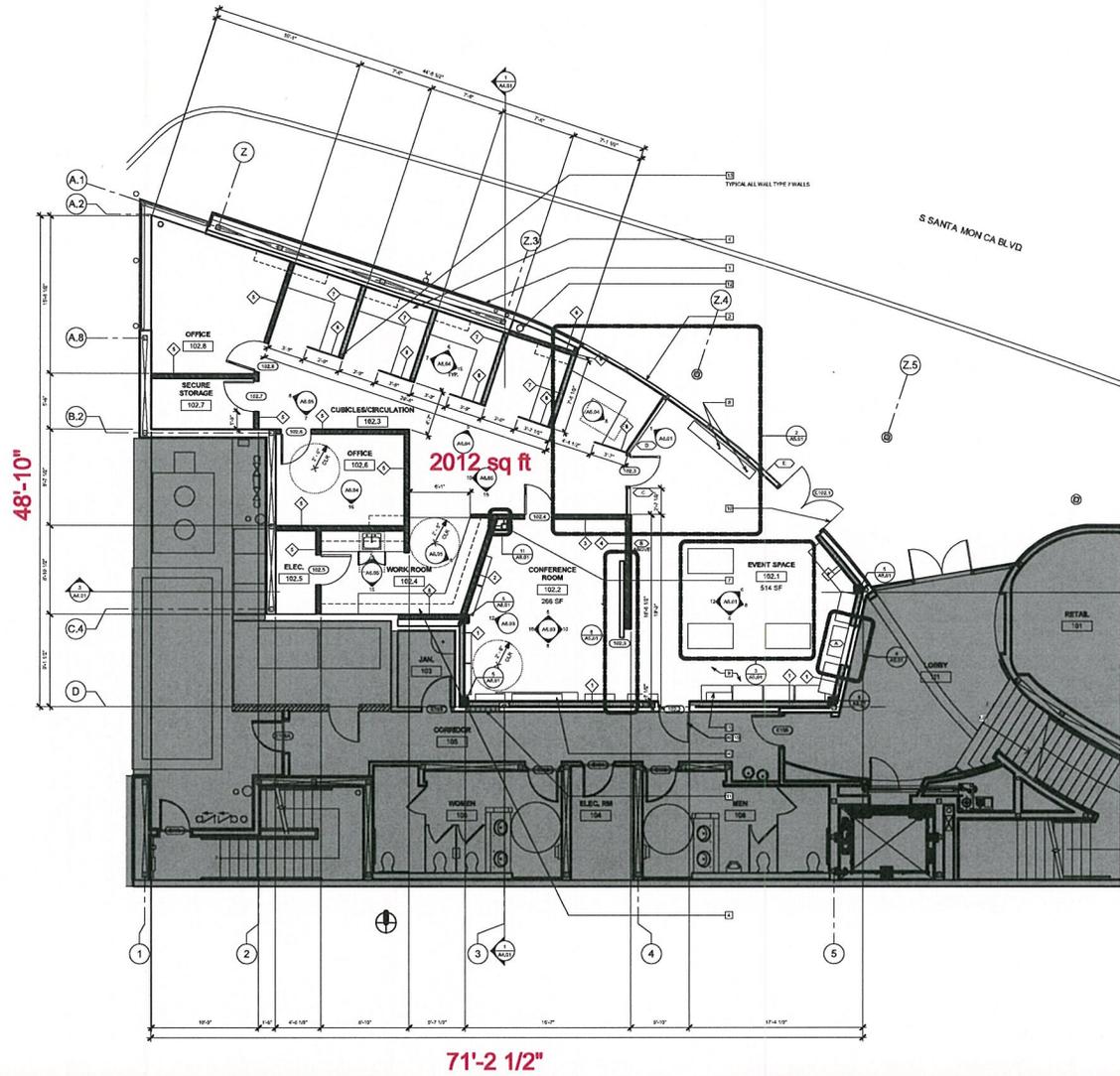
- APPROVED
- APPROVED w/CHANGES
- PLEASE REVISE

\_\_\_\_\_  
CUSTOMER / TENANT SIGNATURE

\_\_\_\_\_  
BLDG. MANAGEMENT / LANDLORD SIGNATURE

FINAL ELECTRICAL CONNECTION BY CUSTOMER

SIGNS TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABELS. INSTALL IN ACCORDANCE WITH NATIONAL ELECTRIC CODES



Design # _____	Account Rep: <u>PS</u>	Approved / Date	Revision/ Date
Client: BEVERLY HILLS VISITORS CENTER	Date: <u>8-30-2012</u>	Client	
Address: 9400 SANTA MONICA BLVD. BEVERLY HILLS, CA 90212	Designer: <u>SMH</u>	Sales	
		Estimate	
		Art	
		Engineering	
		Landlord	

*signmakers*  
Design Production Installation  
5772 Venice Blvd. Los Angeles, CA 90019  
Telephone 323 932 9231 Fax 323 932 8605

- APPROVED
- APPROVED w/CHANGES
- PLEASE REVISE

\_\_\_\_\_  
CUSTOMER / TENANT SIGNATURE

\_\_\_\_\_  
BLDG. MANAGEMENT / LANDLORD SIGNATURE

FINAL ELECTRICAL CONNECTION BY CUSTOMER

 SIGNS TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABELS INSTALLED IN ACCORDANCE WITH NATIONAL ELECTRIC CODES



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**Attached C:**  
Approval Resolution

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RESOLUTION NO. AC-49-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A SIGN ACCOMMODATION FOR A BUSINESS IDENTIFICATION SIGN AND BUILDING IDENTIFICATION SIGN FACING PRIVATE PROPERTY AT 9400 SOUTH SANTA MONICA BOULEVARD (PL1211967)

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

Section 1. Steven Hoover, applicant on behalf of the property owners, City of Beverly Hills, and the applicant, Beverly Hills Visitor Center (Collectively the "Applicant"), has applied for architectural approval of a sign accommodation allowing a business identification sign and building sign facing private property.

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 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 environmental review 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, landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **August 15, 2012** 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 environment 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:

Standard Conditions

1. **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.
2. **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.
3. **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.
4. **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.

5. **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.

6. **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.

7. **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.

Special Conditions

8. **No special conditions for this project.**

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: **August 15, 2012**

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Shena Rojemann, Commission Secretary  
Community Development Department

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Zale Richard Rubins, Chairperson  
Architectural Commission

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )     SS.  
CITY OF BEVERLY HILLS                )

I, SHENA ROJEMANN, Secretary of the Architectural Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-49-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on August 15, 2012 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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SHENA ROJEMANN  
Secretary to the Architectural  
Commission/Associate Planner  
City of Beverly Hills, California