



## Architectural Commission Report

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**Meeting Date:** Wednesday, January 18, 2012

**Subject:** **BIER BEISL**  
**9669 S. Santa Monica Boulevard**  
Request for approval of a façade remodel and sign accommodation for multiple business identification signs.  
(PL1131285)

**Project applicant:** Greg Bleier, Studio Unlimited

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

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### REPORT SUMMARY

The applicant requests approval of a façade remodel and sign accommodation for multiple business identification signs on the building elevation. The façade remodel consists of a new storefront window system, menu board, lighting features, painted entryway, and a new door. The applicant has already obtained staff-level architectural review for recovering the awning and one business identification sign. The applicant is also proposing a total of four business identification signs (one projecting sign, one menu board sign, and two window signs). Pursuant to Beverly Hills Municipal Code §10-4-604, a sign accommodation may be granted by the Architectural Commission to permit multiple business identification signs so long as the total area of all signs does not exceed the lesser of 100 square feet, to total business sign area otherwise permitted, or ten-percent of the vertical surface area of that wall below 20'-0" in height and occupied by the frontage of the business. As such, the maximum area of all signs for the subject property would be 73 square feet. The total area of all signs proposed is 19.6 square feet.

### ZONING CODE COMPLIANCE

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

### ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

### PUBLIC OUTREACH AND NOTIFICATION

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

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets and Supporting Documents
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner  
(310) 285-1191

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



**Design Review Commission Report**

455 North Rexford Drive

AC Meeting – December 14, 2011

**Attached A:**

Detailed Design Description  
and Materials (Applicant Prepared)

**SECTION 1 – AUTHORIZATION & APPLICANT TEAM**

**A Property Information**

Project Address: 9669 South Santa Monica Blvd #2, Beverly Hills, CA 90210  
Adjacent Streets: S. Santa Monica Blvd, Bedford Drive, Roxbury Drive

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

Name(s): Laura Aflalo  
Address: 210 E. Olympic Blvd. Suite 202,  
City: Los Angeles State & Zip Code: CA 90015  
Phone: 213 - 746 - 6776 Fax: 213 - 748 - 6659  
E-Mail

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

Name(s): Maires LLC dba. BierBeisl  
Address: 9669 South Santa Monica Blvd. #2  
City: Beverly Hills State & Zip Code: CA 90210  
Phone: 323 - 767 - 9672 Fax:  
E-Mail: bernhard@rmbmla.com

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

Name(s): Studio Unlimited Registered Architect? Yes  No   
Address: 1422 N. Formosa Ave  
City: Los Angeles State & Zip Code: CA 90046  
Phone: 323 - 275 - 4859 Fax:  
E-Mail: gregb@studiounltd.com

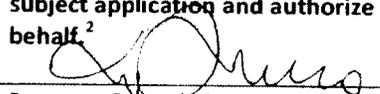
**E Landscape Designer Information [Employed or hired by Applicant]**

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

**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

1-4-12  
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: 4
- Building Identification Sign(s)  
 Number of signs proposed:
- Sign Accommodation (explain reason for the accommodation request below):  
 for authentic business ID projecting sign  
 Number of signs proposed: 1
- Other:
- Remodel: Int. & Ext, no floor area added
- Remodel: Int. & Ext, floor area added
- Awning(s):  New  Recovery
- Open Air Dining: #Tables 3 # Chairs 6

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

New wood & steel projecting sign, painted brick entrance focal point, new wood door assembly at entrance, new aluminum store front (color: dark bronze), new white glass film, new wall sconces, new painted wood menu board, new glass film restaurant logo, new walnut-board with business info and hours of operations

**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):

**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</u> <u>feet</u>	<u>Maximum Area Permitted</u> <u>by Code</u>	<u>Maximum Area</u> <u>Permitted w/ Sign</u> <u>Accommodation</u> (if applicable)
1	Business ID Projecting Sign	30" x 26"	6.2	73	
2	Business ID Information Sign	43" x 31"	9.4	73	
3	Business ID Window Sign	12" x 11" (x2)	1.8	73	
4	Business ID Menu Board	22" x 21"	3.2	73	
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: exterior paint  
 Texture /Finish: flat  
 Color / Transparency: raisin torte

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

Material: 1/2 inch glass, clear tempered, alum. frame; Doors: wood + wood frame  
 Texture /Finish: wood door: reclaimed antique with marine grade sealer  
 Color / Transparency: window storefront: Dark Bronze alum.; Door + Frame: Dark Brown

**ROOF**

Material: n/a  
 Texture /Finish:  
 Color / Transparency:

**CHIMNEY(S)**

Material: n/a  
 Texture /Finish:  
 Color / Transparency:

**COLUMNS**

Material: n/a  
 Texture /Finish:  
 Color / Transparency:

**BALCONIES & RAILINGS**

Material: n/a  
 Texture /Finish:  
 Color / Transparency:

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

Material: chairs: walnut + burgundy leather seat; tables: walnut with dark steel base  
 Texture /Finish: flat, smooth marine grad finish  
 Color / Transparency: clear coat

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

**AWNINGS, CANOPIES**

*Material:* sunbrella fabric  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* alpine - 4655 - 000 (dark green)

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

*Material:* Projecting sign: DougFir + Steel, glass film, walnut, painted wood  
*Texture /Finish:* DougFir: Rough stock with marine grade walnut with UV varnish  
*Color / Transparency:* clear poly coat: white and grey for restaurant logo

**BUILDING ID SIGN(S)**

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

**EXTERIOR LIGHTING**

*Material:* painted metal and glass  
*Texture /Finish:* smooth  
*Color / Transparency:* Dark green painted metal with translucent white glass

**PAVED SURFACES**

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

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

*Material:* vinyl glass film  
*Texture /Finish:* smooth  
*Color / Transparency:* white 65% opacity

**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 upgrades proposed create an elegantly updated, clean and simple design which evokes a traditional Austrian Beisl, a communal place to gather over high-quality food and drink. Aesthetically, the design is tranquil and familial with each well-placed detail added enhancing the experience from the street significantly over the current storefront. The design speaks of purity and clarity through its use of colors and materials; we believe it will help maintain and attract positive activity to this portion of South Santa Monica Blvd. Elements such as the hanging sign and lanterns aid in creating a focal point for the facade entry.

- 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 design maintains current structural properties which provides an adequate seal to noise transmission on both sides. Any work done to the facade, such as the new storefront, will maintain these conditions through use of proper sealing techniques.

- 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.**

Upgrades to the current glass storefront, is much needed and will provide a clean, balanced look while using a high quality aluminum & glass system. The current system has a "piece meal" look which does not look of high quality. The design critically addresses the hierarchy of place and portal by erasing the confusion of current entry through use of design elements to provide new significance and importance to the entry. The new signage will provide interest and an enhanced aesthetic through quality and honest materials & composition. Design changes will provide a more understated and elegant experience over the current facade

- 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.**

In addressing the lack of clarity in the facade by providing a clear and strong entrance, with warm and inviting lighting, color and materials, we feel this will add a "buzz" to current street activity at a more quiet end of the boulevard as in accordance to the general plan. Outdoor dining will add another dynamic experience, which will help promote street life.

- 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 minimal construction adheres to codes in the form of keeping our business identification signage well under the allowable maximum for our store front. The projecting sign conforms to the limit of projection dimension and falls well within the height restrictions. The new door conforms to accessibility requirements. We believe that for our design to be successful that we show a restrained hand in regards to the limitations of codes and laws.

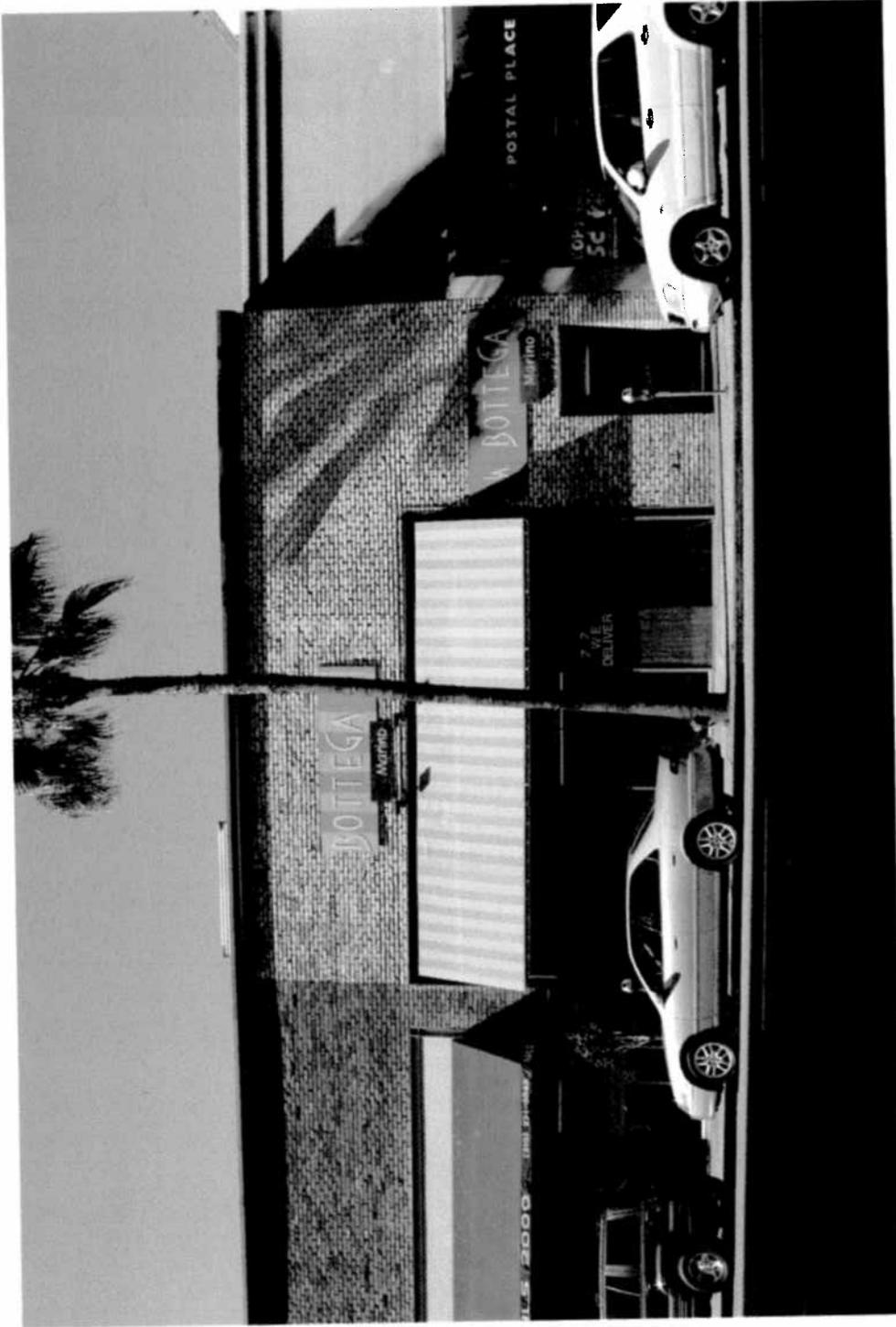


**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – December 14, 2011

**Attached B:**

Design Plans, Cut Sheets  
and Supporting Documents

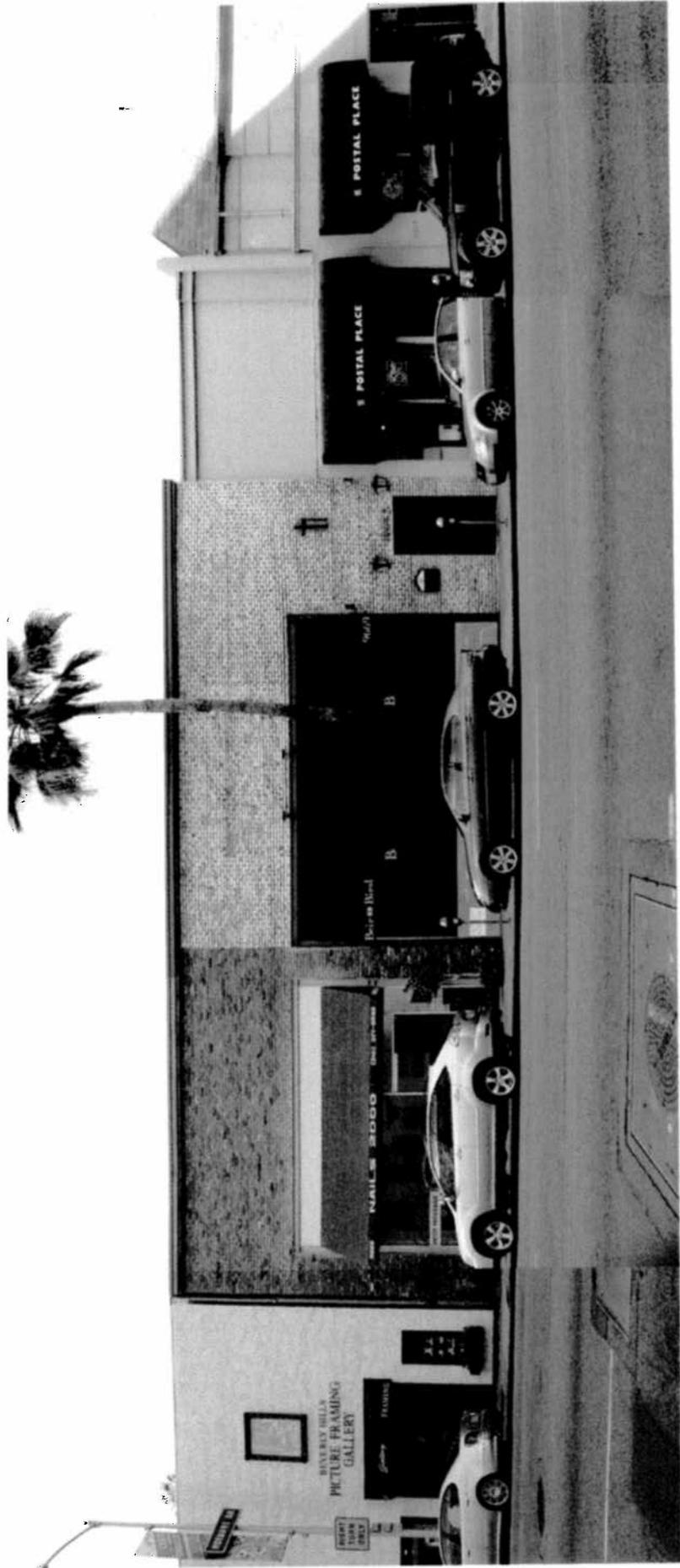


STUDIO

**UNIVERSITY**

EXISTING SITE PHOTO

Application for 9669-2  
S. Santa Monica Blvd.  
1/4/12



STUDIO



Streetscape Montage 1

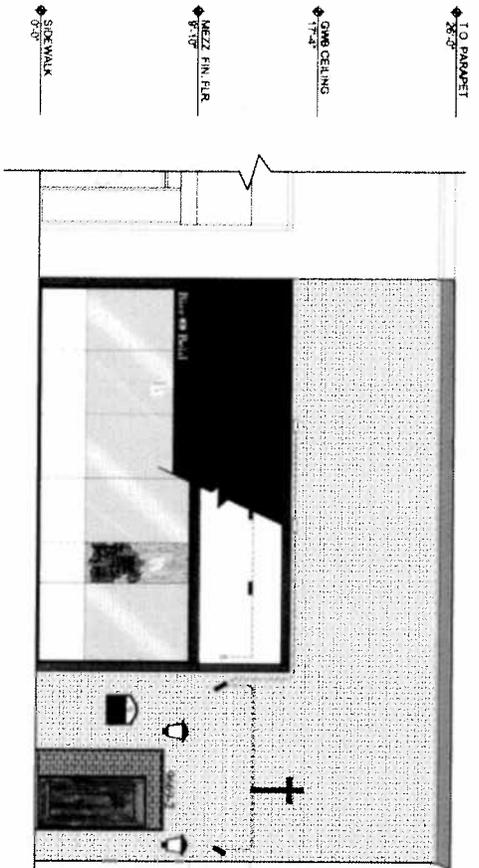
Application for 9669-2  
S. Santa Monica Blvd.  
1/4/12



STUDIO  
**UNIMEDIA**

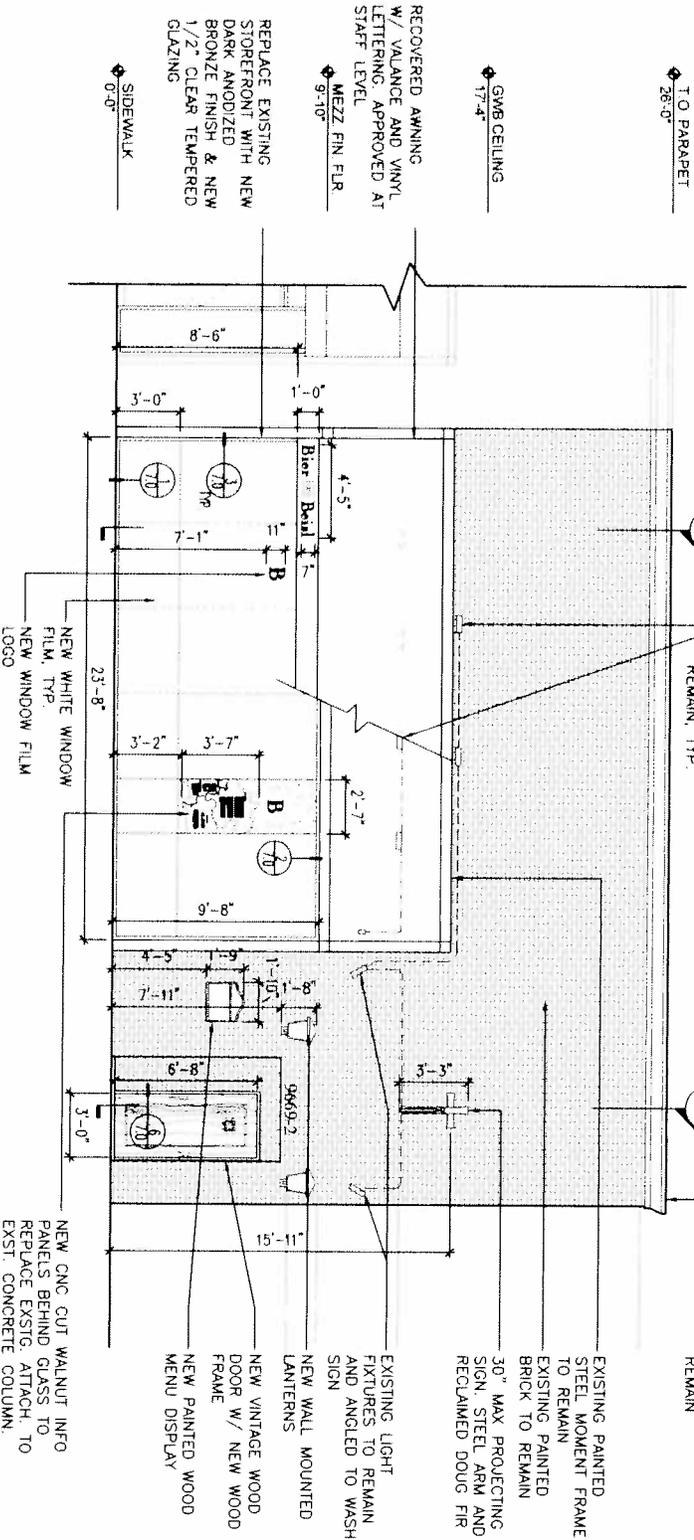
3D Perspective

Application for 9669-2  
S. Santa Monica Blvd.  
1/4/12



COLORED EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0" 2



PROPOSED EXTERIOR ELEVATION

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

**STUDIO UNITD**  
 1422 N Formosa Ave.  
 Los Angeles, CA 90046  
 t: (323) 275-4859  
 e: info@studiounitd.com

Minor annotations on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. Any discrepancy between field conditions and dimensions shown shall be reported to the Designer prior to commencing work.

01/04/12	ARCH. COMMISSION
DATE	ISSUE

Project: **BIER BEISL**  
 9669-2 S. Santa Monica Blvd  
 Beverly Hills, CA 90210

Client: **Mares LLC**  
 9669-2 S. Santa Monica Blvd  
 Beverly Hills, CA 90210

Proj. No.: 111005  
 Drawn By: DRAVAM  
 Reviewed By: GBL/DL  
 Date: 12/30/11  
 Scale: SCALE

Drawing Title:  
**EXTERIOR ELEVATIONS**

Sheet No.:

**4.0**

When approved in these drawings shall have  
provision for scaled dimensions. Drawings shall  
not be scaled. Contractors shall verify and be  
responsible for all dimensions and conditions shown  
by these drawings. Any discrepancy between field  
dimensions and dimensions shown shall be reported  
to the Designer prior to commencing work.

01/04/12	ARCH. COMMISSION
DATE	ISSUE

Project:

**BIER BEISL**  
9669-2 S. Santa Monica Blvd  
Beverly Hills, CA 90210

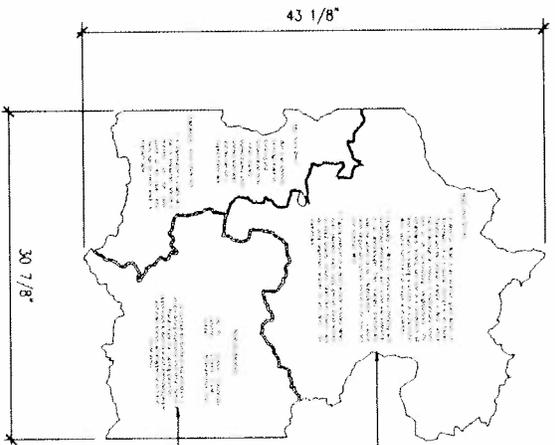
Client: Maies LLC  
9669-2 S. Santa Monica Blvd  
Beverly Hills, CA 90210

Proj. No.: 111005  
Drawn By: DRAWN  
Reviewed By: GB/DL  
Date: 12/30/11  
Scale: SCALE

Drawing Title:  
**SIGNAGE**  
**INFORMATION**

Sheet No.:

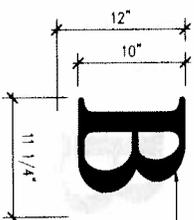
**5.0**



(3) 1/2" WALNUT PLYWOOD PANELS, CNC ROUTED IN THE SHAPE OF (3) AUSTRALIAN REGIONS PANELS TO BE FINISHED WITH UV RESISTANT SATIN LACQUER. PANELS TO BE ADHERED W/ CONSTRUCTION ADHESIVE TO CONCRETE COLUMN BEHIND STORE FRONT GLAZING.

LASER ETCHED INFORMATIONAL TEXT TO BE 3/8" H.

MAX BUSINESS IDENTIFICATION SIGNAGE ALLOWABLE =	73 S.F.
PROPOSED INFORMATION SIGN =	9.4 S.F.
PROPOSED PROJECTING SIGN =	5.2 S.F.
PROPOSED LOGO FILM SIGNS =	1.8 S.F.
PROPOSED MENU BOARD (SEE SPEC) =	3.2 S.F.
TOTAL SIGNAGE SQUARE FOOTAGE =	19.6 S.F.

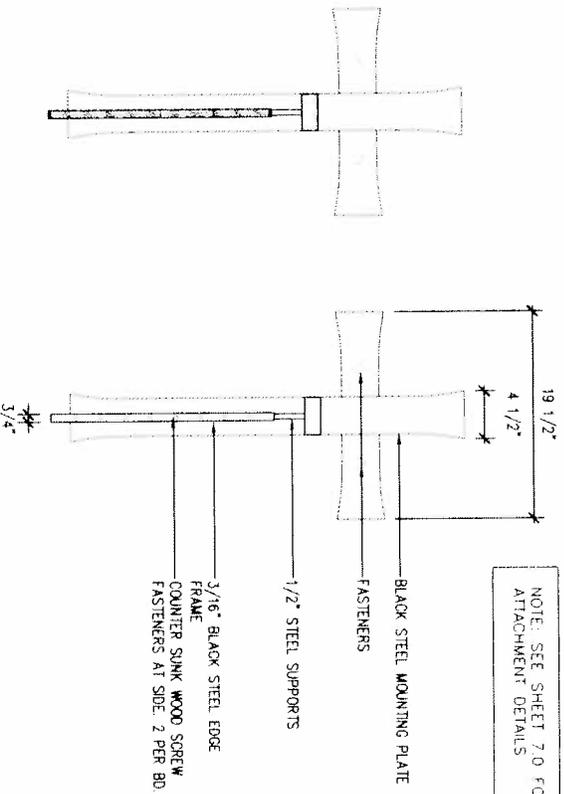


WHITE & GREY BIER BEISL LOGO ON WINDOW FILM TO BE PLACED ON STOREFRONT GLASS (X2)

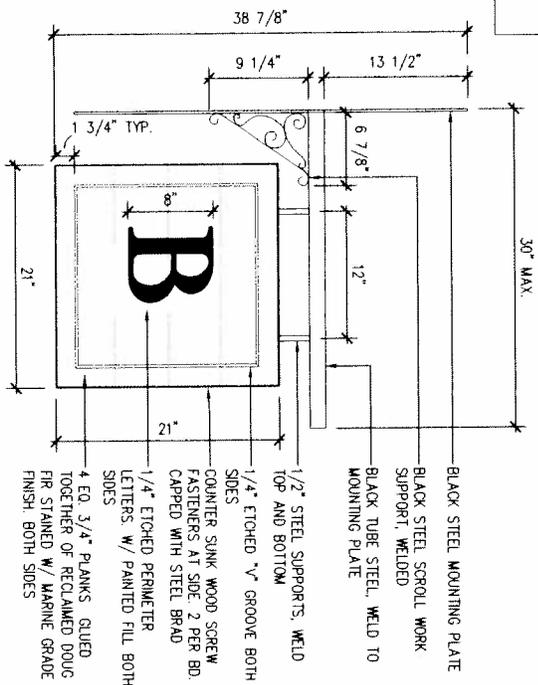
**PROPOSED STOREFRONT SIGNAGE & SIGNAGE CALCULATIONS**

SCALE: 1/4" = 1'-0" 2

NOTE: SEE SHEET 7.0 FOR ATTACHMENT DETAILS



BLACK STEEL MOUNTING PLATE  
FASTENERS  
1/2" STEEL SUPPORTS  
3/16" BLACK STEEL EDGE FRAME  
COUNTER SUNK WOOD SCREW FASTENERS AT SIDE, 2 PER BD



BLACK STEEL MOUNTING PLATE  
BLACK STEEL SCROLL WORK SUPPORT, WELDED  
BLACK TUBE STEEL, WELD TO MOUNTING PLATE  
1/2" STEEL SUPPORTS, WELD TOP AND BOTTOM  
1/4" ETCHED "V" GROOVE BOTH SIDES  
COUNTER SUNK WOOD SCREW FASTENERS AT SIDE, 2 PER BD CAPPED WITH STEEL BRAD  
1/4" ETCHED PERIMETER LETTERS W/ PAINTED FILL BOTH SIDES  
4 EQ. 3/4" PLANKS GLED TOGETHER OR RECLAIMED DOUG FIR STAINED W/ MARINE GRADE FINISH BOTH SIDES

SECTION

FRONT ELEVATION

SIDE ELEVATION

**PROPOSED HANGING SIGN ELEVATIONS**

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



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – December 14, 2011

**Attached C:**

DRAFT Approval Resolution

RESOLUTION NO. AC 08-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND SIGN ACCOMMODATION AT THE PROPERTY LOCATED AT 9669 S SANTA MONICA BOULEVARD (PL1131285).

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

Section 1. Maires LLC dba BierBeisl, applicant on behalf of the property owners, Laura Aflalo, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and sign accommodation for the property located at 9669 S Santa Monica Boulevard.

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 January 18, 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 environmental less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, complaint 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 have been imposed 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: January 18, 2012

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Shena Rojemann, Commission Secretary  
Community Development Department

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Fran Cohen, 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 08-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on January 18, 2012 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of seven (7) 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