



Proposed Elevation





City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL. (310) 458-1141 FAX. (310) 858-5966

## Architectural Commission Report

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**Meeting Date:** Wednesday, March 21, 2012

**Subject:** **HAKKASAN RESTAURANT**  
**231 North Beverly Drive**  
Request for approval of a façade remodel and business identification sign  
(PL120 4078)

**Project applicant:** Carolina Tombolesi – Gensler

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

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### REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and business identification sign for a new restaurant, Hakkasan, to be located at 231 North Beverly Drive. The façade remodel includes removing one of the two existing set of entry doors, adding a blue window vinyl to the upper façade windows, introducing new wood and MDF screens just behind the storefront glass and a new business identification sign. The proposed sign would be composed of a blue glass with internal LED lighting. The proposed sign would be approximately 36 square feet in area (includes the blue glass), significantly less than the maximum 100 square feet permitted per code.

### 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

Public notification was not required for this project.

Attachment(s):

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

Report Author and Contact Information:

Shena Rojemann, Associate Planner

(310) 285-1191

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



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting –March 21, 2012

**Attached A:**

Detailed Design Description  
and Materials (Applicant Prepared)

**SECTION 1 – AUTHORIZATION & APPLICANT TEAM**

**A Property Information**

Project Address: 245 North Beverly Drive, Beverly Hills, Ca 90212  
Adjacent Streets: Wilshire Blvd & Dayton Way

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

Name(s): Beverly Wilshire Owner, LP c/o George Comfort & Sons, Inc  
Address: 200 Madison Ave  
City: New York State & Zip Code: NY 10016  
Phone: 212-481-1122 Fax:  
E-Mail MMay@gcomfort.com

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

Name(s): Hakkasan c/o Daniel Green, Gardiner Theobald  
Address: 151 Wardour Street, 4th Floor  
City: London State & Zip Code: W1F8WE  
Phone: 310.598.1944 extension 205 Fax:  
E-Mail d.green@gardinerusa.com

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

Name(s): Woods Bogot c/o Kristina Piccoli Registered Architect? Yes  No   
Address: 228 Grant Ave  
City: San Francisco State & Zip Code: CA 94108  
Phone: 415.277.3000 Fax:  
E-Mail Kristina.Piccoli@woodsbagot.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): Daniel Green, Gardiner Theobald  
Address: 9777 Wilshire Blvd Suite 800  
City: Beverly Hills State & Zip Code: CA 90212  
Phone: 310.598.1944 extension 205 Fax:  
E-Mail d.green@gardinerusa.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>**

(signature on file)

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: 1
- 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:**

It's a tenant improvement for a Hakkasan restaurant to be house in an existing building on 213-265 Beverly Drive, in Beverly Hills, CA. Tenant improvement encompasses modifications to the existing facade including the removal of an existing canopy/frame, and the relocation of the entry doors.

**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: Gensler

**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	18" x 18"	29 SF	2 of Business ID signs allowed with a maximum of 100 SF (50" x 2" = 100 SF, max 100 SF)	
2					
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: Aluminum and Glass existing storefront  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

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

Material: Existing Aluminum Storefront system with new stainless steel entrance doors  
 Texture /Finish: Doors will be stainless steel with glass and decorative grill insert  
 Color / Transparency: Glass color will be 10% translucent blue glass: Pantone colore 293c

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

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

**AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

Material: Stainless Steel  
Texture /Finish: Polished  
Color / Transparency: \_\_\_\_\_

**BUILDING ID SIGN(S)**

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

**EXTERIOR LIGHTING**

Material: LED  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: backlit blue glass Pantone 293c

**PAVED SURFACES**

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

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

Material: Wood and MDF screens  
Texture /Finish: Brushed Spruce wood framing with Lacquered MDF screen inserts  
Color / Transparency: light grey lacquer

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

N/A

**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.**

Hakkasan is a restaurant network synonymous with quality, design integrity, stellar customer service and exceptional food. Hakkasan seeks out trusted partnerships with elite designers, architects and manufacturers. World-renowned Paris interior designers have channeled Hakkasan's design vocabulary in London, Abu Dhabi, Dubai, New York, Miami and now in Beverly Hills. Hakkasan is located in the Beverly Dayton building where its design will complement the established architectural standard.

- 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 highest standards in design, engineering and construction of the restaurant adhere to strict guidelines taking into account the neighborhood, our neighbors and the environment. The environment within Hakkasan is of paramount importance therefore we insulate the interior from exterior noise pollution, and vice-versa to further enhance our guests' experience.

- 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 plans we have proposed acknowledge and embrace the existing façade and recommend a design that is harmonious and compatible with the building. No plans have been put forward that would adversely impact the existing structure of Beverly Dayton.

- 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.**

Our design is consistent and in keeping with the personality of the local surroundings. The restaurant offering will enrich and augment the development of the area.

- 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.**

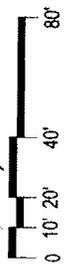
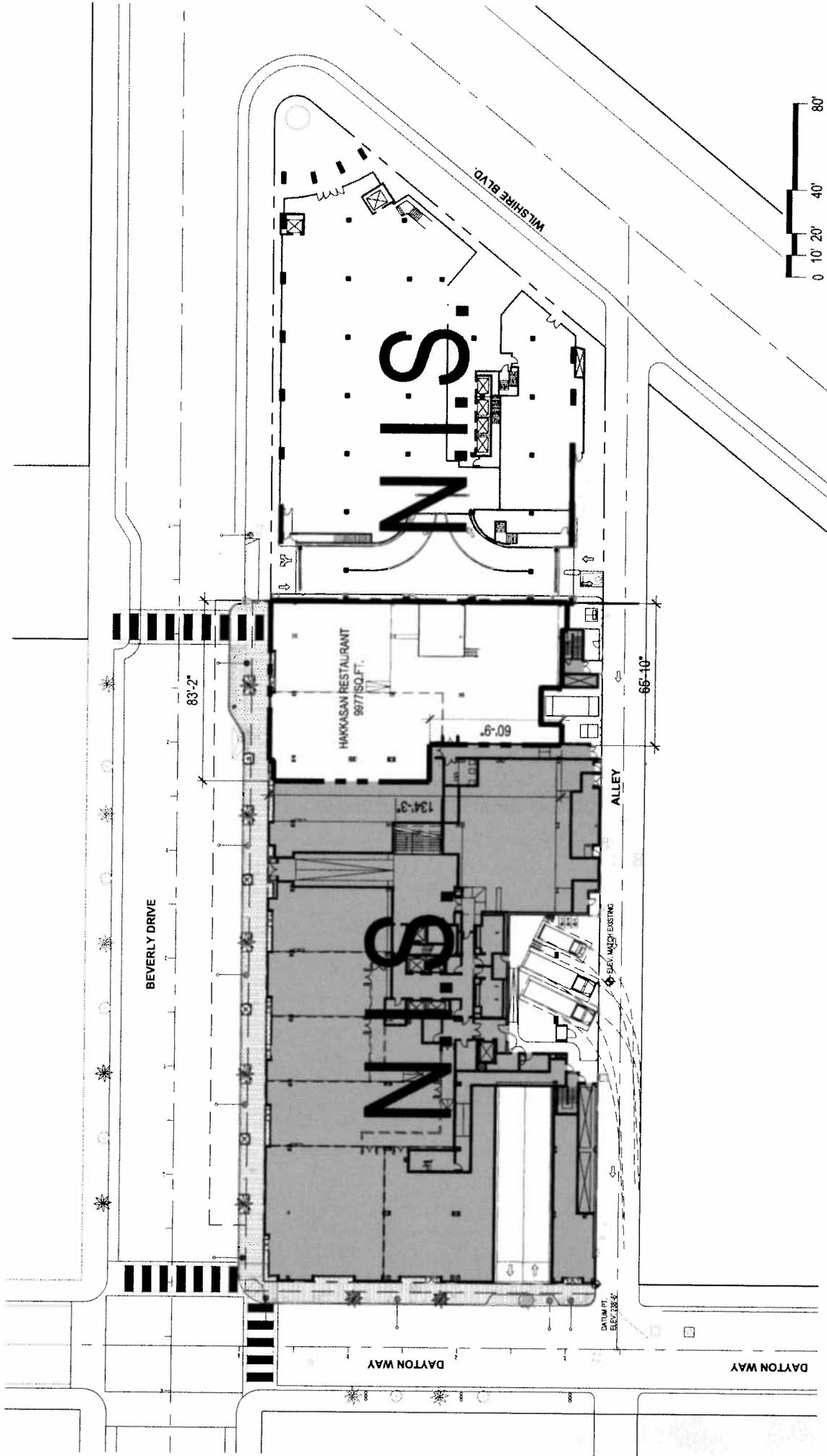
Hakkasan has hired a highly experienced team to ensure that each and every step is in conformant with the location and relevant regulations. We have committed significant resources to the structural design aesthetic, the construction of the restaurant and we are dedicated to meeting all local requirements and codes.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting –March 21, 2012

**Attached B:**  
Design Plans, Cut Sheets  
and Supporting Documents



**Hakkasan - Restaurant @ 231-265 Beverly Dr.**

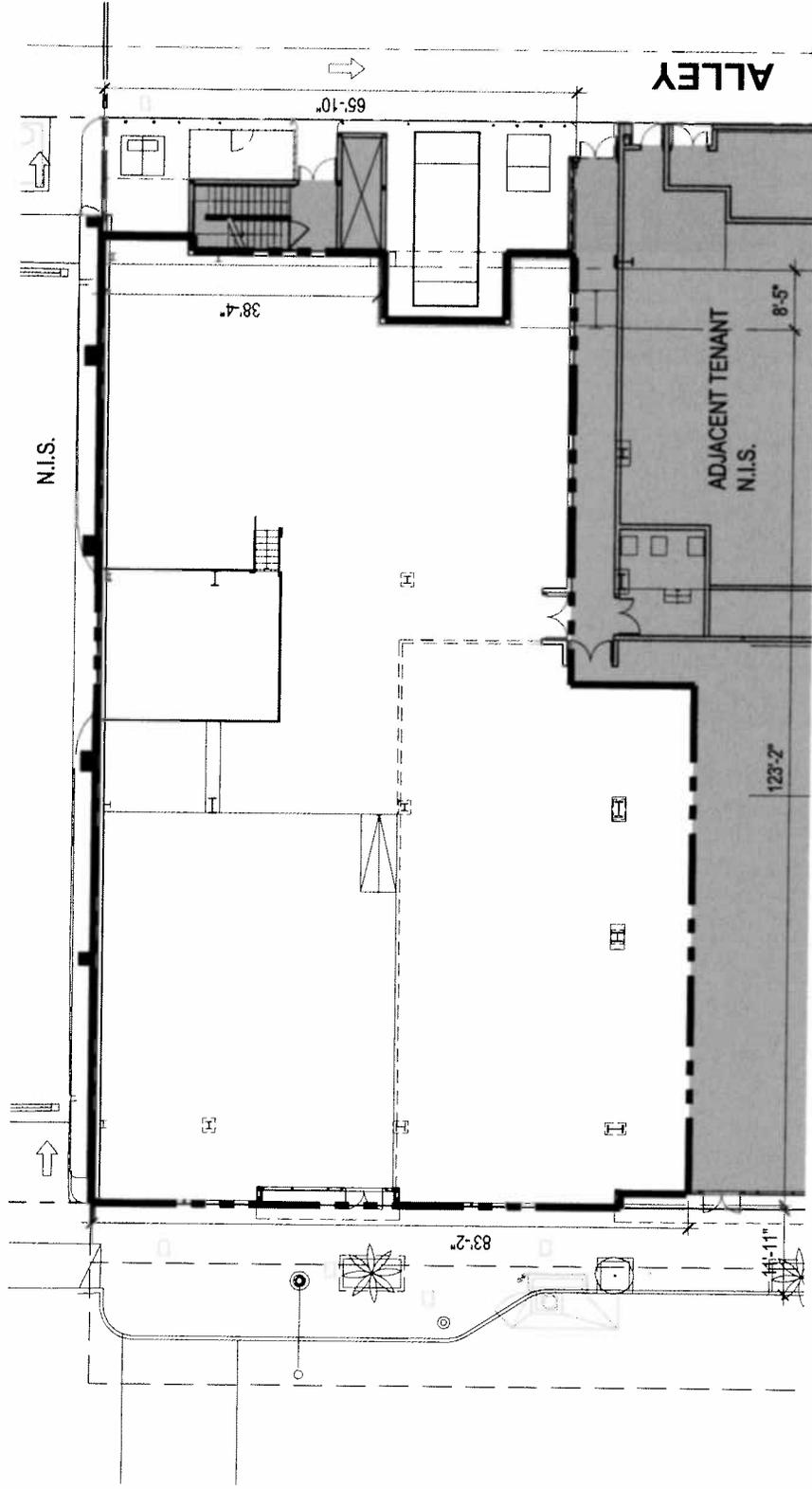
Beverly Hills, CALIFORNIA

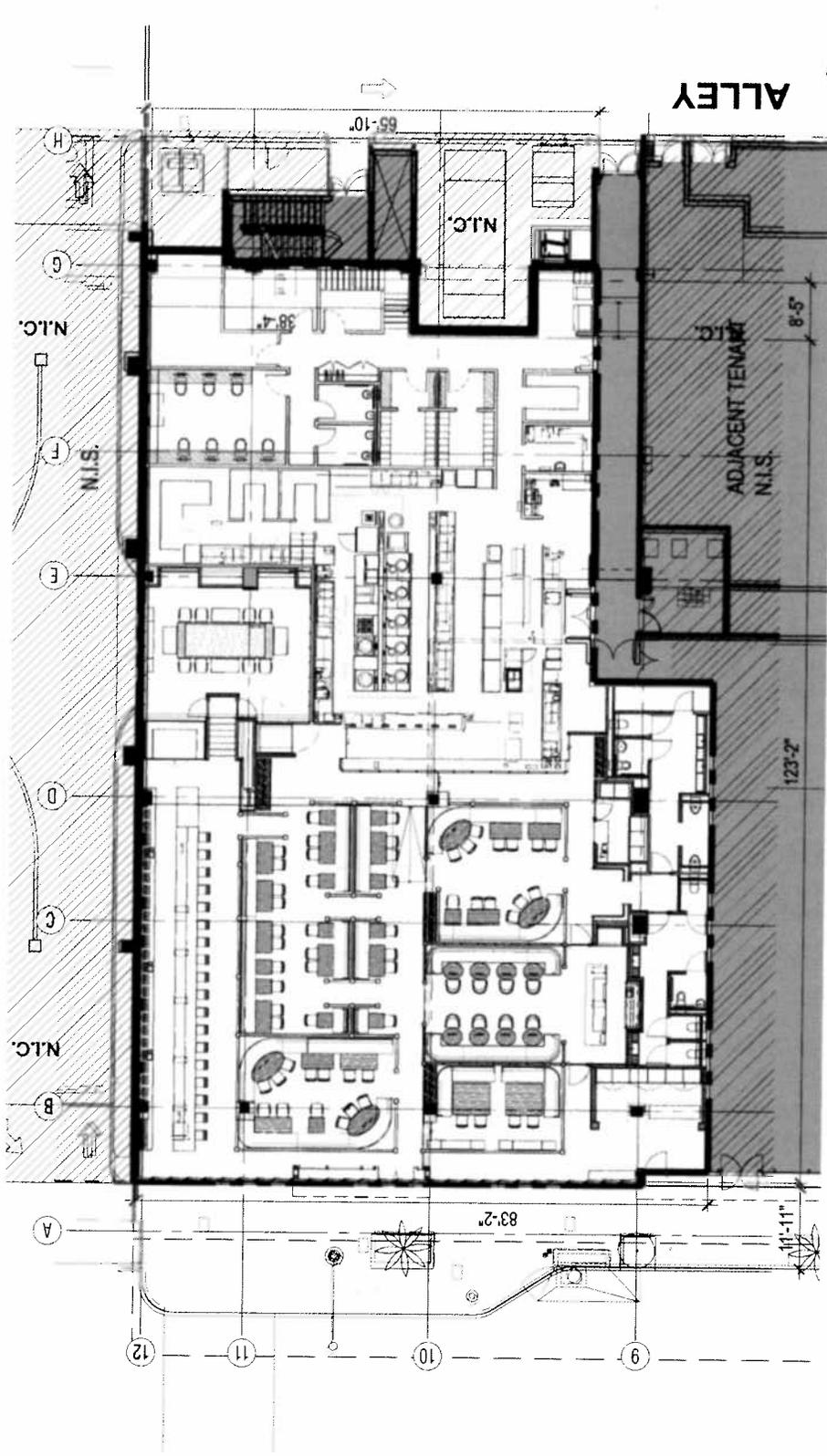
05.8203.100

Plot Plan

March 14, 2012

**Gensler**





**Hakkasan - Restaurant @ 231-265 Beverly Dr.**

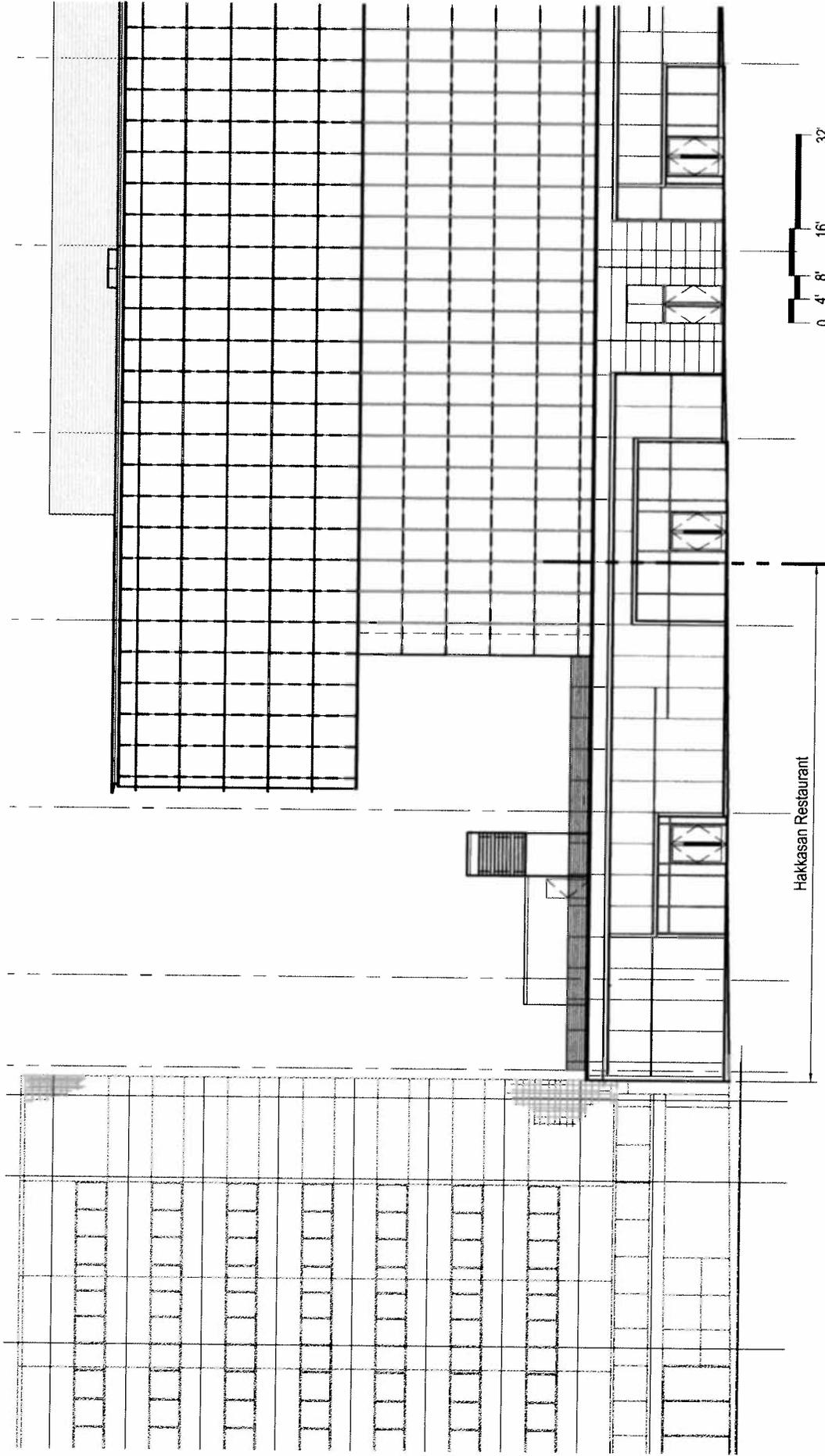
Beverly Hills, CALIFORNIA

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Proposed floor plan

March 14, 2012

**Gensler**



**Hakkasan - Restaurant @ 231-265 Beverly Dr.**

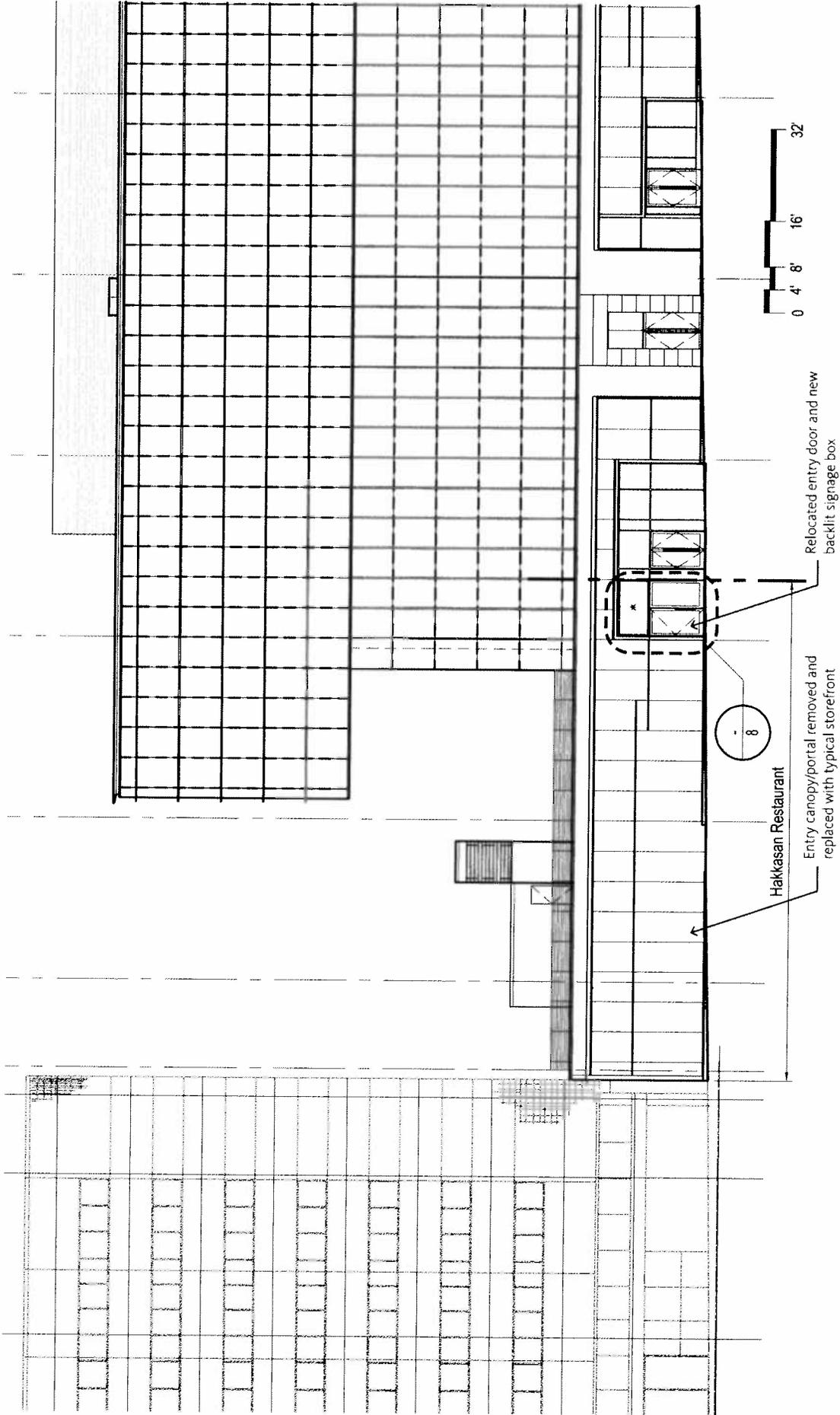
Beverly Hills, CALIFORNIA

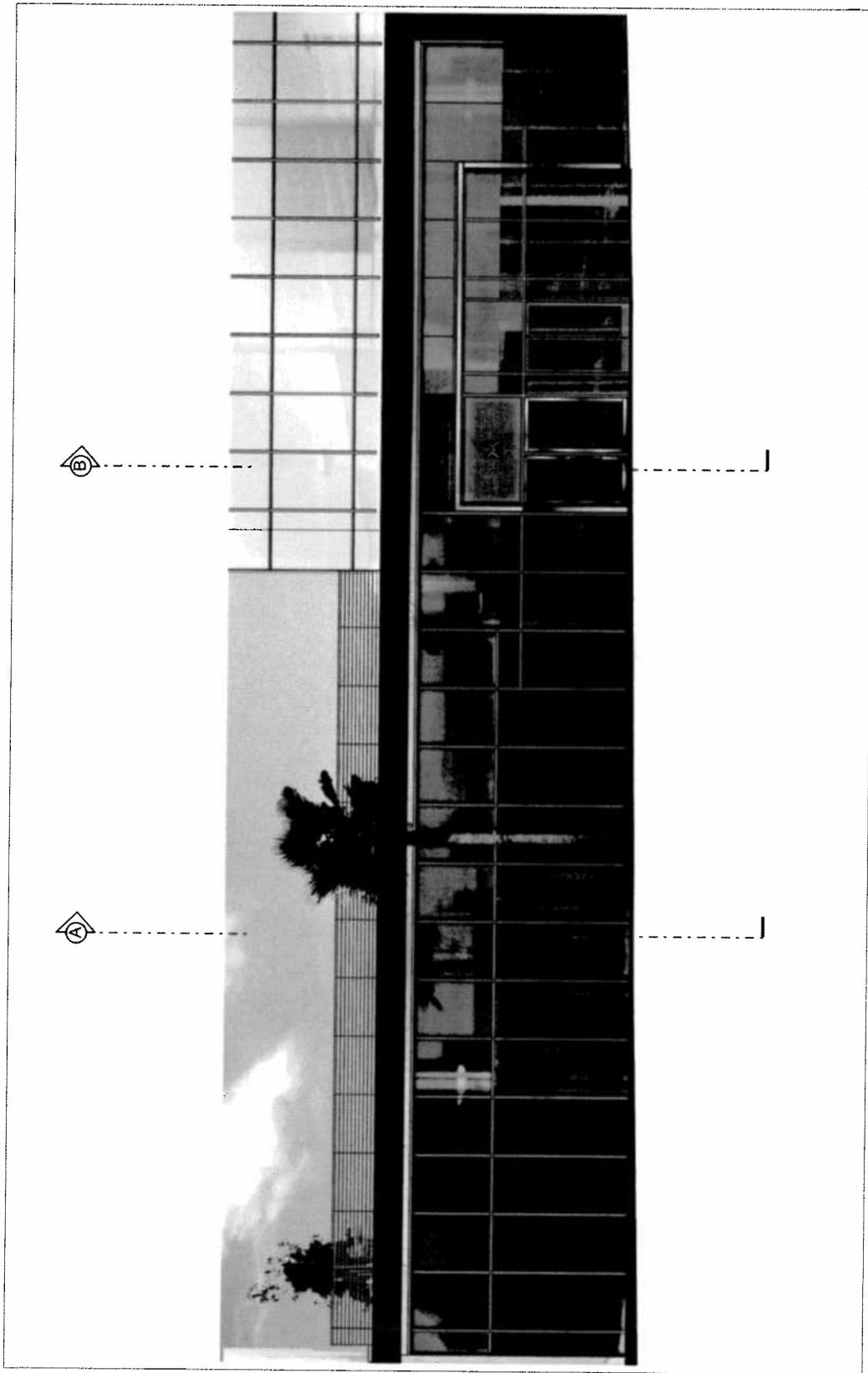
05.8203.100

Existing exterior elevation

March 14, 2012

**Gensler**





GILLES & BOISSIER  
HAKKASAN LOS ANGELES  
8th of March 2012  
View in Elevation of the facade - Option 2  
No Scale

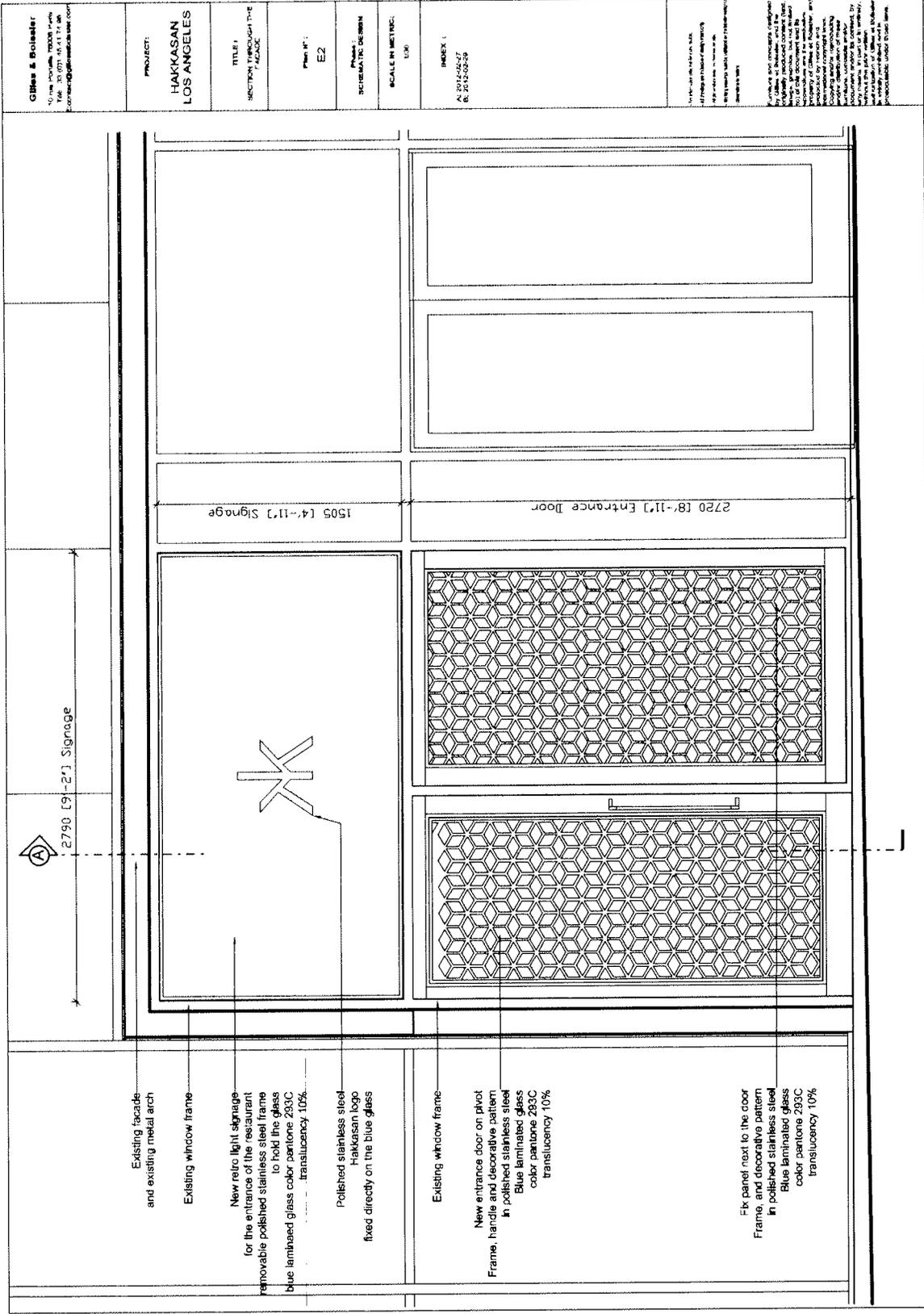
Hakkasan - Restaurant @ 231-265 Beverly Dr.  
Beverly Hills, CALIFORNIA

Proposed exterior color elevation

05.8203.100

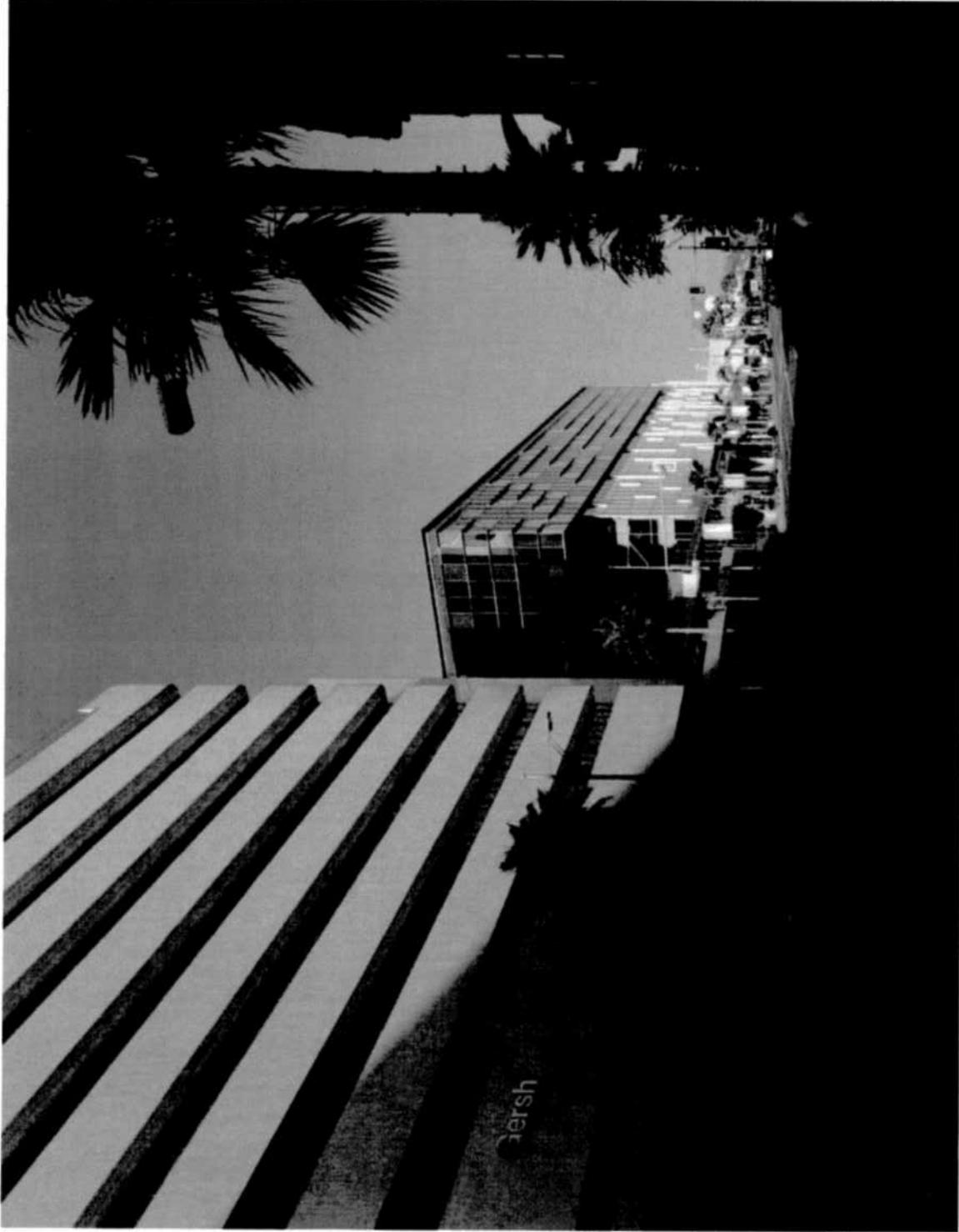
March 14, 2012

Gensler



<b>Giles &amp; Roessler</b> 11000 Wilshire Blvd. Suite 1000 Los Angeles, CA 90024 Tel: (310) 471-1100 Fax: (310) 471-1101 www.gilesandroessler.com	<b>PROJECT:</b> <b>HAKKASAN</b> <b>LOS ANGELES</b>	<b>TITLE:</b> <b>SECTION THROUGH THE</b> <b>FACADE</b>	<b>Phase #:</b> <b>E2</b>	<b>SCHEMATIC DESIGN</b>	<b>SCALE IN METRIC:</b> 1/32" = 1'-0"	<b>INDEX:</b> A: 2014-02-27 B: 2014-02-28	1. This drawing shall be used only for the project and site identified herein. 2. No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Giles & Roessler, Inc. 3. The design of this drawing is the property of Giles & Roessler, Inc. and shall remain the property of Giles & Roessler, Inc. even if the drawing is used for any other project. 4. The design of this drawing is the property of Giles & Roessler, Inc. and shall remain the property of Giles & Roessler, Inc. even if the drawing is used for any other project. 5. The design of this drawing is the property of Giles & Roessler, Inc. and shall remain the property of Giles & Roessler, Inc. even if the drawing is used for any other project. 6. The design of this drawing is the property of Giles & Roessler, Inc. and shall remain the property of Giles & Roessler, Inc. even if the drawing is used for any other project. 7. The design of this drawing is the property of Giles & Roessler, Inc. and shall remain the property of Giles & Roessler, Inc. even if the drawing is used for any other project. 8. The design of this drawing is the property of Giles & Roessler, Inc. and shall remain the property of Giles & Roessler, Inc. even if the drawing is used for any other project. 9. The design of this drawing is the property of Giles & Roessler, Inc. and shall remain the property of Giles & Roessler, Inc. even if the drawing is used for any other project. 10. The design of this drawing is the property of Giles & Roessler, Inc. and shall remain the property of Giles & Roessler, Inc. even if the drawing is used for any other project.
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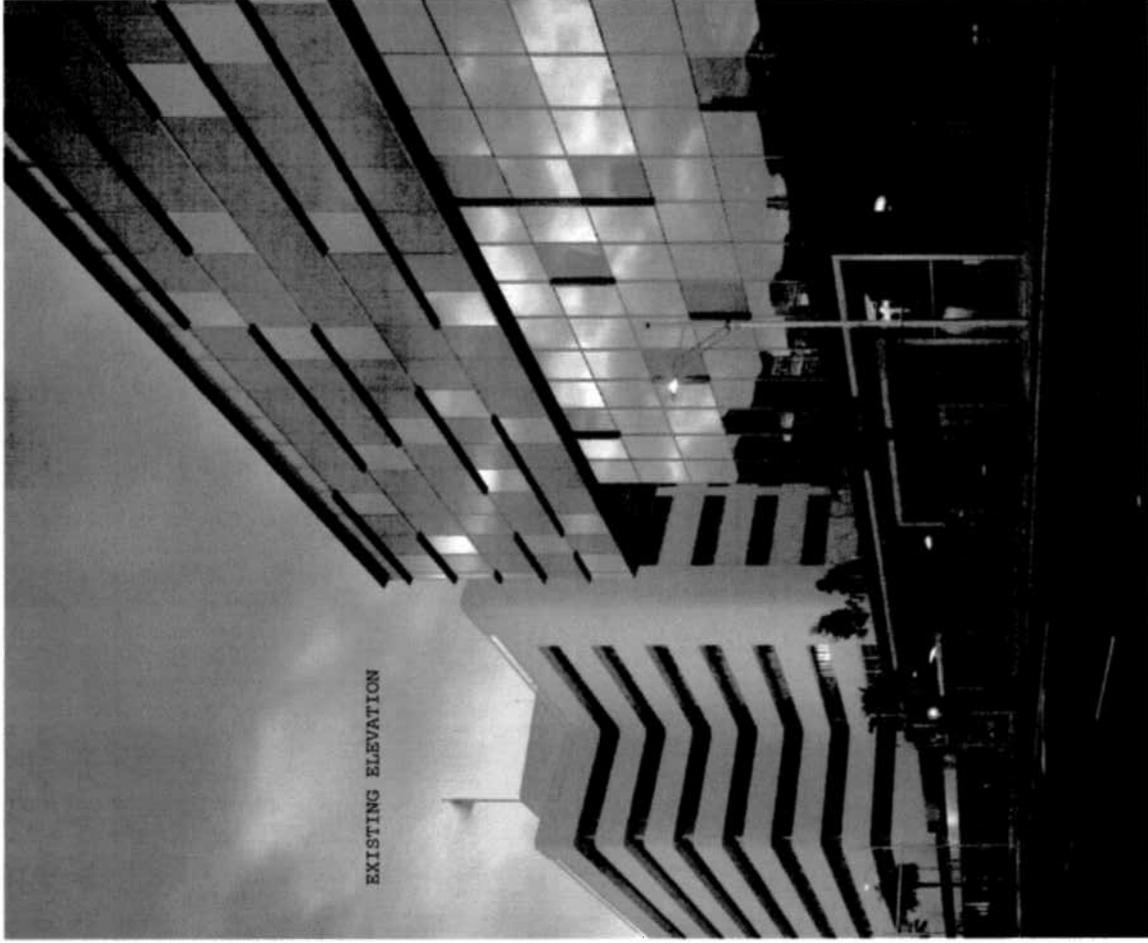
**Hakkasan - Restaurant @ 231-265 Beverly Dr.**

Beverly Hills, CALIFORNIA

05.8203.100

View from Wilshire Boulevard

March 14, 2012



Hakkasan - Restaurant @ 231-265 Beverly Dr.

Beverly Hills, CALIFORNIA

05.8203.100

Views from across street

March 14, 2012



**Hakkasan - Restaurant @ 231-265 Beverly Dr.**

Beverly Hills, CALIFORNIA 05.8203.100

Photographs of neighbouring properties

March 14, 2012



**Hakasan - Restaurant @ 231-265 Beverly Dr.**

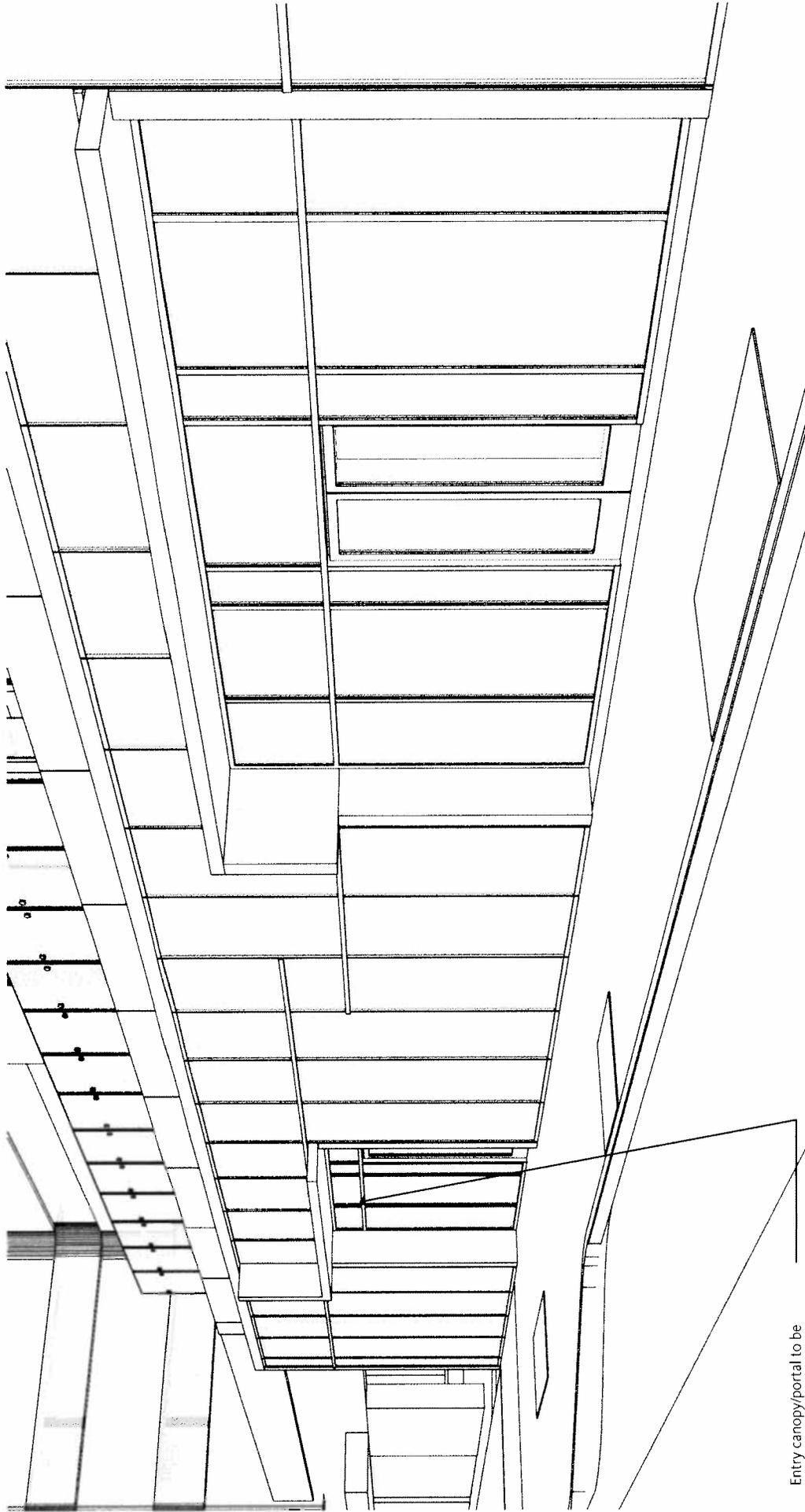
Beverly Hills, CALIFORNIA

05.8203.100

Photomontage of new facade in current context

March 14, 2012

**Gensler**



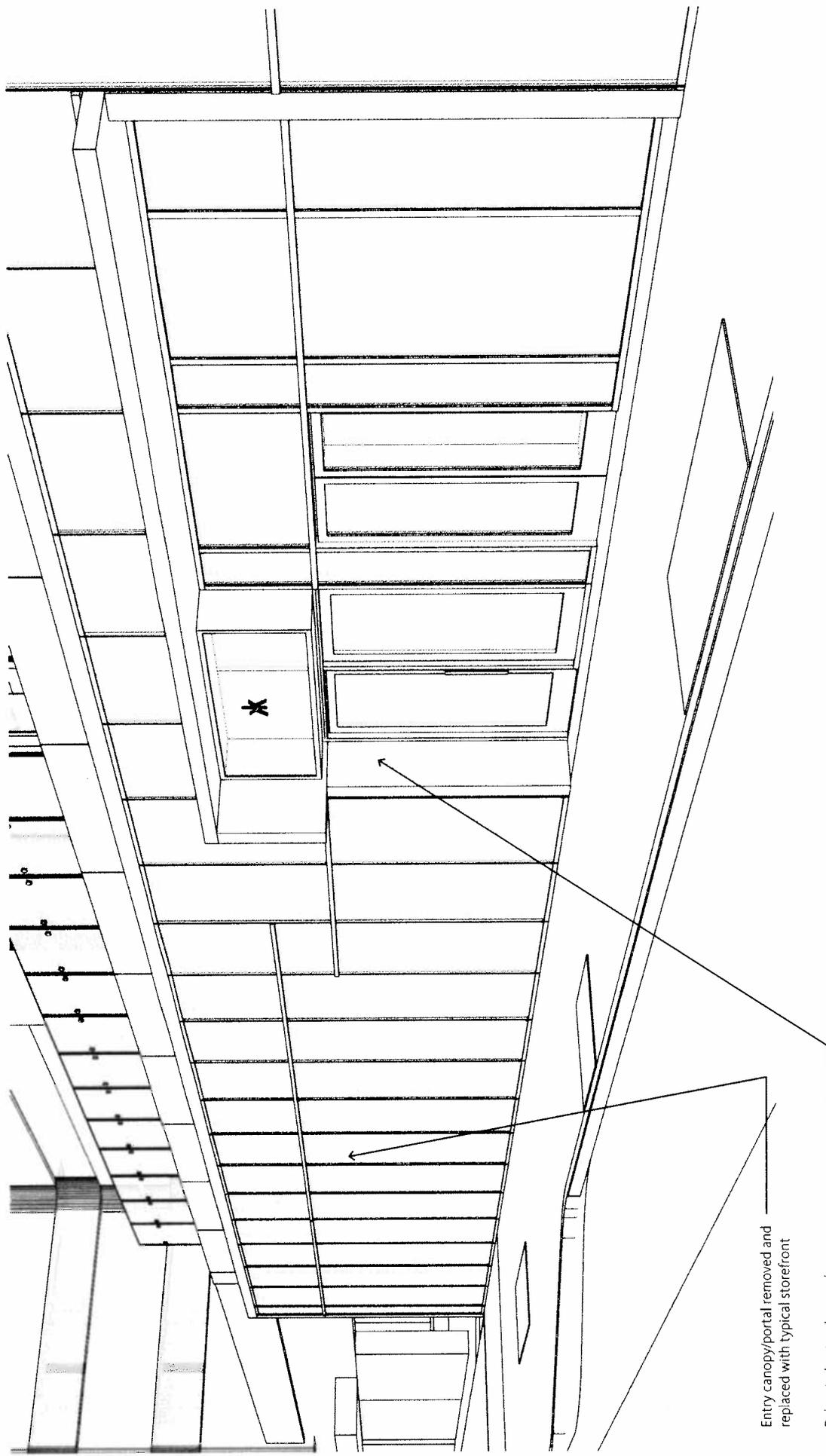
Entry canopy/portal to be removed and replaced with typical storefront

Current storefront perspective

Hakkasan - Restaurant @ 231-265 Beverly Dr.  
Beverly Hills, CALIFORNIA

05.8203.100

March 14, 2012



Entry canopy/portal removed and replaced with typical storefront

Relocated entry door and new backlit signage box

Proposed storefront perspective

**Hakkasan - Restaurant @ 231-265 Beverly Dr.**

Beverly Hills, CALIFORNIA 05.8203.100

March 14, 2012

**Gensler**



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting –March 21, 2012

**Attached C:**  
Draft Approval Resolution

RESOLUTION NO. A-XX-XX

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND A BUSINESS IDENTIFICATION SIGN AT THE PROPERTY LOCATED AT 231 NORTH BEVERLY DRIVE (HAKKASAN RESTAURANT – PL1204078).

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

Section 1. Carolina Tombolesi, applicant on behalf of the property owners, Beverly Wilshire Owner, LP, and the tenant, Hakkasan Restaurant (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and a building identification sign for the property located at 231 North Beverly 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 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 March 21, 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, 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 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 filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: March 21, 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-XX-XX duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on March 21, 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