



Architectural Commission Report

Meeting Date: Wednesday, September 19, 2012

Subject: **GAP**
370 North Beverly Drive
Request for approval of a façade modification and sign accommodation to allow multiple business identification signs
(PL#122 2208)

Project applicant: Coby Andrews – Phillips Partnership

Recommendation: Conduct public hearing and provide the applicant with design analysis. The Commission may specifically wish to discuss the proposed paint color of the building as it detracts from the potential historic value of the building and also has a negative impact on the building within the context of the neighborhood. The Commission may also wish to discuss the scale of the proposed business identification signs.

REPORT SUMMARY

The applicant is requesting review and approval of a façade modification and a sign accommodation to allow multiple business identification signs for Gap at 370 North Beverly Drive. The façade modification consists of painting the existing building in 'Gap Blue'. The applicant is also proposing three business identification signs. Two signs would be located on the Brighton Way elevation and one sign would be located on the Beverly Drive elevation. Each sign would measure approximately 3'-6" by 4'-6", for a total of 15.75 square feet per sign. Pursuant to Beverly Hills Municipal Code §10-4-604, the Architectural Commission may grant a sign accommodation to allow multiple business identification signs so long as the total area of all signs does not exceed 130 square feet in area. As proposed, the total area of all business identification signs would be 47.25 square feet. The applicant is also requesting the approval of an illuminated window sign to be located on the Beverly Drive elevation. Pursuant to BHMC §10-4-604, the maximum area of the window sign would be 15 square feet. As proposed the window sign would be 5 square feet in area.

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 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 Friday, September 7, 2012. To date staff has not received any 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. Approval Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192
srojemann@beverlyhills.org



Architectural Commission Report

455 North Rexford Drive
AC Meeting –September 19, 2012

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

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (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):
 - Number of signs proposed:
 - Other: _____
- Remodel: Int. & Ext, no floor area added
 Remodel: Int. & Ext, floor area added
 Awning(s): New Recovery
 Open Air Dining: #Tables #Chairs

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

New blue fabric on existing awning, paint facade blue with silver leaf details, demolish 3 existing signs, add 3 new signs in existing sign locations, paint interior of store white, demolish storefront platforms and interior partitions (display walls), infill with wood flooring, refinish and stain interior floor, install bookcase fixtures, install (1) 8'-10" long display wall.

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: Morgan Walls & Clements

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 On Brighton Way	3'-6" x 3'-6"	12.25 sq ft	147'-5" of street frontage / 2 = 73 sq ft	n/a
2	Business ID On Brighton Way	3'-6" x 3'-6"	12.25 sq ft	147'-5" of street frontage / 2 = 73 sq ft	n/a
3	Business ID On N Beverly Drive	3'-6" x 3'-6"	12.25 sq ft	51'-9" of street frontage/2 = 25 sq ft	n/a
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: Paint
 Texture /Finish: Matte, Silver Leaf
 Color / Transparency: "GAP blue" & Silver

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

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

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: Firesist - flame retardant fabric (New blue fabric on existing frame)
Texture /Finish: Canvas type material - see material board
Color / Transparency: Admiral Navy

DOWNSPOUTS / GUTTERS

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

BUSINESS ID SIGN(S)

Material: Acrylic face & Stainless Steel returns
Texture /Finish: matte
Color / Transparency: White Halo-Lit "GAP" Letters

BUILDING ID SIGN(S)

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

EXTERIOR LIGHTING

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

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 bookcases on interior sales floor at storefront
Texture /Finish: Matte
Color / Transparency: Black

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.**

The existing building is typical of the Art Deco style found in Beverly Hills and throughout the LA area. The proposed change only seeks to enhance the sculptural detailing on the building while not taking away from it using a variety of paint colors (as is on the existing building). When done with the correct mat shade of Dark Blue and Silver/Pewter Leaf, the building will highlight the existing Art Deco elements (scrollwork, varied planes and prominent columns) through dramatic shadows and lit planes.

- 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 existing building is typical of the Art Deco style found in Beverly Hills and throughout the LA area. Previous renovations to the building (not included in this submission) have included insulated, energy efficient glass; awnings (providing shade to store windows and pedestrians) and new ADA compliant doors.

- 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 existing building is typical of the Art Deco style found in Beverly Hills and throughout the LA area. The paint being used on the building is provided by Fine Paints of Europe using a dutch formula that is warranted for 20 years against fading, chipping or peeling. We have formulated a special primer that will take the existing stucco exterior and seal it against all harmful elements including pollution, rain and sun damage.

- 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 existing building is typical of the Art Deco style found in Beverly Hills and throughout the LA area. The change in paint color is in keeping with the retail flavor of the area. A retail area that promotes itself in being a leader in fashion and style to the world at large. Fashion is constantly changing, exploring new ideas and concepts...taking an existing building in relatively muted tones and creating an iconic color blocked building reflects the up-to-date trends of being an international destination for fashion.

- 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 existing building is typical of the Art Deco style found in Beverly Hills and throughout the LA area. All work done on the exterior of the building is in full compliance with current UBC and IBC. Signs proposed do not exceed the maximum allowable amount per the guidelines set forth in Beverly Hills.



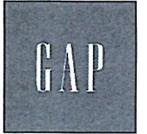
Architectural Commission Report

455 North Rexford Drive
AC Meeting –September 19, 2012

Attached B:

Design Plans, Cut Sheets
and Supporting Documents

REMODEL: CLASSIC



GAP INC.
CORPORATE ARCHITECTURE
1 HARRISON STREET
SAN FRANCISCO, CA 94103

STORE NO.: 0253

STORE NAME: BEVERLY DRIVE

STORE LOCATION:
370 N BEVERLY DRIVE
BEVERLY HILLS, CA 90210

GAP PROJ. ID.: 000048552

PROTOTYPE V9.5 DATE:
06/13/11

OPENING Q1-Q4 2012

REVISION 1: 08/30/12

CONSULTANT INFO:

PROFESSIONAL STAMP:

ARCHITECT INFO:



ISSUE TYPE:
LLPB 07/27/2012

SCALE: AS NOTED

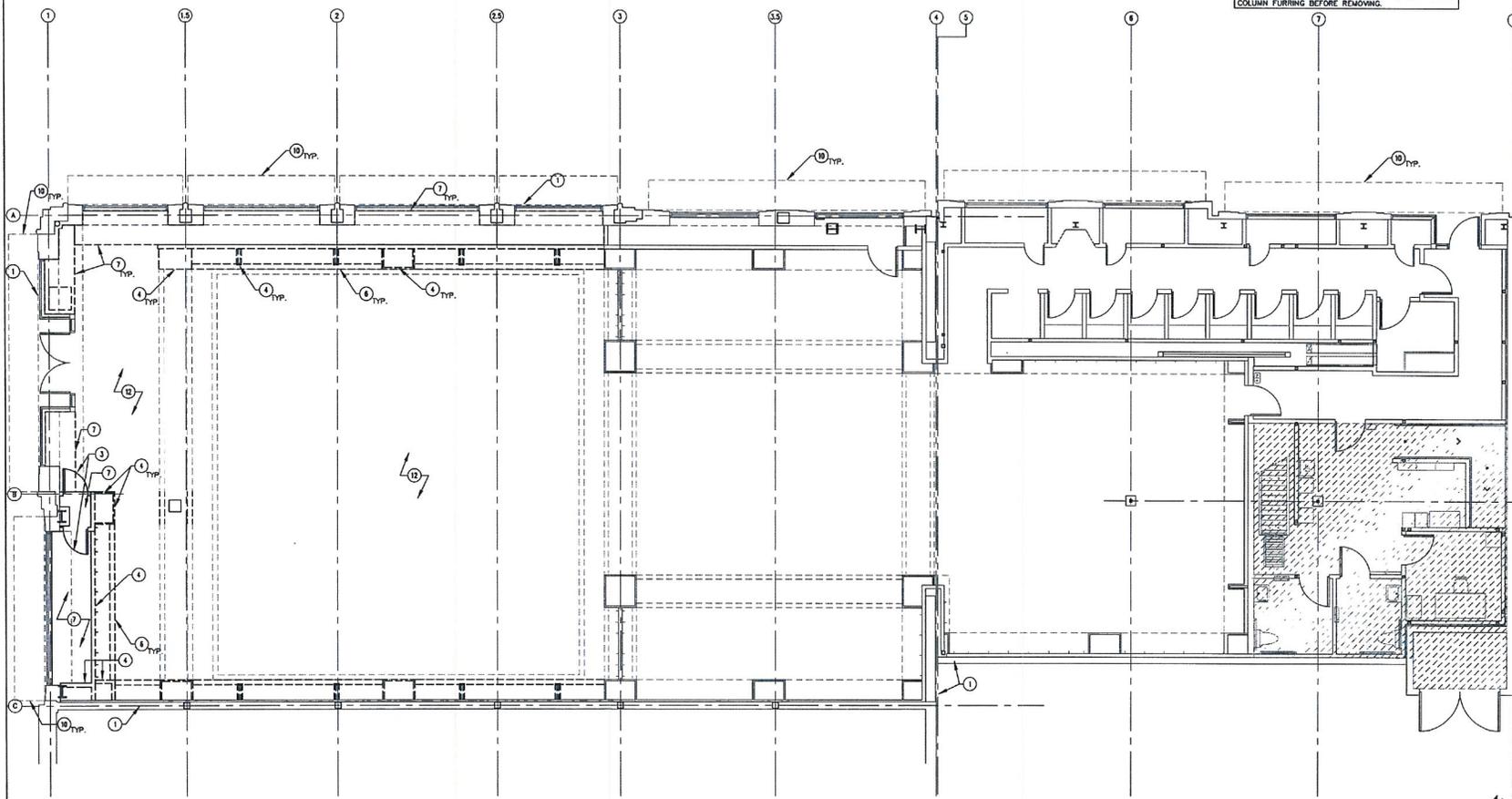
DRAWN BY: CA/AF

AME JOB NO.: 1201224

SHEET TITLE:
DEMOLITION PLAN

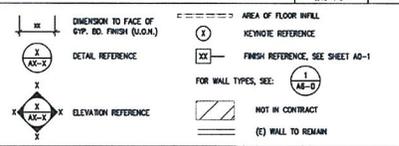
SHEET NUMBER:
A1-1

NOTE:
PRIOR TO ANY DEMOLITION, G.C. TO REMOVE GYP. BD.
FACE OF WALLS TO BE DEMOLISHED TO EXPOSE
EXISTING STRUCTURE. VERIFY THAT EXPOSED
STRUCTURE IS NOT REQUIRED FOR SUPPORT OF ANY
REMAINING FRAMING AND CONTACT ARCHITECT WITH
LOCATION OF STEEL TUBE IN EACH WALL, SOFFIT, AND
COLUMN FURRING BEFORE REMOVING.



DEMOLITION PLAN

KEY	DESCRIPTION	DET./SHT.	KEY	DESCRIPTION	DET./SHT.	KEY	DESCRIPTION	DET./SHT.
1	LEASE LINE		7	(E) DISPLAY PLATFORM TO BE REMOVED. PREPARE FLOOR TO RECEIVE NEW FINISH PATCH AND REPAIR FLOOR AS REQ'D.	A4-2	10	NOT USED	
2	NOT USED		8	NOT USED		11	NOT USED	
3	(E) DOOR TO BE REMOVED		9	NOT USED		12	NOT USED	
4	(E) WALL AND PLASTER TO BE REMOVED. PATCH AND REPAIR FLOOR AS REQ'D. PREPARE FLOOR FOR (D) FINISH. SEE NOTE.		10	REMOVE AND DISPOSE OF (E) ANNING FABRIC		13	NOT USED	
5	NOT USED		11	NOT USED		14	NOT USED	
6	SOFFIT TO BE REMOVED.		12	(E) FLOOR TO REMAIN. PREPARE FOR (D) FINISH.		15	NOT USED	



KEYNOTES

SCALE: 2
SCALE: 1

REMODEL: CLASSIC



GAP INC.
CORPORATE ARCHITECTURE
1 HARRISON STREET
SAN FRANCISCO, CA 94105

STORE NO.: 0253

STORE NAME: BEVERLY DRIVE

STORE LOCATION:
370 N BEVERLY DRIVE
BEVERLY HILLS, CA 90210

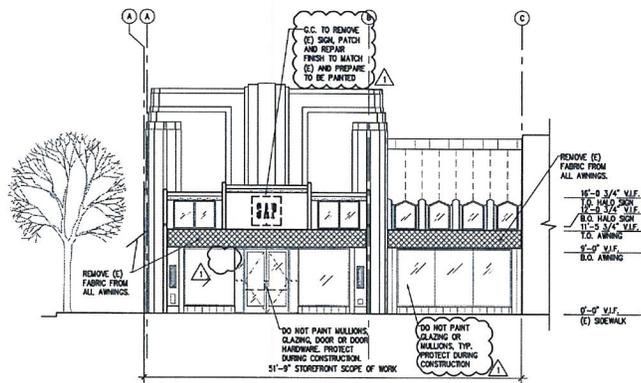
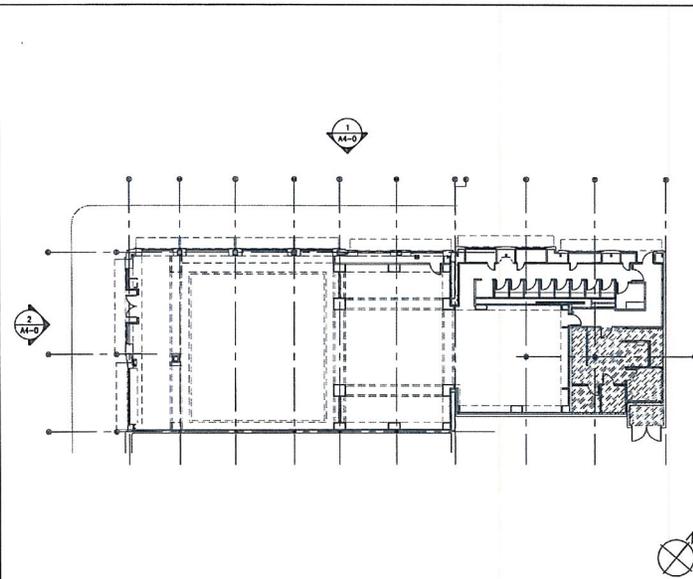
GAP PROJ. I.D.: 000048552

PROTOTYPE V9.5 DATE:

06/13/11

OPENING Q1-Q4 2012

REVISION 1: 08/30/12



KEY PLAN

SCALE
1/8"=1'-0"

3

NORTH BEVERLY DRIVE DEMOLITION ELEVATION

SCALE
1/8"=1'-0"

2

CONSULTANT INFO:

PROFESSIONAL STAMP:

ARCHITECT INFO:



PHILLIPS
NORTH TERRACE
400 PONDERS CENTER TERRACE
SUITE 800
ALHAMBRA, CA 91801

ISSUE TYPE:
LLPB 07/27/2012

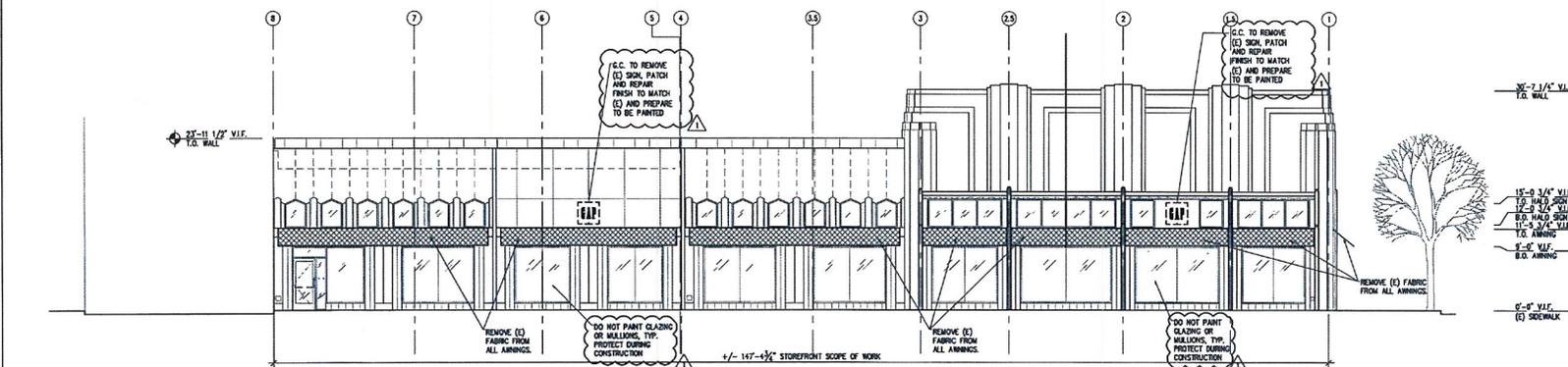
SCALE: AS NOTED

DRAWN BY: CA/MF

AAE JOB NO.: 1201224

SHEET TITLE:
STOREFRONT DEMOLITION
ELEVATION

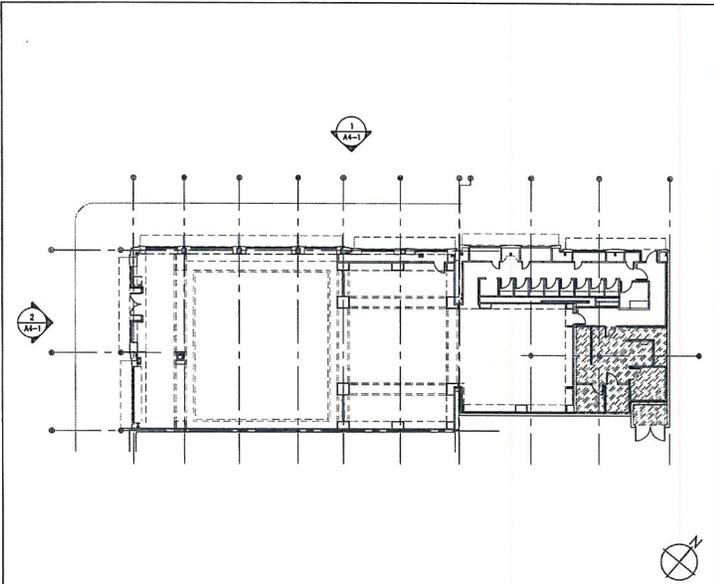
SHEET NUMBER:
A4-0



BRIGHTON WAY DEMOLITION ELEVATION

SCALE
1/8"=1'-0"

1

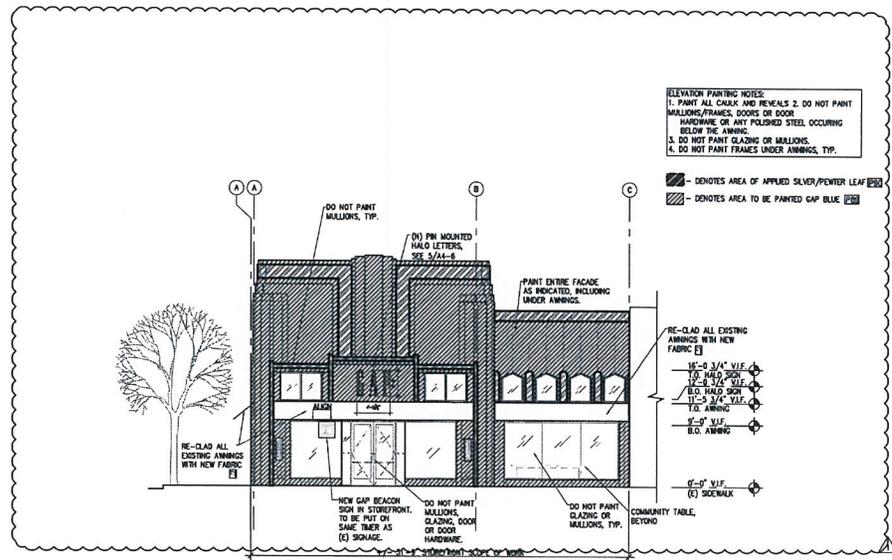


KEY_PLAN

SCALE
1/8"=1'-0"

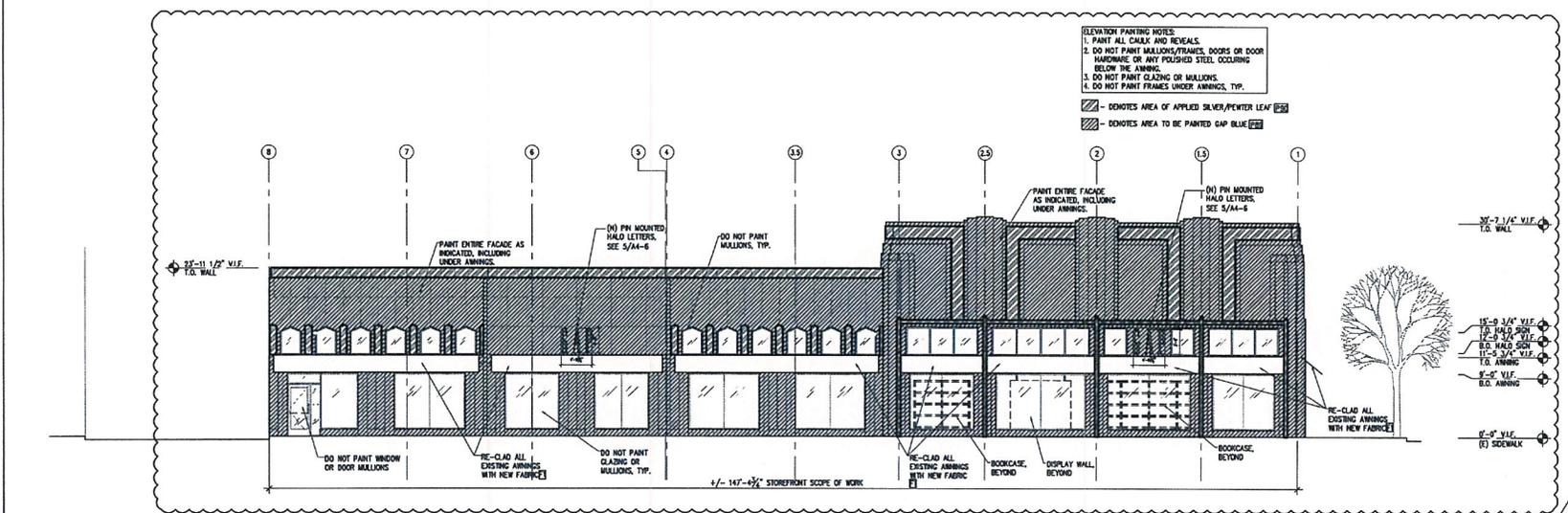
3

NORTH_BEVERLY_DRIVE_ELEVATION



SCALE
1/8"=1'-0"

2



BRIGHTON_WAY_ELEVATION

SCALE
1/8"=1'-0"

1

REMODEL: CLASSIC

GAP INC.
 CORPORATE ARCHITECTURE
 1 HARRISON STREET
 SAN FRANCISCO, CA 94105

STORE NO.: 0253

STORE NAME: BEVERLY DRIVE

STORE LOCATION:
 370 N BEVERLY DRIVE
 BEVERLY HILLS, CA 90210

GAP PROJ. I.D.: 0000048552

PROTOTYPE V9.5 DATE:
 06/13/11

OPENING Q1-Q4 2012

REVISION 1: 08/30/12

CONSULTANT INFO:

PROFESSIONAL STAMP:

ARCHITECT INFO:

 PHILLIPS
 NORTH PERIMETER CENTER PERIMETER
 SUITE 400
 ATLANTA, GA 30346

ISSUE TYPE:
 LLPB 07/27/2012

SCALE: AS NOTED

DRAWN BY: CA/AF

AME JOB NO.: 1201224

SHEET TITLE:
 STOREFRONT ELEVATION

SHEET NUMBER:
 A4-1

REMODEL: CLASSIC



GAP INC.
CORPORATE ARCHITECTURE
1 HARRISON STREET
SAN FRANCISCO, CA 94105

STORE NO.: 0253

STORE NAME: BEVERLY DRIVE

STORE LOCATION:
370 N BEVERLY DRIVE
BEVERLY HILLS, CA 90210

GAP PROJ. I.D.: 0000048552

PROTOTYPE V9.5 DATE:
06/13/11

OPENING Q1-Q4 2012

REVISION 1: 08/30/12

CONSULTANT INFO:

PROFESSIONAL STAMP:



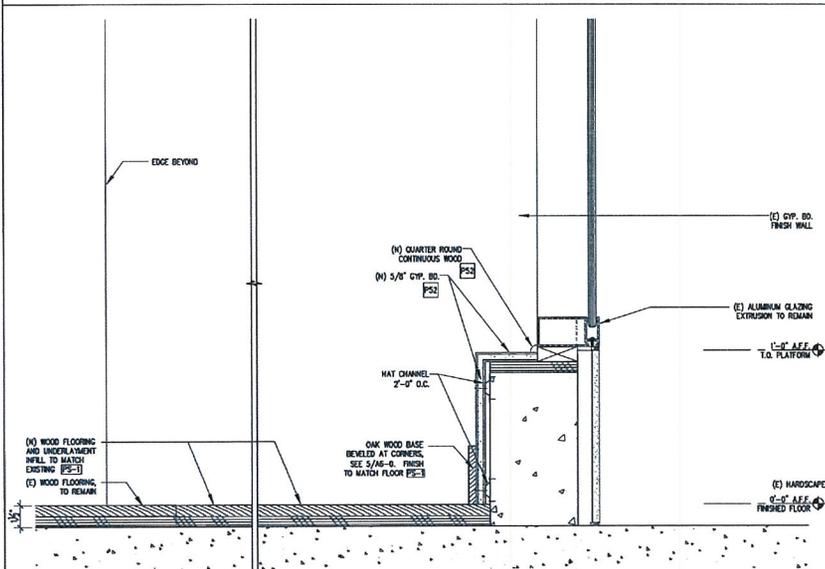
ISSUE TYPE:
LUPB 07/27/2012

SCALE: AS NOTED
DRAWN BY: CA/MF
AGE JOB NO.: 1201224

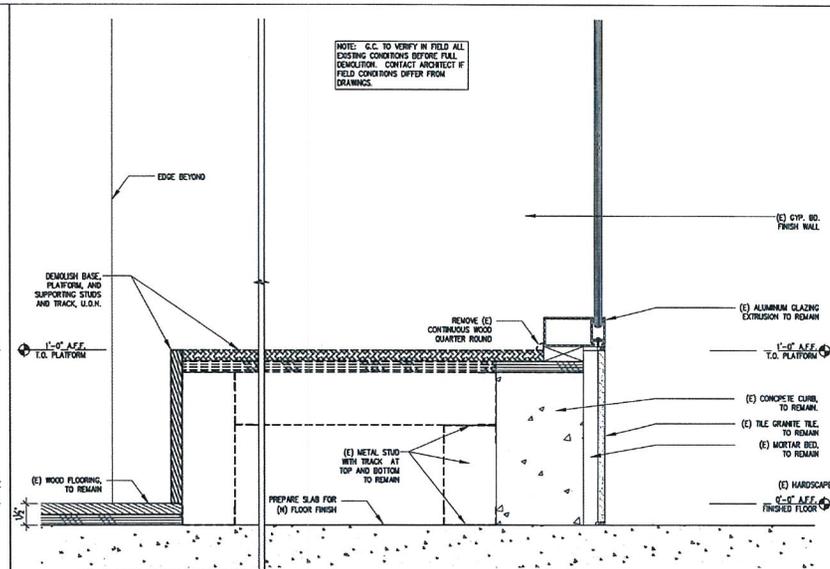
SHEET TITLE:
STOREFRONT DISPLAY WINDOW SECTION

SHEET NUMBER:

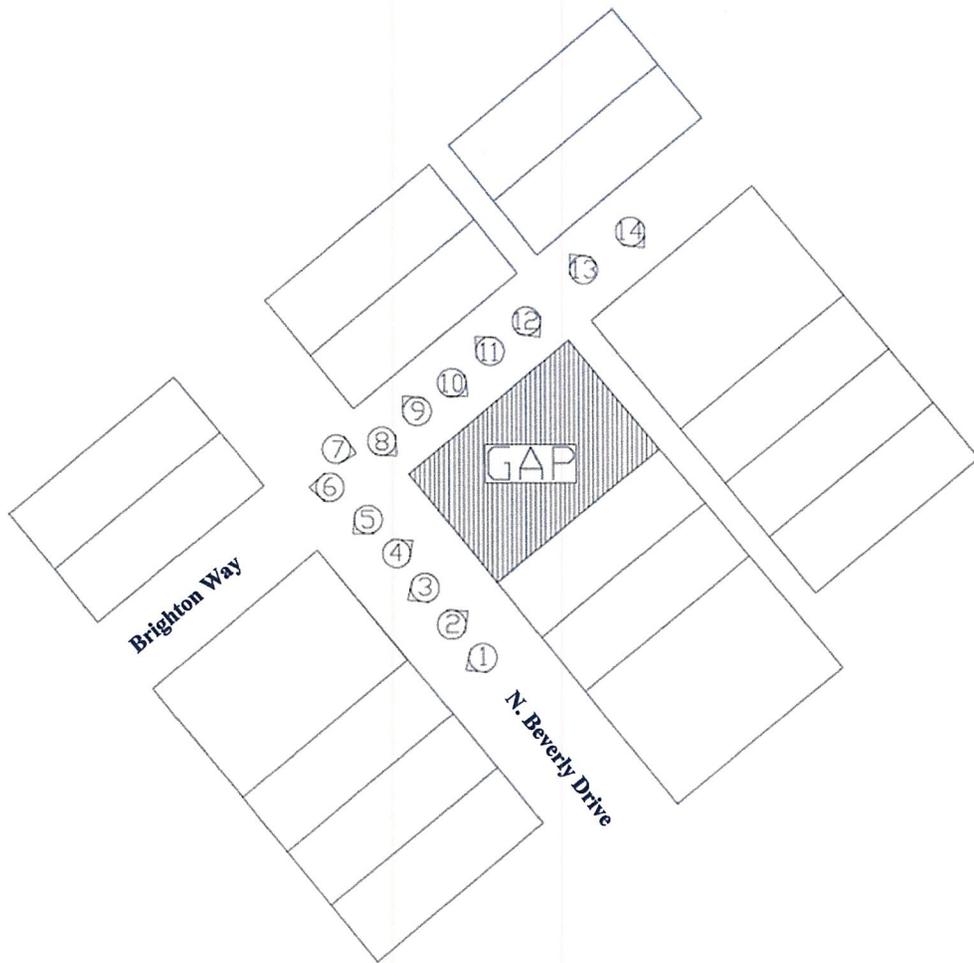
NOTE: C.C. TO VERIFY IN FIELD ALL EXISTING CONDITIONS BEFORE FINAL DEMOLITION. CONTACT ARCHITECT IF FIELD CONDITIONS DIFFER FROM DRAWINGS.

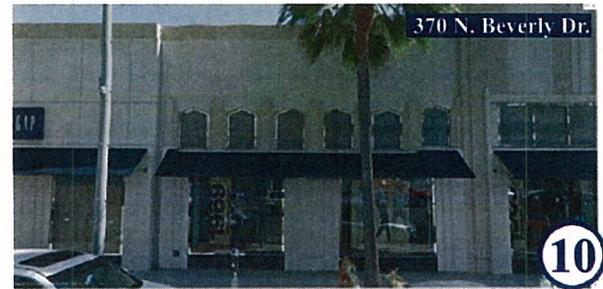
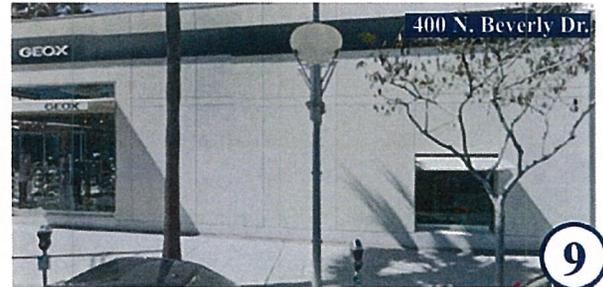
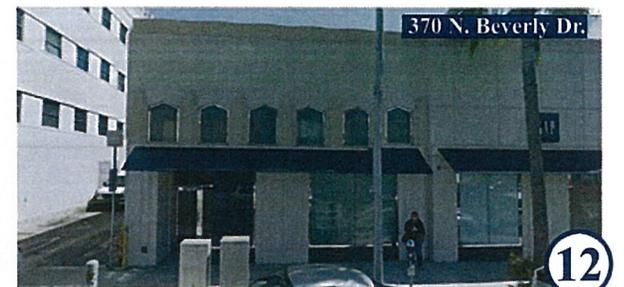
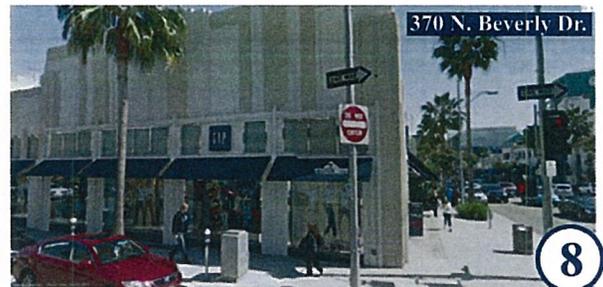


NOTE: ALL LUMBER INCLUDING PLYWOOD, BLOCKING, WOOD TRIM, ETC. SHALL BE FIRE-RETARDANT TREATED.
PROVIDE SHOP DRAWINGS FOR ALL STOREFRONT CONSTRUCTION
3/4"=1'-0"
A4_01 2



NOTE: ALL LUMBER INCLUDING PLYWOOD, BLOCKING, WOOD TRIM, ETC. SHALL BE FIRE-RETARDANT TREATED.
PROVIDE SHOP DRAWINGS FOR ALL STOREFRONT CONSTRUCTION
3/4"=1'-0"
A4_01 1











Architectural Commission Report

455 North Rexford Drive
AC Meeting –September 19, 2012

Attached C:
Draft Approval Resolution

RESOLUTION NO. AC-XX-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE MODIFICATION AND A SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS (PL1222208).

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

Section 1. Coby Andrews, applicant on behalf of the property owners, Jerome Nash and the tenant, Gap, Inc (Collectively the “Applicant”), has applied for architectural approval of a façade modification and a sign accommodation to allow multiple business identification signs.

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 **September 19, 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 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: **September 19, 2012**

Shena Rojemann, Commission Secretary
Community Development Department

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-XX-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on **September 19, 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:

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

