



Architectural Commission Report

Meeting Date: Wednesday, February 20, 2013

Subject: **CANON CLUB**
342 North Canon Drive
Request for approval of a façade remodel and outdoor dining elements and business identification signage including a sign accommodation (PL1302003)

Project Agent: Laura Schwartz - Four Point Design and Construction, Inc.

Recommendation: Conduct public hearing to discuss the project details and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel, a building identification sign, and a sign accommodation for signage on an awning that projects more than 12 inches from the building.

The façade modification includes the following:

- Remove existing awning cover at first floor and use the existing steel frame to convert into a second floor deck over the ground floor outdoor dining area.
- Ground floor outdoor dining area - remodel
 - New paving, storefront, chairs, tables, ceiling fans, heaters, planter boxes, and a roll-down plastic shade are proposed in the outdoor dining area.

Proposed signage includes the following:

- Business ID sign: One 5 SF sign is proposed to be etched into the clerestory glass above the storefront with the copy "Canon Club."
- A matching address sign is proposed to be etched into the glass above the entry door.
- Awning sign: One 7.5 SF sign with two lines of text (total height 13.5") with the copy "Canon Club / Restaurant and Bar" is proposed on the projecting awning/deck face. A sign accommodation is requested for this sign.

As proposed, the business ID sign complies with the standards set forth in the BHMC. A sign accommodation is requested for the awning sign since it is located on an awning that projects more than 12" from the face of the building and contains more than one line of text. Sign accommodation. The Architectural Commission may approve a sign accommodation to allow letters in more than one line or exceed seven inches (7") in height if the combined height of the letters and symbols in all lines and the spaces between the lines does not exceed fourteen inches (14") on a marquee, awning, canopy or similar architectural element which projects more than 12" from the face of the building. As proposed, the awning sign

Attachment(s):

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

Report Author and Contact Information:

Reina Kapadia, Contract Planner
(310) 285-1129
rkapadia@beverlyhills.org



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – February 20, 2013

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, February 8, 2013. To date staff has not received any comments in regards to the submitted project.



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – February 20, 2013

Attachment 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
 - Eight (8) 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 6 # Chairs 18

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

2nd Floor Terrace/Balcony: Use existing steel metal framing system from previous restaurant to construct a 2nd flr balcony over what will be the newly remodeled open air dining area. Balcony to be finished in stucco to match existing bldg. New railing to be installed at 42" A.F.F. openings not to exceed 4" per code to match existing rear bldg railing. 1st flr open air dining: Use new paving and storefront materials to construct open air dining area and restaurant storefront. This new storefront shall be set into the existing space approx 14'-0" from sidewalk. It shall consist of a new painted wood door and window frames with 1" clear glass detail. A new painted metal railing will be installed on both the 1st patio area and 2nd flr balcony above to match the existing bldg railing. 1st flr paving material will consist of sealed travertine stone tiles (sizes vary from 2"x6" to 4"x4" on 1'x1' sheets) with 3/16" grout lines to match med tile color. All hardware and lighting fixtures to be finished in dark bronze or brushed stainless steel. Dining chairs and counter stools to be commercial grade outdoor metal finished in dark antique bronze. Tables to have brwn/blk iron bases (typ) with 1.5" tabletops in Silestone (olive grn) to match bar/counter (set @ 42" A.F.F.). (2) ceiling fans (total approx 5' diam.) finished in dark bronze. Recessed low voltage boxes and recessed infra-red heaters finished in stainless steel. Stained concrete planter boxes (4) w/slow growing boxwood to be placed outside 1st flr patio railing. Clear plastic manual roll-down protector shade at perimeter edges of balcony soffit for patio below.

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

- | | | | | |
|---------------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <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 |
| <input type="checkbox"/> Other: _____ | | | | |

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 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>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Business ID Sign(s)	1	1' - 1 1/2" x 7' - 5"	7.5 sf total	32 sf
2	Construction Barricade Sig	1	4' x 2'-6"	10 sf	62 sf
3	Construction Barricade Sig	1	4' x 2'-6"	10 sf	62 sf
4	Business ID Sign(s)	1	6' 3-1/2" X 6"	3.125 sf	5 sf
5					

B 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: Stucco(S) Precast Concrete(PC) Wood(W) (Note:storefront setback 14'-0" from sidewlk)
Texture /Finish: S: match exist, PC match exist, W: Paint/satin
Color / Transparency: S: match existing bldg in color/style/finish

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

Material: Wood(W) Glass(G) Bronze(BZ)
Texture /Finish: W: paint/satin BZ: all hardware and hinges
Color / Transparency: Paint(P): ivory G: Clear w/1" bevel detail (Note: door glazing to be 3/8" tempered)

ROOF

Material: N?A
Texture /Finish:
Color / Transparency:

COLUMNS

Material: N/A
Texture /Finish:
Color / Transparency:

BALCONIES & RAILINGS

Material: Railings(R): steel Balcony(B): stucco/plaster/PC Balcony Flr(BF): 6" quarry tile
Texture /Finish: R: smooth/paint B: smooth plaster to match existing BF: per code for slip resistance
Color / Transparency: all surfaces to match existing building in color/style/finish and materials. R: drk bronze

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

Material: Table(T):Silestone Chairs(C):Alum R: metal Bar: Silestone
Texture /Finish: T: polished C: paint/smooth Bar: polished
Color / Transparency: T:olive grn C: drk bronze Bar: Sierra Madre (brwn) to match tabletops

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

AWNINGS, CANOPIES

Material: Plastic roll-dwn weather protect shade w/canvas trim. Unit mounted beneath balcony soffit
Texture /Finish: per bldg & safety code requirements for flame spread.
Color / Transparency: clear plastic w/dark brown canvas trim and silver hardware

DOWNSPOUTS / GUTTERS

Material: N/A
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material: etched clear glass clerestory above bar to read "CANON CLUB"
Texture /Finish: subtle frosted smooth finish
Color / Transparency: clear glass w/frosted white lettering

BUILDING ID SIGN(S)

Material: Individual letter boxes to read "CANON CLUB". Dye-cut letters to read "RESTAURANT AND BAR"
Texture /Finish: Back-lit LED boxes smooth metal face/matte finish. Dye-cut: painted alum/painted matte finish
Color / Transparency: Drk bronze lettering ALL. White LED lighting

EXTERIOR LIGHTING

Material: metal, bronze, stainless steel
Texture /Finish: smooth oil rubbed bronze finish and matte brushed stainless
Color / Transparency: drk bronze

PAVED SURFACES

Material: Travertine stone
Texture /Finish: Honed and Sealed. 3/16" grout lines to match med stone color.
Color / Transparency: varied color tones from light gold, medium taupe and warm grey

FREESTANDING WALLS AND FENCES

Material: N/A
Texture /Finish:
Color / Transparency:

OTHER DESIGN ELEMENTS

Material: stained concrete planter boxes (4)
Texture /Finish: custom to match existing pre-cast concrete in style/color/finish
Color / Transparency: to match existing pre-cast material on existing building

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

the above referenced low, slow-growing boxwood hedge which will sit just outside the railing, will give the finished ambient look of an authentic upscale Mediterranean villa. It will also provide a way to conceal the protective shade hardware when connected to the railing bottom edge, for a clean finish when closed. Furthermore, it creates a cozy, non-invasive boundary between the pedestrian walkway and the dining party within the patio. These proposed hedges are very easy maintenance and require no additional watering system. The pots (fastened by post and sleeve) are less than 15 gallons, and will be hand watered daily by restaurant staff or building owner. Note: The existing railing (from previous restaurant) will be stepped back and replaced with new to accommodate these planters in order to maintain existing current patio size.

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.**

Our proposed design does all of the above. It is a tasteful and modest extension of the already existing building and is meant to enhance the buildings overall design and use. It is designed in appropriate scale and proportion to the building itself, and the similar building architecture which surrounds the property.

- 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 entrance of the interior dining area is set back approximately 14'-0" from the sidewalk which will reduce any interior dining noise within the patio area. (Also note: this location has had the SAME exterior elements which we are proposing in the SAME location for two different previous restaurants.)

- 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.**

All exterior materials (i.e., plaster, stucco, railings, etc) for the most part will remain, and newly placed materials will match the existing surfaces in color/style/finish) for building facade continuity.

- 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.**

This development is mostly our interior improvement and any and all work performed externally will be consistent with the original building design in form and function.

- 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.**

There are a number of restaurants on North Canon Drive with open air dining elements and concepts. (Also please note again that this location has had the SAME exterior elements which we are proposing in the SAME location for two different previous restaurants.)



Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – February 20, 2013

Attachment B:

Design plans, cut sheets
and supporting elements

DESIGNER
LAURA D. SCHWARTZ
 SPACE PLANNING/CAD
 SERVICES
 FOUR POINT DESIGN+CONSTRUCTION INC
 818-625-7226 /OFFICE
 818-564-4161 /CELL
 818-564-4161 /FAX

GENERAL CONTRACTOR
CONSTRUCTION CONSULTANT
CLIFF MILLER
 Design
 Construction
 Management
 FOUR POINT
 Design+Construction Inc.
 818-564-4161 F
 818-564-4161 C
 818-573-3711 C
 clm@fourpoint-design-construction.com
 www.fourpoint-design-construction.com

REVISIONS

AS INSTRUMENT OF SERVICE, ALL
 DESIGN IDEAS AND INFORMATION
 SHOWN ON THESE DRAWINGS ARE
 AND SHALL REMAIN THE PROPERTY
 OF LAURA MILLER AND FOUR POINT
 DESIGN+CONSTRUCTION INC.
 THESE DRAWINGS SHALL CONSTITUTE
 CONCLUSIVE EVIDENCE OF
 ACCEPTANCE OF THESE
 RESTRICTIONS
 THESE DRAWINGS ARE FOR DESIGN
 PURPOSES ONLY.

OWNER - ALBERT AHORIM
 240 NORTH CANYON DRIVE
 BEVERLY HILLS, CA 90210

PROJECT NO.

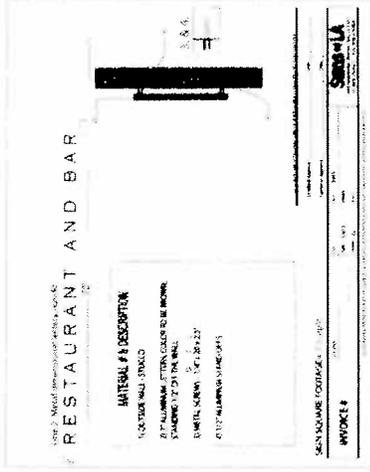
SCALE AS SHOWN

DRAWN BY LDSM

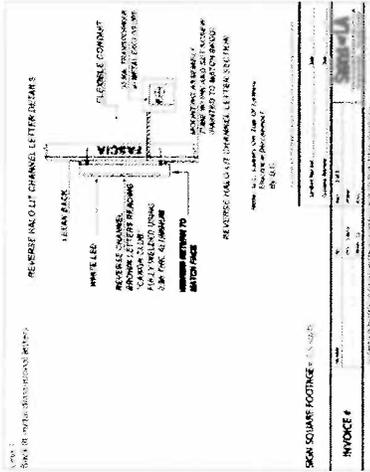
SHEET TITLE

**BUILDING SIGNAGE
 DETAILS**

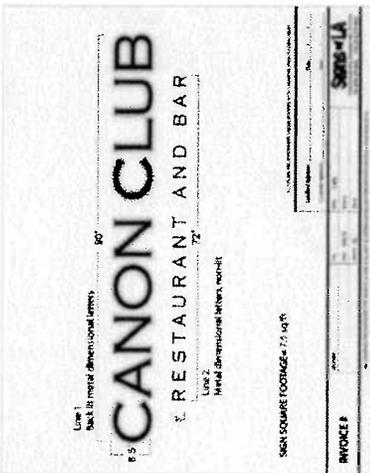
SHEET NO.



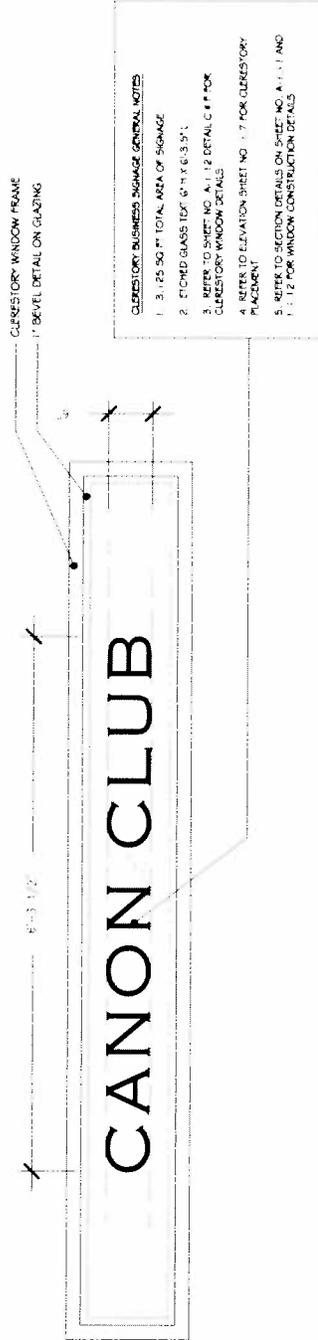
BUILDING SIGNAGE SCHEMATICS - PAGE 3



BUILDING SIGNAGE SCHEMATICS - PAGE 2



BUILDING SIGNAGE SCHEMATICS - PAGE 1

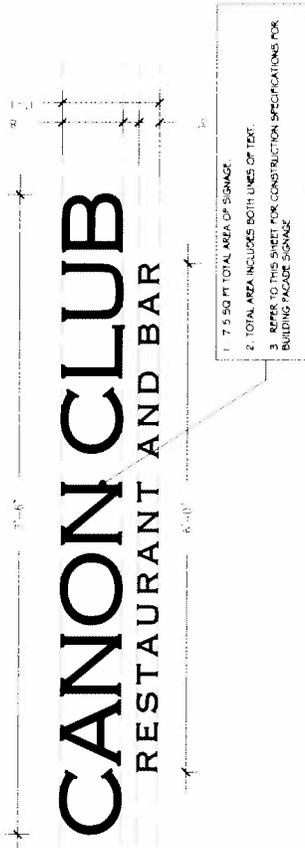


**J DETAIL - BUILDING SIGNAGE / BUSINESS NAME / DESIGN SCHEMATICS CLERESTORY WINDOW
 SCALE: 1" = 1'-0"**

- GENERAL NOTES**
1. REFER TO APPLICATION SUBMISSION PACKET PAGE 4 FOR ALL APPLICABLE SIGNAGE DETAILS AND REQUIREMENTS.
 2. REFER TO APPLICATION SUBMISSION PACKET PAGE 4 FOR ALL APPLICABLE SIGNAGE DETAILS AND REQUIREMENTS.
 3. REFER TO SPECIFICATIONS PROVIDED BY 'SIGNS OF LA' FOR ALL APPLICABLE CONSTRUCTION AND CONNECTION SPECIFICATIONS AND DETAILS.
 4. REFER TO DETAIL ON THIS SHEET FOR ORIGINAL SIGN DESIGN SPECIFICATIONS AND DIMENSIONS.
 5. ALL LIGHTING CONNECTION DETAILS ARE SPECIFIED ON PAGES 1-3 OF THIS PACKET. NO OTHER OR ADDITIONAL LIGHTING ELEMENTS ARE PROPOSED.
 6. REFER TO CUT SHEET PACKET (INCLUDED IN FULL APPLICATION SUBMISSION PACKET) FOR FURTHER SPECIFICATION CUT SHEETS AND ADDITIONAL SAMPLE PHOTOS.

GENERAL NOTES

**G DETAIL - BUILDING SIGNAGE / BUSINESS NAME / DESIGN SCHEMATICS
 SCALE: 1" = 1'-0"**



GENERAL NOTES

1. 7.5 SQ FT TOTAL AREA OF SIGNAGE.
2. TOTAL AREA INCLUDES BOTH LINES OF TEXT.
3. REFER TO THIS SHEET FOR CONSTRUCTION SPECIFICATIONS FOR BUILDING PACKAGE SIGNAGE.
4. REFER TO ELEVATION SHEET NO. A-1-8 FOR BUILDING PLACEMENT.



Architectural Commission Report

445 North Rexford Drive, Room 280-A
AC Meeting – February 20, 2013

Attachment C:

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-13

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE MODIFICATION, OUTDOOR DINING ELEMENTS, A BUILDING IDENTIFICATION SIGN, AND A SIGN ACCOMMODATION FOR THE PROPERTY LOCATED AT 342 NORTH RODEO DRIVE (CANON CLUB – PL1302003).

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

Section 1. Laura Schwartz, Four Point Design and Construction Inc., applicant, on behalf of the property owner, Albert Ahobim, and the tenant, Canon Club (Collectively the “Applicant”), has applied for architectural approval of a façade modification, outdoor dining elements, a building identification sign, and a sign accommodation for an awning sign with two lines of text that projects more than 12” from the building for the property located at 342 North Canon 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 February 20, 2013 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. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.

2. **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.

3. **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.

4. **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.

5. **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.
6. **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.
7. **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.
8. **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

9. 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: February 20, 2013

William Crouch, Commission Secretary
Community Development Department

Zale Richard Rubins, Chairperson
Architectural Commission

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

I, WILLIAM CROUCH, Secretary of the Architectural Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-XX-13 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on February 20, 2013 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:

WILLIAM CROUCH
Secretary to the Architectural
Commission/Urban Designer
City of Beverly Hills, California