



## Architectural Commission Report

---

**Meeting Date:** Wednesday, August 20, 2014

**Subject:** **SHAN SOCIAL HOUSE (PL1412337)**  
**138 North La Cienega Boulevard**

Request for approval of a business identification sign and a ground sign. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project agent:** Nathan Nielson – Presentation Media

**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 business identification sign and a ground sign for the new Shan Social House located at 138 North La Cienega Boulevard. The signage consists of the following:

#### *Business Identification Sign*

- One (1) 41.65 SF façade-mounted sign laser-etched (Cypress panel) on the North La Cienega Boulevard elevation.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum allowable sign area for business identification signs for a ground floor business with street frontage is two square feet (2 SF) in area for each one foot (1'-0") of ground floor street frontage; however, in no event shall the business identification signage exceed 100 SF.

#### *Ground Sign*

- One (1) 11.2 SF laser-etched (Cypress panel) on an existing wooden ground sign frame.

Pursuant to BHMC §10-4-610, the maximum allowable area for a ground sign is 55 SF with a maximum height of 20'-0".

**Note:** The Architectural Commission previously approved 49 SF of business identification signage abutting private property for this tenant on July 16, 2014 (shown in the project design plans [Attachment B] as signs A.1 and A.2). As this signage is located on non-street facing elevations, it is not included in the 100 SF maximum sign area for street front elevations.

### URBAN DESIGN ANALYSIS

The proposed signage is appropriate in size and scale to the building and will serve to positively enhance the streetscape. Additionally, the currently proposed signs are consistent with the previously approved signs and will create a cohesive aesthetic.

#### Attachment(s):

- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

#### Report Author and Contact Information:

Cindy Gordon, Associate Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## **Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

### **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.



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

**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  #Chairs

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

[A.1] 3'-7" tall by 6'- 9" set of routed out push-thru letters reading "Shan (Asian Character) Social House".  
 [A.2] 3'-7" tall by 6'- 9" set of routed out push-thru letters reading "Shan (Asian Character) Social House".  
 [B] Reface existing 3'-1¼" tall by 3'-6¾" double faced freestanding wood sign to read "Shan (Asian Character) Social House".  
 [C] Reface existing 5'-0" tall by 8'-0" single faced wood wall sign to read "Shan (Asian Character) Social House".

Sq Ft.  
 Block Mounted Wall Sign = 24.18  
 Roof Mounted Wall Sign = 24.18  
 Reface D/F Freestanding Sign = 11.20  
 Reface Wood Wall Sign = 41.65  
 Site Sign Total = 101.21

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

- R-4       R-4X       R-4       R-4-P       R-4X2
- R-3       RMCP       C-3       C-3A       C-3B
- C-5       C-3T-1       C-3T-2       C-3T-5       C-5
- Other: \_\_\_\_\_

**E Lot is currently developed with (check all that apply):**

- General Office Building       Multi-family Building       Other (specify below): \_\_\_\_\_
- Retail Building       Vacant
- Medical Office Building       Restaurant

**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	3'-7" tall by 6'-9"	24.18	100
2	Business ID Sign(s)	1	3'-7" tall by 6'-9"	24.18	75
3	Business ID Sign(s)	1	3'-1.75" tall by 3'-6.75" double sided	11.20	75
4	Business ID Sign(s)	1	5'-0" tall by 8'-0"	41.65	100
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:* 3/4" Cypress  
*Texture /Finish:* Stained & Satin Varnished  
*Color / Transparency:* Cordovan Brown

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

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

**ROOF**

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

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

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

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

**AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

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

**BUSINESS ID SIGN(S)**

*Material:* [A.1 & A.2] - 1½" & 1" Push-Thru Clear Polycarbonate RH# 0000 with .040 Aluminum Veneers  
*Texture /Finish:* Horizontal Brushed Anodized Gold Main Copy and Horizontal Brushed Anodized Silver Sub-Copy.  
*Color / Transparency:* Pushed-Thru ¾" Thick Stained Cypress Wood Facade.

**BUILDING ID SIGN(S)**

*Material:* [B & C]-etched ¾" Cypress Wood  
*Texture /Finish:* Stained  
*Color / Transparency:* Brown

**EXTERIOR LIGHTING**

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

**PAVED SURFACES**

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

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

**C 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.**

By utilizing a cypress facade and a natural, elemental color palate, we feel that these new signs will improve the overall look of the site. The signs are well balanced and the colors are subtle.

**2. Describe how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.**

The proposed signage utilizes LED lighting with power supplies that do not make any audible noise as neon and florescence do.

**3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.**

The proposed new signs and accompanying cypress wood background will add a natural aesthetic to the restaurant exterior and the overall La Cienega street scape.

**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.**

We have reviewed the current sign code and have consulted with Staff to create a harmonious business identity that will add this major business corridor.

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

The proposed signage uses only high-end materials that fit with the look and feel of the surrounding buildings.

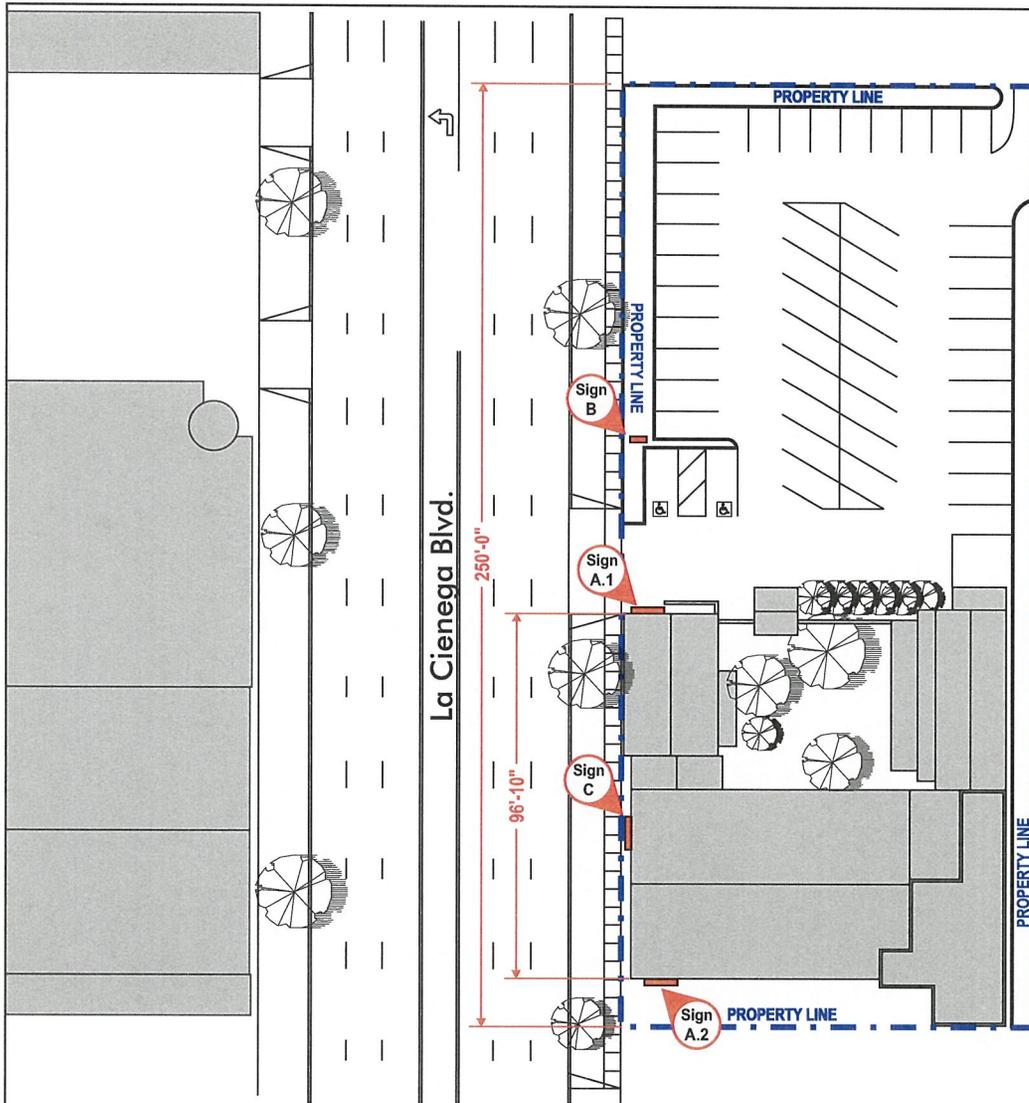


**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

**Attachment B**  
Project Design Plans



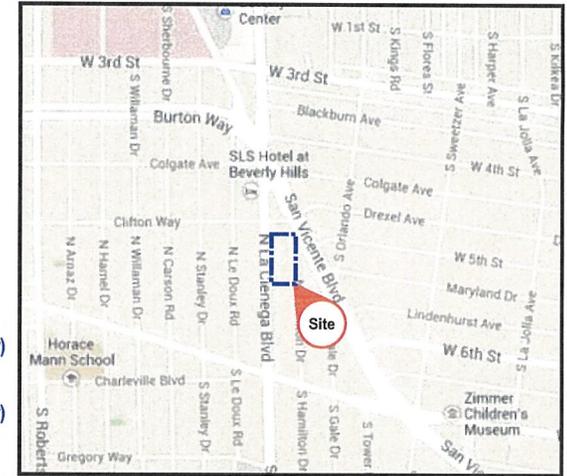
**Site:**  
**138 N. La Cienega Blvd.**  
**Assessor's ID Number:**  
 4334-021-044

**Property Boundary Description:**  
 TRACT # 4988  
 EX OF ST LOTS 351,352 AND LOT 353

**Work Scope:**  
 Install (2) two halo illuminated wall signs.  
 [A.1] 3'-7" tall by 6'-9" set of routed out push-thru letters reading "Shan (Asian Character) Social House".  
 [A.2] 3'-7" tall by 6'-9" set of routed out push-thru letters reading "Shan (Asian Character) Social House".  
 [B] Reface existing 3'-1 1/4" tall by 3'-6 1/4" double faced freestanding wood sign to read "Shan (Asian Character) Social House".  
 [C] Reface existing 5'-0" tall by 8'-0" single faced wood wall sign to read "Shan (Asian Character) Social House".

**Proposed Square Feet:**  
 [A.1] Block Mounted Wall Sign = 24.18  
 [A.2] Roof Mounted Wall Sign = 24.18  
 [B] Reface D/F Freestanding Sign = 11.20  
 [C] Reface Wood Wall Sign = 41.65

**Site Sign Total = 101.21**



**Key Map**

Site location



**Aerial Map**

east looking

**Sign Elevation Locations**

total proposed square feet: **101.21**

Manufacture and Install (2) set of push-thru, halo-illuminated wall sign letters.

**Site Plan**

scale: 1/32"=1'-0"



**Site**



12820 Western Ave.,  
 Gardena, CA 90249  
 phone: 310-644-7999  
 fax: 310-644-1771

Wayne Rogers  
 Designer  
 Lucky Benson  
 Owner

**PROJECT LOCATION**  
 Shan Social House  
 138 N. La Cienega Blvd.  
 Beverly Hills, CA 90211

SALES APPROVAL	CUSTOMER APPROVAL	LANDLORD APPROVAL
Signature	Signature	Signature

NOTE: This is an original, unpublished document created by Presentation Media Inc. It is submitted for your personal use in connection with a project being planned for you by Presentation Media Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, photographed, exhibited or used in any fashion without the expressed written approval of Presentation Media Inc.

REVISIONS	SHEET
DATE: 8/5/14	8/5/14
BY: [Signature]	
DESCRIPTION: [Text]	

**1 of 10**



**Halo Illuminated Letters**

total square feet: **35.38**

**North Elevation**

scale: 1/8" = 1'-0"

**N**

Manufacture and Install (1) set of push-thru, halo-illuminated wall sign letters  
& Reface existing double faced freestanding wood sign.



**Site Photo**

current condition



**Presentation Media Incorporated**

12820 Western Ave.,  
Gardena, CA 90249  
phone: 310-644-7999  
fax: 310-644-1771

Wayne Rogers  
Salesperson  
Lucky Benson  
Designer

**PROJECT LOCATION:**  
**Shan Social House**  
138 N. La Cienega Blvd.  
Beverly Hills, CA 90211

**SALES APPROVAL**

**CUSTOMER APPROVAL**

**LANDLORD APPROVAL**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

NOTE: This is an original, unpublished document created by Presentation Media Inc. It is submitted for your personal use in connection with a project being planned for you by Presentation Media Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, photographed, exhibited or used in any fashion without the expressed written approval of Presentation Media Inc.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	8/5/2014	Revised Wood Sign to 6' x 8'

**SHEET** 8/5/14

**2 of 10**



**Reface Existing Wood Sign**

total square feet: **41.65**

**West Elevation**

scale: 1/8" = 1'-0"



**W**

Remove & Replace (1) existing cypress wood wall sign panel.



**Site Photo**

current condition



12820 Western Ave.,  
Gardena, CA 90249  
phone: 310-644-7999  
fax: 310-644-1771

Wayne Rogers  
Salesperson  
Lucky Benson  
Designer  
Job #

**PROJECT LOCATION:**  
**Shan Social House**  
138 N. La Cienega Blvd.  
Beverly Hills, CA 90211

**SALES APPROVAL**

Signature

**CUSTOMER APPROVAL**

Signature

**LANDLORD APPROVAL**

Signature

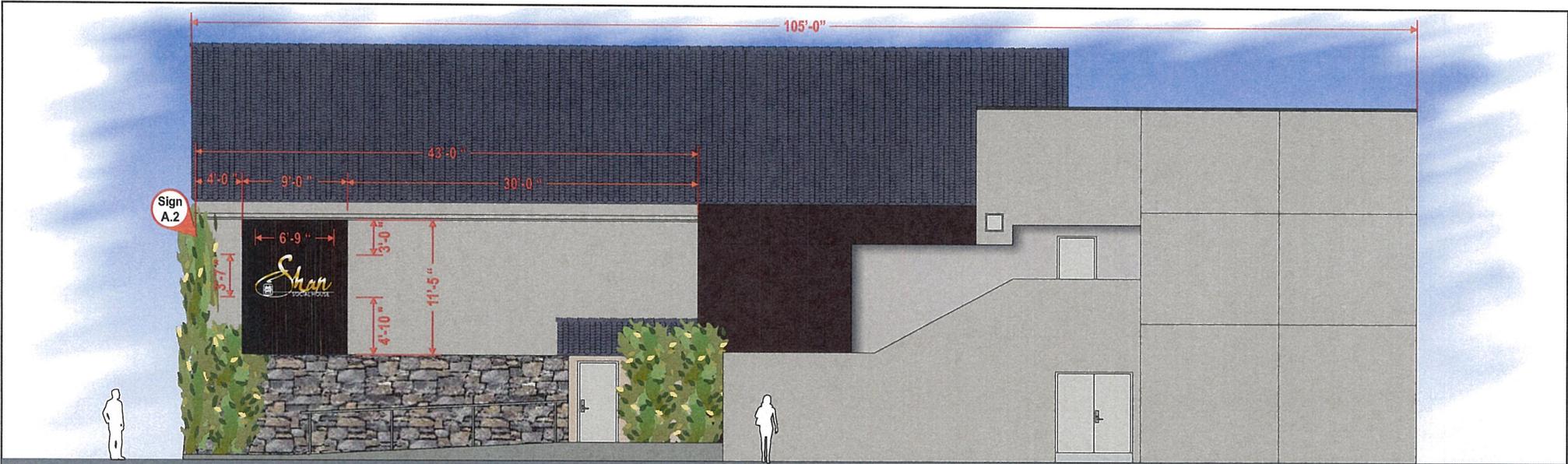
**NOTE:** This is an original, unpublished document created by Presentation Media Inc. It is submitted for your personal use in connection with a project being planned for you by Presentation Media Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, photographed, exhibited or used in any fashion without the expressed written approval of Presentation Media Inc.

**REVISIONS**

NO.	DATE	DESCRIPTION
#1	JANUARY, 2014	Went West Elev to 8' x 8' Panel.

**SHEET** 8/5/14

**3 of 10**



**Halo Illuminated Letters**

total square feet: 24.18

**South Elevation**

scale: 1/8" = 1'-0"



**S**

Manufacture and Install (1) set of push-thru, halo-illuminated wall sign letters.



**Site Photo**

current condition



12820 Western Ave,  
Gardena, CA 90249  
phone: 310-644-7999  
fax: 310-644-1771

Wayne Rogers  
Salesperson  
Lucky Benson  
Designer  
JOB #

**PROJECT LOCATION:**  
**Shan Social House**  
138 N. La Cienega Blvd.  
Beverly Hills, CA 90211

**SALES APPROVAL**

Signature

**CUSTOMER APPROVAL**

Signature

**LANDLORD APPROVAL**

Signature

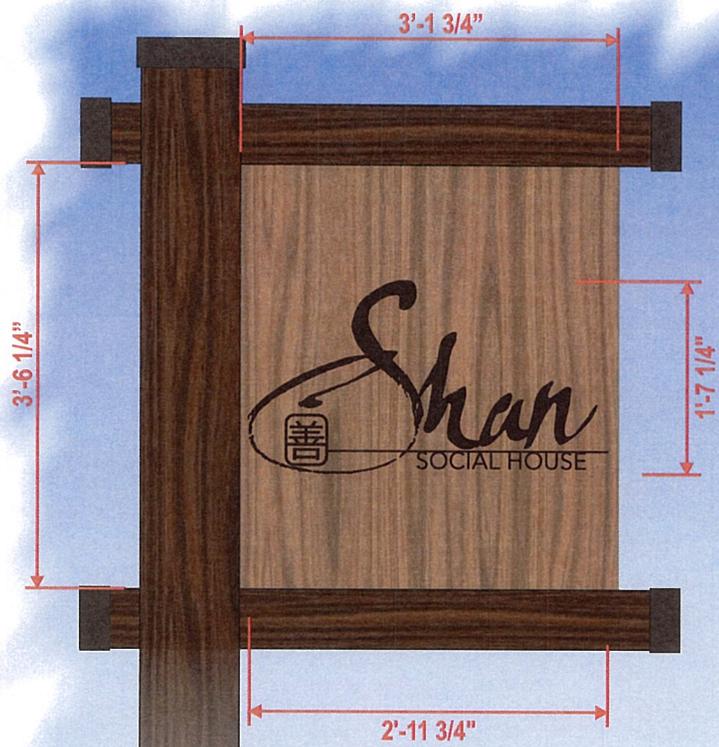
NOTE: This is an original, unpublished document created by Presentation Media Inc. It is submitted for your personal use in connection with a project being planned for you by Presentation Media Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, photographed, exhibited or used in any fashion without the expressed written approval of Presentation Media Inc.

**REVISIONS**

DATE	BY	DESCRIPTION

**SHEET** 8/5/14

**4 of 10**



**Existing Freestanding Sign**  
current condition

**Laser Etched, Cypress Panel Reface**

**Copy Layout**

square feet: **11.20** each side

scale: 1" = 1'-0"

**B**

Manufacture and reface a double faced, 1" deep, cypress wood panel with laser etched logo & copy.



**Existing Wood Panel Wall Sign**  
current condition

**Laser Etched, Cypress Panel Reface**

**Copy Layout**

square feet: **41.65**

scale: 1/2" = 1'-0"

Manufacture and reface a double faced, 1" deep, cypress wood panel with laser etched logo & copy.

**C**



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – August 20, 2014

**Attachment C**

DRAFT Approval Resolution

RESOLUTION NO. AC XX-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A BUSINESS IDENTIFICATION SIGN AND A GROUND SIGN FOR THE PROPERTY LOCATED AT 138 NORTH LA CIENEGA BOULEVARD (PL1412337 – SHAN SOCIAL HOUSE).

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

Section 1. Nathan Nielson, agent, on behalf of the property owner, RCCI, LLC, and the tenant, Shan Social House, (Collectively the “Applicant”), has applied for architectural approval of a business identification sign and ground sign for the property located at 138 North La Cienega 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. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

Section 5. The Architectural Commission conducted a duly noticed public hearing on August 20, 2014 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:

Project-Specific Conditions

No project-specific conditions are proposed.

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.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: August 20, 2014

---

William Crouch, Commission Secretary  
Community Development Department

---

Barry Bernstein, Chair  
Architectural Commission