



Design Review Commission Report

Meeting Date: Thursday, August 2, 2012
(Continued from the July 9, 2012 DRC meeting.)

Subject: **618 North Beverly Drive (PL# 120 9583)**
A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project applicant: Hamid Gabbay, AIA – Gabbay Architects

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

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. Since the project does not adhere to a pure architectural style, the project is before the Commission for review. This project was previously reviewed by the Design Review Commission at its meeting on July 9, 2012 (see Attachment A). At that meeting the Commission directed that the project be returned for restudy and provided the applicant with the following design direction:

- The window composition doesn't work. The square lights in the windows don't do anything for the design. Consider operable windows with single-lights.
- White on white details (such as quoins) would help to further refine the design.
- On the lower left hand corner of the house, consider eliminating the passageway and make the doors very deeply recessed into the façade as opposed to the colonnade design.
- The entry could be simplified. The pilasters above the entry don't blend well with the entry design. Consider a solid entry surround all the way up to the railing or removing the pilasters. Design needs to be tweaked.
- Clarify whether there will be a fence on the property. Provide design details if so.
- The façade design is all doors which lacks charm. The façade openings need to be finessed so as to be more elegant. Overall the design needs to be refined further.
- Consider more planting in the front yard area to soften the design of the house.

The applicant has written a summary of the changes made to the project in response to the Commission's comments (see attachment B).

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

Attachment(s):

- A. July 9, 2012 DRC Staff Report and Previously Proposed Project
- B. Applicant's written Summary of Project Changes
- C. Revised Design Plans, Cut Sheets & Supporting Documents
- D. Approval Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

August 2, 2012

filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review 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

This project was continued from Commission's previous meeting on July 9, 2012. As such, additional notification was not required.



Design Review Commission Report

455 North Rexford Drive

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Attached A:

July 9, 2012 Staff Report and
previously proposed project



City of Beverly Hills

Planning Division

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

Design Review Commission Report

Meeting Date: Monday, July 9, 2012

Subject: 618 North Beverly Drive (PL# 120 9583)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

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Recommendation: Conduct public hearing and provide the applicant with design direction.

REPORT SUMMARY

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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 Design Review 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 project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed June 29, 2012. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

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

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191

cgordon@beverlyhills.org

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
 - Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at:
<http://www.beverlyhills.org/civica/filebank/blobdload.asp?BlobID=3435>.
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

The proposed project incorporates an unidentified style, which uses modern adaptations of the traditional home with proportional design elements. The construction will incorporate quality materials and finishes, as well as lush landscape design.

C Identify the Project Zoning - City Zoning Map available online at <http://gis.beverlyhills.org/UNITEGIS/>.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> R-1 | <input checked="" type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input checked="" type="checkbox"/> R-1X | <input checked="" type="checkbox"/> R-1.6X | |
| <input checked="" type="checkbox"/> R-1.5X | <input checked="" type="checkbox"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 100'X359.82' Lot Area (square feet): 36,000 SF
 Adjacent Streets: ELEVADO AVE. & CARMELITA AVE.

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input checked="" type="checkbox"/> Guest House | <input checked="" type="checkbox"/> Accessory Structure(s) |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____		
Native:	_____		
Urban Grove:	_____		

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: http://www.beverlyhills.org/services/planning_division/advance_planning/default.asp)

Yes No If yes , please list Architect’s name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	32'	N/A	32'
Roof Plate Height:	12'+10'	12'+10'	12'+10'
Floor Area:	15,900 SF	N/A	14,145 SF
Rear Setbacks:	98'-9"	N/A	211'-10"
Side Setbacks:	S/E 24' TOTAL	S/E N/A	S/E 20'
	N/W 24' TOTAL	N/W N/A	N/W 7'-6"
Parking Spaces:	4	N/A	8

C List the specific materials and finishes for all the architectural features of the project (Be Specific):
FAÇADE (List all material for all portions visible from the street)

Material: STUCCO
 Texture /Finish: PAINTED, SMOOTH FINISH
 Color / Transparency: DUNN EDWARDS DEW315 WHITE ZIN

WINDOWS (Include frame, trim, glass, metal, etc)

Material: CLAD
 Texture /Finish: PAINTED
 Color / Transparency: DUNN EDWARDS CHOCOLATE CHUNK DE6070

DOORS (Include frame, trim, glass, metal, etc)

Material: CLAD
 Texture /Finish: PAINTED
 Color / Transparency: DUNN EDWARDS CHOCOLATE CHUNK DE6070

PEDIMENTS

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

ROOF

Material: SLATE
 Texture /Finish: _____
 Color / Transparency: DARK GREEN

CORBELS

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

CHIMNEY(S)

Material: STUCCO
 Texture /Finish: PAINTED
 Color / Transparency: DUNN EDWARDS DEW315 WHITE ZIN

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

COLUMNS

Material: PRECAST CONCRETE
 Texture /Finish: PAINTED
 Color / Transparency: DEW318 COTTAGE WHITE

BALCONIES & RAILINGS

Material: WROUGHT IRON
 Texture /Finish: PAINTED
 Color / Transparency: BLACK

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: COPPER
 Texture /Finish: _____
 Color / Transparency: _____

EXTERIOR LIGHTING

Material: 1. LANDSCAPE MICRO EDGE LIGHT
2. TREE MOUNTED DOWN LIGHT, 25W LED
 Texture /Finish: 3. TREE UP LIGHT 25W LED (DARK BRONZE FINISH)
 Color / Transparency: 4. LANDSCAPE PATH LIGHT (NATURAL COPPER FINISH)

PAVED SURFACES

Material: TUMBLER CONCRETE PAVERS ; UMBER TRAVERTINE
 Texture /Finish: SANDBLASTED ; UNFILLED RUSTIC FINISH
 Color / Transparency: INTEGRAL COLOR

FREESTANDING WALLS AND FENCES

Material: STUCCO
 Texture /Finish: PAINTED, SMOOTH FINISH
 Color / Transparency: DUNN EDWARDS DEW315 WHITE ZIN

OTHER DESIGN ELEMENTS

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

D Describe the proposed landscape theme. Explain how the proposed landscaping complements the proposed style of architecture:

PROPOSED LANDSCAPING COMPLEMENTS THE CONTEMPORARY MEDITERRANEAN CHARACTER OF THE RESIDENCE'S ARCHITECTURE. IT IS COMPOSED OF DROUGHT TOLERANT NATIVE AND NATIVE SYMPATHETIC PLANT SUCH AS CALIFORNIA SYCAMORES, NATIVE PINE SAGE, A FRUITLESS OLIVE TREE AND OTHER LOW WATER USE VARIETIES.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development's design exhibits an internally compatible design scheme.

The proposed development's design exhibits an unidentified Residential Design Style. The proposed design uses typical modulation and setback appearance of the traditional home which exhibits an internally compatible design scheme. Also, the construction will incorporate quality materials and finishes, as well as typical landscape pattern chosen to enhance garden quality of the City.

2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

The proposed development's design minimizes the appearance of scale and mass by incorporating the following design features. The appropriate mass and scale is achieved by providing three different masses on the front facade, by proportional spacing of windows, doors, and other exterior features, and by providing modest entry portico with a balcony. The garden like quality of the City will be achieved by maximizing the area of the proposed landscaping on the site and by providing mature landscaping.

3. Describe how the proposed development will enhance the appearance of the neighborhood.

The proposed development will enhance the appearance of the neighborhood by incorporating the typical modulation and setback of the traditional home, quality materials and finishes, and lush landscape design. Also, the proposed development is consistent with other new developments of the neighborhood.

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

Expectation of privacy of the neighbors is achieved by providing the larger setbacks than required, not providing balconies on the side of the house and providing privacy hedge screening on the South, North and West property lines of the property.

5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

Since the proposed design uses typical modulation and setback appearance of the traditional home, it will be compliant with the City requirements for the setback, FAR, paved area ratio etc. The surrounding group of homes incorporates lush and mature landscaping. By incorporating lush and mature landscaping the proposed residence will represent the harmony between old and new.



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

BUILDING ELEVATIONS KEY NOTES

- ① SLATE TILES DARK GREEN
- ② STUCCO, DUNN EDWARDS WHITE ZIN, -DEW315
- ③ PRECAST CONCRETE MOULDING, DUNN EDWARDS COTTAGE WHITE DEW315
- ④ CLAD DOORS & WINDOWS, FAINTED DUNN EDWARDS CHOCOLATE CHUNK - DE6010
- ⑤ COPPER GUTTERS AND DOWNSPOUTS
- ⑥ WROUGHT IRON RAILING, BLACK
- ⑦ CONTEMPORARY SCONCES

SHEET TITLE: FRONT ELEVATION		REVISION:	
PROJECT TITLE: DE COTIIS RESIDENCE 618 N. BEVERLY DR. BEVERLY HILLS CA, 90210		DRAW: SCALE: 1/4" = 1' DATE: 06.21.12 PROJECT NO.	
SHEET NO. A4.1a		GABBAY ARCHITECTS 11111 WILSON BLVD., SUITE 100 BEVERLY HILLS, CA 90210	



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

BUILDING ELEVATIONS KEY NOTES

- 1 SLATE TILES DARK GREEN
- 2 STUCCO, DUNN EDWARDS WHITE ZIN, -DEW315
- 3 PRECAST CONCRETE MOULDING, DUNN EDWARDS COTTAGE WHITE DEW318
- 4 CLAD DOORS & WINDOWS, PAINTED DUNN EDWARDS CHOCOLATE CHUNK - DE6070
- 5 COPPER GUTTERS AND DOWNSPOUTS
- 6 WROUGHT IRON RAILING, BLACK

GABBAY ARCHITECTS
 11411 WILSON BLVD., STE. 114 BEVERLY HILLS, CA 90212
 TEL: 310.274.1111 FAX: 310.274.1112

SHEET TITLE: FRONT ELEVATION		REVISION: A
PROJECT TITLE: DE COTIS RESIDENCE 618 N. BEVERLY DR. BEVERLY HILLS CA, 90210	DATE: 06.27.12	PROJECT NO.:
DRWN: MFB & MJC SCALE: 1/4"=1'	SHEET NO.:	A4.1



Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attached B:

Applicant's written
summary of project changes



Hamid Gabbay (mailto:hgabbay@gmail.com)

618 North Beverly Drive

Tue, Jul 24, 2012 at 12:18 PM

Hamid Gabbay <hgabbay@gmail.com>
To: Cindy Gordon <cgordon@beverlyhills.org>

Dear Cindy, In response to Commission's comments please find the following:

- We have added more precast concrete moldings, made the molding color a darker gray.
- We have eliminated the mullions on all doors and windows and added a square element to the bottom of the doors.
- The short, 42 inches, pilasters above the entry way has been removed and replaced with W.I. railing.
- The Loggia has been removed creating deep recess for the doors. Two solutions is being proposed for the Commission to choose.
- The number of doors on the Northern part of the facade has been reduced from three to two.
- The sycamore trees has been replaced with other trees.
- The design of the W.I. gates and fences has been changed to match the one on the house.

If you should have any question please let me know.

Best regards.

Hamid Gabbay



Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attachment C:

Revised design plans, cut sheets
and supporting elements



BUILDING ELEVATIONS KEY NOTES

- ① SLATE TILES DARK GREEN
- ② STUCCO, DUNN EDWARDS WHITE ZIN, -DEWBIS
- ③ PRECAST CONCRETE MOULDING, LIGHT WARM GREY
- ④ CLAD DOORS & WINDOWS, PAINTED DUNN EDWARDS CHOCOLATE CHUNK - DE6070
- ⑤ COPPER GUTTERS AND DOWNSPOUTS
- ⑥ WROUGHT IRON RAILING, BLACK
- ⑦ CONTEMPORARY SCONCES

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

<p>GABBAY ARCHITECTS <small>1010 W. 10TH STREET, SUITE 710, LOS ANGELES, CA 90015 TEL: 310.407.8888 FAX: 310.407.8899</small></p>		<p>SHEET TITLE: FRONT ELEVATION</p>		<p>REVISION: A</p>
		<p>PROJECT TITLE: 178 & 179S DE COTIS RESIDENCE 616 N. BEVERLY DR. BEVERLY HILLS CA 90210</p>	<p>SCALE: 1/4"=1'</p>	<p>DATE: 07/10/12</p>

**Carter, Romanek
Landscape Architects, Inc.**

1110 Ohio Avenue, Suite 102
Los Angeles, CA 90025
(310) 477-3900 FAX (310) 477-3977
Lic. #02114

Client:

Mr. Rossano De Cotiis

Project:

**De Cotiis Residence
618 N. Beverly Drive
Beverly Hills, CA**

Owner:

Mr. Rossano De Cotiis
550 Robson Street
Suite 300
Vancouver, BC V6B 2B7

Date	By	Description
7/25/12		DESIGN REVIEW BOARD
2/2/12		SECOND SUBMITTAL

Revisions:

Date: JUNE 27, 2012

Scale: 3/16" = 1'-0"

Drawing Title:

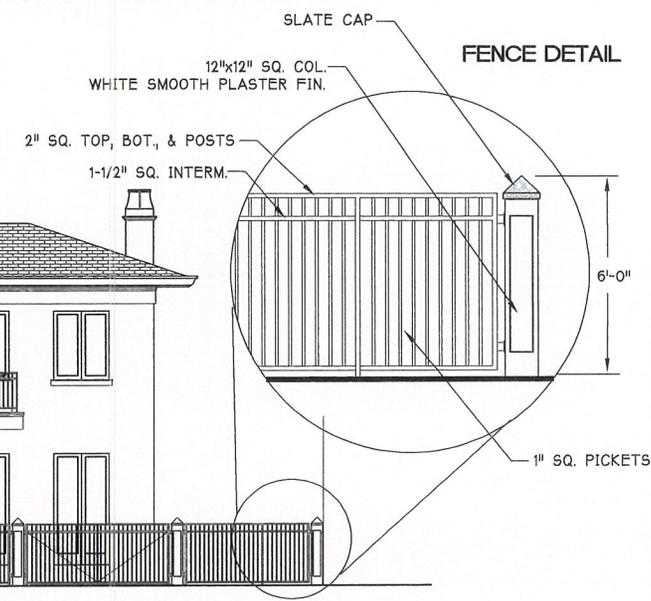
**LANDSCAPE FRONT
ELEVATION**

Sheet No:

L-2



ELEVATION AT SIDE WALK
SCALE: 3/16" = 1'-0"
0 3' 6' 12' 18'



FENCE ELEVATION
SCALE: 3/16" = 1'-0"
0 3' 6' 12' 18'



Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attachment D:
Approval Resolution

RESOLUTION NO. DR 06-12

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 618 NORTH BEVERLY DRIVE (PL#1209583).

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

Section 1. Hamid Gabbay, AIA, applicants on behalf of the property owners, Mr. Rossano De Cotits (Collectively the "Applicant"), has applied for a R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 618 North Beverly Drive, and is located in the city's Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city's Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. 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, 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **August 2, 2012** at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the

incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission, reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of

development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review the Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Design 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 that are visible from the public street. 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 Design Review Commission.
7. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.
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.

9. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Special Conditions

10. **No special conditions have been imposed for this project.**

Section 7. The Secretary of the Design Review 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 8. Decisions of the Design Review Commission may be appealed to the Planning Commission 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 2, 2012**

Shena Rojemann, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission

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

I, SHENA ROJEMANN, Secretary of the Design Review 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. **06-12** duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on **August 2, 2012** and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review 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 Design Review
Commission/Associate Planner
City of Beverly Hills, California