



## Design Review Commission Report

**Meeting Date:** Thursday, September 6, 2012  
(Continued from the August 2, 2012 DRC meeting.)

**Subject:** **115 North Palm Drive (PL# 120 9651)**  
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 south of Santa Monica Boulevard.

**Project applicant:** Kami Rezai - designer

**Recommendation:** Conduct public hearing and discuss the revised design.

### REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, it is before the Commission for review. This project was reviewed by the Design Review Commission at its meetings on July 9, 2012 and August 2, 2012 (see Attachment A). At the July meeting, the Commission directed the applicant to restudy the project and provided the following comments:

- The overall composition of the design doesn't work as there is too much focus on the massing and not the overall architecture. There is too much minor modulation which doesn't make for a clean design. The details appear to be pasted on and don't have a consistent style of architecture.
- The horizontal band thickness is out of proportion.
- The flat portions of the façade appear to have windows 'stuck on'. There is not a blending of façade elements.
- The different size and shape of windows doesn't work as they have no relationship to each other.
- The moldings at the entry don't fit well onto the façade.
- The details are not proportionate to the large planes of stucco.
- The thin columns, with the mass above the entry, doesn't blend with the design.
- The design lacks balance and feels massive.
- The landscape plan is lacking. There should be trees to soften the design.
- The privacy of the neighbors should be considered – landscaping along the side property lines may help to mitigate privacy concerns.

After the July meeting, the applicant made design changes and returned to the Commission's August meeting for further review. At that meeting (see Attachment A), the Commission agreed that the design had improved however, further refinement was needed. As such, the Commission's comments from the August meeting were as follows:

- The landscape plan is inadequate and needs to be further developed. The palm trees do not provide adequate canopy coverage and trees with a fuller canopy should be provided.
- The entry appears to contain a 'tower element' which doesn't proportionally with the rest of the residence and needs to be redesigned.

Attachment(s):

- A. July 9 and August 2, 2012 DRC Staff Reports and Project Renderings
- B. Revised Design Plans, Cut Sheets & Supporting Documents
- C. Approval Resolution

Report Author and Contact Information:

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



- The façade has an excessive amount of planes and design elements for the suggested style of architecture. Simplify the design.
- The design contains an awkward blank space between the front door and the window above. Consider one light fixture hanging over the front door to mitigate this issue.
- The staggered levels of railings and pilasters are not harmonious. The stucco box balconies appear stuck on and not integrated into the design. Consider lighter materials to reduce the bulk.
- The modulation at the ground floor French doors needs to be refined. Consider recessing the doors and removing the forward projecting façade modulation.
- Consider incorporating tiles around the front entry.
- The chimney cap is out of scale and appears bulky.
- There are too many lights along the façade.

The applicant has again revised the design. The following changes have been made:

- The entry 'tower element has been modified by the addition of a light fixture and tiles around the entry. The window at the upper portion has been modified also.
- The number of façade planes has been reduced.
- A light fixture has been added above the front door to fill in the blank façade area.
- The staggering levels of railings and pilasters have been removed. The stucco balconies have been removed.
- The French doors at the ground floor have been recessed.
- The chimney cap has been redesigned.
- The excessive number of exterior lights have been removed and one single light has been added above the entry door.
- The landscape plan has been revised to be more complete and the palm trees in the front yard have been replaced with Olive trees.

#### **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**

This project was continued from the Commission's previous meetings on July 9 and August 2, 2012. As such, additional notification was not required.



**Design Review Commission Report**

445 North Rexford Drive

September 6, 2012

**Attached A:**

July 9 and August 2, 2012 Staff Reports and  
Project Renderings



## Design Review Commission Report

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**Meeting Date:** Monday, July 9, 2012

**Subject:** 115 North Palm Drive (PL# 120 9651)

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 south of Santa Monica Boulevard.

**Project applicant:** Kami Rezai - designer

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

---

### REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, it is before the Commission for review.

### 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 Friday, 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:

Shena Rojemann, Associate Planner  
(310) 285-1192

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



○ PERSPECTIVE RENDERING - 1  
SCALE 3/16"=1'-0"



○ PERSPECTIVE RENDERING - 2  
SCALE 3/16"=1'-0"

ELEVATION - July 9, 2012



○ PROPOSED RENDERING SHOWING EXISTING ADJACENT RESIDENCE  
SCALE 3/16"=1'-0"

DATE: DR-6	
NO.:	
DATE:	
SCALE:	
BY:	
CHECKED:	
DATE:	
PROJECT:	PERSPECTIVE RENDERINGS
<p>PROPOSED TWO STORY SINGLE FAMILY RESIDENCE 115 N. Palm Dr. Beverly Hills CA 90210</p>	
<p><b>H-Tech Design</b> 11111 W. Olympic Blvd. Suite 100 Los Angeles, CA 90024 Tel: (310) 771-1111</p>	



# PERSPECTIVE RENDERING

SCALE

3/16"=1'-0"

ELEVATION - July 9, 2012

DATE: DR-0

REVISION: DATE COMMENTS: PERSPECTIVE RENDERING

SCALE: DATE: DRAWING: CHECKED:

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE  
 115 N. Palm Dr., Beverly Hills CA 90210  
Architectural rendering is not a contract document. It is a visual representation of the proposed design. It is not intended to be used as a basis for construction. The actual construction shall be governed by the contract documents and the applicable laws and regulations. The rendering is provided for informational purposes only and does not constitute an offer or any other financial product or service. All rights reserved. © 2012 Hi-Tech Design.

**HI-TECH DESIGN**  
 115 N. Palm Dr., Beverly Hills, CA 90210  
 TEL: 310.344.1111 FAX: 310.344.1112



## Design Review Commission Report

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

**Subject:** **115 North Palm Drive (PL# 120 9651)**  
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 south of Santa Monica Boulevard.

**Project applicant:** Kami Rezai - designer

**Recommendation:** Conduct public hearing and discuss the revised design. The Commission may wish to discuss whether it is appropriate to provide further design direction or alternatively deny the project.

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### REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, it is before the Commission for review. This project was 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 restudied. The Commission had the following design comments:

- The overall composition of the design doesn't work as there is too much focus on the massing and not the overall architecture. There is too much minor modulation which doesn't make for a clean design. The details appear to be pasted on and don't have a consistent style of architecture.
- The horizontal band thickness is out of proportion.
- The flat portions of the façade appear to have windows 'stuck on'. There is not a blending of façade elements.
- The different size and shape of windows doesn't work as they have no relationship to each other.
- The moldings at the entry don't fit well onto the façade.
- The details are not proportionate to the large planes of stucco.
- The thin columns with the mass above over the entry doesn't work.
- The design lacks balance and feels massive.
- The landscape plan is lacking. There should be trees to soften the design.
- The privacy of the neighbors should be considered – landscaping along the side property lines may help to mitigate privacy concerns.

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. Draft Denial Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner  
(310) 285-1192

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



## Design Review Commission Report

445 North Rexford Drive

August 2, 2012

The applicant has made some design changes to the project (see Attachment B) however, the overall composition of the project remains unchanged. As such, the Commission may wish to discuss whether further design direction should be provided or if the project warrants consideration for denial.

### **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**

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



1  
A-B SCALE  
**FRONT ELEVATION**  
SCALE 3/16" = 1'-00"

ELEVATION - August 2, 2012

**HI-TECH DESIGN**  
42751 SANTA ANITA, VAN NUYS, CA 91410  
TEL: (818) 765-1365 FAX: (818) 765-1319

**PROPOSED TWO STORY SINGLE FAMILY RESIDENCE**  
115 N. Palm Dr. Beverly Hills CA 90210

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SCALE:  
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CHECKED:

DWG NO.:  
DWG CONTENTS:  
FRONT ELEVATION

SHEET NO.:  
**A-09**





○  
**PERSPECTIVE RENDERING**  
 SCALE 3/16"=1'-0"

ELEVATION - August 2, 2012

**HI-TECH DESIGN**  
 12345 GARDEN STREET, SUITE 100, BEVERLY HILLS, CA 90210  
 TEL: (310) 742-1183 FAX: (310) 742-1191

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE  
 115 N. Palm Dr. Beverly Hills CA 90210  
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SCALE:	
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BY:	
CONTENTS:	
PERSPECTIVE RENDERING	

SHEET NO:  
**DR-0**



**Design Review Commission Report**

445 North Rexford Drive

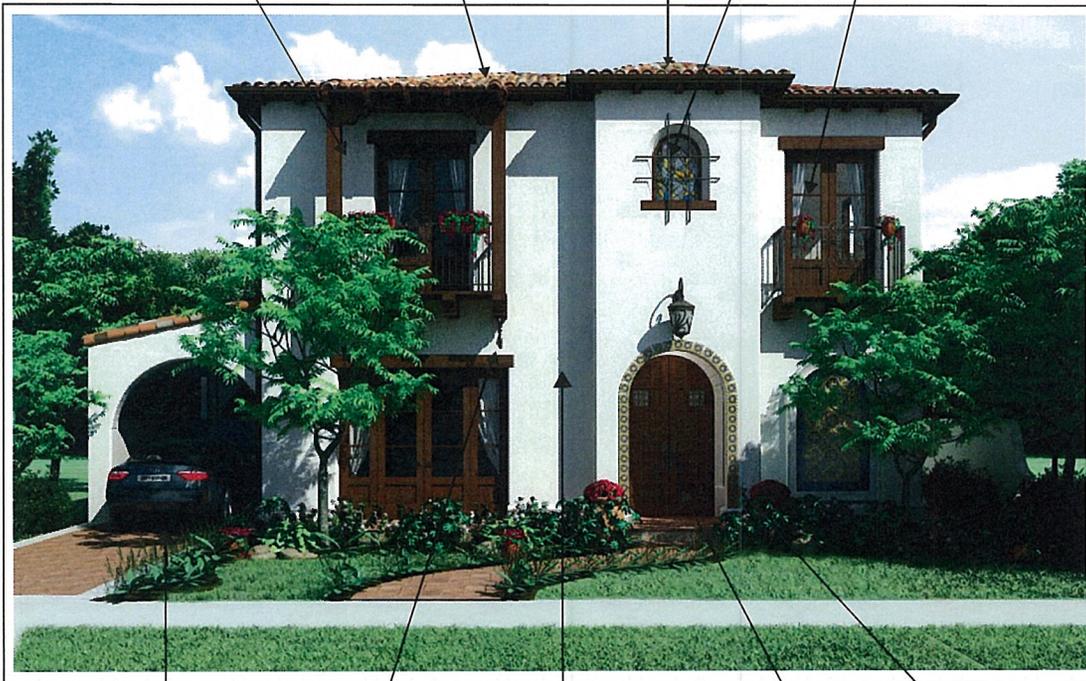
September 6, 2012

**Attached B:**

Revised design plans, cut sheets  
and supporting elements

# Spanish Mission Style

- Balconies and balconettes of wood
- Low pitched roofs, two stories
- Red terracotta tiled roof, different earth tone clay color
- Spanish stained glass
- Human scale openings including small windows, double doors at balconies



- Porte cochere
- Decorative iron work in the windows and on the balconies
- Stucco wall surfaces covered with white paint
- Arched entries generally recessed, with solid wood door
- Colorful hand-painted tiles



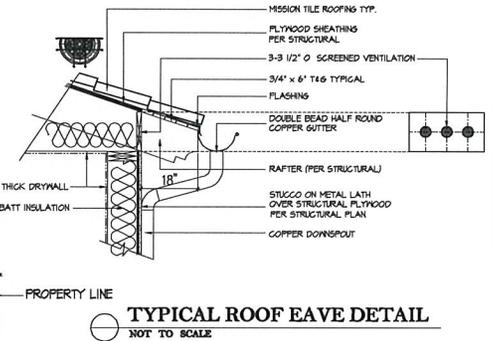
Spanish Mission  
Sample Picture

**EXTERIOR FINISHES**

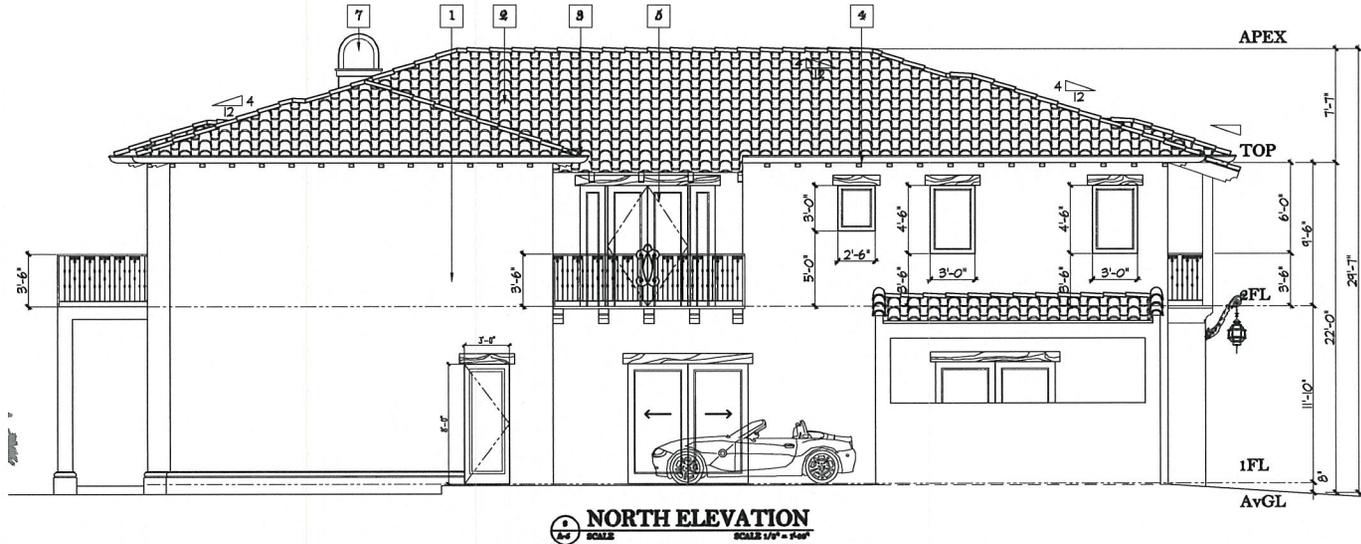
- 1 SMOOTH STUCCO RENDERING BY LA HABRA OR EQUAL CRYSTAL WHITE 50
- 2 CLASS-A FIRE RETARDANT STRAIGHT BARREL MISSION U.S. TILE CLAY TILE ROOFING (DEANZA BLEND) PROVIDE SAFESO TYPE II FELT UNDERLAYMENT ICC-ESR# 2082
- 3 PRE-FORMED 6:1 GUTTER PAINTED METALLIC WEATHERED BROWN DEC TS6 BY DUNN EDWARDS
- 4 DECORATIVE WOOD CORBEL STAINED TO MATCH MALNUT COLOR
- 5 CUSTOMIZED SOLID WOOD DOOR W/ CARVED STAINED TO MATCH MALNUT COLOR
- 6 STEEL RAILING PAINTED METALLIC WEATHERED BROWN DEC TS6 BY DUNN EDWARDS
- 7 COPPER CHIMNEY CAP WITH UL APPROVED SPARK ARRESTER
- 8 WOODEN TRIMS & MOLDINGS STAINED TO MATCH MALNUT COLOR
- 9 6"x6" SPANISH TILE BORDER (BY MALIBU TILE OR EQUAL)
- 10 DECORATIVE STAINED GLASS PICTURE WINDOW



**1 EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**TYPICAL ROOF EAVE DETAIL**  
NOT TO SCALE



**2 NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

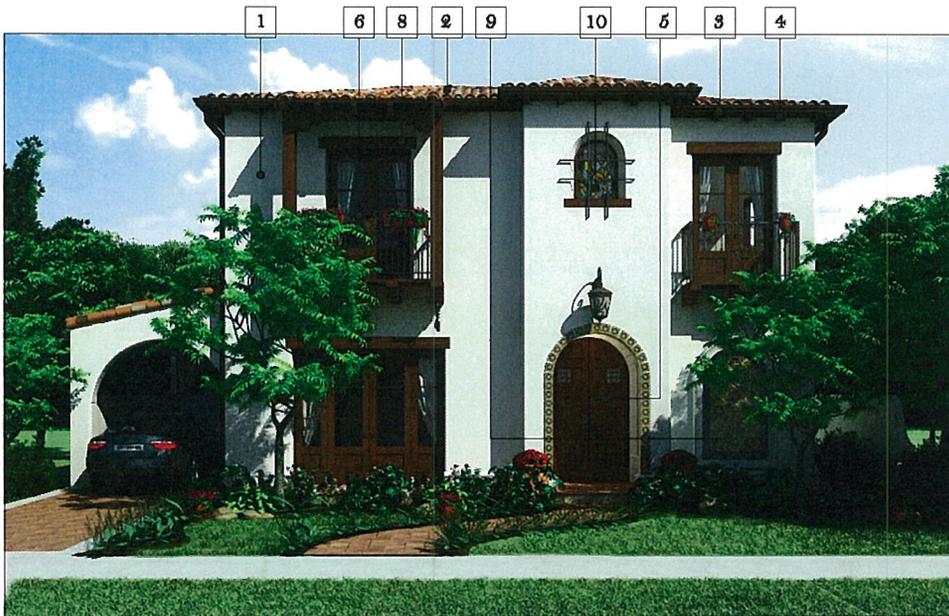
FILE: A-07

DATE: 08/20/2024  
BY: J. H. H. / J. H. H.  
CHECKED: J. H. H. / J. H. H.

SCALE: 1/8" = 1'-0"  
DATE: 08/20/2024  
BY: J. H. H. / J. H. H.  
CHECKED: J. H. H. / J. H. H.

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE  
115 N. Palm Dr. Beverly Hills CA 90210  
DATE: 08/20/2024 BY: J. H. H. / J. H. H. CHECKED: J. H. H. / J. H. H.

**HI-TECH DESIGN**  
ARCHITECTURE & INTERIOR DESIGN  
115 N. Palm Dr. Beverly Hills, CA 90210  
TEL: 310.761.1111 FAX: 310.761.1112



### EXTERIOR FINISHES

- 1 SMOOTH STUCCO RENDERING BY LA HABRA OR EQUAL CRYSTAL WHITE 50
- 2 CLASS-A FIRE RETARDANT STRAIGHT BARREL MISSION U.S. TILE CLAY TILE ROOFING (DeANZA BLEND) PROVIDE GAF#30 TYPE II FELT UNDERLAYMENT ICC-ESR# 2082
- 3 PRE-FORMED 6:1 GUTTER PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 4 DECORATIVE WOOD CORBEL STAINED TO MATCH WALNUT COLOR
- 5 CUSTOMIZED SOLID WOOD DOOR W/ CARVED STAINED TO MATCH WALNUT COLOR
- 6 STEEL RAILING PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 7 COPPER CHIMNEY CAP WITH UL APPROVED SPARK ARRESTER
- 8 WOODEN TRIMS & MOLDINGS STAINED TO MATCH WALNUT COLOR
- 9 6"X6" SPANISH TILE BORDER (BY MALIBU TILE OR EQUAL)
- 10 DECORATIVE STAINED GLASS PICTURE WINDOW

HYPERTECH DESIGN'S SERVICES ARE PROVIDED TO THE CLIENT UNDER THE ASSUMPTION THAT THE CLIENT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

DATE	MS				
SCALE	DATE:	DRAWN:	CHECKED:	DATE:	DATE:
PROPOSED TWO STORY SINGLE FAMILY RESIDENCE 115 N. Palm Dr. Beverly Hills CA 90210 <small>HYPERTECH DESIGN, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. ALL RIGHTS RESERVED. © 2018 HYPERTECH DESIGN, INC.</small>					
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○  
PERSPECTIVE RENDERING  
SCALE 3/16"=1'-0"



**Design Review Commission Report**

445 North Rexford Drive

September 6, 2012

**Attachment C:**  
Approval Resolution

RESOLUTION NO. DR-13-12

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 **115 NORTH PALM DRIVE (PL1209651)**.

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

Section 1. **Kami Rezai**, applicant on behalf of the property owner, **Fred and Shiva Merhdad** (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 **115 North Palm 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 **September 6, 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: **September 6, 2012**

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Shena Rojemann, Commission Secretary  
Community Development Department

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Ilene Nathan, Acting 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. DR-13-12 duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on September 6, 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:

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