



Design Review Commission Report

Meeting Date: Thursday, September 6, 2012
(Continued from the DRC meeting on July 9, 2012)

Subject: **125 North Rexford Drive (PL# 120 9392)**
A request for an R-1 Design Review Permit to allow a second story addition and façade remodel of an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard.

Project applicant: Tom Avila, AIA – Avila Architects, Inc.

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

REPORT SUMMARY

The applicant is requesting design review approval to allow a second story addition and façade remodel to an existing one-story single-family residence located in the Central Area of the City. The project was previously reviewed by the Commission at its July 9, 2012 meeting (Attachment A). At that meeting, the Commission felt that the design warranted further revisions and directed for the applicant to restudy the project. The comments provided to the applicant were primarily in regards to the decorative elements of the façade; the mansard roof; the combination of traditional form with modern elements; the internal compatibility of the design; the landscaping and garden quality of the property; and the privacy between properties.

As a result of the Commission's direction, the applicant has modified the project to address the Commission's concerns. Modifications include:

- The circular decorative banding, wrought iron details in the windows, and corbel pediment have been removed.
- The decorative louver above the entry door has been removed and replaced with a shallow balcony.
- The balconies have been recessed and provided with landings as opposed to the previously proposed Juliet balconies.
- The window surrounds have been revised so that they no longer extend below the window area and the second story windows have been modified to have shallow arches at the top.
- The mansard roof has been recessed into the second floor so that it does not protrude from the exterior walls. It has also been extended further along the south side of the building.
- The entry door has been redesigned.
- The decomposed granite in the front yard has been replaced with grass.

The applicant has provided responses to the Commission's comments in Attachment B of this report.

Attachment(s):

- A. July 9, 2012 DRC Staff Report and Previously Proposed Project
- B. Applicant's written response to Commission's Comments
- C. Revised Design Plans, Cut Sheets & Supporting Documents
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1192
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
September 6, 2012

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 does not require public notification as it is continued from another meeting.



Design Review Commission Report

455 North Rexford Drive

September 6, 2012

Attachment A:

July 9, 2012 DRC Staff Report and
Previously Proposed Project



Design Review Commission Report

Meeting Date: Monday, July 9, 2012

Subject: **125 North Rexford Drive (PL# 120 9392)**

A request for an R-1 Design Review Permit to allow a second story addition and façade remodel of an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard.

Project applicant: Tom Avila AIA. - Avila Architects, Inc.

Recommendation: Conduct public hearing and provide the applicant with design direction. Specifically, the Commission may wish to discuss the overall massing of the building and proportions of the design details.

REPORT SUMMARY

The applicant is requesting approval to allow a second story addition and façade remodel of an existing one-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, thus the project 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



PERSPECTIVE

1

**AVILARCHITECTS
INC.**

PHONE
310 450 7542
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310 450 7543

3304 PICO BLVD.
SUITE G
SANTA MONICA
CA 90405

ISSUE

JUNE 19, 2012

PROPOSED
ADDITION

CLIENT:
DORA ARASH

PROJECT ADDRESS:
125 N. REXFORD DRIVE
BEVERLY HILLS,
CA 90210

PERSPECTIVE
ILLUSTRATION

A5.0

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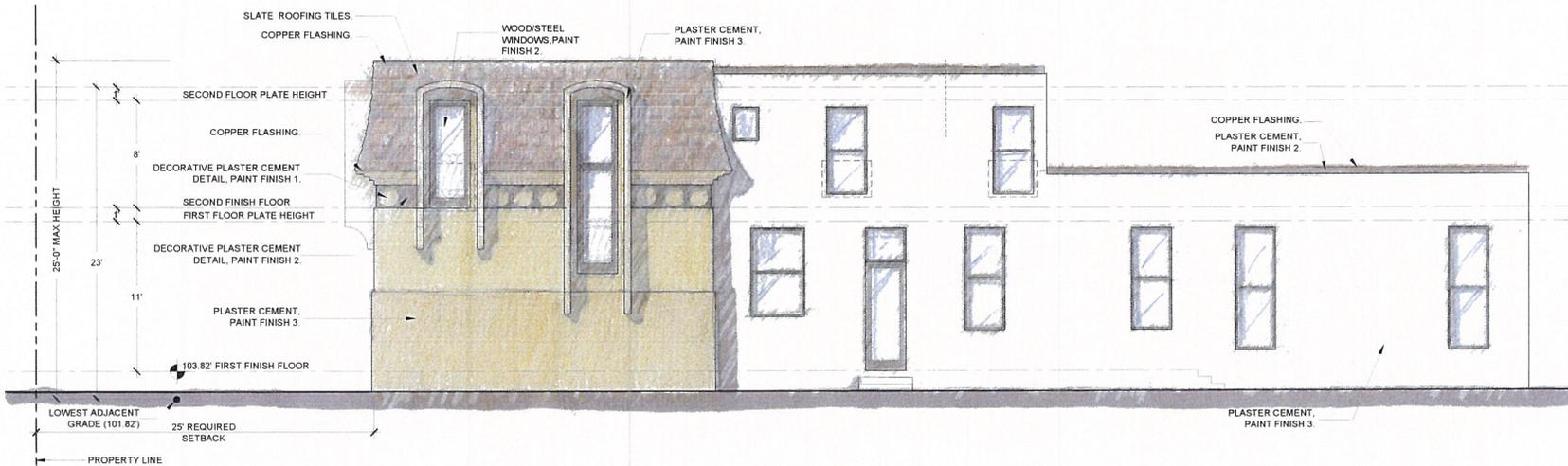
FRONT YARD ARCHITECTURAL PROJECTIONS:
 ALLOWED = 176 SQFT
 (20% OF MAX. POTENTIAL FACADE OF BUILDING 882 SQFT)
 PROPOSED = 143 SQFT = OK



ELEVATION

1/4" = 1'-0"

1



ELEVATION

1/4" = 1'-0"

2

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 SUITE C
 SANTA MONICA
 CA 90405

ISSUE

JUNE 19, 2012

PROPOSED
 ADDITION

CLIENT:
 DORA ARASH

PROJECT ADDRESS:
 125 N. REXFORD DRIVE
 BEVERLY HILLS,
 CA 90210

COLOR ELEVATIONS

A5.1

C:\P\12512012_AVILARCHITECTS_711



Design Review Commission Report

455 North Rexford Drive

September 6, 2012

Attachment B:

Applicant's written response to
Commission's Comments

AVILARCHITECTS, INC.

Date: August 28, 2012

Re: Response to DRC comments received August 27, 2012.

Project: 125 North Rexford Drive

- **There is a lot going on with the façade in terms of decorative elements. It needs to be simplified.** Elevations simplified. Circular band design removed. Corbelling pediment removed. Double layer of metal railing removed. Louver design removed.
- **The roof type is something that would be seen on a taller building. As proposed, it causes the building to be top heavy and does not work.** Per DRC comments, the roof design has been simplified, the corbelling pediment has been removed and the original protruding mansard roof has been recessed into the 2nd floor. Recessing the original protruding mansard roof so that it isn't protruding from the exterior wall provides for a more traditional design approach consistent with Regency design ideas.
- **The louvers above the door make the entry very vertical and is not appropriate for the size of the house.** Decorative louvers removed.
- **The wrought iron details on the windows do not work for the facade nor does the lack of mullions. The windows lack character.** Wrought iron details on the windows have been removed from the windows, and redesigned for the entry door. Decorative window-door balconies have been added and design re-articulated. Design simplification pointed the window designs toward a casement window/door type design. 2nd story balcony window/doors have been changed so that the top of the windows are arched.
- **The design does not integrate the combination of a traditional form with modern elements as well as can be.** Window surrounds that extend downward have been eliminated. The design has been revised to reflect more traditional regency type precedents which include a Mansard roof and slender arching.
- **The mansard roof needs to be redesigned so it looks and functions as though it is a real mansard roof. The current proposal is not working in the way a traditional mansard works. The roof should extend further back toward the rear of the house.**
 - 2nd floor mansard roof simplified and recessed into the 2nd floor so that it isn't hanging on the exterior wall but recessed into the 2nd floor.
 - 2nd floor mansard roof has been extended along the south side of the building to extend further than previously proposed.
 - 2nd floor balconies have been recessed and provided with landings instead of decorative rails over balcony/door openings.
- **The window surrounds that extend downward need to be rethought.** The window surrounds that extend downward have been removed. Redesigned window surrounds have been proposed.

AVILARCHITECTS, INC.

- **The design is not internally compatible and the mass and scale is excessive for the size of the lot. It is very boxy and does not enhance the streetscape. The addition of the second floor needs to be handled sensitively.**
 - 2nd floor concave roof line on Mansard roof has been reduced.
 - 2nd floor Mansard roof has been recessed into the building instead of projecting outward per the previous design.
 - 2nd floor volume steps back from the lower level by recessing the Mansard.
 - Five recessed balconies have been provided on the front of the building:
 - 2nd floor Juliet balconies have been replaced with 2 recessed balconies. A third recessed balcony was added above the main entry.
 - 1st floor balconies were replaced with recessed balconies. The front door has also been recessed.
- **There is a vertical and horizontal fight going on between the vertical windows and horizontal roof.** Horizontal corbelling pediment removed. Vertical/horizontal louver area removed. Horizontal circle-band design removed. 2 story window/door alignment redesigned to reduce the verticality of the facade on either side of balcony door ways.
- **The garden quality of the design is lacking. Additional landscaping is needed to soften the streetscape.** Proposed decomposed granite front yard has been removed in favor of grass as encouraged by the DRC. Perspective illustration adjusted to show four 35' mature juniper trees.
- **The privacy to the neighbors is questionable due to the number of windows along the property lines.**
 - South edge of property has existing fruit trees that will contribute to the existing privacy of the adjacent residence. Existing 6' fence wall and wall top lattice work to remain.
 - North edge of property has a Ficus hedge proposed along the north edge of the driveway. Existing 6' fence wall to remain.

cc: Aa File



Design Review Commission Report

455 North Rexford Drive

September 6, 2012

Attachment C:

Revised design plans, cut sheets
and supporting elements



9301 WILSHIRE
NTS

1



115 N REXFORD DR
NTS

2



119 N REXFORD DR
NTS

3



125 N REXFORD DR
NTS

4



133 N REXFORD DR
NTS

5



137 N REXFORD DR
NTS

6



143 N REXFORD DR
NTS

7



149 N REXFORD DR
NTS

8



144 N REXFORD DR
NTS

9



116 ELM
NTS

10



114 ELM
NTS

11



112 ELM
NTS

12



110 ELM
NTS

13



108 N REXFORD DR
NTS

14



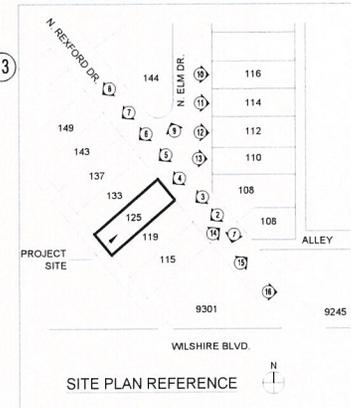
ALLEY
NTS

15



9245 WILSHIRE
NTS

16



SITE PLAN REFERENCE

**AVILARCHITECTS
INC.**

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3304 PICCO BLVD.
SUITE G
SANTA MONICA
CA 90405

ISSUE

AUGUST 16, 2012

PROPOSED
ADDITION

CLIENT:
DORA ARASH

PROJECT ADDRESS:
125 N. REXFORD DRIVE
BEVERLY HILLS,
CA 90210

AREA PHOTOGRAPHS

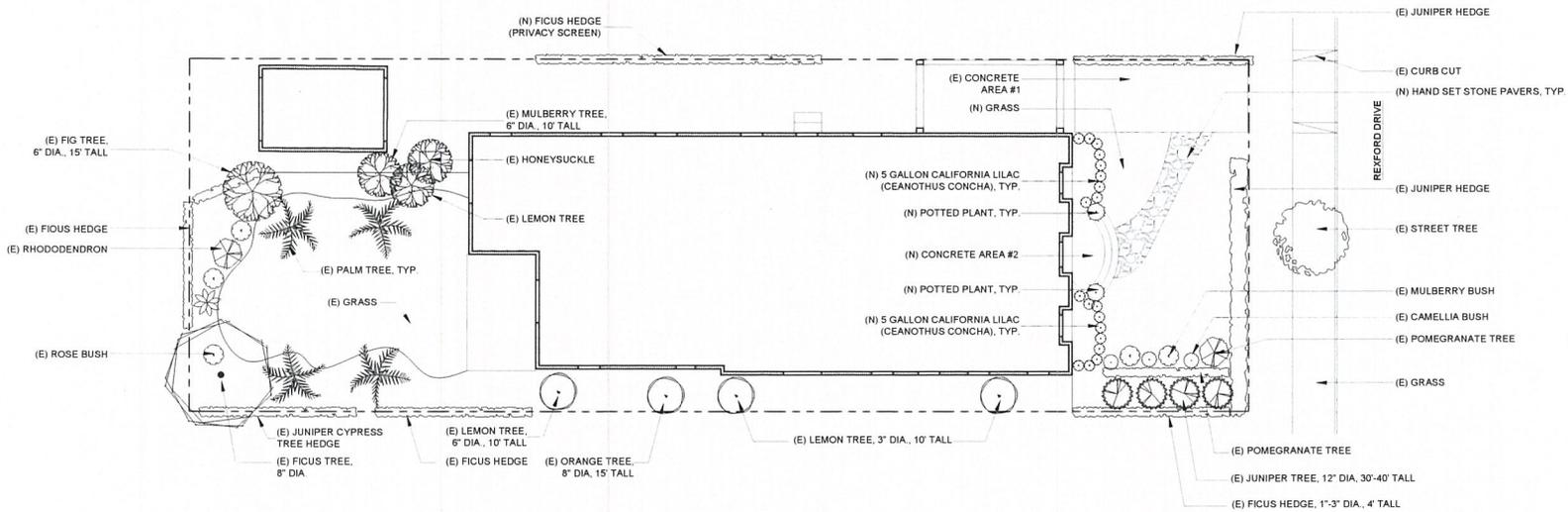
A1.1

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CALIFORNIA LILAC (CEANOTHUS CONCHA) ③
NTS

CALIFORNIA LILAC (CEANOTHUS CONCHA) ②
NTS



AREA CALCULATIONS OF PAVING:

LOCATION	SQ FT	SQ FT	NOTES
FRONT YARD		1250	
CONCRETE AREA #1	251		
CONCRETE AREA #2	56		
HAND SET STONE PAVERS	90		
PAVING TOTAL		397	MAX PER 10-3-2422: PAVING = 400 SQFT
OTHER AREAS			
DECOMPOSED GRANITE	400		
LANDSCAPE AREAS	429		
OTHER TOTAL		853	
		1250	



LANDSCAPE PLAN
1/8" = 1'-0"

①

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AUGUST 16, 2012 R

PROPOSED
ADDITION

CLIENT:
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PROJECT ADDRESS:
125 N. REXFORD DRIVE
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CA 90210

LANDSCAPE PLAN

A1.3

CREATED BY: AVILARCHITECTS, INC.



ELEVATION
1/4" = 1'-0" (1)

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LANDSCAPE
ELEVATION

A1.4

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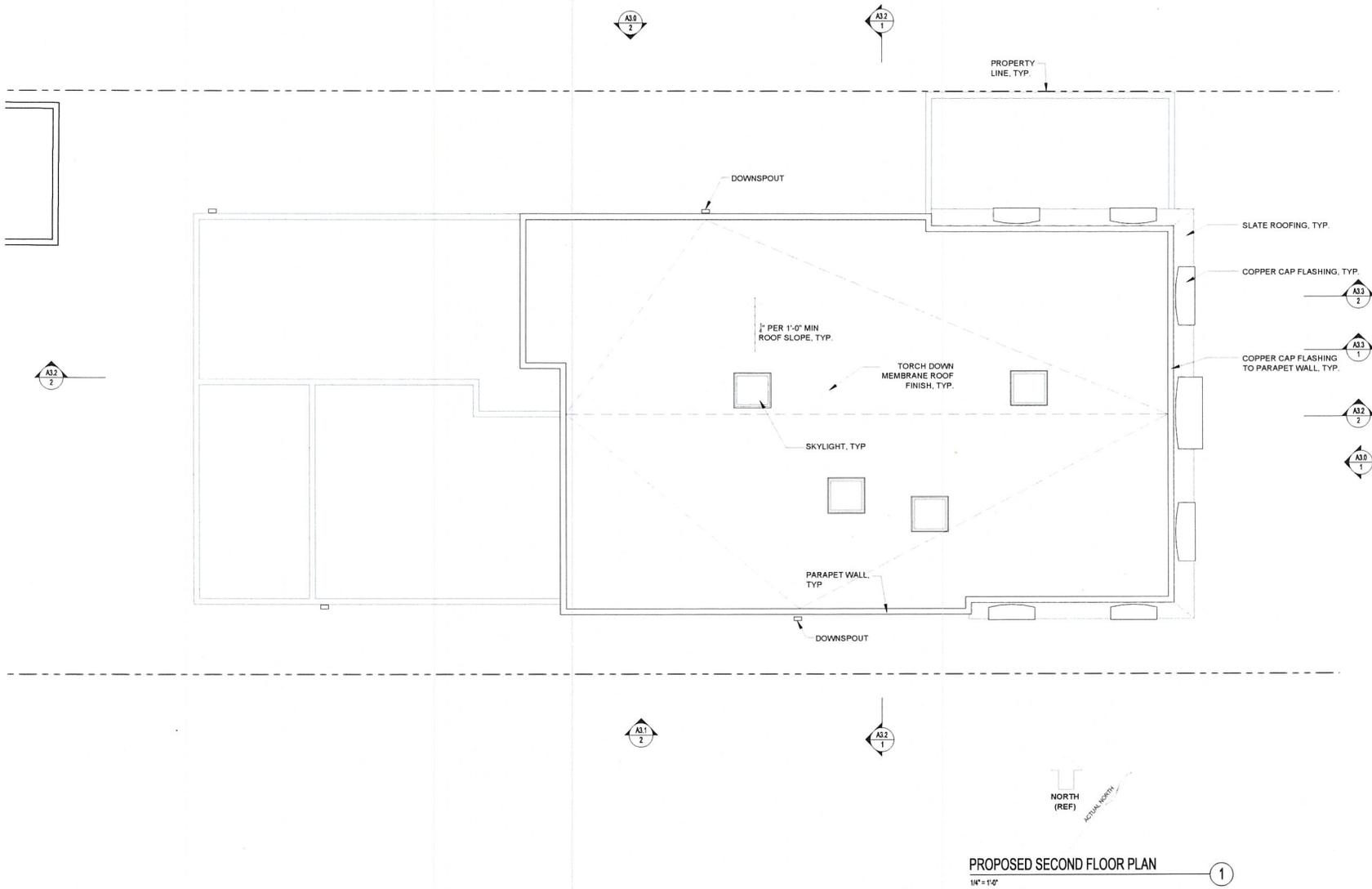
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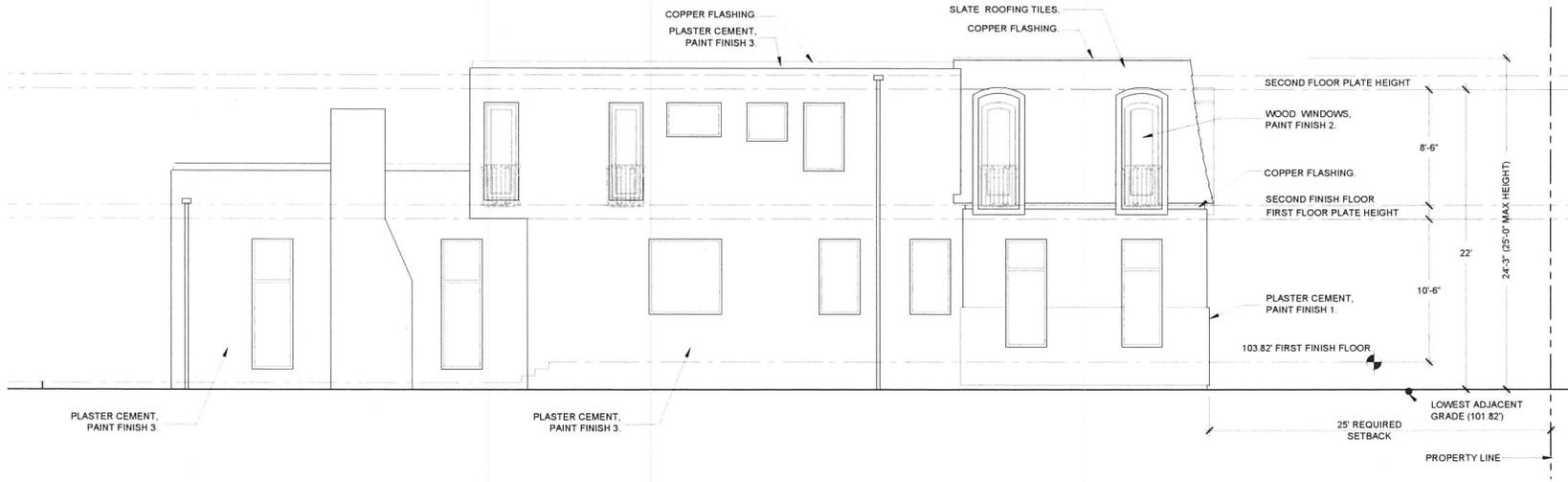
PROPOSED ROOF PLAN

A2.2

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PROPOSED SECOND FLOOR PLAN ①
1/8" = 1'-0"



ELEVATION
1/4" = 1'-0" (2)

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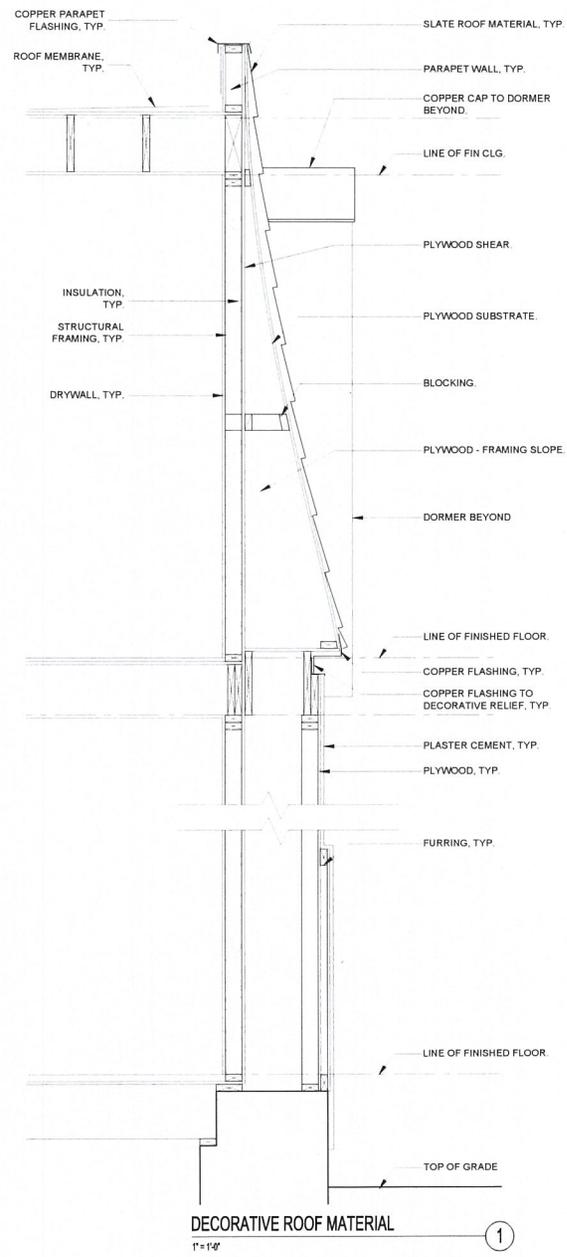
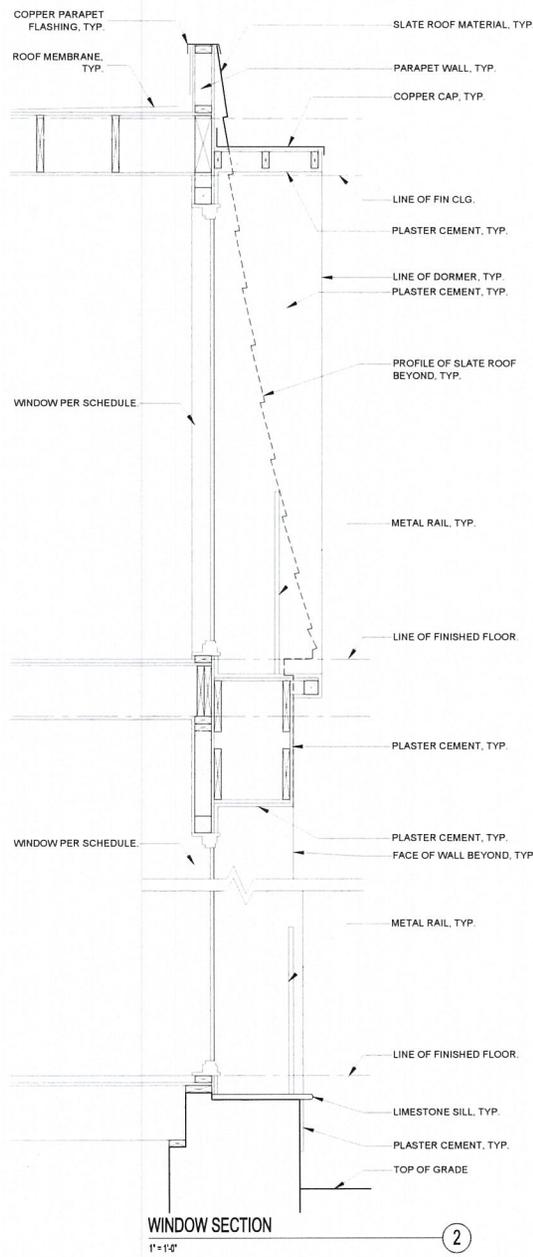
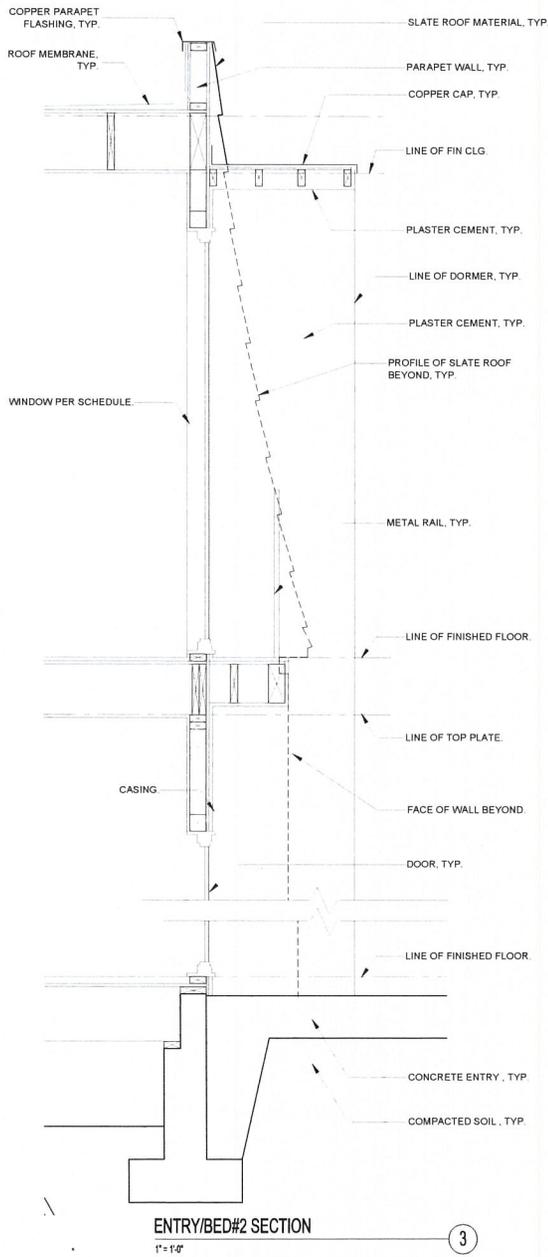
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ELEVATIONS

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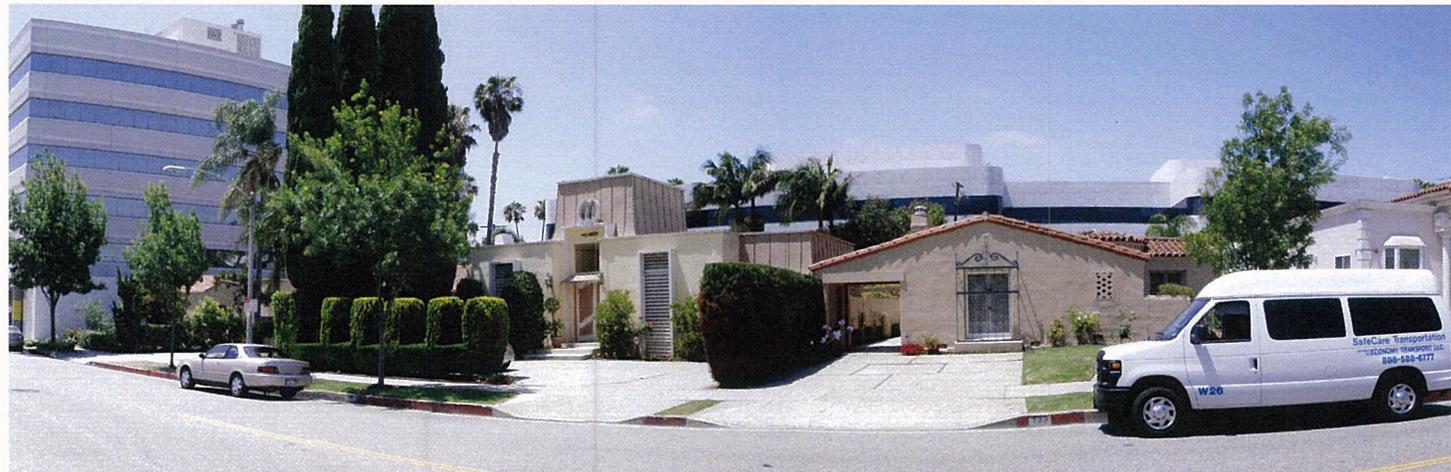
SECTIONS

A3.3

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PANORAMA (W/ LANDSCAPE) ①



(E) PANORAMA ②

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PANORAMA
W/ LANDSCAPE

A4.0



PANORAMA (NO LANDSCAPE) ①



(E) PANORAMA ②

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PANORAMA
W/ NO LANDSCAPE

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PERSPECTIVE W/ LANDSCAPE ①

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CA 90210

PERSPECTIVE
ILLUSTRATION
W/ LANDSCAPE

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PERSPECTIVE W/ NO LANDSCAPE

1

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CA 90405

ISSUE

AUGUST 16, 2012

PROPOSED
ADDITION

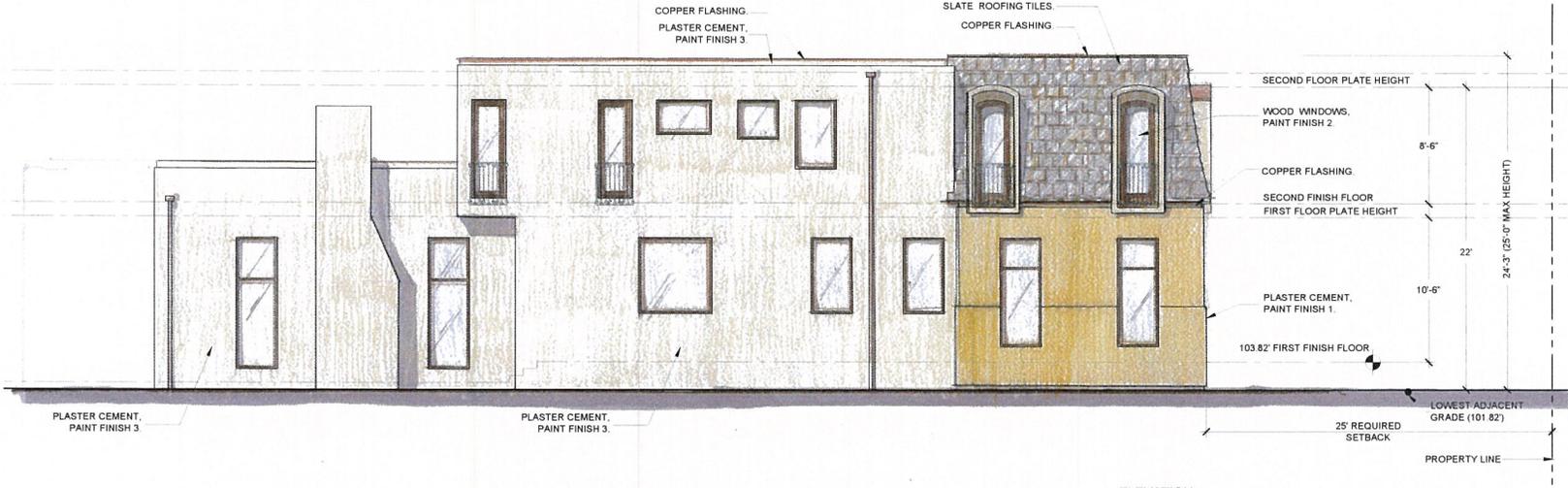
CLIENT:
DORA ARASH

PROJECT ADDRESS:
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CA 90210

PERSPECTIVE
ILLUSTRATION
W/ NO LANDSCAPE

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ELEVATION
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AUGUST 16, 2012

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PROJECT ADDRESS:
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CA 90210

COLOR ELEVATIONS

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Design Review Commission Report

455 North Rexford Drive

September 6, 2012

Attachment D

DRAFT Approval Resolution

RESOLUTION NO. DR 11-12

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A SECOND STORY ADDITION AND FAÇADE REMODEL OF AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 125 NORTH REXFORD DRIVE.

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

Section 1. Tom Avila, AIA, applicant on behalf of the property owners, Dora Arash (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a second story addition and façade remodel of an existing one-story single-family residence for the property located at 125 North Rexford 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**

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. DR-11-12 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:

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