



Design Review Commission Report

Meeting Date: Thursday, February 7, 2013

Subject: **329 South Canon Drive (PL1228208)**

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: Hamlet Zohrabians

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

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence, south of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its November 1, 2012 meeting (see Attachment A). At that meeting, the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. The comments related primarily to the bulk of the central element; the relation of the various façade planes; general massing due to the configuration of façade openings, horizontal elements, front yard fence, and the porte cochere; the amount of landscaping to assist in reducing the impact of the home; and material choices.

As a result of the Commission's direction, the applicant has modified the project to address the Commission's concerns and provided further clarification for the proposed design choices. The modifications include:

- Reduction of the central element entryway feature and façade modulation;
- Removal of the horizontal cornice;
- Redesign of the porte cochere with flat roof and trellis elements;
- Stained wood windows in place of previously proposed fiberglass windows;
- Removal of palm trees and front fountain from landscape plan with replacement of a 48" box fruitless olive tree and 36" box Valencia orange tree, and;
- Simplified front yard fencing.

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.

Attachment(s):

- A. December 6, 2012 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Design Plans, Cut Sheets & Supporting Documents
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

February 7, 2013

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. However, pursuant to on-site noticing requirements, an on-site posting has been posted on the property, at least ten (10) days prior to this hearing date.



Design Review Commission Report

455 North Rexford Drive

February 7, 2013

Attachment A

November 1, 2012 DRC Staff Report
And Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, November 1, 2012

Subject: **329 South Canon Drive (PL1228208)**

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: Hamlet Zohrabians

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 in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Italian Renaissance Revival architecture; however, since the project does not adhere to a pure architectural style, 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

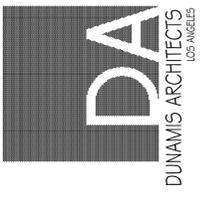
The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed October 22, 2012. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

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

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191
cgordon@beverlyhills.org



DUNAMIS ARCHITECTS
LOS ANGELES

Haniqiz Zohrabova AIA

3467 Ocean View Blvd., Suite B
Glenview, California 91208

T. 818.236.3619
F. 818.236.2171
dunamisarchitects@gmail.com

www.dunamisarchitects.com

STAMP:

These drawings and specifications are the property and copyright of DUNAMIS ARCHITECTS, and shall not be used on any other work except by agreement with DUNAMIS ARCHITECTS. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any errors or omissions are the responsibility of DUNAMIS ARCHITECTS prior to the commencement of any work.

The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:

Mr. & Mrs. Sarshtar
8306 Wilshire Blvd., suite 2008
Beverly Hills, CA. 90211

PROJECT:

Sarshtar Residence
329 S Canon Dr.
Beverly Hills Ca. 90212

REVISIONS	
DESCRIPTION	DATE

SHEET TITLE:

RENDERING

DATE	08.31.12
SCALE	-
DRAWN BY	HZ
JOB NUMBER	1012
SHEET	

A





Design Review Commission Report

455 North Rexford Drive

February 7, 2013

Attachment B

Applicant's Written Response
To Commission's Comments

DUNAMIS

ARCHITECTS
AND
BUILDERS INC.

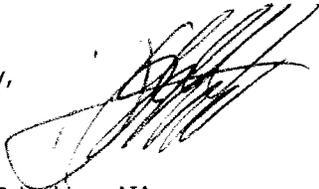
3467 Ocean View Blvd. Suite B
Glendale, Ca. 91208
Phone 818.236.3619
Fax 818.236.2171
Email dunamisarchitects@gmail.com

January 11, 2013

Re: Design Review Commission
Project Restudy Letter

- I- The landscape plan is redesigned. New tree and plant pallet is included. A colored copy of the plant material pictures is also attached for clarity. The palm trees and front yard fountain all have been eliminated from the new plant material selection.
- II- The front façade is completely redesigned. The central element is reduced in size. Façade planes are modulated by setting back the second floor five feet from the first floor above the living room as well as setting back the dining room plane three feet. A low pitched terra cotta barrel tile roof has been added to close the gap between first floor living room plane and second floor bedroom and extended over entry.
- III- The space between the doors and the horizontal elements (Cornice) was eliminated by taking off the horizontal cornice at the window sill level. Vertical planes are articulated by introducing wrought Iron balcony for the French doors above dining room arched doors. A deep recessed picture window with metal bars is added above central entry element.
- IV- The front yard fence is lowered and set back from the sidewalk with a landscape buffer. Metal fence above the lower plaster wall is eliminated.
- V- The porte-cochere is redesigned. The overall height is reduced by eliminating sloped roof and replacing it with a flat roof. Combination of supporting heavy wood beams and trellis like wood beams above flat roof give the illusion of it being a trellis structure rather than roof. It is a simple flat roof with reduced mass.
- VI- All windows and doors are changed to stained wood frames matching the wood beams and corbels color.
- VII- All building elevations and plans are revised and there is consistency between each.

Sincerely,



Hamlet Zohrabians AIA
Project Architect



Design Review Commission Report

455 North Rexford Drive

February 7, 2013

Attachment C

Design Plans, Cut Sheets
and Supporting Documents

STAMP:

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The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:

Mr. & Mrs. Sarshar
8306 Wilshire Blvd, suite 2008
Beverly Hills, CA. 90211

PROJECT:

Sarshar Residence
329 S Canon Dr.
Beverly Hills Ca. 90212

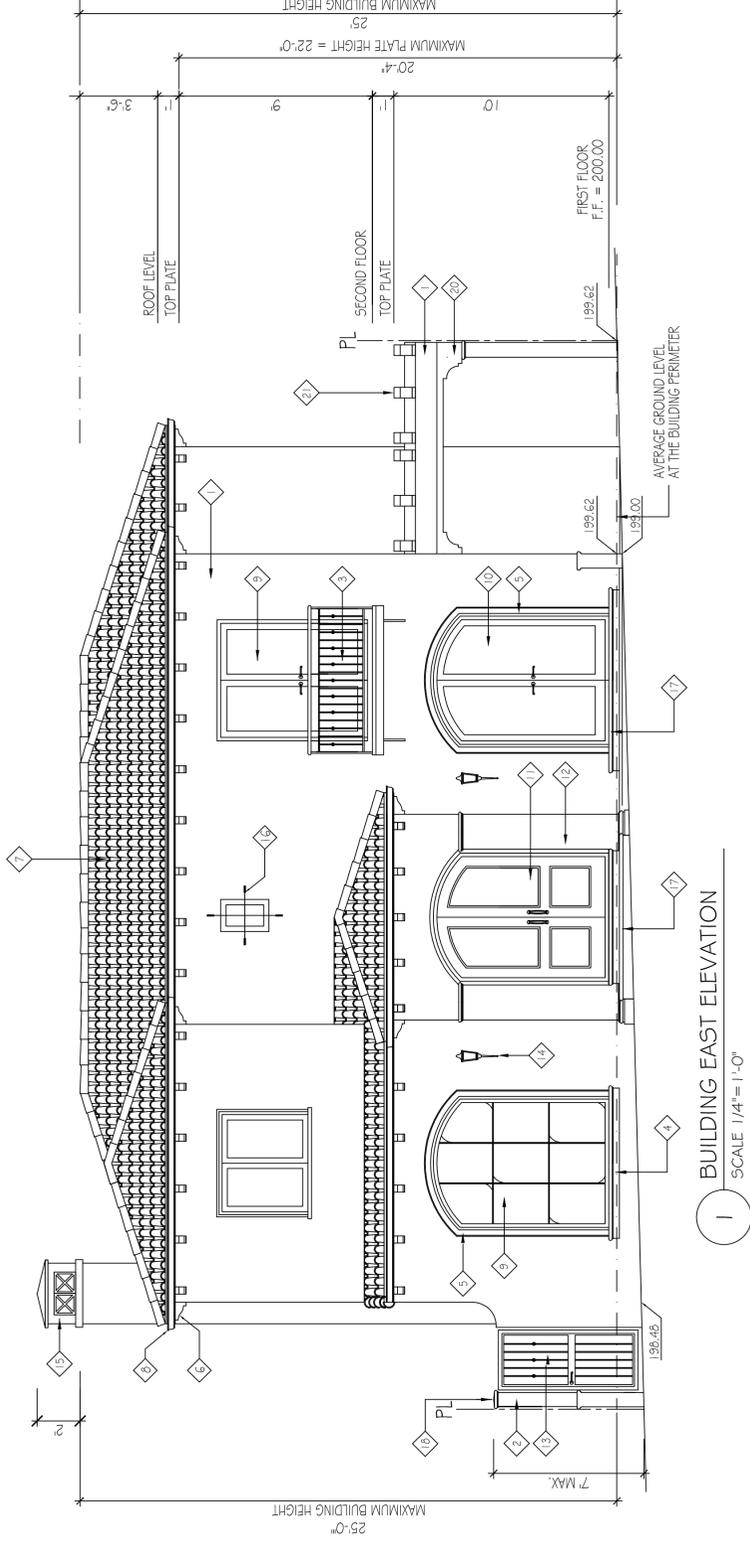
REVISIONS		DESCRIPTION	DATE	BY
REVISED	01.10.13	TO		

SHEET TITLE:

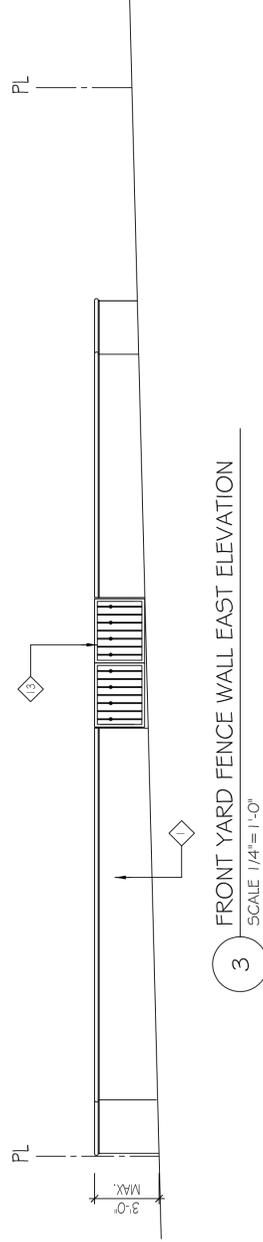
PROPOSED BUILDING
WEST AND SOUTH ELEVATIONS

DATE	08.31.12
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	1012
SHEET	

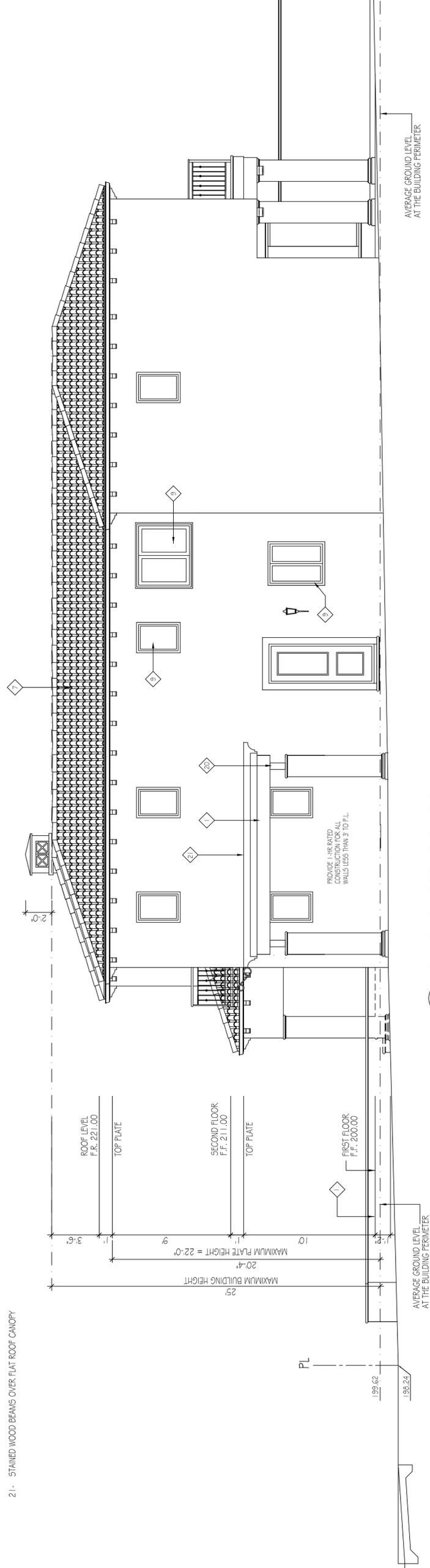
A4.1



1 BUILDING EAST ELEVATION
SCALE 1/4" = 1'-0"



3 FRONT YARD FENCE WALL EAST ELEVATION
SCALE 1/4" = 1'-0"



2 BUILDING NORTH ELEVATION
SCALE 1/4" = 1'-0"

KEY NOTES :

- 1- 1" SMOOTH TROWEL FINISH CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2" x 6" AT 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-13 INSULATION IN STUD SPACE.
- 2- 1" SMOOTH TROWEL FINISH CEMENT PLASTER OVER CONCRETE BLOCK WALL.
- 3- PAINTED W. I. BALCONY RAILING AND BRACKETS
- 4- PRE-CAST WINDOW SILL
- 5- PRE-CAST WINDOW SURROUND
- 6- STAINED WOOD CORBEL
- 7- TWO PIECE CLAY MISSION TILE ROOF COVERING OVER 2" - 40# ROOFING PAPER
- 8- PRE-PAINTED METAL GUTTER AND DOWN SPOUT
- 9- STAINED WOOD WINDOW
- 10- STAINED WOOD FRAMED FRENCH DOOR
- 11- STAINED SOLID WOOD DOOR
- 12- PLASTERED RECTANGULAR COLUMN W/ PRECAST CAP AND BASE
- 13- PAINTED W. I. GATE AND FENCE
- 14- PRE-FINISHED METAL LANTERN
- 15- PAINTED METAL CHIMNEY CAP
- 16- PAINTED W.I. BARS
- 17- PRE-CAST CONCRETE STEPS
- 18- PRE-CAST CAP
- 19- PLASTERED CORNICE
- 20- STAINED WOOD BEAMS IN PLASTERED CEILING
- 21- STAINED WOOD BEAMS OVER FLAT ROOF CANOPY

STAMP:

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CLIENT:

Mr. & Mrs. Sarshar
8306 Wilshire Blvd. suite 2008
Beverly Hills, CA. 90211

PROJECT:

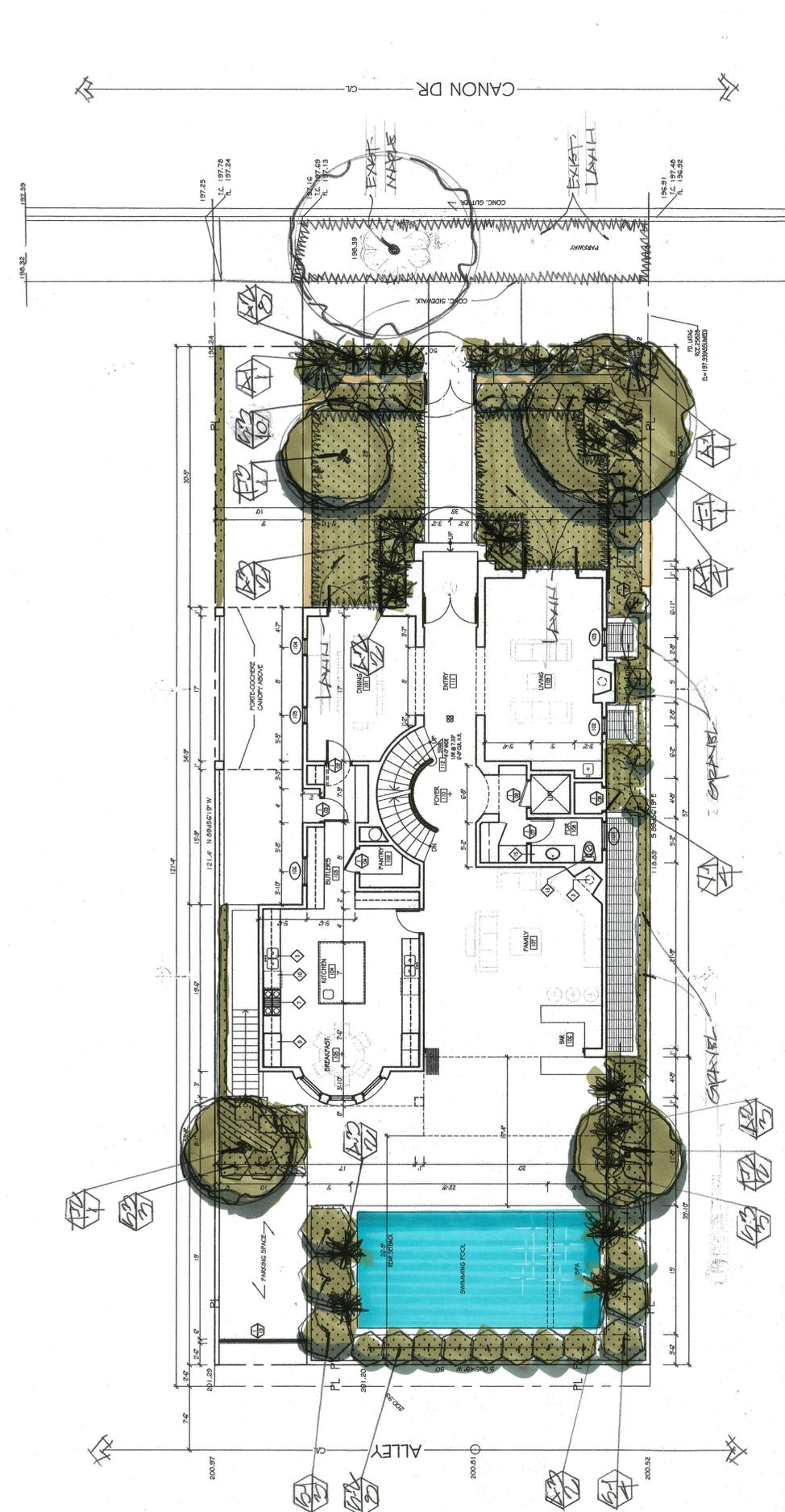
Sarshar Residence
329 S Canon Dr.
Beverly Hills Ca. 90212

REVISIONS		
DESCRIPTION	DATE	BY
REVISED	12.04.12	TD

SHEET TITLE:

PROPOSED FIRST FLOOR PLAN

DATE	08.31.12
SCALE	1/8" = 1'-0"
DRAWN BY	HZ / <i>Haniela Zahraoui</i>
JOB NUMBER	1012
SHEET	L-1



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

LEGEND

- = PROPOSED TREE
- = PROPOSED SHRUB
- = PROPOSED VINE
- = PROPOSED ACCENT
- = PROPOSED LAWN
- = PROPOSED GROUNDCOVER
- = PLANT SYMBOL
- = QUANTITY

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
T-1	OLEA EUROPAEA "SWAN HILL"	FRUITLESS OLIVE	48" BX.	1	-
T-2	CITRUS ORANGE "VALENCIA"	VALENCIA ORANGE	36" BX.	1	-
T-3	FELJOA SELLOMANA	GUAVA	24" BX.	2	-
S-1	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL.	7	5' O.C.
S-2	LIGUSTRU J TEXANUM	TEXAS PRIVET	5 GAL.	8	4' O.C.
S-3	RAPHIOLEPIS SPRINGTIME	INDIAN HAWTHORN	5 GAL.	16	4' O.C.
A-1	PHOMIUM T MAORI QUEEN	NEW ZEALAND FLAX	15 GAL.	2	RANDOM
A-2	ANIGOZANTHOS BIG RED	KANGAROO PAK	5 GAL.	13	"
A-3	MORAEA IRIDIOIDES	BUTTERFLY IRIS	5 GAL.	6	"
A-4	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	4	"
V-1	FICUS PUMILA	CREeping FIG	5 GAL.	4	"
LAWN	BUCILOE DACTYLOIDES	BUFFALO GRASS	50D	-	-
GROUNDCOVER = (ALL P.A.S.)	SENECIO SERPENS	BLUE SENECIO	FLATS	AS NEEDED	12" O.C.



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CLIENT:

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8306 Wilshire Blvd, suite 2008
Beverly Hills, CA. 90211

PROJECT:

Sarshar Residence
329 S Canon Dr.
Beverly Hills Ca. 90212

REVISIONS	
DESCRIPTION	DATE

SHEET TITLE:

PLANT MATERIAL PICTURES

DATE	08.31.12
SCALE	
DRAWN BY	HZ
JOB NUMBER	1012
SHEET	



V-1 : FICUS PUMILA
(CREEPING FIG)



A-2: ANIGOZANTHOS BIG RED
(KANGAROO PAK)



S-2: LIGUSTRUM TEXANUM
(TEXAS PRIVET)



S-3: RAPHIOLEPIS SPRINGTIME
(INDIAN HAWTHORN)



GROUNDCOVER: SENECIO SERPENS
(BLUE SENECIO)



LAWN: BUCILLOE DACTYLOIDES
(BUFFALO GRASS)



A-4 : FESTUCA CALIFORNICA
(CALIFORNIA FESCUE)



A-1 : PHORMIUM MAORI QUEEN
(NEW ZEALAND FLAX)



T-1 : OLEA EUROPAEA 'SWAN HILL'
(FRUITLESS OLIVE)



T-2: CITRUS ORANGE "VALENCIA"
(VALENCIA ORANGE)



S-1 : STRELITZIA NICOLAI
(GIANT BIRD OF PARADISE)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
T-1	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	48" BX.	1	-
T-2	CITRUS ORANGE 'VALENCIA'	VALENCIA ORANGE	36" BX.	1	-
T-3	FELOIA SELLOWIANA	GUAVA	24" BX.	2	-
S-1	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL.	7	5' O.C.
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S-3	APHIOLEPIS SPRINGTIME	INDIAN HAWTHORN	5 GAL.	16	4' O.C.
A-1	PHORMIUM T. MAORI QUEEN	NEW ZEALAND FLAX	15 GAL.	2	RANDOM
A-2	ANIGOZANTHOS BIG RED	KANGAROO PAK	5 GAL.	13	"
A-3	MORAEA IRIDOIDES	BUTTERFLY IRIS	5 GAL.	6	"
A-4	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	4	"
V-1	FICUS PUMILA	CREEPING FIG	5 GAL.	4	"
LAWN	BUCILLOE DACTYLOIDES	BUFFALO GRASS	500	-	-
GROUNDCOVER = SENECIO SERPENS (MULTIPLANT)			FLATS	AS NEEDED	12' O.C.



A-3: MORAEA IRIDOIDES
(BUTTERFLY IRIS)



Design Review Commission Report

455 North Rexford Drive

February 7, 2013

Attachment D

DRAFT Approval Resolution

RESOLUTION NO. DR XX-13

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 329 SOUTH CANON DRIVE.

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

Section 1. Hamlet Zohrabians, applicant, on behalf of the property owner, Jesse Sarshar (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 329 South Canon 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 **February 7, 2013** 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: February 7, 2013

William Crouch, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission

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

I, WILLIAM CROUCH, Secretary of the Design Review Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. **DR-XX-13** duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on **February 7, 2013** 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:

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