



Design Review Commission Report

Meeting Date: Thursday, June 6, 2013

Subject: **430 South Clark Drive (PL1307847)**
A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard.

Project Applicant: Shimon & Shlomit Ben-Shushan

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, north of Santa Monica Boulevard. The proposed style is identified by the applicant as Modern; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

Upon review of the proposed design, staff has concern about the overall internal compatibility of the design and the disjointed composition between the first and second stories. Particular concern was expressed regarding the hip roof on the first floor and the flat roof on the second floor, as well as the "light lime" coloring of the wood siding composite material on the first floor.

Based on this analysis, staff recommends that the Design Review Commission provide the applicant with design guidance, with particular attention toward the comments provided in staff's analysis and the required findings for approval.

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. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on

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, Associate Planner

(310) 285-1191

cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

June 6, 2013

the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. 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, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, May 24, 2013; the site was posted on Wednesday, May 22, 2013. To date, staff has not received any public comment regarding the project.



Design Review Commission Report

455 North Rexford Drive

June 6, 2013

Attachment A

Detailed Design Description
and Materials (applicant prepared)

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):

PROPOSED STYLE: MODERN.
 MATERIALS USED ON THIS STYLE ARE ON ACCORD TO IT. SMOOTH STUCCO, JAMES HARRIS CEMENT SIDING, ALUMINUM/GLASS DOORS AND WINDOWS, METAL RIBBED ROOFING AND WOODHIAON RAILINGS.

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

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

D Site & Area Characteristics

Lot Dimensions: 40.01' x 124.96' Lot Area (square feet): 4,999.65 S.F.
 Adjacent Streets: TO THE NORTH "OLYMPIC BLVD." TO THE SOUTH "WHITWORTH DRIVE"

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input 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:	FIRST 20' = 14'-0" / REST 25'	N/A.	FIRST 20' = 14' / REST 24'
Roof Plate Height:	FIRST 20' = 10'-0" / REST 22'	N/A.	FIRST 20' = 9'-4" / REST 19'-0"
Floor Area:	3,499.86 S.F.	N/A.	3,340.25 S.F.
Rear Setbacks:	28'-6"	N/A.	28'-6"
Side Setbacks:	SE 5'-0" NW 5'-0"	SE N/A. NW N/A.	SE 5'-0" NW 5'-0"
Parking Spaces:	2 SPACES	N/A.	2 SPACES

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 / COMPOSITE CEMENT SIDING
 Texture / Finish: SMOOTH FINISH / SMOOTH FINISH
 Color / Transparency: 822 SHADOW (SHAMROCK STUCCO CO.) / LIGHT LIME (HARVE PLANK)

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

Material: ALUMINUM FRAME / GLASS LIGHT GREEN
 Texture / Finish: SMOOTH FINISH
 Color / Transparency: BLACK.

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

Material: ALUMINUM FRAME / GLASS LIGHT GREEN
 Texture / Finish: SMOOTH FINISH
 Color / Transparency: BLACK.

PEDIMENTS

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

ROOF

Material: METAL RIBBED ROOFING (RIB 12" O.C.)
 Texture / Finish: SMOOTH
 Color / Transparency: OLD ZINC GRAY (W29) (ARCHITECTURAL PRODUCTS)

CORBELS

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

CHIMNEY(S)

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

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

COLUMNS

Material:

N/A

Texture /Finish:

Color / Transparency:

BALCONIES & RAILINGS

Material:

WROUGHT IRON

Texture /Finish:

SMOOTH

Color / Transparency:

BLACK

TRELLIS, AWNINGS, CANOPIES

Material:

AWNINGS: METAL

Texture /Finish:

SMOOTH

Color / Transparency:

DARK GREY

DOWNSPOUTS / GUTTERS

Material:

GALVANIZED SHEET METAL

Texture /Finish:

SMOOTH

Color / Transparency:

DARK GREY

EXTERIOR LIGHTING

Material:

NON PROPOSED / CANS AT ENTRY CLG¹

Texture /Finish:

Color / Transparency:

PAVED SURFACES

Material:

CONCRETE

Texture /Finish:

BROOM FINISH

Color / Transparency:

GREY

FREESTANDING WALLS AND FENCES

Material:

6" CONC. BLOCK / FINISH STUCCO

Texture /Finish:

SMOOTH FINISH

Color / Transparency:

822 SHADOW (SHAM ROCK STUCCO CO.)

OTHER DESIGN ELEMENTS

Material:

N/A.

Texture /Finish:

Color / Transparency:

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

CALIFORNIA MEDITERRANEAN LANDSCAPE
LOW WATER CONSUMPTION TOLERANT.

SECTION 4 - DESIGN ANALYSIS AND FINDINGS.

1. DESCRIBE HOW THE PROPOSED DEVELOPMENT'S DESIGN EXHIBITS AN INTERNALLY COMPATIBLE DESIGN SCHEME.

THE INTERNALLY DESIGN OF THE PROPOSED PROJECT EXHIBITS A MODERN OPEN PLAN AT FIRST FLOOR AND A TRADITIONAL INTERNAL DESIGN AT 2ND. FLOOR. THE MODERN INTERIOR DESIGN IS REFLECTED TO THE EXTERIOR LOOK OF THE RESIDENCE. THE FINISH MATERIALS THAT WERE CHOSEN ARE SUITED FOR THE ARCHITECTURAL STYLE.

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.

IN THE ARCHITECTURAL DESIGN FOR THE PROPOSED TWO STORY OVER BASEMENT SINGLE FAMILY DWELLING, IT WAS TAKEN IN CONSIDERATION ALL OF THE CITY CODE REQUIREMENTS PERTAINING TO FRONT YARD, SIDE YARD AND REAR YARD.

THE RESULT GAVE US A VERY HARMONIOUS AND NOT MASSING STRUCTURE THAT WILL ENHANCE THE GARDEN QUALITY OF THE CITY AND MAXIMIZE THE USE OF REQUIRED OPEN SPACE.

3. DESCRIBE HOW THE PROPOSED DEVELOPMENT WILL ENHANCE THE APPEARANCE OF THE NEIGHBORHOOD

ON THE BLOCK SIDE OF THE PROPERTY, WHERE WE ARE PROPOSING THE DEVELOPMENT, THERE IS A VARIETY OF ARCHITECTURAL STYLES. OF THE 14 SINGLE FAMILY DWELLING 9 ARE ONE STORY (INCLUDING THE SITE FOR THIS PROPOSED DESIGN) WITH ARCHITECTURAL STYLES THAT RANGE FROM SPANISH MISSION REVIVAL, CALIFORNIA STUCCO BUNGALOW, TO TUDOR.

THE REMAINING 5 PROPERTIES ARE TWO STORY SINGLE FAMILY DWELLINGS, WITH ARCHITECTURAL STYLES THAT CAN BE DESCRIBED AS CONTEMPORARY CALIFORNIA STUCCO FINISH, AND 2 AS MODERN CONTEMPORARY ARCHITECTURE STYLE, WITH FLAT AND SLOPING ROOFS.

WITH ALL THIS INFORMATION ON HAND, THE OWNER OF THE PROPERTY DECIDED FOR A MODERN STYLE WHICH WILL BLEND WELL WITH THE ARCHITECTURAL STYLES EXISTING ON THE BLOCK AND AT THE SAME TIME ENHANCING THE APPEARANCE OF THE NEIGHBORHOOD.

4. DESCRIBE HOW THE PROPOSED DEVELOPMENT IS DESIGN TO BALANCE THE REASONABLE EXPECTATION OF THE DEVELOPMENT FOR THE OWNER WITH THE REASONABLE EXPECTATION OF PRIVACY OF THE NEIGHBORS.

THE PROPOSED DEVELOPMENT IS DESIGNED TO GIVE AS MUCH AND REASONABLE EXPECTATION OF PRIVACY FOR THE OWNER AS WELL AS FOR THE NEIGHBORS. ALL SECOND FLOOR WINDOWS THAT FACES THE SIDES ARE MINIMIZED IN SIZE FOR THAT PURPOSE.

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.

AS DESCRIBED ON PARAGRAPHS 2, 3 & 4 THE PROPOSED DEVELOPMENT RESPECTS PREVAILING SITE DESIGN PATTERNS, CAREFULLY ANALYZING THE CHARACTERISTICS OF THE SURROUNDING GROUP OF HOMES.

ACROSS THE STREET YOU WILL FIND THE SAME BLEND OF ARCHITECTURAL STYLES (PARAGRAPH 3); 11 ONE STORY SINGLE FAMILY DWELLINGS WITH STYLES FROM SPANISH MISSION REVIVAL TO CALIFORNIA STUCCO FINISH, (1) BARN STYLE, (1) MODERN CONTEMPORARY, (1) ENGLISH COTTAGE.

4 RESIDENCES TWO STORY WITH ARCHITECTURAL STYLES: (1) CALIFORNIA STUCCO FINISH, (2) MEDITERRANEAN AND (1) MODERN CONTEMPORARY.

WITH THE PROPOSED ARCHITECTURAL STYLE WE CAN ASSURE IT WILL VERY WELL INTEGRATE WITH THE SURROUNDING GROUP OF HOMES AND HARMONIOUSLY BLEND WITH THE OLD AND NEW.



Design Review Commission Report

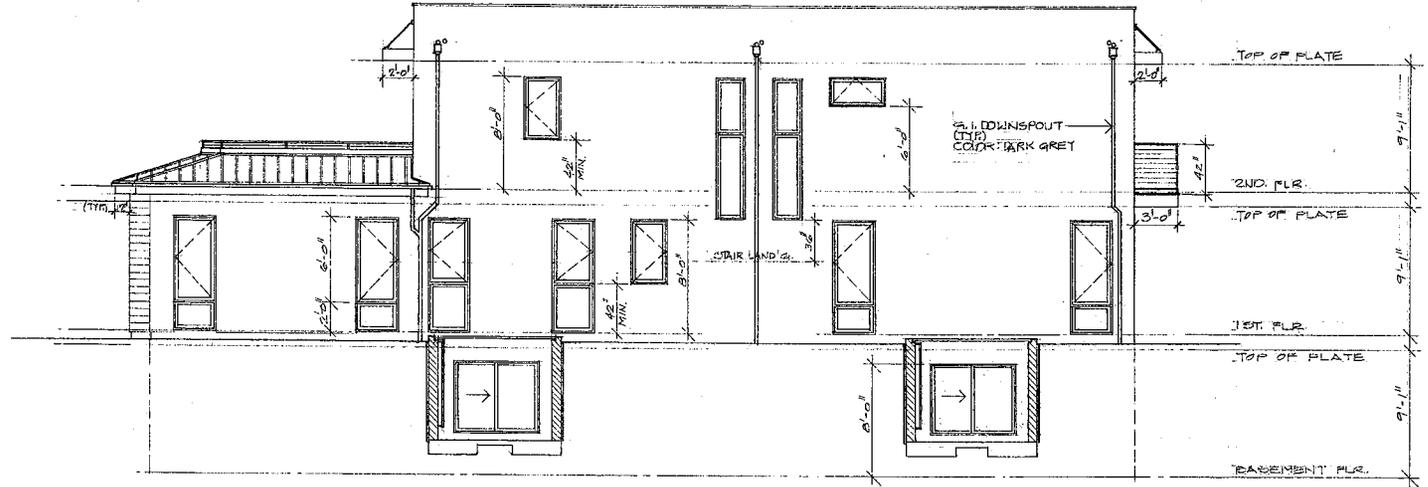
455 North Rexford Drive

June 6, 2013

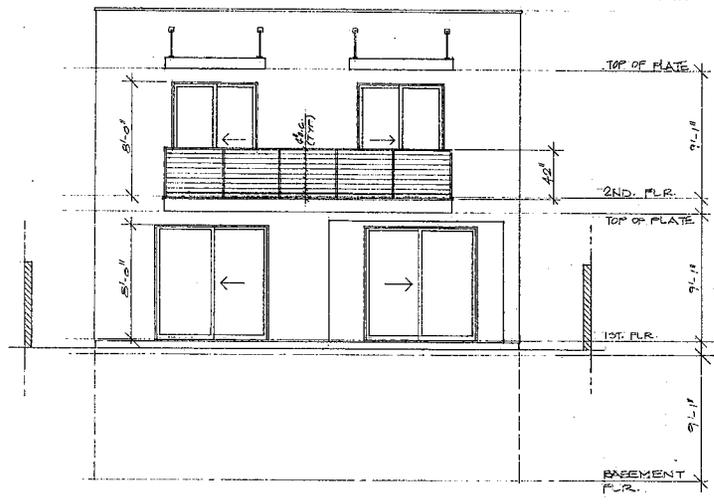
Attachment B

Design Plans, Cut Sheets
and Supporting Documents

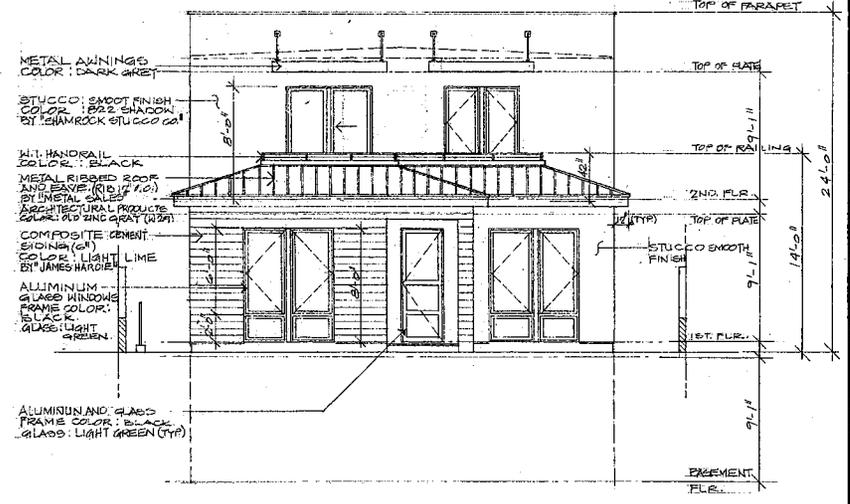
REVISIONS	BY



RIGHT SIDE ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$



REAR ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$



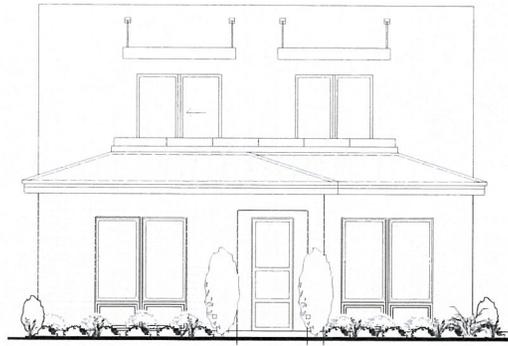
FRONT ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$

PROJECT: RESIDENCE
OWNER: MR. AND MRS. SHIMON BEN-SHUSHAN
JOB: 430 S. CLARK DRIVE

DATE: MAY 2012
SCALE: $\frac{1}{4}'' = 1'-0''$
DRAWN: EDUARDO
JOB
Sheet
4
of
20



ELEVATION
1/8"=1'-0"



ELEVATION - Plant size at installation
1/8"=1'-0"



Cupressus sempervirens



Pittosporum 'Silver Sheen'



Phormium 'Dusky Chief'



Salvia chiapensis



Cuphea hyssopifolia



Polygala fruticosa



Diets iridioides



Festuca arundinacea

PLANT GALLERY

SEED GROUP
landscape architecture

1505 border avenue
torrance ca 90501
T 310.787.1055 F 310.787.9291

DATE APRIL 29, 2013
SCALE _____
DRAWN BY S. HARRIS
CHECKED BY A. ALANIZ

REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME
NEW RESIDENCE

430 CLARK DRIVE
BEVERLY HILLS, CA 90211

ELEVATIONS

SHEET NUMBER L-4 of 6

PROJECT NUMBER _____
SEED GROUP, INC. IS NOT RESPONSIBLE FOR THE
ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF
THIS DOCUMENT GENERATED BY OTHERS FROM
ELECTRONIC MEDIA
© NOT PUBLISHED. ALL RIGHTS RESERVED



PANORAMA - No plants



PANORAMA - With plants

PROPOSED 2 STORY S.F.D. OVER BASEMENT : NEW HOME

430 S. CLARK DRIVE
BEVERLY HILLS, CA



- ① METAL PARAPET CAP
- ① METAL, DARK GREY, EAVE, AND AWNING. ROOF-METAL RIBBED
- ② WROUGHT IRON RAIL - BLACK
- ③ ALUMINUM FRAME-WINDOWS AND DOOR
- ④ STUCCO FINISH, 822 SHADOW
- ⑤ SIDING-WOOD COMPOSITE, SMOOTH FINISH, LIGHT LIME
- ⑥ PAVING-CONCRETE, BROOM FINISH, GREY
- ⑦ PLANT PALETTE

DATE APRIL 28, 2013
SCALE _____
DRAWN BY S. HARRIS
CHECKED BY A. ALANZ

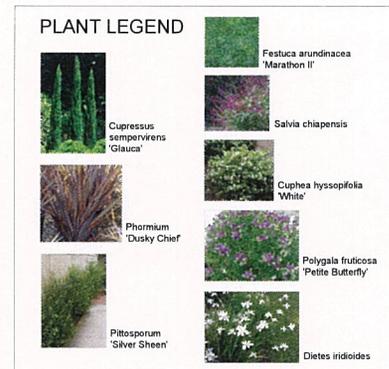
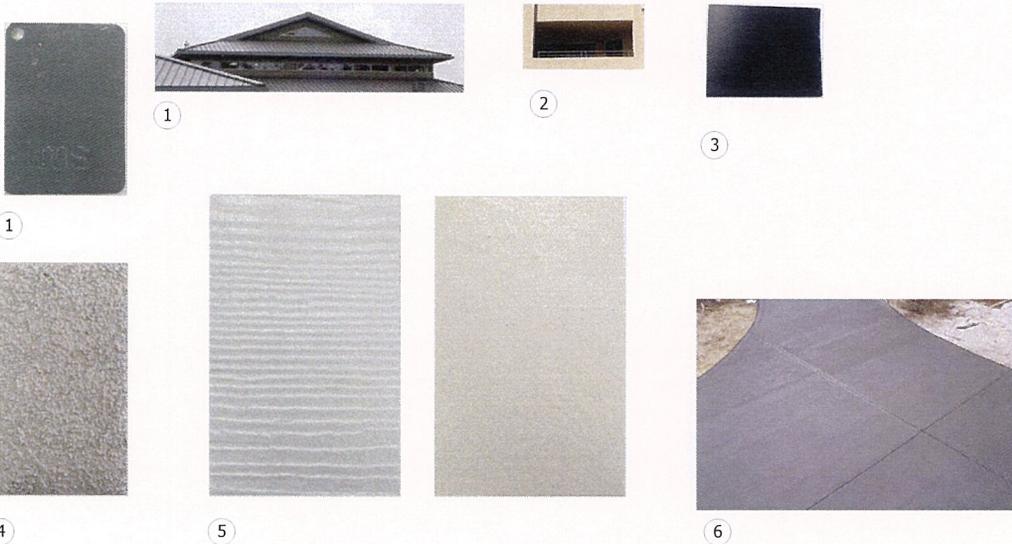
REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME
NEW RESIDENCE

430 CLARK DRIVE
BEVERLY HILLS, CA 90211

SHEET NUMBER **L-6 of 6**

PROJECT NUMBER _____
SEED GROUP, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED





Design Review Commission Report

455 North Rexford Drive

June 6, 2013

Attachment C

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 430 SOUTH CLARK DRIVE.

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

Section 1. Eduardo De La Torre, architect and agent, on behalf of Shimon and Shlomit Ben-Shushan, property owner (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 430 South Clark Drive which 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 June 6, 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:

Project-Specific Conditions

1. No special conditions have been imposed for this project.

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **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.

4. **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.

5. **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.

6. **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.

7. **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.

8. **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.

9. **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.
10. **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.
11. **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.

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: June 6, 2013

William Crouch, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission