



## Design Review Commission Report

**Meeting Date:** Monday, July 8, 2013  
(Continued from Thursday, May 2, 2013)

**Subject:** **700 North Linden Drive (PL1231906)**  
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 north of Santa Monica Boulevard.

**Project Applicant:** Sarah Wear - Wear House Design

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

### REPORT SUMMARY

The applicant is requesting review and approval for the construction of a new two-story single family residence in the Central Area of the City, north of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meetings on January 3, 2013 (Attachment A), March 7, 2013 (Attachment B), and May 2, 2013 (Attachment C).

At the most recent meeting, the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. The comments related primarily to bulk and mass, the use and combination of materials, and clarification on details. A subcommittee consisting of Chair Nathan and Commissioner Hubschman was also formed to provide the applicant with further design assistance before resubmitting the project. The subcommittee reviewed plans, which had been revised based on the comments from the May 2<sup>nd</sup> meeting, and provided additional comments. Overall, the revised plans were well-received by the subcommittee and the comments related primarily to clarifying the details of the proposed design. The plans reviewed by the subcommittee are included in Attachment D.

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

- Addition of shed roof to provide horizontal break on the façade;
- Reduction of far north tower to a single-story element;
- Removal of window and door surrounds on stone portions of the façade;
- Widening of column supports;

Attachment(s):

- A. January 3, 2013 DRC Staff Report and Previously Proposed Plans
- B. March 7, 2013 DRC Staff Report and Previously Proposed Plans
- C. May 2, 2013 DRC Staff Report and Previously Proposed Plans
- D. Subcommittee-reviewed Plans
- E. Applicant's Written Response to Commission's Comments
- F. Project Design Plans
- G. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## Design Review Commission Report

455 North Rexford Drive

July 8, 2013

- Reduced window types for higher consistency;
- Removal of façade wrought iron detailing;
- Introduction of arches on North Linden Drive elevation between tower elements, and;
- Removal of arches above the entryway.

An applicant-prepared *Response to Comments* is provided in Attachment E of this report.

### DESIGN ANALYSIS

Based on staff's analysis of the project, the design of the house has been greatly improved and is appropriate in bulk and mass and the use and combination of materials. However, the proportion of the rafter tails is not consistent with the scale of the house. Staff recommends that the rafter tails become less elongated and wider to create an appropriate proportion for the proposed single-family residence.

Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

### 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. However, a public notice was sent to all residential property owners and occupants within 100' of the project site on Friday, June 28, 2013 as the project was continued to a date uncertain at its previous meeting.



**Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

**Attachment A**

January 3, 2013 DRC Staff Report  
And Previously Proposed Plans



## Design Review Commission Report

**Meeting Date:** Thursday, January 3, 2012

**Subject:** **700 North Linden Drive (PL1231906)**

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 north of Santa Monica Boulevard.

**Project Applicant:** Sarah Wear - Wear House Design

**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 in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant as "California Tuscan"; 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, 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 and posted on December 21, 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](mailto:cgordon@beverlyhills.org)

STRUCTURAL  
 GARY BISHOP  
 1500 W. 10TH STREET  
 CARSON, CA 90745  
 TEL. 415-725-2350

ARCHITECTURAL SERVICES  
 EDUARDO C. GARCIA  
 1500 W. 10TH STREET  
 LA BREA, CALIFORNIA 91115  
 TEL. 415-725-7823

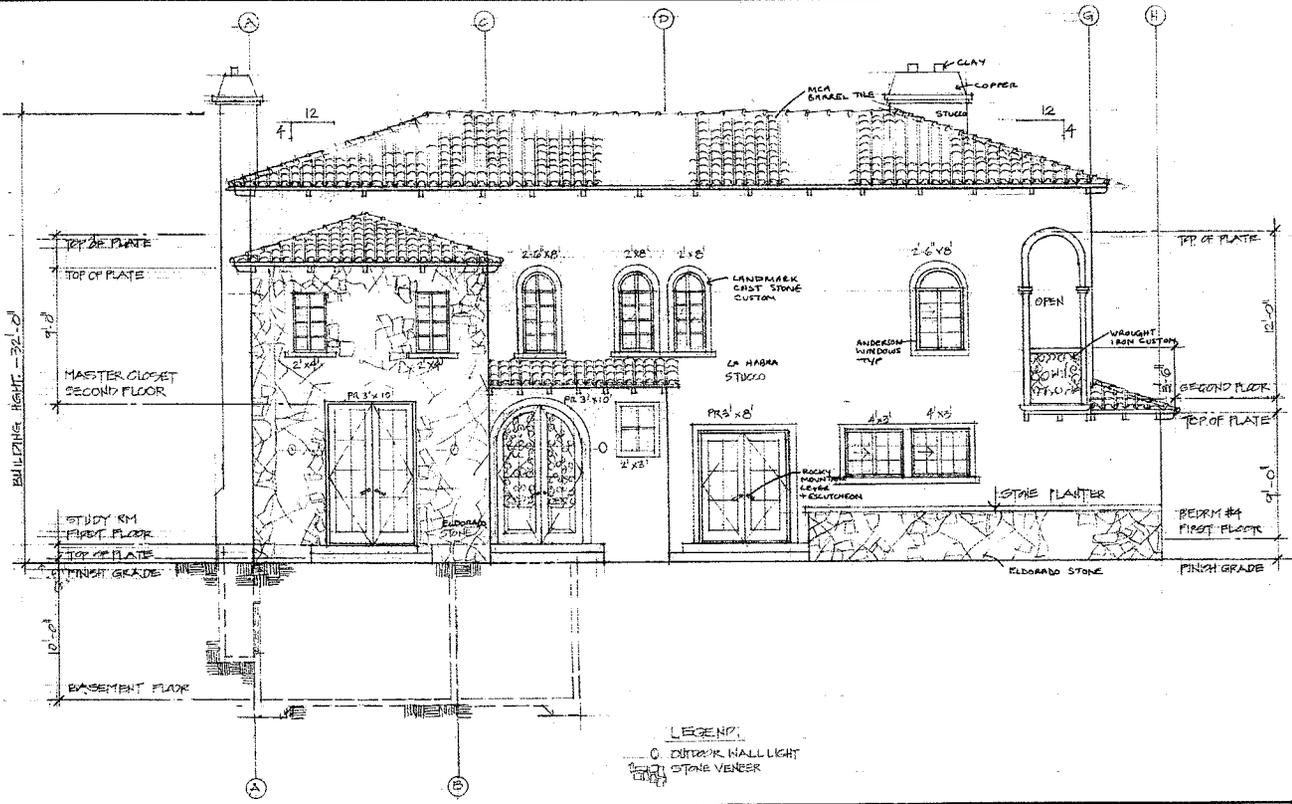
PROPOSED NEW SINGLE FAMILY DWELLING  
 JOB ADDRESS: 700 LINDEN PK.  
 BEVERLY HILLS, CA 90210  
 OWNER:  
 TEL. NO.

SHEET TITLE  
 EXTERIOR BRG. ELEVATION

DRAWN BY:  
 EDGARCIA  
 PROJECT NO:  
 BT1201

SHEET NO.  
 A-6

DATE:  
 11.10



FRONT ELEVATION

SCALE  
 1/8" = 1'-0" 2

SCALE  
 1



**Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

**Attachment B**

March 7, 2013 DRC Staff Report

And Previously Proposed Plans



## City of Beverly Hills

Planning Division

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

# Design Review Commission Report

---

**Meeting Date:** Thursday, March 7, 2013

**Subject:** 700 North Linden Drive (PL1231906)

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 north of Santa Monica Boulevard.

**Project Applicant:** Sarah Wear - Wear House Design

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

---

## REPORT SUMMARY

The applicant is requesting review and approval for the construction of a new two-story single family residence in the Central Area of the City, north of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its January 3, 2013 meeting (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 plan legibility, project landscaping, uniformity and consistency in regards to the roof, and overall configuration of architectural elements on the façade.

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 project has been substantially modifications include:

- Revised landscaping plan to include plants that are more consistent with the architectural style of the proposed single-family residence;
- Revised roof plan that shows consistency among various roof planes;
- Redesigned balcony on the Elevado Avenue elevation;
- Replacement of Eldorado stone with variegated sandstone;
- Reconfiguration of windows and entryway on North Linden Drive elevation, and;
- Inclusion of ironwork detailing.

## 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. January 3, 2013 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](mailto:cgordon@beverlyhills.org)



## **Design Review Commission Report**

455 North Rexford Drive

March 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.





**Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

**Attachment C**

May 2, 2013 DRC Staff Report  
And Previously Proposed Plans



City of Beverly Hills

Planning Division

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

## Design Review Commission Report

---

**Meeting Date:** Thursday, May 2, 2013

**Subject:** **700 North Linden Drive (PL1231906)**  
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 north of Santa Monica Boulevard.

**Project Applicant:** Sarah Wear - Wear House Design

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

---

### REPORT SUMMARY

The applicant is requesting review and approval for the construction of a new two-story single family residence in the Central Area of the City, north of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meetings on January 3, 2013 (Attachment A) and March 7, 2013. At the most recent meeting, the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. The comments related primarily to plan legibility, neighborhood and streetscape context, disjointment of the façade design in terms of window and trellis placement, evergreen landscaping, window and door details, the need for an identifiable entryway, and balcony proportion.

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 project revisions include:

- New window and door schedule;
- Incorporation of CAD drawings;
- Detailed trellis design and connection details;
- Modified front entryway with a new raised tower element;
- Reduced height of the side balcony;
- Clarified landscape plan with new lighting plan.

The applicant has also indicated the design reflects a more Spanish Mission Revival aesthetic that is prominent in the neighborhood. An applicant-prepared *Response to Comments* is provided in Attachment C of this report.

#### Attachment(s):

- A. January 3, 2013 DRC Staff Report and Previously Proposed Plans
- B. March 7, 2013 DRC Staff Report and Previously Proposed Plans
- C. Applicant's Written Response to Commission's Comments
- D. Design Plans, Cut Sheets & Supporting Documents
- E. DRAFT Approval Resolution

#### Report Author and Contact Information:

Cindy Gordon, Associate Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## Design Review Commission Report

455 North Rexford Drive

May 2, 2013

### **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**

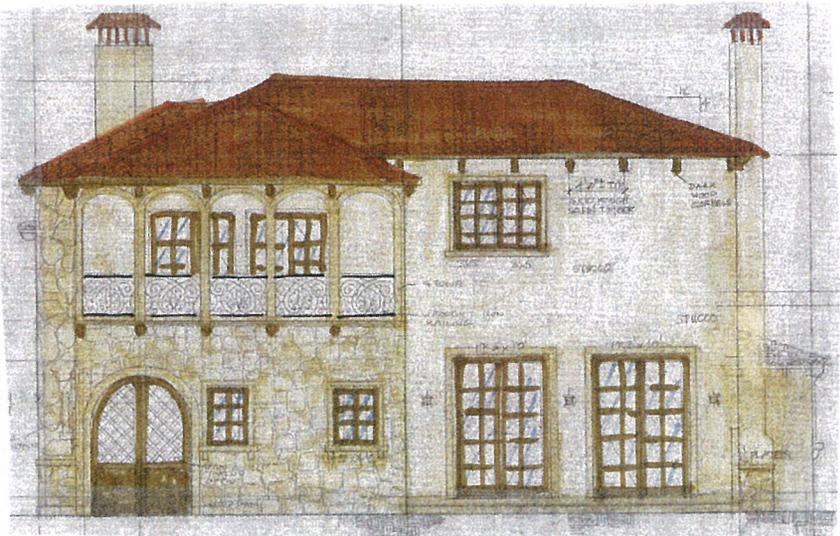
The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front 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.







THIS DESIGN AND DRAWINGS ARE COPYRIGHT PROTECTED AND ARE THE EXCLUSIVE PROPERTY OF W.H. THEY SHALL NOT BE USED, MODIFIED, DUPLICATED IN WHOLE OR IN PART IN ANY MANNER, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN AUTHORIZATION OF

OWNER:

SHEET NAME:

**COLORED ELEVATIONS**

PROJECT ADDRESS:

**700 N. LINDEN**

REVISIONS	BY	DATE

DATE:

DRAW BY:

CHECKED BY:

PROJECT NO.:

SHEET NO.:

**D-3**

NOT DATE



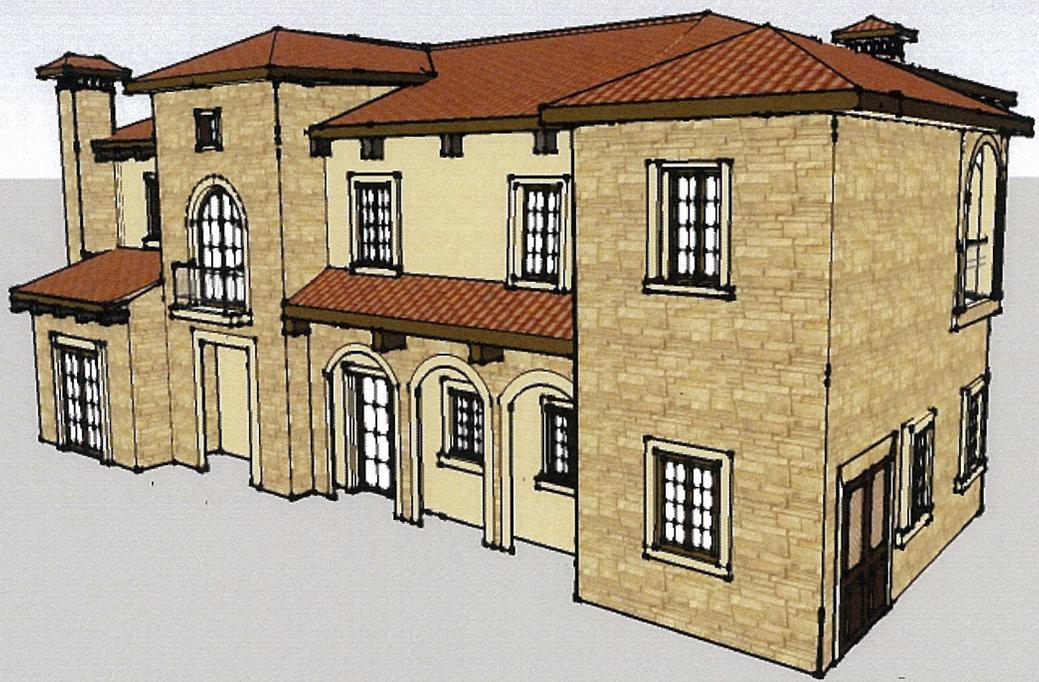
**Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

**Attachment D**

Subcommittee-reviewed Plans









**Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

**Attachment E**

Applicant's Written Response  
to Commission's Comments

June 20<sup>th</sup> 2013

Design Review resubmission for 700 North Linden Drive, Beverly Hills, CA.

There was a concern regarding the bulk and mass of the building:  
This has been addressed with the addition of a horizontal element to break the large front wall of the house. This was achieved with the addition of a shed roof between the towers and the far left Tower has been reduced to a single story height. Which was a big compromise for my client.

The combination of the materials was questioned: This has been addressed with the removal of all stone surrounds except one window in the rear. The windows in the stone walls are recessed 7.5 inches at 90 degrees and the windows in the stucco are recessed with a 45 degree cut, the depth of the facing wall. (double Walls).

There was issue with the actual construction method, with regards to the arches and their supports being too narrow, this has been addressed with the widening of the supports to 18" or more and the reduction of the openings.

The previous issues of the inconsistency of window sizes and shapes has been addressed further with the elimination of styles and sizes, making the windows more uniform.

Thank you for your most constructive suggestions at the sub-commission meeting.

Sarah Wear



**Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

**Attachment F**  
Project Design Plans



Page	Sheet	Description
0	Cover	Cover sheet, Index, Owner, Team
1	Survey 1	Boundary plan Existing
2	Survey 2	Topographic plan Existing
3	E-1	Existing First and second floor plans
4	A-2	Proposed Site Plan, Roof, Wall detail and mech. equip
5	A-3	Proposed Basement Floor Plan
6	A-4	Proposed First Floor Plan
7	A-5	Proposed Second Floor Plan
8	A-20	Proposed First Floor Blocking Plan
9	A-21	Proposed Second Floor Blocking Plan
10	+10A	Proposed Landscape plan / <b>LEGEND</b>
11	L- Lighting	Proposed yard lighting
12	L-1	plants
13	L-2	plants
14	L-3	water features
15	A-6	Front Elevation (South west) Linden Drive
16	A-7	Right Elevation (South East) Elevado Street
17	A-8	Left Elevation (North West) Neighbor
18	A-9	Rear Elevation (North East) Alley

19	A-10	Building Sections,
20	A-11	Building Sections,
21	A-12	Building Sections,
22	A-13	Door and Window Schedule
23	NM-1	Neighbor Map
24	NM-2	Photos of Existing House and Neighbor
25	NM-3	Proposed House in Streetscape
26	NM-4	Proposed streetscape with no vegetation
27	D-1	Perspective Drawing
28	D-2	outside details.
30	A-14	Proposed Garage Building Floor Plans
31	A-22	Proposed Garage Building Blocking Plans
32	A-15	Proposed Garage Building Elevations
33	Board	Proposed Materials Board



**LINDEN RESIDENCE**  
 700 N LINDEN DRIVE  
 BEVERLY HILLS CA, 90210





W.H. DESIGN  
 1700 RAYBURN STREET TEL: 424.441.1099 FAX: 424.441.1097  
 NORTH HOLLYWOOD, CA 91302 PASADENA, CA  
 WWW.WHDESIGN.COM  
 754.424.4411

THIS DESIGN AND DRAWINGS ARE COPYRIGHT PROTECTED AND ARE THE EXCLUSIVE PROPERTY OF W.H. THEY SHALL NOT BE USED, MODIFIED, DUPLICATED IN WHOLE OR IN PART IN ANY MANNER, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN AUTHORIZATION OF

OWNER:  
 Maria Nikitina.

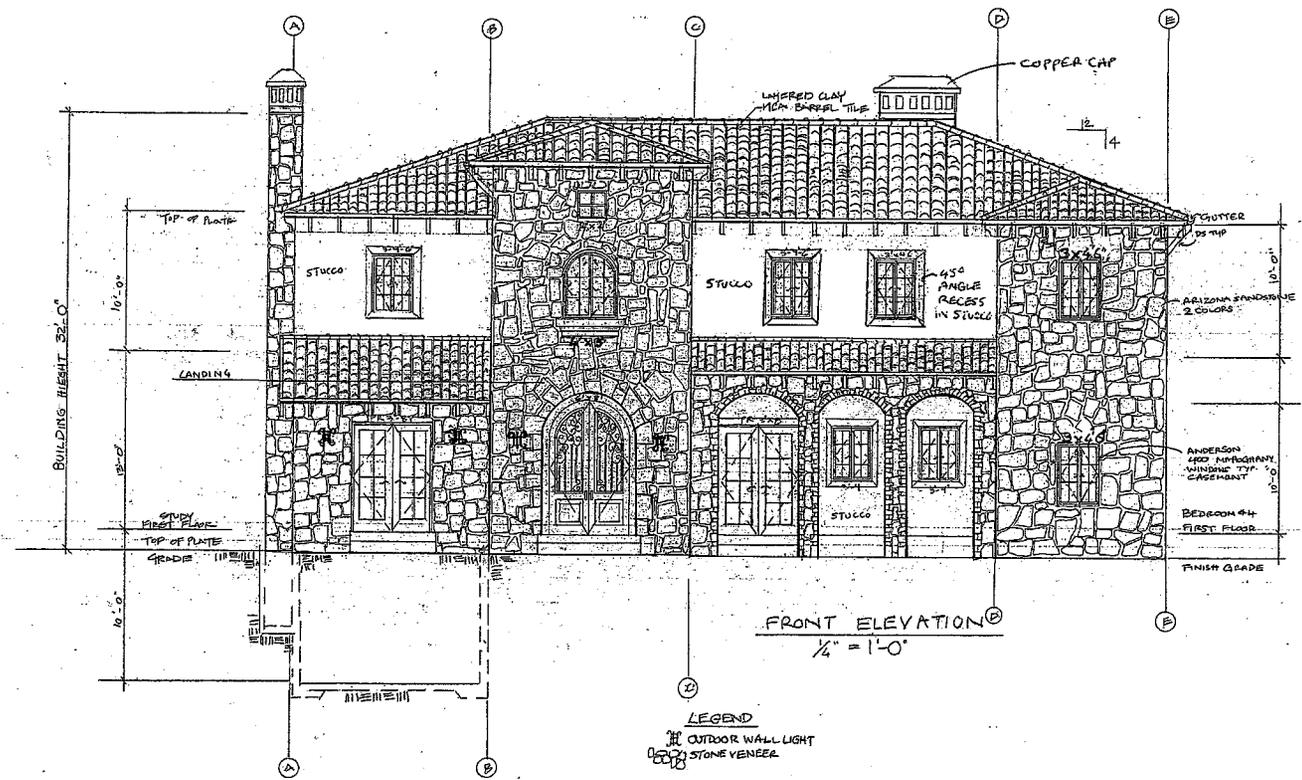
SHEET NAME:  
 Front side elevation

PROJECT ADDRESS:  
 700 N Linden Drive  
 Beverly Hills, CA 90210

REVISIONS	BY	DATE

DATE:  
 DRAW BY:  
 CHECKED BY:  
 PROJECT NO. :  
 SHEET NO. :  
 A-6

PLOT DATE:



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

LEGEND  
 [Symbol] OUTDOOR WALL LIGHT  
 [Symbol] STONE VENEER





W.H. ARCHITECTURE & DESIGN  
 1108 RAYNER STREET TEL: 818 448 1499 FAX: 818 448 1109  
 NORTH HULLWOOD, CA 91068  
 WWW.WHARCHITECTURE.COM  
 WEATHER SENSITIVE ARCHITECTURE

THIS DESIGN AND DRAWINGS ARE COPYRIGHT PROTECTED AND ARE THE EXCLUSIVE PROPERTY OF W.H. THEY SHALL NOT BE USED, MODIFIED, DUPLICATED IN WHOLE OR IN PART IN ANY MANNER, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN AUTHORIZATION OF

OWNER:  
**MARIA NIKITINA**

SHEET NAME:  
**PROPOSED  
 STREETSCAPE**

PROJECT ADDRESS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

REVISIONS	BY	DATE

DATE:  
 DRAW BY:  
 CHECKED BY:  
 PROJECT NO.:  
 SHEET NO.:  
**NM-3**

PLOT DATE:







**Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

**Attachment G**

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 700 NORTH LINDEN DRIVE.

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

Section 1. Sarah Wear, agent on behalf of Maria Nikitina, 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 700 North Linden 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 July 8, 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: July 8, 2013

---

William Crouch, Commission Secretary  
Community Development Department

---

Ilene Nathan, Chairperson  
Design Review Commission