



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, November 7, 2013

Subject: **261 South Rodeo Drive (PL1329069)**

A request for an R-1 Design Review Permit to allow a façade remodel and second-story addition to an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Paul Krok

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel and second-story addition to an existing one-story single-family residence located in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Modern with a contrast between vernacular and contemporary styles and is articulated by the following architectural elements:

- Off-white smooth trowel stucco;
- Dark gray rough-cut, staggered pattern stacked stone;
- Medium bronze powder-coated metal picture window at ground floor with brown/light gray reclaimed wood header and surround;
- Champagne-colored powder-coated metal windows at second floor;
- Brown/light gray distressed hardwood at the balcony and louvres;
- Light gray matte-brushed flat seam zinc angled roof;
- Light gray vertical zinc element adjacent to porte cochere, and;
- Medium gray smooth trowel stucco adjacent to ground floor picture window.

It should be noticed that the gravel sandstone proposed in the front yard is considered hardscape. Including this treatment would cause the front yard hardscape to exceed the allowable 400 SF per the Beverly Hills Municipal Code. The applicant has been informed of this issue and has been advised to bring revised landscaping plans to the Design Review Commission meeting.

URBAN DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, while the proposed design contrasts architecturally to the surrounding neighborhood, its height, massing, setbacks, and overall scale help it to further enhance the streetscape.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. Public Comment Received
- D. DRAFT Approval Resolution

Report Author and Contact Information:

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



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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 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, October 25, 2013; the site was posted on Thursday, October 10, 2013.

Staff has received correspondence from and met with two neighbors, who live adjacent to the subject property, regarding the project. Their concerns related to: 1) access to light and privacy, and 2) the appropriateness of a contemporary style on the streetscape. A copy of the letter received is included in Attachment C.



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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/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - 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):

The architectural style proposed is modern featuring a contrast between vernacular and contemporary styles. This is achieved through the use of traditional materials in one part of the house, rough stone and weathered wood applied in a farm house/traditional manner, in contrast with the use of precise materials elsewhere in the house, smooth trowel stucco, glass, and wood louvers.

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

- | | | |
|---|----------------------------------|---------------------------------|
| <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: 50.01' X 135.04' Lot Area (square feet): 6,753 SQ. FT.
 Adjacent Streets: Rodeo Drive @ Gregory Way

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 checked="" type="checkbox"/> Other: <u>Detached Garage</u> |

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/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

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:

Posted Sign and reached out to neighbors about plans for remodel.

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:	30'-0"	14'-7 1/2"	30'-0"
Roof Plate Height:	22'-0"	22'-0"	22'-0"
Floor Area:	4,201'	2,036'	3,249'
Rear Setbacks:	31'-6"	31'-6"	31'-6"
Side Setbacks:	S/E 5'-0" N/W 5'-0"	S/E 7'-2 1/2" N/W 3'-2 1/2"	S/E 7'-2 1/2" N/W 3'-2 1/2"
Parking Spaces:	2	2	2

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 (F1)	Stacked Stone (F3)	Reclaimed Wood (F6)
Texture /Finish:	Smooth Trowel	Rough Cut	Weathered
Color / Transparency:	Painted DEW341 (white)	Dark Grey (70%)	Natural Finish

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

Material:	Glass	MTL Frame (F4)	MTL Frame (F5)	Custom Trim (F6) (as occurs)
Texture /Finish:	Clear	Painted	Painted	Reclaimed Wood
Color / Transparency:	Clear	Medium Bronze	Champagne	Weathered / Natural Finish

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

Material:	Aluminum Window	Large Multi-Fold Door
Texture /Finish:	Powder Coat	Mtl Clad-Wood Door
Color / Transparency:	Medium Bronze & Champagne	Bronze Finish

PEDIMENTS

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

ROOF

Material:	Zinc (F8A)	Low-slope Roofing Membrane (Not Visible)
Texture /Finish:	Matte / Brushed	N/A
Color / Transparency:	Light Grey	N/A

CORBELS

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

CHIMNEY(S)

Material:	Stucco (F2)
Texture /Finish:	Smooth Trowel
Color / Transparency:	LaHabra Integral Color: X-81588 Morning Side (Medium Grey)

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Distressed Hardwood Wood (F7)
Texture /Finish: Weathered
Color / Transparency: Natural

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Zinc (F8A)
Texture /Finish: Matte / Brushed
Color / Transparency: Light Grey

EXTERIOR LIGHTING

Material: Landscape Uplights (See Landscape Plan)
Texture /Finish:
Color / Transparency:

PAVED SURFACES

<i>Material:</i>	Concrete (F9)	Limestone (F10) (Interior Courtyard, Not Visible)
<i>Texture /Finish:</i>	Acid Washed	Rough Cut / Cobbled Pattern
<i>Color / Transparency:</i>	Natural Grey	Natural, Light Grey

FREESTANDING WALLS AND FENCES

Material: Stucco (F1) (Low Front Yard Site Wall)
Texture /Finish: Smooth Trowel
Color / Transparency: Painted DEW341 (white)

OTHER DESIGN ELEMENTS

Material: Distressed Hardwood Wood (F7) (Front Facade Screen)
Texture /Finish: Weathered
Color / Transparency: Natural

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

The landscape theme proposed uses plants indigenous to Southern California requiring very minimal maintenance. It is laid out in a modern style to compliment the architecture. Vines will be used on the portico to enhance its front facade.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development's design exhibits an internally compatible design scheme.

The design is rooted in Belgium Modern Style. Portions of the Existing House will be enhanced with a modern take on a classic barn house using traditional materials. The new 2nd Floor Addition will be clean and contemporary creating a dichotomy that combines two styles that complement each other offering a visually interesting architecture.

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.

The project minimizes scale and mass by setting back the second story an additional 25 feet beyond the front yard setback thus breaking up the facade and creating a visually interesting street appearance. It enhances the garden like quality of the city and maximizes the use of its open space by greatly taking advantage of its front yard to create a garden that features plants indigenous to California.

3. Describe how the proposed development will enhance the appearance of the neighborhood.

The property will enhance the appearance of the neighborhood by adding a modern architecture to the street that is contemporary but also pays homage to traditional styles. The project also greatly respects scale and breaks up the street appearance the neighboring properties that are tall and pushed to the street create.

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

The project is a second floor addition and modest in scale. The first floor area is being reduced as a result of the remodel and makes no moves to disrupt the privacy of neighboring home owners.

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.

The project's design style serves to create harmony between old and new. Its traditional features soften its contemporary features which in turn work to enhance the traditional materials and construction methods. Its scale and design moves make great effort to respect the style of neighboring buildings and its landscaping design restores native vegetation to the neighborhood.



Design Review Commission Report

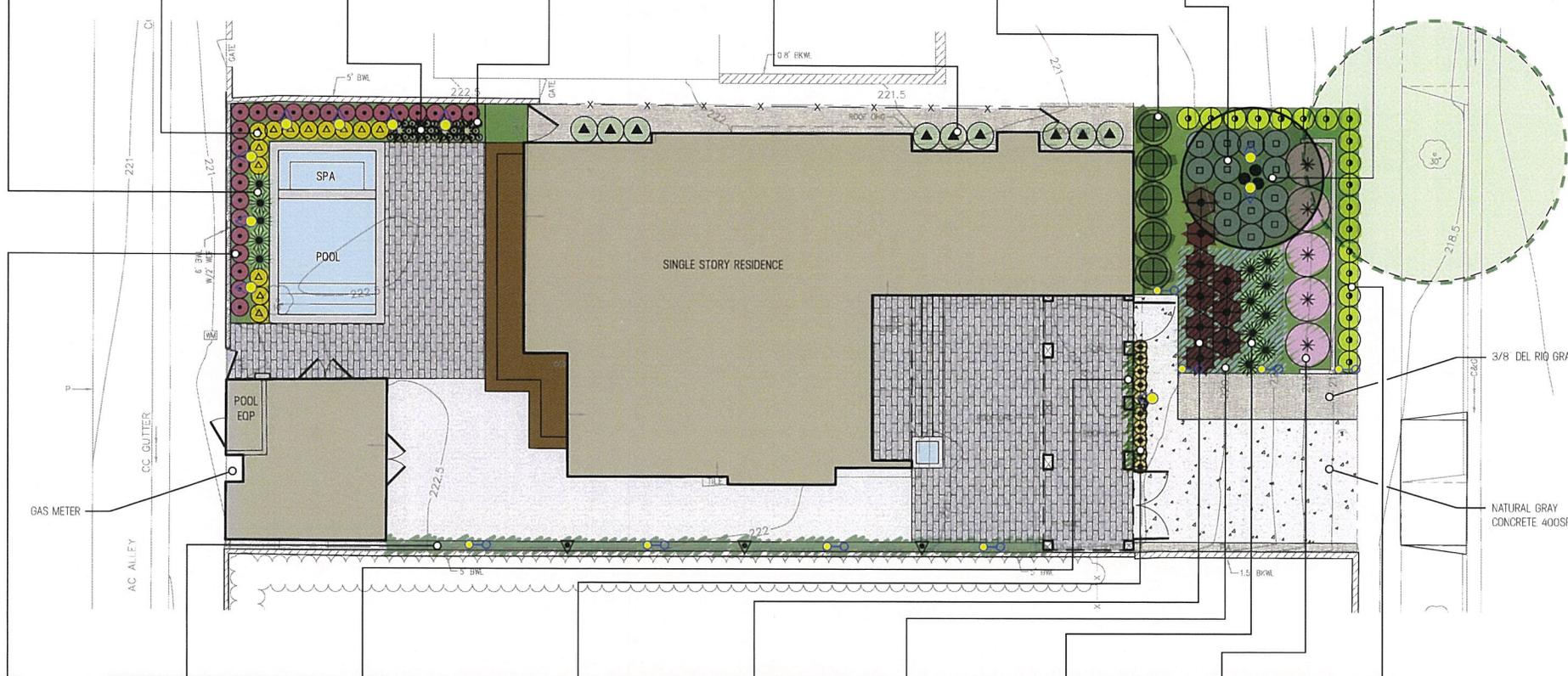
455 North Rexford Drive

November 7, 2013

Attachment B
Project Design Plans



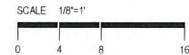
FOXTAIL AGAVE
Agave attenuata
YELLOW KANGAROO PAW
Anigozanthos flavidis 'bush down'
MARATIUS HEMP
Furcraea foetida 'mediopicta'
ELJIA BLUE FESCUE
Festuca flauca 'elja blue'
PITTIOSPORUM 'SILVER SHEEN'
Pittosporum tenuifolium 'silver sheen'
COAST ROSEMARY
Westringia fruticosa
CANYON RYE GRASS
Leymus condensatus 'canyon rye'
SWAN HILL OLIVE
Olea europaea 'swan hill'



BRUSH CHERRY
Syzygium paniculatum
CREEPING FIG
Ficus pumila
WAX PLANT
Hoya carnosa
SLENDER VELDT GRASS
Pennisetum spathiolatum
CAPE RUSH
Chondropetalum tectorum
KLEINIA
Senecio mandraliscae
FOXTAIL AGAVE
Agave attenuata
ROCK ROSE
Cistus x peruvulentus 'sunset'
TRUE MYRTLE
Myrtus communis

LANDSCAPE PLAN

LIGHTING LEGEND



SALT LANDSCAPE ARCHITECTS



NATURAL GRAY CONCRETE [400SF]

3/8" DEL RIO GRAVEL

SLENDER VELDT GRASS

WAX FLOWER VINE

CAPE REED

EXISTING LONDON PLANE TREE

FRUITLESS OLIVE TREE

COAST ROSEMARY

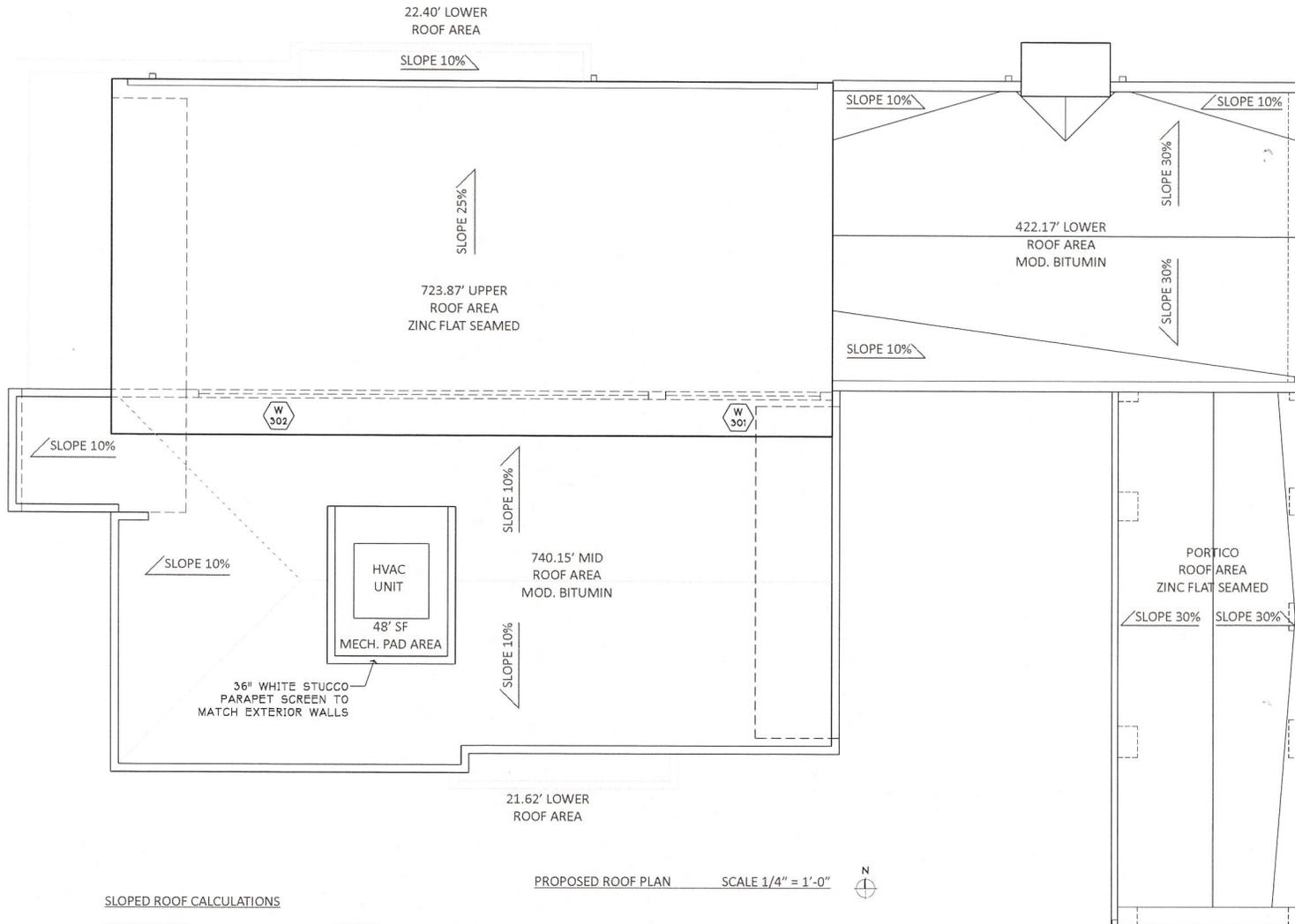
TRUE MYRTLE HEDGE

LANDSCAPE ELEVATION

SALT LANDSCAPE ARCHITECTS

ABRAMSON TEIGER ARCHITECTS
 8924 LINDBLACK ST. CULVER CITY, CA 90232
 T. 310-838-8998 WWW.ABRAMSON-TEIGER.COM

261 S. RODEO DRIVE
 BEVERLY HILLS, CA 90212



PROPOSED ROOF PLAN SCALE 1/4" = 1'-0"



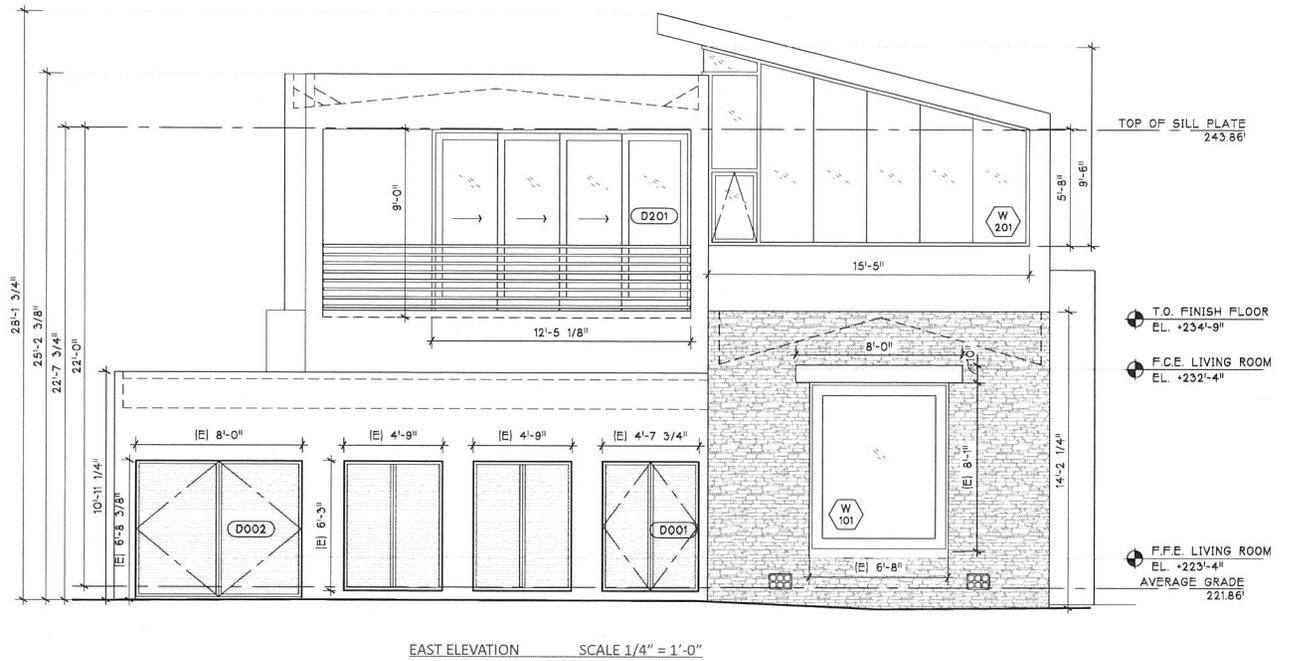
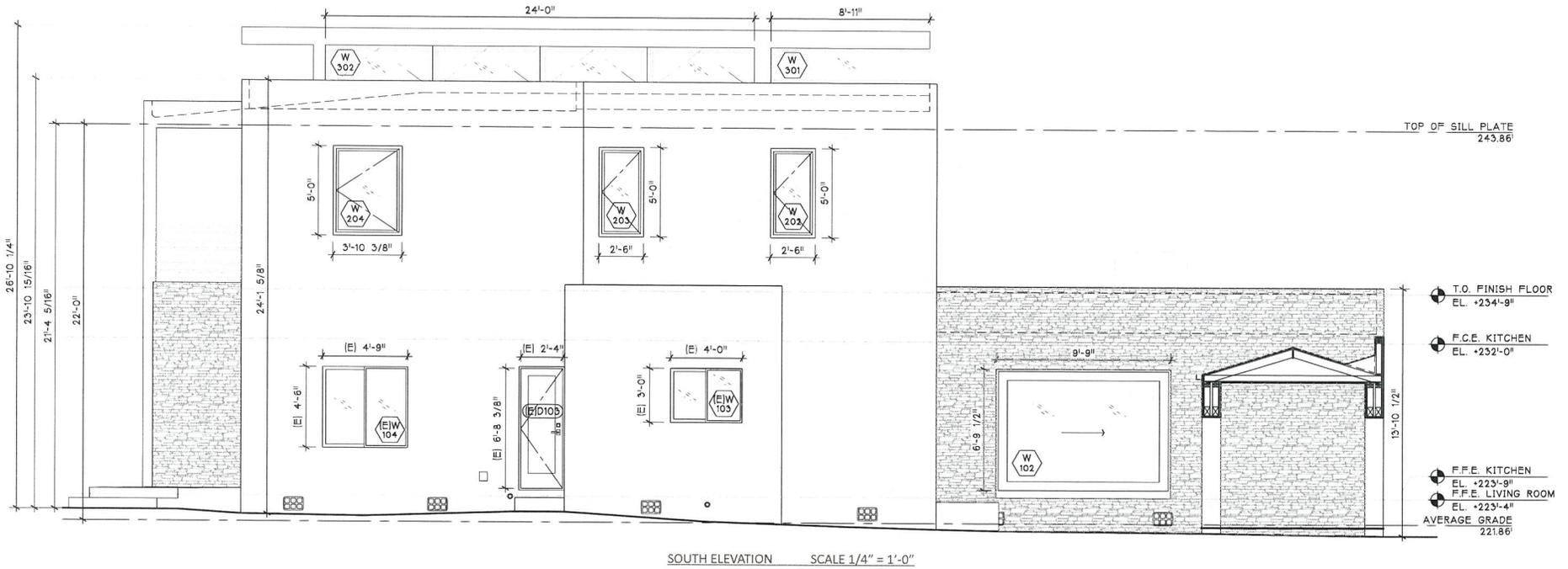
SLOPED ROOF CALCULATIONS

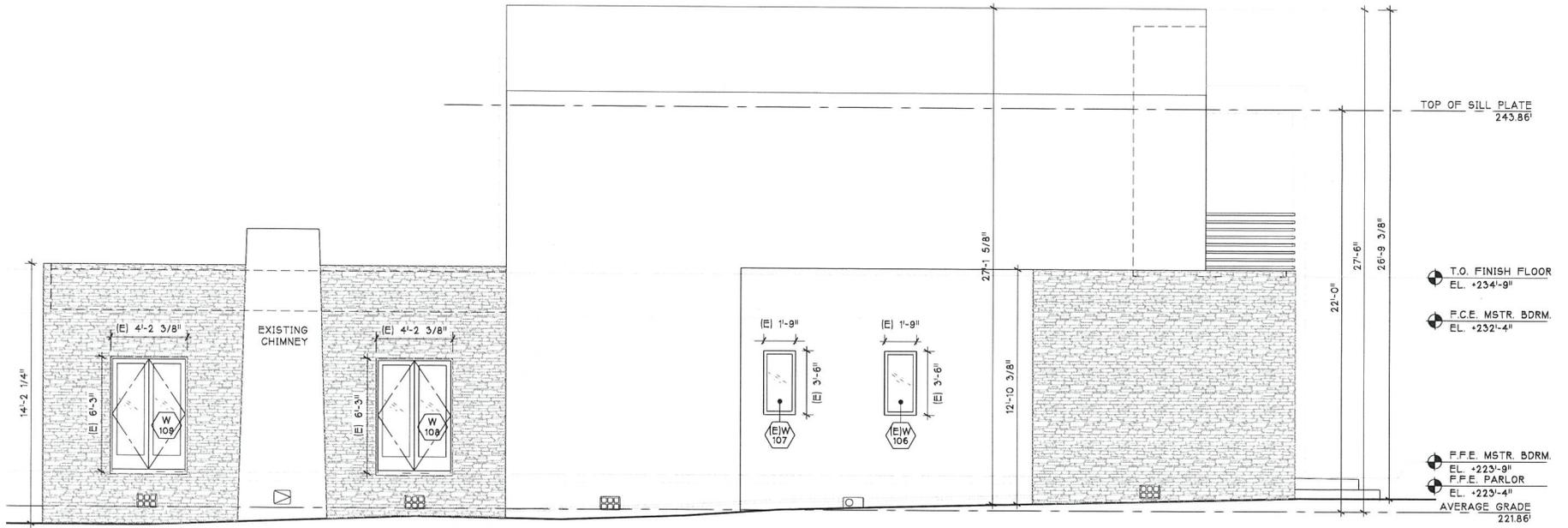
TOTAL ROOF AREA = 1978.21 SF

AREA OF FLAT ROOF

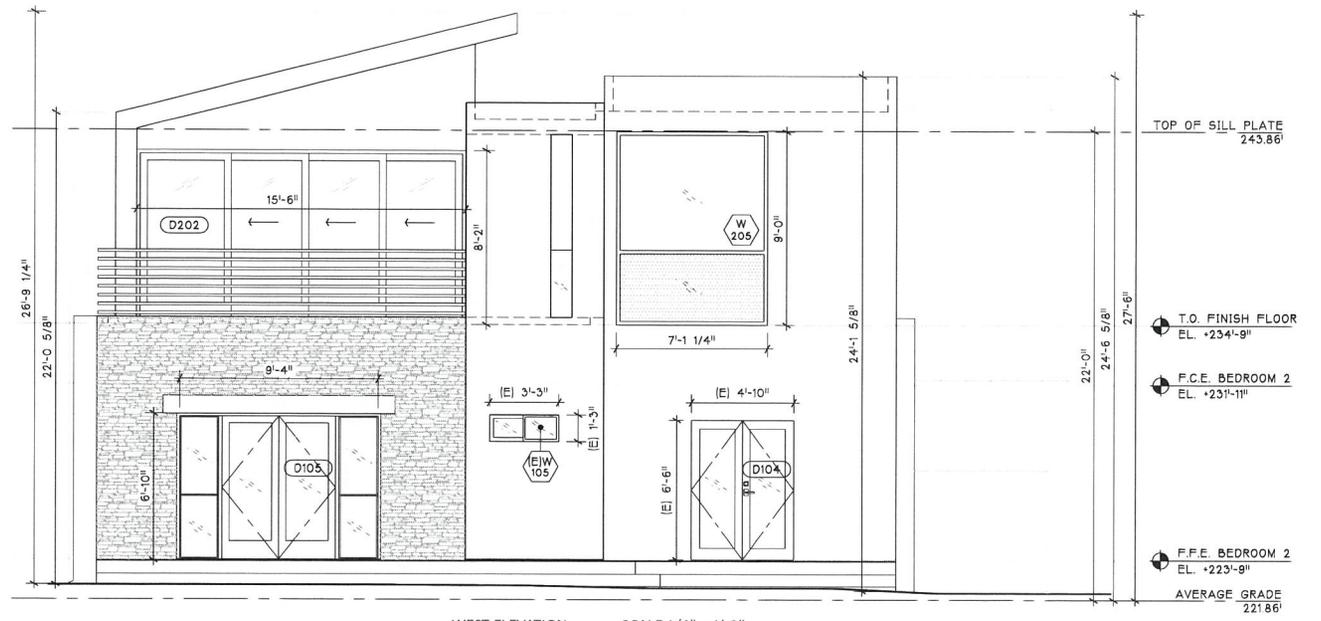
ALLOWABLE FLAT ROOF AREA = 5%

ACTUAL FLAT ROOF AREA = 2.42%
(48 SF / 1978.21 SF)





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



WEST ELEVATION SCALE 1/4" = 1'-0"



RENDERED FRONT ELEVATION



Panoramic Photograph of Existing Site



01



02



03



04



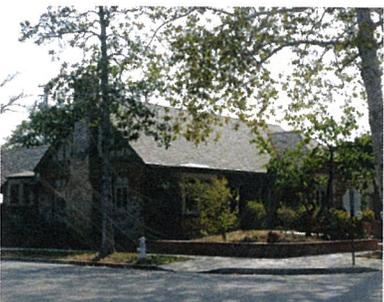
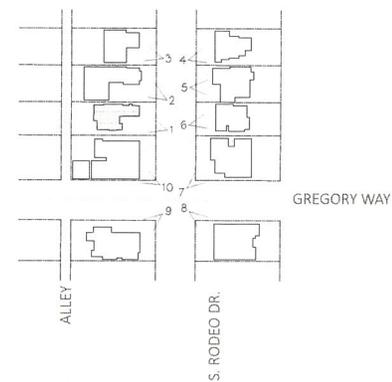
05



06



07



08



09



10

Image Legend

- 1 261 S. Rodeo Dr. (PROJECT SITE)
- 2 257 S. Rodeo Dr.
- 3 253 S. Rodeo Dr.
- 4 252 S. Rodeo Dr.
- 5 256 S. Rodeo Dr.
- 6 260 S. Rodeo Dr.
- 7 264 S. Rodeo Dr.
- 8 300 S. Rodeo Dr.
- 9 301 S. Rodeo Dr.
- 10 265 S. Rodeo Dr.



STREET PANORAMIC
WITH PROPOSED LANDSCAPE



STREET PANORAMIC
WITHOUT PROPOSED LANDSCAPE



RENDERING FROM STREET



RENDERING OF INTERIOR COURTYARD

261 S. RODEO DR. (Residential Remodel)



F8A Zinc
Matte-Brushed, Flat seam
at upper roof area.
(Light-grey)



F6 Reclaimed Wood
Weathered, natural finish.
(Brown, light-grey)



F3 Stacked Stone
Rough-cut, staggered pattern with varied sizes.
Individual stones approximately 1.5" X 12"-18".
(Dark grey color)



F4 Metal Window Frame
Powdercoated Metal
Fleetwood: F4 color paint.
(Medium Bronze)



F9 Concrete
Acid Washed
(Natural Grey)



F10 Limestone (Not Visible)
Internal entry courtyard area.
Rough-cut stone with cobbled pattern.
(Natural light-grey)



F11 Gravel
Coarse Sandstone Gravel
(Light-Tan)



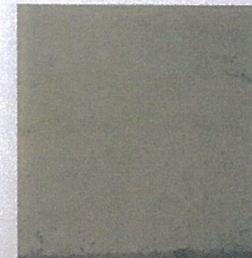
F5 Metal Window Frame
Powdercoated Metal
Fleetwood: F1 color paint.
(Champagne)



F7 Distressed Hardwood
Weathered, natural finish.
(Brown, light-grey)



F1 Stucco
Painted smooth trowel stucco.
Dunn Edwards: DEW341 Swiss Coffee.
(Off-White)



F2 Stucco (Chimney)
Integral Color smooth trowel stucco.
LaHabra: X-81588 Morning Side.
(Medium Grey) (at chimney, not visible)





Design Review Commission Report

455 North Rexford Drive

November 7, 2013

Attachment C

Public Comment Received

T. Design Review Commission of City of BH

Oct. 30, 2013

Re: 2615 Rodeo Dr.

We are the neighbors at 257 S. Rodeo Dr. on the Northside of the subject property. We have reviewed the plans today at City Hall and would like to comment on them as they would affect us and the character of our street.

We raise two issues. The first, which affects our access to light and view from the southern side of our house and yard, could perhaps be addressed if the height of the second story addition were lowered and the balcony had some privacy protection, such as opaque glass 6' high, or a continuation of the side wall to the end of the balcony or wrapping a bit from the end of it onto the west side.

The other issue regards the ultra contemporary design of the house which would stand out like a sore thumb on our street of traditional homes. It might belong in the Truesdale area, but not here. Even the bright white and cold gray of the front are completely obtrusive and out of place. Stark and cold just don't fit in. Please keep the warmth and character of our residential street.

Sincerely,
Bern and Robert Seizer
(310) 277-7050
bernseizer@gmail.com



Design Review Commission Report

455 North Rexford Drive

November 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 FAÇADE REMODEL AND SECOND-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 261 SOUTH RODEO DRIVE (PL1329069).

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

Section 1. Douglas Tieger, architect, on behalf of Paul Krok, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a façade remodel and second-story addition to an existing one-story single-family residence for the property located at 261 South Rodeo 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. Since the property has not been

designed by an architect listed on the City's Master Architect List nor has it been listed on 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on November 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:

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: November 7, 2013

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission