



## Design Review Commission Report

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

**Subject:** **601 North Crescent Drive (PL1328885)**

A request for an R-1 Design Review Permit to allow a revision to a previously approved new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project Applicant:** Benham Yadegari

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

### REPORT SUMMARY

The applicant is requesting approval of a revision to a previously approved new-two story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The project was previously approved by the Design Review Commission at its meeting on March 3, 2011. The project is currently under construction and modifications have been made that require the approval of the Design Review Commission as staff was unable to make the determination that the changes substantially comply with the approved plans. The modifications to the project include the following:

- Revised stucco façade color in a peach-tone;  
*Note: A staff-level revision was made on July 18, 2012 to allow the façade and molding color to be changed from the approved mustard-tone color to "Bisque P-141" by Merlex.*
- Revised entryway surround from a segmented-type arch to a radial-type arch;
- Reconfigured hardscape in the front yard area.

### URBAN DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the proposed changes are consistent with the existing architectural style of the single-family residence.

### 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):

- Previously Approved Plans
- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner

(310) 285-1191

[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



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455 North Rexford Drive

November 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. 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 3, 2013. To date staff has not received comments in regards to the submitted project.



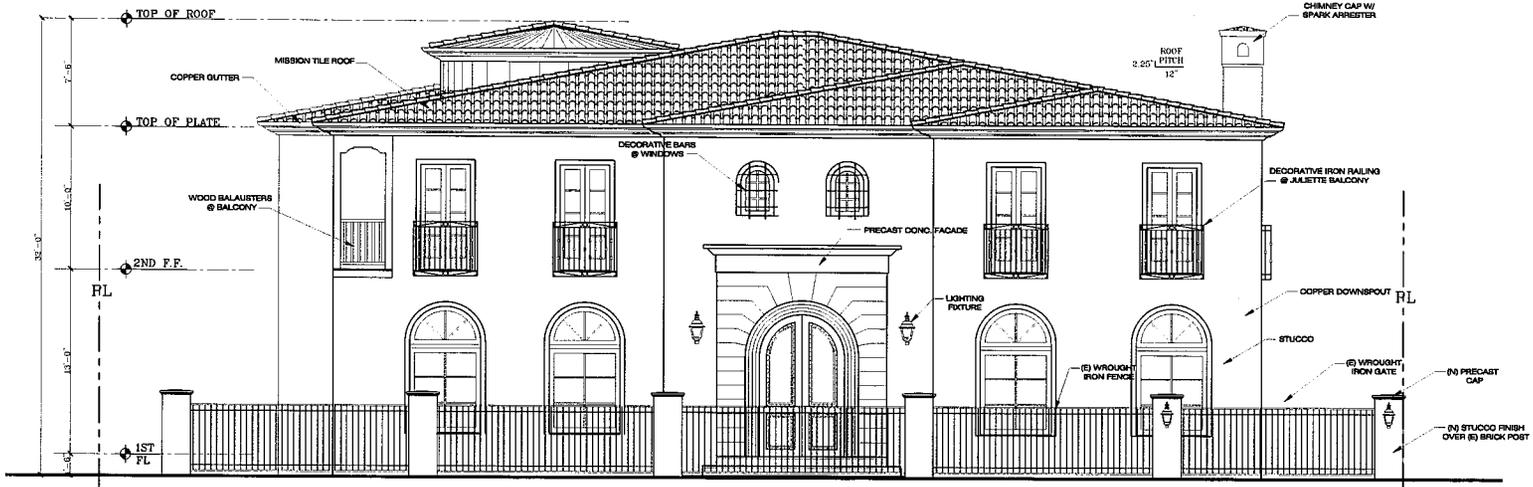
**Design Review Commission Report**

455 North Rexford Drive

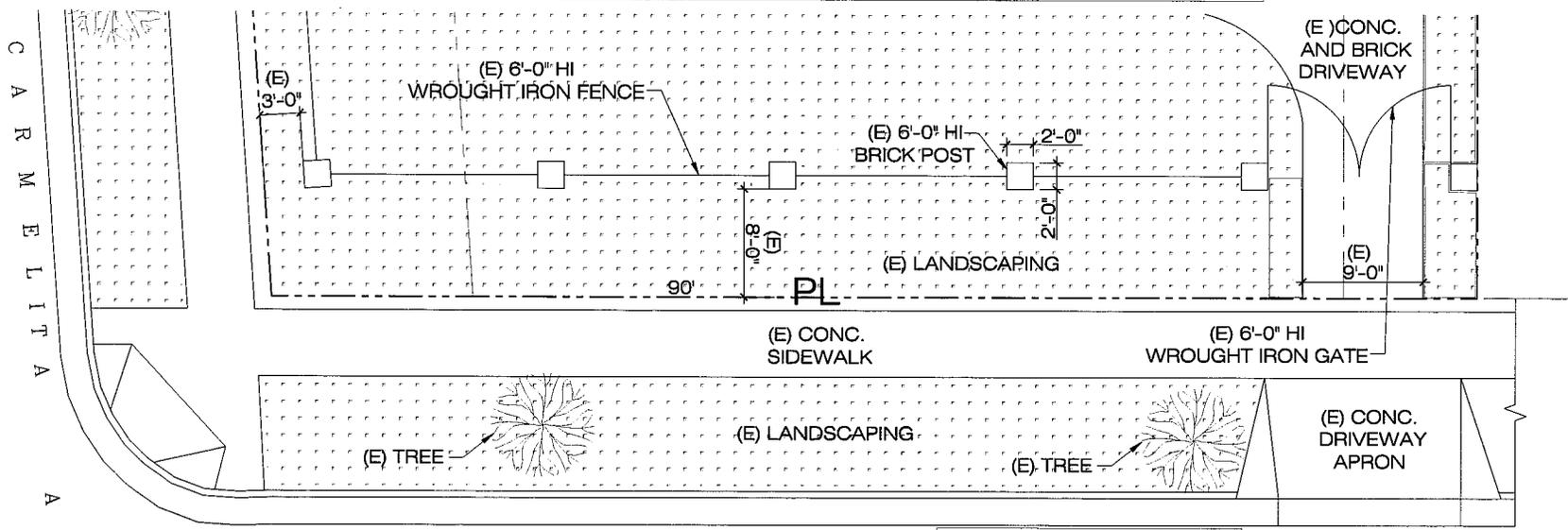
November 7, 2013

**Attachment A**

Previously Approved Plans



**PROPOSED FRONT (EAST) ELEVATION SHOWING FENCE**  
 SCALE: 1/4" = 1'-0"  
 0 1 2 3 4 5 10 15 FT



**PARTIAL SITE PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 1 2 3 4 5 10 15 FT



**OMRANI GROUP INC.**  
 9244 WILSHIRE BLVD., #202  
 BEVERLY HILLS, CALIFORNIA 90212  
 TEL.: (310) 771-3961 FAX: (310) 771-2564

**VASA KOSTIC**  
 ARCHITECT OF RECORD

PROJECT ARCHITECT:  
**MR. BEHNAM YADEGARI**

PROJECT ADDRESS:  
**TWO-STORY SINGLE FAMILY DWELLING**  
 601 NORTH CRESCENT DRIVE  
 BEVERLY HILLS, CA 90210

**SHEET TITLE**  
 FRONT ELEVATION SHOWING FENCE

NO.	DATE	BY	REVISION

SCALE: AS NOTED  
 DRAWN: G.M.  
 DATE: 02-18-11  
 JOB NUMBER:  
 SHEET

**A13.01**  
 OF SHEETS



**Design Review Commission Report**

455 North Rexford Drive  
November 7, 2013

**Attachment B**

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):**

Slight change to the approved design, without change of the style  
Changes are as follows:  
1. Change of the Stucco Color  
2. Driveway design and paving material  
3. Front entrance design modification

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

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

**D Site & Area Characteristics**

Lot Dimensions: 172x95 Lot Area (square feet): 16,300.  
Adjacent Streets: CARMELITA

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

- |   |   |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" 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/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:**  
 Gathering with neighbors and discussing the project

**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:	32		32
Roof Plate Height:			
Floor Area:	8010		8020
Rear Setbacks:	43'-2"		46'
Side Setbacks:	S/E 15'	S/E	S/E 15'
	N/W 10'	N/W	N/W 10'
Parking Spaces:	4		4

**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: Smooth Stucco, Precast Conc. Molding  
 Texture /Finish: Natural  
 Color / Transparency: Peach

**WINDOWS** (Include frame, trim, glass, metal, etc)  
 Material: Wood  
 Texture /Finish: Stain  
 Color / Transparency: Walnut

**DOORS** (Include frame, trim, glass, metal, etc)  
 Material: Wood  
 Texture /Finish: Stain  
 Color / Transparency: Walnut

**PEDIMENTS**  
 Material: Precast Conc.  
 Texture /Finish: Natural  
 Color / Transparency: Natural

**ROOF**  
 Material: Spanish Tile  
 Texture /Finish: Natural  
 Color / Transparency: Red/Brown

**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: Wood/W. Iron  
Texture /Finish: Natural  
Color / Transparency: Brown/Black

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

Material: Internal  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**EXTERIOR LIGHTING**

Material: Casa Marseille Wall Light  
Texture /Finish: Bronze  
Color / Transparency: Bronze/Brown

**PAVED SURFACES**

Material: Travertine  
Texture /Finish: Versail  
Color / Transparency: \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

Material: Stucco/W. Iron  
Texture /Finish: Smooth  
Color / Transparency: Peach

**OTHER DESIGN ELEMENTS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

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

No Change to the approved Landscaping Plan

**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 will protect the distinguished architectural character and identity which prevails in the neighborhood.

**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 absence of porte cochere and elaborate landscape will minimize the appearance of mass and scale.

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

The new building will replace the previous old rundown existing building. This will increase the value of the neighborhood properties.

**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 privacy of the neighbors have been considered while designing the building, large windows and balconies have not been utilized toward the adjacent properties.

**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 prevailing design pattern of the neighborhood is Spanish style and that is the design style used.

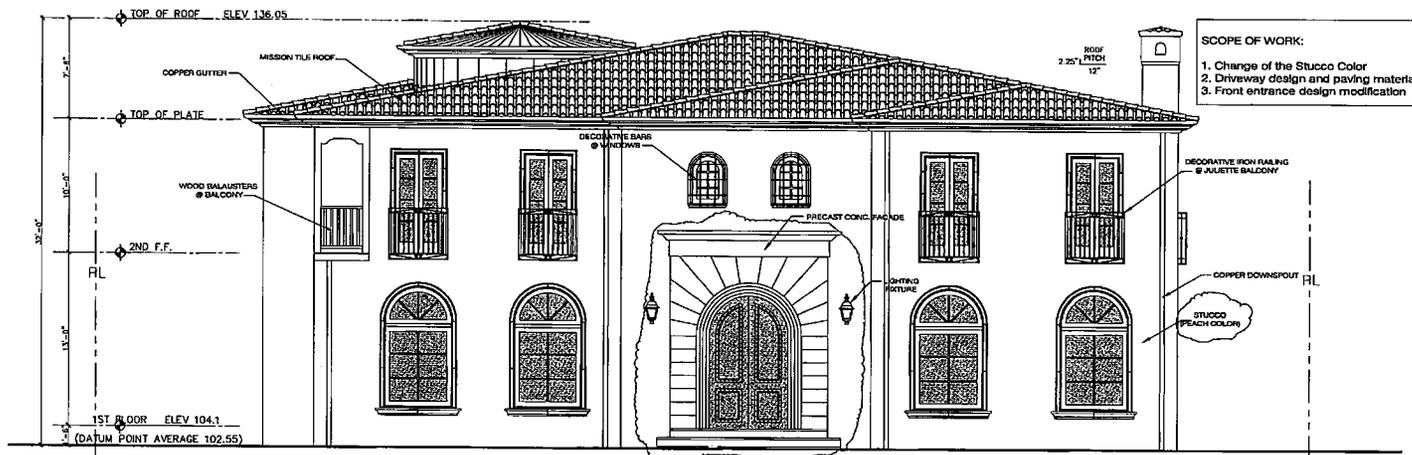


**Design Review Commission Report**

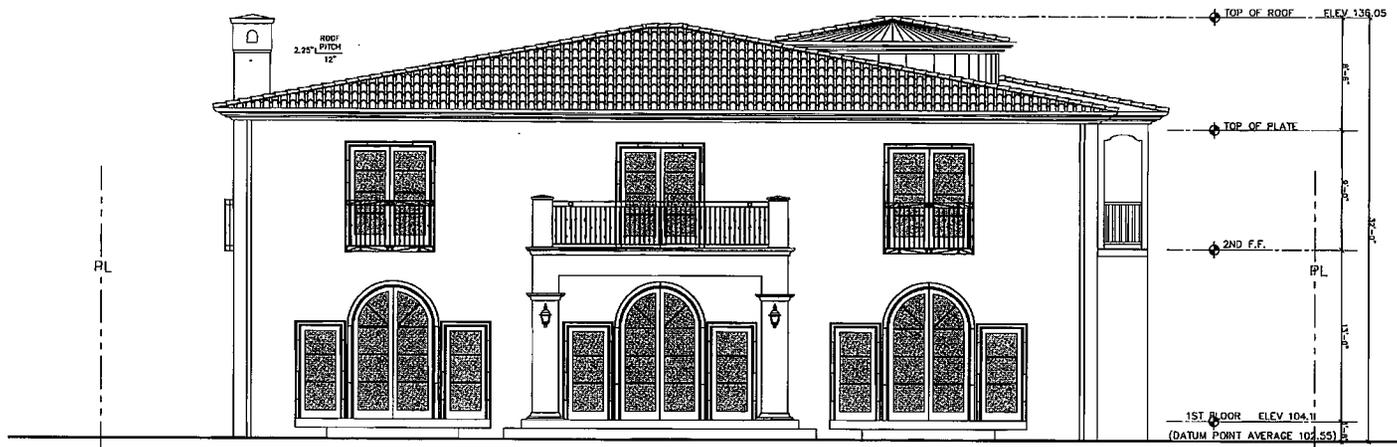
455 North Rexford Drive

November 7, 2013

**Attachment C**  
Project Design Plans



PROPOSED FRONT (EAST) ELEVATION  
 SCALE: 1/8"=1'-0"  
 0 1 2 3 4 5 10 15 FT



PROPOSED REAR (WEST) ELEVATION  
 SCALE: 1/8"=1'-0"  
 0 1 2 3 4 5 10 15 FT

PROJECT ARCHITECT: VASA KOSTIC

OWNER: MR. BEHNAM YADEGARI

PROJECT ADDRESS: TWO-STORY SINGLE FAMILY DWELLING, 601 NORTH CRESCENT DRIVE, BEVERLY HILLS, CA 90210

SHEET TITLE: FRONT REAR ELEVATIONS

NO.	DATE	BY	REVISION

SCALE: AS NOTED  
 DRAWN: G.M.  
 DATE: 02-18-11  
 JOB NUMBER: A7.01  
 SHEET OF SHEETS



PROPOSED FRONT (EAST) ELEVATION  
 SCALE: 1/4"=1'-0"  
 0 1 2 3 4 5 10 15 FT



PROPOSED REAR (WEST) ELEVATION  
 SCALE: 1/4"=1'-0"  
 0 1 2 3 4 5 10 15 FT



OWNER: MR. BEHNAM YADGARI

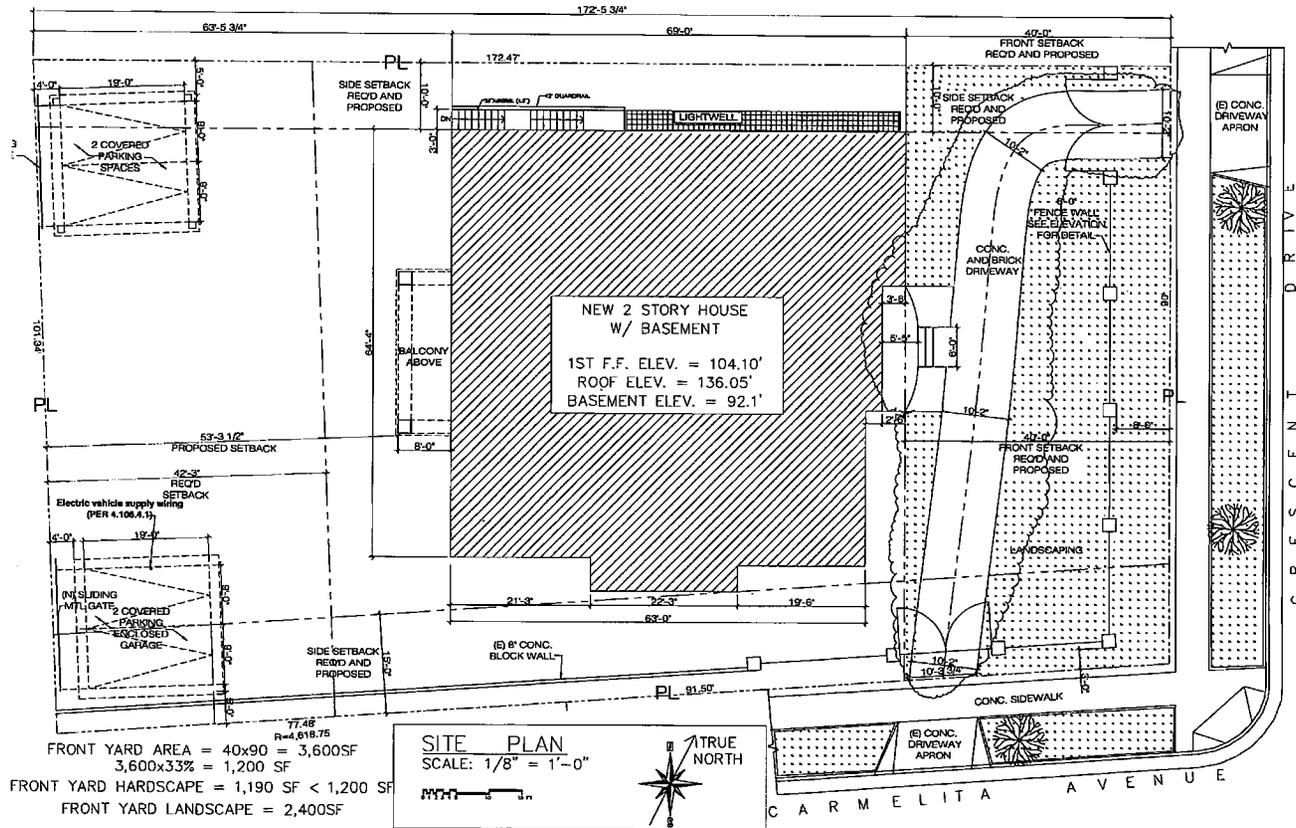
PROJECT ADDRESS: TWO-STORY SINGLE FAMILY DWELLING 601 NORTH CASCADIAN DRIVE BERKELEY, CA 94702

PROJECT TITLE: FRONT REAR ELEVATIONS

NO.	INCH	FEET	REVISION

SCALE: AS NOTED  
 DRAWN: GJM  
 DATE: 02-16-11  
 SHEET NO: A7.01





FRONT YARD AREA = 40x90 = 3,600SF  
 3,600x33% = 1,200 SF  
 FRONT YARD HARDSCAPE = 1,190 SF < 1,200 SF  
 FRONT YARD LANDSCAPE = 2,400SF

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 TRUE NORTH

PROJECT & ADDRESS:  
**TWO-STORY SINGLE FAMILY DWELLING**  
 601 NORTH CRESCENT DRIVE  
 BEVERLY HILLS, CA 90210

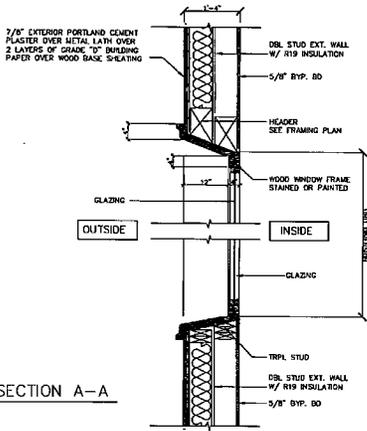
DESIGNER:  
**MR. BEHNAM YADEGARI**

CLIENT:  
**VASA KOSTIC**

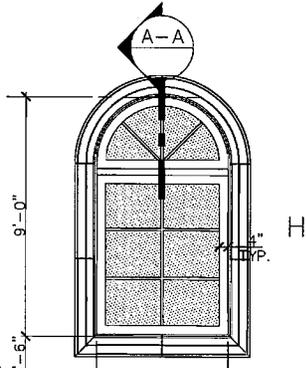
SHEET TITLE:  
**PROPOSED SITE PLAN**

NO.	DATE	BY	REVISION

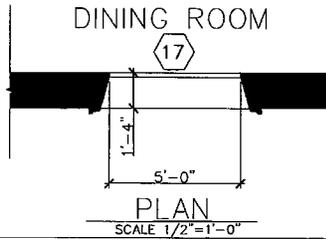
SCALE: 1/8" = 1'-0"  
 DRAWN: S.Y.  
 DATE: 7-5-13  
 JOB NUMBER:  
 SHEET  
**A2.01**  
 OF SHEETS



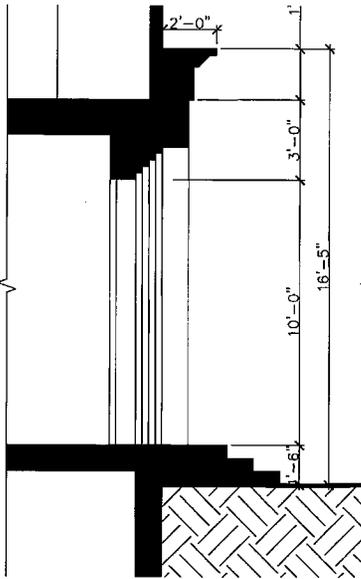
SECTION A-A



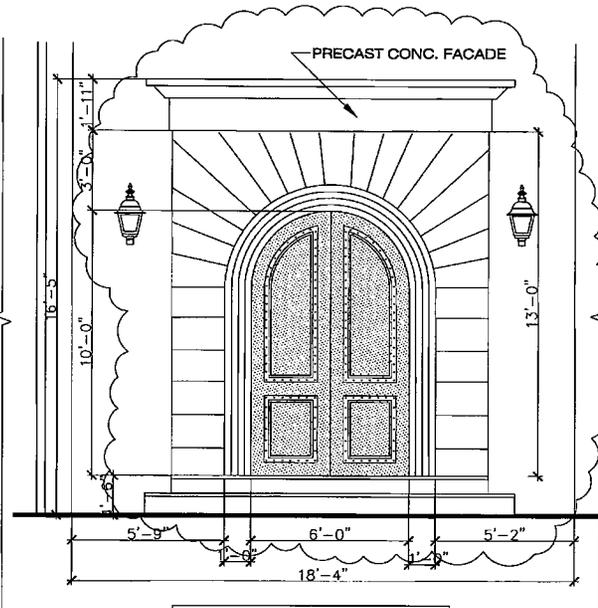
ELEVATION  
SCALE 1/2"=1'-0"



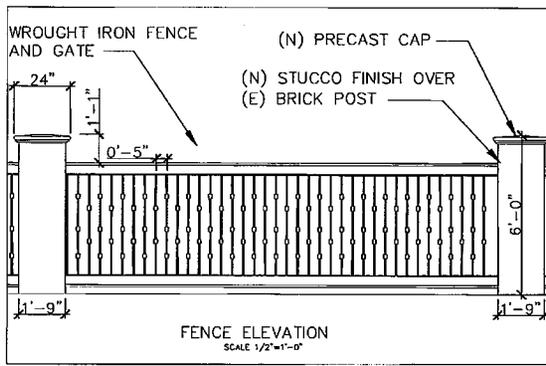
PLAN  
SCALE 1/2"=1'-0"



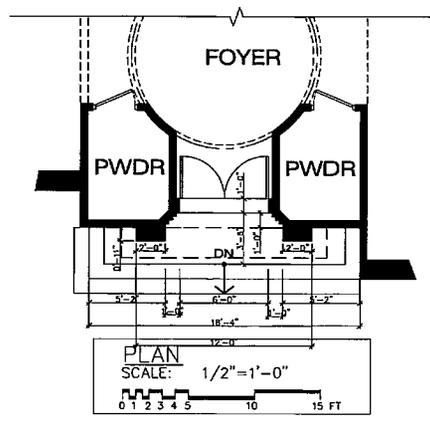
SECTION  
SCALE: 1/2"=1'-0"  
0 1 2 3 4 5 10 15 FT



ELEVATION  
SCALE: 1/2"=1'-0"  
0 1 2 3 4 5 10 15 FT



FENCE ELEVATION  
SCALE 1/2"=1'-0"



PLAN  
SCALE: 1/2"=1'-0"  
0 1 2 3 4 5 10 15 FT

VASA KOSTIC  
ARCHITECT AND DESIGNER

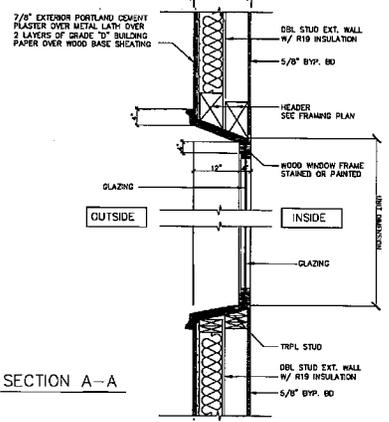
MR. BEHNAM YADEGARI

TWO-STORY SINGLE FAMILY  
DWELLING  
601 NORTH CRESCENT DRIVE  
BEVERLY HILLS, CA 90210

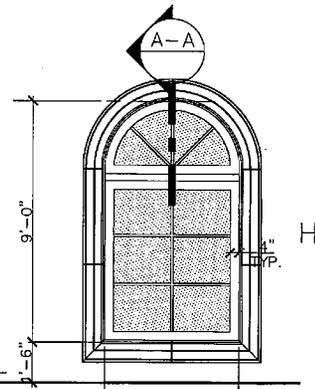
SHEET TITLE  
DETAILS DOOR  
WINDOW FENCE

NO.	DATE	BY	REVISION

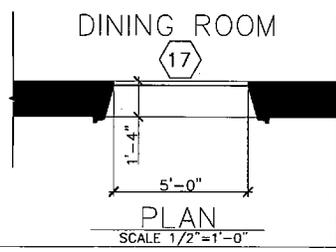
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DRAWN: C.M.  
DATE: 07-6-13  
JOB NUMBER:  
SHEET  
**A12.01**  
OF SHEETS



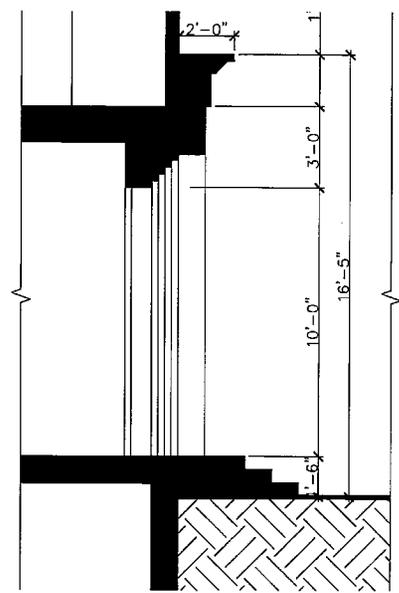
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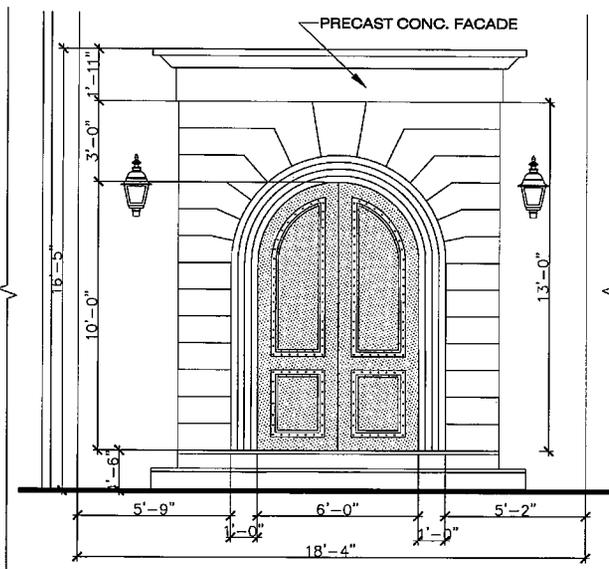
ELEVATION  
SCALE: 1/2"=1'-0"



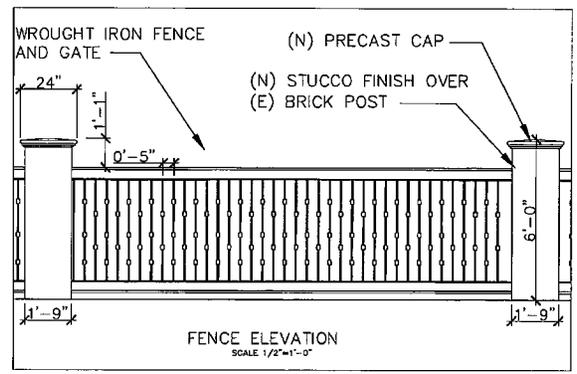
PLAN  
SCALE: 1/2"=1'-0"



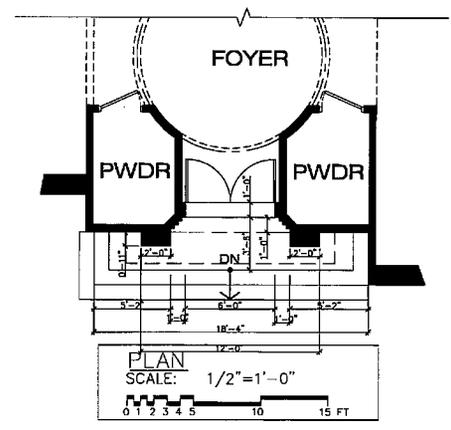
SECTION  
SCALE: 1/2"=1'-0"



ELEVATION  
SCALE: 1/2"=1'-0"



FENCE ELEVATION  
SCALE: 1/2"=1'-0"



PLAN  
SCALE: 1/2"=1'-0"

VASA KOSTIC  
ARCHITECT OF RECORD

MR. BEHNAM YADEGARI

TWO-STORY SINGLE FAMILY  
DWELLING  
601 NORTH CRESCENT DRIVE  
BEVERLY HILLS, CA 90210

DRY TITLE  
DETAILS DOOR  
WINDOW FENCE

NO	DATE	BY	REVISION

SCALE: AS NOTED  
DRAWN: C.U.  
DATE: 01-17-11  
JOB NUMBER:

A12.01

OF SHEETS







1 605 N CRESCENT



4 602 N CRESCENT



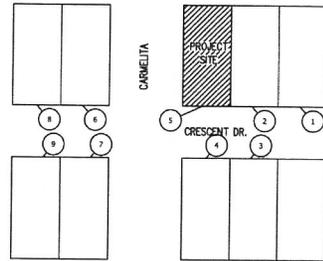
6 529 N CRESCENT



7 528 N CRESCENT



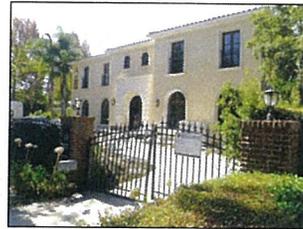
2 603 N CRESCENT



8 527 N CRESCENT



3 604 N CRESCENT



5 601 N CRESCENT  
SUBJECT PROPERTY



9 526 N CRESCENT



PROPOSED FRONT ELEVATION



PROPOSED ELEVATION (CORNER VIEW)

Design: Drawn: Date: 3-11-2011	PROJECT: OWNER: LOCATION:	TWO STORY SINGLE FAMILY RESIDENCE BEHNAW VADEGARI 601 N. CRESCENT DRIVE	Revision: Date:
DRAWING TITLE: <b>COLOR ELEV.</b>			1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
<b>REND</b>			



**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 REVISION TO A PREVIOUSLY APPROVED NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 601 NORTH CRESCENT DRIVE (PL1328885).

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

Section 1. Vasa Kostic, architect, on behalf of Benham Yadegari, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a revision to a previously approved new two-story single-family residence for the property located at 601 North Crescent 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

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William Crouch, Commission Secretary  
Community Development Department

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Ilene Nathan, Chairperson  
Design Review Commission