



## 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

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**Meeting Date:** Thursday, February 6, 2014

**Subject:** 356 South Clark Drive (PL1400474)

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

**Project Applicant:** David Assulin

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

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### REPORT SUMMARY

The applicant is requesting approval of a new two-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 Spanish Mission Revival; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

### URBAN DESIGN ANALYSIS

The proposed single-family residence appears to lack internal compatibility amongst the design elements and does not appropriately convey the Spanish Mission Revival style of architecture. Specifically, the following elements should be reconsidered:

- The pilasters at the pedestrian and automobile entrances should be physically connected through a low wall.
- The front door, which is currently proposed perpendicular to the street, should be revised to be parallel to the street to enhance the connection between the structure and street.
- The porte cochere should be setback to the solid entry portico wall, at a minimum, to reduce its impact on bulk and mass.
- The entablature above the entryway appears pasted on to the façade with no other features that incorporate it into the overall design. Additionally, the relationship between the three squared windows, the entablature, and entryway do not work as an overall composition.
- The left and right portions of the façade are stylistically different and do not appear to relate to create an overall cohesive aesthetic for the front façade.

### 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

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. 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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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 January 27, 2014; the site was posted on January 8, 2014. To date staff has not received comments in regards to the submitted project.



**Design Review Commission Report**

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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):**

Spanish Mission Revival style: low pitched roof, large volumetric pieces, large picture window, human scale, arched windows, asymmetry, a porte cochere, terra cotta barrel tile roof, decorative iron work, stucco wall surfaces, wood windows, balconies

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

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

**D Site & Area Characteristics**

Lot Dimensions: 50'w. x 125' d. Lot Area (square feet): 6,250 s.f.  
Adjacent Streets: Olympic Blvd. on the south, Chalmers Dr. on the north

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

- |                                                            |                                                 |
|------------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence    |
| <input type="checkbox"/> Guest House                       | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant                            | <input type="checkbox"/> Other: _____           |

**F Are any protected trees located on the property?** (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes  No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____		
Native:	_____		
Urban Grove:	_____		

**G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey?** (available online at: <http://www.beverlyhills.org/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:**

Public notification posted on the 356 S. Clark Dr. proposed house site, mailing to adjacent neighbors pending.

**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:	26'	14'	26'
Roof Plate Height:	22 feet	20'	20'
Floor Area:	4000 s.f.	1755 s.f.	3958 s.f.
Rear Setbacks:	20'	29'	28'-6"
Side Setbacks:	S/E 5'	S/E 3'	S/E 6'
	N/W 5'	N/W 3'	N/W 6'
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 walls, wood fascias  
*Texture /Finish:* smooth  
*Color / Transparency:* pastel earth tones as on illustration

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

*Material:* stained wood  
*Texture /Finish:* smooth  
*Color / Transparency:* dark brown wood, glass transparent

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

*Material:* stained wood  
*Texture /Finish:* smooth  
*Color / Transparency:* dark brown as on illustration/ color board

**PEDIMENTS**

*Material:* Cast stone  
*Texture /Finish:* sand  
*Color / Transparency:* tan color as on illustration

**ROOF**

*Material:* spanish barrel tile  
*Texture /Finish:* rough  
*Color / Transparency:* terra cotta as on illustration

**CORBELS**

*Material:* stained wood  
*Texture /Finish:* smooth  
*Color / Transparency:* dark brown as on illustration

**CHIMNEY(S)**

*Material:* stucco  
*Texture /Finish:* smooth  
*Color / Transparency:* pastel earth tone as on illustration

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

**COLUMNS**

*Material:* stucco  
*Texture /Finish:* smooth  
*Color / Transparency:* pastel earth tone as on illustration

**BALCONIES & RAILINGS**

*Material:* wrought iron  
*Texture /Finish:* smooth  
*Color / Transparency:* dark brown as on illustration

**TRELLIS, AWNINGS, CANOPIES**

*Material:* stained wood  
*Texture /Finish:* rough  
*Color / Transparency:* dark brown

**DOWNSPOUTS / GUTTERS**

*Material:* painted aluminum  
*Texture /Finish:* smooth  
*Color / Transparency:* dark brown to match stained wood

**EXTERIOR LIGHTING**

*Material:* spanish style classic lanterns  
*Texture /Finish:* smooth  
*Color / Transparency:* dark brown

**PAVED SURFACES**

*Material:* tile pavers  
*Texture /Finish:* rough  
*Color / Transparency:* terra cotta

**FREESTANDING WALLS AND FENCES**

*Material:* stained wood  
*Texture /Finish:* rough  
*Color / Transparency:* dark brown

**OTHER DESIGN ELEMENTS**

*Material:* n/a  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

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

Mediterranean and subtropical style landscape plants

**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.**

All architectural aspects of the house, exterior and interior, will conform to the Spanish style; pastel tone stucco and walls, terra cotta tile floors, dark brown wrought iron railings, and dark brown stained wood trim.

**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 proposed house has larger setbacks in the front, sides, and rear, than the City of Beverly Hills allows, and the proposed house is lower than the City of Beverly Hills allows.  
The proposed house is broken up into several different masses on the front, and arches add architectural interest.  
The colors are earth toned pastels with a classic Spanish barrel tile roof.

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

The existing house has deferred maintenance and looks very poor. The proposed house will be very beautiful and the colors and massing will coordinate well with the size and colors of the existing houses on South Clark.

**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 proposed house is set back 6'-2" on each side, greater than the City of Beverly Hills Zoning Code allows, providing greater privacy for each side neighbor.

**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 proposed house front setback is larger than required by the City of Beverly Hills Zoning Code, minimizing the scale of the proposed house. The existing older house has looked bad for quite some time and has been an eyesore for a long time, the proposed new house will be a beautiful addition to the neighborhood.



**Design Review Commission Report**

455 North Rexford Drive

February 6, 2014

**Attachment B**

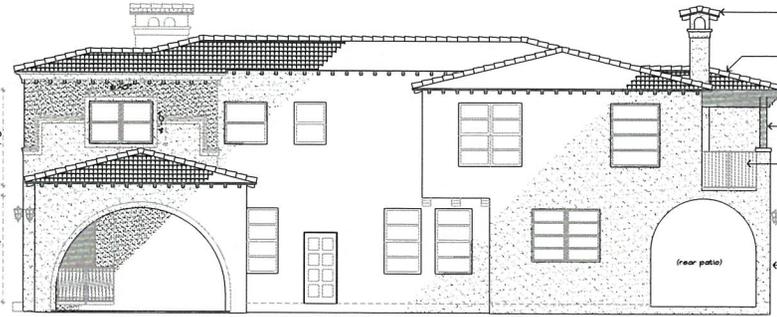
Project Design Plans



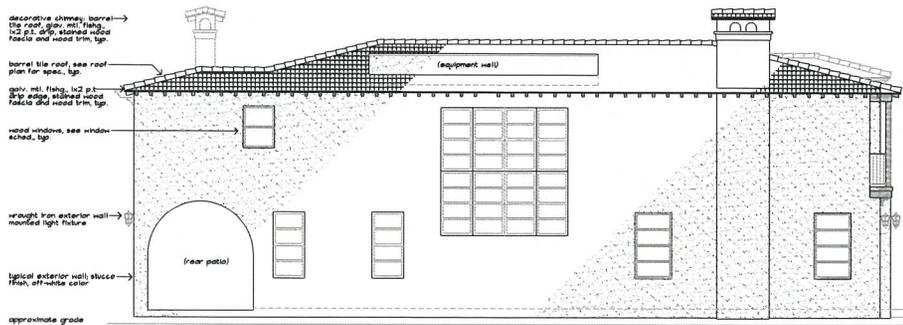




**FRONT/ WEST ELEVATION**  
1/4" SCALE FOR 30"x42" SHEET



**RIGHT/ SOUTH ELEVATION**  
1/4" SCALE FOR 30"x42" SHEET



**LEFT/ NORTH ELEVATION**  
1/4" SCALE FOR 30"x42" SHEET



**REAR/ EAST ELEVATION**  
1/4" SCALE FOR 30"x42" SHEET

**EXTERIOR ELEVATIONS**  
1/4" SCALE FOR 30"x42" SHEET



OWNER: C.J. L-6-14  
DATE: 1/16/14  
PROJECT NO.: 16-14  
DRAWING NO.: 16-14

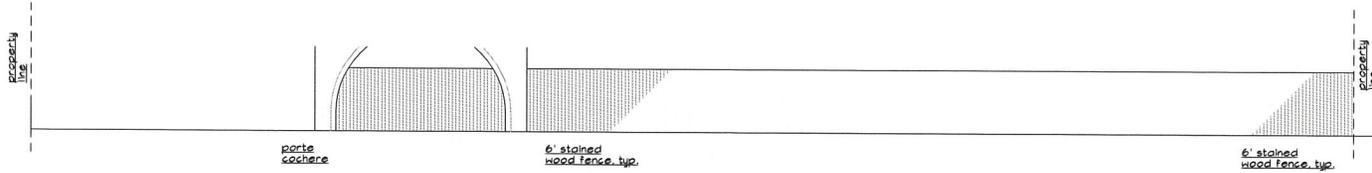
PROPOSED NEW HOME CONSTRUCTION:  
356 SOUTH CLARK DRIVE  
BEVERLY HILLS, CA, 90211

DO NOT SCALE FROM THIS DRAWING

REVISIONS:

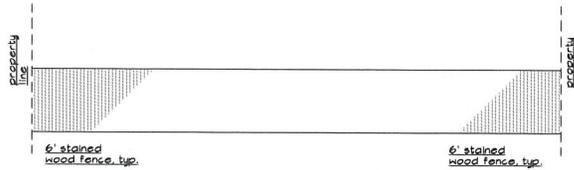
NO.	DATE	DESCRIPTION
1		

DATE: 1/16/14  
PROJECT NO.: 16-14  
DRAWING NO.: 16-14



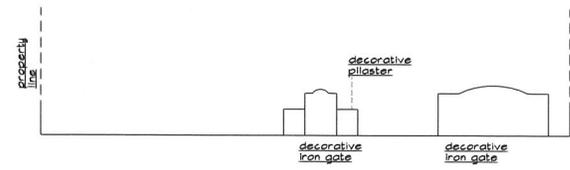
**RIGHT SIDE  
FENCE ELEVATION**

1/4" SCALE FOR 30"x42" SHEET



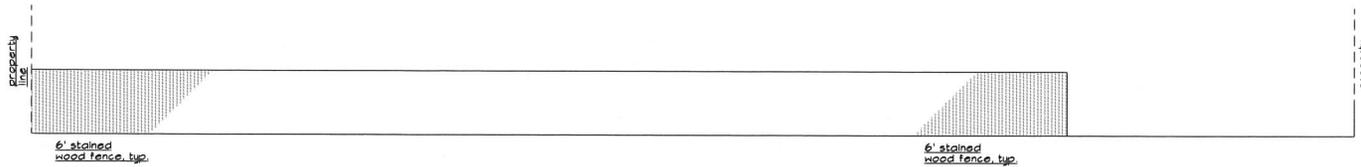
**REAR  
FENCE ELEVATION**

1/4" SCALE FOR 30"x42" SHEET



**FRONT  
FENCE ELEVATION**

1/4" SCALE FOR 30"x42" SHEET



**LEFT SIDE  
FENCE ELEVATION**

1/4" SCALE FOR 30"x42" SHEET

**FENCE ELEVATIONS**

1/4" SCALE FOR 30"x42" SHEET

**Mr. K. Build**  
Home Improvement Co.  
8391 BEVERLY BLVD, #340  
LOS ANGELES, CA 90048  
323-251-8233

CONTRACT NO. 10-10-10-10  
DATE OF CONTRACT: 10/10/10  
PROJECT NO. 10-10-10-10  
DRAWING NO. 10-10-10-10  
SCALE: 1/4" = 1'-0"

**PROPOSED NEW HOME CONSTRUCTION:**  
356 SOUTH CLARK DRIVE  
BEVERLY HILLS, CA, 90211

DO NOT SCALE PRINTS

DATE: 10-10-10

SCALE: 1/4" = 1'-0"

PROJECT NO. 10-10-10-10

DRAWING NO. 10-10-10-10

OF -



8838 W. Olympic Blvd.    361 S. Clark Dr.    357 S. Clark Dr.    353 S. Clark Dr.    349 S. Clark Dr.

← south

north →

OPPOSITE SIDE OF STREET  
(WEST SIDE) EXISTING HOUSES  
 NO SCALE

**Mr. Build**  
 1331 BEVERLY BLVD. #210  
 LOS ANGELES, CA 90018  
 888-372-3425

OWNER: CJ  
 ADDRESS: 356 SOUTH CLARK DRIVE  
 BEVERLY HILLS, CA 90211  
 DATE: 12-16-13

PROPOSED NEW HOME CONSTRUCTION:  
 356 SOUTH CLARK DRIVE  
 BEVERLY HILLS, CA, 90211

DO NOT SCALE PLOTS
PREPARED BY: [Signature]
DATE: 12-16-13
PROJECT NO.: Clark to S. June 2013
DRAWING NO.: 11
OF -



← north

proposed house  
356 S. Clark Dr.

south →

PROPOSED HOUSE  
3-DIMENSIONAL PERSPECTIVE  
RENDERING  
NO SCALE

**Mr. Build**  
1331 BEVERLY BLVD. #440  
LOS ANGELES, CA 90048  
323-251-4923

California #C23366  
Architectural  
1331 Beverly Blvd. #440  
Los Angeles, CA 90048  
323-251-4923

PROPOSED NEW HOME CONSTRUCTION:  
356 SOUTH CLARK DRIVE  
BEVERLY HILLS, CA 90211

DO NOT SCALE PRINTS  
All dimensions are shown in feet and inches. All dimensions are shown in feet and inches. All dimensions are shown in feet and inches.  
REVISIONS:  
DATE: 1-2-14  
DRAWN BY: CJ  
1-2-14  
PROJECT NO.: Clark to h. June 2009  
DRAWING NO.:  
OF -



352 S. Clark Dr.

proposed house  
356 S. Clark Dr.  
(subject property)

360 S. Clark Dr.

← north

south →

PROPOSED HOUSE  
 STREETSCAPE PHOTO  
 MONTAGE

NO SCALE

**Mr. Build**  
 Home Improvement Co.  
 8331 BEVERLY BLVD. #240  
 BEVERLY HILLS, CA 90212  
 310.779.4355

OWNER: JACOB  
 ADDRESS: 356 S. CLARK DR.  
 BEVERLY HILLS, CA 90212  
 PROJECT NO. 1-2-14

PROPOSED NEW HOME CONSTRUCTION:  
 356 SOUTH CLARK DRIVE  
 BEVERLY HILLS, CA, 90211

NO SCALE PHOTO  
 PREPARED BY: JACOB  
 DATE: 1-2-14  
 PROJECT NO.: CJ  
 1-2-14  
 DRAWING NO.:  
 PROJECT NO.:  
 CLARK TO JUNE 2013  
 DRAWING NO.:  
 OF -



Laurus nobilis (Column Form)  
Bay Leaf



Olea e. 'Swan Hill' (Standard)  
Olive Tree



Rosa 'Double Delight' (Tree Form)  
Double Delight Rose



Festuca o. g. 'Elijah Blue'  
Elijah Blue Fescue



Marathon II Sod  
Lawn Area



Dodonea v. 'Purpurea'  
Purple Hopseed Bush



Lavandula d. 'Goodwin Creek'  
Goodwin Creek Lavender



Ligustrum j. 'Texanum'  
Wax Leaf Privet



Rosmarinus o. 'Blue Spires'  
Blue Spires Rosemary



Salvia Clevelandii  
Cleveland Sage



Achillea 'Moonshine'  
Moonshine Yarrow



approximate plant elevations

NEAR TARDU LANDSCAPE PLANTS



Prunus c. 'Bright n' Tight'  
Bright n' Tight Laurel



Ligustrum j. 'Texanum'  
Wax Leaf Privet



Pittosporum t. 'Silver Sheen'  
Silver Sheen Kohuhu



Liriope spicata  
Creeping Lily Turf



**Design Review Commission Report**

455 North Rexford Drive

February 6, 2014

**Attachment C**

DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

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 356 SOUTH CLARK DRIVE (PL1400474).

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

Section 1. Craig Johnson, agent, on behalf of David Assulin, 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 356 South Clark Drive which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. 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 February 6, 2014 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: February 6, 2014

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William Crouch, Commission Secretary  
Community Development Department

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Ilene Nathan, Chairperson  
Design Review Commission