



## 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, February 6, 2014  
*(Continued from Monday, January 6, 2014)*

**Subject:** **617 North Bedford Drive (PL1332490)**  
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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project Applicant:** Ben Borukhim – bBA Studios

**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 project was previously reviewed by the Design Review Commission at its meeting on January 6, 2014 (Attachment A). At that meeting, the Commission had positive comments regarding the overall design but expressed concern regarding material choices, façade illumination details, the appropriateness of the front yard fence, and the scale of the entry door.

As a result of the Commission's comments, the applicant has modified the project to address the concerns (Attachment B). The primary modifications include:

- Decrease of entry door height from 10' to 9' (note: a drawing that indicates a 10' entry door is included in the plan sets as a preferred alternative).
- Modified corbel design with new horizontal trim to eliminate tension with quoins.
- Modified railing design and configuration for second floor balconies.
- Removal of four second floor balcony light fixtures and addition of in-floor flush uplights.
- New façade-mounted light fixtures between two doors to the left of the entry.
- Reduction in size of hanging light fixtures adjacent to the entry way with attachment details.
- Revised crest detail located above entry door.

The applicant has also provided a field study analysis regarding the proposed front yard fence and the existing neighborhood character.

## URBAN DESIGN ANALYSIS

The applicant has thoughtfully incorporated the Commission's comments into the revised design. The design more appropriately conveys the Italian Renaissance style of architecture, is well-designed, and will positively enhance the streetscape.

### Attachment(s):

- January 6, 2014 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- 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)



## Design Review Commission Report

455 North Rexford Drive

February 6, 2014

### **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 January 27, 2014; the site was posted on December 12, 2013. To date staff has not received comments in regards to the submitted project.



**Design Review Commission Report**

455 North Rexford Drive

February 6, 2014

**Attachment A**

January 6, 2014 DRC Staff Report  
and Previously Proposed Plans



## Design Review Commission Report

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**Meeting Date:** Monday, January 6, 2014

**Subject:** 617 North Bedford Drive (PL1332490)

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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project Applicant:** Ben Borukhim – bBA Studios

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

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

### URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed single-family residence is well-designed and will positively enhance the streetscape. However, certain design elements should be revised to ensure internal compatibility of the residence, including:

- Revising the rafter tails so that they are not placed directly on a quoin.
- Removing all light fixtures on the second floor.
- Reducing the size of the front door by approximately 15%.
- Redesigning the fence to better integrate with the architecture of the 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.

### 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

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)



## **Design Review Commission Report**

455 North Rexford Drive

January 6, 2014

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 December 26, 2013; the site was posted on December 12, 2013. To date staff has not received comments in regards to the submitted project.







**Design Review Commission Report**

455 North Rexford Drive

February 6, 2014

**Attachment B**

Applicant's Written Response  
to Commission's Comments

**BEVERLY HILLS PLANNING DEPARTMENT / DESIGN REVIEW BOARD**

**Re | 617 N. Bedford Drive DRB Narrative**

At our most recent presentation, the follows items were discussed. We have provided brief comments on how we have aimed to address those items.

1. Confirm number of Ficus trees on landscape plans
  - As shown on the plans, we have 174 Ficus at 15 gallons each.
2. The point where the corbels abutted the wall at the quoins was unclear
  - Detail 1 on A4.2 shows how there is a trim that runs horizontally around the perimeter of the house, to which the quoins below abut and do not run above, leaving the corbels to terminate cleanly into the wood trim above.
3. Discrepancies between the lighting fixtures between the line drawings elevations and the renderings.
  - We have removed four light fixtures on the second floor outside the Juliet balconies and two in floor flush uplights, one per Juliet balcony. We have also added one more wall sconce on the first floor outside the living room (south portion of east façade).
4. The entry light fixture should be detailed and anchored properly for review
  - We have provided a picture of the inspiration for this concept on A4.3. These fixtures are much larger and proportional to the 14' high doors. We are proposing a smaller fixture to play off the lightness and to extenuate a slimmer entry.
5. Recommended to drop down the door height to 9' from 10'
  - We have revised the colored elevations on A3.3 to show the new 9' door height. On page A3.4, we are showing the front elevation with a 10' door height at the top and showing the revised elevation showing the door at 9' high. We would like to ask that we be allowed to keep the 10' door because we feel the overall internal proportion of the project would work better with the 10' door, allowing the entry mass to read light, slimmer and more vertical than where the 9' door renders the entry mass heavier.
6. Provide details of crest over entry
  - We've provided details (detail #1) on sheet A7.1
7. East and West elevations label incorrectly
  - Corrected on A3.1
8. Dimensions on plans should be placed along external components
  - Corrected on A2.1 & A2.2
9. Material Board inconsistent with renderings
  - Our material board has been updated with all used materials.
10. Entry gate abutting property line is inconsistent with neighborhood character and does not add to the garden like quality of the city.
  - We have surveyed Bedford from Santa Monica Blvd. to Sunset and find that 6' high wrought iron fences and pilasters are quite prevalent as well as landscaping that extends beyond 10+ feet (refer to A3.4). 34 of the 93 homes within this stretch have gates or tall landscaping (37%). We also have the first two houses to the south of us with 6' high wrought iron gates, in addition to two neighbors across the street. We believe that our landscaping is plenty and dense enough to minimize any kind of impact, as well as carrying our landscape concept through the front of the property, visually tying the front area together. We also have a large number of trees to create visual interest and connection to adjacent property above the height of the fence, minimizing it's impact.

Thank you for your time and I look forward to going over these items with you shortly.

Best Regards,  
Ben Borukhim

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**Design Review Commission Report**

455 North Rexford Drive

February 6, 2014

**Attachment C**  
Project Design Plans



COLORED ELEVATION  
SCALE: NTA FILE: 1



COLORED ELEVATION - LANDSCAPE @ 50%  
SCALE: NTA FILE: 2

client  
**BEDFORD RESIDENCE**

Project Address:  
4111 W. BEVERLY BLVD.  
BEVERLY HILLS, CA 90210  
Project Address:  
4111 W. BEVERLY BLVD.  
BEVERLY HILLS, CA 90210

in collaboration with:  
STRUCTURAL ENGINEER:  
RECORDER/ARCHITECT:  
4270 BOULDER DR  
LOS ANGELES, CA 90008  
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PROJECT ARCHITECT:  
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SBA - INCORPORATED  
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REGISTERED:  
TRANG AMERICAN ENGINEERING  
7600 TELEGRAPH AVE, SUITE 201  
EL MONTE, CA 91731  
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REGISTERED:  
THE DESIGN GROUP  
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COMMENTS	DATE	BY
DESIGN REVIEW RESUBMITAL	01/14/2014	BB

PROJECT NUMBER  
13.095.09

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SHEET TITLE  
**COLORED ELEVATION**

REFER TO DRAWING:  
FOR SCALE (1/4"=1'-0")  
DATE: 01/14/2014  
SHEET NO.



**BEDFORD  
 RESIDENCE**

Client Address:  
 4777 Bedford Drive  
 Beverly Hills, CA 90210

Project Address:  
 4777 Bedford Drive  
 Beverly Hills, CA 90210

in collaboration with:

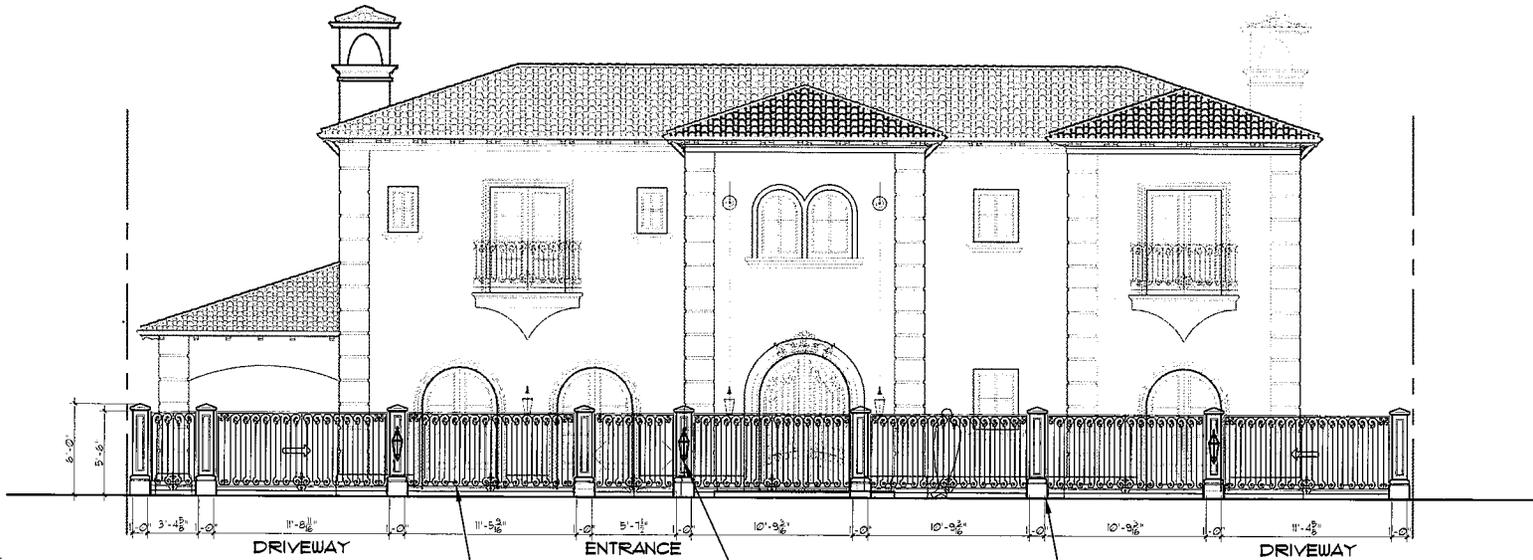
**STRUCTURAL ENGINEER**  
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 LOS ANGELES, CA 90024  
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**INTERIOR ARCHITECT**  
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**GEOTECHNICAL ENGINEER**  
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 FAX: 626.552.9007  
 ULTIMATEDESIGN.COM



**FENCE & GATE ELEVATION**  
 SCALE: 1/8" = 1'-0" FILE: 1

COMMENTS	DATE	BY
DESIGN REVIEW	07/14/09	BB
PERMANENT		

PROJECT NUMBER  
 13.09.09

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SHEET TITLE  
**FENCE ELEVATION**

REFER TO DRAWING NO.  
 FOR SCALE AND DATE

DATE: 01.14.09  
 SHEET NO.





PHOTO MONTAGE WITHOUT LANDSCAPE  
SCALE: NTA FILE:

2



PHOTO MONTAGE WITH LANDSCAPE  
SCALE: NTA FILE:

1

Client:  
**BEDFORD  
RESIDENCE**  
Phase A & B  
4177 BEDFORD DRIVE  
BEVERLY HILLS, CA 90210  
Phase A & B  
4177 BEDFORD DRIVE  
BEVERLY HILLS, CA 90210

in collaboration with:  
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COMMENTS	DATE	BY
DESIGN REVIEW REVISIONS		BB A/AC/EB

PROJECT NUMBER  
**13.095.09**  
SHEET TITLE  
**STREETSCAPE PHOTO MONTAGE**  
REFER TO DRAWING:  
FOR SCALE (AS NOTED)  
DATE: 01.14.2014  
SHEET NO:



**bB|A**  
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FAX: 310.596.2383  
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Client  
**BEDFORD  
RESIDENCE**

Client Address  
437 E Bedford Drive  
Beverly Hills, CA 90210

Project Address  
437 E Bedford Drive  
Beverly Hills, CA 90210

In collaboration with:

**STRUCTURAL ENGINEER**  
RECORD STRUCTURAL DESIGN  
ARCHITECTURAL OF  
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**TRADING COMPANY**  
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COMMENT	DATE	BY
DESIGN REVIEW	07/16/2014	BB
REVISIONS		

PROJECT NUMBER  
**13.095.09**

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DATE OF DRAWING  
FOR SCALE: 01/13/14

DATE OF ISSUE  
14.08.2014

SHEET NO.

**A8.5**







**Design Review Commission Report**

455 North Rexford Drive

February 6, 2014

**Attachment D**

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 617 NORTH BEDFORD DRIVE (PL1332490).**

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

Section 1. **Ben Borukhim**, agent, on behalf of **Bedford Drive Beverly Hills LLC**, 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 **617 North Bedford 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 filling 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