



City of Beverly Hills

Planning Division

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

Design Review Commission Report

Meeting Date: Thursday, March 6, 2014
(Continued from Thursday, December 5, 2013)

Subject: **718 North Roxbury Drive (PL1331145)**
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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Cameron Yadidi Brock

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

REPORT SUMMARY

The applicant is requesting review and 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 north of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meeting on December 5, 2013 (Attachment A) as only a façade remodel to an existing one-story single-family residence; however, the applicant has elected to add a second story as part of the current review. At that meeting, the Commission expressed concern regarding the proportionality of the architectural elements, use of materials, and a cohesive landscape design.

The applicant has fully redesigned the project and the proposed style has changed from the previous Modern style to an Italianate (California) style of architecture. However, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

The redesigned façade is discordant in its design and lacks harmony among the architectural elements. Specifically, there is a disproportionate balance between the first and second floors and it is recommended that the heights of each be revised so the ground floor provides a more solid base to the structure (*Note: This may require a separate Minor Accommodation Permit if the applicant elects to extend a non-conforming setback that is greater than 14'-0" in height*). Additionally, the window detailing on both floors, as well as the front entry, are inappropriate for the façade. The garage door is also overly dominant and should be revised to better integrate with the overall design 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

Attachment(s):

- A. December 5, 2013 DRC Staff Report and Previously Proposed Plans
- B. Detailed Design Description and Materials (Applicant Prepared)
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive

March 6, 2014

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

Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Paul Laszlo). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed.

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.

PUBLIC OUTREACH AND NOTIFICATION

The project does not require public notification as it is continued from another meeting; however, a public notice was sent to all property owners and residential occupants within 100' of the project site on Friday, February 21, 2014 as the project has substantially changed from the previous review. To date, staff has not received any comments.



Design Review Commission Report

455 North Rexford Drive

March 6, 2014

Attachment A

December 5, 2013 DRC Staff Report
and Previously Proposed Plans



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Design Review Commission Report

Meeting Date: Thursday, December 5, 2013

Subject: **718 North Roxbury Drive (PL1331145)**
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Project Applicant: Cameron Yadidi Brock

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing one-story single-family residence in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Modern; 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 City's Urban Designer, the proposed design provides a minimalistic palette of stucco and stainless steel with simple massing. While the front entryway is appropriately accentuated, the overall façade has limited transparency to the streetscape; the result does not engage the streetscape appropriately and is overly sparse. Additionally, the proposed design does not integrate with the existing hardscape or landscape, which are proposed to remain as existing. Furthermore, the perspective indicates exterior accent lighting toward the front door; however, per information provided by the applicant, no such lighting is proposed in this area.

As a result of this analysis, it is recommended that the Commission provide the applicant with design direction and continue the project to the January 6, 2014 special meeting. Specifically, a modified façade design, better integrated hardscape and landscape designs, and exterior lighting details should be provided for the subsequent Commission review.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

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- A. Detailed Design Description and Materials (Applicant Prepared)
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Report Author and Contact Information:

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Design Review Commission Report

455 North Rexford Drive

December 5, 2013

ENVIRONMENTAL ASSESSMENT

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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.

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 November 25, 2013; the site was posted on November 19, 2013. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

March 6, 2014

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):

Italianate (California Style)

The New Proposed residence is a Two story residence with low pitched terra cotta roof.

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: 85' x 180 Lot Area (square feet): 15,300

Adjacent Streets: Lomitas and Elevado

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:

a 30 day notification was posted at the site

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:		28'-3"	
Roof Plate Height:		24'-6"	24'-6"
Floor Area:		4554	7496
Rear Setbacks:	45'	56'	56'
Side Setbacks:	S/E 7'-6"	S/E 6'-0"	S/E 6'-0"
	N/W 12'	N/W 7'-6"	N/W 7'-6"
Parking Spaces:	3		

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
 Texture /Finish: Smooth finish
 Color / Transparency: Lahabra X-40 Dove Grey and Lahabra X-17419 Limestone color

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

Material: Wood windows
 Texture /Finish: Stained finish
 Color / Transparency: walnut

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

Material: Wood
 Texture /Finish: Stained finish
 Color / Transparency:

PEDIMENTS

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

ROOF

Material: existing to remain & Terra Cotta Roof tiles
 Texture /Finish: redland clay tile
 Color / Transparency: color blend 22141

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: Rod iron
Texture /Finish: painted bronze
Color / Transparency: _____

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper
Texture /Finish: painted to match stucco
Color / Transparency: _____

EXTERIOR LIGHTING

Material: _____
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: existing driveway to be refurbished with top coat
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: wood fence & gate (see rendering)
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: NA
Texture /Finish: _____
Color / Transparency: _____

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

The proposed landscaping is Mediterranean in nature

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.**

- 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 design materials utilized by our proposal are geometrically in harmony with the surrounding structures. Furthermore, our proposed design expresses a clear Italianate (Californian) design approach which is easily Architecturally identifiable.

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

The overall design of our proposed front facade reflects existing buildings and properties within its vicinity.

- 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.**

There are only two windows facing our side neighbor. We have taken then neighbors privacy into consideration while designing this proposed second story addition.

- 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.**

We are not changing any of the existing setbacks.



Design Review Commission Report

455 North Rexford Drive

March 6, 2014

Attachment C
Project Design Plans

D-EDGE

928 Kenfield Avenue
 Los Angeles, CA 90049
 Tel: 818-258-1988
 Fax: 818-478-4837
 Email: dedgeinfo@gmail.com

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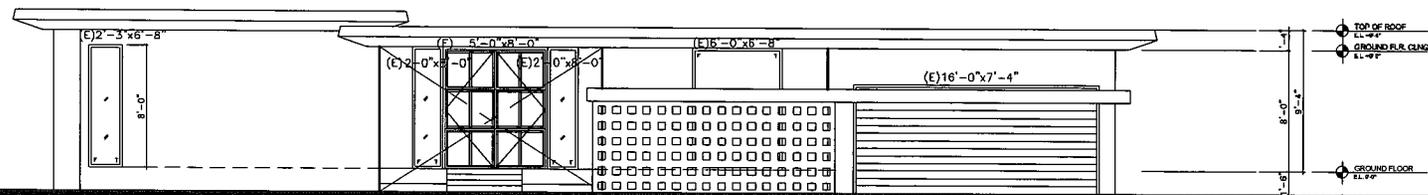
Project:
**ROXBURY RESIDENCE
 REMODELING**

718 N. ROXBURY DRIVE
 BEVERLY HILLS, CA 90229

Project Owner:
DKG DEVELOPMENT, INC.

718 N. ROXBURY AVE
 BEVERLY HILLS, CA 90229

In Association With:



1 EXISTING WEST ELEVATION
 1/8"=1'-0"

KEY NOTES

PLEASE NOTE THAT ALL KEY NOTES MAY NOT APPLY TO THIS SHEET.

Sheet No.	Description	Issue Date
-	PLANNING REVIEW	12/18/2018

Sequence Number
 013.06-P3

(E)WEST ELEVATION

Scale: 1/8"=1'-0"
 Original drawing issued on 04/11/18
 Date Issued: 12/18/2018
 DRAWING NUMBER

A3.0

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D-EDGE

628 Kenfield Avenue
 Los Angeles, CA 90049
 Tel. 310-266-1063
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Project:
**ROXBURY RESIDENCE
 REMODELING**

78 N. ROXBURY DRIVE
 BEVERLY HILLS, CA 90220

Project Owner:
DKG DEVELOPMENT, INC.

718 N. ROXBURY AVE.
 BEVERLY HILLS, CA 90220

In Association With:

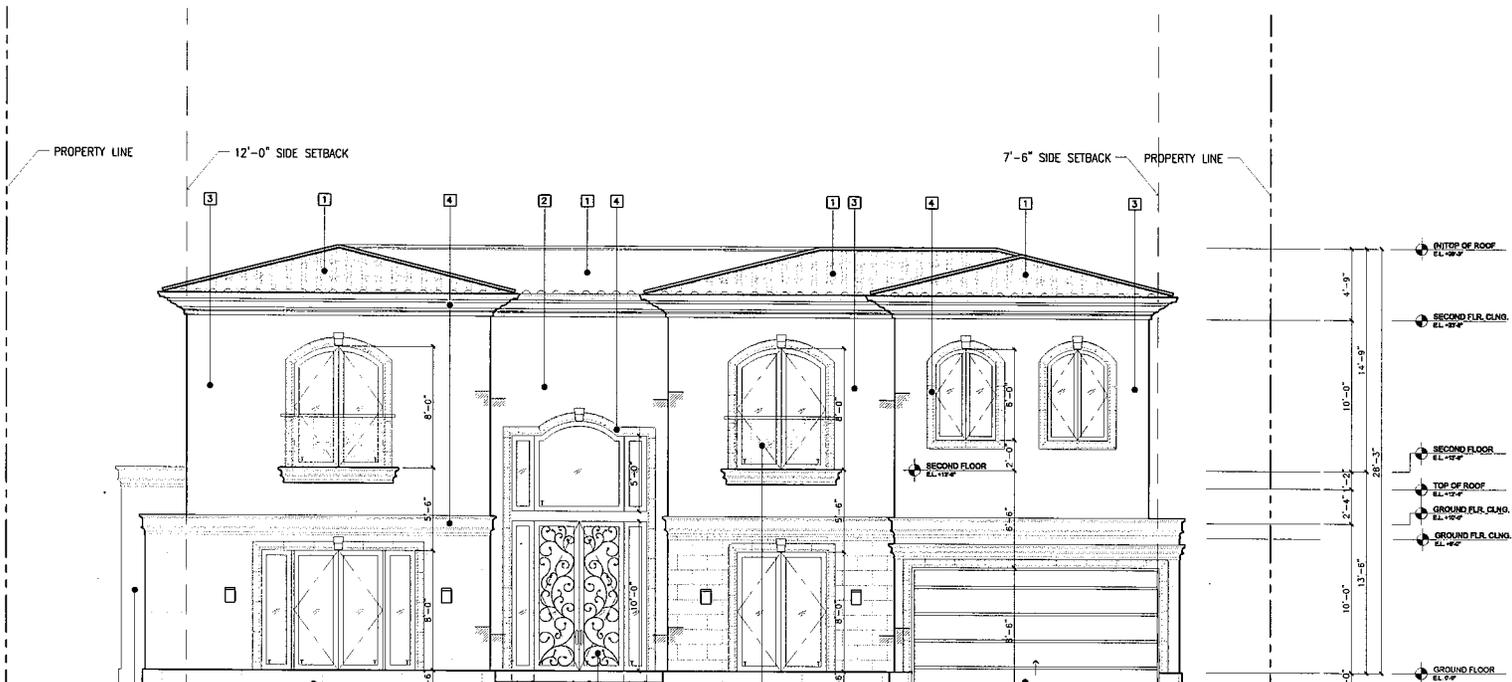
Issue No.	Description	Issue Date
-	PLANNING REVIEW	12/18/2013

Sequence Number
 013.06-P3

WEST ELEVATION

Scale: 1/8"=1'-0"
 Original Drawing: sheet 3a of 3a
 Scale Accuracy: If Reduced
 DRAWING NUMBER

A3.1



1 WEST ELEVATION 1/8"=1'-0"

KEY NOTES

- | | | |
|--|---|---|
| <p>1 ROOF TILE
 REDLAND CLAY ROOF TILE
 TWO PIECE MISSION 2000 SERIES
 COLOR BLEND: 22141(AOOBE BROWN FLASH BLEND)</p> <p>2 WALL STUCCO
 LA HABRA SANTA BARBARA FINISH STUCCO
 COLOR: X-50 CRYSTAL WHITE / BASE-100</p> <p>3 WALL STUCCO
 LA HABRA SANTA BARBARA FINISH STUCCO
 COLOR: X-40 DOVE GREY / BASE-200</p> | <p>4 PRECAST CONCRETE DETAILS (WINDOW AND DOOR SURROUND, AT BALCONY MOLDING, AND DECORATIVE ACCENTS)
 TEXTURE: ETCHED (SMOOTH)
 BASIC COLOR: WC (WHITE)</p> <p>5 WROUGHT IRON RAILING DESIGN AND COLOR
 DESIGN: 11BR13 BY MASTER IRON WORKS
 (SEE MATERIAL AND COLOR BOARD)</p> <p>6 GARDEN GATE DESIGN AND COLOR
 DESIGN: CUSTOM
 COLOR: OIL RUBBED BRONZE</p> | <p>7 GARAGE DOOR DESIGN AND COLOR
 DESIGN: CONTEMPORARY 05
 (SEE MATERIAL AND COLOR BOARD)</p> <p>8 FRONT DOOR DESIGN
 DESIGN: IVY BY CANTIERA DOORS
 (SEE MATERIAL AND COLOR BOARD)</p> <p>9 EXTERIOR WALL MOUNT FIXTURE
 PROGRESS LIGHTING
 P5644-20
 18"H X 6"W X 8.875"DEEP</p> |
|--|---|---|

c:\100_work\100_A-HRA_west_elev.dwg [2013.06.18 n. roxbury.dwg] 1/18/2014 4:50:58 PM

D-EDGE

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 Los Angeles, CA 90049
 Tel. 310-268-1063
 Fax. 310-472-4917
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Project:
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 REMODELING**

718 N. ROXBURY DRIVE
 BEVERLY HILLS, CA 90220

Project Owner:
DKG DEVELOPMENT, INC.

718 N. ROXBURY AVE.
 BEVERLY HILLS, CA 90220

In Association With:

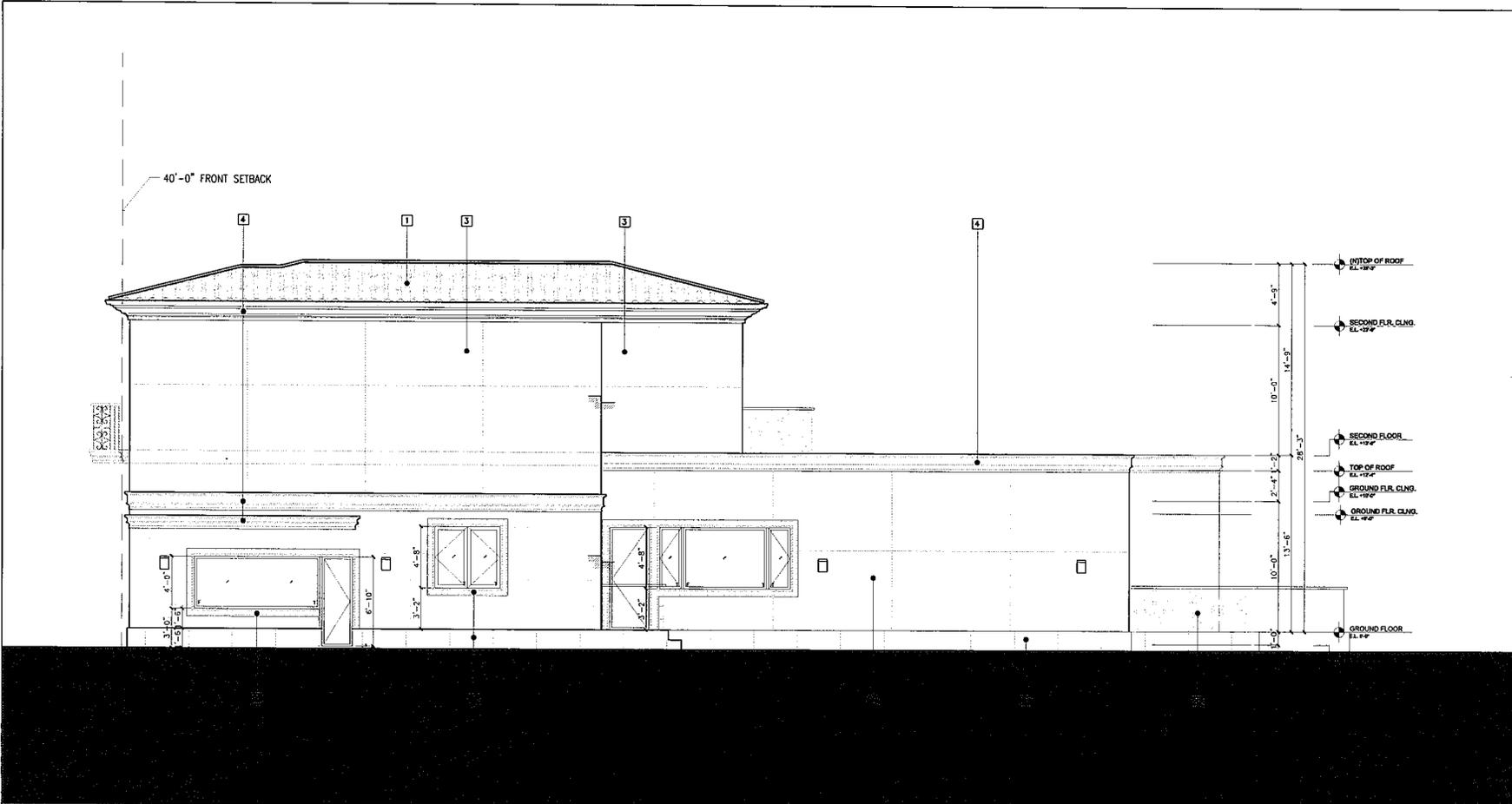
Issue No.	Description	Issue Date
-	PLANNING REVIEW	12/19/2013

Sequence Number
 013.08-P3

SOUTH ELEVATION

Scale: 1/8"=1'-0"
 Original Drawing Size: 24" x 36"
 South Assembly: If Needed
 DRAWING NUMBER

A3.2



2 SOUTH ELEVATION

1/8"=1'-0"

KEY NOTES

- | | | |
|--|---|--|
| <p>1 ROOF TILE
 REDLAND CLAY ROOF TILE
 TWO PIECE MISSION 2000 SERIES
 COLOR BLEND: 22141(ADOBE BROWN FLASH BLEND)</p> <p>2 WALL STUCCO
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 FS644-20
 18"H X 6"W X 8.875"DEEP</p> |
|--|---|--|

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In Association With:

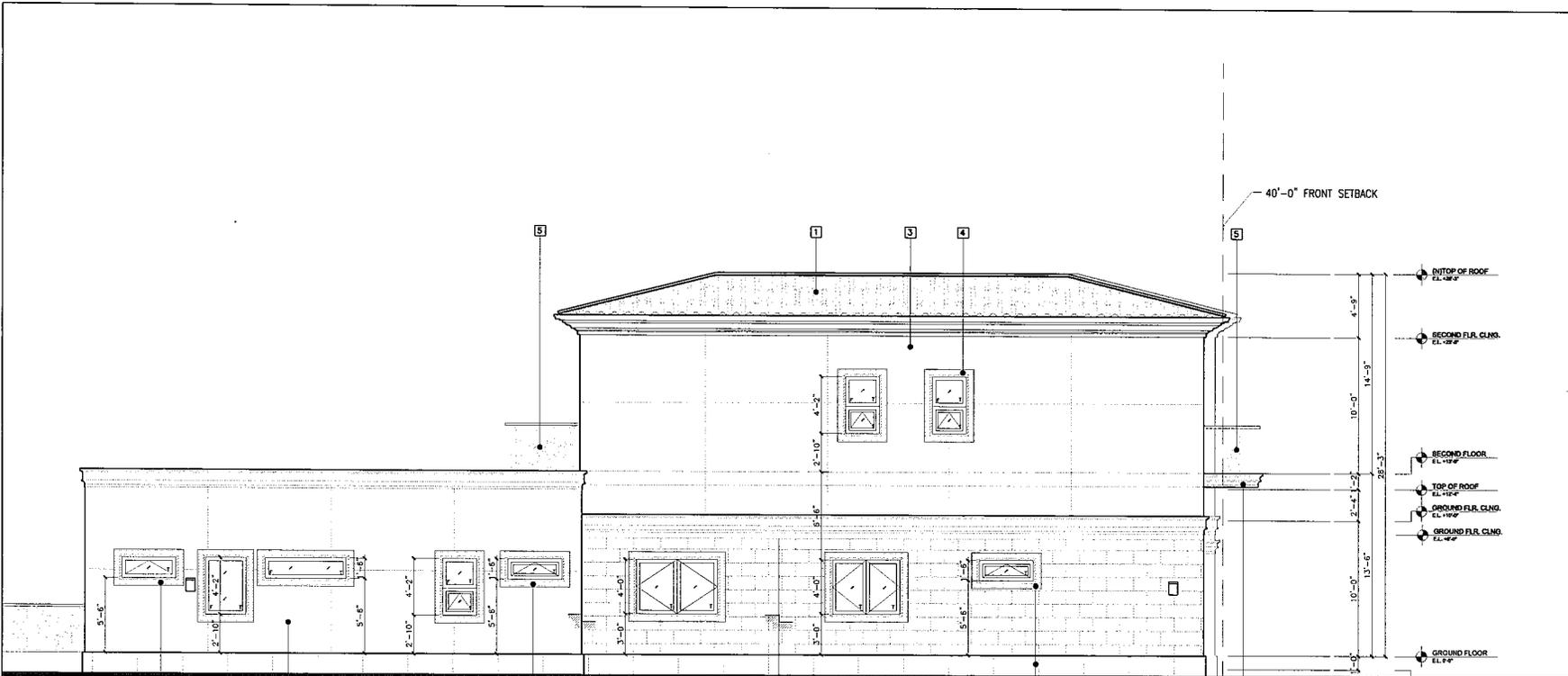
Issue No.	Description	Issue Date
-	PLANNING REVIEW	12/19/2013

Sequence Number
013.00-P3

NORTH ELEVATION

Scale: 1/8"=1'-0"
Drawing created on 12/19/13
Scale: Accuracy if Reduced
DRAWING NUMBER

A3.4



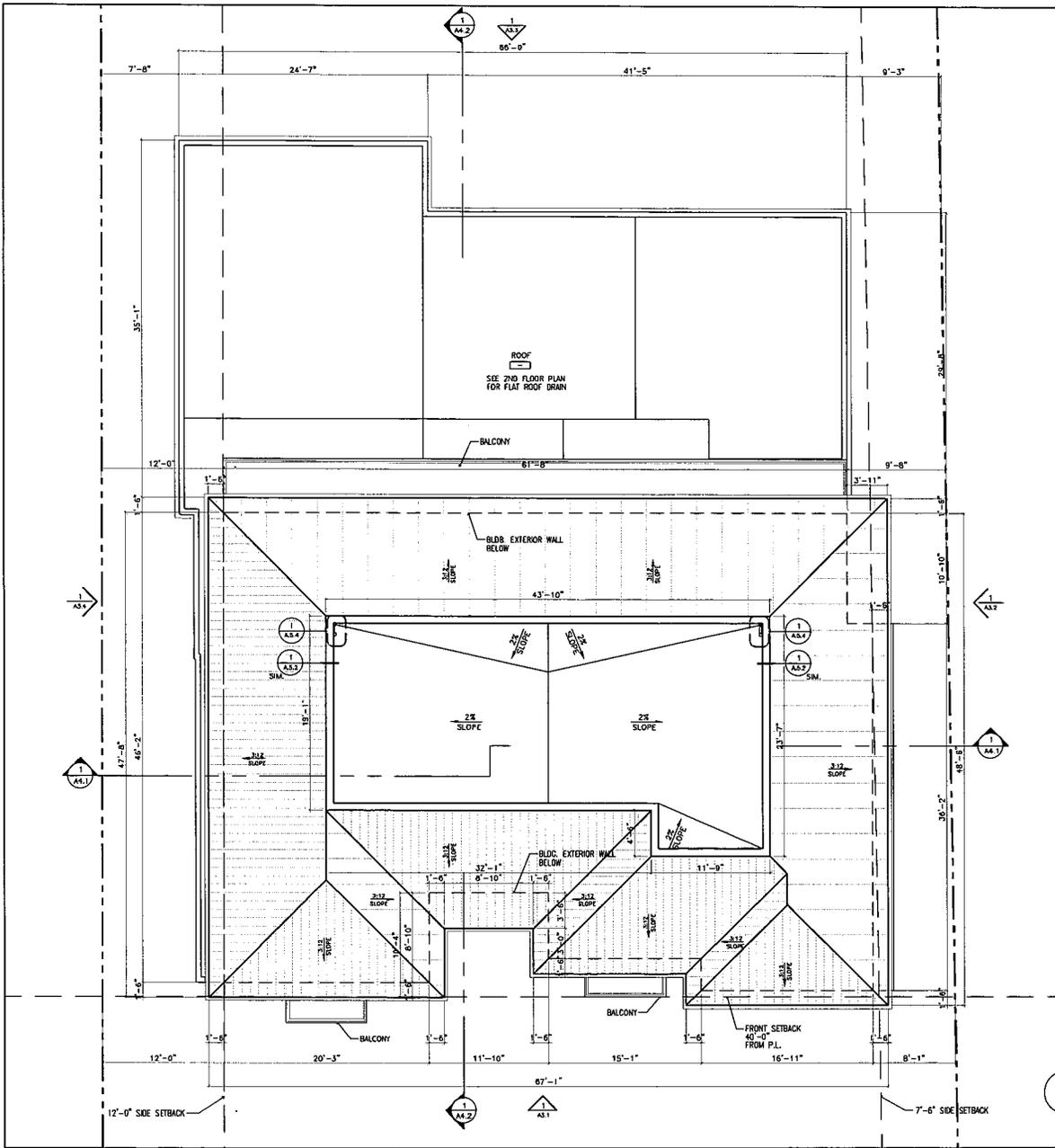
2 NORTH ELEVATION

1/8"=1'-0"

KEY NOTES

- | | | |
|---|---|---|
| <p>1 ROOF TILE
REDLAND CLAY ROOF TILE
TWO PIECE MISSION 2000 SERIES
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PROGRESS LIGHTING
PS644-20
18"H X 6"W X 8.875"DEEP</p> |
|---|---|---|

c:\joo\work\joo_A+HRA\aura data\2013\013.00-P3_718_n_roxbury_dg_01.dwg\planning set #4_3_story_setback\A3.4_elevation_north.dwg_1/20/2014 4:51:28 PM



LEGENDS

- EXISTING WALL TENANT G.C. TO REPAIR & REPLACE AS NECESSARY
- ADDITION
- NEW WALL
- DEMO. EXISTING WALL
- DEMO. EXISTING DOOR & WINDOW
- XXX DOOR NUMBER OR "E" = EXISTING TO REMAIN
- E EXISTING TO REMAIN
- N NEW
- R RELOCATED
- D DEMOLITION

KEY NOTES

PLEASE NOTE THAT ALL KEY NOTES MAY NOT APPLY TO THIS SHEET.

D-EDGE

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Los Angeles, CA 90046
Tel. 310-260-1065
Fax. 310-472-4817
Email: d.edge1n@gmail.com

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Project:
**ROXBURY RESIDENCE
REMODELING**

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BEVERLY HILLS, CA 90220

Project Owner:
DKG DEVELOPMENT, INC.

718 N. ROXBURY AVE.
BEVERLY HILLS, CA 90220

In Association With:

Issue No.	Description	Issue Date
1	PLANNING REVIEW	12/16/2010

Sequence Number:
013.00-P1

ROOF PLAN

Scale: 3/32"=1'-0"
Copyright © 2010 D-EDGE
Drawing Number

1 ROOF PLAN
3/32"=1'-0"



A2.4

C:\105_Work\105_A-UR\AL_sure_dbs\120110113.06_718_n_roxbury.dwg, 1/7/2014, 4:50:33 PM



**PROPOSED FRONT ELEVATION
718 N. ROXBURY DR.**

D-EDGE

928 Kenfield Avenue
Los Angeles, CA 90048
Tel. 310-288-1060
Fax. 310-472-4917
Email: edgelns@gmail.com

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Project:
**ROXBURY RESIDENCE
REMODELING**

718 N. ROXBURY DRIVE
BEVERLY HILLS, CA 90210

Project Owner:
DKG DEVELOPMENT, INC.

718 N. ROXBURY AVE
BEVERLY HILLS, CA 90210

In Association With:

Issue No.	Description	Issue Date
-	PLANNING REVIEW	12/19/2013

Specimen Number:
013.06-P3

COLORED ELEVATION

Scale: N.A.
Original drawing format is 41" x 28"
Date & Authority of Release
Specimen Number

A6.1



PROPOSED FRONT ELEVATION
718 N. ROXBURY DR.

D-EDGE

928 Kenfield Avenue
Los Angeles, CA 90049
Tel. 310-266-1063
Fax. 310-472-4017
Email: d.edg@inc@gmail.com

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Project:
**ROXBURY RESIDENCE
REMODELING**

718 N. ROXBURY DRIVE
BEVERLY HILLS, CA 90210

Project Owner:
DKG DEVELOPMENT, INC.

718 N. ROXBURY AVE.
BEVERLY HILLS, CA 90210

In Association With:

Issue No.	Description	Issue Date
-	PLANNING REVIEW	12/19/2013

Sequence Number
013.06-P3

COLORED ELEVATION

Scale: N.A.
Original drawing sheet is 24" x 36"
Scale: As Shown if Reduced
DRAWING NUMBER

A6.2



PROPOSED FRONT ELEVATION
718 N. ROXBURY DR.

D-EDGE

928 Kenfield Avenue
Los Angeles, CA 90049
Tel. 310-266-1063
Fax. 310-472-4917
Email. dedgeinc@gmail.com

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Project :
**ROXBURY RESIDENCE
REMODELING**

718 N. ROXBURY DRIVE
BEVERLY HILLS, CA 90210

Project Owner :
DKG DEVELOPMENT, INC.

718 N. ROXBURY AVE.
BEVERLY HILLS, CA 90210

In Association With :

Issue No.	Description	Issue Date
-	PLANNING REVIEW	12/19/2013

Sequence Number
013.06-P3

COLORED ELEVATION

Scale: N.A.
Original Sheet Size is 24" x 36"
Scale Accordingly if Reduced
DRAWING NUMBER

A6.3



EXISTING STREET MONTAGE



PROPOSED STREET MONTAGE

D-EDGE

928 Kenfield Avenue
 Los Angeles, CA 90049
 Tel. 310-266-1063
 Fax. 310-472-4817
 Email: dedgeinc@gmail.com

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Project:
**ROXBURY RESIDENCE
 REMODELING**

718 N. ROXBURY AVE.
 BEVERLY HILLS, CA 90220

Project Owner:
DKG DEVELOPMENT, INC.

718 N. ROXBURY AVE.
 BEVERLY HILLS, CA 90220

In Association With:

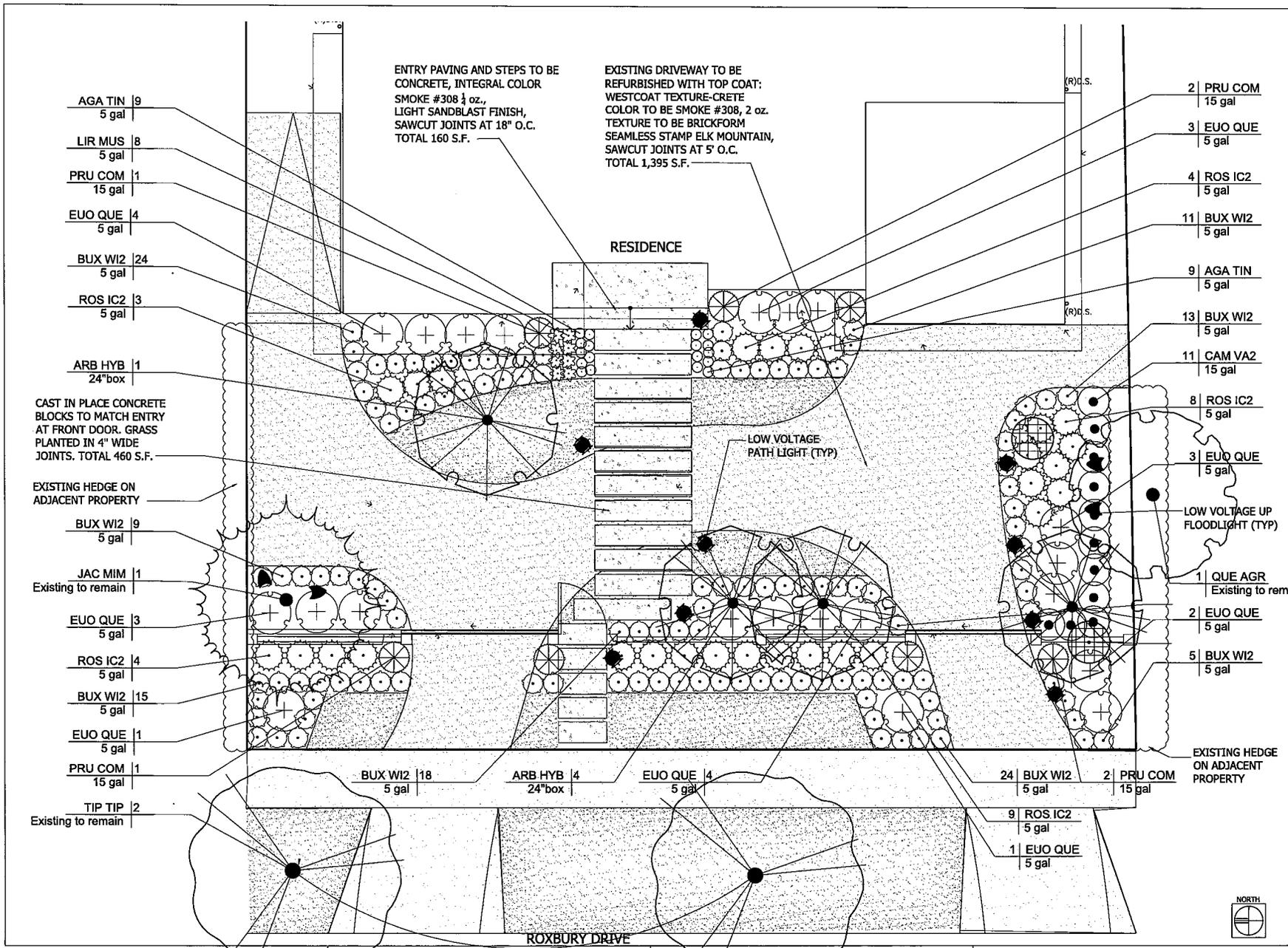
Issue No.	Description	Issue Date
-	PLANNING REVIEW	12/19/2013

Sequence Number
 013.06-P3

STREET MONTAGE
EXISTING / PROPOSED

Scale: N.A.
 Original drawing sheet is 24" x 36"
 Scale Accordingly if Reduced
 DRAWING SUBJECT

A6.4



AGA TIN | 9
5 gal

LIR MUS | 8
5 gal

PRU COM | 1
15 gal

EUO QUE | 4
5 gal

BUX W12 | 24
5 gal

ROS IC2 | 3
5 gal

ARB HYB | 1
24"box

CAST IN PLACE CONCRETE BLOCKS TO MATCH ENTRY AT FRONT DOOR. GRASS PLANTED IN 4" WIDE JOINTS. TOTAL 460 S.F.

EXISTING HEDGE ON ADJACENT PROPERTY

BUX W12 | 9
5 gal

JAC MIM | 1
Existing to remain

EUO QUE | 3
5 gal

ROS IC2 | 4
5 gal

BUX W12 | 15
5 gal

EUO QUE | 1
5 gal

PRU COM | 1
15 gal

TIP TIP | 2
Existing to remain

BUX W12 | 18
5 gal

ARB HYB | 4
24"box

EUO QUE | 4
5 gal

24 | BUX W12
5 gal

2 | PRU COM
15 gal

9 | ROS IC2
5 gal

1 | EUO QUE
5 gal

2 | PRU COM
15 gal

3 | EUO QUE
5 gal

4 | ROS IC2
5 gal

11 | BUX W12
5 gal

9 | AGA TIN
5 gal

13 | BUX W12
5 gal

11 | CAM VA2
15 gal

8 | ROS IC2
5 gal

3 | EUO QUE
5 gal

1 | QUE AGR
Existing to remain

2 | EUO QUE
5 gal

5 | BUX W12
5 gal

D-EDGE

928 Kenfield Avenue
Los Angeles, CA 90064
Tel. 310-266-1063
Fax. 310-472-4917
Email. dedg@inc@gmail.com

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Project:
**ROXBURY RESIDENCE
REMODELING**

718 N. ROXBURY DRIVE
BEVERLY HILLS, CA 90210

Project Owner:
DKG DEVELOPMENT, INC.

718 N. ROXBURY AVE.
BEVERLY HILLS, CA 90210

In Association With:

LANDMARK DESIGN

Landscape Architecture
275 E. HILLCREST DR. SUITE 170
THOUSAND OAKS, CA 91360
Ph 805.494.8155 Fx 805.494.9051
LICENSE NUMBER 2962
WWW.LANDMARKDESIGN.COM

Issue No.	Description	Issue Date

Sequence Number

LANDSCAPE CONCEPT PLAN

Scale: 1"=8'-0"
Original drawing sheet is 24" x 36"
Scale Accordingly if Reduced
DRAWING NUMBER

L - 0





CAMELLIA JAPONICA 'VARIEGATA'
VARIEGATED CAMELLIA



AGAPANTHUS 'TINKERBELL'
DWARF VARIEGATED LILY OF THE NILE



BUXUS N. JAPONICA 'WINTER GEM'
WINTER GEM BOXWOOD



LIRIOPE MUSCARI
LILY TURF



EUONYMUS JAPONICA 'SILVER QUEEN'
SILVER QUEEN EUONYMUS



PRUNUS CAROLINIANA 'COMPACTA'
COMPACT CAROLINA LAUREL



ROSA FLORIBUNDA 'ICEBERG'
ICEBERG ROSE



CUPANIOPSIS ANACARDIOIDES
CARROTWOOD

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPECS	QTY
	CLP ANA	CUPANIOPSIS ANACARDIOIDES / CARROT WOOD	24" BOX	9-10' X 3-4'	4
	EXT REM	EXISTING TO REMOVE	EXISTING TO REMOVE		2
	JAC MIM	JACARANDA MIMOSIFOLIA / JACARANDA	EXISTING TO REMAIN		1
	QUE AGR	QUERCUS AGRIFOLIA / COAST LIVE OAK LOCATED ON ADJACENT PROPERTY	EXISTING TO REMAIN		1
	TIP TIP	TIPUANA TIPU / TIPU TREE	EXISTING TO REMAIN		2
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FT.	QTY
	AGA TIN	AGAPANTHUS AFRICANUS 'TINKERBELL' / DWARF VARIEGATED LILY OF THE NILE	5 GAL		18
	BUX WIZ	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM BOXWOOD	5 GAL		121
	CAM VAZ	CAMELLIA JAPONICA 'VARIEGATA' / CAMELLIA	15 GAL		11
	EYO QUE	EUONYMUS JAPONICUS 'SILVER QUEEN' / SILVER QUEEN EUONYMUS	5 GAL		21
	LIR MUS	LIRIOPE MUSCARI / LILY TURF	5 GAL		8
	PRU COM	PRUNUS CAROLINIANA 'COMPACTA' - CONE / COMPACT CAROLINA LAUREL	15 GAL		7
	ROS ICZ	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL		28
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	TUR MAR	TURF MARATHON / MARATHON	SOD		1,108 SF

D-EDGE

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Los Angeles, CA 90049
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Fax. 310-472-4917
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Project :
**ROXBURY RESIDENCE
REMODELING**

718 N. ROXBURY DRIVE
BEVERLY HILLS, CA 90210

Project Owner :
DKG DEVELOPMENT, INC.

718 N. ROXBURY AVE.
BEVERLY HILLS, CA 90210

In Association With :

Issue No. Description Issue Date

Sequence Number

**LANDSCAPE
CONCEPT
PLAN**

Scale: 1"=8'-0"
Original drawing sheet is 24" x 36"
Scale Accordingly if Reduced

DRAWING NUMBER
L - 1



Design Review Commission Report

455 North Rexford Drive

March 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 FAÇADE REMODEL AND SECOND-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 718 NORTH ROXBURY DRIVE (PL1331145).

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

Section 1. Sanam de Loren, agent, on behalf of DKG Development Inc., 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 single-family residence for the property located at 718 North Roxbury 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. Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City’s Master Architect list (Paul Laszlo). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC

§10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed. 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on March 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: March 6, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission